

Summary of Findings

The William C March Middle School Facility located at 2050 N. Wolfe Street in Baltimore, Maryland, was built in 1974. It comprises 97,809 gross square feet.

The total current deficiencies for this site, in 2011 construction cost dollars, are estimated at \$2,016,108. The 10 Yr Life Cycle Costs are estimated at \$3,230,052. The Ten-Year Repair Cost, calculated by adding the Building Condition Costs and the Ten-Year Life Cycle Renewal Cost is \$5,246,160.

Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-10)	Repair Cost	Replacement Cost	Current + 10 Yr LC FCI	Cost Per Square Foot
01	Site			\$938,105	\$0	\$938,105			
	Main Bldg	97,809	1974	\$1,078,003	\$3,230,052	\$4,308,055	\$21,397,450	20.13%	\$44.05
Totals		97,809		\$2,016,108	\$3,230,052	\$5,246,160	\$21,397,446	24.52%	\$53.64

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and Capital Renewal categories.

Facility Condition Cost - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	-	\$56,502	\$263,085	\$319,587
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	-	-	-	\$0
Interior	-	-	\$75,416	-	\$33,857	\$109,274
Mechanical	-	\$16,599	-	\$36,542	-	\$53,141
Electrical	-	\$139,991	\$357,036	-	\$90,171	\$587,198
Plumbing	-	-	-	\$121,813	\$6,058	\$127,871
Fire & Life Safety	\$2,425	-	\$165,439	-	-	\$167,864
Technology	-	-	\$36,720	\$304,843	\$32,475	\$374,039
Stairs & Elevators	-	-	-	-	-	\$0
Specialties	-	-	-	\$226,770	\$50,364	\$277,134
Total	\$2,425	\$156,591	\$634,611	\$746,470	\$476,011	\$2,016,108

The deficiencies have been further grouped according to the category of deficiency observed with its priority. ADA Compliance are code related concerns brought about by the Americans with Disabilities Act of 1990, in most cases after the school was constructed. Capital Renewal items include those items that have reached or exceeded their useful life. Code Compliance includes components of the building, other than ADA items, that do not comply with current codes. In many cases these may be 'grandfathered', however will have to be addressed under any major renovation scenarios. Deferred Maintenance includes items that have broken or are in need of repair prior to reaching the end of their useful life, and have not been addressed by the district's maintenance program due to a lack of funding. Educational Adequacy needs are items that are directly related to the instructional environment and support the educational mission at the school including, for instance, instructional aids, technology, supervision and security concerns. The Energy Efficiency category generally includes system wide replacements that are associated with a reduction in energy or water consumption. Furniture, Fixtures, and Equipment include three classifications associated with the district's ongoing program for replacing furniture and moveable equipment that has reached the end of its serviceable life in the custodial, food service, and instructional or administrative areas. A Functional Deficiency is typically one that is presently not in place and is needed at the site or facility.

Facility Condition Cost - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
ADA Compliance	-	-	-	-	-	\$0
Capital Renewal	-	-	\$357,036	-	-	\$357,036
Code Compliance	-	-	-	-	-	\$0
Deferred Maintenance	-	-	-	-	-	\$0
Educational Adequacy	\$2,425	\$156,591	\$277,576	\$689,968	\$476,011	\$1,602,571
Functional Deficiency	-	-	-	\$56,502	-	\$56,502
Total	\$2,425	\$156,591	\$634,611	\$746,470	\$476,011	\$2,016,108

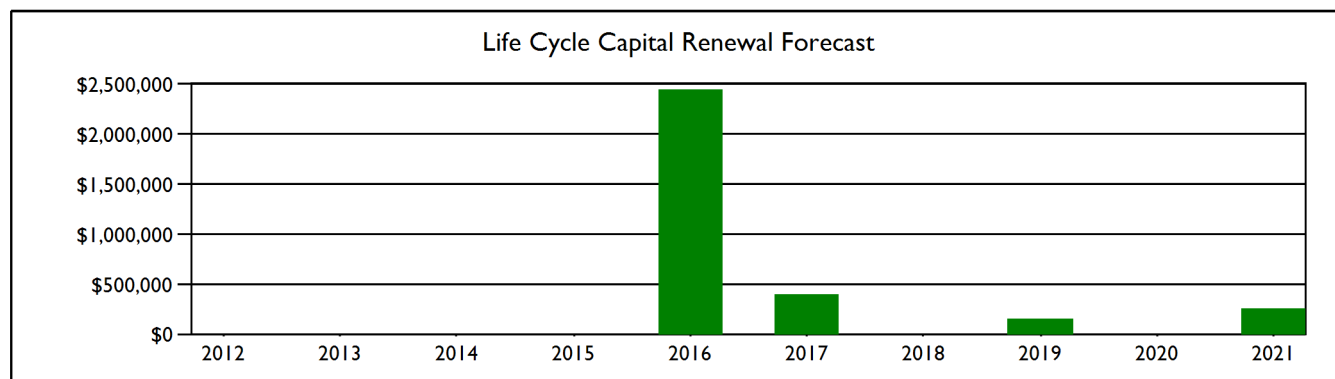
Life Cycle Capital Renewal Forecast

As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by its type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle capital renewal forecasts are developed by cataloguing system installation dates and comparing the ages to their expected life to determine the remaining life for that system. The assessment database incorporates a combination of building system data from two sources. The district maintains detailed information about roofing and paving according to the section, and that information was used to construct a life cycle capital renewal forecast for those systems. In cooperation with the State of Maryland, that data has been incorporated into the district's assessment database in order to provide a projection of capital renewal needs for the next ten years.

The following chart shows all current deficiencies and the subsequent ten-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast in thousands (\$000s) for the next ten years.

Capital Renewal Forecast

System	Life Cycle Capital Renewal Projections											Total	\$/GSF
	Current Deficiencies	Year 1 2012	Year 2 2013	Year 3 2014	Year 4 2015	Year 5 2016	Year 6 2017	Year 7 2018	Year 8 2019	Year 9 2020	Year 10 2021		
Site	319,587	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Roofing	0	0	0	0	0	688,071	0	0	0	0	0	\$688,071	\$7.03
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Interior	109,274	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Mechanical	53,141	0	0	0	0	68,688	0	0	0	0	249,309	\$317,997	\$3.25
Electrical	587,198	0	0	0	0	1,679,780	0	0	0	0	0	\$1,679,780	\$17.17
Plumbing	127,871	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Fire & Life Safety	167,864	0	0	0	0	0	394,890	0	149,314	0	0	\$544,204	\$5.56
Technology	374,039	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Stairs & Elevators	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	277,134	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	2,016,108	0	0	0	0	2,436,539	394,890	0	149,314	0	249,309	\$3,230,052	\$33.02



William C March Middle School Condition Assessment
Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Ten-Year Repair cost by the Replacement Value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 75% would suggest that the building is a candidate for replacement.

The William C March Middle School facility has an overall FCI of 24.5%

The total current cost for all building deficiencies is \$2,016,108. There are \$938,105 in deficiencies at the site level that are included in the FCI calculation. In addition, the ten year life cycle renewal cost was \$3,230,052. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to Baltimore, Maryland (92.6% of national average).

The Replacement Value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Baltimore, Maryland area. The estimated replacement cost for this facility is \$21,397,446.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Parent Drop-Off (including all related drives and walks) is missing and is required Note: Parent Drop-Off (including all related drives and walks) is missing and is required	Functional Deficiency	1	Ea.	4	\$56,502	497302
School lacks appropriate drop-off areas. Note: School lacks appropriate drop-off areas.	Educational Adequacy	4	Ea.	5	\$226,007	497228
School lacks marquee or marquee in poor condition. Note: School lacks marquee or marquee in poor condition.	Educational Adequacy	1	Ea.	5	\$37,078	529300
Sub Total for System		3	items		\$319,587	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elementary School lacks appropriate way finding system. Note: Elementary School lacks appropriate way finding system.	Educational Adequacy	1	Ea.	5	\$29,136	529392
Sub Total for System		1	items		\$29,136	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting. Note: School site lacks appropriate lighting.	Educational Adequacy	28	Ea.	2	\$139,991	497157
Sub Total for System		1	items		\$139,991	

Fire & Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Building not equipped with Card Key Access Control Note: Building not equipped with Card Key Access Control	Educational Adequacy	6	Ea.	3	\$158,390	497482
Sub Total for System		1	items		\$158,390	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Phone System Is Inadequate And A System Should Be Installed For The Entire School Note: The Phone System Is Inadequate And A System Should Be Installed For The Entire School	Educational Adequacy	97,821	SF	4	\$207,157	486186
Sub Total for System		1	items		\$207,157	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Display Case is missing and is needed Note: Display Case is missing and is needed	Educational Adequacy	8	Ea.	4	\$81,643	529413
Computer room lacks appropriate furniture. Note: Computer room lacks appropriate furniture.	Educational Adequacy	1	Ea.	5	\$2,201	486504
Sub Total for System		2	items		\$83,843	
Sub Total for School and Site Level		9	items		\$938,105	

Building: 01 - Main Bldg

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Door does not have the Required Thumb / Key Lock	Educational Adequacy	36	Door	3	\$75,416	Rollup
Classroom door lacks the appropriate vision panel.	Educational Adequacy	1	Ea.	5	\$486	Rollup
Room lacks appropriate sound control.	Educational Adequacy	1,642	SF	5	\$4,235	Rollup
Sub Total for System		3	items		\$80,137	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	2	Ea.	2	\$16,599	Rollup
Lab lacks an appropriate fume hood.	Educational Adequacy	2	Ea.	4	\$36,542	Rollup
Sub Total for System		2	items		\$53,141	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
LC: The Electrical / Electrical Service & Distribution / Electrical Service system is beyond its useful life.	Capital Renewal	97,821	SF	3	\$357,036	10344
Room does not have tamper-proof light switching.	Educational Adequacy	4	Ea.	5	\$2,350	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	320	Ea.	5	\$87,182	Rollup

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$639	Rollup
Sub Total for System		4	items		\$447,207	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	27	Ea.	4	\$121,813	Rollup
Room lacks a drinking fountain.	Educational Adequacy	6	Ea.	5	\$6,058	Rollup
Sub Total for System		2	items		\$127,871	

Fire & Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks an appropriate eyewash.	Educational Adequacy	1	Ea.	1	\$2,425	Rollup
Room lacks shut-off valves for utilities.	Educational Adequacy	2	Ea.	3	\$7,049	Rollup
Sub Total for System		2	items		\$9,475	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks audio enhancement system	Educational Adequacy	33	Ea.	3	\$35,635	Rollup
Room lacks wall or cabinet mounted media controller	Educational Adequacy	2	Ea.	3	\$1,085	Rollup
Fixed Projector is Missing and is Needed	Educational Adequacy	28	Ea.	4	\$68,380	Rollup
Room lacks interactive white board	Educational Adequacy	18	Ea.	4	\$29,306	Rollup
Room has insufficient data ports.	Educational Adequacy	89	Ea.	5	\$32,475	Rollup
Sub Total for System		5	items		\$166,882	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tack board area.	Educational Adequacy	9	Ea.	4	\$3,227	Rollup
Room has insufficient writing area.	Educational Adequacy	125	Ea.	4	\$141,900	Rollup
Room does not have sufficient cubbies.	Educational Adequacy	10	Ea.	5	\$2,160	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	2	Ea.	5	\$11,291	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	56	Ea.	5	\$34,713	Rollup
Sub Total for System		5	items		\$193,290	
Sub Total for Building 01 - Main Bldg		23	items		\$1,078,003	
Total for Campus		32	items		\$2,016,108	

William C March Middle School Condition Assessment

Supporting Photos

There are no Photos associated with William C March Middle School