

Summary of Findings

The Dr. Carter Godwin Woodson PK-8 Facility located at 2501 Seabury Road in Baltimore, Maryland, was built in 1951. It comprises 79,492 gross square feet.

The total current deficiencies for this site, in 2011 construction cost dollars, are estimated at \$7,889,640. The 10 Yr Life Cycle Costs are estimated at \$4,452,708. The Ten-Year Repair Cost, calculated by adding the Building Condition Costs and the Ten-Year Life Cycle Renewal Cost is \$12,342,348.

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
160	Site			\$977,518	\$446,920	\$1,424,438			
	Bldg 1	66,210	1951	\$6,673,193	\$3,374,106	\$10,047,299	\$14,207,200	70.72%	\$151.75
P-01	P-01	13,282	2005	\$238,930	\$631,682	\$870,612	\$2,069,649	42.07%	\$65.55
Totals		79,492		\$7,889,640	\$4,452,708	\$12,342,348	\$16,276,847	75.83%	\$155.27

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	-	\$2,522	\$291,778	\$107,672	\$39,545	\$441,517
Roofing	\$102,801	\$2,686	\$6,410	-	-	\$111,897
Structural	\$161,977	-	-	-	-	\$161,977
Exterior	-	\$6,028	\$8,668	-	\$125,262	\$139,958
Interior	-	\$255,688	\$105,274	\$28,167	\$46,865	\$435,994
Mechanical	-	\$4,602,944	\$44,497	\$52,195	\$2,200	\$4,701,836
Electrical	-	\$9,999	\$29,118	\$115,703	\$56,480	\$211,300
Plumbing	-	-	-	\$163,739	\$25,264	\$189,004
Fire & Life Safety	\$35,731	\$22,145	\$158,390	-	-	\$216,266
Technology	-	-	\$35,148	\$315,903	\$50,360	\$401,410
Stairs & Elevators	-	-	\$192,924	\$63,327	-	\$256,251
Specialties	-	-	-	\$435,221	\$187,010	\$622,231
Total	\$300,509	\$4,902,012	\$872,206	\$1,281,927	\$532,986	\$7,889,640

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	-	\$2,522	\$21,506	\$112,286	-	\$136,313
Capital Renewal	\$102,801	\$4,850,332	\$443,963	\$469,489	-	\$5,866,585
Code Compliance	\$33,306	\$22,145	-	-	-	\$55,451
Deferred Maintenance	\$161,977	\$8,714	\$59,575	\$15,718	\$130,577	\$376,561
Educational Adequacy	\$2,425	\$18,299	\$330,736	\$627,933	\$402,409	\$1,381,802
Functional Deficiency	-	-	\$16,427	\$56,502	-	\$72,929
Total	\$300,509	\$4,902,012	\$872,206	\$1,281,927	\$532,986	\$7,889,640

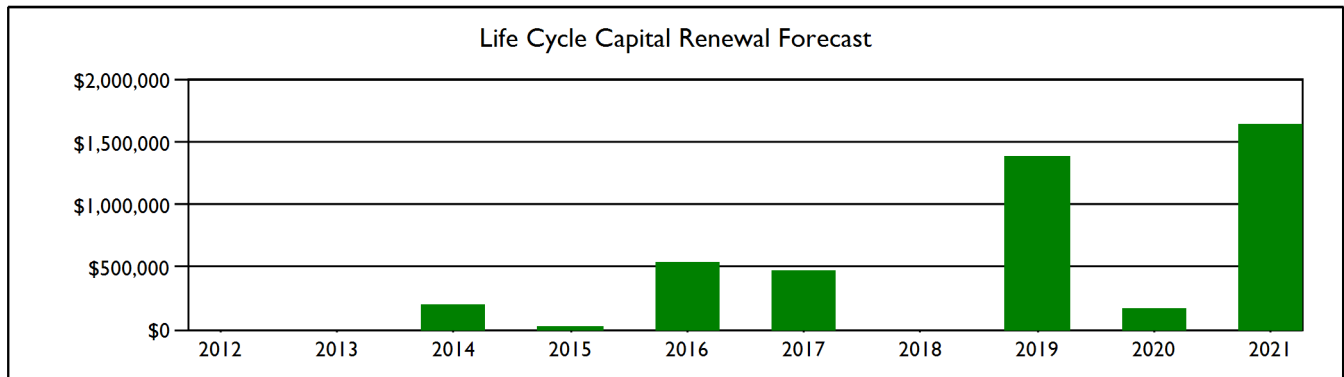
Life Cycle Capital Renewal Forecast

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	Current Deficiencies	Life Cycle Capital Renewal Projections										Total	\$/GSF
		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	441,517	0	0	0	0	0	0	0	446,920	0	0	\$446,920	\$6.75
Roofing	111,897	0	0	0	0	213,131	0	0	0	0	0	\$213,131	\$3.22
Structural	161,977	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	139,958	0	0	0	0	0	0	0	0	0	31,587	\$31,587	\$0.48
Interior	435,994	0	0	201,470	0	331,260	231,247	0	568,007	0	201,470	\$1,533,454	\$23.16
Mechanical	4,701,836	0	0	0	28,620	0	0	0	91,731	0	57,240	\$177,591	\$2.68
Electrical	211,300	0	0	0	0	0	0	0	179,387	0	1,365,038	\$1,544,425	\$23.33
Plumbing	189,004	0	0	0	0	0	1,908	0	0	0	0	\$1,908	\$0.03
Fire & Life Safety	216,266	0	0	0	0	0	0	0	101,063	163,175	0	\$264,238	\$3.99
Technology	401,410	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Stairs & Elevators	256,251	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Specialties	622,231	0	0	0	0	0	239,454	0	0	0	0	\$239,454	\$3.62
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	7,889,640	0	0	201,470	28,620	544,391	472,609	0	1,387,108	163,175	1,655,335	\$4,452,708	\$67.25



Dr. Carter Godwin Woodson 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. Carter Godwin Woodson PK-8 facility has an overall FCI of 75.8%

The total current cost for all building deficiencies is \$7,889,640. There are \$977,518 in deficiencies at the site level that are included in the FCI calculation. In addition, the ten year life cycle renewal cost was \$4,452,708. 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 \$16,276,847.

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
The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	ADA Compliance	200	SQFT	2	\$2,522	7923
Concrete is missing and is needed	Functional Deficiency	400	SF	3	\$4,972	10236
Note: Damaged asphalt at dumpsters. Install concrete pad.						
Concrete Walks Are Damaged And Require Replacement	Capital Renewal	3,500	SF	3	\$51,260	7917
K Play Area Requires Replacement	Capital Renewal	3	Ea.	3	\$139,689	7919
Playground Equipment Requires Replacement	Educational Adequacy	1	Ea.	3	\$69,752	7920
Recess playground equipment is not fenced or buffered	Educational Adequacy	1	Ea.	3	\$4,600	497625
Note: Recess playground equipment is not fenced or buffered						
The Playground Impact Surface Does Not Meet ADA Guidelines For Accessible Play Surfaces	ADA Compliance	2,000	SQFT	3	\$21,506	7924
Asphalt Paving Is Damaged And Requires Replacement	Capital Renewal	4	CAR	4	\$13,571	7915
Concrete Paving Is Damaged And Requires Replacement	Capital Renewal	8	CAR	4	\$27,194	7916
Handrails missing or not compliant.	ADA Compliance	110	LF	4	\$9,239	10123
Note: Exterior stairs lack handrails or require handrail extenders.						
Parent Drop-Off (including all related drives and walks) is missing and is required	Functional Deficiency	1	Ea.	4	\$56,502	497361
Note: Parent Drop-Off (including all related drives and walks) is missing and is required						
The Car Accessible Parking Spaces Are Not Properly Striped	ADA Compliance	1	Ea.	4	\$598	7921
The Exterior Signage At The Accessible Parking Area Does Not Meet ADA Requirements	ADA Compliance	2	Ea.	4	\$568	7922
School lacks marquee or marquee in poor condition.	Educational Adequacy	1	Ea.	5	\$37,078	529262
Note: School lacks marquee or marquee in poor condition.						
Small Benches Are Damaged And Require Replacement	Deferred Maintenance	1	Ea.	5	\$2,468	7918
Sub Total for System		15	items		\$441,517	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elementary School lacks appropriate way finding system.	Educational Adequacy	1	Ea.	5	\$29,136	529374
Note: Elementary School lacks appropriate way finding system.						
Sub Total for System		1	items		\$29,136	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Computer room lacks independent AC.	Educational Adequacy	1	Ea.	4	\$52,195	486446
Note: Computer room lacks independent AC.						
Sub Total for System		1	items		\$52,195	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate lighting.	Educational Adequacy	2	Ea.	2	\$9,999	497187
Note: School site lacks appropriate lighting.						
Sub Total for System		1	items		\$9,999	

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	497526
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	66,210	SF	4	\$108,937	486363
Note: The Cable TV Is Inadequate To All Rooms And A Headend Should Be Installed						
The Phone System Is Inadequate And A System Should Be Installed For The Entire School	Educational Adequacy	66,210	SF	4	\$140,214	486237
Note: The Phone System Is Inadequate And A System Should Be Installed For The Entire School						
Sub Total for System		2	items		\$249,151	

Stairs & Elevators

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Ramp is not ADA Compliant	ADA Compliance	32	LF	4	\$34,929	7925
Sub Total for System		1	items		\$34,929	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Computer room lacks appropriate furniture.	Educational Adequacy	1	Ea.	5	\$2,201	486540
Note: Computer room lacks appropriate furniture.						
Sub Total for System		1	items		\$2,201	
Sub Total for School and Site Level		23	items		\$977,518	

Building: 160 - Building 1

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
LC: The Roofing / Roofing System / 01 Built-Up Roofing (BUR) system is beyond its useful life.	Capital Renewal	40,000	SF	1	\$102,801	9833
Membrane Flashings At Drain Is Damaged And Should Be Repaired	Deferred Maintenance	15	Ea.	2	\$2,686	9831
Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	Deferred Maintenance	2,000	SF	3	\$6,410	9832
Sub Total for System		3	items		\$111,897	

Structural

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Major Structural Condition Exists	Deferred Maintenance	1	LS	1	\$161,977	386561
Note: Cracks along the corners of the brick veneer near the front and rear entrances. Crack in the rear wall of the auditorium. Crack in the masonry partition between the corridor and the boys locker room. 250LF						
Sub Total for System		1	items		\$161,977	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Brick Exterior Is Damaged And Requires Repair	Deferred Maintenance	300	SF Wall	3	\$8,668	9763
The Exterior Requires Cleaning	Deferred Maintenance	50,000	SF Wall	5	\$125,262	9762
Sub Total for System		2	items		\$133,930	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
LC: The Interior / Door Hardware system is beyond its useful life.	Capital Renewal	142	Door	2	\$255,688	9785
Interior Doors Require Replacement	Capital Renewal	3	Door	3	\$2,861	9774
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	4,000	SF	3	\$39,566	9771
The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	Capital Renewal	3,000	SF	4	\$28,167	9772
Blinds are missing or in poor condition.	Educational Adequacy	180	SF Surf	5	\$2,231	Rollup
Classroom door lacks the appropriate vision panel.	Educational Adequacy	1	Ea.	5	\$486	Rollup
Interior Doors Require Repair	Deferred Maintenance	3	Door	5	\$648	9773
Large rooms lack capacity signs.	Educational Adequacy	14	Ea.	5	\$2,646	Rollup
Room lacks appropriate sound control.	Educational Adequacy	3,619	SF	5	\$9,334	Rollup
Sub Total for System		10	items		\$404,473	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Facility Requires Air Conditioning System	Capital Renewal	66,210	SF	2	\$4,289,793	536768
Note: Per BCPS City Schools - Building Air Conditioning Status						
Lab lacks an air exchange system.	Educational Adequacy	1	Ea.	2	\$8,300	Rollup
Steam Condensate Receiver Requires Replacement	Capital Renewal	1	Ea.	2	\$13,653	9811
Unit Heater is Beyond Useful Life	Capital Renewal	28	Ea.	2	\$85,676	9819
Unit Ventilator requires Replacement	Capital Renewal	28	Ea.	2	\$205,522	9810
The 4 X 6 Exhausts/Ventilators Are Missing/Damaged And Require Replacement	Deferred Maintenance	5	Ea.	3	\$44,497	9808
HVAC Equipment is Abandoned and Requires Removal	Deferred Maintenance	2	Ea.	5	\$2,200	9812
Sub Total for System		7	items		\$4,649,641	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Missing And Needed	Functional Deficiency	8	Ea.	3	\$11,455	9789
Room lighting is inadequate or in poor condition.	Educational Adequacy	6,516	SF	4	\$39,987	Rollup
Stage Lighting Is Inadequate	Capital Renewal	48	Ea.	4	\$53,195	9793
The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	Deferred Maintenance	28	Ea.	4	\$11,367	9791
The Canopy Lighting Is Damaged And Should Be Replaced	Deferred Maintenance	4	Ea.	4	\$4,350	9788
The Incandescent Lighting Is Damaged And Should Be Replaced	Capital Renewal	18	Ea.	4	\$6,803	9792
Room does not have tamper-proof light switching.	Educational Adequacy	4	Ea.	5	\$2,350	Rollup
Room has insufficient electrical outlets.	Educational Adequacy	194	Ea.	5	\$52,852	Rollup
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$639	Rollup
Sub Total for System		9	items		\$182,998	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks private toilets.	Educational Adequacy	2	Ea.	4	\$27,821	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	2	Ea.	4	\$9,023	Rollup
The Existing Lavatory/Sink is not ADA Compliant	ADA Compliance	6	Ea.	4	\$7,050	9768
The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	ADA Compliance	6	Ea.	4	\$25,085	9766
The Restroom Grab Bars are not ADA Compliant	ADA Compliance	6	Ea.	4	\$3,780	9767
Room lacks a drinking fountain.	Educational Adequacy	24	Ea.	5	\$24,253	Rollup
Sub Total for System		6	items		\$97,012	

Fire & Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Battery Pack Lighting Is Missing And Needed	Code Compliance	28	Ea.	1	\$33,306	9795
Room lacks an appropriate eyewash.	Educational Adequacy	1	Ea.	1	\$2,425	Rollup
Emergency Exit Signage Is Missing And Needed	Code Compliance	24	Ea.	2	\$22,145	9796
Sub Total for System		3	items		\$57,877	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks audio enhancement system	Educational Adequacy	23	Ea.	3	\$24,837	Rollup
Room lacks wall or cabinet mounted media controller	Educational Adequacy	19	Ea.	3	\$10,311	Rollup
Fixed Projector is Missing and is Needed	Educational Adequacy	16	Ea.	4	\$39,074	Rollup
Room lacks interactive white board	Educational Adequacy	17	Ea.	4	\$27,678	Rollup
Room has insufficient data ports.	Educational Adequacy	79	Ea.	5	\$28,825	Rollup
Sub Total for System		5	items		\$130,725	

Stairs & Elevators

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
LC: The Conveyances / Passenger Elevators / Traction system is beyond its useful life.	Capital Renewal	1	Ea.	3	\$192,924	9787
The Handrails In The Stair Area Are Not ADA Compliant	ADA Compliance	100	LF	4	\$28,398	9769
Sub Total for System		2	items		\$221,322	

Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Moveable Partitions Are Damaged And Require Replacement	Capital Renewal	1,000	SF	4	\$139,783	9779
Room has insufficient tack board area.	Educational Adequacy	14	Ea.	4	\$5,019	Rollup
Room has insufficient writing area.	Educational Adequacy	23	Ea.	4	\$26,124	Rollup
The Base Storage Cabinets Require Replacement	Capital Renewal	250	LF	4	\$110,446	9775
The Counter Heights Exceed Maximum ADA Height Requirements	ADA Compliance	8	LF	4	\$1,560	9764
The Fixed Shelving Storage Cabinets Require Replacement	Capital Renewal	175	LF	4	\$24,687	9778
The Seating is not ADA Compliant	ADA Compliance	5	Seat	4	\$1,080	9770
The Upper Storage Cabinets Require Replacement	Capital Renewal	250	LF	4	\$54,356	9776
The Wardrobe Storage Cabinets Require Replacement	Capital Renewal	50	LF	4	\$11,287	9777
Room does not have sufficient cubbies.	Educational Adequacy	486	Ea.	5	\$104,961	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	414	Ea.	5	\$10,356	Rollup
Room lacks an appropriate refrigerator.	Educational Adequacy	1	Ea.	5	\$5,645	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	42	Ea.	5	\$26,037	Rollup
Sub Total for System		13	items		\$521,341	
Sub Total for Building 160 - Building 1		61	items		\$6,673,193	

Building: P-01 - Portable-01

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Metal Panel Exterior Is Damaged And Requires Repair	Deferred Maintenance	200	SF Wall	2	\$6,028	9824
Sub Total for System		1	items		\$6,028	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Blinds are missing or in poor condition.	Educational Adequacy	192	SF Surf	5	\$2,384	Rollup
Sub Total for System		1	items		\$2,384	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Mounted Building Lighting Is Damaged And Should Be Replaced	Capital Renewal	16	Ea.	3	\$17,663	9801
Room lacks controls to partially dim lights.	Educational Adequacy	1	Ea.	5	\$639	Rollup
Sub Total for System		2	items		\$18,302	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks private toilets.	Educational Adequacy	2	Ea.	4	\$27,821	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	14	Ea.	4	\$63,160	Rollup
Room lacks a drinking fountain.	Educational Adequacy	1	Ea.	5	\$1,011	Rollup
Sub Total for System		3	items		\$91,992	

Technology

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient data ports.	Educational Adequacy	59	Ea.	5	\$21,534	Rollup
Sub Total for System		1	items		\$21,534	

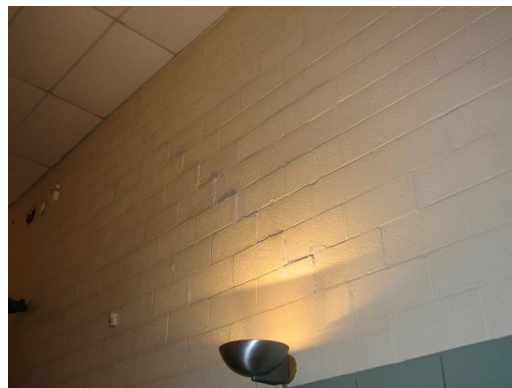
Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tack board area.	Educational Adequacy	2	Ea.	4	\$717	Rollup
Room has insufficient writing area.	Educational Adequacy	53	Ea.	4	\$60,163	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	61	Ea.	5	\$37,810	Rollup
Sub Total for System		3	items		\$98,689	
Sub Total for Building P-01 - Portable-01		11	items		\$238,930	
Total for Campus		95	items		\$7,889,640	

Dr. Carter Godwin Woodson PK-8 Condition Assessment
Supporting Photos



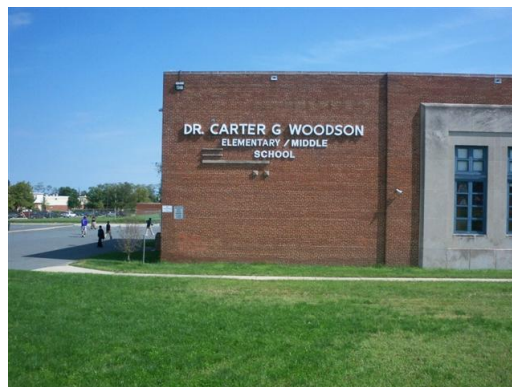
Cracked brick veneer at rear entrance



Cracked masonry wall at rear of Auditorium



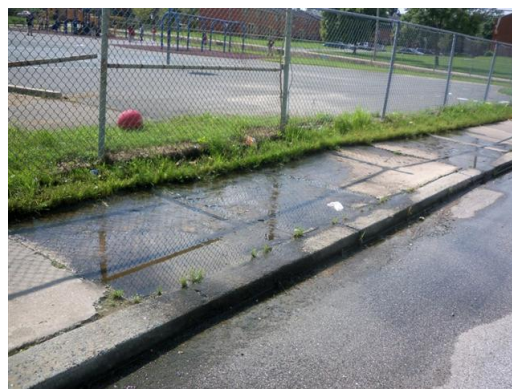
Mortar joints at interior of boys locker room



Signage



Playground



Moisture Draining onto sidewalk



PreK Garden