Attachment A1

Report of

Comprehensive Facilities Condition Assessment & Space Utilization Survey

For

District of Columbia Department of Parks and Recreation
Randall Recreation Center
820 South Capitol Street, SW
Washington, D.C. 20001

Mayor Adrian M. Fenty

Published October 2009, by
District of Columbia Department of Real Estate Services
Robin-Eve Jasper, Director
Gerick T. Smith, Deputy Director of Construction Division

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October 5, 2009

District of Columbia Department of Real Estate Services
Construction Services Division
2000 14th Street, N.W., Fifth Floor
Washington, D.C. 20009

Attention: Mr. Amar Singh
Project Manager

Reference: Report of Comprehensive Facilities Condition Assessment & Space Utilization Survey
Department of Parks and Recreation
Randall Recreation Center
820 South Capitol Street, SW
Washington, D.C. 20001
Faithful+Gould Project No. 55561-10
District of Columbia Contract Number POAM-2004-C-0044-14-CA

Dear Mr. Singh:

Faithful+Gould, Inc. has completed a report of our Comprehensive Facility Condition Assessment and Space Utilization Survey of the District of Columbia Department of Parks and Recreation facility located at 820 South Capitol Street, SW in Washington, D.C ("the Property").

This report provides a summary of the project information known to us at the time of the study, the scope of work performed, an evaluation of the visually apparent condition of the Property, identification of potential sustainability improvements, a forecast of capital and maintenance expenditures required over the next six-years and development of an occupancy profile to include production of floor plans and summarizing of the current utilization of occupiable space.

This report was completed in general accordance with the District of Columbia issued Statement of Works, and Faithful+Gould's revised proposal for Facility Condition Assessment as authorized under Purchase Order 287952 by Ms. Diane B. Wooden of the District of Columbia Construction, Design and Building Renovation Commodity Group on January 3, 2009.

It has been a pleasure working with you on this project, and we look forward to working with you on other projects.

Very Truly Yours,

Paul Alders, MCIOB, LEED® AP
Senior Facility Assessor

Benjamin J.M. Dutton, MRICS
Scope Compliance & Technical Review

cc. File

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EXECUTIVE SUMMARY

The Randall Recreation Center and Pool, located at 820 South Capitol Street in Southwest (SW) Washington, D.C. ("the Property"), consists of single-story brick and concrete masonry recreation and pool bathhouse buildings. The Property is of Construction Type 1B and is contained upon a two parcel site of approximately 143,893 gross square feet (3.3 acres). The nearest intersection at the Property is located at I Street SW and South Capitol Street SW. The Property was developed in circa 1930's and contains a total measured gross floor area of 11,651 gross square feet (GSF), including the recreation building at 6,855 GSF and the pool bathhouse at 4,796 GSF.

The Property is served by nearby bus stops along South Capitol Street SW. The South Capitol (0.5 mile northeast), Waterfront-SEU (0.6 mile southwest) and the Navy Yard Metrorail Stations (0.4 mile southeast) are within walking distance of the Property.

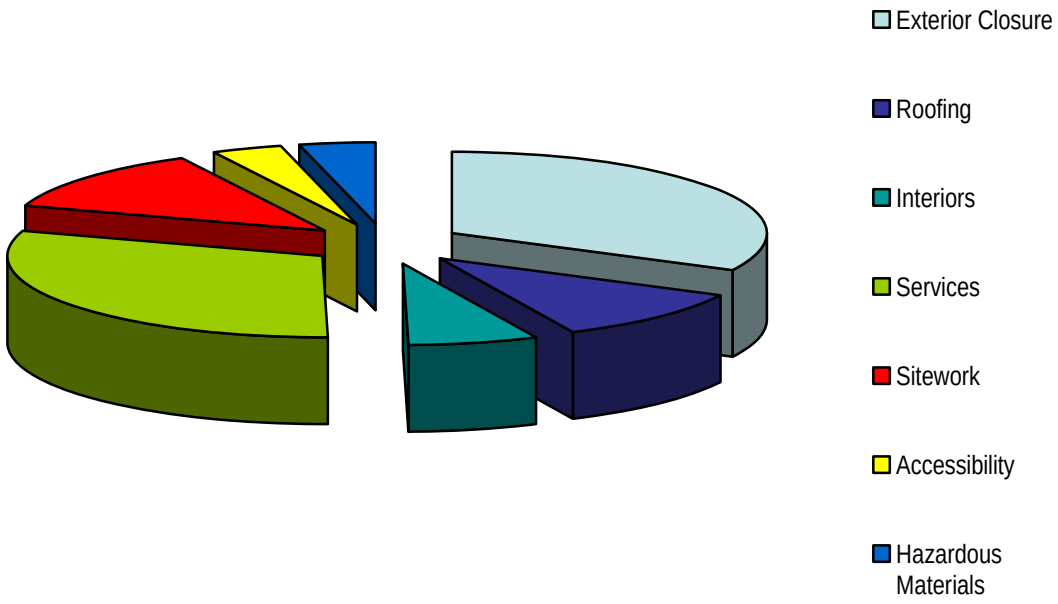
On May 21, 2009, Mr. Paul Alders and on August 17, 2009, Mr. Jeff Dillon, both of Faithful+Gould, visited the Property to observe and document the condition of the buildings and site components. During a portion of our site visit, Mrs. Jean Puryear, Daycare Specialist with the District of Columbia Department of Parks of Recreation, accompanied Faithful+ Gould.

The purpose of this report is to identify visually apparent deficiencies in the buildings and site systems, determine capital and maintenance costs required over the next six-years, calculate the Facility Condition Index (FCI) of the Property and develop an occupancy profile to include production of floor plans. The Property is in good operational condition with a calculated FCI of 0.16 (good). The FCI is reflective of a total Deferred Maintenance expenditure requirement of $278,828 (excluding discretionary energy and sustainability related expenditures) over the six-year study period. Refer to the next page for further discussion of the Property's Facility Condition Index. The most pressing facility condition related issues affecting the Property are summarized in Table EX-1, Chart EX-2, and the cost tables included within Appendices A and B.

Table EX-1 Primary Expenditures

Project	Expenditure Type	Cost	Year
Exterior Closure Repairs	Condition	$68,567	2010
Roofing Replacement	Condition	$6,240	2010
Repair Fire Barriers	Code Compliancy	$280	2010
ADA Upgrades	ADA Compliancy	$8,602	2010

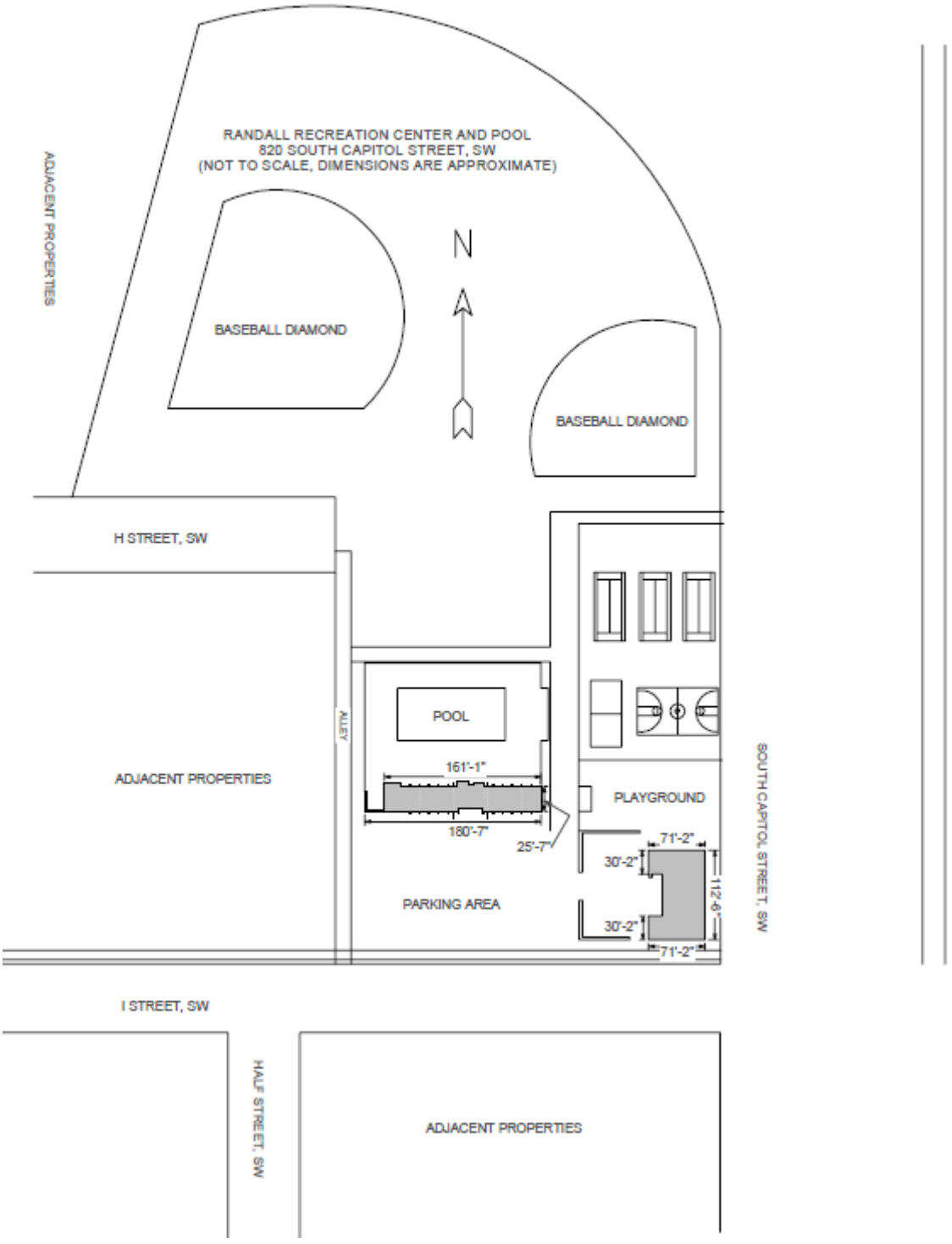
Chart EX-2 Expenditure By System



FACILITY ATTRIBUTE TABLE

RANDALL RECREATION CENTER

PROPERTY DETAILS	
ADDRESS:	820 SOUTH CAPITOL STREET, SW WASHINGTON, D.C. 20001
NEAREST INTERSECTION:	I STREET, SW AND SOUTH CAPITOL STREET, SW
SQUARE / LOT:	0644 / 0810 (RECREATION BUILDING PARCEL) AND 0644 / 0812 (POOL PARCEL)
QUAD-WARD:	SW-6
HISTORIC DISTRICT:	YES ☐ NO ☒
HISTORIC BUILDING:	YES ☐ NO ☒
GROSS SQUARE FOOTAGE OF BUILDING:	11,651 SF TOTAL (based on area calculations derived from dimensions provided on the drawings included in this report) RECREATON BUILDING: 6,855 SF POOL BATHHOUSE: 4,796 SF
GROSS SQUARE FOOTAGE OF LAND:	143,893 SF TOTAL RECREATION BUILDING PARCEL: 6,571 SF POOL PARCEL: 137,322 SF
YEAR OF CONSTRUCTION:	1930'S
NUMBER OF PARKING SPACES:	15
OCCUPANCY STATUS:	OCCUPIED ☒ VACANT ☐ PARTIALLY OCCUPIED ☐
ASSESSED BUILDING VALUE:	$494,860 RECREATION BUILDING: $181,810 POOL BATHHOUSE: $313,050
ASSESSED LAND VALUE:	$26,852,040 RECREATION BUILDING PARCEL: $1,226,220 POOL PARCEL: $25,625,820


RANDALL RECREATION CENTER AND POOL
820 SOUTH CAPITOL STREET, SW
(NOT TO SCALE, DIMENSIONS ARE APPROXIMATE)
ADJACENT PROPERTIES
N
BASEBALL DIAMOND
BASEBALL DIAMOND
H STREET, SW
ALLEY
POOL
161'-1"
180'-7"
25'-7"
PLAYGROUND
71'-2"
30'-2"
112'-6"
30'-2"
71'-2"
ADJACENT PROPERTIES
PARKING AREA
SOUTH CAPITOL STREET, SW
I STREET, SW
HALF STREET, SW
ADJACENT PROPERTIES

FACILITY CONDITION INDEX SUMMARY

As part of this evaluation, Faithful+Gould was requested to calculate the Facility Condition Index ("FCI") of the Property. The FCI is the ratio of accumulated Deferred Maintenance (DM) to the Current Replacement Value (CRV). The DM includes the total Capital Expenditure Forecast amount indicated in Appendix A and the Maintenance Expenditure Forecast amount indicated in Appendix B, less Environmental Analysis costs. The CRV is based on cost data provided by RS Means® at a value of $148 per gross square foot times the gross square footage of building floor area. The FCI of the constructed asset is calculated by dividing DM (maintenance and capital costs) by the CRV as indicated by the following formula:

Deferred Maintenance / Current Replacement Value = Facility Condition Index

The FCI range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by "Asset Type', but as a general guideline the FCI scoring system is as detailed in Table FCI-1.

Table FCI-1 Facility Condition Index (FCI) Values

Numerical Value	Condition
> 0.75	Poor
0.4 – 0.75	Fair
0.0 – 0.40	Good

We have calculated a Current Replacement Value of **$1,724,348** (based on a value of $148 per gross square foot and a floor area of 11,651 gross square feet). The Property is in **good** condition, reflected in a Deferred Maintenance value of over the six-year study period of **$278,828 (excluding sustainability and energy expenditures)** and a FCI ratio for the Property of **0.16**. Based upon the extent of deterioration and a requirement to meet current codes, this FCI rating is generally a good reflection of the building's condition.

Capital Expenditure Forecast	$ 0
Maintenance Expenditure Forecast	$294,603
Subtotal	$294,603
Less Sustainability Costs (LEED/Energy)Analysis Expenditures	
Capital Expenditure Forecast	$ 0)
Maintenance Expenditure Forecast	($15,775)
Subtotal	($15,775)
Deferred Maintenance (DM)	$278,828

$278,828 DM / $1,724,348 CRV = 0.16 FCI

FACILITY CONDITION ASSESSMENT

A. SUBSTRUCTURE

A10 FOUNDATIONS

Description

In the absence of detailed structural drawings we have based our description of the foundation systems upon our visual observation (where possible) of the systems and our experience with similar structural systems. Based upon the age of the recreation building, the sizing, type and anticipated loadings of the superstructure systems and our visual observation of geotechnical conditions, we anticipate that the building is founded on a series of mild-steel reinforced cast-in-place concrete spread and continuous footings.

Condition

The foundation systems appeared to be in good condition throughout the majority of the structure with no evidence of overloading, failure or other visually indicative deterioration noted.

However, we noted localized diagonal 'toothed' or stepped cracking in the brick façade at the rear of the building (reference Photograph 3 in Appendix C). This type of cracking is indicative of differential settlement within the foundations over a period of time. The cracking has resulted in diagonal cracks in the brick façade up to ¼" wide. The extent of the cracking is not significant at this time, although we recommend repairs to seal the open cracking and monitoring of the condition to ensure that further, ongoing movement within the structure is not occurring. We do not anticipate a requirement to complete significant repair or replacement of the foundation systems within the six-year study period. Repairs to the masonry façade are addressed in Section B20, Exterior Closure.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)
No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

A20 BASEMENT CONSTRUCTION

The Property does not presently contain a basement.

B. SHELL

B10 SUPERSTRUCTURE

Description

Concrete Strength

In the absence of detailed structural drawings, we were unable to determine the designed strength of the concrete elements.

Superstructure

The superstructure throughout the main recreation building consists of load-bearing clay brick enclosure walls with intermediate concrete masonry unit (CMU) walls that support the wood-framed hipped roof structure and the concrete-framed low-slope roof at the rear of the building. The ground floor consists of a 5" thick cast-in-place reinforced concrete slab-on-grade.

Internal Walls & Ceilings

Interior wall construction throughout the recreation building consists of a combination of exposed clay brick laid in stretcher bond and 6" thick CMU with a painted finish.

The ceiling systems at the main hall and lobby areas of the recreation building consist of exposed portions of the wood-framed roof structure. The ceiling systems at the support rooms, administrative offices, and restroom areas consist of a combination of exposed portions of the cast-in-place concrete roof deck at the rear elevation, and cementitious plaster applied to the underside of the wood-framed roof structure.

Exterior Walls

The exterior walls of the recreation building are enclosed by a double wythe clay brick exterior wall system with a CMU backup provided at the interior areas. The exterior brick walls are laid in stretcher bond with a single header course provided every sixth course. The exterior wall system includes decorative masonry portions with arched head details at the window and door openings, and accented corner and windowsill details.

Roof Structure

The main portion of the recreation building's roof consists of a wood-framed steep slope structure with hipped portions provided at the north and south ends of the building. The wood-framed roof structure is comprised of a series of assembled-in-place wood trusses placed at 10'-6" on-center (reference Photograph 4 in Appendix C). The hipped portions of the roof are comprised of a series of wood 2" x 6" wood rafters placed at 1'-6" on-center. The roof structure supports a roof deck at the main central portion comprised of composite fiberglass panels that are mechanically attached to the wood trusses. The outer portions of the roof, at the eaves detail, reveal a wood deck consisting of ½" x 2" wood battens attached to the wood rafters.

The roof structure at the rear portion of the recreation building consists of a cast-in-place concrete-framed low-slope roof deck. The cast-in-place concrete roof deck is supported on the load-bearing structural clay brick and CMU walls.

Condition

The respective superstructure systems appeared to be in fair to good condition with no evidence of overloading or failure noted. We do not anticipate a requirement to complete significant repairs to the structural systems within the six-year study period.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

B20 EXTERIOR CLOSURE

Description

Exterior Wall Systems

The main portion of the building is an H-shaped configuration, with perpendicular hipped-roof portions provided at each end of the central portion. The principal exterior wall system throughout the building consists of a full-height clay brick veneer with joints of scored cementitious mortar. Accented brick windowsills and decorative portions of the brickwork facades are provided throughout the building. A roof overhang consisting of decorative portions of the wood roof rafters and roof deck is provided at the perimeter eaves of the building.

Windows and Doors

The building contains 52 windows. Windows consist predominantly of wood-framed single-glazed slider units located at each elevation of the recreation building. Steel-framed pivot-operated windows are provided at the upper portions of the rear elevation wall, at the main hall of the building. The majority of the windows are sealed at the perimeter with variable thickness urethane sealant. Steel-framed security grilles are provided at the wood-framed windows throughout the building. Table B20-1 provides a summary of the window systems.

Table B20-1 Window Systems

TYPE	SIZE	QUANT.	LOCATION	FRAME	GLAZING	OPER.	OTHER
1	2'-2" x 2'-2"	3	West Elevation	Wood	Single	Slider	
2	2'-2" x 4'-4"	23	Each Elevation	Wood	Single	Slider	
3	1'-10" x 3'	3	West, South and East Elevations	Wood	Single	Slider	
4	3'-6" x 15'-6"	1	South Elevation	Wood	Single	Slider	
5	1'-10" x 1'-10"	2	North Elevation	Wood	Single	Slider	
6	4' x 6'	1	North Elevation	Wood	Single	Slider	
7	3' x 4'-8"	4	East Elevation	Wood	Single	Slider	
8	2' x 2'	10	East Elevation	Steel	Single	Pivot	High Level

TYPE	SIZE	QUANT.	LOCATION	FRAME	GLAZING	OPER.	OTHER
							at Main Hall
9	2' x 4'	5	East Elevation	Steel	Single	Pivot	High Level at Main Hall
	Total	52					

The main entrance door is located at the front (west) elevation of the recreation building and consists of a single leaf steel-framed pedestrian access door with divided light wood-framed transom window located above the door. Additional pedestrian access into the main portion of the building is provided via single leaf steel-framed doors located throughout the building. Narrow doors provide access at the side (North) elevation of the building. A series of double leaf doors provide emergency egress at the front elevation of the building. The doorframes are sealed at the perimeter with a variable thickness urethane sealant. Table B20-2 provides a summary of the door systems.

Table B20-2 Door Systems

TYPE	SIZE	QUANTITY	LOCATION	MATERIAL	FRAME	OTHER
1	2'-8" x 6'-6"	4	West, South and East Elevations	Steel	Steel	Single Leaf
2	2'-4" x 6'-6"	12	West Elevation	Steel	Steel	Six Pairs
3	1'-3" x 7'	3	North Elevation	Steel	Steel	

Condition

Exterior Wall Systems

The clay brick enclosure walls and its mortars are generally in fair to poor condition. We noted in the brickwork and mortar, widespread areas of deterioration consisting of poor quality, brittle cementitious mortar throughout the building (reference Photograph 5 in Appendix C). The joints' cementitious mortar is brittle, and contains loose or detached portions. Based on our interior assessment of the structure, it appears that the existing brickwork, including the cementitious mortar, is porous and allowing moisture ingress, contributing to interior dampness at the building. We have recommended budgeting for the near-term repointing of the exterior brickwork. We have also recommended budgeting for the near-term application of a water repellent solution to be applied to the exterior clay brick facades.

The exposed wood rafters and roof deck at the eaves level of the building are generally in good condition. We have recommended budgeting for the near-term repainting of the exterior millwork to include the exposed wood rafters and eaves detail.

Windows and Doors

The condition of the wood-framed slider windows varies. Some of the windows are in fair condition and may be salvageable. However, many of the windows are in poor condition, with numerous instances of water damaged and deteriorated wood noted during our assessment (reference Photograph 6 in Appendix C). We also noted evidence of water ingress at the interior of the building, adjacent to the windows. The existing wood-framed windows are single-glazed and therefore provide minimal energy efficiency, and are reportedly allow air infiltration during the colder months of the year, creating drafty and uncomfortable conditions for occupants. Based on our noted defects and the reported air infiltration throughout the facility, we have recommended budgeting for the near-term replacement of the existing wood-framed windows.

The steel-framed pivot-operated windows at the high portion of the rear elevation were in fair condition and should be serviceable through the six-year study period. We have recommended budgeting for replacing the existing perimeter sealants at the steel-framed windows and painting of the frames as part of the exterior wood trim painting.

The steel-framed pedestrian access doors are generally in fair to good condition. The doors should be repainted as part of our recommended exterior repainting, mentioned above. We have also recommended budgeting for replacing the existing perimeter sealants at the doorframes. Significant repair or replacement of the doors is not anticipated within the six-year study period.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

1. We recommend budgeting for repointing the cementitious mortar in the joints and the application of a water repellent solution on the exterior brick facades throughout the building. Our opinion of the cost for this work is a total of $26,550, including $22,125 ($7.50 per square foot) for repointing and $4,425 ($1.50 per square foot) for application of water repellant, in 2010.

2. We recommend budgeting for repainting the exterior wood millwork, to include the wood-framed eave detail, doors and doorframes, steel-framed windows and grilles, and steel gutters and downspouts. Our opinion of the cost for this work is $3,550 ($2.50 per square foot) in 2010.

3. We recommend budgeting for replacing the existing wood-framed windows, installing aluminum framed thermal slider units and application of perimeter sealant. Our opinion of the cost for this work is $35,467 ($89.07 per square foot, plus an allowance of $10 per square foot for the removal and reinstatement of the existing steel-framed security grilles) in 2010.

4. We recommend budgeting for replacing the existing urethane sealants at the perimeter of the doorframes and the steel-framed windows at the rear elevation. Our opinion of the cost for this work is $3,000 ($200 per doorframe and per window) in 2010.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

5. We recommend budgeting for the application of a water repellent solution at the exterior clay brick facades throughout the building. Our opinion of the cost for this work is $4,425 ($1.50 per square foot) in 2015.

6. We recommend budgeting for repainting the exterior millwork to include the wood-framed eave detail, doors and doorframes, steel-framed windows and grilles, and steel gutters and downspouts. Our opinion of the cost for this work is $3,550 ($2.50 per square foot) in 2015.

B30 ROOFING

Description

The recreation building contains the primary steep-slope roof with hipped portions, and the single-story low-slope roof at the rear elevation of the Property (reference Photographs 7 and 8 in Appendix C).

The steep-slope roof with hipped portions is covered with a standing-seam ferrous metal roofing system. Two octagonal turrets with wood-framed ventilation grilles are provided at the apex, at each of the hipped portions of the roof (reference Photograph 9 in Appendix C). The roof drains to mechanically attached 4" wide cast iron gutters provided at each elevation and into ten 3" diameter steel downspouts mechanically attached to the building façades. The roof's storm water is drained below-grade throughout the building. Exposed eaves at the roof perimeter are provided, consisting of decorative painted 2" x 4" wood rafters, creating an overhang of the roof of approximately 2' at the perimeter of the building.

The single-story low-slope roof at the rear elevation (South Capital Street SW side) of the recreation building appears to consist of an aluminized or similar recovery system coating applied over an older asphalt roofing membrane system. The existing roof surface coating was applied over a multi-ply built-up asphaltic roofing system. The roof area drains to two 4" wide internal downspouts. Table B30-1 provides a summary of the roof construction.

Table B30-1 Summary of Roof Construction

Roof Component	Main Steep-Slope Roof	Low-Slope Roof
Age	Unknown (estimated +30 years)	Unknown (estimated +20 years)
Roof Area (total / approx. square footage)	7,350 SF	520 SF
Application/ Membrane	Prefinished Metal Sections	Asphaltic BUR
Manufacturer / Model	Unknown	Unknown
Surface	Prefinished Metal	Aluminized Coating
Deck Type	½" x 2" Wood Batten, and Composite Fiberglass Panels	Cast-in-place Concrete
Insulation	None (Where Observed)	None
Cover Board	None	None
Drainage	Cast Iron Gutters and 3" Diameter External Downspouts	Two 3" Diameter Internal Downspouts
Overflow Scuppers	N/A	None
Base Flashings	Ferrous Metal	Aluminized Coating on BUR plies
Cap Flashings	Ferrous Metal	Aluminum
Perimeter Enclosure	None	Brick Façade and Partial Brick Parapet
Warranty (Manufacturer)	Unknown	Unknown
Warranty (Contractor)	Unknown	Unknown

Condition

The primary steep-slope roof is in fair to good condition with no significant defects, such as evidence of water ingress, noted during our assessment. We have recommended budgeting for the mid-term application of a protective paint to prevent ferrous metal surface corrosion and subsequent deterioration of the roof system.

The low-slope roof is in poor condition, with evidence of water ingress noted at the interior of the building, at the underside of the concrete floor slab. The asphalt BUR and applied coating systems appear to have reached the end of their effective useful life and we have recommended budgeting for the near-term replacement of the existing low-slope roof system.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

1. We recommend budgeting for replacing the low-slope roof system at the South Capitol Street elevation of the main recreation building. Our opinion of the cost for this work is $6,240 in 2010 ($12 per square foot).

Priority 3 (2011 – 2014)

2. We recommend budgeting for cleaning and repainting the existing steep slope ferrous metal roofing system. Our opinion of the cost for this work is $18,375 in 2012 ($2.50 per square foot).

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

C. INTERIORS

C10 INTERIOR CONSTRUCTION

Primary interior areas of the recreation building consist of the main hall, lobby areas, classrooms, offices, restrooms, kitchen, administration rooms, and storage areas (reference Photographs 10 through 12 in Appendix C). Walls are typically of CMU and clay brick construction, ceilings are exposed roof framing and deck and floors are concrete slab-on-grade.

C20 STAIRS

The building does not presently contain stairs.

C30 INTERIOR FINISHES

Description

Interior finishes are generally consistent throughout the interior space. The wall finishes consist of a combination of painted clay brick and concrete masonry units.

The ceiling at the main hall area consists of exposed wood-framed roof structure, with composite fiberglass panel decking. The ceilings at the lobby areas at each end of the building consist of exposed portions of the wood-framed hipped roofs. Ceilings throughout the remainder of the building, including the office and administration areas, consist of a combination of the exposed concrete roof slab, 2" wide cladding, and painted plaster screed finishes.

Floor finishes at the majority of the building consist of 1' x 1' vinyl tiles and 4" vinyl base. A series of 4' x 8' wood panels are provided at the central portion of the main hall floor area. Floor finishes at the kitchen and restrooms consist of 4" x 4" clay tiles with matching base. The office areas are provided with a tight loop carpeted flooring.

Doors consist of a painted steel frame with flush solid-core metal doors with brushed-steel door hardware including door handles, push-plates and overhead door closers.

Restrooms have floor-mounted steel-framed thermoplastic cubicles consisting of dividing partitions and individual cubicle doors.

Condition

The condition of the interior construction and finishes varies throughout the building. The wall finishes are generally in good condition at the majority of the interiors. However, the interiors at the support rooms along the South Capitol Street elevation of the building are in poor condition. We noted numerous instances of soiled wall surfaces, in addition to evidence of water ingress from the low-slope roof located above (reference Photograph 13 in Appendix C). Refer to the B30, Roofing section for details of recommended remedial repairs. We have recommended budgeting for the near-term cyclical repainting of the support room wall

surfaces. We have also recommended budgeting for the mid-term repainting of the interior wall finishes at the hall and other areas throughout the building.

The ceilings are in good condition and should not require significant repairs or replacement within the six-year study period.

The floor finishes are generally in fair condition with localized areas in poor condition and requiring replacement. Based on our observations of numerous areas consisting of localized defects, we have recommended budgeting for replacing the vinyl floor covering in the main hall, adjoining lobby areas, and main classroom. The clay tile floors in the restrooms and kitchen are in good condition and should be serviceable through the six-year study period. The carpeted surface provided at the office areas is in fair condition. Based on anticipated end of effective useful life, we have recommended budgeting for the mid-term replacement of the existing carpeted areas.

We noted a defective portion of the interior millwork consisting of an absent 2" architrave at the kitchen area, and have recommended budgeting for its near-term reinstatement as part of routine maintenance.

Below an opening in the interior brick wall through which ductwork penetrates, at the north end of the building between the main hall and the lobby area, minor cracking has occurred (reference Photograph 18 in Appendix C). Based on our observations of the condition, it appears that overhead structural loading, or loading and vibration of the ductwork, has caused cracking to occur in the brick wall. Additional support may be required to reduce the loading on the brick wall, and the existing cracking should be repaired. We have recommended budgeting for the installation of additional structural support and for repairs to the damaged brick at the ductwork location.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

1. We recommend budgeting for repainting the interior wall surface finishes at the support rooms located at the South Capitol Street elevation. Our opinion of the cost for this work is $4,200 in 2010 ($1.50 per square foot).

2. We recommend budgeting for replacing the existing vinyl tile floor covering at the main hall and adjoining areas. Our opinion of the cost for this work is $12,876 in 2010 ($7.53 per square foot).

3. We recommend budgeting for the provision of additional support at the metal ductwork located at the north end of the building, between the main hall and rear lobby area, and for replacement of damaged brick and pointing of damaged mortar. Our opinion of the cost for this work is an allowance of $1,000 in 2010. This cost anticipates 6 hours labor at $80 plus an allowance for materials.

Priority 3 (2011 – 2014)

4. We recommend budgeting for replacing the existing carpets at the office areas. Our opinion of the cost for this work is $3,662 in 2012 ($53.86 per square yard).

5. We recommend budgeting for the mid-term repainting of the interior wall and surface finishes at the main hall, offices, classrooms, and restrooms. Our opinion of the cost for this work is $5,850 in 2012 ($1.50 per square foot).

Priority 4 (2015)

6. We recommend budgeting for repainting the interior wall and surface finishes at the support rooms located at the South Capitol Street elevation. Our opinion of the cost for this work is $4,200 in 2015 ($1.50 per square foot).

D. SERVICES

D10 CONVEYING

The building does not presently contain conveyance systems.

D20 PLUMBING

The plumbing systems include the domestic cold and hot water systems, sanitary waste and vent systems, and storm water collection systems.

Domestic Water Systems

Description

Domestic Cold Water

Domestic cold water enters at the east elevation of the recreation building at the designated mechanical and electrical room. The incoming line size is 2" diameter and appears to be ductile iron pipe. The piping is changed to copper at the water meter located in the same area. There is no pressure booster system, the water service supplied directly from the street pressure. Taps are made to the water line downstream of the meter and routed to plumbing fixtures and equipment at the east and west elevations of the building.

Domestic Hot Water

A gas-fired water heater located in the mechanical room generates domestic hot water for the recreation building (reference Photograph 14 in Appendix C). The heating capacity of the water heater is 32,000 British Thermal Units per Hour (BTU/HR), was manufactured by Vanguard and has a storage capacity of 30 gallons. A similar unit provides service to the pool building. Cold water makeup for the system is from the domestic water system. Hot water supply pressure into the building is supplied directly from the street pressure.

Domestic Water Piping

Observed domestic water piping is copper and ductile iron. Domestic hot water piping is generally insulated.

Condition

The domestic water systems are in fair condition and should be serviceable through the six-year study period. Based upon our experience with similar buildings in the District of Columbia, the 2" diameter incoming water line should be adequate to serve for the needs of the building. We have recommended budgeting an allowance for annual maintenance and repair of the domestic water system to include the completion of as-needed pipe and fixture replacements.

The domestic water heater has reached the end of its effective useful life. Based upon the age of the unit, and evidence of surface corrosion, we have recommended budgeting for the near-term replacement of the water heater.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

1. We recommend budgeting an allowance of $1,000 per year from 2010 for as-needed repairs and replacement of domestic piping and fixtures. This cost is comprised of one day's labor (8 hours) per year at $80 per hour, plus an allowance for replacement fixtures.

2. We recommend budgeting for the replacement of the domestic water heater. Our opinion of the cost for this work is $1,250 in 2010.

Priority 3 (2011 – 2014)

3. We recommend budgeting an allowance of $1,000 per year for as-needed repairs and replacement of domestic piping and fixtures. This cost is comprised of one day's labor (8 hours) per year at $80 per hour, plus an allowance for replacement fixtures.

Priority 4 (2015)

4. We recommend budgeting an allowance of $1,000 for as-needed repairs and replacement of domestic piping and fixtures. This cost is comprised of one day's labor (8 hours) per year at $80 per hour, plus an allowance for replacement fixtures.

Sanitary Waste and Vent Systems

Description

Sanitary waste is collected from riser stacks throughout the recreation building and tied to horizontal mains that are routed out of the building via gravity drain lines to site sanitary lines at various points around the perimeter of the building. Sanitary waste and vent piping materials appeared to consist of cast iron throughout the facility.

Condition

No visually apparent leaks or problems with the sanitary waste and vent systems were observed during our assessment.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Storm Water Systems

Description

The recreation building is constructed with the primary steep-slope roof and low-slope portion at the South Capitol Street elevation of the Property. Storm water drainage from the roofs is collected via external 3" downspouts. Downspouts drain through gravity lines to the municipal stormwater system.

Condition

No problems with the storm water collection systems were observed during our assessment.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Natural Gas Systems

Description

Washington Gas supplies natural gas service to the Property. The pressure regulator and gas meter are located in the main mechanical room (reference Photograph 15 in Appendix C). Gas service is routed to the kitchen equipment, domestic water heater, and packaged HVAC units. Gas piping entering the building consisted of 2" diameter steel with threaded fittings.

Condition

No apparent problems were noted related to the natural gas distribution piping system.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

D30 HVAC

The heating, ventilation and air-conditioning systems include three packaged units, two window air conditioning units and wall-mounted thermostats.

Heating Systems

Description

Heating throughout the recreation building is provided by two packaged units located at the ground level at the north side of the building (reference Photograph 16 in Appendix C). An additional packaged unit is located on

the low-slope roof near the east elevation. The packaged units were manufactured by York in 2002 and have heating capacities that range from 120,000 to 300,000 BTU/HR.

Heat is generated by the gas-fired furnace sections of the packaged units and the tempered air is routed through sheet metal ducts to the interior spaces throughout the building. The majority of the ductwork is exposed and mechanically attached to the structural roof system (reference Photograph 17 in Appendix C).

Condition

The heating systems' package units are in good condition, having been recently installed in 2002. However, we noted a problem associated with the sheet metal ductwork. Below an opening in the interior brick wall through which the ductwork penetrates, at the north end of the building between the main hall and the lobby area, minor cracking has occurred (reference Photograph 18 in Appendix C). Based on our observations of the condition, it appears that overhead structural loading, or loading and vibration of the ductwork, has caused cracking to occur in the brick wall. Additional support may be required to reduce the loading on the brick wall, and the existing cracking should be repaired. We have recommended, within the interior construction section of this report, budgeting for the installation of additional structural support and for repairs to the damaged brick at the ductwork location.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Air Distribution Systems with Cooling

Description

The abovementioned three packaged HVAC units manufactured by York also provide direct exchange cooling at the recreation building. The cooling capacity of the packaged units ranges from 7½ to 15 tons. Two window air conditioning units provide additional cooling at the support rooms (reference Photograph 19 in Appendix C). The window air conditioning units were manufactured by White-Westinghouse and Airtemp, respectively and each has a cooling capacity of approximately 1½ tons.

Condition

The main cooling system used at the building is in good condition and should not require replacement within the six-year study period. However, the two window air conditioning units have almost reached the end of their effective useful life and we have therefore recommended budgeting for the near-term replacement of the two units.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

1. We recommend budgeting for replacing the two window air conditioning units. Our opinion of the cost for this work is $1,000 in 2011 ($500 per unit).

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Ventilation and Exhaust Systems

Description

Ventilation of the recreation building is predominantly supplied through the operable slider windows installed throughout the Property and by the packaged HVAC units. The main building exhaust system consists of two 4' diameter vents that penetrate the steep-slope roof deck at each end of the building. The vents provide additional natural ventilation at the roof spaces and are an integral part of the original roof construction.

Condition

The windows, packaged HVAC units and end wall vents appear to be adequately sized to provide an adequate level of natural ventilation throughout the facility.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Temperature Control Systems

Description

Controls for the HVAC system equipment consist of individual local loops for each system. The systems rely on wall-mounted electrical thermostats. There is no central monitoring or control system.

Condition

The thermostats appeared to be adequately working and staff on-duty during our assessment were not aware of any defects with the temperature controls.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

D40 FIRE PROTECTION

Fire and life safety elements observed at the building consist of limited structural fire protection, handheld fire extinguishers, a fire detection and alarm system, and fire-rated means of egress.

Structural Fire Protection

Description

The structure consists of a reinforced cast-in-place concrete ground floor slab, wood-framed roof structure, and clay brick and concrete masonry load-bearing walls. Common area corridors are constructed with limited fire rating. Doors at the offices and accommodation areas appear to consist of ¾-hour solid-core fire resistance rated doors. The building construction resembles a Type IB construction per IBC Table 601.

Condition

We noted the condition and adequacy of the structural fire protection systems throughout the building. The structural fire protection measures at the building are generally limited, although installed in accordance with industry-accepted practice and the codes enforced at the time of construction.

We noted localized areas of unsealed penetrations, including at the dividing wall between the main hall and lobby area at the north end of the building (reference Photograph 20 in Appendix C). We have recommended budgeting for the completion of as-needed repairs to the unsealed penetrations, as part of routine maintenance.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Means of Egress

Description

The recreation building has exiting through doors at the front, rear, and side elevations. The exterior pedestrian access doors exit directly to the hardscaped areas at the front and rear areas of the building. The single leaf exit doors have a clear opening width of 32". The exit doors at the front (courtyard) elevation of the building consist of double leaf doors with a central mullion. The double leaf doors each have a width of 28".

Condition

The paths of egress appear to be satisfactory and compliant with fire and life safety codes enforced at the time of construction. The double leaf doors are restricted to 28" wide due to the central mullion in the opening (reference Photograph 21 in Appendix C). We recommend replacing the existing center mullion configuration with a current code compliant pair of doors, to provide a minimum clear opening width of 32", as part of any proposed major renovation at the Property.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Panelboards

Wall-mounted panelboards are located at the electrical room in the rear portion of the building (reference Photograph 22 in Appendix C). Panels utilize circuit breakers for overcurrent and short circuit protection of circuits.

Safety Switches

Fusible and non-fused type safety switches are also installed near equipment such as pumps and fans and serve as the required local disconnecting means for the equipment.

Motor Control

The motor control for pumps and fans consists of individual motor starters located near the associated equipment. The typical control unit consists of a magnetic contactor, overload relays, and associated control wiring.

Equipment Manufacturers

Cutler Hammer, Square D, and ITE manufactured the electrical equipment at the building.

Condition

The panelboards in the building are generally in poor condition and at the end of their effective useful life. Electrical distribution equipment of the type installed in this building is generally considered to have a service life of 30-years. Switches, panelboards, motor starters, and wiring are often serviceable for 20 years or more beyond this time, if properly maintained, and not subjected to repeated overload or short circuit conditions. Due to its age and based on the observed conditions of deterioration, we have recommended budgeting for replacing the existing electrical distribution system. We have also recommended budgeting for the mid-term preventative maintenance of the electrical system in 2013.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Fire Suppression Systems

The recreation building does not presently contain a fire suppression system. We recommend installing a fire suppression system as part of any proposed major renovation at the Property. Handheld-type fire extinguishers are provided in the facility.

Fire Detection and Alarm Systems

The Property has a fully addressable fire alarm system that provides coverage throughout the recreation building. The fire alarm control panel (FACP) was manufactured by Notifier and is located in the mechanical and electrical room at the rear of the building, at one of the support rooms. The fire alarm system consists of manual pull stations, and smoke and heat detectors located throughout the building. Visible (strobes) and audible (horn) devices are located throughout the building, and provide local alarm only.

Condition

The fire alarm control system appeared to be operational and should be adequate through the six-year study period. The battery backup for the FACP was replaced in 2007. The equipment was not tested during our assessment and information regarding any recent testing was not readily available. We recommend replacing the fire alarm system as part of any future major renovation at the Property.

D50 ELECTRICAL

The electrical system includes the distribution system, panelboards, switchgear, lighting fixtures, and power receptacles.

Electrical Service and Distribution Equipment

Description

Electrical Service Equipment

The building receives electrical service from Potomac Electric Power Company (PEPCO). Service characteristics are 120/208-volt, 3-phase, 4-wire. Underground ducts are routed from the utility company's network distribution system under the sidewalk near the street to a self-contained electric meter located at the building. Service conductors are routed through the wall to service panelboards equipped with a main circuit breaker. The incoming service is rated at 1200 amps. Several additional branch electrical panels and disconnects are located at the building. All of these are 120 volt or 120/208 volt equipment. The switchgear is rated at 240 volts.

Power Distribution

Voltages

Large motors in the building (e.g. those serving the HVAC equipment, pumps, and fans) are supplied at 208-volt, 3-phase. Light fixtures, general purpose receptacles, and small appliance and equipment loads are served at 120-volt.

Wire and Conduit

Electrical distribution is typically accomplished using wiring in conduit. Observed wiring consists of copper with thermoplastic insulation. Conduit types varied in the building based on area and usage. Rigid metal conduit is used in areas subject to constant moisture or physical damage. Electrical metallic tubing (EMT) is used in interior spaces. Flexible metal conduit, Type MC (metal clad) cable, and Type AC (armored) cable and are used for branch circuit wiring and connections to vibrating machinery.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

1. We recommend budgeting for replacing the existing switchboard panels and overhaul the existing electrical system. Our opinion of the cost for this work is $72,675 ($12.75 per square foot) in 2010.

Priority 3 (2011 – 2014)

2. The electrical equipment should receive preventative maintenance consisting of cleaning the interiors of all enclosures, and infrared scans of connections, fuses, and breakers in switches, panelboards, and motor starters beginning this year (2013) and repeating no more than every three years thereafter. Any items identified as abnormal during the infrared scans should be corrected at the time. The estimated cost for preventative maintenance is $3,000 per occurrence, commencing in 2013.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Lighting Systems

Description

Fluorescent lighting is used in most areas of the recreation building, including the main hall, office areas, restrooms, and lobby areas. Lighting consists of a combination of ceiling-mounted and suspended dual lamp 4' fluorescent tubes. Incandescent lighting is used in some utility-type areas throughout the building. Emergency egress lighting is powered from battery backup wall units. Lighting control is via local wall-mounted switching in the respective rooms. Exterior lighting consisted of six HID wall packs.

Condition

The lighting systems are in good condition. However, we noted one defective lamp at the management office, three at the main assembly area, one at the male restroom and one at the exterior. Recommend budgeting for the repair or replacement of the damaged lights.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

3. We recommend budgeting for the repair of the defective light fixtures. Our opinion of the cost for this work is $150 ($25 per light) in 2010.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Communications and Data Systems

Description

Telephone service enters the building in the electrical room at the South Capitol Street elevation of the building. The incoming cables and equipment are owned and maintained by the utility company service provider. Cabling and equipment within the building is maintained by the building. The computer and data server for the facility is located in the one of the support rooms at the South Capitol Street elevation of the building.

Condition

The data and telephone infrastructure appeared to be in good condition should not require significant repair or replacement within the six-year study period.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

D60 SAFETY, SECURITY & ACCESS CONTROL

Description

Access control at the Property consists of rudimentary barrel lock systems located at the pedestrian entrances throughout the building.

Condition

The access control system is limited, but is in good condition and was in working order during our assessment. We do not anticipate a requirement to replace the access control system within the six-year study period.

Safety / Security Review

In addition to observation of the safety, security and access control systems, we completed a cursory level safety and security review. The purpose of the review was to determine and document hazards and required improvement in all areas of the building and surrounding site.

The Property is enclosed with a combination of clay brick boundary walls and steel-framed fencing at the perimeter. The clay brick boundary wall and steel-framed fencing is typically 6' in height and is provided at the courtyard (west) and play area (north) elevations of the Property. The east and south elevations of the recreation building adjoin the adjacent public sidewalks.

The first floor windows throughout the recreation building are provided with steel-framed security bars providing additional security protection. Doors and doorframes consist of non-glazed steel construction.

The safety and security and the recreation building is generally adequate to prevent intruders from entering the building. However, the site was easily accessible during our assessment, with gates left open and numerous points of access provided. Because the recreation building is used as a facility for young children, we have recommend upgrading security at the Property at the time of major renovation, including the installation of interior and exterior CCTV system, to monitor activities, especially in the courtyard area at the front of the building. The existing steel-framed gates at the courtyard area are provided with integrated locks and we recommend ensuring that these locks are used to secure the Property.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

E. EQUIPMENT & FURNISHINGS

E10 EQUIPMENT

Description

Existing equipment installed at the Property is generally limited and includes the residential type kitchen equipment consisting of a refrigerator, range, and microwave oven. A television and office equipment, including computers and monitors, are also provided at the recreation building.

Condition

The equipment appeared to be in operable condition and suitable for its intended purpose. We do not anticipate a requirement to replace the existing equipment within the six-year study period.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

E20 FURNISHINGS

Description

Furnishings provided at the Property were minimal and include kitchen storage units, office furniture, children's play equipment, and tables and chairs.

Condition

The furnishings listed above appeared to be functional and adequate for their intended use at the facility.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

F. SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

None.

G. SITE FEATURES

G10 SITE SYSTEMS

The site is bound by South Capitol Street SW on the east and I Street SW on the south. Commercial property is located to the west and undeveloped park land with recreational facilities are locate to the north.

Site systems include an access road entering the center of the site from I Street SW, a parking area and paved and landscaped pedestrian plaza west of the recreation building, perimeter and internal sidewalks, tennis courts and basketball court, and children's play areas. A baseball field is at the northeast corner of the site and an outdoor swimming pool and adjacent pool bathhouse are at the northwest corner of the site. Boundary walls with integrated steel-framed fencing, landscaping, site lighting and stormwater drainage management features are also located throughout the Property.

Description

The access road located at the center of the site is an asphalt-paved vehicular driveway that provides vehicular access from I Street SW to the north end of the site and the adjoining park land. The access road also provides access to the Property's parking area on its east side that is paved with a combination of asphalt and concrete surfaces (reference Photograph 23 in Appendix C). On the west side of the access road is an asphalt paved pedestrian plaza with landscaped planters and mature shade trees.

Cast-in-place concrete sidewalks provide access to the exterior recreational facilities including the tennis courts, basketball court, and swimming pool located at the rear of the site. Table G10 summarizes the approximate area of the asphalt and concrete site features.

Table G10 Concrete Site Features

Area of Asphalt Pavement (s.y.) [1]	Area of Concrete Pavement (s.y.) [1]	No. Parking Stalls (inc. ADA) [2]	Area of Concrete Sidewalks (s.f.) [3]
740	260	15	12,150

1. s.y. indicates square yards
2. ADA indicates that parking stalls are marked and signed in general accordance with the intent of the 1991 Americans with Disability Acts Accessibility Guidelines (ADAAG) – NO DESIGNATED SPACES ARE MARKED FOR USE BY THE DISABLED.
3. s.f. indicates square feet

Clay brick boundary walls, 6' high with integrated steel-framed fencing, enclosure the Property at the west elevation (courtyard). The boundary wall has integrated vehicular gates at the side access road to the Property, adjacent to I Street SW. An integrated pedestrian access gate is also provided at the I Street SW elevation. The boundary wall is double wythe clay brick construction. The steel-framed fence and integrated gate assemblies are vertically aligned steel sections spaced at 4" on-center.

The exterior tennis courts are located at the north end of the site. The courts consist of pre-finished asphalt surface material with surface markings and steel-framed net assemblies. Lighting is provided at the tennis

courts by pole-mounted high-intensity discharge (HID) fixtures within the court enclosure. The courts are enclosed by 8' high steel-framed chain-link fencing, supported on cast-in-place concrete plinths.

The exterior basketball court is located adjacent to the tennis courts at the north end of the site. The court is a pre-finished asphalt surface material with surface markings and surface water drainage outlet. Two steel-framed backboard and hoop assemblies are provided. Lighting is provided at the court by pole-mounted high-intensity discharge (HID) fixtures within the court enclosure. The court is enclosed with 8' high steel-framed chain-link fencing supported on cast-in-place concrete plinths.

Other site features include a children's play area adjacent to the main building, at its north side. The children's play area includes steel-framed climbing equipment, slides, and swings located on a rubberized surface within the adjacent graveled surface. Steel and wood-framed bench seating is provided adjacent to the play area, and at the courtyard of the Property.

Swimming Pool

An outdoor in-ground rectangular-shaped swimming pool is located at the rear of the site (reference Photograph 24 in Appendix C). The pool structure consists of marcite white coat applied over a white Portland cement applied over a mild-steel reinforced concrete structure. The pool is 44' by 105' in size, with a surface area of 4,620 square feet and perimeter length of 298 feet.

The pool is surrounded by 23,430 square feet of deck. The deck is a 4" thick concrete slab-on-grade sloped at ¼" per foot with a broom finish and founded over 6" compressed granular fill. The pool deck is enclosed by an 8' tall, steel-framed chain-link fence assembly, with 2" diameter vertical tubular steel posts spaced at approximately 8' on-center and supported at the bottom by a 5" x 7" pre-cast concrete plinth. Support is provided at the top of the fence by 2" diameter horizontal steel tubing that is connected to the vertical tubing.

The pool pump and filtration equipment is of a modern design incorporating PVC components. The equipment is installed at the poolside mechanical equipment room within the adjacent poolhouse. The equipment includes three sand filters and pumps / motors. The sand filters were manufactured by Environmental Products Division and have capacities of approximately 13.5 square feet of filter area each. The pump motors consists of approximately 2-horsepower (HP) capacity motors and were also manufactured by Environmental Products Division. Abandoned pool equipment includes a HydroRate filter with a filter area of 3.13 square feet.

An adjacent poolhouse building has brick and CMU load-bearing walls and wood-framed low slope and high-slope roofs sections (reference Photograph 25 in Appendix C). The poolhouse walls are double wythe clay brick construction, with the high slope roofs having standing-seam metal roof covering on steel beams and steel joist framing at 5' to 7' on center, with wood plank decking. The low slope roofs having asphaltic built-up roofing on 2" x 10" wood framing at 48" on center and wood plank decking. Central, barrel vaulted skylights are provided over the men's and women's changing/shower rooms, in the high-slope roof areas. Roof drainage is directly over the edge of the roof eaves at the high-slope roofs and to interior drains and leaders at the low-slope roof areas.

The poolhouse contains a central corridor and check-in area, office, men's and women's changing / shower rooms and restrooms, first aid room, and mechanical/electrical equipment room. The flooring is ceramic tile and texture-coated concrete slab, walls are painted CMU and ceramic tile and ceilings are exposed roof framing and deck. The men's changing / shower room contains dressing compartments, 12 shower stalls, 3 water closets, 23 urinals and 3 lavatories. The women's changing / shower room also contains dressing compartments, 12 shower stalls, 5 water closets and 3 lavatories. Accessible restroom fixtures are provided in each changing / shower room. Two separate staff restrooms each have 1 water closet and 1 lavatory.

The poolhouse does not have heating and cooling mechanical systems. The shower rooms and restrooms are provided domestic hot water by a gas-fired water heater, manufactured by RBI and rated at 300,000 BTU input and 291 gallons per hour. A 119-gallon insulated hot water storage tank and two circulating pumps supply heated water to the facility. Electrical service is provided to a 225-amp, 120/208-volt panelboard located in the mechanical room.

Condition

The vehicular access road and parking area are in poor condition, with widespread deterioration that includes potholes, cracking, and surface degradation throughout (reference Photograph 26 in Appendix C). We have recommended budgeting for the near-term milling and overlaying of the asphalt-paved areas to include the access road and the parking area.

The cast-in-place concrete sidewalks are generally in good condition with only minor surface cracks noted during our assessment. We do not anticipate a requirement to replace the existing concrete sidewalks within the six-year study period.

The clay brick boundary wall and integrated fencing and gates are generally in good condition. We noted localized damage at the brick boundary wall at the I Street SW elevation of the Property (reference Photograph 27 in Appendix C). The brickwork has cracked due to adjacent tree roots. We have recommended budgeting for localized brickwork repairs at the defective portion of the wall.

The tennis and basketball court surfaces are generally in fair condition. We noted minor instances of cracked, delaminated portions of the pre-finished asphalt-paved surface. Although the courts should be serviceable through the six-year study period, we have recommended budgeting for near-term repairs at the asphalt-paved tennis and basketball court surfaces, at 20 percent of the surface area.

We noted damage to one of the exterior wall-mounted light fixtures and we recommend its replacement as part of routine maintenance. The pole-mounted lighting fixtures are generally in good structural condition. However, we have recommended budgeting for near-term repainting to improve the aesthetic appearance of the site features at the Property.

The steel-framed fencing enclosing the tennis and basketball courts, the trash enclosure and the swimming pool are generally in good condition. The enclosure at the trash enclosure should be repaired near-term.

The swimming pool, its deck and equipment are in fair to good condition, with not major expenditures anticipated during the study period. The poolhouse appeared to be in fair to good condition, with repairs and

re-grouting recommended to the ceramic tile floors and recoating of the concrete floors recommended during the study period.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

1. We recommend budgeting for milling and overlaying the existing asphalt-paved access road and parking area. Our opinion of the cost for this work is $8,880 in 2010 ($12 per square yard).

2. We recommend budgeting for localized repairs at the brick boundary wall located at the I Street SW elevation in 2010. Our opinion of the cost for this work is an allowance of $1,000, including $700 ($20 per square foot) for repointing and replacement of damaged brick and $300 for replacement of construction joint sealants. This opinion of cost includes for repair of the chain-link fence at the trash enclosure.

3. We recommend budgeting for the completion of localized as-needed repairs to 20% of the asphalt-paved basketball court surfaces. Our opinion of the cost for this work is $8,521 in 2010 ($1.51 per square foot).

Priority 3 (2011 – 2014)

4. We recommend budgeting for repainting the pole-mounted light fixtures at the tennis and basketball courts, swimming pool, and throughout the site. Our opinion of the cost for this work is $1,650 in 2011 ($1.50 per linear foot).

5. We recommend budgeting for sealing the asphalt-paved access road and parking area. Our opinion of the cost for this work is $1,000 in 2013 ($1.35 per square yard).

6. We recommend repairs to the ceramic tile floors, including replacement of cracked or missing tiles, and re-routing of the tile. Our opinion of the cost for this work is $19,910 ($9.50 per square foot).

7. We recommend recoating of the concrete floor slabs. Our opinion of the cost for this work is $3,094 ($4.95 per square foot).

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

H. ACCESSIBILITY ISSUES

H10 Accessibility

Introduction

As a publicly accessible facility, access to and within the building for disabled building users will be governed (where applicable) by the 1991 Americans with Disability Act (ADA) Accessibility Guidelines. As the building in its present condition likely received a Certificate of Occupancy prior to the above mentioned act coming into effect, any continued occupancy of the current building would not be subject to the guidelines of the ADA.

Title I deals with employment discrimination, and requires that employers not discriminate against a disabled person in hiring or employment. This can impact the configuration and features of buildings and those employers are expected to make "reasonable accommodation", including making facilities readily accessible to disabled employees.

Title III requires that public accommodation provide goods and services to disabled patrons on an equal basis with the non-disabled patrons. This title is the part of the Act with perhaps the greatest impact on buildings, which provide public accommodations.

The ADA has provided a benchmark for measuring accessibility, primarily orientated towards new construction. It also provides guidance for modification of existing facilities to eliminate barriers to access. This benchmark is the ADA Accessibility Guidelines (ADAAG). The ADAAG was written by the Architectural and Transportation Barriers Compliance Board, and first issued in final form in July 1991. The stated purpose of the guidelines is to ensure that newly constructed facilities and altered portions of existing facilities covered by the ADA are readily accessible to disabled persons.

This report has been based upon the ADAAG issued in July 1991. Discussion has been made by the Architectural and Transportation Barriers Compliance Board for modification to the presently enforceable ADAAG. The details and enforcement date of these modifications have yet to be released. In light of this information, we recommend that prior to conducting any improvement, advice is sought from legal counsel and current guidelines be adhered to.

Regulatory implementation of the ADA includes the following priorities for barrier removal in existing facilities:

- Accessible Entrances. Providing access from public sidewalks, parking or public transportation that enables disabled individuals to enter the facility.
- Access to Goods and Services. Providing access to areas where goods and services are made available to the public.
- Usability of Restrooms. Providing access to restroom facilities.
- Removal of Remaining Barriers. Providing access to the goods, services, facilities, privileges, advantages, or accommodations.

Applicability

The ADA in its purist form relates only to facilities occupied or significantly altered after March 13, 1991. For facilities with Certificates of Occupancy issued prior to March 13, 1991 and not significantly altered after this date, the ADA is seen as a "good practice guide" with a requirement to complete accessibility upgrades typically made by civil suit and employee / user request.

The building received its initial Certificate of Occupancy prior to the March 13, 1991 implementation of the ADA and has not been subject to major renovation since this date. As a result, under the current recreational use, the building enjoys a grandfathered code status and is not required to complete accessibility upgrades. However, we have recommended that allowances be budgeted for correction of ADA violations to make the public facility accessible to the disabled.

Accessibility Considerations

Accessible Entrances

The first consideration of the ADAAG relates to measures that will enable individuals with disabilities to physically approach and enter a place of public accommodation. The priority of "getting through the door" recognizes that providing actual physical access to a facility from public sidewalks, public transportation, or parking, is generally preferable to any alternative arrangement in terms of both business efficiency and the dignity of individuals with disabilities. In general terms this can mean exterior access to the building.

Persons traveling to the building by public transportation, specifically, arriving by bus will arrive at stops located on South Capitol Street SW and reach the Property via public sidewalks and the on site sidewalks.

The primary entrance at the building is located at the courtyard side. This entrance door has a maximum clear opening size of 32", but does not comply with the ADAAG requirements. However, disabled persons wishing to access the site and building are able to gain access at the side elevation (I Street SW). The existing access route across the site is generally level and unrestricted (reference Photograph 28 in Appendix C). Signage should be provided at the courtyard entrance, indicating the location of the disabled accessible entrance at the I Street SW elevation.

Route of Travel

Entry into the building and to the majority of first floor areas including the restrooms and main portion of the building is generally level and unrestricted. However, we recommend the installation of directional signage and ensuring replacement of defective lighting. We anticipate the installation of directional signage will be completed as an operational expense

Accessible Parking

1. An at-grade concrete-surfaced parking area with 15 parking spaces is provided at the west side of the Property. There is currently no designated accessible parking space(s) located at the Property. We recommend the provision of a designated ADA compliant parking space adjacent to the side entrance of

the building, at the entrance illustrated in Photograph 28, and as mentioned above. We recommend budgeting for the provision of an ADA compliant parking space in the existing parking area, to include pavement markings and a posted sign. The cost for this work is minimal and has been included in the pavement repair costs in Section G10, site systems.

Accessible Drop-Off and Pick-Up Areas

Accessible drop-off and pick-up areas are not provided at the Property. If passenger drop-off areas are provided, they must be accessible and an accessible route must connect each accessible drop-off area with the accessible entrance(s). Curb ramps must be provided if the drop-off area is next to a curb and raised sidewalk.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Access to Goods & Services

The second consideration relates to measures that will enable individuals with disabilities to access areas within the Property that provides goods and services.

Accessible Routes and Amenities

Horizontal and Vertical Circulation

Once within the building, a disabled individual is provided with level and generally unrestricted access to the first floor areas, including restrooms. Accessibility restrictions include a lack of directional signage, which we have recommended installing as an operational expense.

Door Widths and Signage

Section 4.1 (Minimum Requirements) of the ADAAG states that when each entrance is not accessible, then the inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance.

The ADAAG requires that signs that identify permanent rooms and spaces, such as those identifying restrooms and exits or providing classroom numbers, must have Braille and raised letters or numbers, so that they may be read visually or tactilely. The signs must also meet specific requirements for mounting location, color contrast, and non-glare surface. We anticipate the installation of ADA compliant directional signage will be completed as an operational expense.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Usability of Restrooms

The third priority emphasizes those measures that will provide individuals with disabilities with access to restroom facilities. The existing restrooms at the building do not comply with the requirements of the ADAAG (reference Photograph 29 in Appendix C). The existing restroom located at the I Street SW elevation of the building is of an adequate size for use an ADA restroom. However, it would require the installation of a reduced height sink, grab bars and accessible accessories. We have recommended budgeting for the overhauling of the existing single restroom to ensure compliancy with the ADAAG.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

1. We recommend budgeting for the provision of an ADA compliant fixtures and accessories at the existing single restroom. Our opinion of the cost for this work is $7,000 and is comprised of the following:
    - Installation of ADA compliant toilet with wall-mounted grab bars $2,000
    - Installation of ADA compliant lavatory, including reduced height wall-mounted mirror, $2,000
    - Installation of ADA compliant hand drying accessories $2,000
    - Plumbing work associated with new fixtures $1,000

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Removal of Remaining Barriers

The Property does not presently contain an ADA compliant drinking fountain and we have recommended budgeting for its installation.

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

1. We recommend budgeting for the provision of an ADA compliant drinking fountain. Our opinion of the cost for this work is $1,252.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

I. HAZARDOUS MATERIALS

I10 Hazardous Materials

Faithful+Gould was not requested to perform an environmental assessment of the Property and has not performed sampling or testing of materials as part of our assessment. However, as part of our assessment we noted materials that may be hazardous. Previous condition assessment reports were not available for review.

It is recommended that a Hazardous Materials Study (Phase I Environmental Site Assessment) be conducted at the subject property. Based upon our visual observation of the building, the building contains suspect hazardous materials as detailed below:

- 9" x 9" or 12" x 12" floor tiles and associated mastics throughout the building that may be asbestos containing
- Pipe insulation that may be asbestos containing (reference Photograph 30 in Appendix C)
- Damp areas containing mold spores
- Piping and pipe solder that may be lead-based
- Painted areas throughout the interior and exterior of the building that may be lead-based

The hazardous materials observed during our evaluation varied in apparent condition from fair (intact, non-friable and contained/encapsulated) to poor (friable and damaged boiler and pipe insulation). However, our evaluation consisted of a limited-scope visual assessment without the completion of sampling or destructive analysis. The true condition of the hazardous materials and the extent of the hazard they present will only be known after the completion of a more-in depth analysis.

Projected Capital Expenditures

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

1. We recommend conducting and environmental assessment of the Property to determine the presence of hazardous materials. Our opinion of the cost for this work is $9,000 in 2009.

Priority 2 (2010)

No required maintenance expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

J. ENVIRONMENTAL ANALYSIS

J. ENVIRONMENTAL ANALYSIS

J10 LEED Analysis

LEED INTRODUCTION

The Property was evaluated using the Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED-EB) rating system to determine the required upgrades necessary to achieve LEED certified status.

LEED-EB is intended to maximize a building's operational efficiency while minimizing environmental impacts. As a consensus-based system for certifying green building performance, operations, and maintenance, LEED-EB provides a means for property managers, portfolio owners, and service providers to lower operational costs, while increasing occupant productivity in an environmentally responsible manner.

The LEED-EB Rating System is a set of voluntary performance standards for the upgrades and operation of buildings not undergoing major renovations. It provides sustainable guidelines for building operations, periodic upgrades of building systems, minor space use changes and building processes.

LEED-EB addresses exterior building and site maintenance programs, efficient and optimized use of water and energy, purchasing of environmentally preferred products, waste stream management, and ongoing indoor environmental quality (EQ). In addition, LEED-EB provides sustainable guidelines for whole-building cleaning and maintenance, recycling programs and systems upgrades to improve building energy, water, IEQ, and materials use.

To achieve LEED-EB certification, buildings must meet all prerequisites in the Rating System and a minimum of 34 points. The flexibility of the Rating System allows building owners, managers, and practitioners to determine which credits to pursue based on performance goals. LEED-EB Operations and Maintenance ratings are awarded according to the following point thresholds:

- Certified 34–42 points
- Silver 43–50 points
- Gold 51–67 points
- Platinum 65–92 points

To determine any improved operational procedures or facility upgrades required for the Property to achieve LEED certification, we first established the current, or existing, numerical rating of the Property. We then compared this numerical value to the range of minimum points required to achieve LEED certification. To determine the current point value of the Property, we used the LEED for Existing Buildings: Operations and Management project checklist. This checklist allows an existing building to score a maximum of 92 points under the following six categories:

• Sustainable Sites (SS) -12 Possible Points
• Water Efficiency (WE) - 10 Possible Points
• Energy & Atmosphere (EA) - 30 Possible Points
• Materials & Resources (MR) - 14 Possible Points
• Indoor Environmental Quality (EQ) - 19 Possible Points
• Innovation in Operation, Upgrades and Maintenance (IO) - 7 Possible Points

The available credits, credits achieved and credits not achieved are shown in the attached LEED for Existing Buildings: Operations and Management Project Checklist. The following section, LEED Evaluation, is based on this data.

LEED EVALUATION

MINIMUM PROGRAM REQUIREMENTS

- The building must be fully occupied for at least 12 months preceding certification application; at least 75% of the floor area must be physically occupied at normal capacity and the corresponding building systems shall operate normally for a year.
- The project scope must include 100% of the total floor area of each building in the certification application, with the following exception: If operations are under separate management control for a portion of the building, up to 10% of its floor area may be excluded for that reason. Other exemptions are prohibited.
- The building must be in compliance with federal, state, and local environmental laws and regulations, including but not limited to those addressing asbestos, PCBs, water discharge, and water management.

At present, it is not known if the building has been continuously occupied for at least 12 months. This will need to be established prior to pursuing LEED EB certification. The percentage of physically occupied space within the building appears to be at 100% and therefore appears to meet the Minimum Program Requirements for LEED EB certification. The following sections will identify the areas in which the buildings can gain credits to become certified.

PREREQUISITE CREDITS

To be eligible to achieve LEED Certified status, the building is required to meet all the prerequisite criteria. The following prerequisites are still to be achieved (refer to the LEED for Existing Buildings: Operations and Management Project Checklist):

Water Efficiency (WE) Prerequisite 1: Minimum Indoor Plumbing Fixture and Fitting Efficiency.

To achieve this prerequisite, potable water usage must be reduced to the level of or below the designated baseline for the building. The baseline is designated as 160% of the water usage that would occur if all the plumbing fixtures met the International Plumbing Code (IPC) 2006 fixture and fitting performance requirements. This baseline applies as the last major plumbing renovation was prior to 1993.

Energy & Atmosphere (EA) Prerequisite 1 – Minimum Efficiency Best Management Practices: Planning, Documentation and Opportunity Assessment.

This prerequisite can be achieved by documenting the operations of the building, and preparing systems narratives that describe the electrical and mechanical systems and the preventative maintenance required for them.

EA Prerequisite 2 – Minimum Energy Efficiency Performance

To achieve this prerequisite, the building is required to score a minimum EPA rating of 69 using the Energy Star Portfolio Manager tool.

EA Prerequisite 3 – Refrigerant Management: Ozone Protection

To achieve this prerequisite, evidence must be submitted indicating that the HVAC&R base building systems do not contain CFC-based refrigerants. If the current systems do contain CFC-based refrigerants, a phase out plan must be created and implemented or a third party audit is required to calculate whether the systems' replacement is economically feasible.

Materials & Resources (MR) Prerequisite 1 – Sustainable Purchasing Policy

This prerequisite requires a sustainable purchasing policy is implemented for the building and site. This policy should include the on-going consumables as illustrated in MR Credit 1, and at least one further Sustainable purchasing credit, such as MR Credit 2: Sustainable Purchasing – Durable Goods.

MR Prerequisite 2 – Solid Waste Management Policy

This prerequisite can be achieved by providing a policy that identifies the requirements to achieve MR Credits 7, 8 and 9 which cover Ongoing Consumables, Durable Goods, and Facility Alterations and Additions respectively. The prerequisite requires only policies, not actual sustainable performance, with the exception of the recycling of all mercury containing lamps.

Indoor Environmental Quality (EQ) Prerequisite 1 – Outdoor Air Introduction and Exhaust Systems

To achieve this prerequisite, evidence is required that the supply of outdoor air ventilation meets the rate required by ASHRAE 62.1-2007 Ventilation Rate Procedure under all normal operating conditions. Additionally; all air handlers are required to be measured for this prerequisite. A HVAC maintenance program is required to ensure the proper operations and maintenance of HVAC components, and testing and maintenance of all the building exhaust systems, including bathroom, shower, kitchen and parking exhaust systems is also required.

EQ Prerequisite 2 – Environmental Tobacco Smoke (ETS) Control

To ensure this prerequisite is achieved, the designated smoking areas need to be located 25 feet from building entries, outdoor air intakes, and operable windows.

EQ Prerequisite 3 – Green Cleaning Policy

The policy required for this prerequisite covers the following points: the purchase of sustainable cleaning products and equipment, the implementation of Standard Operating Procedures (SOPs) for the cleaning of the building, hand hygiene strategies, chemical storage and handling standards, and staffing and training requirements for the maintenance personnel of the building.

The prerequisites indicated above are all feasibly achievable with building improvements and the adoption of sustainable building operations and maintenance policies. These prerequisites must be achieved before points for specific credits can be awarded.

CURRENT LEED CREDITS

At the time of assessment, the building was not deemed eligible for any LEED Credits based on the conditions observed and discussions with the building managers.

CREDITS AVAILABLE THROUGH RECOMMENDED IMPROVEMENTS

The recommendations included in the LEED for Existing Buildings: Operations and Management Project Checklist provide opportunity for modifications to be made to the building or its operation in order to achieve LEED credits. This section will identify credits that can be gained for the building with the work recommended in the report and operations and maintenance policy and procedural changes.

Our recommendations at the Property are not extensive and the building is unlikely to achieve LEED credits through our recommended improvements. The specific types of recommended improvements do not provide opportunity for LEED credits to be attained.

CREDITS AVAILABLE THROUGH STRATEGIC POLICY AND BEST PRACTICE

This section addresses the credits to be gained in operations and maintenance procedures which are not mentioned otherwise in our recommendations. These procedures include credits to be gained through the building management implementing Policies and Procedures that establish a more environmentally sustainable and efficient way to operate and maintain the building. The following credits appear within this category:

Sustainable Sites (SS) Credit 2 – Building Exterior and Hardscape Management Plan

One point is available for the implementation of a management plan that reduces harmful chemical use, energy waste, water waste, air pollution, solid waste, and/or chemical runoff in the management of the building exterior and Hardscape areas. The plan is to cover the maintenance equipment, snow and ice removal, cleaning of building exterior, paints and sealants on building exterior and the cleaning of sidewalks, pavement and other Hardscape.

SS Credit 3 – Integrated Pest Management, Erosion Control, and Landscape Management Plan

To achieve the point available for this credit, the building must have in place an environmentally sensitive management plan for the site's natural components. The plan must employ best management practices that significantly reduce harmful chemical use, energy waste, water waste, air pollution, solid waste, and/or chemical runoff (e.g., gasoline, oil, antifreeze, salts) compared with standard practices.

Water Efficiency (WE) 1.1 & 1.2: Water Performance Measurement

One point may be achieved by regularly recording the water usage data and producing monthly and annual data summaries from the existing water meter. A second point may be achieved by installing permanent sub-meters to meter irrigation, indoor plumbing fixtures and fittings, cooling towers, and / or domestic hot water systems.

Energy & Atmosphere (EA) Credit 1.0 – Optimize Energy Performance

To achieve the points available for this credit, the building has to achieve an EPA rating of at least 69 using the Energy Star's Portfolio Manager Tool. This achievement is worth two points and also satisfies EA Prerequisite 1. This credit is worth up to 15 points for the highest rated buildings. For the purposes of this LEED assessment, an estimate of two points has been designated for this credit at the recreational facility. This is in addition to the anticipated points gained as part of recommended improvements detailed above.

Materials & Resources (MR) Credit 1.1 to 1.3 – Sustainable Purchasing: Ongoing Consumables

To achieve the points available for this credit, the building has to maintain a sustainable purchasing program covering materials with a low cost per unit that are regularly used and replaced through the course of business. These materials include, but are not limited to, paper (printing or copy paper, notebooks, notepads, envelopes), toner cartridges, binders, batteries, and desk accessories but exclude food and beverages. For the purposes of this assessment, an estimate of 80% of total purchases has been made, scoring three points.

MR Credit 2.1 and 2.2 – Sustainable Purchasing: Durable Goods

Two possible points are available for the adoption of a sustainable purchasing program for high unit cost items, infrequently replaced and purchases that may require capital program outlays.

- Credit 2.1 is concerned with the purchases of electronic equipment such as computers, printers, monitors and appliances such as refrigerators and dishwashers (lists not exhaustive). To achieve this credit, 40% of purchases are required to be sustainable.
- Credit 2.2 is concerned with the purchases of furniture to achieve this credit, 40% of purchases are required to be sustainable.

For the purposes of this assessment, a conservative estimate of 40% has been made, scoring two points.

MR Credit 4.0 – Sustainable Purchasing: Reduced Mercury in Lamps

This credit is a requirement as part of MR Prerequisite 1: Sustainable Purchasing Policy. To achieve the points in this credit, a sustainable purchasing policy needs is implemented for all lamp purchases in the study period

and beyond. To achieve the maximum of two points, at least 90% of mercury containing lamps must have a maximum content of 70-picograms per lumen-hour. This credit does not cover the lamps currently installed within the building.

MR Credit 6.0 – Solid Waste Management: Waste Stream Audit

One credit is available for conducting an audit of the entire facilities ongoing consumables waste stream. This data should be used to calculate a baseline usage and identify opportunities for sustainability improvements, for example recycling or waste diversion.

MR Credit 7.1 and 7.2 – Solid Waste Management: Ongoing Consumables

Two points have been targeted for the reuse, recycling or composting of 70% of the ongoing consumables waste stream. The ongoing consumables are the same as listed previously, with the inclusion of glass, plastics, cardboard, old corrugated cardboard, food waste, and metals. A program to divert at least 80% of batteries from the trash should also be implemented.

MR Credit 8 – Solid Waste Management: Durable Goods

One point is available for recycling or reusing 75% of the durable goods as previously outlined entering the waste stream. The durable goods waste stream is defined as goods leaving the project building, site, and organization that have fully depreciated and reached the end of their useful lives for normal business operations.

Indoor Environmental Quality (EQ) Credit 1.1 – IAQ Best Management Practices: IAQ Management Program

To achieve the available one point for this credit, an indoor air quality (IAQ) management plan should be developed and implemented based on EPA's "Indoor Air Quality Building Education and Assessment Model (I-BEAM)," EPA Reference Number 402-C-01-001, December 2002.

EQ Credit 2.1 – Occupant Comfort: Occupant Survey

To achieve the available one point for this credit, an occupant survey should be undertaken to collect anonymous responses about thermal comfort, acoustics, indoor air quality, lighting levels, and other occupant comfort issues. The survey should be a representative sample of 30% of the buildings occupants. The survey results and corrective actions to address comfort issues should be documented.

EQ Credit 2.2 – Occupant Comfort: Occupant-Controlled Lighting

To achieve the available one point for this credit, lighting controls must be used that enable adjustments to suit the task needs and preferences of individuals for at least 50% of individual workstations, AND for groups sharing a multi-occupant space or working area for at least 50% of multi-occupant space in the building.

EQ Credit 3.1 – Green Cleaning: High-Performance Cleaning Program

There is a point available for having a sustainable cleaning policy that addresses; Appropriate staffing levels, a training plan for maintenance personnel in the hazards, use, maintenance, disposal and recycling of cleaning chemicals, dispensing equipment and packaging; the use of chemical concentrates; the use of sustainable cleaning materials, products, equipment, janitorial paper products and trash bags; the use of sustainable cleaning and hard floor and carpet care products meeting the sustainability criteria outlined in EQ Credit 3.4 – 3.6 and the use of cleaning equipment meeting the sustainability criteria outlined in EQ Credit 3.7.

EQ Credit 3.2 and 3.3 – Green Cleaning: Custodial Effectiveness Assessment

To achieve the 2 possible points for this credit the building must score 2 or less in an audit with APPA Leadership in Educational Facilities "Custodial Staffing Guidelines" which will determine the appearance level of the facility. The audit must cover a representative sample of the different types of spaces within the building such as, offices, corridors etc.

EQ Credit 3.4 to 3.6 – Green Cleaning: Purchase of Sustainable Cleaning Products and Materials

The points in this credit are awarded for the percentage of cleaning products and materials purchased over the course of the study period that meet the sustainable criteria. One point is awarded each 30% of purchases. For the purposes of this assessment, we have targeted 60% of purchases to meet the criteria, scoring the building 2 points.

EQ Credit 3.7 – Green Cleaning: Sustainable Cleaning Equipment

To achieve the point available for this credit, the building has to have in place a program for the use of janitorial equipment that reduces building contaminants and minimizes environmental impact. The cleaning equipment program must meet sustainable criteria such as operation at less than 70dBA, "Green Label", Carpet and Rug Institute's "Seal of Approval", and equipped with environmentally friendly batteries.

Innovation in Operations (IO) Credit 3 – Documenting Sustainable Building Cost Impacts

Two points may be gained by documenting overall building operating costs for the previous five years and track changes in overall building operating costs over the performance period. This should include tracking building operating costs to identify any positive impacts related to the sustainable performance improvements to the building and its operations.

SUMMARY

The recommendations provided above identify the necessary steps required to achieve Certified status at this present time, using the LEED-Existing Buildings Operations and Maintenance rating system.

We have based our recommendations for obtaining LEED credits on pursuing those credits which appear to be the most feasible and practical for the building based on factors including the building's characteristics, and

type of operation. Based on the rudimentary composition and complexity of the building, there are limited opportunities to pursue LEED credits. This is largely due to the absence of extensive mechanical and electrical equipment which prevents credits including commissioning of MEP components from being pursued.

The following summary table shows potential LEED points.

SUMMARY

Possible Maximum	**92**	**points**
LEED CERTIFIED Minimum	34	points
LEED SILVER Minimum	43	points
LEED GOLD Minimum	51	points
LEED PLATINUM Minimum	68	points

Group Name	Pts Possible	Existing Condition (1) Detail/No of Credits	Notes	From FCA (2) Detail/No of Credits	Notes	To LEED Certification (3) Detail/No of Credits	Notes
Sustainable Sites	12	0		0		3	
Water Efficiency	10	0		0		4	
Energy and Atmosphere	30	0		0		2	
Materials and Resources	14	0		0		13	
Indoor Environmental Quality	19	0		0		10	
Innovation in Operation, Upgrades & Maint.	7	0		0		2	
Existing Condition (1)	92	0	Subtotal	0	Subtotal	34	Subtotal
From FCA (2)		0					
Total after FCA		0					
To LEED Certification (3)		34					
LEED TOTAL POINTS		34	CERTIFIED				

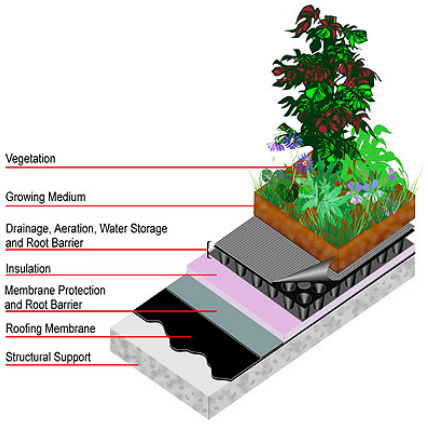
(1) Existing Condition	Points observed based on the facilities' condition and operations and maintenance procedures in place at the time of assessment.
(2) From FCA	Points that can be achieved through the implementation of requirements included in the FCA.
(3) To LEED Certification	Points that can be achieved through the implementation of operations and maintenance policies and procedures, without the use of FCA requirements.

J20 Green Roof Feasibility

Faithful+Gould was requested to conduct a study for the design and installation of a green roof system to support low impact development solutions. This study consisted of an evaluation of the existing roof structure, subsurface components (i.e. roof system), drainage systems, and structural load limits.

Introduction

A green roof system consists of a landscaped system installed over the waterproofing membrane of a low-slope roof. The sectional detail of a typical green roof system is as detailed in the attached plan, and includes the roof membrane, a root repellant system, a drainage system, filter cloth, an irrigation system and a lightweight growing medium and plants.



Options

The Property contains primarily steep-slope hipped roof systems and provides an unsuitable structure for the installation of a Green Roof.

J30 Energy Efficiency

Faithful+Gould was requested to identify areas of the building that could be improved to increase energy efficiency. Buildings make up 40% of total U.S. energy consumption (including two-thirds of the country's electricity) and 16% of total U.S. water consumption. They are responsible for 40% of all material flows and produce 15%– 40% of the waste in landfills within the D.C. market.

Older buildings such as the Property contribute significantly to this energy use and therefore provide a potential source to reduce energy use through improving energy efficiency.

Replacement of the existing window air-conditioning units and lighting fixtures could provide greater energy-efficient consumption. Based upon our evaluation of the Property, we have identified the components listed below as potential areas for improving the energy efficiency at the Property:

Projected Expenditures

Required Capital Expenditures:

Priority 1 (Immediate)

No required capital expenditures are anticipated at this time.

Priority 2 (2010)

No required capital expenditures are anticipated at this time.

Priority 3 (2011 – 2014)

No required capital expenditures are anticipated at this time.

Priority 4 (2015)

No required capital expenditures are anticipated at this time.

Required Maintenance Expenditures:

Priority 1 (Immediate)

No required maintenance expenditures are anticipated at this time.

Priority 2 (2010)

1. HVAC – Replacement of the existing window air conditioning units with newer, more energy-efficient components could provide an opportunity to reduce electrical consumption at the Property. The cost for this item has been included in Section D30, HVAC above.

2. Building Lighting: The Property uses outdated incandescent lamps, older florescent F40T12 lamps, and non-energy efficient ballasts. These lamps use significant power. Replacing the existing building lights with energy efficient fluorescent tube and compact fluorescent fixtures will result in cost savings. Based upon the quantity, spacing and types of lights installed at the Property, we anticipate that existing lights each use a greater amount of kilowatts per hour than replacement compact fluorescent fixtures would use, providing immediate cost savings. We recommend budgeting $15,775 ($125 each) for interior and exterior lighting upgrades and occupancy sensors.

Priority 3 (2011 – 2014)

No required maintenance expenditures are anticipated at this time.

Priority 4 (2015)

No required maintenance expenditures are anticipated at this time.

Space Utilization Survey

SPACE UTILIZATION SURVEY

Faithful+Gould was requested to develop an occupancy profile for the Property to indicate current utilization of the building. This effort consisted of producing a location and tenant specific inventory of furnishings and people, developing a floor plan for each occupiable floor, and calculating various usable and gross floor area matrixes. The process used to generate these deliverables along with the findings of our study are detailed below.

Inventory & Occupancy Number

Faithful+Gould walked the interior of each occupiable area of the Property, quantified major items of furniture and counted the number of persons contained within those spaces. The intent is that this list will provide an inventory of contained furnishings and details of the number of occupants within each area. Upon completion of our on-site assessment, we entered our findings into a database system that allows sorting by any of the major system elements (i.e. floor, tenant, furniture etc.). The results of this inventory and occupancy profile are included within the following pages. A sample of this sheet is shown below.

FAITHFUL + GOULD
CONSTRUCTIVE EXPERTISE

By Tenant

Printed: 3/2/2009
Filter: NONE

FEMS/MPD **FEMS/MPD**

Tenant	Space Name	Space ID	Space Use	Floor	# Occ's	Desks	Chairs	Filing Cabinets	Book Shelves	Workstations (Triple)	Workstations (Single)	Tables (Standard)	Tables (Conference)	Sofas	Fridges
Communication Center Annex & New Facility	Shower	115	Storage	1											
Communication Center Annex & New Facility	MPD Watch Commander	156	Office	1	1	1	2	1	2						
Communication Center Annex & New Facility	Server Room	146	Server	1	0										
Communication Center Annex & New Facility	Server Room	102	Server	1	0										
Communication Center Annex & New Facility	UPS Room	148	Uninteruptable Power Supply	1	0										
Communication Center Annex & New Facility	Kitchen	107	Food Preparation	1	0										3
Communication Center Annex & New Facility	Vending	108	Vending	1	0										
Communication Center Annex & New Facility	Dining	110	Dining	1			15					6			
Communication Center Annex & New Facility	Janitors Closet	132	Storage	1											
Communication Center Annex & New Facility	Conference / SOCC	114	Conference	1	0		12					3			
Communication Center Annex & New Facility	Radio Shop	None	Office	1	4	4	4	2	2		2				
Communication Center Annex & New Facility	Intermediate Distribution Frame Room	118	Telecommunications	1											
Communication Center Annex & New Facility	Electrical Room	119	Electrical Service	1											
Communication Center Annex & New Facility	No Name	120	Vacant	1		2									
Communication Center Annex & New Facility	MPD Captain Office	117	Vacant	1											
Communication Center Annex & New Facility	Chief Operations Unit Fire EMS	125	Office	1	1	1	1	1							
Communication Center Annex & New Facility	Watch Commander Fire EMS	151	Office	1	1	1	1	1							
Communication Center Annex & New Facility	Fire EMS Transcript Room	201	Office	2	1	1	1	1	1						
Communication Center Annex & New Facility	MPD Cell Phone & Pager Unit	111	Office	1	7	7	7				7				
Communication Center Annex & New Facility	Training Classroom / Conference	224	Training	2	0	14	9	0	0			0			

Page 1 of 5 Faithful + Gould Condition Assessment

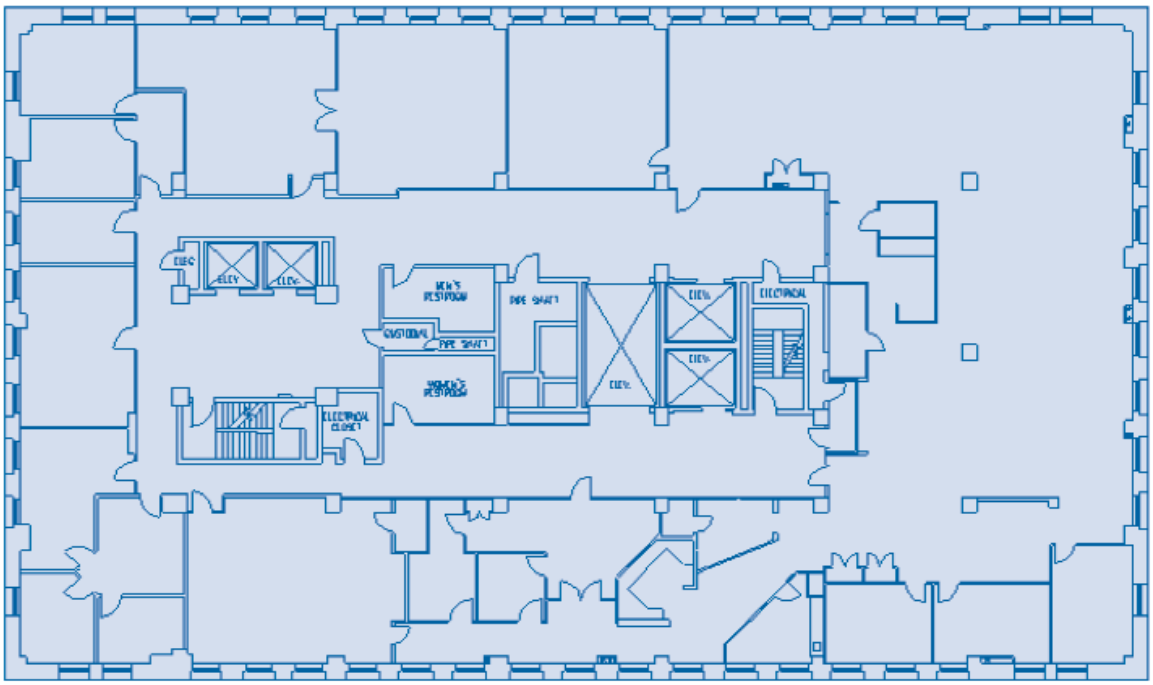
Floor Plans & Area Calculations

In conjunction with the completion of our on-site inventory and occupancy survey, we completed detailed measurements of the building interiors. Measurements were taken to determine the interior dimensions of each room and common area, the interior area of each room, the location of all walls, partitions, doors, and windows, and the location and extent of the building core area, including elevator shafts, toilets, storage area, public corridors and other support areas.

At the conclusion of our on-site measurements we produced space level floor plans of each occupiable level using AutoCAD. Floor plans were utilized to determine the key building measurements detailed below. On-site measurements and floor area calculations were completed in accordance with the PBS National Business Assignment Guide standards and ANSI/BOMA Z65.1-1996.

Gross Floor Area

Gross Measured Area is the total "constructed area" of a building (also referred to as Design Gross). NOTE: In Federal and Leased buildings where the government is the sole tenant, this area is the Total Construction Area. However, in Leased buildings where the government is a partial tenant, the Design Gross is the occupied portion plus the pro rated share of the Common space.



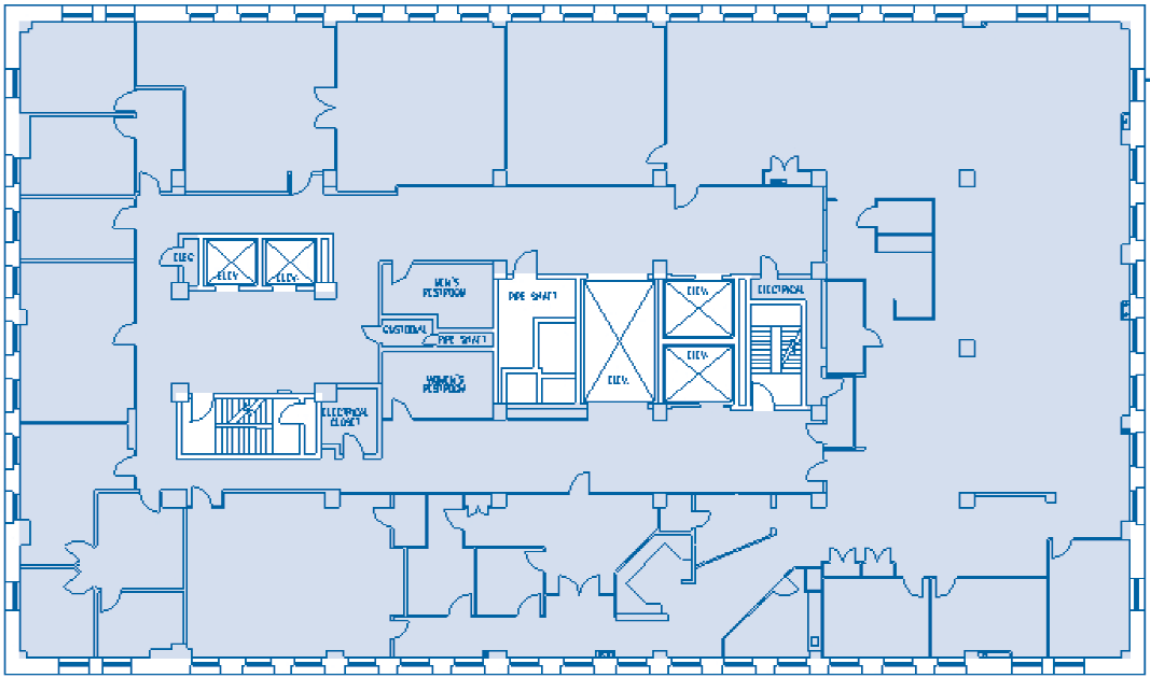
The Gross Measured Area is typically used for measuring building value and/or building costs. It is calculated by measuring to the outside dominant finished surface (without deductions) and adding the sum of all enclosed floors including:

- Basements and Sub-basements;
- Mechanical equipment floors;
- Penthouses;
- Structured parking;

- Crawl space.

Net Rentable Area

Rentable (ANSI Rentable) area is defined as the tenant's usable area plus their share of Building Common area. Non-assignable area(s) are not included in this calculation. Rentable is used to calculate the tenant's rent bill and is calculated as follows: Rentable = Usable area + Building Common.



Building Common

Building Common

Assigned as ANSI Category 02 and according to BOMA the Building Common area is "the areas of a building that provide services or circulation to building tenants but which are not included in the Office or Storage area of any specific tenant. EXCLUDED from Building Common are parking, portions of loading docks outside the building line and major vertical penetrations (see above)." Specific examples and/or illustrations of Building Common are as follows:

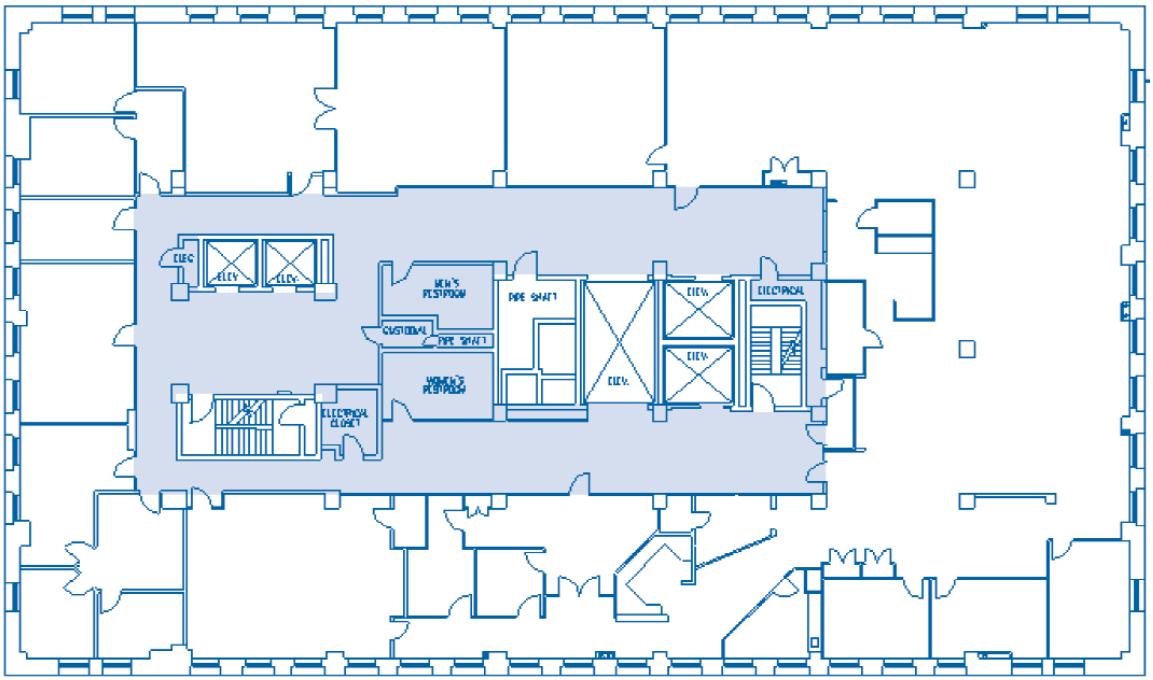
- Public corridors and main auxiliary lobbies used by all tenants in the building;
- Tenant support or security areas such as concierges, security desks and fire control rooms;
- Fully enclosed courtyards within the building line;
- Mechanical and/or telephone rooms that service (support) more than one floor (i.e. the whole building) and are not specialty spaces for a single tenant;
- Public toilets used by all tenants that are required by the Uniform Building Code for the floor where they are located. The public toilet square footage includes the associated plumbing chase and (according to BOMA) are NOT vertical penetrations; and
- Spaces used for the sole purpose of supporting building operations or upkeep, such as:
- Property Management Office (PMO) specifically used to support or service the building in which it is located;

- Spaces used to house or support building operations and maintenance, such as: storage rooms (doors, paint, light bulbs, ceiling tiles…), maintenance offices and contractor space used specifically to support or service the building in which it is located; and
- Guard and building monitoring stations within the building, but are NOT used for other types of office functions.

Floor Common

Assigned as ANSI Category 03 and according to BOMA, the Floor Common Area is "the areas on a floor, such as washrooms, janitorial closets, electrical and telephone rooms, mechanical rooms, elevator lobbies and public corridors that are available primarily for the use of the tenants on that floor." Specific examples and/or illustrations of Floor Common are as follows:

- Horizontal Circulation spaces such as public corridors and elevator lobbies;
- Public toilets (and associated plumbing chases) required by the Uniform Building Code for the floor where they are located; and
- Support spaces such as janitorial closets, electrical, telephone, mechanical and equipment rooms that specifically support the floor on which it is located.

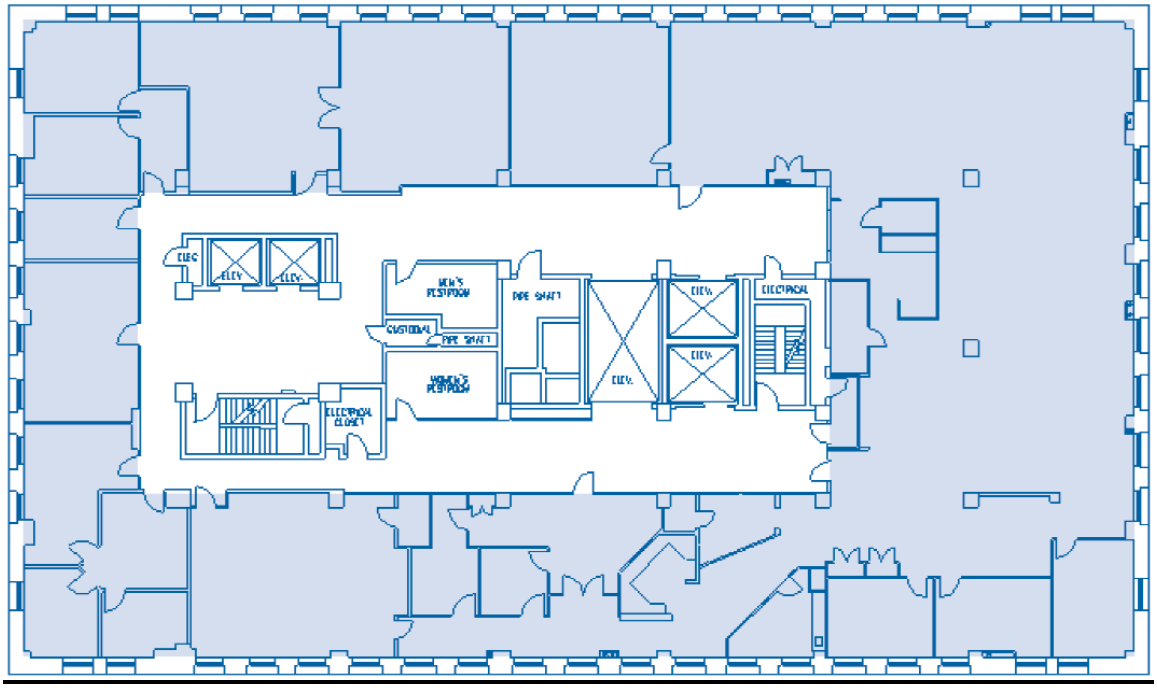


Building Common is calculated by summing all of the following Space Types within a particular building:

- Circulation Horizontal (CRH)
- Mechanical (MCH)
- Toilets (TLT)
- Custodial (CST)

Usable

Usable space (ANSI Usable) is defined as all Assignable and Joint Use space within the building. This is used for calculating the actual space occupied by tenants. The calculation to determine usable square footage is to measure the area(s) enclosed between the Finished Surfaces of Office Areas (ex. the office side of a corridor), the dominant portion or major vertical penetration and the center of partitions that separate office spaces. No deduction is made for columns and projections necessary to the building.



Vertical Penetrations

Assigned as ANSI Category 04 and according to BOMA, Vertical Penetrations are "the areas such as stairs, elevator shafts, flues, pipe shafts, vertical ducts and their enclosing walls are considered vertical penetrations. Atria, lightwells and similar penetrations above the finished floor are also included within this definition." Specific examples and/or illustrations of Vertical Penetrations are as follows:

- Generally, the space must be large enough for a person to fit comfortably through the penetration (approximately 9 square feet);
- The space must be deducted from the floor slab it penetrates—however, sleeved slabs and/or openings for plumbing, electrical or telephone chases are NOT vertical penetrations;
- Examples of common vertical penetrations are:
  - Atrium spaces that are NOT an amenity to a single tenant,
  - Attic space on a mezzanine floor level,
  - Elevator shafts,
  - Incinerator chimneys,
  - Fire egress stairwells,
  - Public and or multi-tenant stairs, and
  - Return/supply air chase; and
- Vertical penetrations built specifically for the private use of a tenant are NOT classified as vertical penetrations

Property Specific Calculations

Gross Floor Area

The Gross Measured Area is calculated by measuring to the **outside** dominant finished surface (without deductions) and adding the sum of all enclosed floors including:

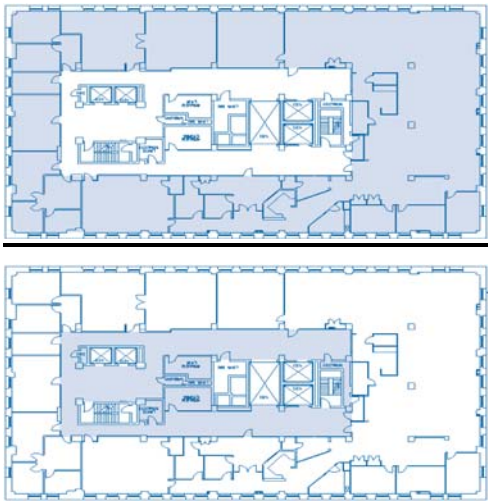
- Basements and Sub-basements;
- Mechanical equipment floors;
- Penthouses;
- Structured parking;
- Crawl space.

Randall Buildings		
Building	Gross Measured Area (SF)	Total Measured Area (SF)
Recreation Center	Ground Floor	6,855
Pool House	Ground Floor	4,796
	TOTAL	11,651

Net Rentable Area

Rentable (ANSI Rentable) area is defined as the tenant's usable area plus their share of Building Common area. Non-assignable area(s) are not included in this calculation. Rentable is used to calculate the tenant's rent bill and is calculated as follows: Rentable = Usable area + Building Common.

Rentable = Usable Area + Building Common



Usable Area = Usable space is defined as all Assignable and Joint Use space within the building. The calculation used to determine usable square footage is to measure the area(s) enclosed between the Finished Surfaces of Office Areas (ex. the office side of a corridor), the dominant portion or major vertical penetration and the center of partitions that separate office spaces. No deduction is made for columns and projections necessary to the building. The area shaded blue on the attached plan is measured. The central core shown in white is not measured.

Building Common = Building common is "the areas of a building that provide services or circulation to building tenants but which are not included in the Office or Storage area of any specific tenant. EXCLUDED from Building Common are parking, portions of loading docks outside the building line and major vertical penetrations.

As the building is configured for single tenant use the net rentable area is basically the floor area measured from the interior face of the exterior walls minus the area of the major vertical penetrations. Major vertical penetrations consist of vertical shafts, stairs and chimneys.

Net Rentable Area Calculation

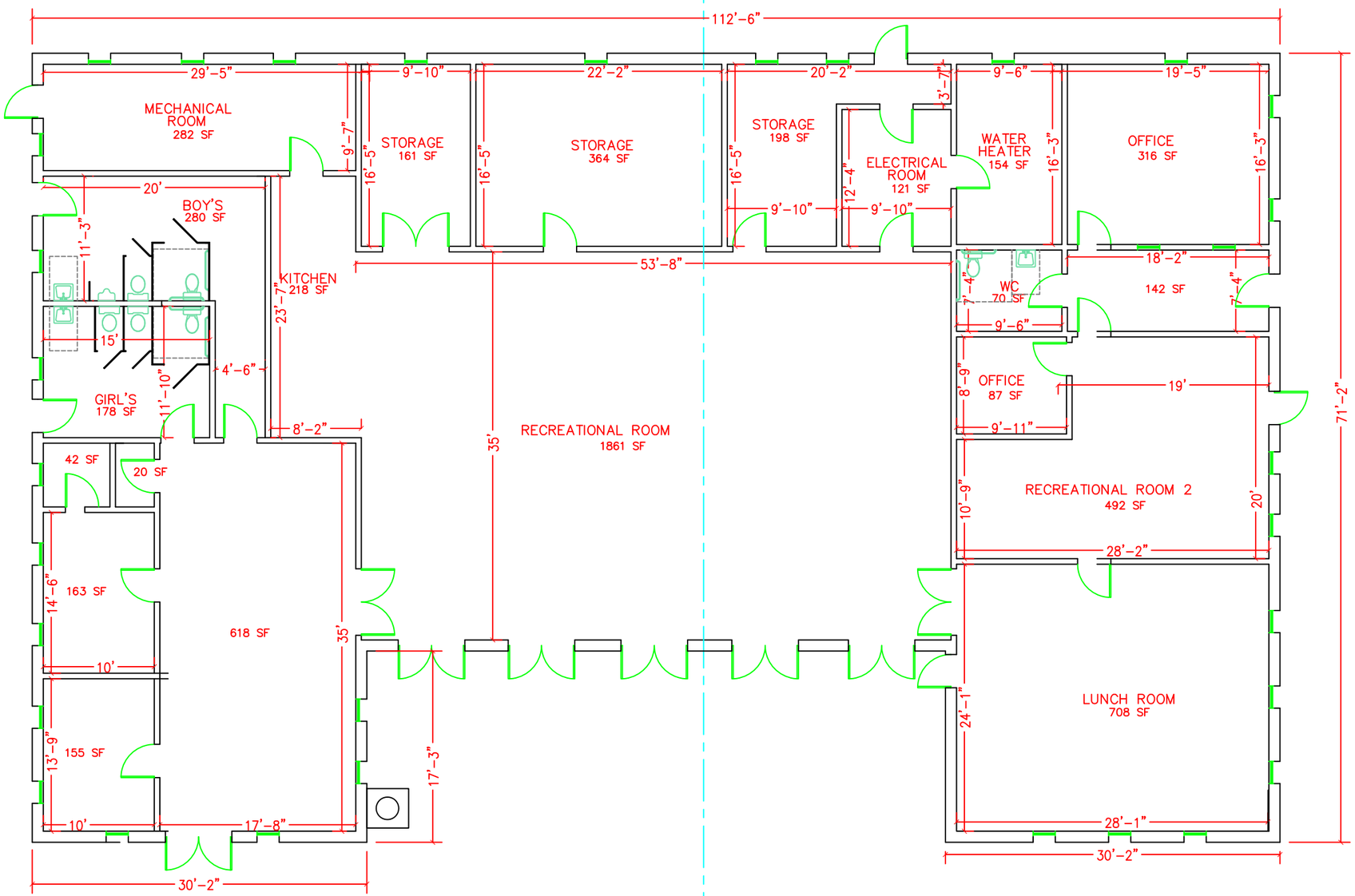
Randall Buildings		
Building	Net Rentable Area (SF)	Total Net Rentable Area (SF)
Recreation Center	Ground Floor	6,630
Pool House	Ground Floor	4,163
	TOTAL	10,793

Tenant Profiles & Inventory

The building is occupied by the District of Columbia Department of Parks and Recreation and houses three members of staff.

PLAN A

PLAN B



GROSS FLOOR AREA = 6855 SF
NET RENTABLE AREA = 6630 SF

FLOOR PLAN

SCALE: 3/32" = 1'

N
PROJECT NORTH

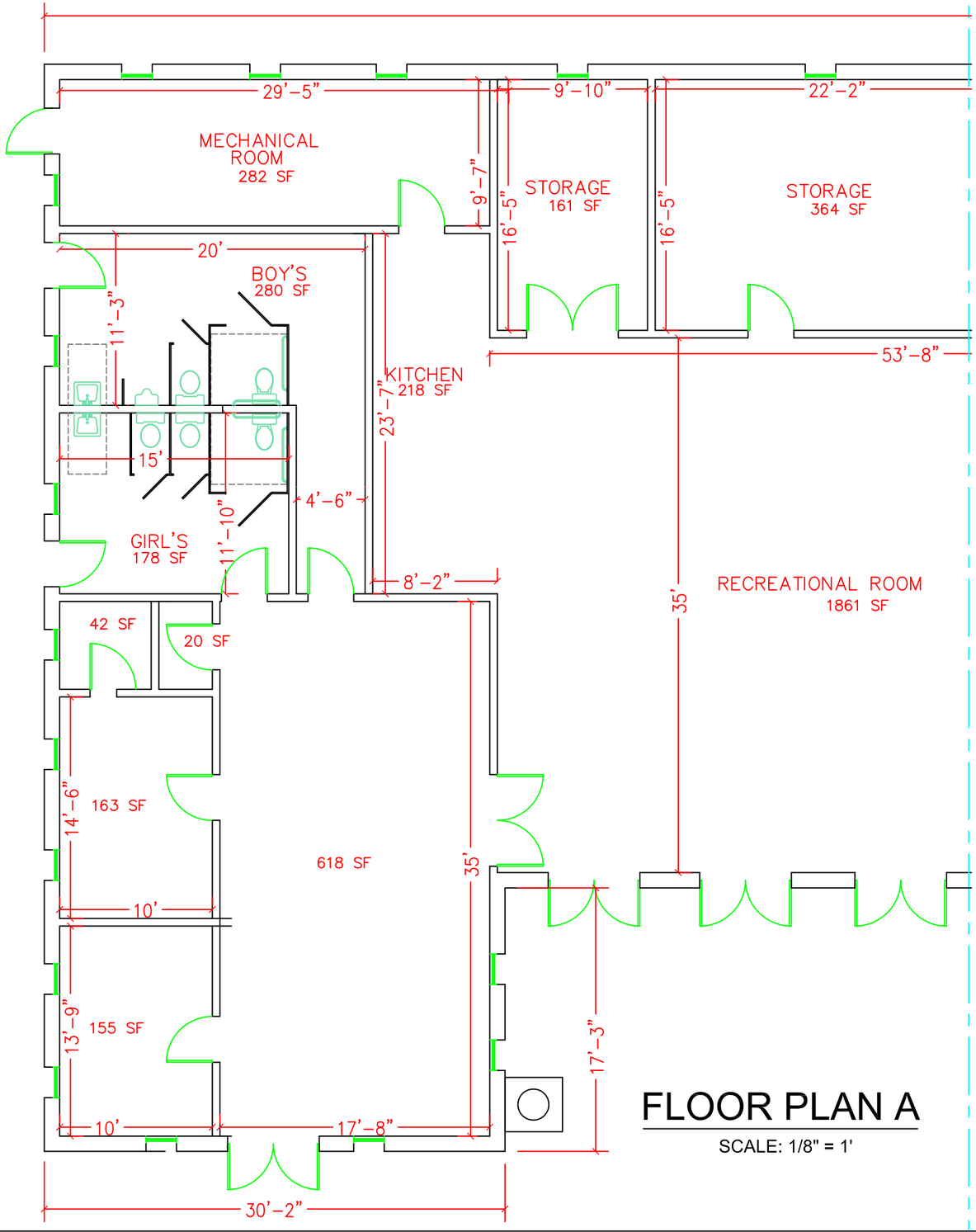
FAITHFUL GOULD
CONSTRUCTIVE EXPERTISE

Project:
RANDALL RECREATION CENTER

Sheet No.:
1 OF 3

Sheet Title:
A-1

Description:
FLOOR PLAN



GROSS FLOOR AREA = 6855 SF
NET RENTABLE AREA = 6630 SF

FLOOR PLAN A

SCALE: 1/8" = 1'

N
PROJECT NORTH

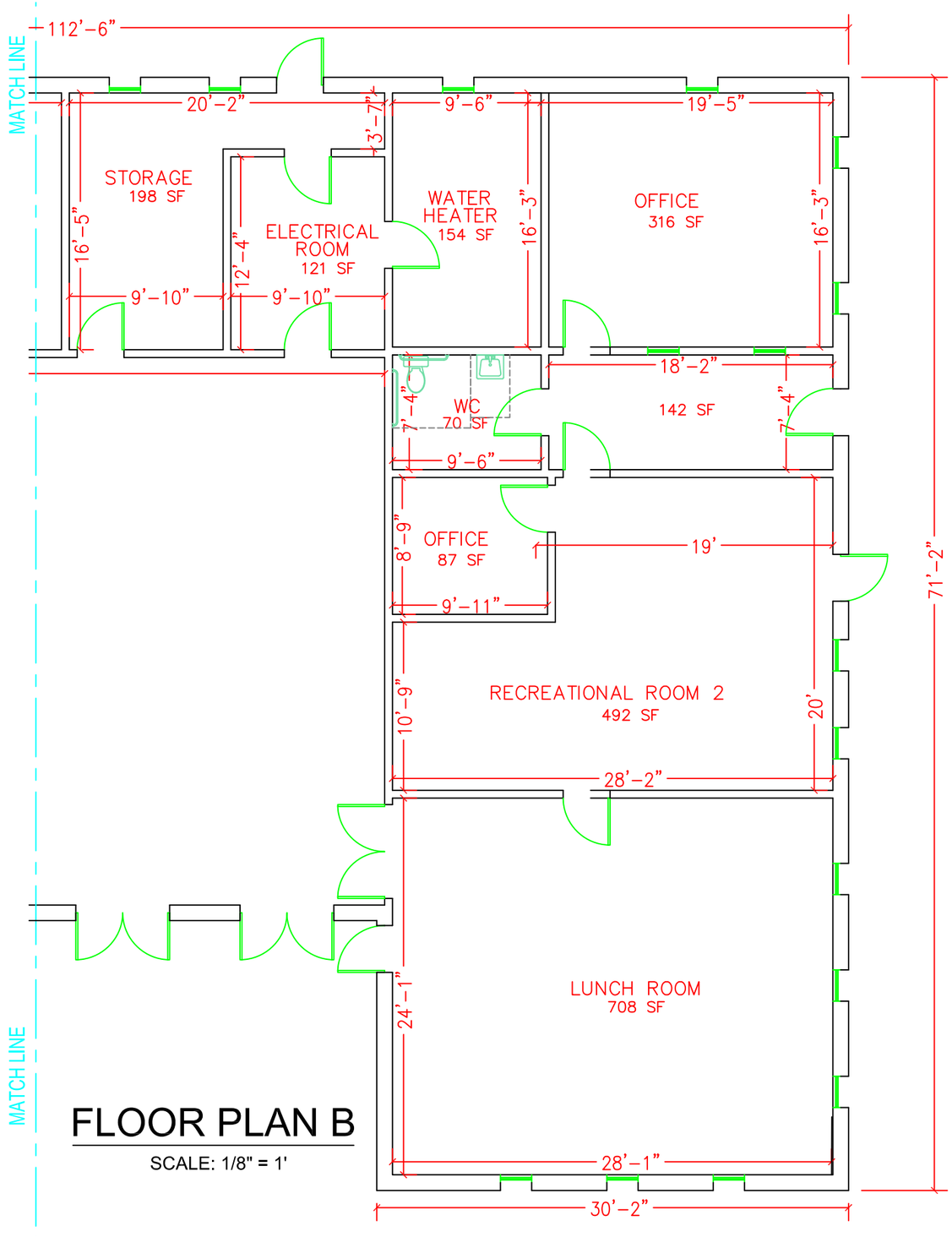
FAITHFUL + GOULD
CONSTRUCTIVE EXPERTISE

Project:
RANDALL RECREATION CENTER

Sheet No.:
2 OF 3

Sheet Title:
A-2

Description:
FLOOR PLAN A



GROSS FLOOR AREA = 6855 SF
NET RENTABLE AREA = 6630 SF

FLOOR PLAN B

SCALE: 1/8" = 1'

N
PROJECT NORTH

FAITHFUL + GOULD
CONSTRUCTIVE EXPERTISE

Project:
RANDALL RECREATION CENTER

Sheet No.:
3 OF 3

Sheet Title:
A-3

Description:
FLOOR PLAN B

Inventory and Occupancy

By Building

Randall Recreation Center

Tenant	Tenant ID	Space Name	Space ID	Space Use	Usable SF	Floor	# Occ's	Desks	Chairs	Filing Cabinets	Book Shelves	Workstations (Triple)	Workstations (Single)	Tables (Standard)	Tables (Conference)	Sofas	Fridges
DPR	DPR	Office		Office	163	1	0	1	2	1	1	0	0	0	0	0	0
DPR	DPR	Kitchen		Kitchen	238	1	0	0	0	0	0	0	0	0	0	0	0
DPR	DPR	Recreation Room		Recreation	1861	1	0	0	5	0	0	0	0	3	0	0	0
DPR	DPR	Office		Office	293	1	1	1	2	1	1	0	0	0	0	0	0
DPR	DPR	Office		Office	87	1	1	1	2	1	1	0	0	0	0	0	0
DPR	DPR	Recreation Room 2		Assembly	464	1	1	0	11	0	0	0	0	5	0	0	0
DPR	DPR	Lunch Room		Assembly	674	1	0	0	13	0	0	0	0	8	0	0	0
DPR	DPR	Assembly		Assembly	157	1	0	0	0	0	0	0	0	0	0	0	0
			Total for Randall Recreation Center		3937		3	3	35	3	3	0	0	16	0	0	0
				Total for Report	3937		3	3	35	3	3	0	0	16	0	0	0

Randall Pool

Tenant	Tenant ID	Space Name	Space ID	Space Use	Usable SF	Floor	# Occ's	Desks	Chairs	Filing Cabinets	Book Shelves	Workstations (Triple)	Workstations (Single)	Tables (Standard)	Tables (Conference)	Sofas	Fridges
DPR	DPR	Girls Changing Room		Changing Room	1671	1	0	0	0	0	0	0	0	0	0	0	0
DPR	DPR	Girls Check In		Check In	220	1	0	0	0	0	0	0	0	0	0	0	0
DPR	DPR	Office		Office	99	1	2	1	2	1	0	0	0	0	0	0	0
DPR	DPR	Boys Check In		Check In	220	1	0	0	0	0	0	0	0	0	0	0	0
DPR	DPR	Boys Changing Room		Changing Room	1441	1	0	0	0	0	0	0	0	0	0	0	0
DPR	DPR	Filter Room		Filter Room	393	1	0	0	0	0	0	0	0	0	0	0	0
				Total for Randall Pool	4044		2	1	2	1	0	0	0	0	0	0	0
				Total for Report	4044		2	1	2	1	0	0	0	0	0	0	0

Appendix A

Six Year Capital Expenditure Forecast

SIX YEAR CAPITAL EXPENDITURE FORECAST
Randall Recreation Center
820 South Capitol Street, SW
Washington, D.C. 20001

ITEM	EUL	RUL	Unit Cost	Quantity	Unit of Measurement	Priority	Repair / PM	Replace	A/E Serv.	GC Allow.	Immediate	2010 Year 1	2011 Year 2	2012 Year 3	2013 Year 4	2014 Year 5	2015 Year 6	TOTAL
											Priority 1	Priority 2	Priority 3				Priority 4	
A. SUBSTRUCTURE																		
A10 Foundations																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
A20 Basement Construction																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
SUBSTRUCTURE TOTALS =																		$0
B. SHELL																		
B10 Superstructure																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
B20 Exterior Closure																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
B30 Roofing																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
SHELL TOTALS =																		$0
C. INTERIORS																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
INTERIORS TOTALS =																		$0
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
INTERIORS TOTALS =																		$0
D. SERVICES																		
D10 Conveying																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
D20 Plumbing																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
D30 HVAC																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
D40 Fire Protection																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
D50 Electrical																		
No Capital Expenditures are Forecasted																		
SECTION SUBTOTALS =																		$0
SERVICES TOTALS =																		$0

SIX YEAR CAPITAL EXPENDITURE FORECAST
Randall Recreation Center
820 South Capitol Street, SW
Washington, D.C. 20001

ITEM	EUL	RUL	Unit Cost	Quantity	Unit of Measurement	Priority	Repair / PM	Replace	A/E Serv.	GC Allow.	Immediate	2010 Year 1	2011 Year 2	2012 Year 3	2013 Year 4	2014 Year 5	2015 Year 6	TOTAL
											Priority 1	Priority 2	Priority 3				Priority 4	
E. FURNISHINGS & EQUIPMENT																		
E10 Equipment																		
No Capital Expenditures are Forecasted																		
E20 Furnishings																		
No Capital Expenditures are Forecasted																		
			SECTION SUBTOTALS =															$0
			FURNISHINGS & EQUIPMENT TOTALS =															$0
F. SPECIAL CONSTRUCTION & DEMOLITION																		
F10 Special Construction																		
No Capital Expenditures are Forecasted																		
F20 Demolition																		
No Capital Expenditures are Forecasted																		
			SECTION SUBTOTALS =															$0
			SPECIAL CONSTRUCTION & DEMOLITION TOTALS =															$0
G. BUILDING SITEWORK																		
G10 Site Systems																		
No Capital Expenditures are Forecasted																		
			SECTION SUBTOTALS =															$0
			BUILDING SITEWORK TOTALS =															$0
H. ACCESSIBILITY																		
H10 Site Improvements																		
No Capital Expenditures are Forecasted																		
			SECTION SUBTOTALS =															$0
			ACCESSIBILITY TOTALS =															$0
I. HAZARDOUS MATERIALS																		
No Capital Expenditures are Forecasted																		
			SECTION SUBTOTALS =															$0
			HAZARDOUS MATERIALS TOTALS =															$0
J. ENVIRONMENTAL ANALYSIS																		
No Capital Expenditures are Forecasted																		
			SECTION SUBTOTALS =															$0
J20 Green Roof Feasibility																		
No Capital Expenditures are Forecasted																		
			SECTION SUBTOTALS =															$0
J30 Energy Efficiency																		
No Capital Expenditures are Forecasted																		
			SECTION SUBTOTALS =															$0
			ENVIRONMENTAL ANALYSIS TOTALS =															$0
TOTALS											$0	$0	$0	$0	$0	$0	$0	$0
TOTALS (w/ Inflation @ 4%)											$0	$0	$0	$0	$0	$0	$0	$0

Total Expenditures (current $)	$294,603
Expenditures Considered by FCI (Exc. Environ. Analysis, Includes Maintenance)	$278,828
Current Replacement Value (current $)	$1,724,348
Facility Condition Index (FCI)	0.16

Appendix B

Six Year Maintenance Forecast

SIX YEAR MAINTENANCE FORECAST

Randall Recreation Center
820 South Capitol Street, SW
Washington, D.C. 20001

	ITEM	EUL	RUL	Unit Cost	Quantity	Unit of Measurement	Priority	Repair / PM	Replace	A/E Serv.	GC Allow.	Immediate	2010 Year 1	2011 Year 2	2012 Year 3	2013 Year 4	2014 Year 5	2015 Year 6	TOTAL
												Priority 1	Priority 2		Priority 3			Priority 4	
A. SUBSTRUCTURE																			
	No Maintenance Expenditures are Forecasted																		
				SECTION SUBTOTALS =															$0
A20 Basement Construction																			
	No Maintenance Expenditures are Forecasted																		
				SECTION SUBTOTALS =															$0
				SUBSTRUCTURE TOTALS =								$0	$0	$0	$0	$0	$0	$0	$0
B. SHELL																			
B10 Superstructure																			
	No Maintenance Expenditures are Forecasted																		
				SECTION SUBTOTALS =															$0
B20 Exterior Closure																			
1, 5	Repoint Exterior and Water Repellent Application on Brickwork	40	1	$26,550.00	1	LS	varies	√					$26,550					$4,425	$30,975
2, 6	Repaint Exterior Millwork	5	1	$2.50	1,420	SF	varies	√					$3,550					$3,550	$7,100
3	Replace Windows	40	1	$99.07	358	SF	2		√				$35,467						$35,467
4	Replace Sealants at Doorframes and Steel-Framed Windows	10	1	$200.00	15	EA	2	√					$3,000						$3,000
				SECTION SUBTOTALS =									$68,567					$7,975	$76,542
B30 Roofing																			
1	Replace Low-Slope Roof	25	1	$12.00	520	SF	2		√				$6,240						$6,240
2	Repaint Steep-Slope Roof	5	2	$2.50	7,350	SF	3	√							$18,375				$18,375
				SECTION SUBTOTALS =									$6,240		$18,375				$24,615
				SHELL TOTALS =								$0	$74,807	$0	$18,375	$0	$0	$7,975	$101,157
C. INTERIORS																			
1, 6	Repaint Interior Finishes at Support Rooms	5	1	$1.50	2,800	SF	varies	√					$4,200					$4,200	$8,400
2	Replace Vinyl Floor Covering	10	1	$7.53	1,710	SY	2		√				$12,876						$12,876
3	Repairs at Duct Penetration in Masonry Wall	N/A	N/A	$1,000.00	1	LS	2	√					$1,000						$1,000
4	Replace Carpet Floor Covering	7	2	$53.86	68	SY	3		√						$3,662				$3,662
5	Repaint Interior Finishes	5	2	$1.50	3,900	SF	3	√							$5,850				$5,850
				SECTION SUBTOTALS =									$18,076		$9,512			$4,200	$31,789
				INTERIORS TOTALS =								$0	$18,076	$0	$9,512	$0	$0	$4,200	$31,789
D. SERVICES																			
D10 Conveying																			
	No Maintenance Expenditures are Forecasted																		
				SECTION SUBTOTALS =															$0
D20 Plumbing																			
1, 3, 4	Piping and Fixtures Maintenance	N/A	N/A	$1,000.00	1	LS	varies		√				$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$6,000
2	Replace Water Heater	12	1	$1,250.00	1	EA	2		√				$1,250						$1,250
				SECTION SUBTOTALS =									$2,250	$1,000	$1,000	$1,000	$1,000	$1,000	$7,250
D30 HVAC																			
1	Replace Window AC Units	12	1	$500.00	2	EA	3		√					$1,000					$1,000
				SECTION SUBTOTALS =										$1,000					$1,000
D40 Fire Protection																			
	No Maintenance Expenditures are Forecasted																		
				SECTION SUBTOTALS =															$0
D50 Electrical																			
1	Replace Electrical System	30	1	$12.75	5,700	SF	2		√				$72,675						$72,675
2	Electrical Preventative Maintenance	3	3	$3,000.00	1	LS	3	√								$3,000			$3,000
3	Replace Defective Lamps	N/A	0	$25.00	6	EA	2		√				$150						$150
				SECTION SUBTOTALS =									$72,675			$3,000			$75,825

SIX YEAR MAINTENANCE FORECAST

Randall Recreation Center
820 South Capitol Street, SW
Washington, D.C. 20001

	ITEM	EUL	RUL	Unit Cost	Quantity	Unit of Measurement	Priority	Repair / PM	Replace	A/E Serv.	GC Allow.	Immediate	2010 Year 1	2011 Year 2	2012 Year 3	2013 Year 4	2014 Year 5	2015 Year 6	TOTAL
												Priority 1	Priority 2	Priority 3				Priority 4	
D60 Safety, Security, and Access Control																			
	No Maintenance Expenditures are Forecasted																		
																			$0
	SERVICES TOTALS =											$0	$74,925	$2,000	$1,000	$4,000	$1,000	$1,000	$84,075
E. FURNISHINGS & EQUIPMENT																			
E10 Equipment																			
	No Maintenance Expenditures are Forecasted																		
E20 Furnishings																			
	No Maintenance Expenditures are Forecasted																		
	SECTION SUBTOTALS =																		$0
	FURNISHINGS & EQUIPMENT TOTALS =											$0	$0	$0	$0	$0	$0	$0	$0
F. SPECIAL CONSTRUCTION & DEMOLITION																			
F10 Special Construction																			
	No Maintenance Expenditures are Forecasted																		
	SPECIAL CONSTRUCTION & DEMOLITION TOTALS =											$0	$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																			
G10 Site Systems																			
1	Mill and Overlay Access Road and Parking Area	5	0	$12.00	740	SY	2		√				$8,880						$8,880
2	Localized Repairs at Brick Boundary Wall	N/A	0	$1,000.00	1	LS	2	√					$1,000						$1,000
3	Localized Repairs at Tennis and Basketball Court Surfaces	5	1	$1.51	5,643	SF	2	√					$8,521						$8,521
4	Chain Link Fencing Repair	N/A	0	$500.00	1	LS	2	√					$500						$500
4	Repaint Pole-Mounted Lights	5	1	$1.50	1,100	LF	3	√						$1,650					$1,650
5	Seal Access Road and Parking Area	3	3	$1.35	740	SY	3	√								$1,000			$1,000
6	Repair Poolhouse Ceramic Tile Floors	15	1	$9.50	2,096	SF	3	√						$19,910					$19,910
7	Recoat Poolhouse Concrete Floors	10	1	$4.95	625	SF	3	√						$3,094					$3,094
	SECTION SUBTOTALS =												$18,901	$24,654		$1,000			$44,555
	BUILDING SITEWORK TOTALS =											$0	$18,901	$24,654	$0	$1,000	$0	$0	$44,555
H. ACCESSIBILITY																			
1	Provide ADA Restroom	N/A	0	$7,000.00	1	LS	2		√				$7,000						$7,000
2	Provide ADA Drinking Fountain	N/A	0	$1,252.00	1	EA	2		√				$1,252						$1,252
	SECTION SUBTOTALS =												$8,252						$8,252
	ACCESSIBILITY TOTALS =											$0	$8,252	$0	$0	$0	$0	$0	$8,252
I. HAZARDOUS MATERIALS																			
1	Environmental Evaluation (Hazmat and Moisture Infiltration)	N/A	N/A	$9,000.00	1	LS	1			√		$9,000							$9,000
	SECTION SUBTOTALS =											$9,000							$9,000
	HAZARDOUS MATERIALS TOTALS =											$9,000	$0	$0	$0	$0	$0	$0	$9,000
J. ENVIRONMENTAL ANAYLSIS																			
J10 LEED Analysis																			
	No Maintenance Expenditures are Forecasted																		
	SECTION SUBTOTALS =																		$0
J20 Green Roof Feasibility																			
	No Maintenance Expenditures are Forecasted																		
	SECTION SUBTOTALS =																		$0
J30 Energy Efficiency																			
1	Replace Lighting Fixtures	N/A	N/A	$125.00	126	EA	2		√				$15,775						$15,775
	SECTION SUBTOTALS =												$15,775						$15,775
	ENVIRONMENTAL ANALYSIS TOTALS =											$0	$15,775	$0	$0	$0	$0	$0	$15,775
	TOTALS											$9,000	$210,736	$26,654	$28,887	$5,000	$1,000	$13,175	$294,603
	TOTALS (w/ Inflation @ 4%)											$9,000	$210,736	$27,720	$31,245	$5,625	$1,170	$16,029	$301,525

Total Expenditures (current $) $294,603

Appendix C
Photographs

Photograph No. 1

Elevation at I Street SW

Photograph No. 2

Elevation at Courtyard

Photograph No. 3

Cracking at Brick Façade

Photograph No. 4

Wood-Framed Roof Structure

Photograph No. 5

Brickwork Façade

Photograph No. 6

Wood-Framed Window

Photograph No. 7

Main Steep-Slope Hipped Roof

Photograph No. 8

Low-Slope Roof at Rear Elevation

Photograph No. 9

Turret Detail at Steep-Slope Roof

Photograph No. 10

Main Hall

Photograph No. 11

Kitchen

Photograph No. 12

Classroom

Photograph No. 13

Dampness at Interior Wall Surface

Photograph No. 14

Water Heater

Photograph No. 15

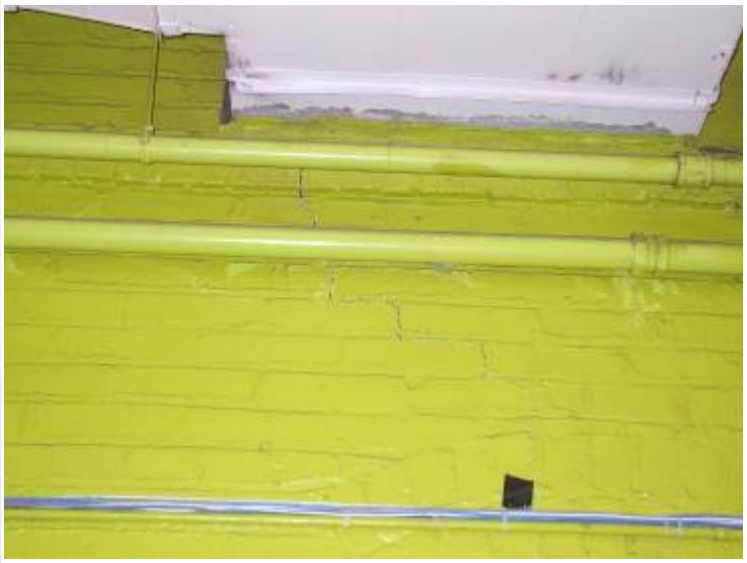
Gas Pressure Regulator

Photograph No. 16

Packaged Air Conditioning Unit

Photograph No. 17

Metal Ductwork



Photograph No. 18

Cracked Brickwork at Ductwork Support

Photograph No. 19

Window Air Conditioning Unit

Photograph No. 20

Unsealed Penetrations at CMU Wall

Photograph No. 21

Double-Leaf Exit Doors

Photograph No. 22

Panelboards

Photograph No. 23

Asphalt and Concrete-Paved Parking Area

Photograph No. 24

Outdoor Swimming Pool

Photograph No. 25

Pool Bathhouse

Photograph No. 26

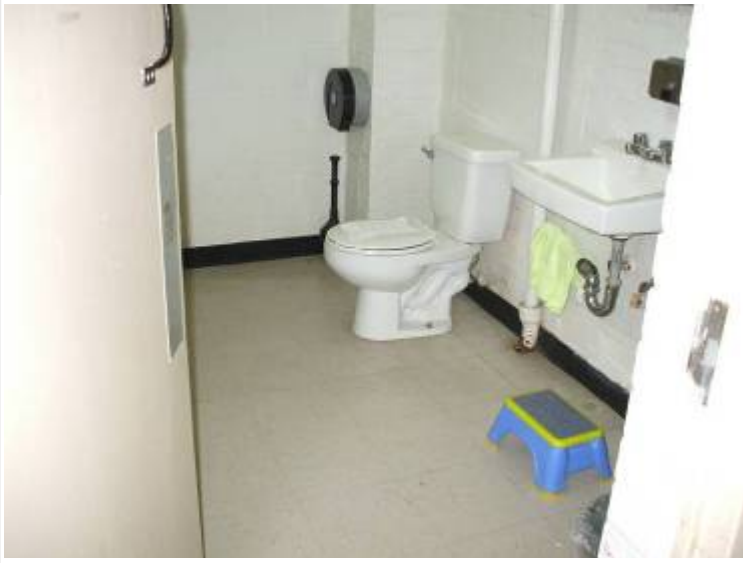
Cracking at Asphalt-Paved Access road

Photograph No. 27

Cracking at Clay Brick Boundary Wall

Photograph No. 28

Side Entrance with ADA Compliant Door Opening



Photograph No. 29

Single Restroom

Photograph No. 30

Possible Asbestos Content at Pipe Insulation

Appendix D
Inventory & Checklist

CHECKLIST

System	Detail	Yes / No	Comment
Foundation	Settlement, alignment changes or cracks	Yes	Minor cracking at brickwork
	Moisture penetration	No	
	Surface material deterioration	No	
	Openings deterioration	No	
Basement	Cracking or arching	N/A	
	Wall deterioration / seepage	N/A	
	Inadequate ventilation	N/A	
Superstructure	Overall alignment	Okay	
	Deflection	No	
	Surface condition – cracks	No	
	Scaling, spalls, and pop-outs	No	
	Stains	No	
	Exposed reinforcing	No	
	Type	Brick	
	Loading capacity	Information not available	
Exterior	Paint or surface treatment	Poor	Porous brickwork
	Caulking	Okay	
	Windows and doors fittings	Poor	Replace
	Flashing conditions	Okay	
	Hardware conditions	Okay	
	Material integrity	Okay	
	Cracks	No	
	Evidence of moisture	Yes	At rear elevation
	Construction joints	No	
	Pointing of brick and stone works	Poor	Repoint
	Paving (walks and steps)	Concrete	
	Type of paving	Asphalt and Concrete-paved	
	Handicap accessibility	No	
	Railings	No	
	Exterior lighting	Yes	One damaged
	Peeling paint	No	
	Stains	No	
	Dislocation	No	
Roofing	Roof ventilators	Yes	
	Water tightness (evidence of leaks)	Poor	Leak at low-slope roof
	Standing water	No	
	Roofing surface	Poor	

System	Detail	Yes / No	Comment
	(blisters, wrinkles, cracks, holes, tears, alligatoring, fish mouths, ballast)		
	Insulation	Unknown	
	Flashing (deterioration, holes or damages, open joints)	Okay	
	Drainage (alignment, corrosion)	Okay	
	Parapets	Yes	At rear only
	Downspouts & gutters	Cast-Iron, Steel	
	Type of roofing	Ferrous Metal at Steep Slope Roof , Recovery Built-up System at Low-Slope Roof	
	Drains, downspouts – Nos. & size	8 Downspouts at Main Roof	
	Loading limits	Information not available	
	Roof Top Equipment	Yes	York Packaged Unit
Building Interior	Floors, walls and ceilings (stains, holes, tears, etc.)	Fair - Poor at front	Needs repainting at front
	Restrooms	Poor	Need updating and ADA compliancy
	Stairwells	No	
	Surface damage (missing tiles and floor coverings)	Yes	Deteriorated vinyl floors
Site	Paving (walks and driveways)	Yes	
	Fountains	No	
	Parking (number of spaces & areas)	15 at courtyard	
	Fences	Yes	
	Transformers	Yes	
	Underground storage tank	No	
Mechanical / Plumbing	Leaks, dripping, running faucets and valves	Okay	
	Pipe insulation	Yes	May be asbestos
	Hangers, supports and clamps	Yes	
	Drain and waste connections	Okay	
	Adequate flow	Yes	
Mechanical / HVAC	Condition of motors, fans, drive assembly and pumps – rust and corrosion	Okay	
	Wiring and electrical controls	Fair	
	Thermal insulation	Okay	

System	Detail	Yes / No	Comment
	Air cooled condensers	Okay	
	Compressors	Okay	
	Air distributors	Okay	
	Supply and return ducts – corrosion, cracks and air leaks	Okay	
	Burner assembly	Okay	
	Dampers, louvers and grilles	Okay	
	Heating and cooling capacity	Okay	
	Exhaust system	Okay	
	Air intake system	Okay	
	No. of Window Air Conditioning Units	Two	
Electrical Service and Distribution	Transformer arching or burning	No	Replace electrical system
	Exposed wiring	No	
	Missing breakers	No	
	Panel – marked	No	
	Incoming conduits – marked	No	
	Panel schedule	No	
	Emergency generator	No	
	Auto start and switch over	No	
	Cooling and exhaust	No	
	Exit signs	No	
	Emergency lighting	No	
	Public address system	No	
Conveying System (elevators and escalators)	Overall appearance	No Conveyance Systems	
	Door operation		
	Control systems		
	Noise		
	Code compliance		
	Handicap access		
	Carriage lighting		
	Signage		
	Floor alignment		
Fire Resistive Requirements	Exterior bearing walls	No	Limited
	Interior bearing walls	No	
	Exterior non bearing walls	No	
	Structural frame	No	
	Permanent partitions	No	
	Shaft enclosures	No	
	Floor & ceiling / floor	No	
	Exterior doors & windows	No	
	Stairway construction	No	
Fire Alarm Required	Provided	No	

System	Detail	Yes / No	Comment
Draft Stops	Provided	No	
Doors (Analyze doors for ratings in area separations, occupancy separations, and rated exitways)	Number	Six Double and Two single doors	
	Size	Varies	
	Sealant – Type and LF	Yes	
	Glazing	None	
	Location	Front, side, and rear	
	Type	Steel-Frame	
	Hardware	Mechanical Lock Sets; round Handles	
Windows	Number	52	
	Size	Varies	
	Sealant – Type and LF	Yes	
	Glazing	Single	
	Location	All Elevations	
	Type	Wood Sliders	
	Hardware	Steel	
Access Control	Card Reader	No	
	Type of access control	No	
	X-Ray machine	No	
	Interior Cameras	No	
	Exterior Cameras, Location	No	
	Intrusion Detection Systems	No	
	Emergency Call Boxes	No	
Fire Stops	Provided	No	
Exits (From Building)	Number Required	5	
	Number Provided	9	
	Distance Required		
	Distance Provided		
	Width Required		
	Width Provided	2'-8" minimum	Restricted at double doors
Fire Extinguishers	Number Provided	7	
	Number Required	7	
Automatic Fire Suppression System	Provided	No	
	Required	No	
Public Access	Accessible Parking	No	
	Floor or Ground Surfaces	Asphalt and concrete	
	Curbs / ramps	No	Step at side entrance is okay
	Elevators	No	
	Stairways including Treads, Risers, Nosing and Handrails	No	

System	Detail	Yes / No	Comment
Entry Doors and Doorways	32” Clear opening	Yes	At side
	Clearances	Yes	
	½” Maximum height threshold	No	Not at courtyard side
	Door hardware (lever type)	Yes	
	Door – opening force	Okay	
Toilet Rooms	Wheelchair Turning Space	Yes	
	Water Closets & Toilet Compartments Including Location, Clearances, Height, Size & Accessories	No	Upgrade single restroom
	Grab Bars (42” long on side wall, 24” long on back wall)	No	
	Urinals (17” max)	No	
	Lavatories and Sinks (34” Max. high)	No	Replace fixtures
Drinking Fountains	Clearances	Not compliant	
	Spout Height (36”)		
Alarms	Audible Alarms	No	
	Visual Alarms	No	
Signage	Signs	No	Install throughout

Project Name: Randall Recreation Center and Pool

Mechanical and Plumbing Equipment List

Equipment Type/Use	Model Name/No.	Serial No.	Manufacturer's Name	Capacity/Rating	Installation Date or Age	Comments
Water Heater	GS62050MSK	0923J0091S7	G.E.	30 gallons	2009	Mechanical room
Water Heater	6E704	VGN-0996A07167	Rheem	30 gallons	2009	Mechanical room
Boiler	V-14A	22 138811	Burnham	124 MBH	Not Available	Mechanical room
Oil Tank	Not Available	Not Available	Highland Tank Co.	Not Available	Not Available	Mechanical room

Project Name: Randall Recreation Center and Pool

Electrical Equipment List

Type	Name Location (Model if applicable)	Manufacturer's Name	Voltage (volts)	Ampacity (amps) or other capacity	Installation Date or Age	Comments
Panelboard	Electrical Room	Square D	240	100	Not Available	
Panelboard (Lights)	Electrical Room	Westinghouse	Not Available	200	Not Available	
Motor Controls	Electrical Room	Westinghouse	Not Available		Not Available	Fee Pumps and Fans

Appendix E

Preventative Maintenance Recommendations

1.0. PM PROCEDURE NAME

1.1. Randall Day Tank Semi-Annual Mechanical PM

2.0. GENERAL DESCRIPTION

2.1. Day Tank (Various Manufacturers)

3.0. MATERIAL REQUIRED

3.1. N/A

4.0. EQUIPMENT REQUIRED

4.1. Hand tools

5.0. POWER REQUIRED

5.1. N/A

6.0. SAFETY WARNINGS OR SPECIAL PRECAUTIONS

6.1. Personnel servicing this equipment must use appropriate Personal Protective Equipment (PPE).

6.2. WARNING: Lockout / Tagout procedures must be followed prior to servicing equipment.

7.0. OTHER REFERENCE DOCUMENTS

7.1. Manufacturer's Manuals

8.0. PREVENTIVE MAINTENANCE PROCESS

8.1. Visually inspect for damage, leakage, or rust on both inside and outside of the tank.

8.2. Promptly repair or replace any significant damage or deterioration

8.3. Drain water and sediment from day tank sump per operations manual.

9.0. CLEANUP

9.1. Thoroughly clean work area once PM has been completed. Dispose of all waste and contaminated material properly.

10.0. REVISION (Employee, Date, Description)

10.1. Created: F+G 3-3-09

1.0. PM PROCEDURE NAME

1.1. Randall Fire Alarm Control Panel

2.0. GENERAL EQUIPMENT DESCRIPTION

2.1. Fire Alarm Control Panel

3.0. MATERIAL REQUIRED

3.1. N/A

4.0. EQUIPMENT REQUIRED

4.1. Hand tools

4.2. Multimeter

5.0. POWER REQUIRED

5.1. N/A

6.0. SAFETY WARNINGS OR SPECIAL PRECAUTIONS

6.1. Personnel servicing this equipment must use appropriate Personal Protective Equipment (PPE).

6.2. WARNING: Lockout / Tagout procedures must be followed prior to servicing equipment.

7.0. OTHER REFERENCE DOCUMENTS

7.1. Manufacturer's Manuals

8.0. PREVENTIVE MAINTENANCE PROCESS

8.1. Perform a full functionality, test according to the requirements of NFPA 72 and by the manufacturer's procedure.

8.2. If required, disable audible/visual alarms and air handler shutdowns.

8.3. Clean the system control panel and internal components, so as to be free from debris and dust. Test indicator lamps and switches.

8.4. Inspect the transient suppressors. Lightning protection equipment shall be inspected and maintained per the manufacturer's specifications.

8.5. Back-up batteries shall be tested on a separate PM #, less than annually. Amp hour capacity of batteries shall be recorded and records maintained in accordance with NFPA 72. 10.6.2.1

8.6. Test the fire alarm panel and the twelve remote power supplies for receipt of open battery circuit.

8.7. Test the fire alarm panel and the remote power supplies for loss of AC power.

8.8. Test the NACS for receipt of open circuits.

8.9. Test the NACS for receipt of ground faults.

8.10. Test the loop 1 and loop 2 signal line circuits for receipt of ground faults.

8.11. Test loop 1 and loop 2 signal line circuits for receipt of short circuit faults.

8.12. Test loop 1 and loop 2 signal line circuits for receipt of open circuit faults.

8.13. Test the four node network for an open circuit.

8.14. Panel and power supply locations

8.14.1. FACP and two 55AH batteries G.4-9.5 (break area, east of auditorium)

8.14.2. Three NAC power supplies and six 12 AH batteries, one beam, detector power supply and two 12 AH batteries D.5-6.9 (core, 2)

8.14.3. Three NAC power supplies and six 12 AH batteries, one beam, detector power supply and two 12 AH batteries D.5-10.0 (core, 3)

8.14.4. Three NAC power supplies and six 12 Ah batteries, one beam, detector power supply and two 12 ah batteries d.8-14.3 (Core, 4)

8.15. Verify that troubles are received at fire alarm panel.

9.0. CLEANUP

9.1. Thoroughly clean work area once PM has been completed. Dispose of all waste and contaminated material properly.

10.0. REVISION (Employee, Date, Description)

10.1. Created: F+G 3-3-09

1.0. PM PROCEDURE NAME

1.1. Randall Domestic Water Heater Monthly Mechanical PM

2.0. GENERAL EQUIPMENT DESCRIPTION

2.1. Domestic Water Heater, Gas Fired (Various Manufacturers)

3.0. MATERIAL REQUIRED

3.1. Honeywell aquastat
3.2. Spark plug
3.3. Ceramic insulator
3.4. Bearings
3.5. Lubricant
3.6. Mechanical seal
3.7. Boiler chemicals as directed by competent water treatment company

4.0. EQUIPMENT REQUIRED

4.1. Hand tools
4.2. Calibrated temperature pressure gauge
4.3. Automatic pressure reducing regulator
4.4. Tubing cutters
4.5. Small acetylene outfit
4.6. Combustion testing equipment
4.7. Hydrostatic pump and safety valve gag
4.8. Vacuum cleaner wet/dry type

5.0. POWER REQUIRED

5.1. Standard Electrical Power Outlet

6.0. SAFETY WARNINGS OR SPECIAL PRECAUTIONS

6.1. Personnel servicing this equipment must use appropriate Personal Protective Equipment (PPE).

6.2. WARNING: Lockout / Tagout procedures must be followed prior to servicing equipment.

6.3. Obtain and review manufacturer's instructions. Follow manufacturer’s instructions or procedures if different to these instructions or procedures. Obtain and review ASME Boiler and Pressure Vessel Codes for boilers.

6.4. Review Standard Operating Procedures for Controlling Hazardous Energy Sources.

6.5. If materials to be worked on are known or suspected to contain asbestos, check the building's asbestos management plan to see if they have been tested for asbestos. If they are suspect but have not been tested, have them tested. Manage asbestos in accordance with the plan.

6.6. Account for all tools and materials before closing boiler.

7.0. OTHER REFERENCE DOCUMENTS

7.1. Lockout / Tagout Procedure
7.2. Material Safety Data Sheets (MSDS)
7.3. Manufacturer’s Manuals
7.4. ASME Boiler and Pressure Vessel Codes

8.0. PREVENTIVE MAINTENANCE PROCESS

8.1. Check all natural gas lines for leakage around valves and fittings.

8.2. Check that all valves operate properly and are leak free.

8.3. Check all water tank plumbing for leaks, corrosion, and/or alkali build-up. Replace gaskets, seals and/or bolts where needed.

8.4. Clean or flush all sediment or scale deposits from hot water storage tank.

8.5. Check/adjust the pilot. The main burner should light smoothly from pilot and burn with a blue flame with a minimum of yellow tips.

8.6. Visually check main burner for plugged orifices and proper flame adjustment. Clean orifices and/or adjust for a blue flame, void of yellow tips if necessary.

8.7. Check the safety relief valve and associated discharge piping for proper operation an installation.

8.8. Check that any temperature gages are functional and in good repair. Replace any that are not.

8.9. Check any hot water recirculation pumps for excessive vibration, bearing noise, over heating or leakage around seals or fittings.

8.10. Check that all hangers are free of missing or loose fasteners, and are properly supporting piping and equipment.

8.11. Inspect insulation around hot water tank and piping. Replace or repair as necessary.

8.12. Keep thermostat at 120 degrees.

9.0. CLEANUP

9.1. Thoroughly clean work area once PM has been completed. Dispose of all waste and contaminated material properly.

10.0. REVISION (Employee, Date, Description)

10.1. Created: F+G 3-3-09

Appendix F

Scope of Services, Document Review and Limitations

FAITHFUL GOULD

SCOPE OF SERVICES & DOCUMENT REVIEW

Faithful+Gould was requested to complete a Facility Condition Assessment and Space Utilization Study of the site and site improvements of the subject Property. This report was completed with the principal intention of identifying current conditions, recommending corrective actions and developing an occupancy profile to indicate current utilization of occupiable space.

The scope of services for the Facility Condition Assessment included performing a visual assessment of the interior, exterior and site components of the subject Property. The scope of services was governed by Faithful+Gould's revised proposal for Facility Condition Assessment as authorized under Purchase Order 287952 by Ms. Diane B. Wooden of the District of Columbia Construction, Design and Building Renovation Commodity Group on January 3, 2009.

The primary purpose of the Facility Condition Assessment was to identify visually apparent deficiencies in the building and site and to determine the general extent of capital and maintenance projects required to facilitate continued use of the building within its current use type. The evaluation included site visits to observe the building and site systems, interviewing available building management and maintenance personnel, and reviewing available maintenance systems, design and construction documents and plans, and public records.

The primary purpose of the Space Utilization Study was to provide an occupancy profile for the facility to indicate current utilization of occupiable space. This effort included providing an inventory of furnishings and occupants, and producing dimensioned floor plans of each occupied floor.

The Facility Condition Assessment was conducted in general accordance with industry standards and the American Society for Testing and Materials (ASTM) Standard E 2018-08 Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment Process.

The Space Utilization Study was conducted in general accordance with industry standards and standards produced by the General Service Administration's Public Buildings Service and as contained within the ANSI/BOMA Z65.1-1996 Standard Method for Measuring Floor Area in Office Buildings.

Facility Condition Assessment

We performed a visual non-destructive assessment of the interior, exterior and site components of the Property, including the following major components and systems:

1.0 Facility Attributes: During our field evaluation, we collected and verified real estate and certain environmental information in order to prepare an accurate building information system. The information collected included the following:

A. Building address, site location with at least two street references
B. Lot, square and ward numbers
C. Gross square foot area of building and land
D. Assessed building and land values
E. Occupancy status – occupied, vacant or partially occupied
F. Building designation – historic or non-historic
G. Building location – within or not within a historic district
H. Environmental details as provided within OPM supplied checklist

2.0 Condition Assessment: We conducted a condition assessment of the Property. The condition assessment consisted of a detailed on-site evaluation completed to determine or verify and document the condition of all building major systems and components. The condition assessment consisted of the following elements:

A. Collection of Baseline Facilities Data: We conducted a field survey of the Property for the purpose of updating and validating existing architectural floor plans. Updated floor plans are included within the report appendix.

B. Facility Existing Condition Data: We identified the facility status data (i.e. age, historical status, construction type, square footage, materials, user/tenants, and functional areas such as offices, mechanical / electrical rooms, etc.); architectural floor plans; and site plan/general development map data (surface man-made site features, and real estate boundary maps).

C. Condition Assessment Survey: As part of the condition assessment survey we:

i. Provided a description of systems along with manufacturer's name for each major piece of equipment and the estimate age.

ii. Identified the current condition of the facilities and their components. This included a description of the deficiencies indicating what the deficiency is, how much it is, and where it exists.

iii. We provided a description of the recommended corrective measures, the associated cost, the remaining service life of the building component or system if the deficiency is left uncorrected. We specifically included quantitative information on recommended work to include opinions of cost and recommended date of accomplishment. This information was presented within the OPM supplied cost spreadsheets.

iv. We prioritized the criticality of necessary repair, renovation and or replacement with estimated cost forecast by the projected year.

v. We furnished the survey findings in the format supplied to us by OPM.

vi. We quantified deferred maintenance and furnish estimated costs within the format supplied to us by OPM.

vii. We provided an annual preventative maintenance schedule for the installed equipment.

2.1 Drawing and Maintenance Review: We reviewed any available construction documents (plans, specifications, etc.) and maintenance and repair logs prior to visually assessing the buildings. In addition, we interviewed available maintenance personnel to determine the maintenance / repair history, and know defects in each building.

2.2 Included Components: We surveyed the physical components and systems of the identified facilities. These will include the following for:

2.2.1 Substructure: We visually evaluated the condition of the foundation systems, slab-on-grade, basement excavation and walls, and other applicable substructure elements. We evaluated for signs of distress (cracking, displacement, insect infiltration etc.) and have documented and photographed our findings.

2.2.2 Core and Shell: We visually evaluated the condition of the superstructure (floors, bearing walls, columns, beams, roofs and related structures): exterior closure (exterior walls, windows and doors): and roofing systems. The evaluation included assessment of the accessible shell components and ancillary elements for signs of distress and documentation and photographing of our findings. This included cracking, displacement, and connection adequacy, continuity of flashing and seals, and evidence of other types of distress. We also checked for flashing and connections for proper drainage on walls and for the condition and proper placement of expansion joints. When assessing the roofing, we accessed the roofs to visually observe the condition of the system and any accessories and details to include flashings and penetrations. We also documented existing warranties, replacement costs and remaining useful life.

2.2.3 Interiors: We visually evaluated the interior construction (interior partitions, doors and specialties such as toilet accessories, lockers, storage shelving, etc.); stairway and finishes; and interior finishes (paint and other wall finishes, flooring and interior ceiling finishes and systems). The evaluation included documenting and photographing the condition of the interior finishes.

2.2.4 Services: We visually evaluated the condition of the conveyor systems (elevators, and other vertical transportation and conveying systems), plumbing systems (fixtures, domestic water distribution, sanitary waste, rain water drainage and special plumbing systems such as gasoline dispending, compressed air, etc.); HVAC Systems to include heat generation, rejection, distribution and transfer systems; HVAC controls and instrumentations and other HVAC support elements; Fire detection and suppression systems (alarm systems, monitoring systems, sprinkler systems, standpipe and hose systems, pumps, fire protection specialties, and special fire suppression systems); Electrical Systems (service and distribution, feeder type), lighting and branch wiring, communications and security systems, emergency generators, UPS systems, electrical controls and instrumentation, service points, meters and capacities.

For each item of service equipment we visually evaluated the conditions and code compliance of the service and photographed and documented our findings. For the conveying systems (where provided), we reviewed available maintenance records and reports on the equipment and evaluate the performance and anticipated service life of the systems. For plumbing, HVAC and electrical systems, we observed the age, condition and adequacy of the capacity and status of maintenance of these systems and have documented their condition, deficiencies and code violations. We also commented on renovations to the system that would prove beneficial to their overall efficiency or performance, and have stated the estimated expected remaining useful service life of each major piece of equipment with and without repair. For fire and life-safety systems, we listed all major components and identified those systems that require upgrades. Findings were supported with photographs.

2.2.5 Equipment and Furnishings: We evaluated the condition of fixed components of the structure and non-moveable furnishings, office or support equipment. Representative examples include security vaults, commercial laundry equipment, fixed audio-visual equipment, parking control equipment, kitchen and food service equipment, fixed casework and seating etc. For each applicable piece of equipment or furnishing that we visually evaluated, we documented and photographed conditions, and produced a tabulated inventory of the equipment to include rating / capacity, make and manufacturer, year of manufacture, and location.

2.2.6 Other Building Construction: We visually evaluated items of special construction and systems (i.e. special security systems, incinerators, kennels, storage tanks, building automation systems, special purpose rooms etc.).

2.2.7 Building Site Improvements: We evaluated the condition of site improvements to include grading and drainage, slope stabilization, protection and erosion control; roadways and parking lots (pavement, curb, gutter, steps etc.); site development (fences and gates, recreational facilities, exterior furniture, bridges, flag poles, exterior signage etc.); and landscaping (planting, irrigation systems, etc.). For each element we visually evaluated, photographed and documented our findings. For grading and drainage, we observed the site systems for removal of storm water, and identified any areas that appear under-capacity or distressed. We also evaluated the site with respect to flood potential. We reviewed and documented the condition of the pavements, curb and gutter, sidewalks and plazas, retaining walls, fences, signs, landscaping and irrigation systems and will present our finding supplemented with photographs.

2.2.8 Accessibility: We completed an evaluation of the Property to determine compliance with applicable accessibility guidelines. This evaluation included a site review to determine major barriers to access to and into the building, through the building, to restroom facilities, and to other service areas within the building.

2.2.9 Safety / Security: We considered the facility as a whole when completing this evaluation. The evaluation included evaluation of the performance and current ability of lower-level wall / window system with regard to blast shrapnel protection. The evaluation also included a safety and security review to determine and document hazards and needed improvements in all areas of the building and surrounding site.

2.2.10 Access Control: We evaluated, documented and photographed the condition of doors and windows, including hardware and other components; intrusion detection systems; and the access control

system. We also identified a pattern in faulty hardware systems and controls, and have conducted a review of potential points of access and determined and documented the effectiveness of the access control system.

2.2.11 Hazardous Materials: We identified for further analysis building components and stored materials suspected of containing hazardous materials such as asbestos, lead, petroleum products etc.

2.2.12 Equipment List: The report includes an equipment list in tabulated form indicating the make, model, manufacturer's name, capacity / rating and installation date of each principal item of contained equipment.

At the completion of our on-site activities we issued this report of Facility Condition Assessment. The report includes detailed descriptions of installed systems, conditions and recommendations. The report also includes expenditures of anticipated capital and maintenance expenditures required over the next six-years. Expenditures are detailed in the year we recommend that they be completed and are prioritized as follows:

- Priority 1 – Critical (immediate) need that may prevent the continued use of the facility or is required to address issues of life safety and/or code compliance;

- Priority 2 – Potentially Critical (one to two years) need addressing system, equipment or component failure that, if not addressed promptly, may prohibit the continued use of the facility;

- Priority 3 – Necessary (but not yet Critical, three to five years) need that, if left unaddressed, will result in a portion or all of the facility to be unfit for continued use;

- Priority 4 – Recommended (six years and greater) need that represents a good practice improvement or action based on the observed conditions or the expected useful life of the component or system.

The scope of services under which the Facility Condition Assessment was completed was visual in nature and not intended to be destructive to the Property to gain access to hidden conditions. We did not perform any destructive testing or uncover or expose any system members. We have documented the type and extent of visually apparent defects in the systems in order to perform the condition assessment.

The scope of services includes only those items specifically indicated. The evaluation does not include any environmental services such as (without limitation) sampling, testing, or evaluation of asbestos, lead-based paint, lead-in-water, indoor air quality, PCB's, radon, mold, or any other potentially hazard materials, air-borne toxins or issues not outlined in the previous scope of services.

Space Utilization

We completed a space utilization survey to consist of providing an occupancy profile for the facility to indicate current utilization of occupiable space. Pertinent information collected will included:

A floor plan for each facility. The floor plan produced indicates interior dimensions and room areas for each floor. We also calculated the gross floor area versus occupiable (net rentable) area of each individual floor. Our determination of gross floor area and occupiable area was governed by the guidelines and methodology established by the General Service Administration's Public Buildings Service and as contained within the ANSI/BOMA Z65.1-1996 Standard Method for Measuring Floor Area in Office Buildings.

- Building core area, including elevator shafts, toilets, storage area, public corridors, and other support areas

- The location of all walls, partitions, doors, and windows

- Location and size of all occupiable areas and the name of current tenant agency

- Personnel density that includes number of personnel, furniture, files, and equipment in occupied space. This includes submission of the information gathered in written, graphic and digital format with floor and building summaries.

Document Review

None

Exclusions & Interpretation

This report and the attached expenditure forecasts generally identify the Expected Useful Life (EUL) and the Remaining Useful Life (RUL) of observed systems and components. EUL is projected based upon industry-standard guidelines and our experience with similar systems. RUL is projected based upon our assessment of age, condition and maintenance / repair history.

Our opinion of cost included within this report are based upon our experience with similar buildings and systems, industry-standard cost data, local cost data, discussions with contractors, and information provided by the current building management and maintenance staff. The costs provided are for planning purposes only and assuming open procurement of the recommended works. Actual project costs may vary significantly to those projected based upon inflationary factors, weather and time of season, unforeseen economic circumstances and market trends, contractor schedules, unusual owner requirements, and other factors beyond our control.

Where recommended projects require the use of a registered architect, licensed engineer of other professional (collectively referred to as A/E) we have included an allowance of 10% of the base project fee for this retention. Where recommended projects are likely to involve the retention of a General Contractor, we have included a separate collective line item for this retention. This allowance includes a percentage fee based upon the base project cost of 15% for Project Management, 20% for Contractors Profit and Overhead and a Contingency allowance of 10%. Unless otherwise stated project line items included within the capital and maintenance forecasts do not include for A/E fees or General Contractor costs.

When making the determination as to whether a General Contractor will be retained, we have generally considered that a General Contractor will only be retained when a project requires management of multiple contractors is required. A typical example would be brick repair and refurbishment resulting in management of masons, lintel installers, painters and related trades. An example of a project where we have considered that a General Contractor would not be required is pavement resurfacing. For this type of project, we have assumed that a single specialty contractor will be retained to complete and manage the project. Under this scenario, we have included the 45% allowance previously detailed into our unit rate.

The timing of the projected expenditures and their associated costs represent our opinion considering the aforementioned factors. Alternative methods of managing the existing equipment or systems may be feasible over the six-year study period. However, these alternative methods will depend upon actual management practices, financing requirements, and the ability of the engineering staff to perform some of the repairs in-house. Alternative scenarios that have not been presented to Faithful+Gould have not been considered within this report.

This report has been presented based upon our on-site observations, information provided to us, discussion with building management and maintenance staff listed in the executive summary, our review of available documentation (see scope of services and document review section) and our experience with similar systems. If any information becomes available that is not consistent with the observations or conclusions expressed within this report, we request that this information be immediately forwarded to us.

The evaluation of existing structures requires that certain assumptions be made regarding existing conditions. This evaluation was based upon our visual non-destructive evaluation of accessible conditions of the Property. Furthermore, this evaluation was limited in time on-site, fee, and scope and was not based upon a comprehensive engineering evaluation. As such, our report is not intended to represent a complete review of all systems or system components or a check or validation of design professionals' computations. Therefore, Faithful+Gould's evaluation and this report do not represent, warranty or guarantee any system or system component or the future performance of any site improvement.

Appendix G
Resumes

RÉSUMÉ

Benjamin Dutton, FFB, MCIOB, MRICS
Project Coordinator

Benjamin Dutton has over twelve years of experience in Facility Assessment, working in all sectors of the industry, from multi-family residential and ecclesiastical facilities to airports and resorts. He has been employed by property developers and consulting firms, and previously founded a multi-office facility assessment corporation. Benjamin has been working with Faithful+Gould since 2005, and is spearheading the expansion of the company's already successful Facility Assessment sector.

Projects Benjamin has completed include Facility Assessment and expenditure forecasting for the U.S. Senate House Office Buildings in Washington, DC, assessment, capital planning and maintenance evaluation for Washington Dulles International Airport and Ronald Reagan National Airport, maintenance evaluation and asset inventory for the University of Virginia and American University, facility assessment of a 42-building school facility, pre-acquisition due diligence surveys for a 19-building industrial portfolio in the Pacific Northwest, and construction monitoring and management of various residential and adult living centers.

SELECTED PROJECT EXPERIENCE

- 230 Park Avenue, New York, New York
- Colliers Florida Portfolio, Miami, Florida
- Rosa Parks Federal Center, Detroit, Michigan
- National Institutes of Health, Bethesda, Maryland
- 202 State Street, Chicago, Illinois
- Washington Dulles International Airport, Dulles, VA
- Ronald Reagan Washington National Airport, Arlington, VA
- George Washington University Acquisition Surveys, Washington, DC
- Grace Episcopal High School, Alexandria, VA
- American University, Washington, DC
- University of Virginia, Charlottesville, VA
- Our Lady of the Blessed Shroud, WI and IL
- Pencader Industrial Portfolio, NJ and NY
- Rams Horn Resort, Greenwood, CO

Education:
Bachelor of Science, Building Surveying, 2000

Certifications/Affiliations:
Professional Member, Royal Institution of Chartered Surveyors

Professional Member, Chartered Institute of Building

Fellow, Faculty of Building

Member, Society for the Protection of Ancient Buildings

Years of Experience: 10+

- State Plaza Hotel, Washington, DC
- Edge Lofts Apartment, Portland, OR
- Table Rock Hotel, Laguna Beach, CA
- Chown Pella Apartment, Portland, OR
- River Island Office Estates, Eugene, OR
- The Henry Apartments, Portland, OR
- The Yachtsman Resort, Myrtle Beach, SC
- Colony Woods Apartments, Seattle, WA
- Logistics A and B Industrial Complex, Fort Lauderdale, FL
- Newberry Plaza Apartments, Chicago, IL
- Edgewater Beach Hotel, Chicago, IL
- Carroll Avenue Apartments, Cleveland, OH
- Ravinia Lofts Apartments, Chicago, IL
- Worldgate Office Complex, Herndon, VA
- Exploration V Office Complex, Columbia, MD
- Clock Towers Apartments, Lancaster, PA
- Alameda Towers Apartments, Kansas City, MO
- Ground Round Restaurant Portfolio, Various Locations

RÉSUMÉ

Richard Needler, AIA
Architectural (Interiors / Exteriors)

As a Senior Consultant of Facility Assessment services, Richard Needler has nearly 20 years experience in the facility assessment and due diligence field. His experience has been in all sectors of the industry, including commercial office and retail, multifamily and military base housing, assisted living, hospitality and judicial facilities throughout the United States. Richard has provided condition assessment, pre-construction and construction monitoring services for property acquisitions and refinancing, equity investments and real estate development projects.

His project management role has included performing the site visits and preparing facility assessment and due diligence documents, as well as directing teams of professionals in performing these services.

SELECTED PROJECT EXPERIENCE

Commercial/Retail
- 8515 Georgia Avenue Office Building, Silver Spring, MD
- Thirteen Property Wachovia Bank Portfolio, PA and VA
- Wachovia Park Office Building, Winston Salem, NC
- Sheet Metal Workers' Union Office Building, Alexandria, VA
- Matthews Festival Shopping Center, Matthews, NC
- Security Square Mall, Baltimore, MD
- 230 Park Avenue, New York, New York
- Colliers Florida Portfolio, Miami, Florida
- Rosa Parks Federal Center, Detroit, Michigan
- National Institutes of Health, Bethesda, Maryland
- 202 State Street, Chicago, Illinois

Residential/Assisted Living
- Midtown Reston Condominiums, Reston, VA
- University View Apartments, College Park, MD
- Willow Lake Apartments, Indianapolis, IN
- Stoneridge at University Center Apartments, Ashburn, VA
- Ashbridge Manor Assisted Living Facility, Downingtown, PA
- Atlantic Shores Retirement Community, Virginia Beach, VA

Hospitality
- Staybridge Suites Hotel, Chantilly, VA
- Drake Hotel, Chicago, IL
- Red Roof Inn Portfolio, GA, AL and FL

Education:
Bachelor of Architecture and Bachelor of Science – Environmental Design, Ball State University, College of Architecture and Planning, 1980

Professional Licenses:
Registered Architect: Maryland, 1989; Colorado, 1982

Certifications/Affiliations:
Member, American Institute of Architects (AIA)

Certified Environmental Site Assessor, Georgia Institute of Technology, 1996

Years of Experience: 30+

Courthouses

- U.S. Courthouse, Des Moines, Southern District of Iowa
- Howard H. Baker, Jr. Federal Courthouse, Knoxville, Eastern District of Tennessee
- Joel W. Solomon Federal Building and Courthouse, Chattanooga, Eastern District of Tennessee
- Earl Cabell Federal Building and Courthouse, Dallas, Northern District of Texas
- Eldon B. Mahon Federal Courthouse, Fort Worth, Northern District of Texas
- Joseph P. Kinneary U.S. Courthouse, Columbus, Southern District of Ohio

Military

- Marine Corps Base Quantico Officers' Family Housing, Quantico, VA
- Naval Station Norfolk Military Housing, Norfolk, VA
- Little Creek Amphibious Base Military Housing, Norfolk, VA
- Oceana Naval Air Station Military Housing, Virginia Beach, VA
- Naval Surface Warfare Center Military Housing, Annapolis, MD

David Elwyn, P.E.
Structural Design

David Elwyn has over 28 years experience in the condition assessment industry. He is experienced in all aspects of construction ranging from design to cost and project management, claims management and dispute resolution, contract administration and close-out.

Mr. Elwyn's professional experience includes 19 years with a leading architectural, engineering, and construction services firm, during which time he progressed from construction administrator to firm president and managing partner. He has developed and implemented computer applications for construction administration and facilities evaluation, established quality assurance procedures for design and document review, investigated and negotiated design defect claims and contract disputes, and developed project execution checklists and procedures.

He is an experienced structural engineer, having served as lead design engineer on numerous public and private new construction and renovation projects, with particular expertise in masonry design and restoration, and structural forensic investigation and analysis.

Mr. Elwyn's project management experience includes serving as owner's project representative, leading full service architectural and engineering design teams from project inception and contract negotiation through construction close-out, serving as consulting engineer team leader providing engineering services to major architectural design firms, structuring and executing design/manage performance contracts, and providing construction management services as agent of the Owner.

Representative Recent Project Experience

- **Cornell University, Ithaca, New York**.
  Project coordinator for cost estimating services and cost reconciliation services for the University:
  - New Sailing Center SD Estimate
  - Milstein Hall; DD and CD Estimates
  - Hollister Fluids Lab; DD and CD Estimates
  - Olin Library Suite 106 Renov; CD Estimate
  - Riley-Robb Hall 50% CD Estimate

Education:
Clarkson University, Potsdam, New York. BSCE Suma Cum Laud – 1980.

Professional Licences:
Registered Professional Engineer: New York, 1989; New Jersey, 1988; Pennsylvania, 1993; Texas, 1986 (inactive).

Affiliations:
National Society of Professional Engineers (NSPE)

Presentations:
Construction Change Orders; Lorman Education, 2005 and 20006

Risk Management in Construction; Lorman Education, 2006

Energy Performance Contracting; Benefits, Problems, Solutions; White paper on performance contracting in New York public schools presented to members of the NYS legislature, 1997

Years of Experience: 28

- Morrison Hall Labs Renovation 50% CD Estimate
- Uris Hall Vertibrate Animal Facility; 50% CD Est
- Child Care Center; DD Estimate

- **Cornell University, Ithaca, New York**
  Project Manager, Senior Consultant for pre-project planning services for the University:
  - Livestock Teaching Arena Conceptual Estimate
  - Dairy Facility VE Study (to be conducted in May)

- **Syracuse Hancock International Airport, Syracuse, New York**
  Senior Consultant for Independent Professional Services Fee Estimates.
  - Obstruction Removal Project
  - Sound Attenuation Project

- **General Electric Energy, Schenectady, New York**
  Senior Consultant for conceptual cost estimates and pre-project planning services.
  - Building 2 Reconstruction
  - Building 5 Reconstruction
  - Building 53 Reconstruction
  - Building 55 Reconstruction
  - Building 59E Renovation

- **United States Geological Survey**
  Senior Consultant for Condition Assessment and Building Engineering Evaluation
  - Northern Appalachian Research Laboratory, Wellsboro, PA
  - Florida Caribbean Science Center, Jacksonville, Florida

Additional Experience

- 230 Park Avenue, New York, New York
- Colliers Florida Portfolio, Miami, Florida
- Rosa Parks Federal Center, Detroit, Michigan
- National Institutes of Health, Bethesda, Maryland
- 202 State Street, Chicago, Illinois

RÉSUMÉ

Craig Thompson, PE
Fire & Life Safety

Mr. Thompson has over fifteen years of experience in the field of fire protection engineering and assessment. Mr. Thompson has specialized experience in smoke control/management systems, fire alarm and automatic sprinkler/suppression systems design and analysis, building codes and standards for both new and renovated structures, fire protection surveys, fire alarm and automatic sprinkler/suppression system inspections, site investigations and Fire Safety Evaluation System (FSES) surveys, NFPA 101A. He has also been involved in conducting complete building plan reviews, including means of egress calculations, analysis of use group, height area calculations and construction type.

Representative Experience

- **The Pennsylvania State University, University Park, PA.** Project Manager responsible for providing design and consulting services for the installation of sprinkler systems in 49 residence hall buildings totaling over 2.3 million sq. ft. Scope includes feasibility studies, master plans, system design and construction period services.

- **The Pennsylvania State University, Commonwealth Campus, PA.** Project Manager responsible for providing design and consulting services for the installation of sprinkler systems in seven residence hall buildings totaling 280,000 sq. ft. Scope includes feasibility studies, master plans, system design and construction period services.

- **Pattee Library, The Pennsylvania State University, University Park, PA.** Project Manager responsible for providing automatic suppression system design for the Pattee Library. Project includes feasibility studies, system design and construction period services.

- **Howard Hughes Medical Institute, Janelia Farms Campus, Loudoun County, VA.** Project Manager responsible for fire protection code consulting during the design of a 400,000 square foot landscape building containing over 265,000 square feet of research laboratory spaces, conference center, and central plant. Separate facilities include conference facilities and housing and approximately 40 townhouse style facilities for visiting scientist housing. Additional project efforts include the renovation of a historic manor house located on the property.

PROFESSIONAL REGISTRATION
Registered Professional Engineer, 1998, Maryland; 1999 Virginia

EDUCATION
Master of Engineering, Fire Protection Engineering, University of Maryland, College Park, MD, 2001

B.S., Fire Protection Engineering, University of Maryland, College Park, MD, 1992

MEMBERSHIPS/ AFFILIATIONS
Member, National Fire Protection Association (NFPA)
Member, Society of Fire Protection Engineers (SFPE)

- **John F. Kennedy Center for the Performing Arts, Washington, D.C.** Project Manager and Senior Fire Protection Engineer responsible for conducting life safety surveys and an egress study to identify and design upgrades as part of a renovation of this facility. He is currently providing automatic sprinkler system design and retrofit services for the Opera House's public spaces and a water curtain design to supplement the existing proscenium fire curtain.

- **Arts and Industries Building Renovation, Washington, DC.** Project Manager and Senior Fire Protection Engineer responsible for providing fire protection and life safety services for various phases of the renovation effort to the historic, 500,000 sq. ft., Smithsonian Institution's Arts and Industries Building (AIB). Project scope calls for the design of fire alarm and sprinkler systems, as well as a building code compliance analysis for the main acceptable level of protection.

- **Digex, Laurel, MD Headquarters**. Project Manager responsible for conducting field surveys, hydraulic calculations and fire protection conceptual design. The scope of the project included the determination of hazards, the preparation of fire alarm, FM-200 and automatic sprinkler conceptual design drawings and building and life safety code analysis. Additionally, the project included the review of the fire alarm, FM-200, and sprinkler shop drawings to ensure compliance with the codes and standards.

- **Lake Anne Fellowship House, Reston, VA**. Project Manager for the fire alarm system retrofit of the 9-story nursing home. Project included the building assessment survey and design and installation of the addressable fire alarm and detection system.

- **Wildwood Towers, Arlington, VA**. Project Manager for the fire alarm system retrofit of the 10-story apartment building. Project included the building assessment survey and design and installation of the ADA compliant addressable fire alarm and detection system.

- **Wildwood Park, Arlington, VA**. Project Manager for the fire alarm system retrofit of the 10-story apartment building. Project included the building assessment survey and design and installation of the ADA compliant addressable fire alarm and detection system.

- **Westfield Realty 1100 Wilson Blvd, Arlington, VA**. Project Manager for the fire alarm system retrofit of the 30-story office building. Project included the building assessment survey and design and installation of the ADA compliant addressable fire alarm and detection system.

- **Westfield Realty 1701 North Ft. Meyer Drive, Arlington, VA**. Project Manager for the fire alarm system retrofit of the 13-story office building. Project included the building assessment survey and design and installation of the ADA compliant addressable fire alarm and detection system.

- **Brown's Dulles Dodge, Chantilly, VA**. Project Manager for the fire alarm system of the 2-story office building. Project included the building assessment and design and installation of the ADA compliant addressable fire alarm and detection system.

- **Building System Assessments.** Project manager for building system assessments to include site surveys for code compliance of the building construction, the building fire alarm and detection systems.
    - 1000 Wilson Blvd, Arlington, VA
    - 1100 Wilson Blvd, Arlington, VA
    - 1401 Wilson Blvd, Arlington VA
    - 1701 North Ft. Meyer Drive, Arlington VA
    - 1515 Wilson Blvd, Arlington, VA
    - 1815 North Ft. Meyer Drive, Arlington, VA

- **Arlington County Inspections, Arlington, Virginia.** Fire Protection Engineer responsible for conducting complete building plan reviews to include means of egress calculations, building use classification, construction type classification, building height and area calculations, fire suppression specifications and fire alarm requirements; providing design review of fire alarm shop drawings; overseeing sprinkler plan reviews consisting of sprinkler head spacing, hazard classification, fire pump and standpipe sizing, and hydraulic calculations to meet standard specifications for both residential and/or commercial construction. Also responsible for training inspectors in the procedures for inspecting new fire suppression systems and assisted inspectors in fire alarm and fire suppression system inspections.

- Colliers Florida Portfolio, Miami, Florida
- Rosa Parks Federal Center, Detroit, Michigan
- National Institutes of Health, Bethesda, Maryland
- 202 State Street, Chicago, Illinois

Maury Paslick, P.E.

Mechanical, Electrical & Plumbing

As a Mechanical, Electrical and Plumbing (MEP) condition assessor, Mr. Paslick is responsible for assessing MEP systems for office buildings, hospitals, industrial/warehouse buildings, schools, and other commercial and institutional buildings.

With 33 years of MEP assessment experience, he supervises a staff of engineers and designers implementing those concepts. Much of his design experience involves renovation and adaptive reuse requiring analysis of existing conditions and evaluations and recommendations of systems suitable to the physical and operational constraints. Besides being a professional engineer, he is a certified commercial electrical, mechanical, and plumbing inspector and electrical, mechanical and plumbing plans examiner, as well as certified in Module 1 as a value engineer. He has also performed many condition assessments averaging two per month. He is well versed in life cycle cost analysis and cost estimating. He brings your projects the benefit of experience with a wide variety of systems and familiarity with analytical methods.

Representative Condition Assessments Projects

- **Fairfax County Schools/Fairfax, Virginia**
  Chief Electrical Engineer for the team that evaluated all elementary schools for Virginia's largest school division to assist with long-term planning.

- **Culpeper Public Schools/Culpeper County, Virginia**
  Chief Engineer in charge of the team evaluating the MEP systems of all eight county schools. Following extensive surveys conducted during holiday times when students were on break, reports were prepared recommending and prioritizing repairs and upgrades and estimated costs were provided so that a long-term plan could be developed by county officials.

- **Mitre Buildings/Bedford, Massachusetts and McLean, Virginia**
  MEP Engineer for the evaluation of MEP systems for these two multi-story corporate buildings.

Education:
The Johns Hopkins University/BES/1975/Electrical Engineering

Professional Licences:
1981/Texas/Professional Engineer - Electrical (inactive)

1990/Maryland/Professional Engineer - Electrical

1991/District of Columbia/Professional Engineer – Electrical

1996/Florida/Professional Engineer – Electrical

1999/North Carolina/Professional Engineer - Electrical

Affiliations:
National Society of Professional Engineers (NSPE)

Years of Experience: 28

- **230 Park Avenue Office Building/New York, New York**
  MEP Engineer for the due diligence evaluation of this 5-story plus 3-story roof-level cupola high-rise riveted iron frame office building containing an approximate gross floor area of 1,300,000 SF. The building contains 38 office suites, a management-occupied suite and 2 ground level retail units. The property is on a .415-acre site.

- **One Judiciary Square/Washington, D.C.**
  MEP Engineer for the condition assessment of this high-rise building constructed in 1987. There are 11 floors above grade, one concourse level below grade, and two parking levels below the concourse. The building has a nominal area of 850,000 SF.

- **LaCosta Resort/San Diego, California**
  MEP Engineer for this hotel resort, including guest and meeting rooms, lobby area, administrative offices, and restaurants. The hotel and clubhouse were built in 1965, with renovations and expansions in 1970, 1985, 2003, 2006 and ongoing. There are 472 rooms in 22 one, two and three-story buildings. Other amenities surveyed included several pools, ballrooms, retail shops and spa.

- **USGS Florida Caribbean Science Center/Gainesville, Florida**
  MEP Engineer for the condition assessment of this scientific research facility for the study of fish species on an 18-acre site with 20 buildings including chemical storage building, service garage, shop, main R & D building, portable office building, battery storage, incubator building, and formalin storage.

- **301 Howard Street/San Francisco, California**
  MEP Engineer for the condition assessment of this 21-year-old office building on .415 acres.

- **1 East Broward/Fort Lauderdale, Florida**
  MEP Engineer for the condition assessment of this 19-story, Class A office building.

- **Smithsonian Arts and Industries Building/Washington, D.C.**
  MEP Engineer for the condition assessment of this building of about 185,000 SF originally opened as the U.S. National Museum which was constructed in 1881 and renovated in 1996. Leaks and flakes of rust prompted closing of the building in 2004, leaving a largely vacant building with some office space still in use. This condition assessment was conducted in 2006 in anticipation of a major rehabilitation project.

- **Prince William County McCoart Building/Prince William, Virginia**
  MEP Engineer for condition assessment report of the MEP systems of this 60,000 SF County Administration Building built in the 1980's.

- **MVI Post Building/Falls Church, Virginia**
  MEP Engineer for the condition assessment of this 2-story, 20,000 SF building housing post-production audiovisual editing studios and support offices. This project also included schematic design and pricing for building MEP systems upgrades.

- **One Bethesda Office Building/Alexandria, Virginia**
  MEP Engineer for the condition assessment of the central air handler unit and related system. A report was prepared on the remaining useful life and suggested timeframe for replacement.

- **1411 K Street Arlington Square Office Building/Washington, D.C.**
  Chief Engineer for the extensive evaluation of the mechanical, electrical, and plumbing systems for this multi-story office building, the review of pertinent building documents and the preparation of a detailed report on the condition and recommendations with regard to each system.

- **Bethesda Towers/Bethesda, Maryland**
  Chief Engineer for the review of the chilled water and air handler systems, garage ventilation systems, induction systems, all electrical systems including switchgear, lighting, distribution, emergency power systems, and plumbing systems including drainage and water systems for this condominium project with two multi-story residential towers.

- **1901 L Street Office Building/Washington, D.C.**
  Chief Engineer for the review of the mechanical systems including the chilled water system, condenser water systems, air handling systems, exhaust systems, induction units, garage ventilation systems and controls, the electrical systems including switchgear, power distribution, emergency power and lighting systems and the plumbing systems including hot and cold water, sanitary drainage and storm water drainage for this multi-story office building.

- **Dulles Hilton/Sterling, Virginia**
  Lead MEP Engineer for a two-phase survey and evaluation of this recently renovated and expanded business hotel. The first phase was to complete a construction punch list survey of 155 new guest rooms, a new conference center, and a new central mechanical plant to support the addition. The second phase included a condition assessment survey of the overall facility.

- **1310 North Courthouse Road/Arlington, Virginia**
  MEP Engineer for the condition assessment and due diligence study of a 12-story, 380,000 SF office building.

- **USGS Hammond Bay Biological Station/Millersburg, MI**
  MEP Engineer for the comprehensive condition assessment of the assets of this US Geological Survey facility dedicated to the study and control of sea lampreys in the Great Lakes. The facility is a converted Coast Guard Station originally constructed in the late 1800's.

- **Sheraton Hotel/Sunnyvale, California**
  MEP Engineer for the condition assessment of a 26-year old, 2-story, full service hotel with 173 rooms, meeting rooms, and restaurant.

- **Sheraton San Jose/Milpitas, California**
  MEP Engineer for the condition assessment of an 18 year old, high rise full service hotel with 229 rooms, meeting rooms, and restaurant.

- **Sheraton Four Points/Pleasanton, California**
  MEP Engineer for the condition assessment of a 23 year old, 2-story full service hotel with 198 guest rooms, meeting rooms, and restaurant.

- **Holiday Inn/Louisville, Kentucky**
  MEP Engineer for the condition assessment of a 36 year old, high rise full service hotel with 169 guest rooms, meeting rooms, laundry and restaurant.

- **XM Radio Headquarters/Washington, D.C.**
  MEP Engineer for the condition assessment of two adjacent buildings in the District that house corporate offices, 84 sound studios, broadcast control rooms, and data center. One building is 3-stories plus basement with an area of 248,000 SF. The second building is 2-stories with an area of 43,000 SF.

- **Verizon Center/Washington, D.C.**
  MEP Engineer for the condition assessment of the MEP systems of this 1 million SF multi-sport complex built in 1996.

- **American University/Washington, D.C.**
  Chief MEP Engineer for the team conducting a detailed inventory survey and condition assessment of assets and equipment in all buildings on the main campus, Tenley campus, and two nearby satellite facilities, including over 40 buildings. Team members inventoried the major mechanical, electrical, plumbing and fire protection systems components in each building, evaluated the remaining useful life of the equipment and systems, and provided budget costs for replacement. Manufacturers were contacted for information on recommended maintenance practices and preventive maintenance procedures were compiled for all major systems and components. The information gathered through this process was entered in a database and will be used to schedule routine maintenance and budget for future construction and alteration projects.

- **Metropolitan Police Department/Washington, D.C.**
  Chief Electrical Engineer on the team that surveyed approximately 20 sites to determine the condition of mechanical, electrical, and plumbing systems. Prepared reports containing life expectancies and cost estimates.

- **U.S. Naval Flag Quarters/Various Locations**
  Chief Electrical Engineer on the team responsible for the audit and survey of mechanical, electrical and plumbing systems of newly designated flag quarters for the automated facilities maintenance plan for the United States Navy. Sites inventoried included those in Annapolis, Mechanicsburg, New Orleans, and Patuxent.

- **Reston Town Center/Reston, Virginia**
  Chief Electrical Engineer for the preparation of a condition assessment and due diligence report of a complex which included two 400,000 SF, 11-story office buildings with retail spaces at grade; a 14-story hotel with 4-story garage; a 40,000 SF 3-story retail and office building; and a separate 4-story garage.

- Colliers Florida Portfolio, Miami, Florida

- Rosa Parks Federal Center, Detroit, Michigan

- National Institutes of Health, Bethesda, Maryland

- 202 State Street, Chicago, Illinois

- **Ritz Carlton Hotel/Pentagon City, Virginia**
  Prepared Condition Assessment and Due Diligence Report for this 18 story luxury hotel with two below grade levels and a mechanical penthouse level. The lowest level, designated Lower Level 1, housed some of the central mechanical and electrical equipment, the laundry and dry cleaning operations, the building engineering department, the security office, and the shipping and receiving area. The first level below grade, labeled Lower Level 2, consisted of covered parking, engineering shop areas, and miscellaneous storage. The main reception areas, administrative offices, kitchens, and dining areas were located on the first floor. The second floor was comprised of meeting rooms and the ballroom. The fitness center and some central mechanical, electrical, and plumbing equipment were located on the third floor. The fourth through eighteenth floors contained approximately 250 guest rooms. The heating water boilers, the cooling towers and the domestic water heaters were located in the mechanical penthouse.

- **Anthem Blue Cross/Blue Shield Complex/North Haven, Connecticut**
  MEP Engineer who performed a condition assessment and reserve study of a four building complex built from the late 1970's into the early 1990's.

- **Prudential Office Tower/Jacksonville, Florida**
  MEP Engineer who performed a due diligence survey and report of a 23-story office structure built in the late 1960s.

- **Watergate South Condominiums/Washington, D.C.**
  Chief Electrical Engineer who performed a condition assessment and reserve study of a 12-story condominium complex built in the late 1960s. Facility involved three below grade levels with parking and equipment rooms.

- **Yorktown 50 Office Building/Fairfax, Virginia**
  Chief Electrical Engineer who prepared a condition assessment and due diligence report of a 100,000 SF 6-story office building build in the mid-1970s.

- **The Somerset House 1 and 2 Condominiums/Washington, D.C.**
  Chief Electrical Engineer who performed a condition assessment and reserve study of two condominium complexes that were built in 1987-88. Each 21-story building had one level of parking and support spaces below. Building entry and common spaces were located on the first floor. The additional twenty floors were residential.

- **The Northumberland Apartments/Washington, D.C.**
  Chief Electrical Engineer who performed a condition assessment and reserve study of 67 apartments constructed in 1911.

- **The Westchester Condominium/Washington, D.C.**
  Chief Electrical Engineer who performed a condition assessment and reserve study of a 560-unit, 5-building complex completed in the 1930s.

- **Washington Harbor/Washington, D.C.**
  Chief Electrical Engineer who performed a condition assessment and reserve study of two multi-story towers located over a two-level garage. One tower had six stories and the other had seven stories. Each tower had retail space at grade and offices and condo on the upper levels. The structures were built in 1982-85.

- **Engineering Survey and Systems Evaluations for the Watergate Office Building/Washington, D.C.**
  Engineering Project Director/Chief Electrical Engineer who performed a site investigation and analyzed the condition, appropriateness, performance and capacities of the MEP systems for this 300,000 SF office tower. The report included estimates of remaining expected life of the building's systems as well as estimated costs for systems replacements.

- **Interfin Office Complex/Houston, Texas**
  Engineering Team Leader and Chief Electrical Engineer for the survey and condition assessment of 4 office buildings totaling over 4 million SF. The report addressed the general capacities of the engineering systems, current conditions and maintenance, expected life and compliance with current codes.

- **First Interstate Bank/Houston, Texas**
  Engineering Team Leader for the engineering effort which surveyed and analyzed 5 downtown Houston office buildings as candidates for relocation of approximately 120,000 SF of banking support functions including a 40,000 SF data processing center.

- **AMI Doctors Hospital Expansion Study/Laredo, Texas**
- **AMI Highland Park Expansion Study/Covington, Louisiana**

  Chief Electrical Engineer who participated on the A/E team with the American Medical International (AMI) operational and strategic planners to develop comprehensive long range facility plans. This included condition assessments for major building systems at each site. Cost estimates and detailed plans of phased construction were developed.

- **Normandy Terrace Northeast and Southeast Nursing Homes, San Antonio, Texas**

  Chief Electrical Engineer for the audit and inspection of existing MEP systems in the 200, 100 and 70 bed nursing home facility and hospitals. Work included preparing an audit of the existing HVAC, plumbing and fire protection systems that addressed the condition, operation and code compliance. The information in this report was used as a basis in development of a renovation plan.

- **Vanderbilt Neonatal and OB-GYN/Nashville, Tennessee**

  Chief Electrical Engineer for the team that performed initial feasibility studies for this 50,000 SF structure in order to achieve the client goals of expanding and upgrading the Neonatal Intensive Care Units. The engineering team performed surveys and assessed existing conditions in order to define the needed scope of work.