



Property Condition Report



**One Judiciary Square
441 4th St NW
Washington, DC**

**Comprehensive Facility Condition Assessment
And Space Utilization Study
DCAM-13-NC-0162**

October 15, 2014

Submitted to:
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EXECUTIVE SUMMARY

1.1 GENERAL DESCRIPTION

4tell Solutions, LP (“4tell”) was retained by Washington DC’s Department of General Services to undertake Property Condition Assessments (PCAs) on Municipal Facilities. The purpose of the PCAs are to inventory the elemental components in the buildings, identify key attributes of those components, determine estimated remaining useful lives (RULs) and replacement costs of those components, and to identify physical deficiencies and repair costs needing immediate attention.

1.2 SCOPE OF WORK

The Property Condition Assessments were carried out by 4tell Solutions, LP and were conducted following guidance in ASTM International’s “Standard Guide for Property Condition Assessments: Baseline Condition Assessment Process (ASTM E2018-08)” as well as guidance from Washington DC’s Department of General Services regarding additional survey information and cost estimates for possible plant adaptations. The Property Condition Report (PCR) summarizes the PCA process which includes the following:

- Document Reviews and Interviews
- Walk Through Site Assessment Surveys
- Building Components:
 - Itemized Inventories
 - Conditions
 - Opinions of remaining useful life (RUL)
 - Opinions of replacement costs at RUL
- Physical Deficiencies
 - Opinions of probable costs to remedy
- Survey Information Resulting in Plant Adaptation Recommendations
 - ADA Accessibility
 - Safety and Security
 - Fire Protection
 - Access Control
 - Haz Mat
 - LEED Potential
 - Green Roof for Low Impact Development

1.3 DEFINITIONS

Property Condition Report (PCR) - The work product resulting from completing a PCA is a Property Condition Report. The PCR incorporates the information obtained during the Walk-Through Site Assessment Survey, the Document Review and Interviews to develop Opinions of Probable Costs for components at their RUL along with costing for remediating physical deficiencies identified.

Document Reviews and Interviews - Includes document reviews, research, and interviews to augment the walk-through survey so as to assist the consultant's understanding of the subject property and identification of physical deficiencies.

Walk Through Site Assessment Survey - The walk-through survey identifies the subject property's elemental components, conditions, RULs, replacement costs at RUL, and costs to remediate identified physical deficiencies.

Costing - Replacement and repair costs are based on unit rates published from the 17th Annual Edition of the Whitestone Facility Maintenance and Repair Cost Reference Guide combined with local experience gained by 4tell. The quantities associated with each item have been estimated during a walk-through site assessment and do not represent exact measurements or quantities.

Current Replacement Value (CRV) Methodology – The value to replace the property as determined by the property's square footage and a square foot unit cost based on building classification using the Whitestone Facility Operations Cost Reference Guide.

Physical Deficiencies - In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

Survey Information Resulting in Plant Adaptation Recommendations - These are methodical questions based upon defined industry or Owner standards resulting in a general costing amount that gives an Owner a cash expenditure to plan on within proformas.

Life Cycle - There are various approaches for determining an elemental component's service life such as a "modeling" approach where an industry standard expected useful life (EUL) is added to a component's date of installation resulting in a modeled or calculated expectation of replacement for that item. The methodology used in 4tell's reported value for the expected replacement of an elemental component is a field assessed opinion of remaining useful life (RUL). Observed RUL takes into account a field assessor's observation of the elemental component along with other factors such as maintenance records or observed measurable parameters.

Planning Horizon – Since the life cycles of many elemental components exceed industry standard cash flow proformas, 4tell’s Property Condition Report (PCR) only includes a timeframe of importance to an Owner’s immediate cash flow planning. In the case of this report, Washington DC’s Department of General Services requested a planning horizon window of 6 years. The Planning Horizon years and remaining useful lives (RULs) as defined in this report’s approach are summarized in the table below:

Planning Horizon	Remaining Useful Life (RUL)
Year 1 - “Immediate” or “Current”	0
Year 2	1
Year 3	2
Year 4	3
Year 5	4
Year 6	5

1.4 LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the Department of General Services. The report may not be relied upon by any other person or entity without the express written consent of 4tell Solutions, LP.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. 4tell Solutions, LP accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-08 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. 4tell Solutions, LP did not design nor construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made.

The recommendations and opinions of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, 4tell Solutions, LP has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, 4tell Solutions, LP requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents. We expressly waive any responsibilities for the effects of any action taken as a result of these endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negotiated.

Our opinions and recommendations presented in our reports will be rendered in accordance with generally accepted professional standards and are not to be construed as a warranty or guarantee

regarding existing or future physical conditions at the Site or regarding compliance of Site systems/components and procedures/operations with the various regulating codes, standards, regulations, ordinances, etc.

1.5 BUILDING SUMMARY

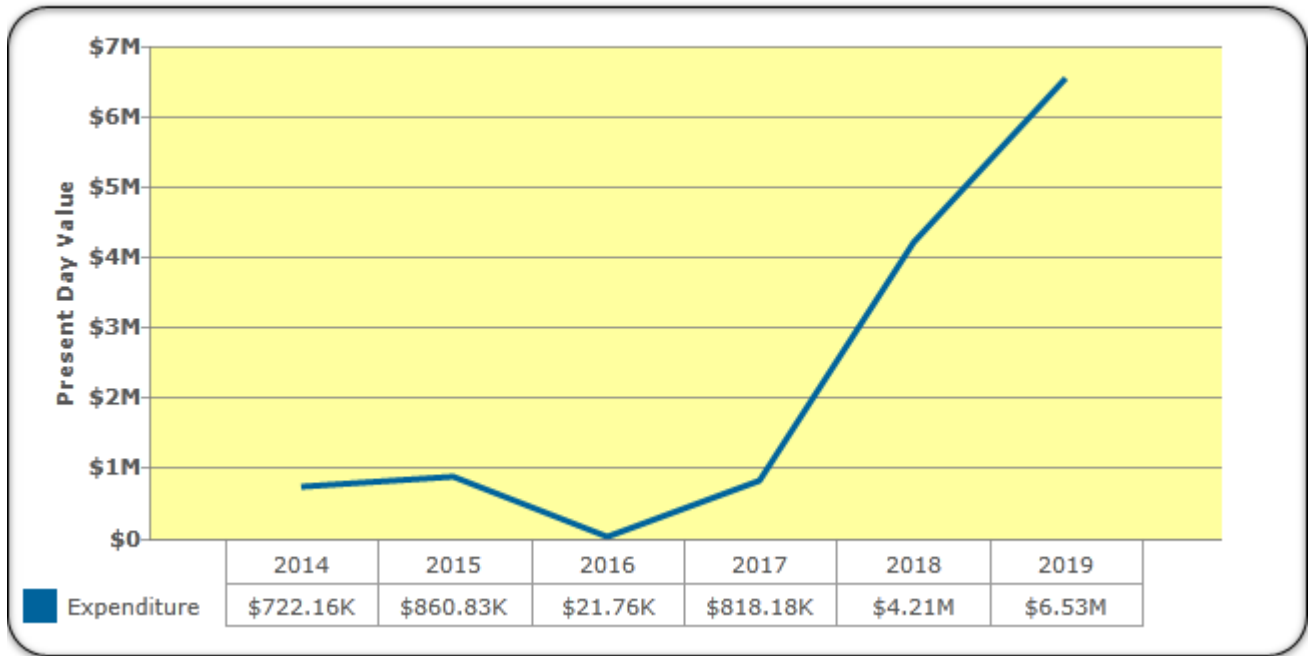
Item	Description
Project Name	One Judiciary Square
Full Address	441 4th St NW Washington, DC 20001
Year Built	1989
Gross Building Area (SF)	850,354
Current Replacement Value	\$ 179,101,560
CRV/GSF (\$/Sq Ft)	\$210.62 / Sq Ft

1.6 SUMMARY OF FINDINGS

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

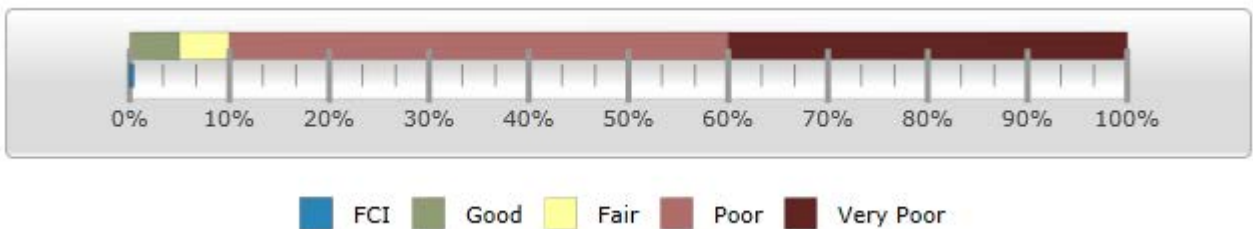
Key Finding	Metric
Current Year Facility Condition Index	0.40%
Property Replacement Value (in Current Dollars)	\$179,101,560
Current Year Capital Needs (included in FCI)	\$722,161
Current Year Non-Capital Needs (not included in FCI)	\$4,100
Year 2 to Year 6 Capital Needs	\$12,438,049

Expenditure Forecast Over Study Period



1.7 FACILITY CONDITION INDEX

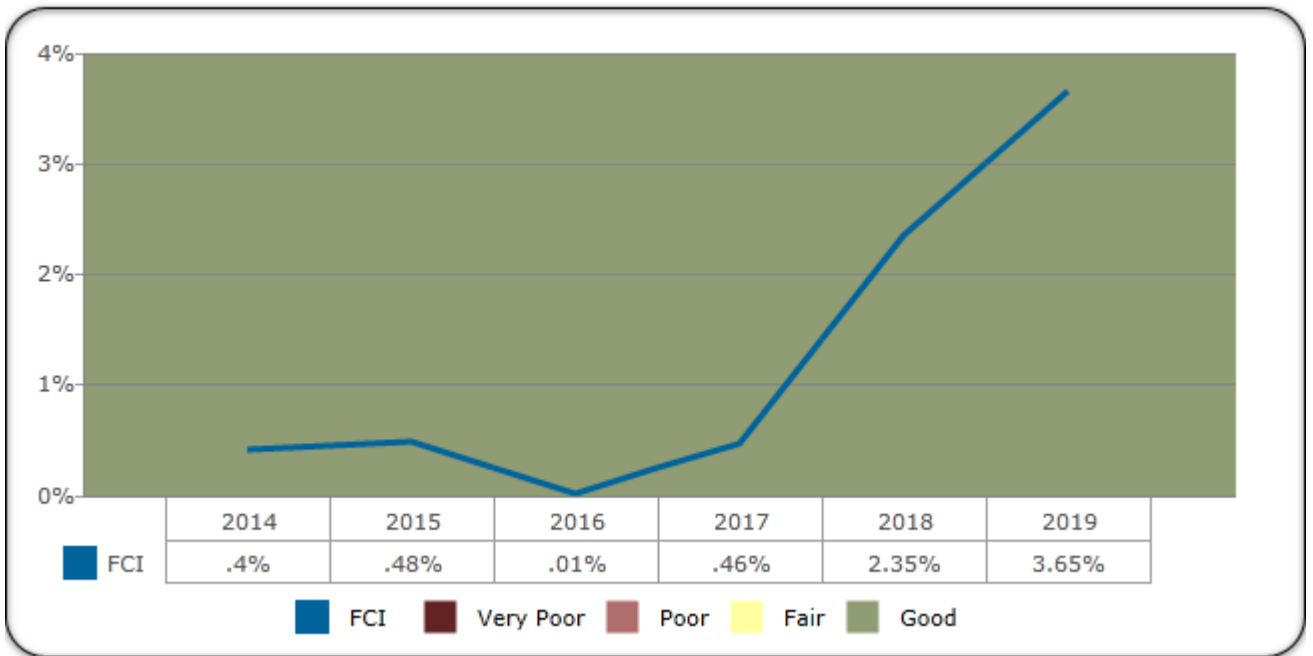
The Facility Condition Index (FCI) gives an indication of a building’s or portfolio’s overall state of condition. The values are based on a 0-100%+ scale and are derived by dividing the repair costs for a facility by a theoretical replacement value. This replacement value is based on building type from the 17th Annual Edition of the Whitestone Facility Maintenance and Repair Cost Reference. Typically, the FCI is calculated using only the current condition values, not taking into account the future need identified in the life cycle evaluation. Accounting principles indicate that a value of 65%, or the “rule of two-thirds”, be utilized for the FCI threshold for identifying potential replacement candidates. Once the current repair costs reach 65%, or roughly two-thirds of the full replacement value of the estimated cost to replace a facility, it may not be prudent to continue to fund repairs. In cases where aggressive facilities planning is expected to be necessary, this threshold may be adjusted to address more pressing need.



One Judiciary Square
Current Year FCI = 0.40%

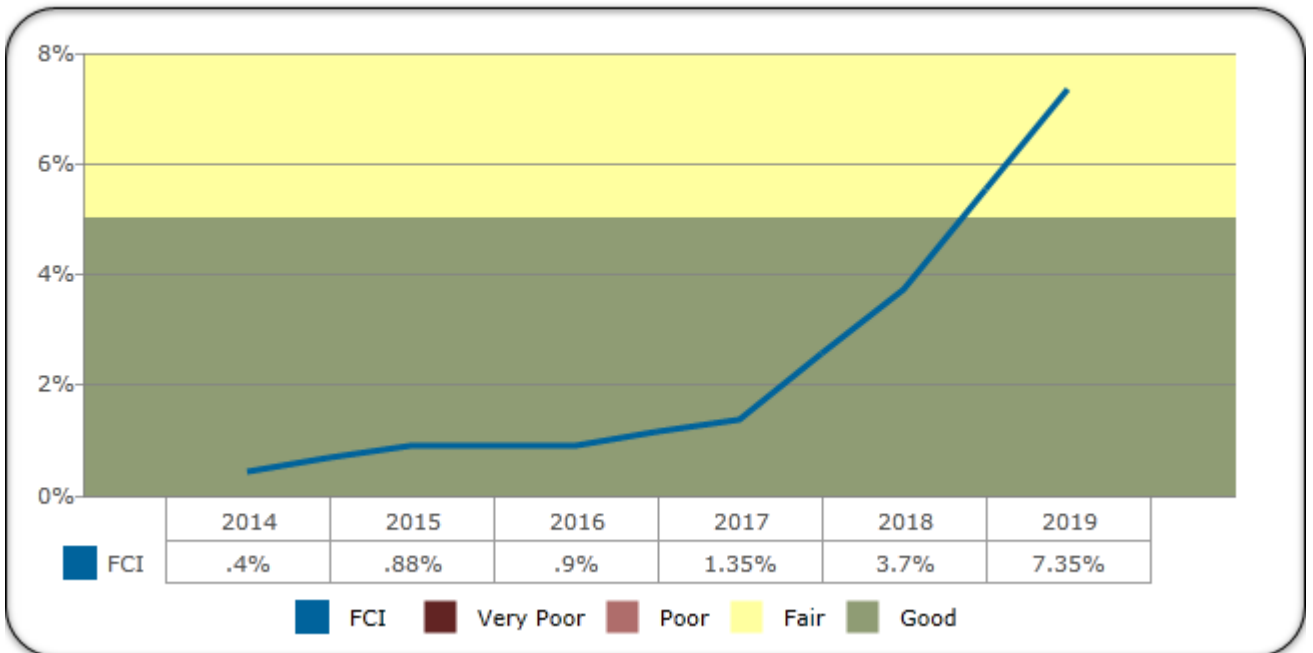
The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

Year by Year Effects of FCI Over the Study Period



The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address the identified works and deferred maintenance each year.

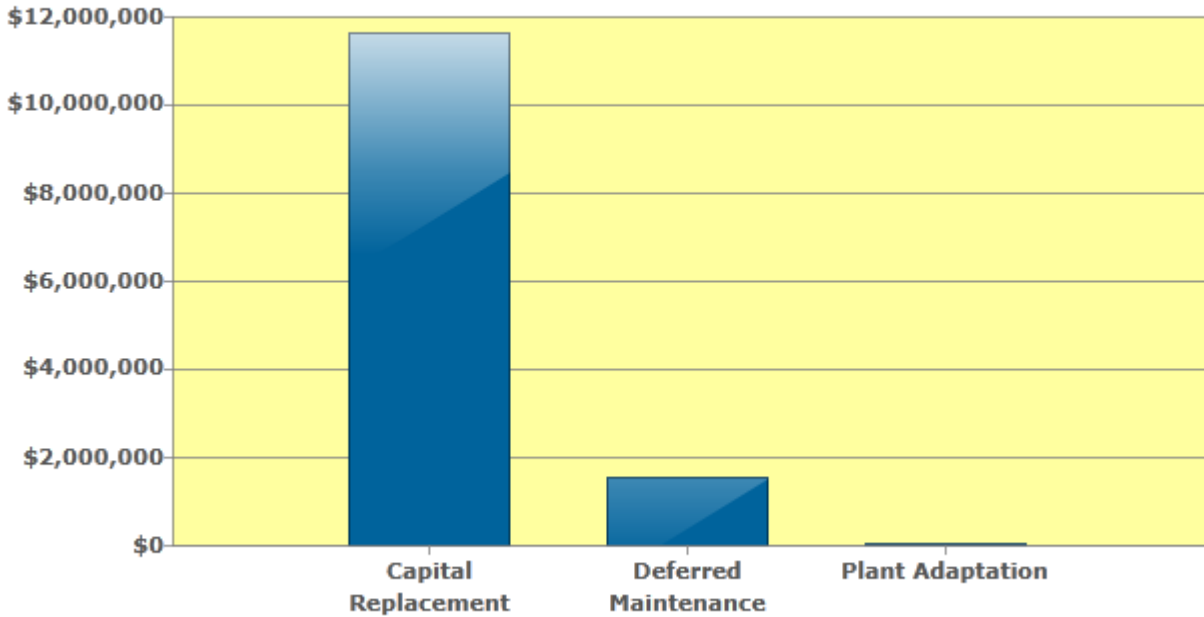
Cumulative Effects of FCI over the Study Period



1.8 PLANNING HORIZON CATEGORY NEEDS: CURRENT YEAR TO YEAR 6

The deficiencies are sorted by categories which define briefly the reason the need exists. A requirement may have more than one applicable category. The category is selected based on the need priority, the most heavily impacted building system and the category with the greatest life safety significance.

Planning Horizon Needs by Category



Plan Types	Total Cost
Deferred Maintenance	\$1,529,264
Plant Adaptation	\$4,100
Capital Replacement	\$11,630,947
Total	\$13,164,311

The following is a list of the Plan Types with a brief description:

Capital Replacement

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

Deferred Maintenance

Indicates a deficiency or a conditional, performance, or failure related issue with an elemental component that has persisted past a reasonable time frame and should have been remedied prior to the time of assessment.

Routine Maint. Minor Repairs

Indicates the need for normal or ongoing minor component renewal or repair, generally required to sustain the anticipated life cycle of the asset.

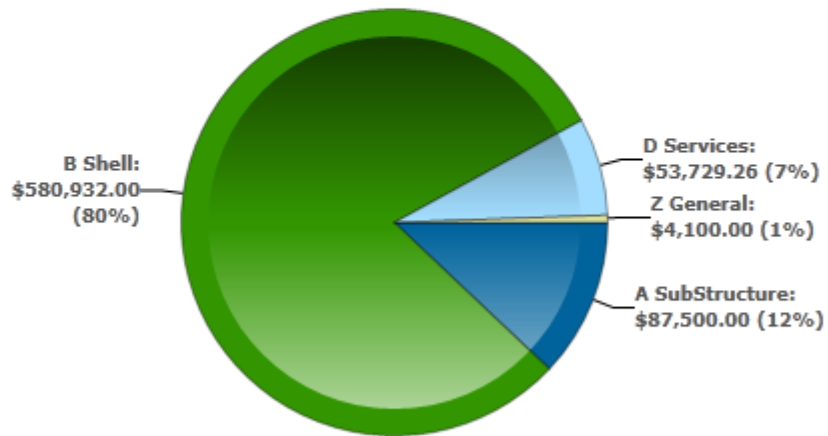
Plant Adaptation

Indicates the need for alterations to the property for improvement in safety and security, ADA, hazardous materials abatement, green roof and LEED requirements.

Note that the Category selected is the primary factor understood to be the cause for the recommendation. However, there may be more than one driver of the need for repair, replacement, or upgrade.

1.9 BUILDING SYSTEM NEEDS: IMMEDIATE

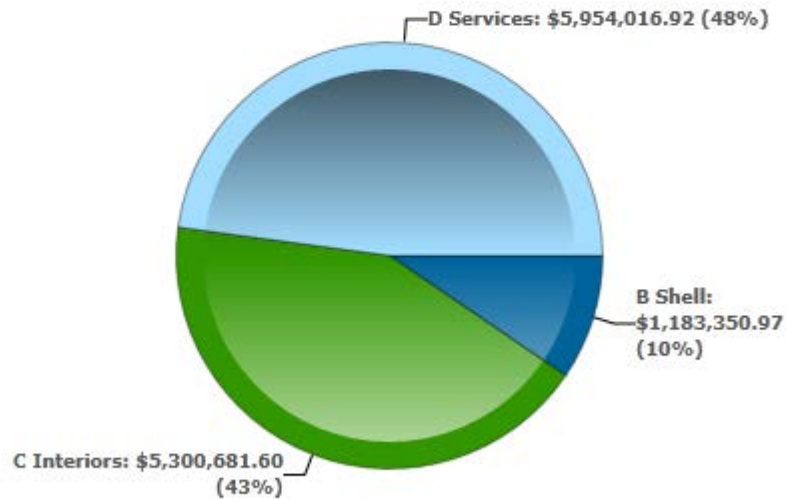
Distribution of Immediate Needs by Building System



Building Systems	Estimated Costs	Percentage of Total Cost
A SubStructure	\$87,500	12.1%
B Shell	\$580,932	80.0%
D Services	\$53,729	7.4%
Z General	\$4,100	0.6%
Total	\$726,261	100.0%

1.10 BUILDING SYSTEM NEEDS: YEAR 2 - YEAR 6

Distribution of Capital Needs by Building System



Building Systems	Estimated Costs	Percentage of Total Cost
B Shell	\$1,183,351	9.5%
C Interiors	\$5,300,682	42.6%
D Services	\$5,954,017	47.9%
Total	\$12,438,049	100.0%

A SUBSTRUCTURE SYSTEMS

A10 FOUNDATIONS

Item	Description
A1012 Column Foundations & Pile Caps	Column Foundations & Pile Caps
Condition	Good
RUL	50
Plan Type	Capital Replacement
Quantity	850000
Unit of Measure	SF
Unit Cost	\$13.89

Comments

The building has deep foundations consisting of piles and pile caps. The building foundation is in good condition.

Item	Description
A1031 Standard Slab on Grade	Concrete Slab
Condition	Poor - Fair
RUL	10
Plan Type	Capital Replacement
Quantity	2500
Unit of Measure	Sq Ft
Unit Cost	\$0.81

Comments

The concrete slab within the below grade parking garage was observed to be in fair to poor condition. There are several areas throughout the slab where the concrete is spalling or damaged. The damaged areas require repair.



Damaged concrete slab

Type	Component Description	Plan Type	Year	Expenditures (\$)
A1031	Repair slab on grade	Deferred Maintenance	2014	\$87,500

B SHELL SYSTEMS

B10 SUPERSTRUCTURE

Item	Description
B1021 Flat Roof Construction	Flat Roof Construction
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	48000
Unit of Measure	SF
Unit Cost	\$21.13

Comments

The roof construction is a cast-in-place reinforced concrete deck. The roof structure is in good condition.

Item	Description
B1032 Concrete frame Structure	Concrete Frame Structure
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	854000
Unit of Measure	SF
Unit Cost	\$21.13

Comments

The buildings superstructure is concrete structural frame and is in good condition. No signs of deflection were observed.



Concrete column

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	Concrete, Exterior, = 3 Stories
Condition	Fair - Good
RUL	50
Plan Type	Capital Renewal
Quantity	850000
Unit of Measure	Sq Ft
Unit Cost	\$14.76

Comments

The precast concrete exterior walls are in fair to good condition. No signs of deterioration or cracking was observed. The exterior walls will require routine maintenance over the assessment period. Preventative maintenance should be performed on the exterior building control joints in order to control and prevent any future exterior leaks and infiltration.



Exterior Wall

Type	Component Description	Plan Type	Year	Expenditures (\$)
B2011	Replace joint sealant	Deferred Maintenance	2014	\$580,932

Item	Description
B2021 Windows	Alum Fixed Therm Break, Dbl Glaz, Gas 3 Stry, 12SF
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	852
Unit of Measure	Each
Unit Cost	\$529.49

Comments

The exterior windows observed to be in fair condition. The windows are original to the building. No signs of broken seals or condensation was observed. Based on the age of the exterior windows they will require replacement over the assessment period.



Fixed exterior window

Type	Component Description	Plan Type	Year	Expenditures (\$)
B2021	Replace Alum Fixed Therm Break, Dbl Glaz, Gas 3 Stry, 12SF	Capital Replacement	2019	\$451,129

Item	Description
B2021 Windows	Alum Fixed Therm Break, Dbl Glaz, Gas 3 Story 24SF
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	84
Unit of Measure	Each
Unit Cost	\$791.21

Comments

The exterior windows observed to be in fair condition. The windows are original to the building. No signs of broken seals or condensation was observed. Based on the age of the exterior windows they will require replacement over the assessment period.



Exterior windows

Type	Component Description	Plan Type	Year	Expenditures (\$)
B2021	Replace Alum Fixed Therm Break, Dbl Glaz, Gas 3 Story 24SF	Capital Replacement	2019	\$66,462

Item	Description
B2022 Curtain Walls	Glass Curtain Wall, Thermal Efficient
Condition	Good
RUL	5
Plan Type	Capital Replacement
Quantity	6500
Unit of Measure	Sq Ft

Unit Cost	\$47.62
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Comments

The curtain walls were observed to be in good condition. Based on their age they will require replacement over the assessment period.



Curtain wall

Type	Component Description	Plan Type	Year	Expenditures (\$)
B2022	Replace Glass Curtain Wall, Thermal Efficient	Capital Replacement	2019	\$309,537

Item	Description
B2031 Glazed Doors & Entrances	Aluminum Frame, Fully Glazed, Exterior Door
Condition	Good
RUL	5
Plan Type	Capital Replacement
Quantity	14
Unit of Measure	Each

Unit Cost	\$1,273.14
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Comments

The exterior doors are in good condition and will require replacement during the reserve term.



Glazed exterior doors

Type	Component Description	Plan Type	Year	Expenditures (\$)
B2031	Replace Aluminum Frame, Fully Glazed, Exterior Door	Capital Replacement	2019	\$17,824

Item	Description
B2032 Solid Exterior Doors	Steel, Painted, Insulated, Exterior Door
Condition	Good
RUL	20
Plan Type	Capital Replacement
Quantity	4
Unit of Measure	Each

Unit Cost	\$1,473.70
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Comments



Exterior steel door

Item	Description
B2034 Overhead Doors	Steel Single Painted Roll-up Door Automatic 144SF
Condition	Fair
RUL	10
Plan Type	Capital Replacement
Quantity	3
Unit of Measure	Each
Unit Cost	\$3,777.74

Comments

The steel roll-up doors service the maintenance loading docks and the below grade garage. The doors are in fair condition requiring routine maintenance over the assessment period.



Overhead door

B30 ROOFING

Item	Description
B3011 Roof Finishes	Single-Ply Modified Bituminous/Thermoplastic Roof
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	48000
Unit of Measure	Sq Ft
Unit Cost	\$7.05

Comments

The roof consists of a single-ply membrane and is finished with cast stone pavers. No active roof leaks were reported by the building maintenance personnel. Previous roof leaks were reported to have been resolved. The roof is original and only minor roof repairs have been performed. The roof is beyond its estimated Remaining Useful Life (RUL) however, it has been well maintained. Replacement will be required during the assessment period.



Roof overview

Type	Component Description	Plan Type	Year	Expenditures (\$)
B3011	Replace Single-Ply Modified Bituminous/Thermoplastic Roof	Capital Replacement	2017	\$338,400

Item	Description
B3011 Roof Finishes	Green Roof w Growing Medium, Rubberized Asphalt
Condition	Good
RUL	10
Plan Type	Capital Replacement
Quantity	8000
Unit of Measure	Sq Ft
Unit Cost	\$11.89

Comments

The ninth floor roof is finished with a green vegetative roof. The roof has been well maintained and is in good condition. The roof will require routine maintenance during the assessment period.



Green roof

Item	Description
B3014 Flashings & Trim	Flashings & Trim
Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	180
Unit of Measure	LF
Unit Cost	\$80.88

Comments

The perimeter roof coping is finished with precast stone. The copings are in good condition and will require routine maintenance over the assessment period.



Stone roof coping

C INTERIORS SYSTEMS

C10 INTERIOR CONSTRUCTION

Item	Description
C1011 Fixed Partitions	Interior Walls
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	850000
Unit of Measure	SF
Unit Cost	\$2.50

Comments

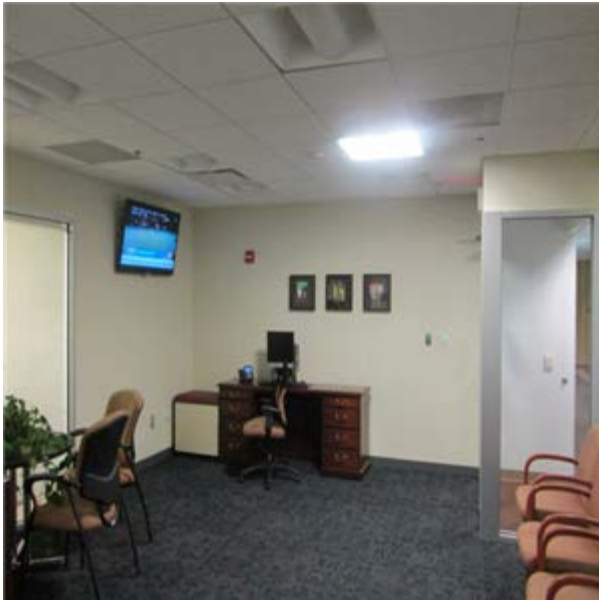
C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	Gypsum Board, Interior Wall Finish
Condition	Fair - Good
RUL	25
Plan Type	Capital Replacement
Quantity	1.0248e+006
Unit of Measure	Sq Ft
Unit Cost	\$0.70

Comments

The interior walls throughout the building are finished with painted gypsum wall board. It was reported by the building personnel that interior painting was last completed on 2011. The department that occupies each tenant space is responsible for the interior finishes of their respective office space. The interior finishes are generally consistent throughout the various departments consisting of carpet,

painted gypsum wall board, and suspended acoustical ceiling tile. Interior painting will be required over the assessment period.



Interior walls

Type	Component Description	Plan Type	Year	Expenditures (\$)
C3012	Paint walls	Deferred Maintenance	2015	\$860,832

Item	Description
C3024 Flooring	Ceramic Tile Flooring
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	34160
Unit of Measure	Sq Ft
Unit Cost	\$13.49

Comments

The ceramic tile is located in the restrooms throughout the building. The ceramic tile is in good condition showing no signs of damaged or missing tile. The ceramic floor tile will require routine maintenance over the assessment period.



Ceramic floor tile

Item	Description
C3024 Flooring	Vinyl Tile Flooring
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	117000
Unit of Measure	Sq Ft
Unit Cost	\$3.04

Comments

The vinyl tile flooring is located throughout the building service areas. The vinyl tile is in fair condition and will require replacement during the reserve term.



Vinyl tile

Type	Component Description	Plan Type	Year	Expenditures (\$)
C3024	Replace Vinyl Tile Flooring	Capital Replacement	2017	\$355,680

Item	Description
C3024 Flooring	Marble flooring
Condition	Good
RUL	50
Plan Type	Capital Renewal
Quantity	16000
Unit of Measure	Sq Ft
Unit Cost	\$9.75

Comments

The first floor lobby is finished with marble flooring and is in good condition. The flooring will require routine maintenance during the assessment period.



Main lobby

Item	Description
C3025 Carpeting	Carpet, Nylon, High Traffic, 20 oz
Condition	Fair - Good
RUL	4
Plan Type	Capital Replacement
Quantity	683200
Unit of Measure	Sq Ft
Unit Cost	\$5.98

Comments

The main interior floor finish is carpeting. The carpet flooring was observed to be in fair to good condition. The age of the carpet throughout the building varies since the interior appearance of each department is the responsibility of that respective department. All of the carpeting will require replacement over the assessment period.



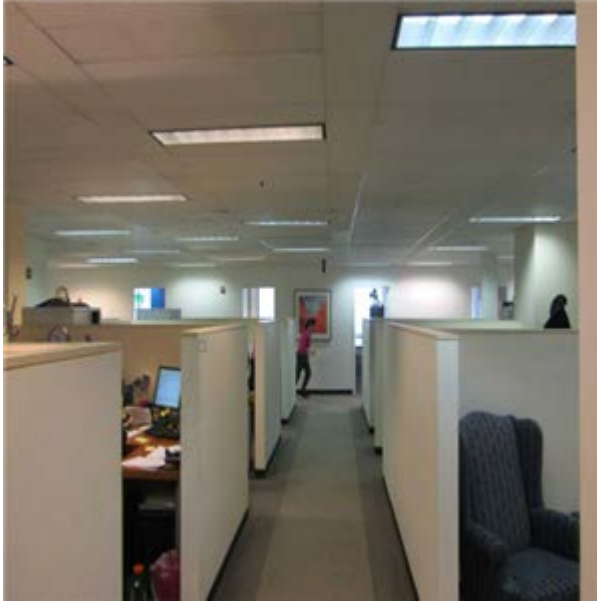
Carpet flooring

Type	Component Description	Plan Type	Year	Expenditures (\$)
C3025	Replace Carpet, Nylon, High Traffic, 20 oz	Capital Replacement	2018	\$4,084,170

Item	Description
C3032 Suspended Ceilings	Acoustical Tile, Dropped Ceiling
Condition	Good
RUL	10
Plan Type	Capital Replacement
Quantity	555100
Unit of Measure	Sq Ft
Unit Cost	\$2.97

Comments

The suspended acoustical ceiling tile throughout the building was observed to be in good condition. It was reported that ceiling tiles are replaced on an as needed basis. The ceiling tiles will require routine maintenance over the assessment period.



Acoustical ceiling tile

D SERVICES SYSTEMS

D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	Elevator, Hydraulic, 3-5 Floor, 2,500 Lbs, 200 fpm
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$118,700.20

Comments

Elevators underwent a modernization in 2014. The hydraulic elevator services the parking garage to the first floor lobby area.

Item	Description
D1011 Passenger Elevators	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

Traction elevators are in good condition. The elevators and machinery underwent a modernization in 2014.



Item	Description
D1011 Passenger Elevators	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

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RUL	25
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Quantity	1
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RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

Traction elevators are in good condition. The elevators and machinery underwent a modernization in 2014.



Elevator equipment

Item	Description
D1011 Passenger Elevators	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm
Condition	Good
RUL	25

Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

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Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

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Item	Description
D1011 Passenger Elevators	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

Traction elevators are in good condition. The elevators and machinery underwent a modernization in 2014.

Item	Description
D1011 Passenger Elevators	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

Traction elevators are in good condition. The elevators and machinery underwent a modernization in 2014.

Item	Description
D1011 Passenger Elevators	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

Traction elevators are in good condition. The elevators and machinery underwent a modernization in 2014.

Item	Description
D1011 Passenger Elevators	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm
Condition	Good

RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

Traction elevators are in good condition. The elevators and machinery underwent a modernization in 2014.



Item	Description
D1011 Passenger Elevators	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

Traction elevators are in good condition. The elevators and machinery underwent a modernization in 2014. Elevator 14 is the only elevator that goes to the 12th floor penthouse.

Item	Description
D1011 Passenger Elevators	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$115,733.68

Comments

Traction elevators are in good condition. The elevators and machinery underwent a modernization in 2014.

D20 PLUMBING

Item	Description
D2011 Water Closets	Tankless Water Closet
Condition	Good
RUL	10
Plan Type	Capital Replacement
Quantity	66
Unit of Measure	Each
Unit Cost	\$643.39

Comments

Based on the age and observed condition of the water closets they will require routine maintenance during the reserve term.

Item	Description
D2012 Urinals	Urinal, Vitreous China
Condition	Good
RUL	10
Plan Type	Capital Replacement
Quantity	22
Unit of Measure	Each
Unit Cost	\$888.54

Comments

The urinals were observed to be in good condition.

Item	Description
D2013 Lavatories	Lavatory, Enameled Steel
Condition	Good
RUL	10
Plan Type	Capital Replacement
Quantity	88
Unit of Measure	Each
Unit Cost	\$312.03

Comments

The restroom lavatories are in good condition requiring routine maintenance during the reserve term.

Item	Description
D2018 Drinking Fountains and Coolers	Drinking Fountain, Refrigerated
Condition	Fair
RUL	2
Plan Type	Capital Replacement
Quantity	22

Unit of Measure	Each
Unit Cost	\$988.98

Comments

Based on the age of the drinking fountains they will require replacement over the assessment period.



Drinking fountain

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2018	Replace Drinking Fountain, Refrigerated	Capital Replacement	2016	\$21,758

Item	Description
D2020 Domestic Water Distribution	Domestic Water Distribution
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	850000

Unit of Measure	SF
Unit Cost	\$0.55

Comments

Item	Description
D2023 Domestic Water Supply Equipment	Booster Pump, 7.500 HP
Condition	Poor
RUL	0
Plan Type	Capital Replacement
Quantity	3
Unit of Measure	Each
Unit Cost	\$10,042.24

Comments

The water pressure booster pumps are in poor condition. The booster pumps display a significant amount of rust and corrosion. The pumps have reached the end of their useful life and will require replacement over the assessment period.



Booster pumps

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Booster Pump, 7.500 HP	Capital Replacement	2014	\$30,127

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Electric, 65 Gal
Condition	Poor - Fair
RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$2,396.29

Comments

Domestic hot water for the building is provided by electric water heaters located adjacent to the restrooms. The domestic water heater is approximately ten years old. Based on the age of the equipment it will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Water Heater, Electric, 65 Gal	Capital Replacement	2018	\$2,396

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Electric, 65 Gal
Condition	Poor - Fair
RUL	4

Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$2,396.29

Comments

Domestic hot water for the building is provided by electric water heaters located adjacent to the restrooms. The domestic water heater is approximately ten years old. Based on the age of the equipment it will require replacement over the assessment period.



Electric water heater

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Water Heater, Electric, 65 Gal	Capital Replacement	2018	\$2,396

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Electric, 65 Gal
Condition	Poor - Fair

RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$2,396.29

Comments

Domestic hot water for the building is provided by electric water heaters located adjacent to the restrooms. The domestic water heater is approximately ten years old. Based on the age of the equipment it will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Water Heater, Electric, 65 Gal	Capital Replacement	2018	\$2,396

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Electric, 65 Gal
Condition	Poor - Fair
RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$2,396.29

Comments

Domestic hot water for the building is provided by electric water heaters located adjacent to the restrooms. The domestic water heater is approximately ten years old. Based on the age of the equipment it will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Water Heater, Electric, 65 Gal	Capital Replacement	2018	\$2,396

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Electric, 65 Gal
Condition	Poor - Fair
RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$2,396.29

Comments

Domestic hot water for the building is provided by electric water heaters located adjacent to the restrooms. The domestic water heater is approximately ten years old. Based on the age of the equipment it will require replacement over the assessment period.



Electric water heater

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Water Heater, Electric, 65 Gal	Capital Replacement	2018	\$2,396

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Electric, 65 Gal
Condition	Poor - Fair
RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$2,396.29

Comments

Domestic hot water for the building is provided by electric water heaters located adjacent to the restrooms. The domestic water heater is approximately ten years old. Based on the age of the equipment it will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Water Heater, Electric, 65 Gal	Capital Replacement	2018	\$2,396

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Electric, 65 Gal
Condition	Poor - Fair
RUL	4

Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$2,396.29

Comments

Domestic hot water for the building is provided by electric water heaters located adjacent to the restrooms. The domestic water heater is approximately ten years old. Based on the age of the equipment it will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Water Heater, Electric, 65 Gal	Capital Replacement	2018	\$2,396

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Electric, 65 Gal
Condition	Poor - Fair
RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$2,396.29

Comments

Domestic hot water for the building is provided by electric water heaters located adjacent to the restrooms. The domestic water heater is approximately ten years old. Based on the age of the equipment it will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Water Heater, Electric, 65 Gal	Capital Replacement	2018	\$2,396

Item	Description
D2031 Waste Piping	Waste Piping
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	850000
Unit of Measure	SF
Unit Cost	\$0.56

Comments

D30 HVAC

Item	Description
D3021 Boilers	Boiler, Electric, 100 kW
Condition	Fair
RUL	8
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$12,733.77

Comments

The electric water boiler was observed to be in fair condition. Based on the estimated Remaining Useful Life the boiler will require routine maintenance over the assessment period.



Electric boiler

Item	Description
D3022 Boiler Room Piping & Specialties	Heat Exchanger, Water-to-Water, 40 Gpm
Condition	Fair
RUL	8
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$5,795.37

Comments

The water to water plate heat exchanger was observed to be in fair condition. The equipment is 22 years old. It will not require replacement over the assessment period however, maintenance is expected based on the age of the equipment.



Plate heat exchanger

Item	Description
D3031 Chilled Water Systems	Cooling Tower, 250 Ton
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$39,762.16

Comments

It was reported by the building maintenance staff that the cooling towers are three years old. Cooling towers were observed to be in good condition.



Cooling tower

Item	Description
D3031 Chilled Water Systems	Cooling Tower, 250 Ton
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$39,762.16

Comments

It was reported by the building maintenance staff that the cooling towers are three years old. Cooling towers were observed to be in good condition.



Cooling tower

Item	Description
D3031 Chilled Water Systems	Cooling Tower, 250 Ton
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$39,762.16

Comments

It was reported by the building maintenance staff that the cooling towers are three years old. Cooling towers were observed to be in good condition.



Cooling tower

Item	Description
D3031 Chilled Water Systems	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$14,940.12

Comments

The chilled water pumps are in good condition and will require routine maintenance.

Item	Description
D3031 Chilled Water Systems	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP
Condition	Good
RUL	12

Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$14,940.12

Comments

The chilled water pumps are in good condition and will require routine maintenance.

Item	Description
D3031 Chilled Water Systems	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$14,940.12

Comments

The chilled water pumps are in good condition and will require routine maintenance.

Item	Description
D3031 Chilled Water Systems	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$14,940.12

Comments

The chilled water pumps are in good condition and will require routine maintenance.



Chilled water pumps

Item	Description
D3031 Chilled Water Systems	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$14,940.12

Comments

The chilled water pumps are in good condition and will require routine maintenance.

Item	Description
D3031 Chilled Water Systems	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP
Condition	Good
RUL	14

Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$14,940.12

Comments

The chilled water pumps are in good condition and will require routine maintenance.

Item	Description
D3032 Direct Expansion Systems	Condenser, Air-Cooled, 10 Ton
Condition	Good
RUL	14
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,624.66

Comments

The outdoor condensing unit was observed to be in good condition. The condensing unit will require routine maintenance over the assessment period.

Item	Description
D3032 Direct Expansion Systems	Condenser, Dry-Cooled, 10 Ton
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,624.66

Comments

The rooftop dry coolers are in fair condition. They were manufactured in 2004. Based on the age of the equipment the dry coolers will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3032	Replace Condenser, Dry-Cooled, 10 Ton	Capital Replacement	2019	\$4,625

Item	Description
D3032 Direct Expansion Systems	Condenser, Air-Cooled, 10 Ton
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,624.66

Comments

The direct drive air cooled condenser was observed to be in fair condition. The condenser services the penthouse server room and is not maintained by the building maintenance personnel.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3032	Replace Condenser, Air-Cooled, 10 Ton	Capital Replacement	2019	\$4,625

Item	Description
D3032 Direct Expansion Systems	Condenser, Dry-Cooled, 10 Ton
Condition	Fair
RUL	5
Plan Type	Capital Replacement

Quantity	1
Unit of Measure	Each
Unit Cost	\$4,624.66

Comments

The rooftop dry coolers are in fair condition. They were manufactured in 2004. Based on the age of the equipment the dry coolers will require replacement over the assessment period.



Dry cooler

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3032	Replace Condenser, Dry-Cooled, 10 Ton	Capital Replacement	2019	\$4,625

Item	Description
D3032 Direct Expansion Systems	Condenser, Air-Cooled, 10 Ton
Condition	Fair
RUL	5
Plan Type	Capital Replacement

Quantity	1
Unit of Measure	Each
Unit Cost	\$4,624.66

Comments

The direct drive air cooled condenser was observed to be in fair condition. The condenser services the penthouse server room and is not maintained by the building maintenance personnel. The air cooled condenser will require replacement over the assessment period.



Direct drive air cooled condenser

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3032	Replace Condenser, Air-Cooled, 10 Ton	Capital Replacement	2019	\$4,625

Item	Description
D3032 Direct Expansion Systems	Condenser, Air-Cooled, 10 Ton
Condition	Good
RUL	14

Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,624.66

Comments

The outdoor condensing unit was observed to be in good condition. The condensing unit will require routine maintenance over the assessment period.



Roof mounted condensers

Item	Description
D3040 Heat HVAC Distribution Systems	HVAC Distribution Systems
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	850000
Unit of Measure	SF
Unit Cost	\$14.61

Comments

Item	Description
D3041 Air Distribution Systems	Air Handler, Single Zone, 400 Cfm
Condition	Fair
RUL	0
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$3,442.62

Comments

The air handling unit is in fair to poor condition. The unit does not appear to have been well maintained over the course of its life. Based on the age of the equipment replacement will be required over the assessment period.



Air handler

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3041	Replace Air Handler, Single Zone, 400 Cfm	Capital Replacement	2014	\$3,443

Item	Description
D3041 Air Distribution Systems	Air Handler, Single Zone, 800 Cfm
Condition	Fair
RUL	1
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,225.85

Comments

The air handler is in fair condition and appears to have been fairly maintained. Based on the observed condition and it's estimated useful life, the unit will require replacement over the assessment period.



Air handler

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3041	Replace Air Handler, Single Zone, 800 Cfm	Capital Replacement	2014	\$4,226

Item	Description
D3041 Air Distribution Systems	Air Handler, Single Zone, 800 Cfm
Condition	Fair
RUL	0
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,225.85

Comments

The air handler is in fair condition and appears to have been fairly maintained. Based on the observed condition and it's estimated useful life, the unit will require replacement over the assessment period.



Air handler

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3041	Replace Air Handler, Single Zone, 800 Cfm	Capital Replacement	2014	\$4,226

Item	Description
D3041 Air Distribution Systems	Air Handler, Single Zone, 800 Cfm
Condition	Fair
RUL	0
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,225.85

Comments

The air handler is in fair condition and appears to have been fairly maintained. Based on the observed condition and it's estimated useful life, the unit will require replacement over the assessment period.



Air handler

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3041	Replace Air Handler, Single Zone, 800 Cfm	Capital Replacement	2014	\$4,226

Item	Description
D3051 Terminal Self-Contained Units	Fan Coil Unit, 5 Ton
Condition	Good
RUL	14
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$3,136.17

Comments

The fan coil unit is in good condition. The equipment will require routine maintenance during the assessment period.



Fan coil unit

Item	Description
D3051 Terminal Self-Contained Units	Fan Coil Unit, 5 Ton
Condition	Good
RUL	14

Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$3,136.17

Comments

The fan coil unit is in good condition. The equipment will require only routine maintenance during the assessment period.

Item	Description
D3051 Terminal Self-Contained Units	Fan Coil Unit, 40 Ton
Condition	Good
RUL	11
Plan Type	Capital Replacement
Quantity	47
Unit of Measure	Each
Unit Cost	\$23,602.73

Comments

Four self contained fan coil units are located on each floor. Each unit is labeled either north, north-central, south-central, or south. Each 40-ton unit is equipped with heating and cooling coils in order to provide conditioned air to the VAV boxes throughout the interior spaces. Based on the the age of the equipment it will require routine maintenance during the reserve term.



Self contained fan coil

Item	Description
D3051 Terminal Self-Contained Units	Suspended Heater, Electric, Standard, 240 V
Condition	Fair
RUL	0
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	\$814.25

Comments

The suspended electric unit heaters were observed to be in fair condition and original to the property. Based on the age and observed condition the suspended heaters will require replacement during the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3051	Replace Suspended Heater, Electric, Standard, 240 V	Capital Replacement	2014	\$1,629

Item	Description
D3052 Package Units	Heat Pump, 5 Ton
Condition	Good
RUL	19
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$6,211.75

Comments

The heat pump is in good condition requiring only routine maintenance.

Item	Description
D3052 Package Units	Heat Pump, 5 Ton
Condition	Good
RUL	19
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$6,211.75

Comments

The heat pump is in good condition requiring routine maintenance.

Item	Description
D3052 Package Units	Heat Pump, 5 Ton
Condition	Good
RUL	19
Plan Type	Capital Replacement

Quantity	1
Unit of Measure	Each
Unit Cost	\$5,800

Comments

The heat pump is in good condition requiring only routine maintenance.



Roof mounted heat pump

Item	Description
D3052 Package Units	Heat Pump, 5 Ton
Condition	Good
RUL	19
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$5,800

Comments

The heat pump is in good condition requiring only routine maintenance.

Item	Description
D3052 Package Units	Air Conditioner, Rooftop, Multizone, 3 Ton
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$6,699

Comments

The packaged rooftop unit was observed to be in fair condition. the equipment is 12 years old and will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Capital Replacement	2017	\$6,699

Item	Description
D3052 Package Units	Air Conditioner, Rooftop, Multizone, 3 Ton
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$6,699

Comments

The packaged rooftop unit was observed to be in fair condition. The equipment is 12 years old and will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Capital Replacement	2017	\$6,699

Item	Description
D3052 Package Units	Air Conditioner, Rooftop, Multizone, 3 Ton
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$6,699

Comments

The packaged rooftop unit was observed to be in fair condition. the equipment is 12 years old and will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Capital Replacement	2017	\$6,699

Item	Description
D3052 Package Units	Air Conditioner, Rooftop, Multizone, 3 Ton
Condition	Fair
RUL	3
Plan Type	Capital Replacement

Quantity	1
Unit of Measure	Each
Unit Cost	\$7,300

Comments

The packaged rooftop unit was observed to be in fair condition. the equipment is 12 years old and will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Capital Replacement	2017	\$7,300

Item	Description
D3052 Package Units	Air Conditioner, Rooftop, Multizone, 3 Ton
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$7,300

Comments

The packaged rooftop unit was observed to be in fair condition. The equipment is 12 years old and will require replacement over the assessment period.



Packaged rooftop unit

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Capital Replacement	2017	\$7,300

Item	Description
D3052 Package Units	Heat Pump, 3 Ton
Condition	Fair
RUL	0
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,787.49

Comments

The rooftop heat pump is in fair condition. The equipment services the penthouse server room and is not maintained by the building maintenance personnel. Based on the age of the equipment the heat pump will require replacement over the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3052	Replace Heat Pump, 3 Ton	Capital Replacement	2014	\$4,787

D40 FIRE PROTECTION Systems

Item	Description
D4012 Sprinkler Pumping Equipment	Sprinkler Pumping Equipment
Condition	Fair
RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$58,000

Comments

The sprinkler system 75 horsepower fire pump is original to the property and is in fair condition. Base on the age of the pump it will require replacement during the assessment period.



Sprinkler fire pump

Type	Component Description	Plan Type	Year	Expenditures (\$)
D4012	Replace Sprinkler Pumping Equipment	Capital Replacement	2018	\$58,000

Item	Description
D4013 Dry Sprinkler System	Compressor
Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$1,869

Comments

The parking garage and unconditioned spaces of the building are equipped with a dry sprinkler system. The dry sprinkler system is equipped with a one horsepower air compressor. The compressor is in good condition requiring routine maintenance during the assessment period.



Dry sprinkler air compressor

D50 ELECTRICAL SYSTEMS

Item	Description
D5012 Low Tension Service & Dist.	Electrical Service and Distribution
Condition	Good
RUL	35
Plan Type	Capital Replacement
Quantity	850000
Unit of Measure	SF
Unit Cost	\$0.31

Comments

Item	Description
D5012 Low Tension Service & Dist.	Main Switchgear Double-Ended 480 Y 277 V 4000 Amp

Condition	Good
RUL	8
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$743,475.19

Comments

The main electrical service to the property was reported to be adequate. The main electrical switchgear is original to the building. Although the main switchgear has reached its useful life it was observed to be in good condition and replacement is not recommended. Routine maintenance will be required over the assessment period.



Electrical switchgear

Item	Description
D5022 Lighting Equipment	Lighting and Branch Wiring
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	850000

Unit of Measure	SF
Unit Cost	\$9.75

Comments

Item	Description
D5030 Communications and Security Systems	D5030 Communications and Security Systems
Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	850000
Unit of Measure	SF
Unit Cost	\$3.84

Comments

Item	Description
D5037 Fire Alarm Systems	Annunciation Panel
Condition	Fair
RUL	0
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	EACH
Unit Cost	\$1,066.37

Comments

The annunciation panel was found to be in fair condition and will require replacement during the assessment period.



Annunciation panel

Type	Component Description	Plan Type	Year	Expenditures (\$)
D5037	Replace Annunciation Panel	Capital Replacement	2014	\$1,066

Item	Description
D5037 Fire Alarm Systems	Fire Alarm System Devices
Condition	Good
RUL	5
Plan Type	Capital Replacement
Quantity	854000
Unit of Measure	Sq Ft
Unit Cost	\$6.42

Comments

The fire alarm system devices are original to the building and has not been upgraded or modernized. The system devices were observed to be in good condition. Based on the age of the equipment replacement is recommended during the assessment period.



Fire alarm equipment

Type	Component Description	Plan Type	Year	Expenditures (\$)
D5037	Replace Fire Alarm System Devices	Capital Replacement	2019	\$5,479,349

Item	Description
D5038 Security and Detection Systems	Magnetic Lock
Condition	Good
RUL	3
Plan Type	Capital Replacement
Quantity	120
Unit of Measure	Each
Unit Cost	\$745

Comments

Throughout the building, access is controlled by magnetic locks with keycard entries. The magnetic locks are in good condition and function properly. Based on the age of the magnetic locks they will require replacement during the assessment period.

Type	Component Description	Plan Type	Year	Expenditures (\$)
D5038	Replace Magnetic Lock	Capital Replacement	2017	\$89,400

Item	Description
D5038 Security and Detection Systems	Screening X-Ray Machine
Condition	Good
RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$46,502.99

Comments

A security checkpoint is located in the main lobby. Visitors must go through security screening before entering the building. The x-Ray machine is in good condition. Based on the age on the equipment replacement will be required during the reserve term.



Main lobby screening

Type	Component Description	Plan Type	Year	Expenditures (\$)
D5038	Replace Screening X-Ray Machine	Capital Replacement	2018	\$46,503

Item	Description
D5038 Security and Detection Systems	Turnstile
Condition	Good
RUL	9
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$13,020.23

Comments

Employees bypass the security checkpoint via electronic turnstiles that are operated by the employees badges. The turnstiles were observed to be in good condition.



Security turnstiles

Item	Description
D5092 Emergency Light & Power Systems	Generator, Diesel, 500 kW
Condition	Poor - Fair
RUL	5
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$186,640.44

Comments

The building's main generator was observed to be in fair to poor condition. The generator was being serviced during the time of the assessment due to a radiator problem. Based on the observed condition the estimated age of the generator replacement is recommended during the assessment period.



Emergency generator

Type	Component Description	Plan Type	Year	Expenditures (\$)
D5092	Replace Generator, Diesel, 500 kW	Capital Replacement	2019	\$186,640

Item	Description
D5092 Emergency Light & Power Systems	Generator, Diesel, 225 kW
Condition	Fair
RUL	9
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$116,939.91

Comments

The diesel generator is in fair condition and will require routine maintenance over the assessment period.



Diesel generator

Item	Description
D5092 Emergency Light & Power Systems	Generator, Diesel, 60 kW
Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$54,675.11

Comments

The 60 kW diesel generator was found to be in good condition. The generator is not maintained by the building maintenance personnel. the generator serves the penthouse server room.



Emergency generator

G BUILDING SITEWORK SYSTEMS

G20 SITE IMPROVEMENTS

Item	Description
G2031 Paving & Surfacing	Paving & Surfacing
Condition	Fair - Good
RUL	15
Plan Type	Capital Renewal
Quantity	8946
Unit of Measure	SF
Unit Cost	\$17.34

Comments

The brick pavers are located along the west side of the building along 4th Street NW. The pavers are in fair to good condition. No heaved bricks or tripping hazards were observed.

Item	Description
G2031 Paving & Surfacing	Paving & Surfacing
Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	6000
Unit of Measure	SF
Unit Cost	\$24.44

Comments

The stone pavers are located throughout the plaza on the west side of the building. The pavers are in good condition and will require only routine maintenance over the assessment period.



Stone pavers

Item	Description
G2033 Exterior Steps	Exterior Steps
Condition	Good
RUL	15
Plan Type	Capital Renewal
Quantity	1060
Unit of Measure	LF
Unit Cost	\$30.38

Comments

The exterior stairs and handrails are in good condition. No significant damage was observed. The stairs and hand rails will require routine maintenance.



Exterior stairs

Item	Description
G2044 Signage	Signage
Condition	Good
RUL	10
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	
Unit Cost	\$3,000

Comments

Signage at the property is provided by building mounted signage mounted above the main entrance in aluminum letters. Property identification signage is also provided by signage mounted to a retaining wall at the northwest end of the site.



Site signage

Item	Description
G2048 Flagpoles	Flagpoles
Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	3
Unit of Measure	Each
Unit Cost	\$1,375

Comments

Three aluminum flag poles are located on the west side of the building adjacent to the main entrance. The flagpoles are in good condition and will not require replacement during the assessment period.



Flagpoles

Item	Description
G2056 Planters	Planters
Condition	Good
RUL	10
Plan Type	Capital Replacement
Quantity	16
Unit of Measure	Each
Unit Cost	\$59

Comments

Vegetation throughout the site includes trees and shrubs set within planting beds along the exterior of the building. The planting beds are in good condition requiring routine maintenance during the reserve term.



Planting bed

APPENDICES

Appendix A: Expenditure Forecast

Appendix B: Photographic Record

**Appendix C: Survey Information Resulting In Plant Adaptation
Recommendations**

Appendix D: Predictive Maintenance Templated Actions

Appendix A: Expenditure Forecast

6 YEAR CAPITAL EXPENDITURE FORECAST



One Judiciary Square
441 4th St NW, Washington, DC

Element No.	Actions	Last Assigned Condition	EUL* or Replacement Cycle (Yrs)	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2014	2015	2016	2017	2018	2019	Total***
							\$		0	1	2	3	4	5	
A. SUBSTRUCTURE															
A10	FOUNDATIONS														
A1031	Repair slab on grade	Poor - Fair	0	0	2,500.00	SF	\$35.00	Deferred Maintenance	\$87,500						\$87,500
A. SUBSTRUCTURE SUB-TOTALS									\$87,500	\$0	\$0	\$0	\$0	\$0	\$87,500
B. SHELL															
B20	EXTERIOR ENCLOSURE														
B2011	Replace joint sealant	Fair - Good	0	0	118,800.00	SF	\$4.89	Deferred Maintenance	\$580,932						\$580,932
B2021	Replace Alum Fixed Therm Break, Dbl Glaz, Gas 3 Stry, 12SF	Fair	30	5	852.00	Each	\$529.49	Capital Replacement						\$451,129	\$451,129
B2021	Replace Alum Fixed Therm Break, Dbl Glaz, Gas 3 Story 24SF	Fair	30	5	84.00	Each	\$791.21	Capital Replacement						\$66,462	\$66,462
B2022	Replace Glass Curtain Wall, Thermal Efficient	Good	30	5	6,500.00	Sq Ft	\$47.62	Capital Replacement						\$309,537	\$309,537
B2031	Replace Aluminum Frame, Fully Glazed, Exterior Door	Good	30	5	14.00	Each	\$1,273.14	Capital Replacement						\$17,824	\$17,824
B30	ROOFING														
B3011	Replace Single-Ply Modified Bituminous/Thermoplastic Roof	Fair	20	3	48,000.00	Sq Ft	\$7.05	Capital Replacement				\$338,400			\$338,400
B. SHELL SUB-TOTALS									\$580,932	\$0	\$0	\$338,400	\$0	\$844,951	\$1,764,283
C. INTERIORS															
C30	INTERIOR FINISHES														
C3012	Paint walls	Fair - Good	7	1	#####	SF	\$0.84	Deferred Maintenance		\$860,832					\$860,832
C3024	Replace Vinyl Tile Flooring	Fair	18	3	117,000.00	Sq Ft	\$3.04	Capital Replacement				\$355,680			\$355,680
C3025	Replace Carpet, Nylon, High Traffic, 20 oz	Fair - Good	8	4	683,200.00	Sq Ft	\$5.98	Capital Replacement					\$4,084,170		\$4,084,170
C. INTERIORS SUB-TOTALS									\$0	\$860,832	\$0	\$355,680	\$4,084,170	\$0	\$5,300,682
D. SERVICES															
D20	PLUMBING														
D2018	Replace Drinking Fountain, Refrigerated	Fair	10	2	22.00	Each	\$988.98	Capital Replacement			\$21,758				\$21,758
D2023	Replace Water Heater, Electric, 65 Gal	Poor - Fair	15	4	1.00	Each	\$2,396.29	Capital Replacement					\$2,396		\$2,396
D2023	Replace Water Heater, Electric, 65 Gal	Poor - Fair	15	4	1.00	Each	\$2,396.29	Capital Replacement					\$2,396		\$2,396
D2023	Replace Water Heater, Electric, 65 Gal	Poor - Fair	15	4	1.00	Each	\$2,396.29	Capital Replacement					\$2,396		\$2,396
D2023	Replace Booster Pump, 7.500 HP	Poor	20	0	3.00	Each	\$10,042.24	Capital Replacement	\$30,127						\$30,127
D2023	Replace Water Heater, Electric, 65 Gal	Poor - Fair	15	4	1.00	Each	\$2,396.29	Capital Replacement					\$2,396		\$2,396
D2023	Replace Water Heater, Electric, 65 Gal	Poor - Fair	15	4	1.00	Each	\$2,396.29	Capital Replacement					\$2,396		\$2,396
D2023	Replace Water Heater, Electric, 65 Gal	Poor - Fair	15	4	1.00	Each	\$2,396.29	Capital Replacement					\$2,396		\$2,396
D2023	Replace Water Heater, Electric, 65 Gal	Poor - Fair	15	4	1.00	Each	\$2,396.29	Capital Replacement					\$2,396		\$2,396
D2023	Replace Water Heater, Electric, 65 Gal	Poor - Fair	15	4	1.00	Each	\$2,396.29	Capital Replacement					\$2,396		\$2,396
D30	HVAC														
D3032	Replace Condenser, Air-Cooled, 10 Ton	Fair	15	5	1.00	Each	\$4,624.66	Capital Replacement						\$4,625	\$4,625
D3032	Replace Condenser, Dry-Cooled, 10 Ton	Fair	15	5	1.00	Each	\$4,624.66	Capital Replacement						\$4,625	\$4,625
D3032	Replace Condenser, Air-Cooled, 10 Ton	Fair	15	5	1.00	Each	\$4,624.66	Capital Replacement						\$4,625	\$4,625

D3032	Replace Condenser, Dry-Cooled, 10 Ton	Fair	15	5	1.00	Each	\$4,624.66	Capital Replacement					\$4,625	\$4,625		
D3041	Replace Air Handler, Single Zone, 800 Cfm	Fair	15	0	1.00	Each	\$4,225.85	Capital Replacement	\$4,226					\$4,226		
D3041	Replace Air Handler, Single Zone, 800 Cfm	Fair	15	0	1.00	Each	\$4,225.85	Capital Replacement	\$4,226					\$4,226		
D3041	Replace Air Handler, Single Zone, 400 Cfm	Fair	15	0	1.00	Each	\$3,442.62	Capital Replacement	\$3,443					\$3,443		
D3041	Replace Air Handler, Single Zone, 800 Cfm	Fair	15	0	1.00	Each	\$4,225.85	Capital Replacement	\$4,226					\$4,226		
D3051	Replace Suspended Heater, Electric, Standard, 240 V	Fair	15	0	2.00	Each	\$814.25	Capital Replacement	\$1,629					\$1,629		
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Fair	15	3	1.00	Each	\$6,699.00	Capital Replacement				\$6,699		\$6,699		
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Fair	15	3	1.00	Each	\$7,300.00	Capital Replacement				\$7,300		\$7,300		
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Fair	15	3	1.00	Each	\$6,699.00	Capital Replacement				\$6,699		\$6,699		
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Fair	15	3	1.00	Each	\$6,699.00	Capital Replacement				\$6,699		\$6,699		
D3052	Replace Heat Pump, 3 Ton	Fair	20	0	1.00	Each	\$4,787.49	Capital Replacement	\$4,787					\$4,787		
D3052	Replace Air Conditioner, Rooftop, Multizone, 3 Ton	Fair	15	3	1.00	Each	\$7,300.00	Capital Replacement				\$7,300		\$7,300		
D40 FIRE PROTECTION SYSTEMS																
D4012	Replace Sprinkler Pumping Equipment	Fair	25	4	1.00	Each	\$58,000.00	Capital Replacement					\$58,000	\$58,000		
D50 ELECTRICAL SYSTEMS																
D5037	Replace Annunciation Panel	Fair	15	0	1.00	EACH	\$1,066.37	Capital Replacement	\$1,066					\$1,066		
D5037	Replace Fire Alarm System Devices	Good	20	5	854,000.00	Sq Ft	\$6.42	Capital Replacement					\$5,479,349	\$5,479,349		
D5038	Replace Screening X-Ray Machine	Good	7	4	1.00	Each	\$46,502.99	Capital Replacement				\$46,503		\$46,503		
D5038	Replace Magnetic Lock	Good	10	3	120.00	Each	\$745.00	Capital Replacement				\$89,400		\$89,400		
D5092	Replace Generator, Diesel, 500 kW	Poor - Fair	25	5	1.00	Each	#####	Capital Replacement					\$186,640	\$186,640		
D. SERVICES SUB-TOTALS										\$53,729	\$0	\$21,758	\$124,097	\$123,673	\$5,684,488	\$6,007,746
E. EQUIPMENT & FURNISHING																
E. EQUIPMENT & FURNISHING SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0
G. BUILDING SITEWORK																
G. BUILDING SITEWORK SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0
Z. GENERAL																
Z. GENERAL SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditure Totals per Year										\$722,161	\$860,832	\$21,758	\$818,177	\$4,207,843	\$6,529,439	\$13,160,211
FCI† By Year										0.40%	0.48%	0.01%	0.46%	2.35%	3.65%	
CRV*** \$179,101,560																

Notes

- * - EUL is the Estimated Useful Life of an Asset
- ** - RUL is the Remaining Useful Life of an Asset
- *** - Non-Escalated and Non-Inflated Adjusted Dollars
- † - FCI Formula (As Currently Programmed):
(Deferred Maintenance + Capital Renewal + Capital Replacement)/(Building Replacement Value)

6 YEAR ROUTINE MAINTENANCE EXPENDITURE FORECAST



One Judiciary Square
441 4th St NW, Washington, DC

Element No.	Actions	Last Assigned Condition	EUL* or Replacement Cycle (Yrs)	RUL** (Yrs)	Qty.	Units	Unit Cost	Priority	Plan Type	2014	2015	2016	2017	2018	2019	Total***						
							\$			0	1	2	3	4	5							
A. SUBSTRUCTURE																						
A. SUBSTRUCTURE SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0						
B. SHELL																						
B. SHELL SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0						
C. INTERIORS																						
C. INTERIORS SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0						
D. SERVICES																						
D. SERVICES SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0						
E. EQUIPMENT & FURNISHING																						
E. EQUIPMENT & FURNISHING SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0						
F. SPECIAL CONSTRUCTION AND DEMOLITION																						
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0						
G. BUILDING SITEWORK																						
G. BUILDING SITEWORK SUB-TOTALS										\$0	\$0	\$0	\$0	\$0	\$0	\$0						
Z. GENERAL																						
Z10	GENERAL REQUIREMENTS																					
	ADA - Wrap drain pipes below lavatory	Poor	0	0	1.00	Each	\$2,050.00	Priority 4	Plant Adaptation	\$2,050						\$2,050						
Z1010.2	ADA Compliance - elevator communication for speech impaired persons and wrap drain pipes under lavatories with insulation.	Poor	0	0	1.00	Each	\$2,050.00	Priority 4	Plant Adaptation	\$2,050						\$2,050						
Z. GENERAL SUB-TOTALS										\$4,100	\$0	\$0	\$0	\$0	\$0	\$4,100						
										Expenditure Totals per Year						\$4,100	\$0	\$0	\$0	\$0	\$0	\$4,100
										CRV***						\$179,101,560						

Notes

- * - EUL is the Estimated Useful Life of an Asset
- ** - RUL is the Remaining Useful Life of an Asset
- *** - Non-Escalated and Non-Inflated Adjusted Dollars

2014 iPlan Scoring					
Condition	Score	From	To	Rating	
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Uniformat Level 2 Asset Condition Rating For One Judiciary Square

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
A10 Foundations														
Capital Replacement	Good	A10 Foundations	Column Foundations & Pile Caps	850,000.00	SF	13.89	11,806,500.00	10	10.00	100%	10.00	10.00		
Capital Replacement	Poor - Fair	A10 Foundations	Concrete Slab	2,500.00	Sq Ft	0.81	2,025.00	4	10.00	0%	0.00	0.00		
A10 Foundations							11,808,525.00	14			10.00	10.00	0%	Good
B10 SuperStructure														
Capital Replacement	Good	B10 SuperStructure	Concrete Frame Structure	854,000.00	SF	21.13	18,045,020.00	10	10.00	95%	9.47	9.47		
Capital Replacement	Good	B10 SuperStructure	Flat Roof Construction	48,000.00	SF	21.13	1,014,240.00	10	10.00	5%	0.53	0.53		
B10 SuperStructure							19,059,260.00	20			10.00	10.00	0%	Good
B20 Exterior Enclosure														
Capital Renewal	Fair - Good	B20 Exterior Enclosure	Concrete, Exterior, = 3 Stories	850,000.00	Sq Ft	14.76	12,546,000.00	8	10.00	94%	7.49	9.36		
Capital Replacement	Fair	B20 Exterior Enclosure	Alum Fixed Therm Break, Dbl Glaz, Gas 3 Stry, 12SF	852.00	Each	529.49	451,128.89	6	10.00	3%	0.20	0.34		
Capital Replacement	Fair	B20 Exterior Enclosure	Alum Fixed Therm Break, Dbl Glaz, Gas 3 Story 24SF	84.00	Each	791.21	66,461.64	6	10.00	0%	0.03	0.05		
Capital Replacement	Good	B20 Exterior Enclosure	Steel, Painted, Insulated, Exterior Door	4.00	Each	1,473.70	5,894.81	10	10.00	0%	0.00	0.00		
Capital Replacement	Good	B20 Exterior Enclosure	Glass Curtain Wall, Thermal Efficient	6,500.00	Sq Ft	47.62	309,536.50	10	10.00	2%	0.23	0.23		
Capital Replacement	Fair	B20 Exterior Enclosure	Steel Single Painted Roll-up Door Automatic 144SF	3.00	Each	3,777.74	11,333.23	6	10.00	0%	0.01	0.01		
Capital Replacement	Good	B20 Exterior Enclosure	Aluminum Frame, Fully Glazed, Exterior Door	14.00	Each	1,273.14	17,823.95	10	10.00	0%	0.01	0.01		
B20 Exterior Enclosure							13,408,179.01	56			7.97	10.00	20%	Fair
B30 Roofing														
Capital Replacement	Fair	B30 Roofing	Single-Ply Modified Bituminous/Thermoplastic Roof	48,000.00	Sq Ft	7.05	338,400.00	6	10.00	76%	4.53	7.55		
Capital Replacement	Good	B30 Roofing	Green Roof w Growing Medium, Rubberized Asphalt	8,000.00	Sq Ft	11.89	95,136.00	10	10.00	21%	2.12	2.12		
Capital Replacement	Good	B30 Roofing	Flashings & Trim	180.00	LF	80.88	14,558.40	10	10.00	3%	0.32	0.32		
B30 Roofing							448,094.40	26			6.98	10.00	30%	Fair
C10 Interior Construction														
Capital Replacement	Good	C10 Interior Construction	Interior Walls	850,000.00	SF	2.50	2,125,000.00	10	10.00	100%	10.00	10.00		
C10 Interior Construction							2,125,000.00	10			10.00	10.00	0%	Good
C30 Interior Finishes														
Capital Replacement	Fair - Good	C30 Interior Finishes	Carpet, Nylon, High Traffic, 20 oz	683,200.00	Sq Ft	5.98	4,084,169.60	8	10.00	55%	4.40	5.50		
Capital Replacement	Good	C30 Interior Finishes	Acoustical Tile, Dropped Ceiling	555,100.00	Sq Ft	2.97	1,648,647.00	10	10.00	22%	2.22	2.22		
Capital Replacement	Good	C30 Interior Finishes	Ceramic Tile Flooring	34,160.00	Sq Ft	13.49	460,920.88	10	10.00	6%	0.62	0.62		
Capital Renewal	Good	C30 Interior Finishes	Marble flooring	16,000.00	Sq Ft	9.75	155,984.00	10	10.00	2%	0.21	0.21		
Capital Replacement	Fair - Good	C30 Interior Finishes	Gypsum Board, Interior Wall Finish	#####	Sq Ft	0.70	717,360.00	8	10.00	10%	0.77	0.97		
Capital Replacement	Fair	C30 Interior Finishes	Vinyl Tile Flooring	117,000.00	Sq Ft	3.04	355,680.00	6	10.00	5%	0.29	0.48		
C30 Interior Finishes							7,422,761.48	52			8.51	10.00	15%	Good
D10 Conveying Systems														
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		

Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Hydraulic, 3-5 Floor, 2,500 Lbs, 200 fpm	1.00	Each	118,700.20	118,700.20	10	10.00	7%	0.68	0.68		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
Capital Replacement	Good	D10 Conveying Systems	Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm	1.00	Each	115,733.68	115,733.68	10	10.00	7%	0.67	0.67		
D10 Conveying Systems							1,738,971.72	150		10.00	10.00	0%	Good	
D20 Plumbing														
Capital Replacement	Good	D20 Plumbing	Lavatory, Enameled Steel	88.00	Each	312.03	27,458.29	10	10.00	2%	0.25	0.25		
Capital Replacement	Good	D20 Plumbing	Urinal, Vitreous China	22.00	Each	888.54	19,547.92	10	10.00	2%	0.18	0.18		
Capital Replacement	Poor - Fair	D20 Plumbing	Water Heater, Electric, 65 Gal	1.00	Each	2,396.29	2,396.29	4	10.00	0%	0.01	0.02		
Capital Replacement	Good	D20 Plumbing	Waste Piping	850,000.00	SF	0.56	476,000.00	10	10.00	43%	4.31	4.31		
Capital Replacement	Poor - Fair	D20 Plumbing	Water Heater, Electric, 65 Gal	1.00	Each	2,396.29	2,396.29	4	10.00	0%	0.01	0.02		
Capital Replacement	Poor - Fair	D20 Plumbing	Water Heater, Electric, 65 Gal	1.00	Each	2,396.29	2,396.29	4	10.00	0%	0.01	0.02		
Capital Replacement	Fair	D20 Plumbing	Drinking Fountain, Refrigerated	22.00	Each	988.98	21,757.63	6	10.00	2%	0.12	0.20		
Capital Replacement	Good	D20 Plumbing	Tankless Water Closet	66.00	Each	643.39	42,463.81	10	10.00	4%	0.38	0.38		
Capital Replacement	Poor	D20 Plumbing	Booster Pump, 7.500 HP	3.00	Each	10,042.24	30,126.72	2	10.00	3%	0.05	0.27		
Capital Replacement	Good	D20 Plumbing	Domestic Water Distribution	850,000.00	SF	0.55	467,500.00	10	10.00	42%	4.23	4.23		
Capital Replacement	Poor - Fair	D20 Plumbing	Water Heater, Electric, 65 Gal	1.00	Each	2,396.29	2,396.29	4	10.00	0%	0.01	0.02		
Capital Replacement	Poor - Fair	D20 Plumbing	Water Heater, Electric, 65 Gal	1.00	Each	2,396.29	2,396.29	4	10.00	0%	0.01	0.02		
Capital Replacement	Poor - Fair	D20 Plumbing	Water Heater, Electric, 65 Gal	1.00	Each	2,396.29	2,396.29	4	10.00	0%	0.01	0.02		
Capital Replacement	Poor - Fair	D20 Plumbing	Water Heater, Electric, 65 Gal	1.00	Each	2,396.29	2,396.29	4	10.00	0%	0.01	0.02		
Capital Replacement	Poor - Fair	D20 Plumbing	Water Heater, Electric, 65 Gal	1.00	Each	2,396.29	2,396.29	4	10.00	0%	0.01	0.02		
D20 Plumbing							1,104,024.68	90		9.60	10.00	4%	Good	
D30 HVAC														
Capital Replacement	Good	D30 HVAC	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP	1.00	Each	14,940.12	14,940.12	10	10.00	0%	0.01	0.01		
Capital Replacement	Good	D30 HVAC	Heat Pump, 5 Ton	1.00	Each	6,211.75	6,211.75	10	10.00	0%	0.00	0.00		
Capital Replacement	Good	D30 HVAC	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP	1.00	Each	14,940.12	14,940.12	10	10.00	0%	0.01	0.01		
Capital Replacement	Fair	D30 HVAC	Condenser, Air-Cooled, 10 Ton	1.00	Each	4,624.66	4,624.66	6	10.00	0%	0.00	0.00		
Capital Replacement	Good	D30 HVAC	Cooling Tower, 250 Ton	1.00	Each	39,762.16	39,762.16	10	10.00	0%	0.03	0.03		
Capital Replacement	Fair	D30 HVAC	Condenser, Dry-Cooled, 10 Ton	1.00	Each	4,624.66	4,624.66	6	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Condenser, Air-Cooled, 10 Ton	1.00	Each	4,624.66	4,624.66	6	10.00	0%	0.00	0.00		
Capital Replacement	Good	D30 HVAC	Fan Coil Unit, 40 Ton	47.00	Each	23,602.73	1,109,328.15	10	10.00	8%	0.80	0.80		
Capital Replacement	Good	D30 HVAC	Fan Coil Unit, 5 Ton	1.00	Each	3,136.17	3,136.17	10	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Heat Exchanger, Water-to-Water, 40 Gpm	1.00	Each	5,795.37	5,795.37	6	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Air Conditioner, Rooftop, Multizone, 3 Ton	1.00	Each	6,699.00	6,699.00	6	10.00	0%	0.00	0.00		
Capital Replacement	Good	D30 HVAC	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP	1.00	Each	14,940.12	14,940.12	10	10.00	0%	0.01	0.01		
Capital Replacement	Fair	D30 HVAC	Air Conditioner, Rooftop, Multizone, 3 Ton	1.00	Each	7,300.00	7,300.00	6	10.00	0%	0.00	0.01		
Capital Replacement	Fair	D30 HVAC	Air Conditioner, Rooftop, Multizone, 3 Ton	1.00	Each	6,699.00	6,699.00	6	10.00	0%	0.00	0.00		
Capital Replacement	Good	D30 HVAC	Heat Pump, 5 Ton	1.00	Each	5,800.00	5,800.00	10	10.00	0%	0.00	0.00		
Capital Replacement	Good	D30 HVAC	Cooling Tower, 250 Ton	1.00	Each	39,762.16	39,762.16	10	10.00	0%	0.03	0.03		
Capital Replacement	Good	D30 HVAC	Condenser, Air-Cooled, 10 Ton	1.00	Each	4,624.66	4,624.66	10	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Condenser, Dry-Cooled, 10 Ton	1.00	Each	4,624.66	4,624.66	6	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Air Conditioner, Rooftop, Multizone, 3 Ton	1.00	Each	6,699.00	6,699.00	6	10.00	0%	0.00	0.00		

Capital Replacement	Fair	D30 HVAC	Air Handler, Single Zone, 800 Cfm	1.00	Each	4,225.85	4,225.85	6	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Heat Pump, 3 Ton	1.00	Each	4,787.49	4,787.49	6	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Air Conditioner, Rooftop, Multizone, 3 Ton	1.00	Each	7,300.00	7,300.00	6	10.00	0%	0.00	0.01		
Capital Replacement	Good	D30 HVAC	Cooling Tower, 250 Ton	1.00	Each	39,762.16	39,762.16	10	10.00	0%	0.03	0.03		
Capital Replacement	Good	D30 HVAC	Heat Pump, 5 Ton	1.00	Each	6,211.75	6,211.75	10	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Suspended Heater, Electric, Standard, 240 V	2.00	Each	814.25	1,628.51	6	10.00	0%	0.00	0.00		
Capital Replacement	Good	D30 HVAC	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP	1.00	Each	14,940.12	14,940.12	10	10.00	0%	0.01	0.01		
Capital Replacement	Fair	D30 HVAC	Air Handler, Single Zone, 800 Cfm	1.00	Each	4,225.85	4,225.85	6	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Boiler, Electric, 100 kW	1.00	Each	12,733.77	12,733.77	6	10.00	0%	0.01	0.01		
Capital Replacement	Good	D30 HVAC	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP	1.00	Each	14,940.12	14,940.12	10	10.00	0%	0.01	0.01		
Capital Replacement	Good	D30 HVAC	ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP	1.00	Each	14,940.12	14,940.12	10	10.00	0%	0.01	0.01		
Capital Replacement	Good	D30 HVAC	Condenser, Air-Cooled, 10 Ton	1.00	Each	4,624.66	4,624.66	10	10.00	0%	0.00	0.00		
Capital Replacement	Good	D30 HVAC	HVAC Distribution Systems	850,000.00	SF	14.61	12,418,500.00	10	10.00	90%	8.95	8.95		
Capital Replacement	Good	D30 HVAC	Heat Pump, 5 Ton	1.00	Each	5,800.00	5,800.00	10	10.00	0%	0.00	0.00		
Capital Replacement	Good	D30 HVAC	Fan Coil Unit, 5 Ton	1.00	Each	3,136.17	3,136.17	10	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Air Handler, Single Zone, 400 Cfm	1.00	Each	3,442.62	3,442.62	6	10.00	0%	0.00	0.00		
Capital Replacement	Fair	D30 HVAC	Air Handler, Single Zone, 800 Cfm	1.00	Each	4,225.85	4,225.85	6	10.00	0%	0.00	0.00		
D30 HVAC							13,870,561.51	292			9.97	10.00	0%	Good
D40 Fire Protection Systems														
Capital Replacement	Good	D40 Fire Protection Systems	Compressor	1.00	Each	1,869.00	1,869.00	10	10.00	3%	0.31	0.31		
Capital Replacement	Fair	D40 Fire Protection Systems	Sprinkler Pumping Equipment	1.00	Each	58,000.00	58,000.00	6	10.00	97%	5.81	9.69		
D40 Fire Protection Systems							59,869.00	16			6.12	10.00	39%	Fair
D50 Electrical Systems														
Capital Replacement	Fair	D50 Electrical Systems	Annunciation Panel	1.00	EACH	1,066.37	1,066.37	6	10.00	0%	0.00	0.00		
Capital Replacement	Good	D50 Electrical Systems	Screening X-Ray Machine	1.00	Each	46,502.99	46,502.99	10	10.00	0%	0.03	0.03		
Capital Replacement	Good	D50 Electrical Systems	Lighting and Branch Wiring	850,000.00	SF	9.75	8,287,500.00	10	10.00	45%	4.47	4.47		
Capital Replacement	Poor - Fair	D50 Electrical Systems	Generator, Diesel, 500 kW	1.00	Each	186,640.44	186,640.44	4	10.00	1%	0.04	0.10		
Capital Replacement	Good	D50 Electrical Systems	Electrical Service and Distribution	850,000.00	SF	0.31	263,500.00	10	10.00	1%	0.14	0.14		
Capital Replacement	Good	D50 Electrical Systems	Generator, Diesel, 60 kW	1.00	Each	54,675.11	54,675.11	10	10.00	0%	0.03	0.03		
Capital Replacement	Good	D50 Electrical Systems	Turnstile	1.00	Each	13,020.23	13,020.23	10	10.00	0%	0.01	0.01		
Capital Replacement	Fair	D50 Electrical Systems	Generator, Diesel, 225 kW	1.00	Each	116,939.91	116,939.91	6	10.00	1%	0.04	0.06		
Capital Replacement	Good	D50 Electrical Systems	Main Switchgear Double-Ended 480 Y 277 V 4000 Amp	1.00	Each	743,475.19	743,475.19	10	10.00	4%	0.40	0.40		
Capital Replacement	Good	D50 Electrical Systems	Magnetic Lock	120.00	Each	745.00	89,400.48	10	10.00	0%	0.05	0.05		
Capital Replacement	Good	D50 Electrical Systems	D5030 Communications and Security Systems	850,000.00	SF	3.84	3,264,000.00	10	10.00	18%	1.76	1.76		
Capital Replacement	Good	D50 Electrical Systems	Fire Alarm System Devices	854,000.00	Sq Ft	6.42	5,479,349.40	10	10.00	30%	2.95	2.95		
D50 Electrical Systems							18,546,070.11	106			9.91	10.00	1%	Good
G20 Site Improvements														
Capital Replacement	Good	G20 Site Improvements	Planters	16.00	Each	59.00	944.00	10	10.00	0%	0.03	0.03		
Capital Replacement	Good	G20 Site Improvements	Paving & Surfacing	6,000.00	SF	24.44	146,640.00	10	10.00	42%	4.25	4.25		
Capital Renewal	Fair - Good	G20 Site Improvements	Paving & Surfacing	8,946.00	SF	17.34	155,123.64	8	10.00	45%	3.60	4.50		
Capital Replacement	Good	G20 Site Improvements	Flagpoles	3.00	Each	1,375.00	4,125.00	10	10.00	1%	0.12	0.12		
Capital Renewal	Good	G20 Site Improvements	Exterior Steps	1,060.00	LF	30.38	32,202.80	10	10.00	9%	0.93	0.93		
Capital Replacement	Good	G20 Site Improvements	Signage	2.00		3,000.00	6,000.00	10	10.00	2%	0.17	0.17		
G20 Site Improvements							345,035.44	58			9.10	10.00	9%	Good

Appendix B: Photographic Record



Front elevation



Concrete Slab :- Damaged concrete slab



Concrete Slab:- Damaged concrete slab



Concrete Frame Structure :- Concrete column



Concrete Frame Structure:- Concrete column



Concrete, Exterior, = 3 Stories :- Exterior wall



Concrete, Exterior, = 3 Stories:- Exterior wall



Concrete, Exterior, = 3 Stories :- Exterior Wall



Alum Fixed Therm Break, Dbl Glaz, Gas 3 Story
24SF:- Exterior fixed windows



Alum Fixed Therm Break, Dbl Glaz, Gas 3 Story
24SF :- Exterior windows



Alum Fixed Therm Break, Dbl Glaz, Gas 3 Stry,
12SF:- Fixed exterior window



Alum Fixed Therm Break, Dbl Glaz, Gas 3 Stry, 12SF
:- Exterior windows



Glass Curtain Wall, Thermal Efficient:- Curtain wall



Glass Curtain Wall, Thermal Efficient :- Curtain wall



Aluminum Frame, Fully Glazed, Exterior Door:-
Glazed exterior doors



Aluminum Frame, Fully Glazed, Exterior Door :-
Glazed exterior doors



Steel, Painted, Insulated, Exterior Door:- Exterior
steel door



Steel, Painted, Insulated, Exterior Door :- Exterior
steel door



Steel Single Painted Roll-up Door Automatic
144SF:- Steel overhead door



Steel Single Painted Roll-up Door Automatic 144SF :- Overhead door



Green Roof w Growing Medium, Rubberized Asphalt:- Green roof



Green Roof w Growing Medium, Rubberized Asphalt :- Green roof



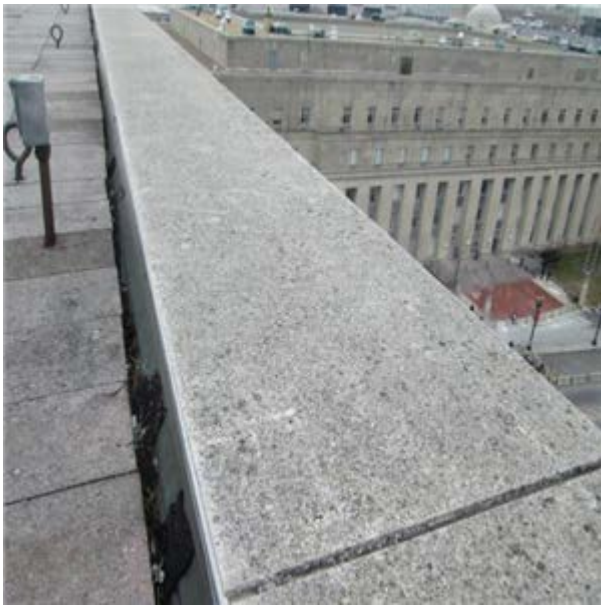
Single-Ply Modified Bituminous/Thermoplastic Roof:- Roof overview



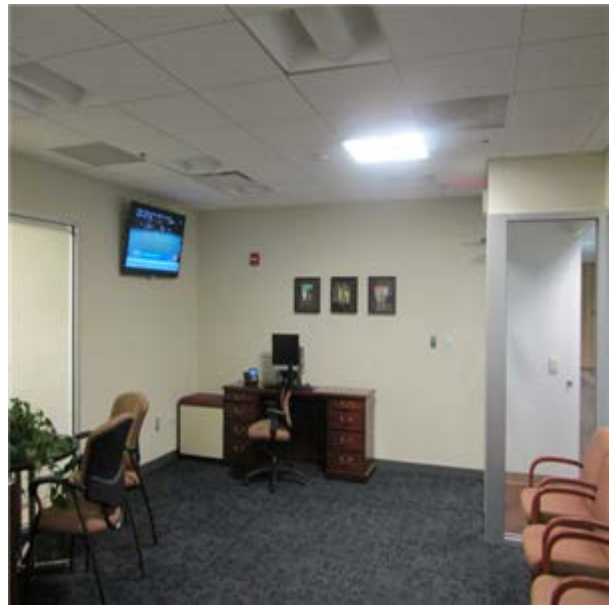
Single-Ply Modified Bituminous/Thermoplastic Roof :- Roof



Flashings & Trim:- Stone coping



Flashings & Trim :- Stone roof coping



Gypsum Board, Interior Wall Finish:- Interior walls



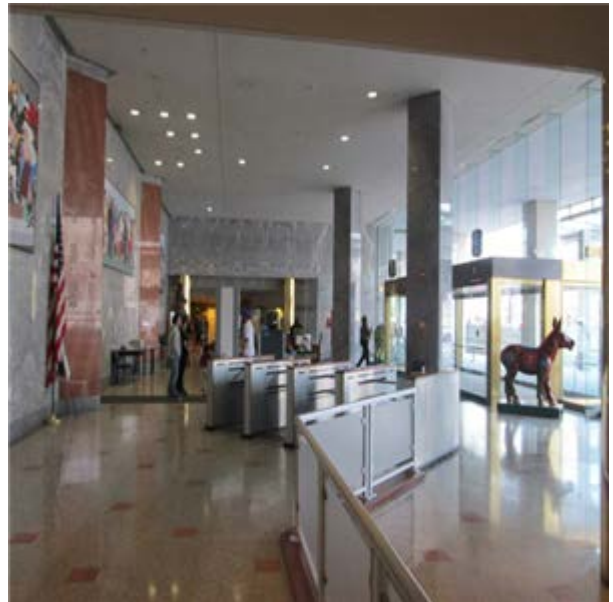
Gypsum Board, Interior Wall Finish :- Interior walls



Ceramic Tile Flooring:- Ceramic floor tile



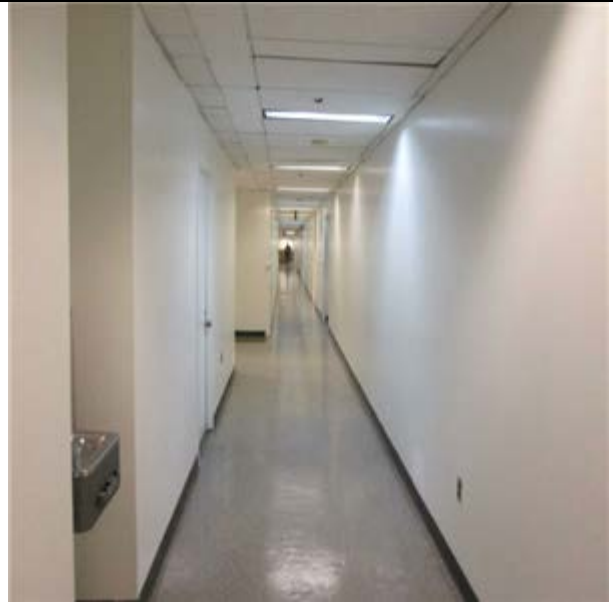
Ceramic Tile Flooring :- Ceramic floor tile



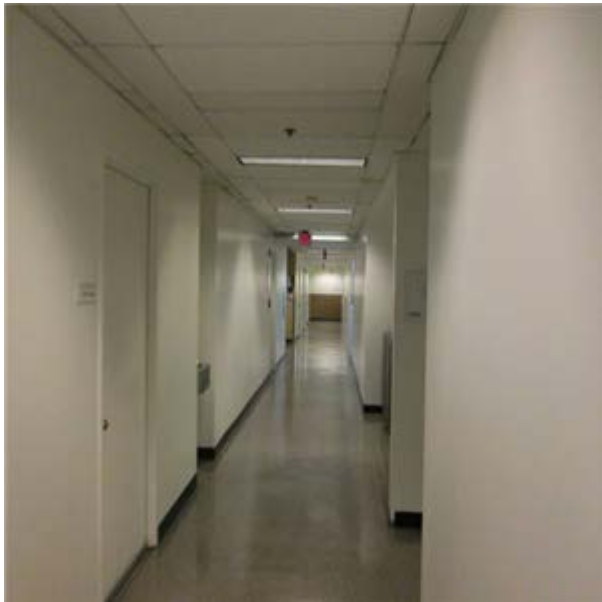
Marble flooring:- Main lobby



Marble flooring :- Main lobby



Vinyl Tile Flooring:- Vinyl tile



Vinyl Tile Flooring :- Vinyl tile

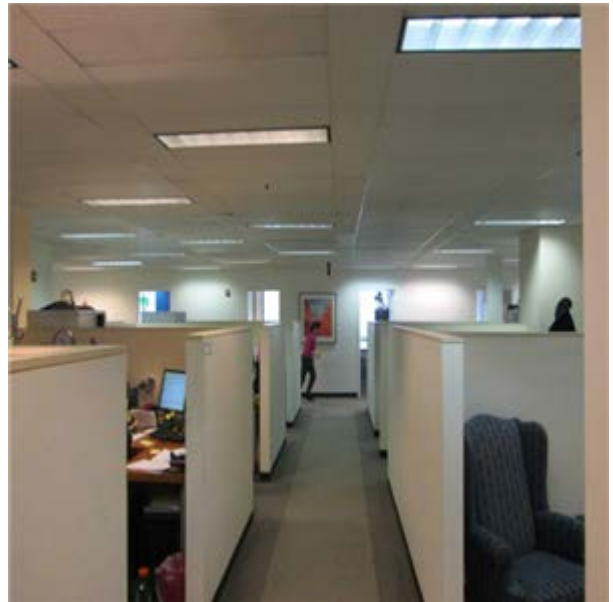


Carpet, Nylon, High Traffic, 20 oz:- Carpet flooring



Carpet, Nylon, High Traffic, 20 oz :- Carpet flooring

Carpet, Nylon, High Traffic, 20 oz:- Carpet flooring



Acoustical Tile, Dropped Ceiling :- Acoustical ceiling tile

Acoustical Tile, Dropped Ceiling:- Acoustical ceiling tile



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm :-
Elevator equipment



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm



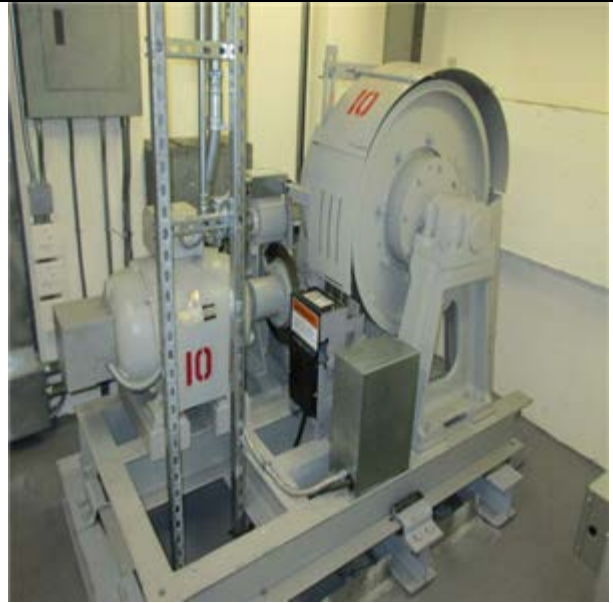
Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm :-
Elevator equipment



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm :-
Traction elevator equipment



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm:-
Elevator equipment



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm :-
Elevator equipment



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm :-
elevator equipment



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm:-
Elevator equipment



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm:-
Elevator machinery



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm :-
Elevator equipment



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm:-
Traction elevator equipment



Elevator, Geared, 3-5 Floor, 3,000 Lbs, 300 fpm :-
Elevator equipment



Tankless Water Closet:- Water closet



Urinal, Vitreous China :- Urinals



Lavatory, Enameled Steel:- Lavatories



Drinking Fountain, Refrigerated :- Drinking fountain



Drinking Fountain, Refrigerated:- Drinking fountain



Booster Pump, 7.500 HP :- Booster pumps



Booster Pump, 7.500 HP:- Corrosion at booster pumps



Water Heater, Electric, 65 Gal :- Electric water heater



Water Heater, Electric, 65 Gal:- Electric water heater



Water Heater, Electric, 65 Gal :- Electric water heater



Water Heater, Electric, 65 Gal:- Electric water heater



Water Heater, Electric, 65 Gal :- Electric water heater



Water Heater, Electric, 65 Gal:- Electric water heater



Water Heater, Electric, 65 Gal :- Electric water heater



Boiler, Electric, 100 kW:- Electric boiler



Boiler, Electric, 100 kW :- Electric boiler



Heat Exchanger, Water-to-Water, 40 Gpm:- Plate heat exchanger



Heat Exchanger, Water-to-Water, 40 Gpm :- Plate heat exchanger



ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP:- Chilled water pumps



ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP :- Chilled water pump



ChW Primary Pump, Base Mt, Var Spd, High Eff 60 HP:- Chiller water pump



ChW Primary Pump, Base Mt, Var Spd, High Eff 60
HP :- Chilled water pump



ChW Primary Pump, Base Mt, Var Spd, High Eff 60
HP:- Chilled water pump



ChW Primary Pump, Base Mt, Var Spd, High Eff 60
HP :- Chilled water pumps



Cooling Tower, 250 Ton:- Cooling tower



Cooling Tower, 250 Ton :- Rooftop cooling tower



Cooling Tower, 250 Ton:- Rooftop cooling tower



Cooling Tower, 250 Ton :- Cooling tower



Cooling Tower, 250 Ton:- Cooling tower



Cooling Tower, 250 Ton :- Cooling tower



Condenser, Air-Cooled, 10 Ton:- Condensing unit



Condenser, Air-Cooled, 10 Ton :- Direct drive air cooled condenser



Condenser, Air-Cooled, 10 Ton:- rooftop condenser



Condenser, Air-Cooled, 10 Ton :- Direct drive air cooled condenser



Condenser, Air-Cooled, 10 Ton:- Direct drive air cooled condenser



Condenser, Air-Cooled, 10 Ton :- Roof mounted condensers



Condenser, Dry-Cooled, 10 Ton:- Dry cooler



Condenser, Dry-Cooled, 10 Ton :- Dry cooler



Condenser, Dry-Cooled, 10 Ton:- Dry cooler



Air Handler, Single Zone, 400 Cfm :- Air handler



Air Handler, Single Zone, 400 Cfm:- Air handler



Air Handler, Single Zone, 800 Cfm :- Air handler



Air Handler, Single Zone, 800 Cfm:- Air handler



Air Handler, Single Zone, 800 Cfm :- Air handler



Air Handler, Single Zone, 800 Cfm:- Air handler



Air Handler, Single Zone, 800 Cfm :- Air handler



Air Handler, Single Zone, 800 Cfm:- Air handler



Fan Coil Unit, 40 Ton :- Self contained fan coil



Fan Coil Unit, 40 Ton:- Self contained fan coil



Fan Coil Unit, 5 Ton :- Fan coil unit



Fan Coil Unit, 5 Ton:- Fan coil unit



Suspended Heater, Electric, Standard, 240 V :-
Suspended electric heater



Air Conditioner, Rooftop, Multizone, 3 Ton:-
Packaged rooftop unit



Air Conditioner, Rooftop, Multizone, 3 Ton :-
Packaged RTU



Air Conditioner, Rooftop, Multizone, 3 Ton:-
Rooftop packaged unit



Air Conditioner, Rooftop, Multizone, 3 Ton :-
Packaged rooftop unit



Air Conditioner, Rooftop, Multizone, 3 Ton:-
Packaged rooftop unit



Air Conditioner, Rooftop, Multizone, 3 Ton :-
Packaged rooftop unit



Heat Pump, 3 Ton:- Heat pump



Heat Pump, 5 Ton :- Roof mounted heat pump



Heat Pump, 5 Ton:- Roof mounted heat pump



Heat Pump, 5 Ton :- Roof mounted heat pump



Heat Pump, 5 Ton:- Roof mounted heat pump



Sprinkler Pumping Equipment :- Sprinkler fire pump



Sprinkler Pumping Equipment:- Sprinkler fire pump



Compressor :- Dry sprinkler system air compressor



Compressor:- Dry sprinkler air compressor



Main Switchgear Double-Ended 480 Y 277 V 4000 Amp :- Main electrical switchgear



Main Switchgear Double-Ended 480 Y 277 V 4000 Amp:- Electrical switchgear



Annunciation Panel :- Annunciator panel

Annunciation Panel:- Annunciation panel



Fire Alarm System Devices :- Fire alarm equipment



Fire Alarm System Devices :- Fire alarm equipment



Magnetic Lock :- Door with magnetic lock



Screening X-Ray Machine:- Main lobby screening



Screening X-Ray Machine :- Main lobby screening



Turnstile:- Security turnstiles



Turnstile :- Security turnstiles



Generator, Diesel, 225 kW:- Diesel generator



Generator, Diesel, 225 kW :- Emergency generator



Generator, Diesel, 500 kW:- Diesel generator



Generator, Diesel, 500 kW :- Emergency generator



Generator, Diesel, 60 kW:- Diesel generator



Generator, Diesel, 60 kW :- Emergency generator



Paving & Surfacing:- Stone pavers



Paving & Surfacing :- Brick pavers



Paving & Surfacing:- Stone pavers



Exterior Steps :- Exterior stairs



Exterior Steps:- Exterior stairs



Signage :- Building mounted signage



Signage:- Site signage



Flagpoles :- Flag poles



Flagpoles:- Flagpoles



Planters :- Planting bed



Planters:- Planting bed

Appendix C: Survey Information Resulting In Plant Adaptation Recommendations

Access Control	
Does the facility have a key card proximity entry system	Yes
. Comments	Yes
Are all windows at grade level locked or fixed at all times	Yes
. Comments	Fixed windows
Is there at least one clearly marked and designated entrance for visitors	Yes
. Comments	Main lobby visitor entrance
Are there signs posted for visitors to report to main office or through a designated entrance	Yes
. Comments	Not Applicable
Access to public transport loading area is restricted to other vehicles during loading/unloading	Yes
. Comments	Rear loading area is restricted
Lighting is provided at entrances and points of possible intrusion	Yes
Outside hardware has been removed from all doors except at points of entry	Yes
. Comments	Only main entrance has hardware
Basement windows are protected with grill or well cover	No
. Comments	No basement windows
Restricted areas are properly identified	Yes
. Comments	Signage clearly identifies restricted areas
Access to electrical panels are restricted	Yes
. Comments	Electrical panels are restricted
Are there control gates to separate distinct areas of the building after hours without changing means of egress	No
. Comments	Not applicable
Are all perimeter doors equipped with recessed magnetic contact – door position door sensors	Yes
. Comments	Not applicable

Are interior doors with specific vulnerability equipped with door position monitoring sensors	No
. Comments	Not applicable

ADA	
How many additional designated car parking stalls are needed for compliance.	0
How many additional designated can parking stalls are needed for compliance.	0
How many additional signs for accessible parking are needed for compliance.	0
Do not use	0
. Comments	Not applicable
How many LF of curb ramps are required from the parking area to the sidewalks.	0
How many additional passenger drop off areas are required	0
How many additional signs directing to accessible parking or accessible building entrances to the facility are required	0
. Comments	Not applicable
ADA Parking Comments	No parking lot
How many LF of a straight entrance ramp with handrails are needed to allow wheelchair access	0
. Comments	Not applicable
How many LF of existing exterior ramps and stairs are not equipped with the required handrails.	0
ADA Ramp Comments	Not applicable
How many buzzers or intercoms used for assistance and service at exterior entrance doors or parking space are needed.	0
How many entrance doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking	0
. Comments	Not applicable
How many vestibule doors are set too close to the front doors for wheelchair access	0

How many lever action hardware are missing at all accessible locations	0
ADA Entrance and Exit Comments	Not applicable
How many obstacles or protrusion from the wall are impeding access.	0
Describe condition, location, and repair scope to correct	No protruding objects
How many SF of existing carpeting is not securely attached or has a pile thickness exceeding 1/2".	0
How many stair handrails do not extend beyond the top and bottom risers.	0
How many signs used to indicate accessible entrances and general information are not provided	0
do not use	0
How many telephones are installed higher than what is essential for basic operation	0
How many objects are mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles	0
. Comments	Not applicable
How many visual alarms need to be added to existing audible fire alarm systems.	0
How many cup dispensers are required at an existing non-conforming water fountain.	0
ADA Paths of Travel Comments	Not applicable
How many elevator control panels and hall buttons are mounted higher than 54" above the floor.	0
How many control panels do not have raised elevator markings and hall buttons.	0
. Comments	Not applicable
How many elevators do not have audible signals at floor level changes.	0
do not use	0
How many elevators do not have safety stops installed	0
How many elevators do not have communication equipment set up for speech impaired communication	1

ADA Elevator Comments	Not applicable
How many existing restroom doors are not wide enough to accommodate wheelchair access.	0
. Comments	Not applicable
Do not use	0
How many grab bars need to be installed in accessible stalls at 36" above the floor.	0
How many bathrooms require modification to existing toilet room accessories and mirrors	0
How many existing lavatory faucets need paddle type faucets added	0
How many drain pipes are below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces	2
. Comments	Restroom drain pipes not wrapped
How many pull stations alarms are needed in unisex bathroom	0
ADA Restroom Comments	No unisex bathroom

Fire Protection	
Does the facility have a fire sprinkler system	Yes
. Comments	No Comment
Does the facility have wall mounted fire extinguishers	Yes
. Comments	No Comment
Does the kitchen and cooking area have hood vent mounted fire suppression systems	No
. Comments	No Commercial Kitchen Area
Does combustion equipment have dedicated fire sprinkler system e.g. boilers, hot water heater	No
. Comments	Covered by the main system
Are current fire protection system inspections up to date and onsite	Yes
. Comments	No Comment
A record of Fire Inspection by the local or state Fire Officer is maintained	Yes

. Comments	No Comment
Exit signs are clearly visible and pointing in the correct direction	Yes
. Comments	No Comment
Does the facility have monitored fire alarm system	Yes
. Comments	No Comment
Is the fire alarm control panel solid-state, modular design type, incorporating the following standard features: lamp test, red alarm and amber LEDs per zone, positive and negative ground fault indicators , power ON indicator, two (2) auxiliary form C alarm contacts with disconnect switches and lights, one (1) auxiliary form C trouble contact, regulated 24Vdc four-wire smoke detector power supply, and remote reset connection	Yes
. Comments	No Comment
Is the power supply to the fire alarm control panel from an individual circuit	Yes
. Comments	No Comment
Does the activation of any initiating device including but not limited to manual pull stations, smoke detectors, heat detectors and flow switches shall cause all signals to sound continuously until manually reset; flash all visual alarm indicator lights; illuminate respective zone indicator lamps in the control panel; illuminate respective zone indicator lamps in the graphic display on the door of the control panel; and illuminate respective zone indicator lamps in the remote annunciator	Yes
. Comments	No Comment

Are the audible and visual devices such as combination horn/strobe indicating type wired to separate zones so that audible devices correctly provide code three temporal output and visual devices correctly provide ADA compliant strobe effect	Yes
. Comments	No Comment
Is the fire alarm wiring enclosed in 3/4" metal conduit raceway to the manufacturer's instructions	Yes
. Comments	No Comment
Is there a smoke detector directly above the fire alarm control panel	No
. Comments	In general vicinity
Are there smoke detectors within 5'-0" on each side of the fire doors?	Yes
. Comments	No Comment
Are there duct-type smoke detectors on the supply side of HVAC units rated greater than 2000 cfm but less than 15,000 cfm	No
. Comments	Not evident by visual observation
Are there duct-type smoke detectors on both the supply side and return side of the HVAC units rated 15,000 cfm or more	No
. Comments	Not evident by visual observation
Are there duct-type smoke detectors at all smoke damper locations within the HVAC system ductwork? Is there additional wiring to close the damper and turn off the associated HVAC unit	No
. Comments	Not evident by visual observation

Green Roof Feasibility	
Asset	Green Roof Investments Study
Quantity	1 Each
Unit Cost	\$0.00
Total Cost	\$0.00

Is the roof a sloped system	No
Is the roof less than 5 years in age	No
Does the roof have significant amounts of penetration and equipment	No
Will structural modification need to be made to support a green roof	Yes
Comments	Roof has an isolated section of equipment,

Hazardous Materials	
. Comments	Unknown
. Comments	Not applicable, unknown
. Comments	Not applicable
Has the facility been tested for Lead Paint	Yes
. Comments	No comments
. Comments	Not applicable
. Comments	Not applicable
Has the facility been tested for Lead in Water	Yes
. Comments	No lead
Does the facility have a Lead in water OM plan in place	No
. Comments	No lead in water
. Comments	No underground tank
. Comments	Not applicable
Does the facility have a AST	Yes
. Comments	AST
Does the AST have a leak containment system	No
. Comments	No containment system
. Comments	No transformer
. Comments	Not applicable

LEED		
SS	Sustainable Sites - Possible Points:	25
SS.C1	Is the Building LEED Certified Design and Construction	No
	If No, level of effort to achieve	Hard
SS.C2	Does the facility have a Building Exterior and Hardscape Management Plan	No
	If No, level of effort to achieve	Easy
SS.C3	Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan	No
	If No, level of effort to achieve	Easy
SS.C4	Does the facility provide car pooling or Alternative Commuting Transportation options or incentives	No
	If No, level of effort to achieve	Easy
SS.C5	Does the way the site is developed Protect or Restore Open Habitat	No
	If No, level of effort to achieve	Hard
SS.C6	Does the facility have retention ponds rain gardens to control the quantity of Storm water	No
	If No, level of effort to achieve	Hard
SS.C7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete	Yes
SS.C7.2	Does the facility have a cool roof (white or light color roof surface)	Yes
SS.C8	Are measures installed preventing operable exterior lighting from encroaching on adjacent properties	No
	If No, level of effort to achieve	Easy
WE	Water Efficiency - Possible Points:	14
WE.P1	The facility has a Minimum Indoor Plumbing Fixture and Fitting Efficiency policy	No

WE.C1	Does the facility have a water meter for the whole building	Yes
	Does the facility have sub meters for boiler wtr, cooling tower wtr, irrigation wtr, fire sprinkler	Yes
WE.C2	Are all of the plumbing fixtures at the facility non-water saving devices	No
	If No, level of effort to achieve	Easy
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)	Yes
	Are all of the plumbing fixture at the facility water saving devices (100%)	No
	If No, level of effort to achieve	Easy
WE.C3	Does the Building use native planting that does not require irrigation	Yes
	Does the Building have an irrigation system with a rain gauge and time system	No
	If No, level of effort to achieve	Hard
	Does the Building hand water on an as needed basis	Yes
WE.C4	Does the Cooling Tower utilize a Chemical Management System	Yes
	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)	No
	If No, level of effort to achieve	Hard
EA	Energy and Atmosphere - Possible Points:	35
EA.P1	Does the Building have an Energy Efficiency Best Management Practices policy	No
	If No, level of effort to achieve	Easy
EA.P2	Has an energy audit been performed and were E.C.M.s implemented to achieve Min Energy Eff Performance	No
	If No, level of effort to achieve	Easy

EA.P3	Does the Building have a Fundamental Refrigerant Management program	No
	If No, level of effort to achieve	Hard
EA.C1	Is it feasible for the facility to achieve an EnergyStar rating of 71 or higher	No
	If No, level of effort to achieve	Hard
EA.C2.1	Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning	No
	If No, level of effort to achieve	Hard
EA.C2.2	Has the Building performed retro Commissioning of the building lighting and HVAC systems	No
	If No, level of effort to achieve	Easy
EA.C2.3	Is the Building performing ongoing Commissioning of the building lighting and HVAC systems	No
	If No, level of effort to achieve	Easy
EA.C3.1	Does the Building have a HVAC or Lighting — Building Automation System	Yes
EA.C4	Does the Building use on-site or off-site renewable energy	No
	If No, level of effort to achieve	Hard
EA.C5	Does the Building have an Enhanced Refrigerant Management	No
	If No, level of effort to achieve	Hard
EA.C6	Does the Building have an Emissions Reduction Reporting program	No
	If No, level of effort to achieve	Hard
MR	Materials and Resources - Possible Points:	10
MR.P1	Does the Building have a Sustainable Purchasing Policy	No
	If No, level of effort to achieve	Easy

MR.P2	Does the Building have a Solid Waste Management Policy	No
	If No, level of effort to achieve	Easy
MR.C1	Does the Building have a Sustainable Purchasing program for Ongoing Consumables	No
	If No, level of effort to achieve	Easy
MR.C2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment	No
	If No, level of effort to achieve	Hard
MR.C2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture	No
	If No, level of effort to achieve	Easy
MR.C3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions	No
	If No, level of effort to achieve	Easy
MR.C4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased	No
	If No, level of effort to achieve	Easy
MR.C5	Is a Sustainable Purchasing policy used when making Food purchases at the Building	No
	If No, level of effort to achieve	Easy
MR.C6	Has the Building performed a Waste Stream Audit	No
	If No, level of effort to achieve	Hard
MR.C7	Has the Building implemented a policy to reduce the quantity Ongoing Consumables going into landfills	No
	If No, level of effort to achieve	Easy
MR.C8	Has the Building implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills	No
	If No, level of effort to achieve	Easy

MR.C9	Does the Building recycle building materials during construction which prevents material going to landfill	No
	If No, level of effort to achieve	Easy
IEQ	Indoor Environmental Quality - Possible Points:	10
IEQ.P1	Has the Building performed a Minimum Indoor Air Quality (IAQ) Performance evaluation of the facility	No
	If No, level of effort to achieve	Easy
IEQ.P2	Is the facility and surrounding area smoke free - Environmental Tobacco Smoke (ETS) Control	Yes
IEQ.P3	Does the Building have a Green Cleaning Policy	No
	If No, level of effort to achieve	Easy
IEQ.C1.1	Does the Building have an Indoor Air Quality Management Program	No
	If No, level of effort to achieve	Easy
IEQ.C1.2	Does the Building have Outdoor Air Delivery Monitoring	No
	If No, level of effort to achieve	Easy
IEQ.C1.3	Has the Building modified the HVAC systems to allow Increased Ventilation	No
	If No, level of effort to achieve	Hard
IEQ.C1.4	Does the Building have a plan to Reduce Particulates in Air Distribution	No
	If No, level of effort to achieve	Easy
IEQ.C1.5	Does the Building have a policy to enhance IAQ performance during Facility Alterations and Additions	No
	If No, level of effort to achieve	Easy
IEQ.C2.1	Has the Building performed an Occupant Survey for IAQ	No
	If No, level of effort to achieve	Easy

IEQ.C2.2	Does the Building allow for the Controllability of Systems—Lighting by occupants	Yes
IEQ.C2.3	Does the Building allow for the Occupant Comfort—Thermal Comfort Monitoring	Yes
IEQ.C2.4	Does the Building take advantage of Daylight and Views for tenant comfort	No
	If No, level of effort to achieve	Easy
IEQ.C3.1	Does the Building have a High Performance Cleaning Program	No
	If No, level of effort to achieve	Easy
IEQ.C3.2	Does the Building have a Custodial Effectiveness Assessment	No
	If No, level of effort to achieve	Easy
IEQ.C3.3	Does the Building Purchase Sustainable Cleaning Products and Materials	No
	If No, level of effort to achieve	Easy
IEQ.C3.4	Does the Building use Sustainable Cleaning Equipment	No
	If No, level of effort to achieve	Easy
IEQ.C3.5	Does the Building have Indoor Chemical and Pollutant Source Control	No
	If No, level of effort to achieve	Easy
IEQ.C3.6	Does the Building have an Indoor Integrated Pest Management	No
	If No, level of effort to achieve	Easy
IO	Innovation in Operations - Possible Points:	6
IO.C1.1	Does the Building have an Innovation in Operations program	No
	If No, level of effort to achieve	Easy
IO.C2	Does the Building have a LEED Accredited Professional on staff	No
	If No, level of effort to achieve	Easy

IO.C3	Is the Building Documenting Sustainable Building Cost Impacts	No
	If No, level of effort to achieve	Easy

Safety Security	
Do all areas of the Building, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System	No
. Comments	Not applicable
Do all areas of the Building have the ability to privately call the main office or for emergency	No
. Comments	No main office
Does the general office, principal's office, assistant principal's office have CCTV receptacles	No
. Comments	Not applicable
Is there an automated notification system to lockdown the building envelope	No
. Comments	Not applicable
Does the facility have a monitored burglar alarm system	Yes
. Comments	Alarm system
Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detector	No
. Comments	No classrooms
Are all general corridor or lobby areas plus rooms with specific vulnerability equipped with motion detectors?	No
. Comments	Not applicable
. Comments	Not applicable
. Comments	Not applicable
Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points	Yes
. Comments	Video surveillance system exists
Does the facility have monitored video surveillance system at the interior	Yes

. Comments	Video surveillance system exists
Does the facility have monitored video surveillance system at the exterior	Yes
. Comments	Video surveillance system exists
Does the facility have exterior door hardware that allows controlled access to the building?	Yes
. Comments	Secure entrances
Does the facility have exterior card access readers that allow controlled access to the building?	Yes
. Comments	Secure entrances
Does the facility have allow occupants a quick, unimpeded egress from the building?	Yes
. Comments	Building has an unimpeded egress
Does the facility have interior door hardware that allows controlled access to classrooms?	Yes
. Comments	Tenant areas are controlled
Does the facility have interior card access readers that allow controlled access within the building?	Yes
. Comments	Card readers at secure entrances
Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?	Yes
. Comments	Main lobby
Does the facility have equipment that allows announcements to be made during large gatherings?	No
. Comments	Not applicable

Appendix D: Routine and Predictive Maintenance Actions

Benchmark Routine and Predictive Maintenance Actions

Uniformat Level 3 Code	Uniformat Level 3 Description	Description	Units	Trade	iPlan Plan Type
A1020	Special Foundations	Inspect Special Foundations	Sq Ft	Contract Cement Masons	Predictive Maint Test Inspec
B1010	Floor Construction	Refinish Floor Construction	Sq Ft	Contract Painter	Routine Maint Minor Repairs
B1010	Floor Construction	Repair Floor Construction	Sq Ft	Contract Carpenter	Routine Maint Minor Repairs
B2010	Exterior Walls	Refinish Exterior Walls	Sq Ft	Contract Painter	Routine Maint Minor Repairs
B2020	Exterior Windows	Repair Exterior Windows	Sq Ft	Contract Carpenter	Routine Maint Minor Repairs
B2020	Exterior Windows	Refinish Exterior Windows	Each	Contract Painter	Routine Maint Minor Repairs
B2030	Exterior Doors	Maintain Exterior Doors	Each	Staff Gen Maint Worker	Routine Maint Minor Repairs
B2030	Exterior Doors	Refinish Exterior Doors	Each	Contract Painter	Routine Maint Minor Repairs
B2030	Exterior Doors	Replace Exterior Doors	Each	Contract Maint Worker	Routine Maint Minor Repairs
B3020	Roof Openings	Maintain Roof Openings	Each	Staff Carpenter	Routine Maint Minor Repairs
B3020	Roof Openings	Repair Roof Openings	Each	Contract Carpenter	Routine Maint Minor Repairs
B3010	Roof Coverings	Maintain Roof Coverings	Sq Ft	Staff Gen Maint Worker	Routine Maint Minor Repairs
B3010	Roof Coverings	Replace Roof Coverings	Sq Ft	Contract Roofer	Routine Maint Minor Repairs
B3010	Roof Coverings	Inspect Roof Coverings	Sq Ft	Contract Roofer	Predictive Maint Test Inspec
C1010	Partitions	Refinish Partitions	Each	Contract Painter	Routine Maint Minor Repairs
C1020	Interior Doors	Maintain Interior Doors	Each	Staff Gen Maint Worker	Routine Maint Minor Repairs
C1020	Interior Doors	Replace Interior Doors	Each	Contract Maint Worker	Routine Maint Minor Repairs
C1030	Fittings	Refinish Fittings	Ln Ft	Contract Painter	Routine Maint Minor Repairs
C2010	Stair Construction	Refinish Stair Construction	Sq Ft	Contract Painter	Routine Maint Minor Repairs
C2010	Stair Construction	Repair Stair Construction	Sq Ft	Contract Carpenter	Routine Maint Minor Repairs
C3010	Wall Finishes	Refinish Wall Finishes	Sq Ft	Contract Painter	Routine Maint Minor Repairs
C3010	Wall Finishes	Repair Wall Finishes	Sq Ft	Contract Carpenter	Routine Maint Minor Repairs
C3010	Wall Finishes	Clean Wall Finishes	Sq Ft	Staff Painter	Routine Maint Minor Repairs
C3020	Floor Finishes	Repair Floor Finishes	Sq Ft	Contract Carpet Layer	Routine Maint Minor Repairs
C3020	Floor Finishes	Refinish Floor Finishes	Sq Ft	Contract Painter	Routine Maint Minor Repairs
C3030	Ceiling Finishes	Repair Ceiling Finishes	Sq Ft	Contract Carpenter	Routine Maint Minor Repairs

C3030	Ceiling Finishes	Refinish Ceiling Finishes	Sq Ft	Contract Painter	Routine Maint Minor Repairs
D1010	Elevators and Lifts	Maintain Elevators and Lifts	Each	Contract Elev Mechanic	Routine Maint Minor Repairs
D1020	Escalators & Moving Walks	Maintain Escalators & Moving Walks	Each	Contract Elev Mechanic	Routine Maint Minor Repairs
D1090	Other Conveying Systems	Maintain Other Conveying Systems	Each	Staff Gen Maint Worker	Routine Maint Minor Repairs
D2010	Plumbing Fixtures	Repair Plumbing Fixtures	Each	Staff Plumber	Routine Maint Minor Repairs
D2010	Plumbing Fixtures	Replace Plumbing Fixtures	Each	Staff Plumber	Routine Maint Minor Repairs
D2010	Plumbing Fixtures	Reseal Plumbing Fixtures	Each	Staff Plumber	Routine Maint Minor Repairs
D2020	Domestic Water Distribution	Lubricate Domestic Water Distribution	Each	Staff Plumber	Routine Maint Minor Repairs
D2020	Domestic Water Distribution	Inspect Domestic Water Distribution	Each	Staff Plumber	Predictive Maint Test Inspec
D2020	Domestic Water Distribution	Overhaul Domestic Water Distribution	Each	Staff Plumber	Routine Maint Minor Repairs
D2020	Domestic Water Distribution	Repack Domestic Water Distribution	Each	Contract Plumber	Routine Maint Minor Repairs
D2020	Domestic Water Distribution	Clean Domestic Water Distribution	Each	Staff Plumber	Routine Maint Minor Repairs
D2020	Domestic Water Distribution	Drain Domestic Water Distribution	Each	Contract Plumber	Routine Maint Minor Repairs
D2020	Domestic Water Distribution	Check Domestic Water Distribution	Each	Staff Plumber	Predictive Maint Test Inspec
D2030	Sanitary Waste	Maintain Sanitary Waste	Each	Staff Plumber	Routine Maint Minor Repairs
D2030	Sanitary Waste	Replace Sanitary Waste	K Ln Ft	Contract Plumber	Routine Maint Minor Repairs
D2040	Rain Water Drainage	Replace Rain Water Drainage	K Ln Ft	Contract Plumber	Routine Maint Minor Repairs
D2040	Rain Water Drainage	Maintain Rain Water Drainage	Each	Staff Plumber	Routine Maint Minor Repairs
D2040	Rain Water Drainage	Repair Rain Water Drainage	Each	Contract Plumber	Routine Maint Minor Repairs
D2040	Rain Water Drainage	Overhaul Rain Water Drainage	Each	Staff Plumber	Routine Maint Minor Repairs
D2090	Other Plumbing Systems	Check Other Plumbing Systems	Each	Staff Plumber	Predictive Maint Test Inspec
D2090	Other Plumbing Systems	Repair Other Plumbing Systems	Each	Contract Plumber	Routine Maint Minor Repairs
D3010	Energy Supply	Maintain Energy Supply	Each	Staff HVAC Technician	Routine Maint Minor Repairs
D3010	Energy Supply	Repair Energy Supply	Each	Contract HVAC Technician	Routine Maint Minor Repairs
D3020	Heat Generating Systems	Maintain Heat Generating Systems	Each	Staff HVAC Technician	Routine Maint Minor Repairs
D3020	Heat Generating Systems	Lubricate Heat Generating Systems	Each	Staff HVAC Technician	Routine Maint Minor Repairs
D3020	Heat Generating Systems	Repair Heat Generating Systems	Each	Contract HVAC Technician	Routine Maint Minor Repairs
D3020	Heat Generating Systems	Inspect Heat Generating Systems	Each	Staff HVAC Technician	Predictive Maint Test Inspec
D3020	Heat Generating Systems	Clean Heat Generating Systems	Each	Staff HVAC Technician	Routine Maint Minor Repairs
D3030	Cooling Generating Systems	Maintain Cooling Generating Systems	Each	Staff HVAC Technician	Routine Maint Minor Repairs
D3030	Cooling Generating Systems	Lubricate Cooling Generating Systems	Each	Staff HVAC Technician	Routine Maint Minor Repairs
D3030	Cooling Generating Systems	Inspect Cooling Generating Systems	Each	Staff HVAC Technician	Predictive Maint Test Inspec

D3040	Distribution Systems	Maintain Distribution Systems	Each	Staff HVAC Technician	Routine Maint Minor Repairs
D3040	Distribution Systems	Repair Distribution Systems	Each	Contract HVAC Technician	Routine Maint Minor Repairs
D3050	Terminal & Package Units	Maintain Terminal & Package Units	Each	Staff HVAC Technician	Routine Maint Minor Repairs
D3050	Terminal & Package Units	Repair Terminal & Package Units	Each	Contract HVAC Technician	Routine Maint Minor Repairs
D3060	Controls & Instrumentation	Maintain Controls & Instrumentation	Each	Staff HVAC Technician	Routine Maint Minor Repairs
D3060	Controls & Instrumentation	Inspect Controls & Instrumentation	Each	Staff HVAC Technician	Predictive Maint Test Inspec
D3060	Controls & Instrumentation	Repair Controls & Instrumentation	Each	Contract HVAC Technician	Routine Maint Minor Repairs
D4010	Sprinklers	Overhaul Sprinklers	Each	Staff Plumber	Routine Maint Minor Repairs
D4010	Sprinklers	Test Sprinklers	Each	Staff Plumber	Predictive Maint Test Inspec
D4010	Sprinklers	Inspect Sprinklers	Each	Staff Electrician	Predictive Maint Test Inspec
D4010	Sprinklers	Repair Sprinklers	Each	Contract Electrician	Routine Maint Minor Repairs
D4030	Fire Protection Specialties	Maintain Fire Protection Specialties	Each	Staff Gen Maint Worker	Routine Maint Minor Repairs
D4030	Fire Protection Specialties	Repair Fire Protection Specialties	Each	Contract Carpenter	Routine Maint Minor Repairs
D4030	Fire Protection Specialties	Inspect Fire Protection Specialties	Each	Staff Gen Maint Worker	Predictive Maint Test Inspec
D4030	Fire Protection Specialties	Refinish Fire Protection Specialties	Each	Contract Painter	Routine Maint Minor Repairs
D5010	Electrical Serv & Dist	Maintain Electrical Serv & Dist	Each	Staff Electrician	Routine Maint Minor Repairs
D5010	Electrical Serv & Dist	Repair Electrical Serv & Dist	Each	Contract Electrician	Routine Maint Minor Repairs
D5010	Electrical Serv & Dist	Maintain Electrical Serv & Dist	Each	Staff Electrician	Routine Maint Minor Repairs
D5020	Lighting & Branch Wiring	Maintain Lighting & Branch Wiring	Each	Staff Electrician	Routine Maint Minor Repairs
D5020	Lighting & Branch Wiring	Inspect Lighting & Branch Wiring	Each	Staff Electrician	Predictive Maint Test Inspec
D5020	Lighting & Branch Wiring	Repair Lighting & Branch Wiring	Each	Contract Electrician	Routine Maint Minor Repairs
D5020	Lighting & Branch Wiring	Clean Lighting & Branch Wiring	Each	Staff Electrician	Routine Maint Minor Repairs
D5030	Communications & Security	Maintain Communications & Security	Each	Staff Electrician	Routine Maint Minor Repairs
D5030	Communications & Security	Check Communications & Security	Each	Staff Electrician	Predictive Maint Test Inspec
D5030	Communications & Security	Repair Communications & Security	Each	Contract Electrician	Routine Maint Minor Repairs
D5030	Communications & Security	Inspect Communications & Security	Each	Staff Electrician	Predictive Maint Test Inspec
D5090	Other Electrical Systems	Clean Other Electrical Systems	Each	Staff Electrician	Routine Maint Minor Repairs
D5090	Other Electrical Systems	Maintain Other Electrical Systems	Each	Staff Electrician	Routine Maint Minor Repairs
D5090	Other Electrical Systems	Test Other Electrical Systems	Each	Staff Electrician	Predictive Maint Test Inspec
E1010	Commercial Equipment	Maintain Commercial Equipment	Each	Staff Electrician	Routine Maint Minor Repairs
E1020	Institutional Equipment	Test Institutional Equipment	Each	Staff Plumber	Predictive Maint Test Inspec
E1020	Institutional Equipment	Maintain Institutional Equipment	Each	Staff Plumber	Routine Maint Minor Repairs

E1020	Institutional Equipment	Resolder Institutional Equipment	K Ln Ft	Contract Plumber	Routine Maint Minor Repairs
E1020	Institutional Equipment	Re-tape Institutional Equipment	K Ln Ft	Staff Plumber	Routine Maint Minor Repairs
F1010	Special Structures	Refinish Special Structures	Each	Contract Painter	Routine Maint Minor Repairs
F1040	Special Facilities	Lubricate Special Facilities	Each	Staff Plumber	Routine Maint Minor Repairs
F1040	Special Facilities	Check Special Facilities	Each	Staff Plumber	Predictive Maint Test Inspec
F1040	Special Facilities	Repair Special Facilities	Each	Contract Carpenter	Routine Maint Minor Repairs
G2010	Roadways	Patch Roadways	Sq Ft	Staff Road Worker	Routine Maint Minor Repairs
G2010	Roadways	Resurface Roadways	Sq Ft	Contract Road Worker	Routine Maint Minor Repairs
G2020	Parking Lots	Patch Parking Lots	Sq Ft	Staff Road Worker	Routine Maint Minor Repairs
G2020	Parking Lots	Inspect Parking Lots	Each	Staff Electrician	Predictive Maint Test Inspec
G2020	Parking Lots	Paint Parking Lots	Each	Contract Painter	Routine Maint Minor Repairs
G2040	Site Development	Maintain Site Development	Each	Staff Gen Maint Worker	Routine Maint Minor Repairs
G2040	Site Development	Replace Site Development	Each	Contract Electrician	Routine Maint Minor Repairs
G2040	Site Development	Maintain Site Development	Each	Staff Gen Maint Worker	Routine Maint Minor Repairs
G2040	Site Development	Replace Site Development	Each	Contract Electrician	Routine Maint Minor Repairs
G3010	Water Supply	Inspect Water Supply	Each	Staff Plumber	Predictive Maint Test Inspec
G3010	Water Supply	Resolder Water Supply	Ln Ft	Contract Plumber	Routine Maint Minor Repairs
G3010	Water Supply	Lubricate Water Supply	Each	Staff Plumber	Routine Maint Minor Repairs
G3010	Water Supply	Maintain Water Supply	Each	Staff Plumber	Routine Maint Minor Repairs
G3060	Fuel Distribution	Resolder Fuel Distribution	Ln Ft	Contract HVAC Technician	Routine Maint Minor Repairs
G4020	Site Lighting	Replace Site Lighting	Each	Contract Electrician	Routine Maint Minor Repairs