Property Condition Report

4th District Headquarters
6001 Georgia Ave
Washington, DC

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

October 15, 2014

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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.

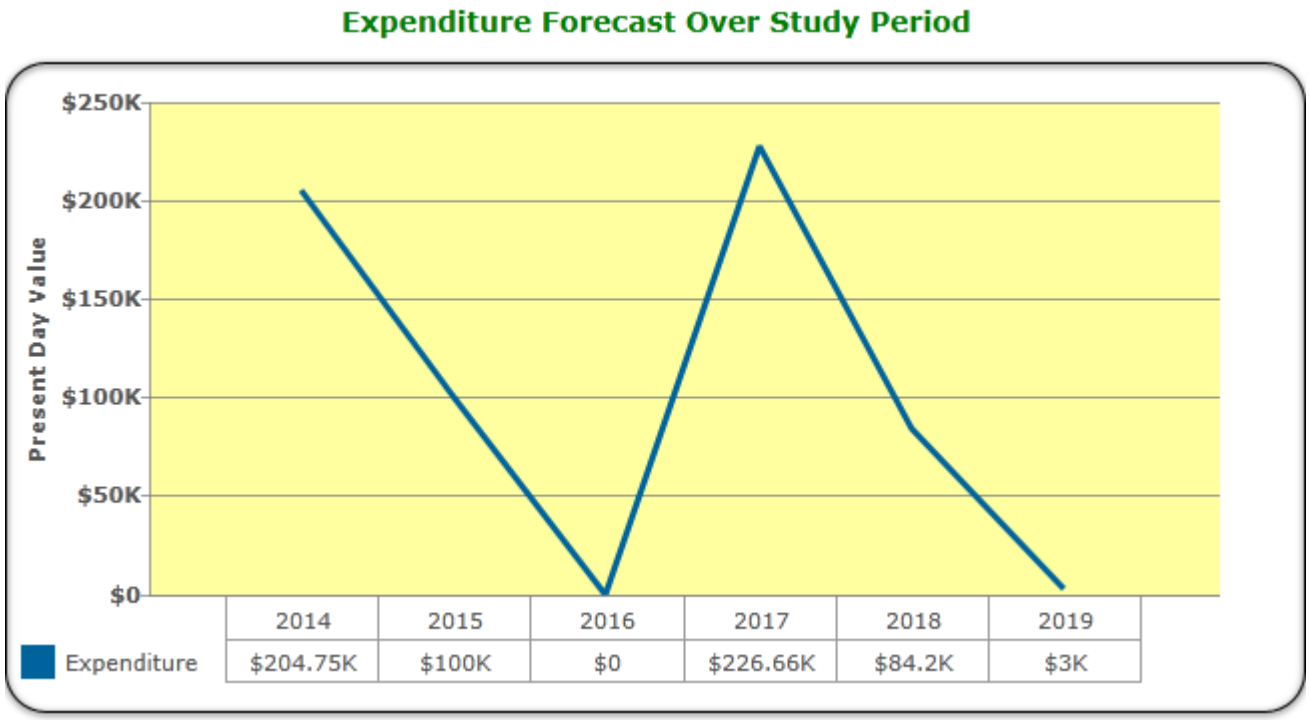
1.5 BUILDING SUMMARY

Item	Description
Project Name	4th District Headquarters
Full Address	6001 Georgia Ave Washington, DC 20011
Year Built	1973
Gross Building Area (SF)	45,250
Current Replacement Value	$ 9,530,555
CRV/GSF ($/Sq Ft)	$210.62 / Sq Ft

1.6 SUMMARY OF FINDINGS

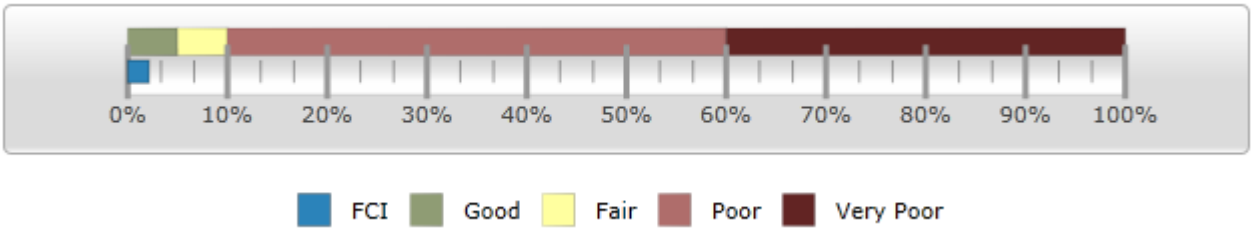
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement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

Key Finding	Metric
Current Year Facility Condition Index	**2.15%**
Property Replacement Value (in Current Dollars)	**$9,530,555**
Current Year Capital Needs (included in FCI)	**$204,751**
Current Year Non-Capital Needs (not included in FCI)	**$9,470**
Year 2 to Year 6 Capital Needs	**$413,865**



1.7 Facility Condition Index

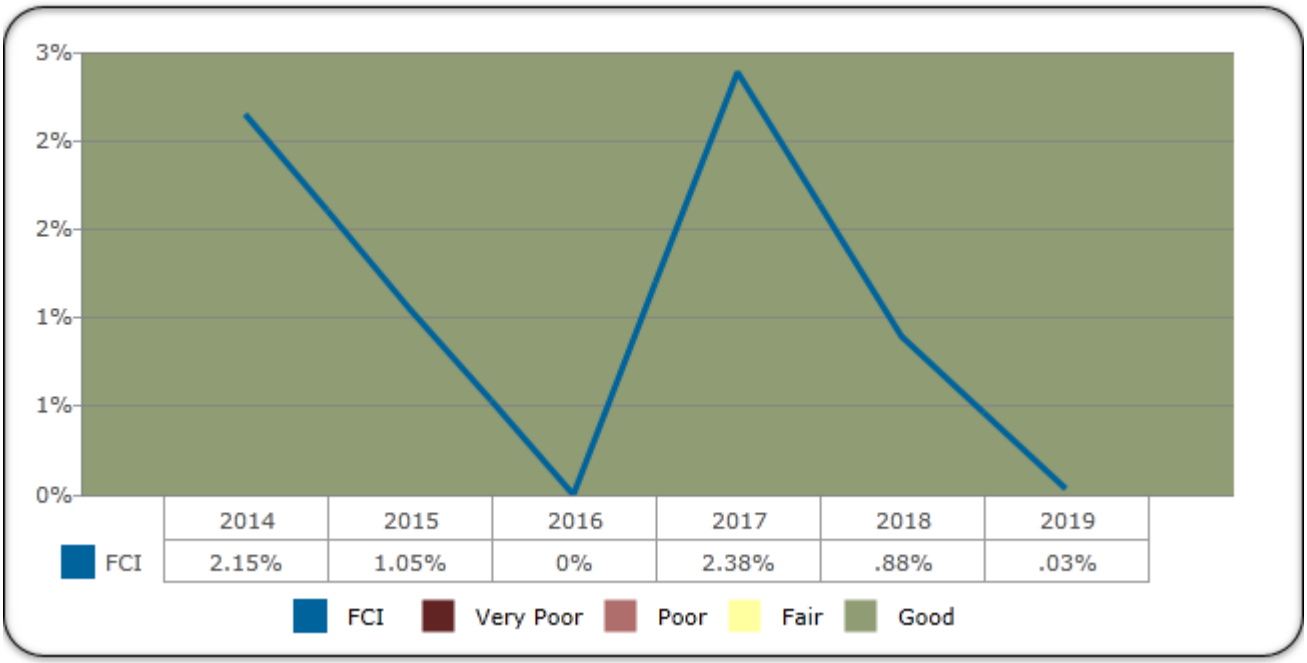
The Facility Condition Index (FCI) gives an indication of a building's or portfolio's overall state of condition. The values are based on a 0-100%+ scale and are derived by dividing the repair costs for a facility by a theoretical replacement value. This replacement value is based on building type from 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.



4th District Headquarters
Current Year FCI = 2.15%

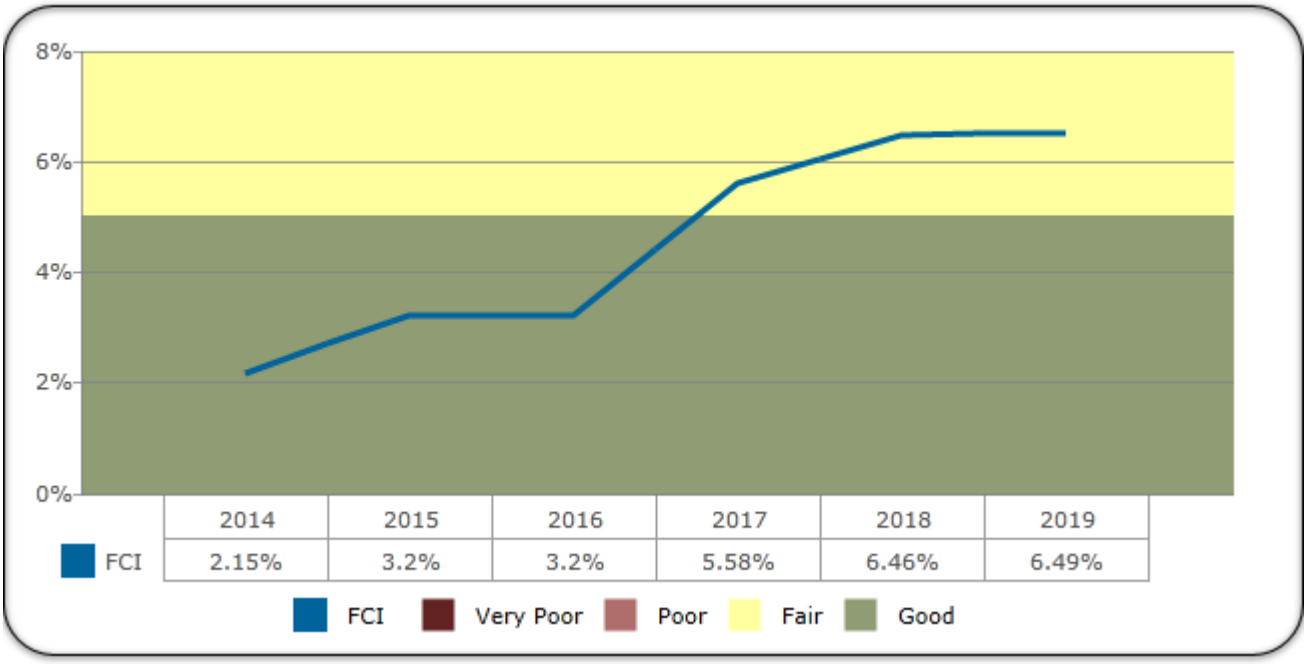
The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

Year by Year Effects of FCI Over the Study Period



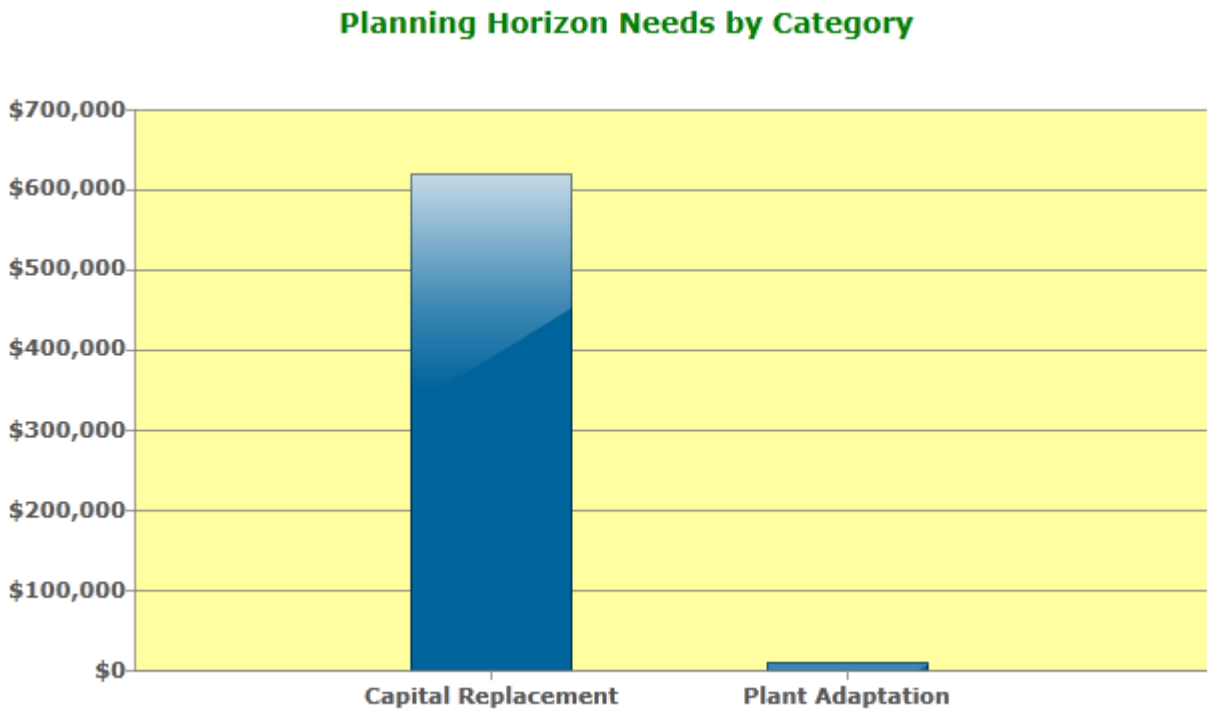
The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address the identified works and deferred maintenance each year.

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.



Plan Types	Total Cost
Plant Adaptation	$9,470
Capital Replacement	$618,616
Total	**$628,086**

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

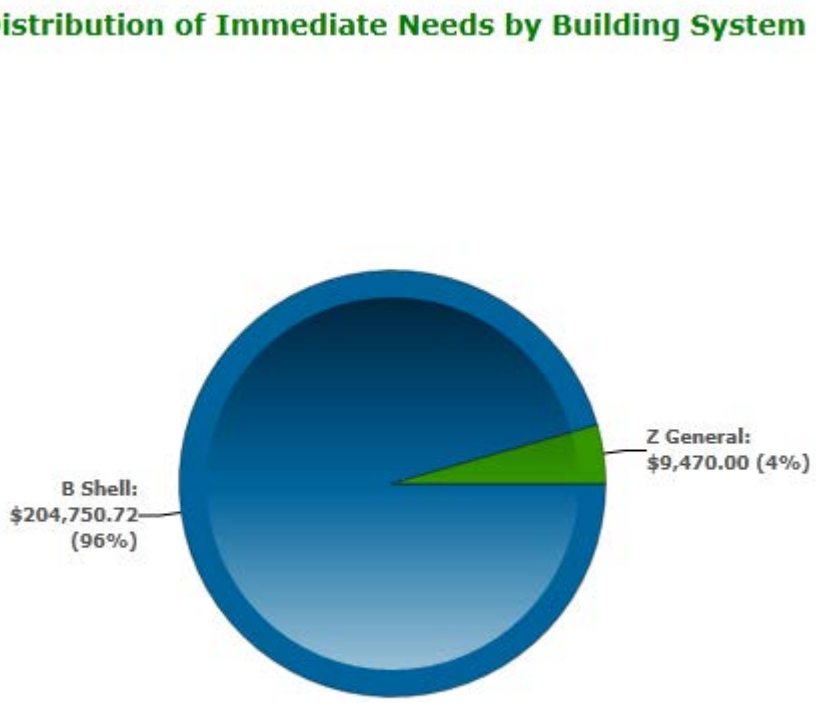
Indicates the need for normal or ongoing minor component renewal or repair, generally required to sustain the anticipated life cycle of the asset.

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.

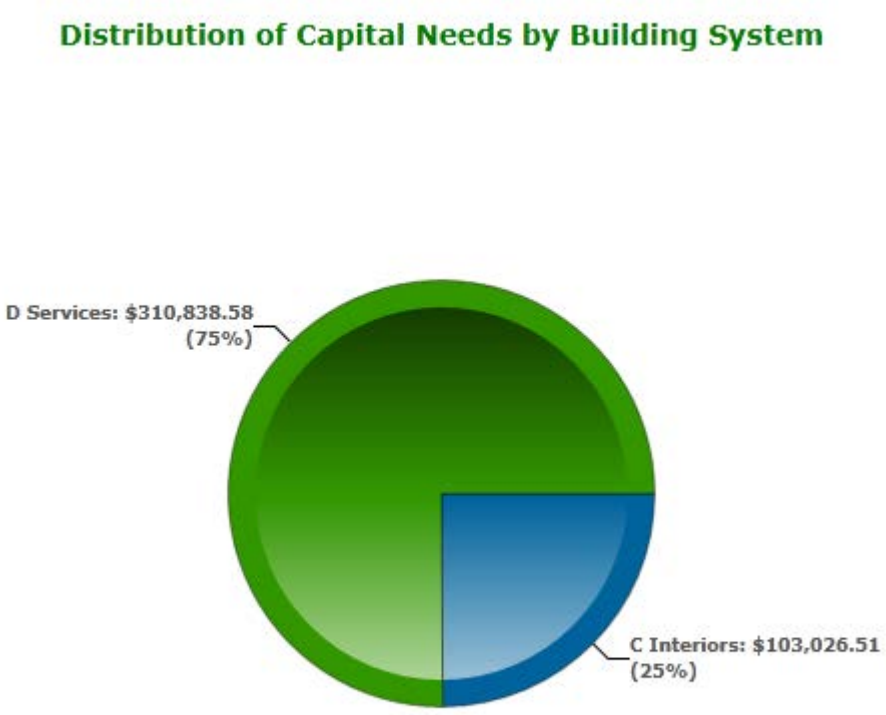
Note that the Category selected is the primary factor understood to be the cause for the recommendation. However, there may be more than one driver of the need for repair, replacement, or upgrade.

1.9 BUILDING SYSTEM NEEDS: IMMEDIATE



Building Systems	Estimated Costs	Percentage of Total Cost
B Shell	$204,751	95.6%
Z General	$9,470	4.4%
Total	**$214,221**	**100.0%**

1.10 BUILDING SYSTEM NEEDS: YEAR 2 - YEAR 6

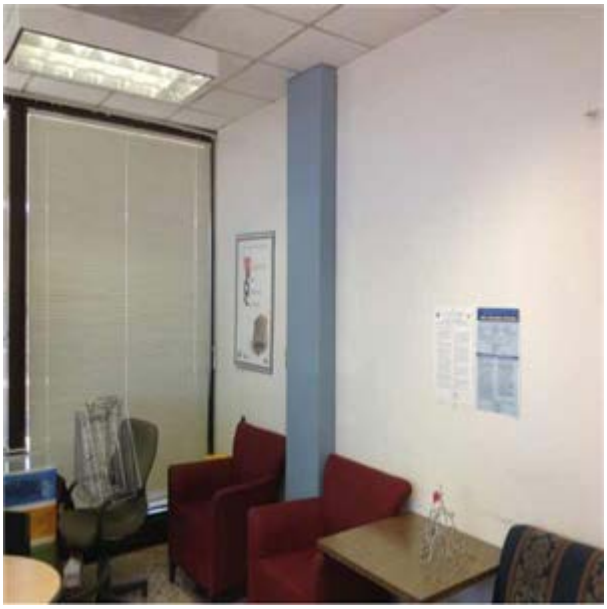


Building Systems	Estimated Costs	Percentage of Total Cost
C Interiors	$103,027	24.9%
D Services	$310,839	75.1%
Total	**$413,865**	**100.0%**

B SHELL SYSTEMS

B10 SUPERSTRUCTURE

Item	Description
B1032 Concrete frame Structure	concrete Columns and Beams Frame
Condition	Good
RUL	30
Plan Type	Capital Replacement
Quantity	47439
Unit of Measure	SF
Unit Cost	$8.15



Concrete column

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	Brick Veneer, Exterior, 1 Story

Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	3020
Unit of Measure	Sq Ft
Unit Cost	$30.93


At rear elevation

(Null)

Side elevation

At front if building

Item	Description
B2023 Storefronts	Glazed Aluminum Framed with Swing Doors
Condition	Good
RUL	30
Plan Type	Capital Replacement
Quantity	7368
Unit of Measure	SF
Unit Cost	$29.96

(Null)

Main entrance

(Null)

B30 ROOFING

Item	Description
B3011 Roof Finishes	Built-up Roof
Condition	Poor
RUL	0
Plan Type	Capital Replacement
Quantity	19584
Unit of Measure	Sq Ft
Unit Cost	$10.46

(Null)

(Null)

(Null)

Type	Component Description	Plan Type	Year	Expenditures ($)
B3011	Replace Built-up Roof	Capital Replacement	2014	$204,751

Item	Description
B3022 Roof Hatches	Roof Hatch, Aluminum
Condition	Fair - Good
RUL	36
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$1,131.61

(Null)

C INTERIORS SYSTEMS

C10 INTERIOR CONSTRUCTION

Item	Description
C1014 Site Built Toilet Partitions	Site Built Toilet Partitions
Condition	Fair - Good
RUL	11
Plan Type	Capital Replacement
Quantity	20
Unit of Measure	
Unit Cost	$500

(Null)

Metal toilet partitions

Item	Description
C1017 Interior Windows & Storefronts	Interior Windows & Storefronts
Condition	Fair - Good
RUL	11
Plan Type	Capital Replacement

Quantity	7
Unit of Measure	Each
Unit Cost	$2,500

(Null)

Interior hm storefront

(Null)

(Null)

(Null)

(Null)

(Null)

Item	Description
C1021 Interior Doors	Steel, Painted, Interior Door
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	74
Unit of Measure	Each
Unit Cost	$857.53

Item	Description
C1021 Interior Doors	Wood, Solid Core, Painted, Interior Door
Condition	Fair - Good
RUL	26
Plan Type	Capital Replacement
Quantity	5
Unit of Measure	Each
Unit Cost	$1,343.55

Wood door

Item	Description
C1021 Interior Doors	Steel, Painted, w/ Safety Glass, Interior Door
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	5
Unit of Measure	Each
Unit Cost	$1,195.66

(Null)

Item	Description
C1021 Interior Doors	Steel, Painted, Interior Double Door
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	16
Unit of Measure	Each
Unit Cost	$1,857.80

(Null)

C20 STAIRS

Item	Description
C2011 Regular Stairs	Metal, Painted, Interior Stairs
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	491
Unit of Measure	Sq Ft
Unit Cost	$35.88

(Null)

(Null)

C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	Ceramic Tile, Interior Wall Finish, 16 Sq In
Condition	Good

RUL	30
Plan Type	Capital Replacement
Quantity	2851
Unit of Measure	Sq Ft
Unit Cost	$12.70

(Null)

Item	Description
C3024 Flooring	Ceramic Tile Flooring
Condition	Fair - Good
RUL	26
Plan Type	Capital Replacement
Quantity	1381
Unit of Measure	Sq Ft
Unit Cost	$13.49

Bathroom flooring

Item	Description
C3024 Flooring	Quarry Tile Flooring
Condition	Fair - Good
RUL	26
Plan Type	Capital Replacement
Quantity	344
Unit of Measure	Sq Ft
Unit Cost	$13.53

Item	Description
C3024 Flooring	Vinyl Tile Flooring
Condition	Fair
RUL	4
Plan Type	Capital Replacement
Quantity	25230
Unit of Measure	Sq Ft

Unit Cost	$3.04

2nd floor vct

Type	Component Description	Plan Type	Year	Expenditures ($)
C3024	Replace Vinyl Tile Flooring	Capital Replacement	2018	$76,699

Item	Description
C3024 Flooring	Rubber Tile Flooring
Condition	Fair
RUL	4
Plan Type	Capital Replacement
Quantity	1014
Unit of Measure	Sq Ft
Unit Cost	$7.40

Type	Component Description	Plan Type	Year	Expenditures ($)
C3024	Replace Rubber Tile Flooring	Capital Replacement	2018	$7,503

Item	Description
C3024 Flooring	Terrazzo Flooring
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	6356

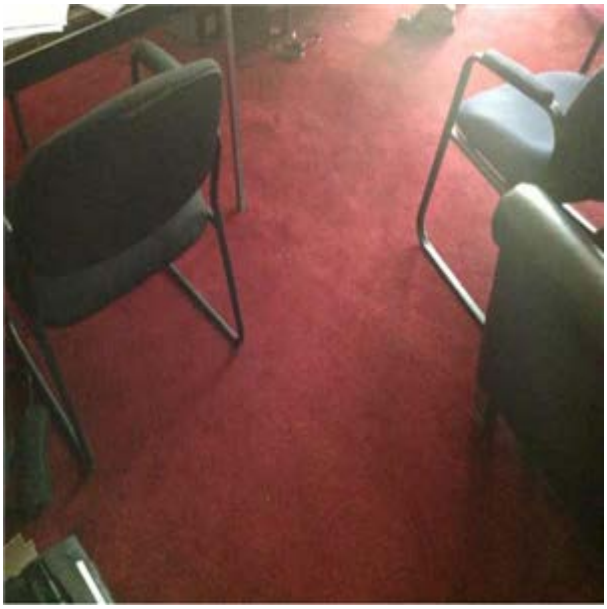
Unit of Measure	Sq Ft
Unit Cost	$9.75

Lobby floor

Item	Description
C3025 Carpeting	Carpet, Nylon, High Traffic, 20 oz
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	3149
Unit of Measure	Sq Ft
Unit Cost	$5.98

(Null)

Cut pile carpeting



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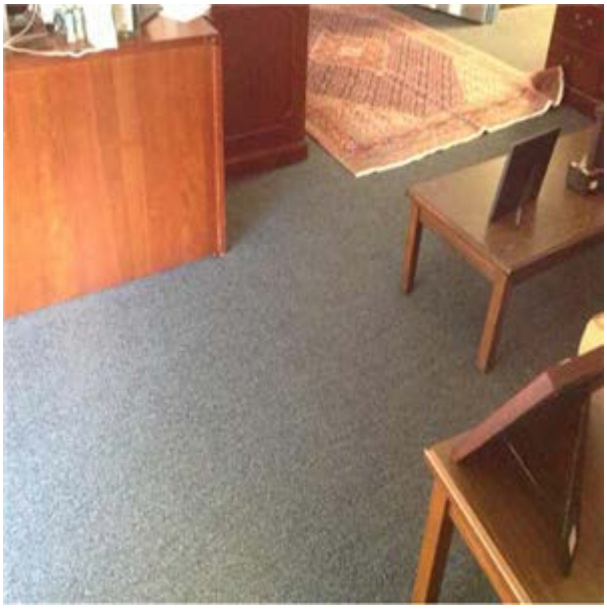

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Type	Component Description	Plan Type	Year	Expenditures ($)
C3025	Replace Carpet, Nylon, High Traffic, 20 oz	Capital Replacement	2017	$18,825

Item	Description
C3031 Ceiling Finishes	Plaster Ceiling
Condition	Good
RUL	26
Plan Type	Capital Replacement
Quantity	4792
Unit of Measure	Sq Ft
Unit Cost	$12.57

Plaster ceiling

Item	Description
C3032 Suspended Ceilings	Acoustical Tile, Dropped Ceiling
Condition	Fair - Good
RUL	11
Plan Type	Capital Replacement

Quantity	35417
Unit of Measure	Sq Ft
Unit Cost	$2.97

(Null)

D SERVICES SYSTEMS

D20 PLUMBING

Item	Description
D2011 Water Closets	Tankless Water Closet
Condition	Good
RUL	21
Plan Type	Capital Replacement
Quantity	25
Unit of Measure	Each
Unit Cost	$643.39

(Null)

(Null)

Item	Description
D2012 Urinals	Urinal, Vitreous China
Condition	Fair - Good
RUL	21
Plan Type	Capital Replacement
Quantity	13
Unit of Measure	Each
Unit Cost	$888.54

(Null)

(Null)

(Null)

Item	Description
D2013 Lavatories	Lavatories
Condition	Good
RUL	21
Plan Type	Capital Replacement
Quantity	19
Unit of Measure	Each
Unit Cost	$468.21

(Null)

(Null)

(Null)

(Null)

Item	Description
D2014 Sinks	Service Sink, Iron, Enamel
Condition	Fair - Good
RUL	21
Plan Type	Capital Replacement

Quantity	5
Unit of Measure	Each
Unit Cost	$1,012.39


Mop sink

Item	Description
D2017 Showers	Shower, Ceramic Tile
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	11
Unit of Measure	Each
Unit Cost	$1,398.32

(Null)

Locker rooms

Item	Description
D2018 Drinking Fountains and Coolers	Drinking Fountain, Refrigerated
Condition	Fair - Good
RUL	6
Plan Type	Capital Replacement

Quantity	10
Unit of Measure	Each
Unit Cost	$988.98

(Null)

Item	Description
D2022 Hot Water Service	Domestic Hot Water Heater - Gas
Condition	Fair - Good
RUL	5
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$3,000
Make	Rheem
Model	G91-200

Comments
91 Gallons, 199,900 Btu

(Null)

Type	Component Description	Plan Type	Year	Expenditures ($)
D2022	Replace Domestic Hot Water Heater - Gas	Capital Replacement	2019	$3,000

Item	Description
D2023 Domestic Water Supply Equipment	boiler bag tank
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	
Unit Cost	$3,000
Make	John Wood Co.
Model	NONE

(Null)

D30 HVAC

Item	Description
D3021 Boilers	Boiler, Gas, 1,000 Mbh
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	$23,259.16
Make	De Dietrich
Model	GT309A

Comments
1999 Install

One of two boilers

One of two boilers

Item	Description
D3021 Boilers	Boiler, Gas, 1,000 Mbh
Condition	Good
RUL	12
Plan Type	Capital Replacement

Quantity	1
Unit of Measure	Each
Unit Cost	$23,259.16
Make	Precision
Model	V3674-150-CC

Comments
1999 Install

3rd boiler

Item	Description
D3022 Boiler Room Piping & Specialties	Circulation Pump, Hot Water, 7.500 HP
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$4,473.70
Make	Baldor

Model	N3311T

(Null)

Type	Component Description	Plan Type	Year	Expenditures ($)
D3022	Replace Circulation Pump, Hot Water, 7.500 HP	Capital Replacement	2017	$4,474

Item	Description
D3022 Boiler Room Piping & Specialties	Circulation Pump, Hot Water, 15.000 HP
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$4,719.92
Make	Magnetek

Model	7-850099-01-OJ

(Null)

Type	Component Description	Plan Type	Year	Expenditures ($)
D3022	Replace Circulation Pump, Hot Water, 15.000 HP	Capital Replacement	2017	$4,720

Item	Description
D3022 Boiler Room Piping & Specialties	Circulation Pump, Hot Water, 25.000 HP
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$9,328.28
Make	Magnetek

Model	7-850003-01-OJ

(Null)

Type	Component Description	Plan Type	Year	Expenditures ($)
D3022	Replace Circulation Pump, Hot Water, 25.000 HP	Capital Replacement	2017	$9,328

Item	Description
D3031 Chilled Water Systems	Cooling Tower, 50 Ton
Condition	Poor
RUL	1
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$100,000
Make	Baltimore Aircoil Company

Model	FXT-192

Chiller on rooftop

Type	Component Description	Plan Type	Year	Expenditures ($)
D3031	Replace Cooling Tower, 50 Ton	Capital Replacement	2015	$100,000

Item	Description
D3031 Chilled Water Systems	Chiller, Absorption, 50 Ton
Condition	Fair - Good
RUL	6
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$90,856.77
Make	Trane

Model	RTWD140A2B01A1A1AA3A1A1Y1B0A0000000000000200100D0

Comments

(Null)

Item	Description
D3041 Air Distribution Systems	Air Handler, Multizone, 20,000 Cfm
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	4
Unit of Measure	Each
Unit Cost	$47,329.17
Make	Trane
Model	MCCA017CAK0B0C0A0000000

Comments
Air Handler Cam Not Identified

Ahu-1

Type	Component Description	Plan Type	Year	Expenditures ($)
D3041	Replace Air Handler, Multizone, 20,000 Cfm	Capital Replacement	2017	$189,317

Item	Description
D3044 Hot Water Distribution	Radiator, Finned, Wall
Condition	Fair
RUL	6
Plan Type	Capital Replacement
Quantity	127
Unit of Measure	Each
Unit Cost	$213.94

Comments

Measured In 6 Foot Sections

Baseboard hot water fin tube radiators

Item	Description
D3053 Split-Systems	Indoor Unit Only - Cooling, Heating Coils and Circulation Fan
Condition	Fair
RUL	6
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	TON
Unit Cost	$500
Make	Panasonic
Model	CS-KS30NKUA

Comments
Mini Split Indoor Unit

Mini split indoor unit

D50 ELECTRICAL SYSTEMS

Item	Description
D5012 Low Tension Service & Dist.	Power Panel Board, 208 Y, 120 V, 100 Amp
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	$4,224.27

Comments
100 Amp Panel

(Null)

Item	Description
D5012 Low Tension Service & Dist.	Power Panel Board, 208 Y, 120 V, 125 Amp
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	$4,224.27

Comments
Power Panel Board, 208 Y, 120 V, 125 Amp

In penthouse

Power Panel Board, 208 Y, 120 V, 125 Amp

Item	Description
D5012 Low Tension Service & Dist.	Safety Switch, Fused, 100 Amp, 3 Ph
Condition	Fair
RUL	11
Plan Type	Capital Replacement

Quantity	1
Unit of Measure	Each
Unit Cost	$1,883.09

Comments
Safety Switch, Fused, 100 Amp, 3 Ph

Item	Description
D5012 Low Tension Service & Dist.	Transfer Switch, Auto, 600 V, 70 Amp
Condition	Fair
RUL	8
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$6,168
Make	Asca

Comments
Transfer Switch, Auto, 600 V, 70 Amp

(Null)

Item	Description
D5012 Low Tension Service & Dist.	Transfer Switch, Auto, 600 V, 400 Amp
Condition	Fair
RUL	8
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$10,669.08
Make	Asca

(Null)

Item	Description
D5012 Low Tension Service & Dist.	Power Panel Board, 480 Y, 277 V, 100 Amp
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$5,914.17

(Null)

Item	Description
D5012 Low Tension Service & Dist.	Main Switchgear, 480 Y, 277 V, 4,000 Amp
Condition	Fair - Good
RUL	6
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$392,210.47
Make	ITE Imperial

(Null)

Item	Description
D5012 Low Tension Service & Dist.	Power Panel Board, 208 Y, 120 V, 225 Amp
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	10
Unit of Measure	Each
Unit Cost	$6,379.29

(Null)

(Null)

(Null)

Item	Description
D5012 Low Tension Service & Dist.	Power Panel Board, 208 Y, 120 V, 400 Amp
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	3
Unit of Measure	Each
Unit Cost	$7,601.26
Make	Square D

Item	Description
D5012 Low Tension Service & Dist.	Power Panel Board, 208 Y, 120 V, 600 Amp
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$7,601.26

Comments
Power Panel Board, 208 Y, 120 V, 600 Amp

(Null)

Item	Description
D5022 Lighting Equipment	Compact Fluorescent Lighting Fixture Ballast 32 W
Condition	Fair
RUL	6
Plan Type	Capital Replacement
Quantity	42
Unit of Measure	Each
Unit Cost	$102.14

(Null)

Item	Description
D5022 Lighting Equipment	Fluorescent Lighting Fixture, T8, 32w
Condition	Fair - Good
RUL	6
Plan Type	Capital Replacement
Quantity	565
Unit of Measure	Each
Unit Cost	$178.94

(Null)

(Null)

(Null)

Item	Description
D5092 Emergency Light & Power Systems	Generator, natural gas, 125 kW
Condition	Good
RUL	11
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$92,066.39
Make	Spectrum
Model	100GS

Comments
Generator, Natural Gas, 125 Kw -Not Diesel

Generator, natural gas, 125 kW

E EQUIPMENT & FURNISHING SYSTEMS

E10 EQUIPMENT

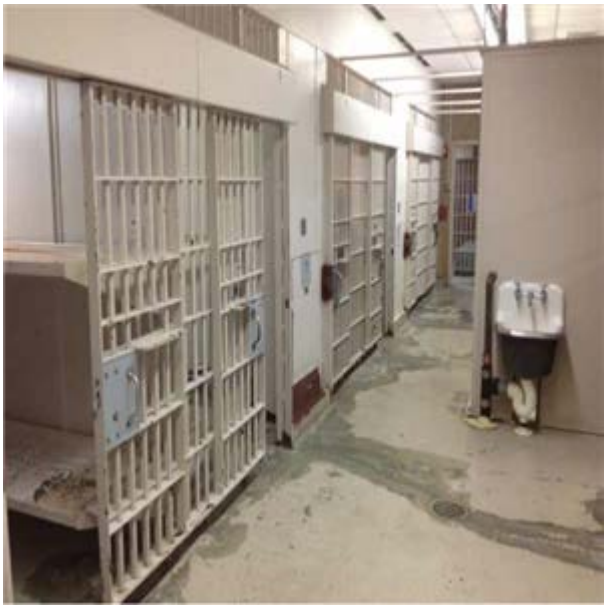
Item	Description
E10 Equipment	Lockers
Condition	Good
RUL	11
Plan Type	Capital Replacement
Quantity	742
Unit of Measure	
Unit Cost	$200

(Null)

Item	Description
E1026 Detention Equipment	Toilet, Wash Basin Stainless Stl Detention Fixture
Condition	Fair - Good

RUL	26
Plan Type	Capital Replacement
Quantity	12
Unit of Measure	Each
Unit Cost	$2,516.28

Item	Description
E1026 Detention Equipment	Detention Doors & Hardware
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	14
Unit of Measure	Each
Unit Cost	$2,942.14



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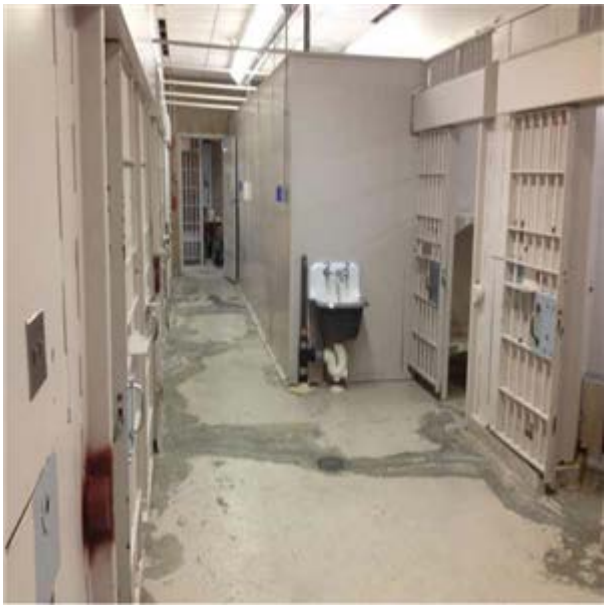

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APPENDICES

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

4th District Headquarters
6001 Georgia Ave, Washington, DC
0101 0055, 4

Element No.	Actions	Last Assigned Condition	EUL* or ReplacementCycle (Yrs)	RUL** (Yrs)	Qty.	Units	Unit Cost	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															
B30	ROOFING														
B3011	Replace Built-up Roof	Poor	30	0	19,584.00	Sq Ft	$10.46	Capital Replacement	$204,751						$204,751
B. SHELL SUB-TOTALS									$204,751	$0	$0	$0	$0	$0	$204,751
C. INTERIORS															
C30	INTERIOR FINISHES														
C3024	Replace Vinyl Tile Flooring	Fair	18	4	25,230.00	Sq Ft	$3.04	Capital Replacement					$76,699		$76,699
C3024	Replace Rubber Tile Flooring	Fair	18	4	1,014.00	Sq Ft	$7.40	Capital Replacement					$7,503		$7,503
C3025	Replace Carpet, Nylon, High Traffic, 20 oz	Fair	8	3	3,149.00	Sq Ft	$5.98	Capital Replacement				$18,825			$18,825
C. INTERIORS SUB-TOTALS									$0	$0	$0	$18,825	$84,202	$0	$103,027
D. SERVICES															
D20	PLUMBING														
D2022	Replace Domestic Hot Water Heater - Gas	Fair - Good	15	5	1.00	Each	$3,000.00	Capital Replacement						$3,000	$3,000
D30	HVAC														
D3022	Replace Circulation Pump, Hot Water, 15.000 HP	Fair	15	3	1.00	Each	$4,719.92	Capital Replacement				$4,720			$4,720
D3022	Replace Circulation Pump, Hot Water, 7.500 HP	Fair	15	3	1.00	Each	$4,473.70	Capital Replacement				$4,474			$4,474
D3022	Replace Circulation Pump, Hot Water, 25.000 HP	Fair	15	3	1.00	Each	$9,328.28	Capital Replacement				$9,328			$9,328
D3031	Replace Cooling Tower, 50 Ton	Poor	15	1	1.00	Each	#########	Capital Replacement		$100,000					$100,000
D3041	Replace Air Handler, Multizone, 20,000 Cfm	Fair	15	3	4.00	Each	$47,329.17	Capital Replacement				$189,317			$189,317
D. SERVICES SUB-TOTALS									$0	$100,000	$0	$207,839	$0	$3,000	$310,839
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	$204,751	$100,000	$0	$226,663	$84,202	$3,000	$618,616
								FCI† By Year	2.15%	1.05%	0.00%	2.38%	0.88%	0.03%	
								CRV*** $9,530,555							

Notes

*** - EUL is the Estimated Useful Life of an Asset**
**** - RUL is the Remaining Useful Life of an Asset**
***** - Non-Escalated and Non-Inflated Adusted Dollars**
† - FCI Formula (As Currently Programmed):

(Deferred Maintenance + Capital Renewal + Capital Replacement)/(Building Replacement Value)

Run Date: October 15, 2014

6 YEAR ROUTINE MAINTENANCE EXPENDITURE FORECAST

4th District Headquarters
6001 Georgia Ave, Washington, DC
0101 0055, 4

Element No.	Actions	Last Assigned Condition	EUL* or ReplacementCycle (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															
Z1010.2	ADA Remediation Cost	Fair	0	0	1.00	LS	$3,970.00	Priority 4	Plant Adaptation	$3,970						$3,970
Z1010.4	Green Roof	Fair	0	0	1.00	LS	$5,500.00	Priority 4	Plant Adaptation	$5,500						$5,500
Z. GENERAL SUB-TOTALS										$9,470	$0	$0	$0	$0	$0	$9,470
									Expenditure Totals per Year	$9,470	$0	$0	$0	$0	$0	$9,470
									CRV*** $9,530,555							

Notes

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

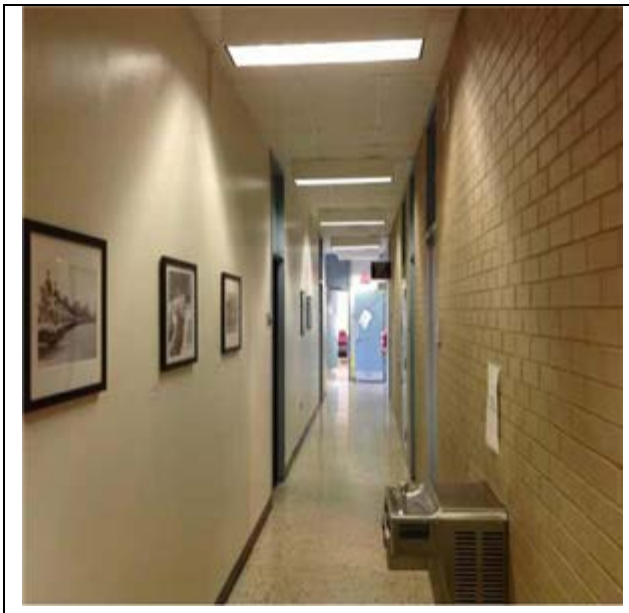
2014 iPlan Scoring					
Condition	Score		From	To	Rating
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Uniformat Level 2 Asset Condition Rating For 4th District Headquarters

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
B10 SuperStructure														
Capital Replacement	Good	B10 SuperStructure	concrete Columns and Beams Frame	47,439.00	SF	8.15	386,722.73	10	10.00	100%	10.00	10.00		
		B10 SuperStructure					386,722.73	10			10.00	10.00	0%	Good
B20 Exterior Enclosure														
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Brick Veneer, Exterior, 1 Story	3,020.00	Sq Ft	30.93	93,420.68	8	10.00	30%	2.38	2.97		
Capital Replacement	Good	B20 Exterior Enclosure	Glazed Aluminum Framed with Swing Doors	7,368.00	SF	29.96	220,752.65	10	10.00	70%	7.03	7.03		
		B20 Exterior Enclosure					314,173.33	18			9.41	10.00	6%	Good
B30 Roofing														
Capital Replacement	Fair - Good	B30 Roofing	Roof Hatch, Aluminum	1.00	Each	1,131.61	1,131.61	8	10.00	1%	0.04	0.05		
Capital Replacement	Poor	B30 Roofing	Built-up Roof	19,584.00	Sq Ft	10.46	204,750.72	2	10.00	99%	1.99	9.95		
		B30 Roofing					205,882.33	10			2.03	10.00	80%	Poor
C10 Interior Construction														
Capital Replacement	Fair - Good	C10 Interior Construction	Steel, Painted, Interior Double Door	16.00	Each	1,857.80	29,724.78	8	10.00	22%	1.78	2.23		
Capital Replacement	Fair - Good	C10 Interior Construction	Wood, Solid Core, Painted, Interior Door	5.00	Each	1,343.55	6,717.74	8	10.00	5%	0.40	0.50		
Capital Replacement	Fair - Good	C10 Interior Construction	Interior Windows & Storefronts	7.00	Each	2,500.00	17,500.00	8	10.00	13%	1.05	1.31		
Capital Replacement	Fair - Good	C10 Interior Construction	Steel, Painted, Interior Door	74.00	Each	857.53	63,457.15	8	10.00	48%	3.81	4.76		
Capital Replacement	Fair - Good	C10 Interior Construction	Steel, Painted, w/ Safety Glass, Interior Door	5.00	Each	1,195.66	5,978.30	8	10.00	4%	0.36	0.45		
Capital Replacement	Fair - Good	C10 Interior Construction	Site Built Toilet Partitions	20.00		500.00	10,000.00	8	10.00	7%	0.60	0.75		
		C10 Interior Construction					133,377.96	48			8.00	10.00	20%	Good
C20 Stairs														
Capital Replacement	Fair - Good	C20 Stairs	Metal, Painted, Interior Stairs	491.00	Sq Ft	35.88	17,615.61	8	10.00	100%	8.00	10.00		
		C20 Stairs					17,615.61	8			8.00	10.00	20%	Good
C30 Interior Finishes														
Capital Replacement	Fair	C30 Interior Finishes	Carpet, Nylon, High Traffic, 20 oz	3,149.00	Sq Ft	5.98	18,824.72	6	10.00	5%	0.29	0.48		
Capital Replacement	Fair - Good	C30 Interior Finishes	Acoustical Tile, Dropped Ceiling	35,417.00	Sq Ft	2.97	105,188.49	8	10.00	27%	2.16	2.70		
Capital Replacement	Fair - Good	C30 Interior Finishes	Ceramic Tile Flooring	1,381.00	Sq Ft	13.49	18,633.83	8	10.00	5%	0.38	0.48		
Capital Replacement	Fair	C30 Interior Finishes	Vinyl Tile Flooring	25,230.00	Sq Ft	3.04	76,699.20	6	10.00	20%	1.18	1.97		
Capital Replacement	Good	C30 Interior Finishes	Plaster Ceiling	4,792.00	Sq Ft	12.57	60,211.48	10	10.00	15%	1.54	1.54		
Capital Replacement	Fair - Good	C30 Interior Finishes	Terrazzo Flooring	6,356.00	Sq Ft	9.75	61,964.64	8	10.00	16%	1.27	1.59		
Capital Replacement	Good	C30 Interior Finishes	Ceramic Tile, Interior Wall Finish, 16 Sq In	2,851.00	Sq Ft	12.70	36,216.25	10	10.00	9%	0.93	0.93		
Capital Replacement	Fair - Good	C30 Interior Finishes	Quarry Tile Flooring	344.00	Sq Ft	13.53	4,653.29	8	10.00	1%	0.10	0.12		
Capital Replacement	Fair	C30 Interior Finishes	Rubber Tile Flooring	1,014.00	Sq Ft	7.40	7,502.59	6	10.00	2%	0.12	0.19		
		C30 Interior Finishes					389,894.50	70			7.97	10.00	20%	Fair
D20 Plumbing														
Capital Replacement	Fair - Good	D20 Plumbing	boiler bag tank	1.00		3,000.00	3,000.00	8	10.00	4%	0.33	0.41		
Capital Replacement	Good	D20 Plumbing	Tankless Water Closet	25.00	Each	643.39	16,084.78	10	10.00	22%	2.21	2.21		
Capital Replacement	Fair - Good	D20 Plumbing	Domestic Hot Water Heater - Gas	1.00	Each	3,000.00	3,000.00	8	10.00	4%	0.33	0.41		
Capital Replacement	Fair - Good	D20 Plumbing	Shower, Ceramic Tile	11.00	Each	1,398.32	15,381.51	8	10.00	21%	1.69	2.11		
Capital Replacement	Good	D20 Plumbing	Lavatories	19.00	Each	468.21	8,895.95	10	10.00	12%	1.22	1.22		
Capital Replacement	Fair - Good	D20 Plumbing	Service Sink, Iron, Enamel	5.00	Each	1,012.39	5,061.93	8	10.00	7%	0.56	0.69		
Capital Replacement	Fair - Good	D20 Plumbing	Urinal, Vitreous China	13.00	Each	888.54	11,551.05	8	10.00	16%	1.27	1.59		
Capital Replacement	Fair - Good	D20 Plumbing	Drinking Fountain, Refrigerated	10.00	Each	988.98	9,889.83	8	10.00	14%	1.09	1.36		
		D20 Plumbing					72,865.04	68			8.69	10.00	13%	Good
D30 HVAC														
Capital Replacement	Fair	D30 HVAC	Circulation Pump, Hot Water, 15.000 HP	1.00	Each	4,719.92	4,719.92	6	10.00	1%	0.06	0.10		
Capital Replacement	Fair	D30 HVAC	Circulation Pump, Hot Water, 7.500 HP	1.00	Each	4,473.70	4,473.70	6	10.00	1%	0.05	0.09		
Capital Replacement	Poor	D30 HVAC	Cooling Tower, 50 Ton	1.00	Each	100,000.00	100,000.00	2	10.00	20%	0.40	2.02		

Capital Replacement	Fair	D30 HVAC	Circulation Pump, Hot Water, 25.000 HP	1.00	Each	9,328.28	9,328.28	6	10.00	2%	0.11	0.19		
Capital Replacement	Fair	D30 HVAC	Radiator, Finned, Wall	127.00	Each	213.94	27,170.51	6	10.00	5%	0.33	0.55		
Capital Replacement	Fair	D30 HVAC	Indoor Unit Only - Cooling, Heating Coils and Circulation Fan	1.00	TON	500.00	500.00	6	10.00	0%	0.01	0.01		
Capital Replacement	Fair	D30 HVAC	Air Handler, Multizone, 20,000 Cfm	4.00	Each	47,329.17	189,316.69	6	10.00	38%	2.29	3.82		
Capital Replacement	Good	D30 HVAC	Boiler, Gas, 1,000 Mbh	2.00	Each	23,259.16	46,518.32	10	10.00	9%	0.94	0.94		
Capital Replacement	Good	D30 HVAC	Boiler, Gas, 1,000 Mbh	1.00	Each	23,259.16	23,259.16	10	10.00	5%	0.47	0.47		
Capital Replacement	Fair - Good	D30 HVAC	Chiller, Absorption, 50 Ton	1.00	Each	90,856.77	90,856.77	8	10.00	18%	1.47	1.83		
		D30 HVAC					496,143.33	66			6.12	10.00	39%	Fair
D50 Electrical Systems														
Capital Replacement	Fair	D50 Electrical Systems	Compact Fluorescent Lighting Fixture Ballast 32 W	42.00	Each	102.14	4,289.71	6	10.00	1%	0.04	0.06		
Capital Replacement	Fair - Good	D50 Electrical Systems	Power Panel Board, 208 Y, 120 V, 225 Amp	10.00	Each	6,379.29	63,792.95	8	10.00	9%	0.70	0.88		
Capital Replacement	Fair - Good	D50 Electrical Systems	Power Panel Board, 208 Y, 120 V, 100 Amp	2.00	Each	4,224.27	8,448.54	8	10.00	1%	0.09	0.12		
Capital Replacement	Fair - Good	D50 Electrical Systems	Main Switchgear, 480 Y, 277 V, 4,000 Amp	1.00	Each	392,210.47	392,210.47	8	10.00	54%	4.33	5.41		
Capital Replacement	Fair	D50 Electrical Systems	Transfer Switch, Auto, 600 V, 400 Amp	1.00	Each	10,669.08	10,669.08	6	10.00	1%	0.09	0.15		
Capital Replacement	Fair - Good	D50 Electrical Systems	Fluorescent Lighting Fixture, T8, 32w	565.00	Each	178.94	101,101.10	8	10.00	14%	1.11	1.39		
Capital Replacement	Fair	D50 Electrical Systems	Transfer Switch, Auto, 600 V, 70 Amp	1.00	Each	6,168.00	6,168.00	6	10.00	1%	0.05	0.09		
Capital Replacement	Fair - Good	D50 Electrical Systems	Power Panel Board, 208 Y, 120 V, 400 Amp	3.00	Each	7,601.26	22,803.79	8	10.00	3%	0.25	0.31		
Capital Replacement	Good	D50 Electrical Systems	Generator, natural gas, 125 kW	1.00	Each	92,066.39	92,066.39	10	10.00	13%	1.27	1.27		
Capital Replacement	Fair - Good	D50 Electrical Systems	Power Panel Board, 208 Y, 120 V, 125 Amp	2.00	Each	4,224.27	8,448.54	8	10.00	1%	0.09	0.12		
Capital Replacement	Fair - Good	D50 Electrical Systems	Power Panel Board, 208 Y, 120 V, 600 Amp	1.00	Each	7,601.26	7,601.26	8	10.00	1%	0.08	0.10		
Capital Replacement	Fair - Good	D50 Electrical Systems	Power Panel Board, 480 Y, 277 V, 100 Amp	1.00	Each	5,914.17	5,914.17	8	10.00	1%	0.07	0.08		
Capital Replacement	Fair	D50 Electrical Systems	Safety Switch, Fused, 100 Amp, 3 Ph	1.00	Each	1,883.09	1,883.09	6	10.00	0%	0.02	0.03		
		D50 Electrical Systems					725,397.10	98			8.19	10.00	18%	Good
E10 Equipment														
Capital Replacement	Good	E10 Equipment	Lockers	742.00		200.00	148,400.00	10	10.00	68%	6.75	6.75		
Capital Replacement	Fair - Good	E10 Equipment	Toilet, Wash Basin Stainless Stl Detention Fixture	12.00	Each	2,516.28	30,195.36	8	10.00	14%	1.10	1.37		
Capital Replacement	Fair - Good	E10 Equipment	Detention Doors & Hardware	14.00	Each	2,942.14	41,189.93	8	10.00	19%	1.50	1.87		
		E10 Equipment					219,785.29	26			9.35	10.00	6%	Good

Appendix B:
Photographic Record



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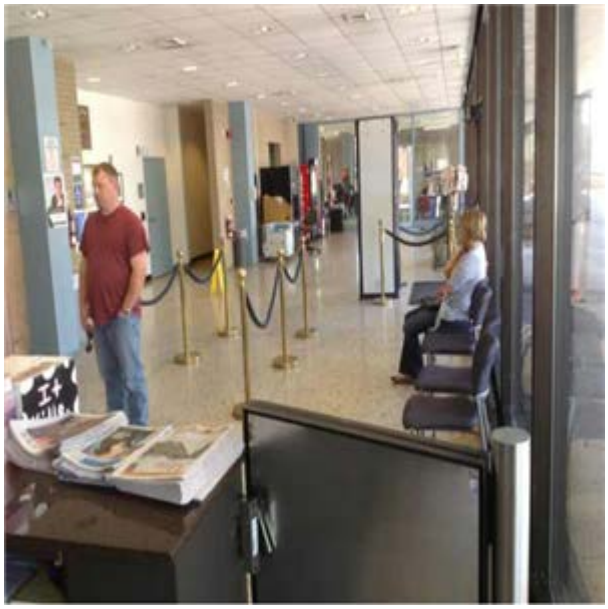

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(null)

front elevation

(null)

side elevation

side elevation with sallyport

rear elevation

concrete Columns and Beams Frame :- concrete column

Brick Veneer, Exterior, 1 Story:- (null)

Brick Veneer, Exterior, 1 Story :- at front if building

Brick Veneer, Exterior, 1 Story:- at rear elevation

Brick Veneer, Exterior, 1 Story :- Side elevation

Glazed Aluminum Framed with Swing Doors:- main entrance

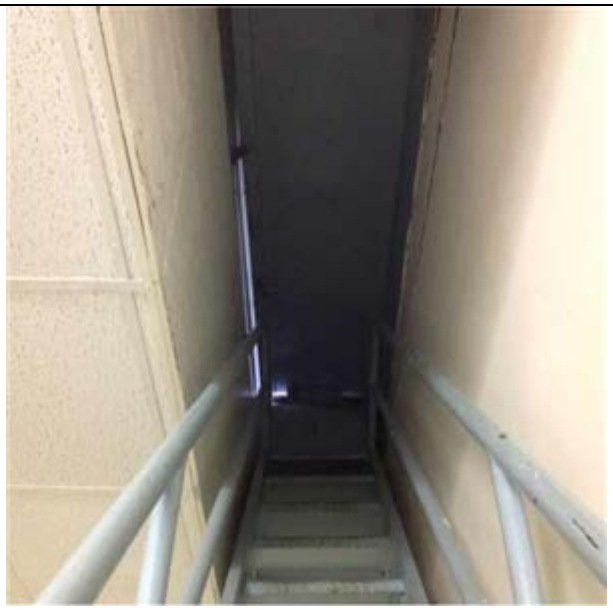
Glazed Aluminum Framed with Swing Doors :- (null)

Glazed Aluminum Framed with Swing Doors:- (null)

Built-up Roof :- (null)

Built-up Roof:- (null)

Built-up Roof :- (null)



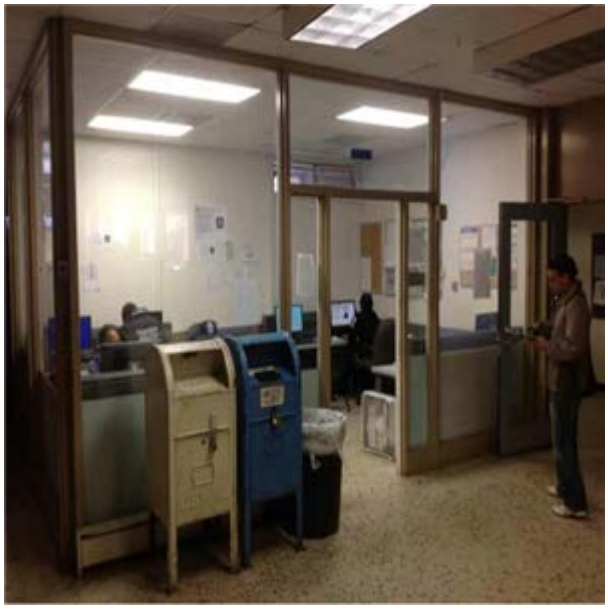
Roof Hatch, Aluminum:- (null)

Site Built Toilet Partitions :- metal toilet partitions

Site Built Toilet Partitions

Site Built Toilet Partitions :- (null)

Interior Windows & Storefronts:- interior hm storefront



Interior Windows & Storefronts :- (null)

Interior Windows & Storefronts:- (null)

Interior Windows & Storefronts :- (null)

Interior Windows & Storefronts:- (null)

Interior Windows & Storefronts :- (null)

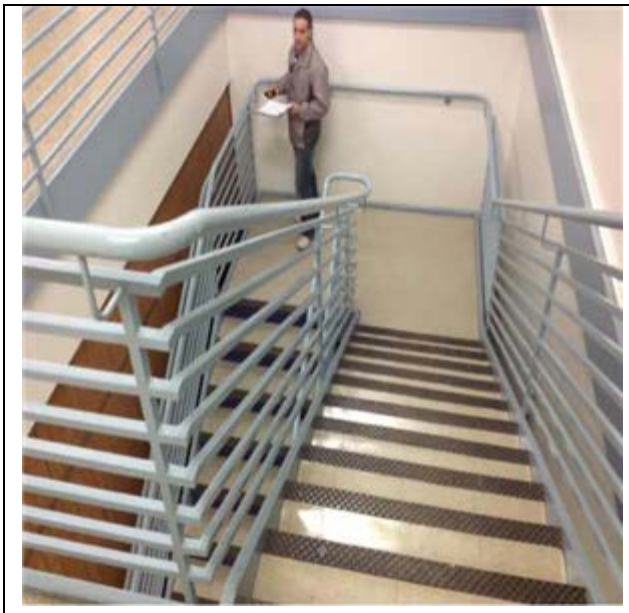
Interior Windows & Storefronts:- (null)

Steel, Painted, Interior Door

Steel, Painted, Interior Double Door:- (null)

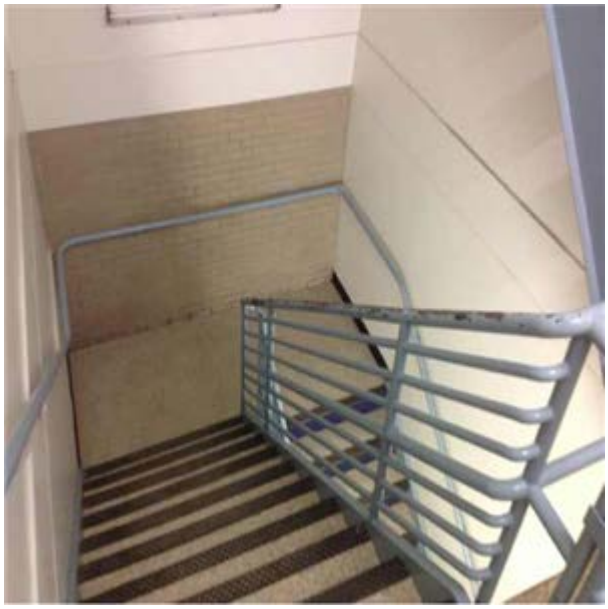
Steel, Painted, w/ Safety Glass, Interior Door :- (null)

Wood, Solid Core, Painted, Interior Door:- wood door



Metal, Painted, Interior Stairs :- (null)

Metal, Painted, Interior Stairs:- (null)



Metal, Painted, Interior Stairs :- (null)

Ceramic Tile, Interior Wall Finish, 16 Sq In:- (null)

Ceramic Tile Flooring :- bathroom flooring

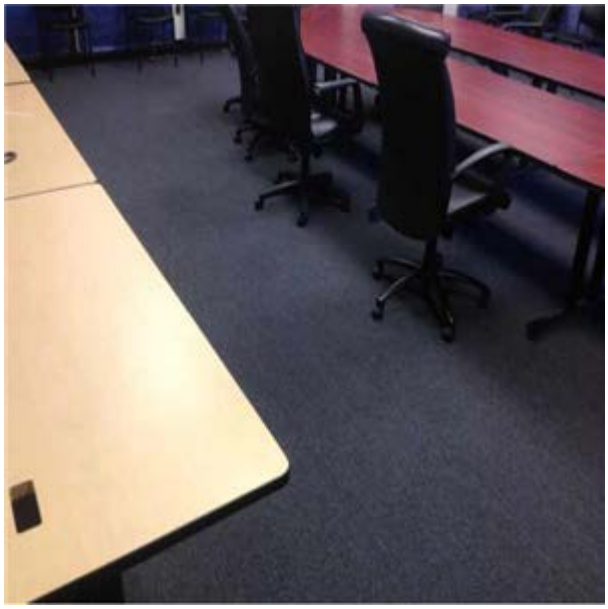
Terrazzo Flooring:- lobby floor

Vinyl Tile Flooring :- closet Vct

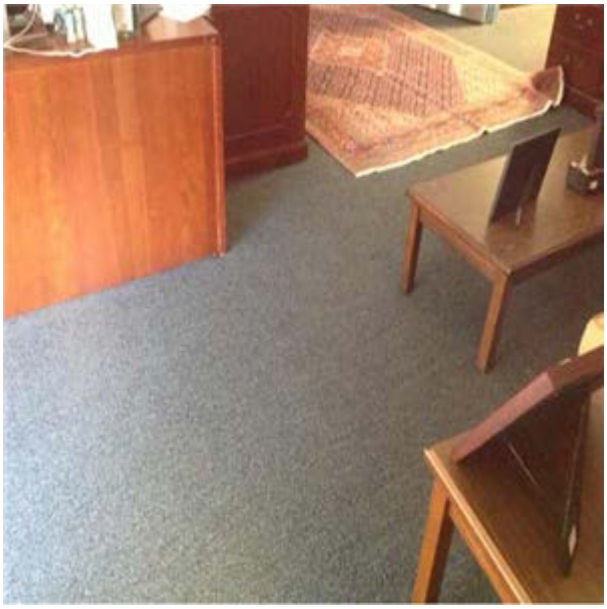
Vinyl Tile Flooring:- 2nd floor vct

Vinyl Tile Flooring

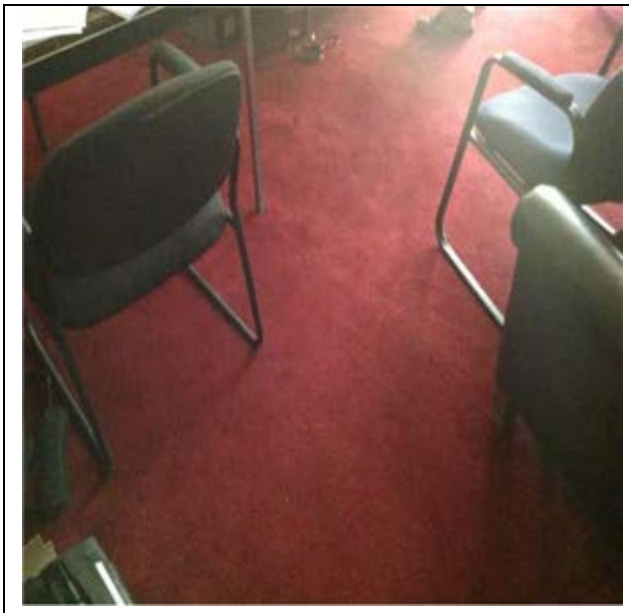
Carpet, Nylon, High Traffic, 20 oz:- cut pile carpeting



Carpet, Nylon, High Traffic, 20 oz :- (null)



Carpet, Nylon, High Traffic, 20 oz:- (null)



Carpet, Nylon, High Traffic, 20 oz :- (null)

Plaster Ceiling:- plaster ceiling

Acoustical Tile, Dropped Ceiling :- (null)

Tankless Water Closet:- (null)

Tankless Water Closet :- (null)

Urinal, Vitreous China:- (null)

Urinal, Vitreous China :- (null)

Urinal, Vitreous China:- (null)

Lavatories :- (null)

Lavatories:- (null)

Lavatories :- (null)

Lavatories:- (null)

Service Sink, Iron, Enamel :- mop sink

Shower, Ceramic Tile:- locker rooms

Shower, Ceramic Tile :- (null)

Drinking Fountain, Refrigerated:- (null)

Domestic Hot Water Heater - Gas :- (null)

Domestic Hot Water Heater - Gas:- (null)

boiler bag tank :- (null)

Boiler, Gas, 1,000 Mbh:- 3rd boiler

Boiler, Gas, 1,000 Mbh :- one of two boilers

Boiler, Gas, 1,000 Mbh:- one of two boilers

Circulation Pump, Hot Water, 15.000 HP :- (null)

Circulation Pump, Hot Water, 25.000 HP:- (null)

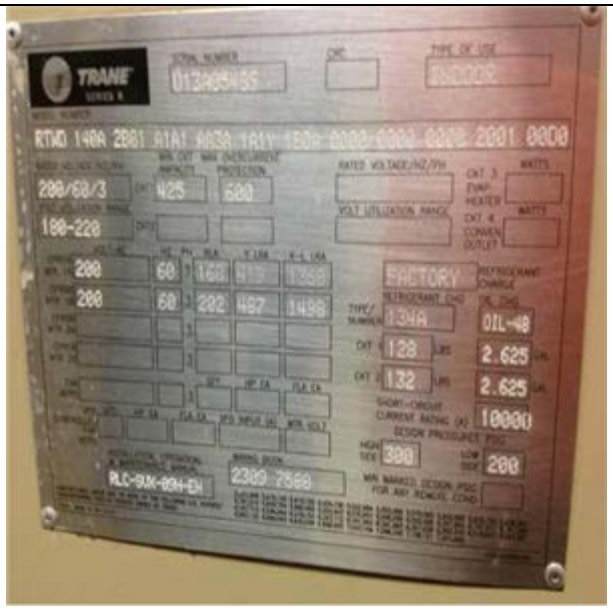
Circulation Pump, Hot Water, 25.000 HP :- (null)

Circulation Pump, Hot Water, 7.500 HP:- (null)

Circulation Pump, Hot Water, 7.500 HP :- (null)

Chiller, Absorption, 50 Ton:- (null)

Chiller, Absorption, 50 Ton :- (null)



Chiller, Absorption, 50 Ton:- (null)

Cooling Tower, 50 Ton :- chiller on rooftop

Cooling Tower, 50 Ton

Air Handler, Multizone, 20,000 Cfm :- ahu-1

Air Handler, Multizone, 20,000 Cfm:- (null)

Radiator, Finned, Wall :- baseboard hot water fin tube radiators

Indoor Unit Only - Cooling, Heating Coils and Circulation Fan:- mini split indoor unit

Indoor Unit Only - Cooling, Heating Coils and Circulation Fan :- mini split indoor unit

Main Switchgear, 480 Y, 277 V, 4,000 Amp:- (null)

Power Panel Board, 208 Y, 120 V, 100 Amp :- (null)

Power Panel Board, 208 Y, 120 V, 125 Amp:- Power Panel Board, 208 Y, 120 V, 125 Amp

Power Panel Board, 208 Y, 120 V, 125 Amp :- (null)

Power Panel Board, 208 Y, 120 V, 125 Amp:- in penthouse

Power Panel Board, 208 Y, 120 V, 125 Amp :- (null)

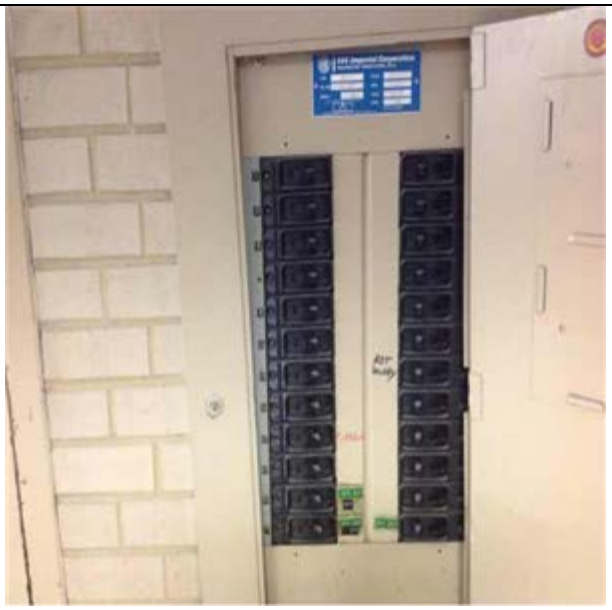
Power Panel Board, 208 Y, 120 V, 225 Amp:- (null)

Power Panel Board, 208 Y, 120 V, 225 Amp :- (null)

Power Panel Board, 208 Y, 120 V, 225 Amp:- (null)

Power Panel Board, 208 Y, 120 V, 225 Amp :- (null)

Power Panel Board, 208 Y, 120 V, 225 Amp:- (null)



Power Panel Board, 208 Y, 120 V, 225 Amp :- (null)

Power Panel Board, 208 Y, 120 V, 225 Amp:- (null)

Power Panel Board, 208 Y, 120 V, 400 Amp

Power Panel Board, 208 Y, 120 V, 400 Amp:- (null)

Power Panel Board, 208 Y, 120 V, 600 Amp :- (null)

Power Panel Board, 208 Y, 120 V, 600 Amp

Power Panel Board, 480 Y, 277 V, 100 Amp :- (null)

Safety Switch, Fused, 100 Amp, 3 Ph

Transfer Switch, Auto, 600 V, 400 Amp :- (null)

Transfer Switch, Auto, 600 V, 70 Amp:- (null)

Compact Fluorescent Lighting Fixture Ballast 32 W :- (null)

Fluorescent Lighting Fixture, T8, 32w:- (null)

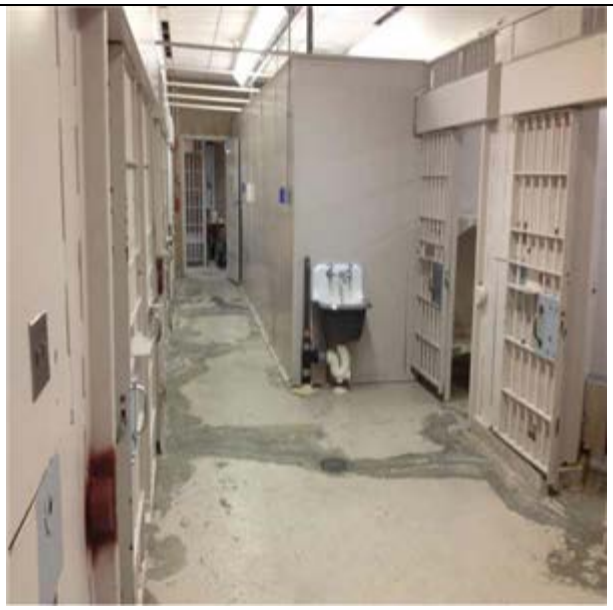
Fluorescent Lighting Fixture, T8, 32w :- (null)

Fluorescent Lighting Fixture, T8, 32w:- (null)

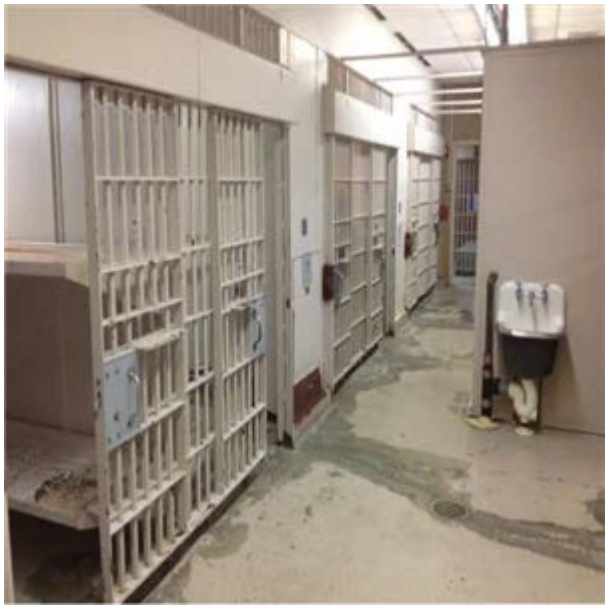
Generator, natural gas, 125 kW :- Generator, natural gas, 125 kW

Generator, natural gas, 125 kW:- (null)

Lockers :- (null)



Detention Doors & Hardware:- (null)



Detention Doors & Hardware :- (null)

Appendix C:
Survey Information Resulting In Plant Adaptation Recommendations

Access Control	
Does the facility have a key card proximity entry system	Yes
Are all windows at grade level locked or fixed at all times	Yes
Is there at least one clearly marked and designated entrance for visitors	Yes
Are there signs posted for visitors to report to main office or through a designated entrance	Yes
Access to public transport loading area is restricted to other vehicles during loading/unloading	No
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
Basement windows are protected with grill or well cover	Yes
Restricted areas are properly identified	Yes
Access to electrical panels are restricted	No
Are there control gates to separate distinct areas of the building after hours without changing means of egress	No
Are all perimeter doors equipped with recessed magnetic contact – door position door sensors	Yes
Are interior doors with specific vulnerability equipped with door position monitoring sensors	Yes

ADA	
How many additional designated car parking stalls are needed for compliance.	0
How many additional designated can parking stalls are needed for compliance.	1
How many additional signs for accessible parking are needed for compliance.	1
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	1
How many additional signs directing to accessible parking or accessible building entrances to the facility are reqiuired	1

ADA Parking Comments	There is currently no visitor parking onsite, although there are five ADA parking spaces in the rear of the building. A van accessible parking spot is required.
How many LF of a straight entrance ramp with handrails are needed to allow wheelchair access	0
How many LF of existing exterior ramps and stairs are not equipped with the required handrails.	0
How many buzzers or intercoms used for assistance and service at exterior entrance doors or parking space are needed.	1
How many entrance doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking	0
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
How many obstacles or protrusion from the wall are impeding access.	0
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	1
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
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.	2
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
How many elevators do not have audible signals at floor level changes.	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	0
ADA Elevator Comments	There is not an elevator onsite.
How many existing restroom doors are not wide enough to accommodate wheelchair access.	0
How many grab bars need to be installed in accessible stalls at 36" above the floor.	4
How many bathrooms require modification to existing toilet room accessories and mirrors	2
How many existing lavatory faucets need paddle type faucets added	2
How many drain pipes are below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces	2
How many pull stations alarms are needed in unisex bathroom	1
ADA Restroom Comments	There is an ADA, unisex restroom in the lobby that requires a pull station. The basement floor of the facility is ADA accessible but needs ADA modifications in the male and female locker rooms.

Fire Protection	
Does the facility have a fire sprinkler system	No
Does the facility have wall mounted fire extinguishers	Yes
. Comments	Last inspected in June 2014. Extinguisher on the rooftop has not been checked since February 2011.
Does the kitchen and cooking area have hood vent mounted fire suppression systems	No
Does combustion equipment have dedicated fire sprinkler system e.g. boilers, hot water heater	No

Are current fire protection system inspections up to date and onsite	Yes
A record of Fire Inspection by the local or state Fire Officer is maintained	Yes
Exit signs are clearly visible and pointing in the correct direction	Yes
Does the facility have monitored fire alarm system	Yes
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
Is the power supply to the fire alarm control panel from an individual circuit	Yes
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
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
Is the fire alarm wiring enclosed in ¾" metal conduit raceway to the manufacturer's instructions	Yes

Is there a smoke detector directly above the fire alarm control panel	Yes
Are there smoke detectors within 5'-0" on each side of the fire doors?	No
. Comments	There are limited smoke detectors onsite. Detectors are present in the electrical and telephone rooms, as well as in both men's and women's locker rooms. There are also smoke detectors in the cell bock and custodial rooms.
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
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
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

Green Roof Feasibility	
Asset	Z1010.4 Consider: Green Roof Investments
Quantity	1
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	No

Hazardous Materials

Does the facility have a current AHERA Asbestos Inspection on File	No
Does the facility currently have a Asbestos Containing material OM plan in place	No
Has the facility been tested for Lead Paint	No
Does the facility have a Lead containing paint OM plan in place	No
Has the facility been tested for Lead in Water	No
Does the facility have a Lead in water OM plan in place	No
Does the facility have a UST	No
Does the facility have a AST	No
Are transformers PCB free	Yes
Is there any known PCB containing equipment onsite	No

LEED		
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	Hard
SS.C3	**Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan**	Yes
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	Not Feasible
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.P1	**The facility has a Minimum Indoor Plumbing Fixture and Fitting Efficiency policy**	No
	If No, level of effort to achieve	Hard
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	No
	If No, level of effort to achieve	Hard
WE.C2	**Are all of the plumbing fixtures at the facility non-water saving devices**	Yes
	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	Hard
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	No
	If No, level of effort to achieve	Easy

WE.C4	**Does the Cooling Tower utilize a Chemical Management System**	No
	If No, level of effort to achieve	Hard
	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.P1	**Does the Building have an Energy Efficiency Best Management Practices policy**	No
	If No, level of effort to achieve	Hard
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	Not Feasible
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	Hard
EA.C2.3	**Is the Building performing ongoing Commissioning of the building lighting and HVAC systems**	No
	If No, level of effort to achieve	Hard
EA.C3.1	**Does the Building have a HVAC or Lighting — Building Automation System**	No
	If No, level of effort to achieve	Hard

EA.C3.2	**re the HVAC and lighting systems individually metered at 40%**	No
	If No, level of effort to achieve	Hard
	Are the HVAC and lighting systems individually metered at 80%	No
	If No, level of effort to achieve	Hard
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.P1	**Does the Building have a Sustainable Purchasing Policy**	No
	If No, level of effort to achieve	Hard
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	Hard
MR.C3	**Is a Sustainable Purchasing policy used when making Facility Alterations and Additions**	No

	If No, level of effort to achieve	Hard
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	Easy
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	Hard
MR.C9	**Does the Building recycle building materials during construction which prevents material going to landfill**	No
	If No, level of effort to achieve	Hard
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	Hard
IEQ.P2	**Is the facility and surrounding area smoke free - Environmental Tobacco Smoke (ETS) Control**	No
	If No, level of effort to achieve	Easy
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	Hard
IEQ.C1.2	**Does the Building have Outdoor Air Delivery Monitoring**	No
	If No, level of effort to achieve	Hard
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	Hard
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	Hard
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**	Yes
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	Hard
IEQ.C3.5	**Does the Building have Indoor Chemical and Pollutant Source Control**	No
	If No, level of effort to achieve	Hard
IEQ.C3.6	**Does the Building have an Indoor Integrated Pest Management**	Yes
IO.C1.1	**Does the Building have an Innovation in Operations program**	No
	If No, level of effort to achieve	Hard
IO.C2	**Does the Building have a LEED Accredited Professional on staff**	No
	If No, level of effort to achieve	Hard
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
Do all areas of the Building have the ability to privately call the main office or for emergency	Yes
Does the general office, principal's office, assistant principal's office have CCTV receptacles	Yes
Is there an automated notification system to lockdown the building envelope	No
Does the facility have a monitored burglar alarm system	Yes
. Comments	The facility is monitored by an ADT system.
Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detector	No
Are all general corridor or lobby areas plus rooms with specific vulnerability equipped with motion detectors?	Yes

Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads	Yes
Are alarm monitoring and response performed by DCPS via their existing central alarm monitoring facility via either dial-up telephone lines or LAN/WAN	No
Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points	Yes
Does the facility have monitored video surveillance system at the interior	Yes
. Comments	Interior cameras are present in the main lobby, the basement lobby, the first floor hallway, and each individual cell, as well as in the sally port.
Does the facility have monitored video surveillance system at the exterior	Yes
Does the facility have exterior card access readers that allow controlled access to the building?	Yes
Does the facility have allow occupants a quick, unimpeded egress from the building?	Yes
Does the facility have interor door hardware that allows controlled access to classrooms?	Yes
Does the facility have interior card access readers that allow controlled access within the building?	Yes
. Comments	Card access readers are only present at specific doors.
Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?	Yes
Does the facility have equipment that allows announcements to be made during large gatherings?	No

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