

Summary of Findings

The Samuel F. B. Morse ES Facility located at 424 S. Pulaski Street in Baltimore, Maryland, was built in 1979. It comprises 66,966 gross square feet.

The total current deficiencies for this site, in 2011 construction cost dollars, are estimated at \$3,538,424. The 10 Yr Life Cycle Costs are estimated at \$4,354,810. The Ten-Year Repair Cost, calculated by adding the Building Condition Costs and the Ten-Year Life Cycle Renewal Cost is \$7,893,234.

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
	Site			\$913,840	\$324,426	\$1,238,266			
098	Bldg 1	66,966	1979	\$2,624,584	\$4,030,384	\$6,654,968	\$14,322,860	46.46%	\$99.38
Totals		66,966		\$3,538,424	\$4,354,810	\$7,893,234	\$14,322,860	55.11%	\$117.87

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

			Priority			
System	1	2	3	4	5	Total
Site	-	\$1,261	\$155,101	\$125,533	\$99,138	\$381,033
Roofing	-	\$6,567	\$646	-	-	\$7,213
Structural	-	-	-	-	-	\$0
Exterior	-	-	\$37,826	\$2,886	\$25,052	\$65,764
Interior	-	-	\$419,416	\$26,301	\$67,018	\$512,735
Mechanical	-	\$315,809	\$191,771	\$430,031	\$1,100	\$938,711
Electrical	\$4,845	\$104,993	-	-	\$18,351	\$128,189
Plumbing	-	\$1,404	\$10,279	\$187,579	\$35,964	\$235,226
Fire & Life Safety	\$186,412	\$50,619	\$158,390	-	\$98,000	\$493,421
Technology	-	-	\$49,219	\$254,967	\$124,437	\$428,623
Stairs & Elevators	-	\$40,691	-	-	-	\$40,691
Specialties	-	-	-	\$78,658	\$228,160	\$306,818
Total	\$191,257	\$521,344	\$1,022,647	\$1,105,954	\$697,221	\$3,538,424

Facilities Feasibility Study

Samuel F. B. Morse ES Condition Assessment

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 it's 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.

			Priority			
Category	1	2	3	4	5	Total
ADA Compliance	-	\$1,261	\$10,753	\$81,723	-	\$93,736
Capital Renewal	\$4,845	\$274,025	\$466,927	\$64,259	-	\$810,056
Code Compliance	\$186,412	-	-	-	\$99,987	\$286,400
Deferred Maintenance	-	\$90,446	\$186,454	\$132,090	\$60,462	\$469,453
Educational Adequacy	-	\$104,993	\$357,377	\$424,906	\$536,772	\$1,424,048
Functional Deficiency	-	\$50,619	\$1,137	\$402,976	-	\$454,731
Total	\$191,257	\$521,344	\$1,022,647	\$1,105,954	\$697,221	\$3,538,424

Facility Condition Cost - Category by Priority

Life Cycle Capital Renewal Forecast

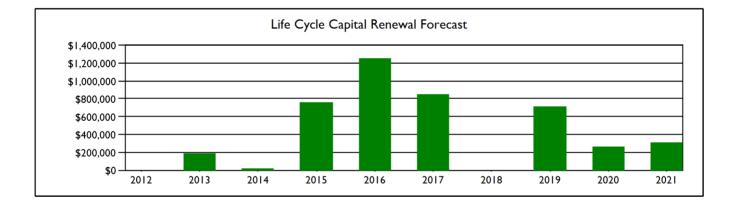
As part of the assessment process, this facility was analyzed according to its major building systems. Each system can be distinguished by it's type, and each type of system or equipment has an expected serviceable life, at which point the system will in all likelihood require replacement. Life cycle 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

		Life Cycle Capital Renewal Projections											
System	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	Total	\$/GSF
Site	381,033	0	0	0	148,969	0	19,174	0	156,283	0	0	\$324,426	\$4.84
Roofing	7,213	0	0	0	0	0	428,250	0	0	0	0	\$428,250	\$6.40
Structural	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Exterior	65,764	0	0	10,222	0	0	0	0	123,638	0	10,222	\$144,082	\$2.15
Interior	512,735	0	183,393	0	486,898	0	7,707	0	174,562	183,393	0	\$1,035,953	\$15.47
Mechanical	938,711	0	0	0	20,988	100,260	114,480	0	0	85,860	28,620	\$350,208	\$5.23
Electrical	128,189	0	0	0	0	1,149,940	0	0	246,116	0	0	\$1,396,056	\$20.85
Plumbing	235,226	0	0	0	0	0	4,865	0	19,853	0	0	\$24,718	\$0.37
Fire & Life Safety	493,421	0	0	0	102,217	0	0	0	0	0	270,332	\$372,549	\$5.56
Technology	428,623	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Stairs & Elevators	40,691	0	0	0	0	0	95,400	0	0	0	0	\$95,400	\$1.42
Specialties	306,818	0	0	0	0	0	183,168	0	0	0	0	\$183,168	\$2.74
Other	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0.00
Total	3,538,424	0	183,393	10,222	759,072	1,250,200	853,044	0	720,452	269,253	309,174	\$4,354,810	\$65.03





Samuel F. B. Morse ES 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 Samuel F. B. Morse ES facility has an overall FCI of 55.1%

The total current cost for all building deficiencies is \$3,538,424. There are \$913,840 in deficiencies at the site level that are included in the FCI calculation. In addition, the ten year life cycle renewal cost was \$4,354,810. 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 \$14,322,860.

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

Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
The Existing Sidewalk Is Cra	cked And Poses A Hazard To Accessibility	ADA Compliance	100	SQFT	2	\$1,261	7883
Concrete Walks Are Damage	d And Require Replacement	Capital Renewal	1,600	SF	3	\$23,433	7875
K Play Area Requires Replac	ement	Capital Renewal	1	Ea.	3	\$46,563	7876
Playground Equipment Requi	ires Replacement	Educational Adequacy	1	Ea.	3	\$69,752	7877
Recess playground equipmer	nt is not fenced or buffered	Educational Adequacy	1	Ea.	3	\$4,600	49762
Note: Re	ecess playground equipment is not fenced or buffered						
The Playground Impact Surfa	ace Does Not Meet ADA Guidelines For Accessible Play Surfaces	ADA Compliance	1,000	SQFT	3	\$10,753	7884
Concrete Paving Is Damaged	And Requires Replacement	Capital Renewal	2	CAR	4	\$6,798	7873
Paved Play Requires Recoat	ing And Resurfacing	Deferred Maintenance	3,000	SF	4	\$3,321	7878
The Curb Ramp Does Not Me	eet Minimum ADA Compliance Requirements	ADA Compliance	4	Ea.	4	\$11,593	7882
The Exterior Signage At The	Accessible Parking Area Does Not Meet ADA Requirements	ADA Compliance	2	Ea.	4	\$568	788
The Van Accessible Parking	Spaces Are Not Properly Striped	ADA Compliance	1	Ea.	4	\$646	7879
The Van Accessible Parking	Spaces Do Not Meet ADA Requirements	ADA Compliance	1	Ea.	4	\$893	7880
Bollards Are Damaged And F	Require Replacement	Deferred Maintenance	2	Ea.	5	\$4,692	9939
Paving Requires Restriping		Deferred Maintenance	23	CAR	5	\$867	7874
School lacks appropriate drop	p-off areas.	Educational Adequacy	1	Ea.	5	\$56,502	49724
	hool lacks appropriate drop-off areas.						
School lacks marquee or mai	rquee in poor condition.	Educational Adequacy	1	Ea.	5	\$37,078	52925
Note: Sc	hool lacks marguee or marguee in poor condition.						
		Sub Total for System	16	items		\$279,318	
Interior							
		0-1	0		Deissite	Densis Orat	10
Deficiency	reminte way finding avetage	Category		UoM Ea.	Priority 5	Repair Cost \$29.136	ID
Elementary School lacks app		Educational Adequacy	1	Ea.	э	\$29,130	52936
Note: Ele	ementary School lacks appropriate way finding system.	Sub Tatal fax Sustam		literate		¢20.426	
		Sub Total for System	1	items		\$29,136	
Electrical							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
School site lacks appropriate	lighting.	Educational Adequacy	21	Ea.	2	\$104,993	49719
Note: Sc	hool site lacks appropriate lighting.						
		Sub Total for System	1	items		\$104,993	
Fire & Life Safet	v						
Deficiency	,	Category	Qtv	UoM	Priority	Repair Cost	ID
Building not equipped with Ca	ard Key Access Control	Educational Adequacy		Ea.	3	\$158,390	
	ilding not equipped with Card Key Access Control	Zadoalonal / laoquady	Ū	20.	Ū	\$100,000	
School lacks appropriate cen		Educational Adequacy	1	Ea.	5	\$46,047	49704
	hool lacks appropriate central surveillance equipment.			∟а.	5	\$ 1 0,047	43700
	noonacks appropriate central surveillance equipment.	Educational Adequacy	16	Ea.	5	\$51,954	49700
	hool lacks appropriate number of surveillance cameras.		10	∟а.	5	401,004	43700
1010. 00		Sub Total for System	3	items		\$256,390	
-		oub rotarior bystem	5	nema		φ230,330	
Technology							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
The Phone System Is Inadeq	uate And A System Should Be Installed For The Entire School	Educational Adequacy	66,966	SF	4	\$141,814	48624
Note: Th	e Phone System Is Inadequate And A System Should Be Installed F	or The Entire School					
School lacks appropriate cen	tral PA equipment.	Code Compliance	1	Ea.	5	\$99,987	48662
Note: Sc	hool lacks appropriate central PA equipment.						
		Sub Total for System	2	items		\$241,801	
Specialties							
Deficiency		Category	Otv	UoM	Priority	Repair Cost	ID
Computer room lacks approp	riate furniture	Educational Adequacy		Ea.	5	\$2,201	48655
	mate furniture.		1	La.	5	φΖ,ΖΟΙ	-000
	nipulei room lacks appropriate iumiture.	Sub Total for Sustan		items		¢0.004	
		Sub Total for System	1	nems		\$2,201	

Sub Total for School and Site Level

24 items

\$913,840

BALTIMORE CITY PUBLIC SCHOOLS

Facilities Feasibility Study Samuel F. B. Morse ES Condition Assessment

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Sub Total for System 2 Items 901/14 Redeard Category Op Dut Profin Regade Cate 0 Re-Sear Mark Root To-Vatil Rabring A Valid Deferred Maintennos 4 1800 L* 2 86.867 84.46 Buil to Rooting Build Rooting Hub Bainters That School De Repaired Deferred Maintennos 4 1800 L* 2 86.87 84.44 Extern Co Stat Total for System Q Items Q Items Regade Cate R Items 4 18.00 R Items 4 18.00 R Items 4 18.00 R Items 5 18.00 8 18.00 5 18.00	Fencing Is Damaged And Should Be Replaced (8' Chain Link Fence)	Deferred Maintenance	750	LF	4	\$63,301	5428
Chaptering Campory Option of the state	Gate Is Damaged And Requires Replacement	Deferred Maintenance	4	Ea.	4	\$38,414	5429
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Sub Total for System 4 items \$23,196 Plumbing Deficiency Category Qty UoM Priority Repair Cost ID The Urinal Plumbing Fixtures Are Damaged And Should Be Installed Deferred Maintenance 2 Ea. 2 \$1,404 5462 Roof Top Unit Condensate Drain Is Missing And Needed Functional Deficiency 2 Ea. 3 \$1,137 5448	Room has insufficient electrical outlets.						
PlumbingDeficiencyCategoryQtyUoMPriorityRepair CostIDThe Urinal Plumbing Fixtures Are Damaged And Should Be InstalledDeferred Maintenance2Ea.2\$1,4045462Roof Top Unit Condensate Drain Is Missing And NeededFunctional Deficiency2Ea.3\$1,1375448	Room lacks controls to partially dim lights.				5		Rollup
DeficiencyCategoryQtyUoMPriorityRepair CostIDThe Urinal Plumbing Fixtures Are Damaged And Should Be InstalledDeferred Maintenance2Ea.2\$1,4045462Roof Top Unit Condensate Drain Is Missing And NeededFunctional Deficiency2Ea.3\$1,1375448		Sub Total for System	4	items		\$23,196	
The Urinal Plumbing Fixtures Are Damaged And Should Be InstalledDeferred Maintenance2Ea.2\$1,4045462Roof Top Unit Condensate Drain Is Missing And NeededFunctional Deficiency2Ea.3\$1,1375448	Plumbing						
Roof Top Unit Condensate Drain Is Missing And Needed Functional Deficiency 2 Ea. 3 \$1,137 5448	Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
	The Urinal Plumbing Fixtures Are Damaged And Should Be Installed	Deferred Maintenance	2	Ea.	2	\$1,404	5462
The Toilets Plumbing Fixtures Are Damaged And Should Be Installed Deferred Maintenance 5 Ea. 3 \$9,142 5461	Roof Top Unit Condensate Drain Is Missing And Needed	Functional Deficiency	2	Ea.	3	\$1,137	5448
	The Toilets Plumbing Fixtures Are Damaged And Should Be Installed	Deferred Maintenance	5	Ea.	3	\$9,142	5461



Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks private toilets.	Educational Adequacy	6	Ea.	4	\$83,463	Rollup
The Class Room Lavatories Plumbing Fixtures Are Missing And Should Be Installed	Educational Adequacy	8	Ea.	4	\$36,093	Rollup
The Restroom is Not ADA Compliant	ADA Compliance	300	SF	4	\$68,023	5427
Room lacks a drinking fountain.	Educational Adequacy	32	Ea.	5	\$32,339	Rollup
The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Cleane	d Deferred Maintenance	5	Ea.	5	\$3,625	5460
	Sub Total for System	8	items		\$235,226	
Fire & Life Safety						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	Code Compliance	8	Ea.	1	\$4,880	5464
Fire Alarm is Missing or Inadequate	Code Compliance	66,966	SF	1	\$181,533	5466
Security Alarm is Missing or Inadequate	Functional Deficiency	66,966	SF	2	\$50,619	5465
	Sub Total for System	3	items		\$237,031	
Technology						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room lacks audio enhancement system	Educational Adequacy	30	Ea.	3	\$32,396	Rollup
Room lacks wall or cabinet mounted media controller	Educational Adequacy	31	Ea.	3	\$16,824	Rollup
Fixed Projector is Missing and is Needed	Educational Adequacy	29	Ea.	4	\$70,822	Rollup
Room lacks interactive white board	Educational Adequacy	26	Ea.	4	\$42,331	Rollup
Room has insufficient data ports.	Educational Adequacy	67	Ea.	5	\$24,450	Rollup
	Sub Total for System	5	items		\$186,822	
Stairs & Elevators						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Elevator Cab And Or Controls Are Damaged Or Missing And Require Repair	Deferred Maintenance	1	Ea.	2	\$40,691	5444
	Sub Total for System	1	items		\$40,691	
Specialties						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Room has insufficient tack board area.	Educational Adequacy	17	Ea.	4	\$6,093	Rollup
Room has insufficient writing area.	Educational Adequacy	39	Ea.	4	\$44,291	Rollup
The Base Storage Cabinets Require Replacement	Capital Renewal	64	LF	4	\$28,274	5443
Room does not have sufficient cubbies.	Educational Adequacy	670	Ea.	5	\$144,699	Rollup
Room has an insufficient number of coat hooks.	Educational Adequacy	600	Ea.	5	\$15,010	Rollup
Room lacks appropriate amount of teacher storage.	Educational Adequacy	94	Ea.	5	\$58,266	Rollup
Room lacks the required demonstration table.	Educational Adequacy	1	Ea.	5	\$7,984	Rollup
	Sub Total for System	7	items		\$304,617	
	Sub Total for Building 098 - Building 1	61	items		\$2,624,584	
	Total for Campus	85	items		\$83,463 \$36,093 \$68,023 \$32,339 \$3,625 \$235,226 Repair Cost \$4,880 \$181,533 \$50,619 \$237,031 Repair Cost \$32,396 \$16,824 \$70,822 \$42,331 \$24,450 \$186,822 Repair Cost \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691 \$40,691\$40,691 \$40,691\$40,61	



Samuel F. B. Morse ES Condition Assessment Supporting Photos



Main Entry



Playground



Cafeteria



Comp Lab



Library



Gym





Classroom



Classroom 2