

Summary of Findings

The Dr. Rayner Browne PK-8 Facility located at 1000 N. Montford Avenue in Baltimore, Maryland, was built in 1976. It comprises 48,639 gross square feet.

The total current deficiencies for this site, in 2011 construction cost dollars, are estimated at \$2,372,622. The 10 Yr Life Cycle Costs are estimated at \$4,113,895. The Ten-Year Repair Cost, calculated by adding the Building Condition Costs and the Ten-Year Life Cycle Renewal Cost is \$6,486,517.

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
025	Site			\$655,491	\$69,300	\$724,791			
	Bldg 1	35,094	1976	\$1,617,473	\$3,436,006	\$5,053,479	\$7,530,395	67.11%	\$144.00
P-01	P-01	13,545	2008	\$99,658	\$608,589	\$708,247	\$2,110,630	33.56%	\$52.29
Totals		48,639		\$2,372,622	\$4,113,895	\$6,486,517	\$9,641,025	67.28%	\$133.36

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	-	-	\$45,866	\$202,373	\$46,223	\$294,462
Roofing	-	-	-	-	-	\$0
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$32,454	\$15,801	\$728	\$48,983
Interior	-	-	\$75,212	\$203,086	\$7,658	\$285,956
Mechanical	-	\$8,300	-	\$18,271	-	\$26,571
Electrical	\$229,377	\$423,871	-	-	\$21,495	\$674,743
Plumbing	-	-	\$5,295	\$392,228	\$15,159	\$412,682
Fire & Life Safety	\$92,694	\$43,432	\$161,914	-	-	\$298,040
Technology	-	-	\$21,065	\$97,729	\$20,796	\$139,590
Stairs & Elevators	-	-	-	\$5,183	-	\$5,183
Specialties	-	-	-	\$68,943	\$117,468	\$186,411
Total	\$322,070	\$475,603	\$341,807	\$1,003,614	\$229,527	\$2,372,622

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	-	-	-	\$335,143	-	\$335,143
Capital Renewal	\$229,377	\$293,880	\$58,927	\$317,094	-	\$899,277
Code Compliance	\$92,694	\$3,691	-	-	-	\$96,384
Deferred Maintenance	-	\$39,742	\$28,858	\$11,406	\$9,874	\$89,879
Educational Adequacy	-	\$138,291	\$250,427	\$283,469	\$219,654	\$891,841
Functional Deficiency	-	-	\$3,596	\$56,502	-	\$60,098
Total	\$322,070	\$475,603	\$341,807	\$1,003,614	\$229,527	\$2,372,622

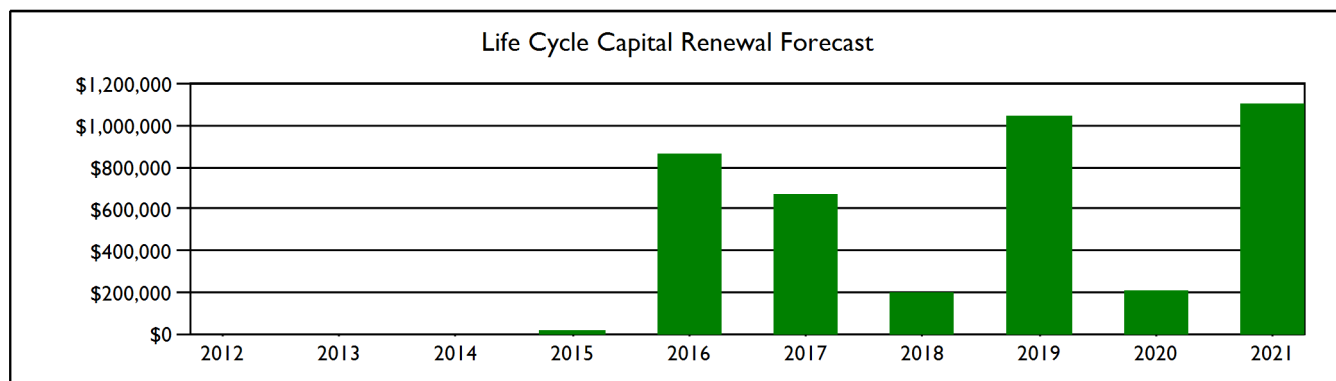
Life Cycle Capital Renewal Forecast

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	294,462	0	0	0	0	0	0	0	69,300	0	0	\$69,300	\$1.97
Roofing	0	0	0	0	0	0	0	199,386	0	0	827,834	\$1,027,220	\$29.27
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	48,983	0	0	0	0	0	0	0	48,259	0	0	\$48,259	\$1.38
Interior	285,956	0	0	0	8,035	0	28,908	0	346,598	0	0	\$383,541	\$10.93
Mechanical	26,571	0	0	0	0	151,292	416,577	0	125,928	183,588	33,752	\$911,137	\$25.96
Electrical	674,743	0	0	0	0	714,132	0	0	0	0	163,134	\$877,266	\$25.00
Plumbing	412,682	0	0	0	0	0	105,031	0	19,853	25,758	0	\$150,642	\$4.29
Fire & Life Safety	298,040	0	0	0	0	0	123,716	0	440,300	0	82,514	\$646,530	\$18.42
Technology	139,590	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Stairs & Elevators	5,183	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	186,411	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	2,372,622	0	0	0	8,035	865,424	674,232	199,386	1,050,238	209,346	1,107,234	\$4,113,895	\$117.23



Dr. Rayner Browne PK-8 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 Dr. Rayner Browne PK-8 facility has an overall FCI of 67.3%

The total current cost for all building deficiencies is \$2,372,622. There are \$655,491 in deficiencies at the site level that are included in the FCI calculation. In addition, the ten year life cycle renewal cost was \$4,113,895. 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 \$9,641,025.

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
Asphalt Walks Are Damaged And Require Replacement	Capital Renewal	1,000	SF	3	\$4,652	1470
Concrete Walks Are Damaged And Require Replacement	Capital Renewal	2,500	SF	3	\$36,614	1471
Recess playground equipment is not fenced or buffered	Educational Adequacy	1	Ea.	3	\$4,600	497663
Note: Recess playground equipment is not fenced or buffered						
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	30	CAR	4	\$101,785	1468
Backstops Are Damaged And Require Replacement	Deferred Maintenance	1	Ea.	4	\$9,776	1472
Note: a15-03						
Concrete Paving Is Damaged And Requires Replacement	Capital Renewal	3	CAR	4	\$10,198	1469
Concrete Paving Is Damaged And Requires Replacement	Capital Renewal	4	CAR	4	\$15,178	1480
Note: Replace 1200 SF of bituminous surface at dumpsters with concrete paving.						
Parent Drop-Off (including all related drives and walks) is missing and is required	Functional Deficiency	1	Ea.	4	\$56,502	497409
Note: Parent Drop-Off (including all related drives and walks) is missing and is required						
Site Drainage is Inadequate and Requires Regrading	Deferred Maintenance	500	SF	4	\$671	1467
The Exterior Signage At The Accessible Parking Area Does Not Meet ADA Requirements	ADA Compliance	2	Ea.	4	\$568	1477
The Sidewalk Longitudinal Or Cross Slope Exceeds Maximum Slope Criteria	ADA Compliance	250	SQFT	4	\$4,584	1478
The Van Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	1	Ea.	4	\$646	1475
The Van Accessible Parking Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	4	\$893	1476
Bollards Are Damaged And Require Replacement	Deferred Maintenance	1	Ea.	5	\$2,346	1474
Dumpsters Are Damaged And Require Replacement	Deferred Maintenance	2	Ea.	5	\$6,800	1473
School lacks marquee or marquee in poor condition.	Educational Adequacy	1	Ea.	5	\$37,078	529221
Note: School lacks marquee or marquee in poor condition.						
Sub Total for System		16	items		\$292,890	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Joint Sealant is missing and is needed	Functional Deficiency	500	LF	3	\$3,596	9919
Sub Total for System		1	items		\$3,596	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting.	Educational Adequacy	26	Ea.	2	\$129,992	497136
Note: School site lacks appropriate lighting.						
Sub Total for System		1	items		\$129,992	

Fire & Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Building not equipped with Card Key Access Control	Educational Adequacy	6	Ea.	3	\$158,390	497580
Note: Building not equipped with Card Key Access Control						
Sub Total for System		1	items		\$158,390	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Cable TV Is Inadequate To All Rooms And A Headend Should Be Installed	Educational Adequacy	41,587	SF	4	\$68,423	486291
Note: The Cable TV Is Inadequate To All Rooms And A Headend Should Be Installed						
Sub Total for System		1	items		\$68,423	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Computer room lacks appropriate furniture.	Educational Adequacy	1	Ea.	5	\$2,201	486578
Note: Computer room lacks appropriate furniture.						
Sub Total for System		1	items		\$2,201	
Sub Total for School and Site Level		21	items		\$655,491	

Building: 025 - Building 1**Site**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	2	Ea.	4	\$786	7035
Sub Total for System		1	items		\$786	

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Requires Repainting	Deferred Maintenance	15	Door	3	\$6,066	7012
The Brick Exterior Is Damaged And Requires Repointing	Deferred Maintenance	400	SF Wall	3	\$4,881	7009
The Exterior Soffit Is Damaged And Requires Repair	Deferred Maintenance	300	SF	3	\$1,472	7007
Exterior Entry Door Hardware Is Not ADA Compliant	ADA Compliance	2	Door	4	\$5,700	7036
The Brick Exterior Is Damaged And Requires Replacement	Capital Renewal	350	SF Wall	4	\$10,101	7010
The Overhead Door Requires Repainting	Deferred Maintenance	1	Door	5	\$728	7014
Sub Total for System		6	items		\$28,948	

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Carpet Flooring Is Damaged And Requires Replacement	Capital Renewal	800	SF	3	\$8,656	7020
The Door does not have the Required Thumb / Key Lock	Educational Adequacy	30	Door	3	\$62,847	Rollup
The Suspended Ceiling Grid and Tiles Are Damaged And Require Replacement	Capital Renewal	375	SF	3	\$3,709	7017
Interior Gypboard Walls Require Repair	Deferred Maintenance	100	SF Wall	4	\$959	7018
The Doorway Does Not Have 18" Minimum Pull Side Clearance And Requires A Power Assist Door Mechanism	ADA Compliance	2	Ea.	4	\$26,698	7039
The Existing Door Width Does Not Meet The Minimum 32" Width ADA Requirement	ADA Compliance	8	Door	4	\$11,846	7038
The Stone/Quarry Flooring Is Damaged And Requires Replacement	Capital Renewal	3,215	SF	4	\$125,148	7022
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	Capital Renewal	1,250	SF	4	\$11,736	7021
Large rooms lack capacity signs.	Educational Adequacy	2	Ea.	5	\$378	Rollup
Room lacks appropriate sound control.	Educational Adequacy	2,822	SF	5	\$7,280	Rollup
Sub Total for System		10	items		\$259,258	

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lab lacks an air exchange system.	Educational Adequacy	1	Ea.	2	\$8,300	Rollup
Lab lacks an appropriate fume hood.	Educational Adequacy	1	Ea.	4	\$18,271	Rollup
Sub Total for System		2	items		\$26,571	

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
LC: The Electrical / Switchgear system is beyond its useful life.	Capital Renewal	2,000	Amps	1	\$154,331	7121
The Panel board Is Damaged And Should Be Replaced	Capital Renewal	1,900	Amps	1	\$75,045	7102
Note: 8@225 amp., 1@ 100 amp						
The Distribution Panel Is Damaged And Should Be Replaced	Capital Renewal	2,000	Amps	2	\$55,097	7101
The Electrical Disconnect Is Damaged And Should Be Replaced	Capital Renewal	2,000	Amps	2	\$81,929	7099
The Motor Control Center Is Damaged And Should Be Replaced	Capital Renewal	5	Ea.	2	\$51,047	7100
The Power Service Is Inadequate And Should Be Replaced	Capital Renewal	2,000	Amps	2	\$105,808	7098
Room does not have tamper-proof light switching.	Educational Adequacy	3	Ea.	5	\$1,762	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	56	Ea.	5	\$15,258	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	7	Ea.	5	\$4,475	Rollup
Sub Total for System		9	items		\$544,752	

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	3	Ea.	3	\$5,295	7095
Room lacks private toilets.	Educational Adequacy	2	Ea.	4	\$27,821	Rollup
The Class Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	4	Ea.	4	\$10,215	7093
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	17	Ea.	4	\$76,695	Rollup
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	Capital Renewal	4	Ea.	4	\$7,110	7094
The Restroom is Not ADA Compliant	ADA Compliance	1,093	SF	4	\$247,829	7040
Room lacks a drinking fountain.	Educational Adequacy	10	Ea.	5	\$10,105	Rollup
	Sub Total for System	7	items		\$385,071	

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Battery Pack Lighting Is Missing And Needed	Code Compliance	5	Ea.	1	\$5,947	7103
Fire Alarm is Missing or Inadequate	Code Compliance	32,000	SF	1	\$86,746	7105
Emergency Exit Signage Is Missing And Needed	Code Compliance	4	Ea.	2	\$3,691	7104
The Exterior Security Camera Is Damaged And Should Be Replaced	Deferred Maintenance	6	Ea.	2	\$26,494	7097
Room lacks shut-off valves for utilities.	Educational Adequacy	1	Ea.	3	\$3,525	Rollup
Sub Total for System		5	items		\$126,403	

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks audio enhancement system	Educational Adequacy	18	Ea.	3	\$19,437	Rollup

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks wall or cabinet mounted media controller	Educational Adequacy	3	Ea.	3	\$1,628	Rollup
Fixed Projector is Missing and is Needed	Educational Adequacy	8	Ea.	4	\$19,537	Rollup
Room lacks interactive white board	Educational Adequacy	6	Ea.	4	\$9,769	Rollup
Room has insufficient data ports.	Educational Adequacy	57	Ea.	5	\$20,796	Rollup
Sub Total for System		5	items		\$71,167	

Stairs & Elevators

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	80	LF	4	\$5,183	7041
Sub Total for System		1	items		\$5,183	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tack board area.	Educational Adequacy	5	Ea.	4	\$1,790	Rollup
Room has insufficient writing area.	Educational Adequacy	34	Ea.	4	\$38,605	Rollup
The Base Storage Cabinets Require Replacement	Capital Renewal	58	LF	4	\$25,623	7024
The Counter Heights Exceed Maximum ADA Height Requirements	ADA Compliance	15	LF	4	\$2,925	7037
Room does not have sufficient cubbies.	Educational Adequacy	194	Ea.	5	\$41,898	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	144	Ea.	5	\$3,602	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	1	Ea.	5	\$5,645	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	58	Ea.	5	\$35,955	Rollup
Room lacks the required demonstration table.	Educational Adequacy	1	Ea.	5	\$7,984	Rollup
The room lacks a washer and/or dryer.	Educational Adequacy	1	Ea.	5	\$5,306	Rollup
Sub Total for System		10	items		\$169,334	
Sub Total for Building 025 - Building 1		56	items		\$1,617,473	

Building: P-01 - Portable-01**Site**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	ADA Compliance	2	Ea.	4	\$786	7046
Sub Total for System		1	items		\$786	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Brick Exterior Is Damaged And Requires Repair	Deferred Maintenance	400	SF Wall	3	\$11,558	7042
The Brick Exterior Is Damaged And Requires Repointing	Deferred Maintenance	400	SF Wall	3	\$4,881	7043
Sub Total for System		2	items		\$16,439	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Doorway Does Not Have 18" Minimum Pull Side Clearance And Requires A Power Assist Door Mechanism	ADA Compliance	2	Ea.	4	\$26,698	7048
Sub Total for System		1	items		\$26,698	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	5	Ea.	4	\$22,558	Rollup
Room lacks a drinking fountain.	Educational Adequacy	5	Ea.	5	\$5,054	Rollup
Sub Total for System		2	items		\$27,612	

Fire & Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Security Camera Is Damaged And Should Be Replaced	Deferred Maintenance	3	Ea.	2	\$13,247	7122
Sub Total for System		1	items		\$13,247	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks appropriate amount of teacher storage.	Educational Adequacy	24	Ea.	5	\$14,876	Rollup
Sub Total for System		1	items		\$14,876	
Sub Total for Building P-01 - Portable-01		8	items		\$99,658	
Total for Campus		85	items		\$2,372,622	

Dr. Rayner Browne PK-8 Condition Assessment

Supporting Photos

There are no Photos associated with Dr. Rayner Browne PK-8