



**Property Condition Report**



**5th District Headquarters  
1805 Bladensburg Rd  
Washington, DC**

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

**October 16, 2014**

**Submitted to:**

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## EXECUTIVE SUMMARY

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### 1.1 GENERAL DESCRIPTION

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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.

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### 1.2 SCOPE OF WORK

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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

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## 1.3 DEFINITIONS

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**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

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## 1.4 LIMITING CONDITIONS

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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

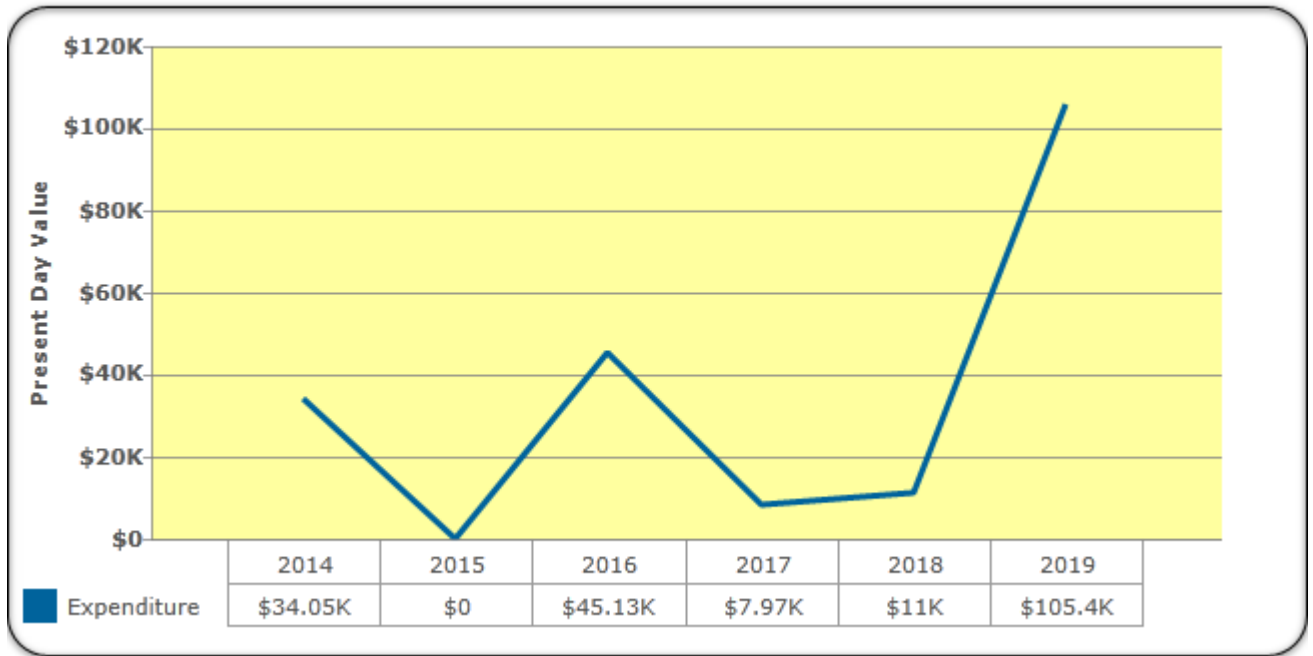
Item	Description
Project Name	5th District Headquarters
Full Address	1805 Bladensburg Rd Washington, DC 20002
Year Built	1988
Gross Building Area (SF)	43,144
Current Replacement Value	\$ 9,086,989
CRV/GSF (\$/Sq Ft)	\$210.62 / Sq Ft

## 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:

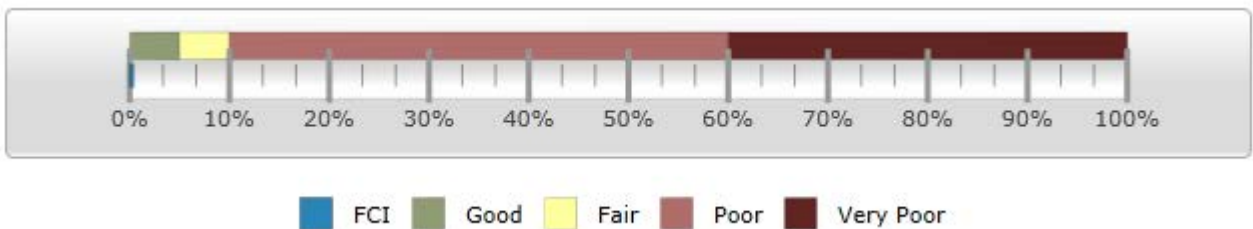
Key Finding	Metric
Current Year Facility Condition Index	<b>0.37%</b>
Property Replacement Value (in Current Dollars)	<b>\$9,086,989</b>
Current Year Capital Needs (included in FCI)	<b>\$34,051</b>
Current Year Non-Capital Needs (not included in FCI)	<b>\$6,205</b>
Year 2 to Year 6 Capital Needs	<b>\$169,501</b>

### 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.

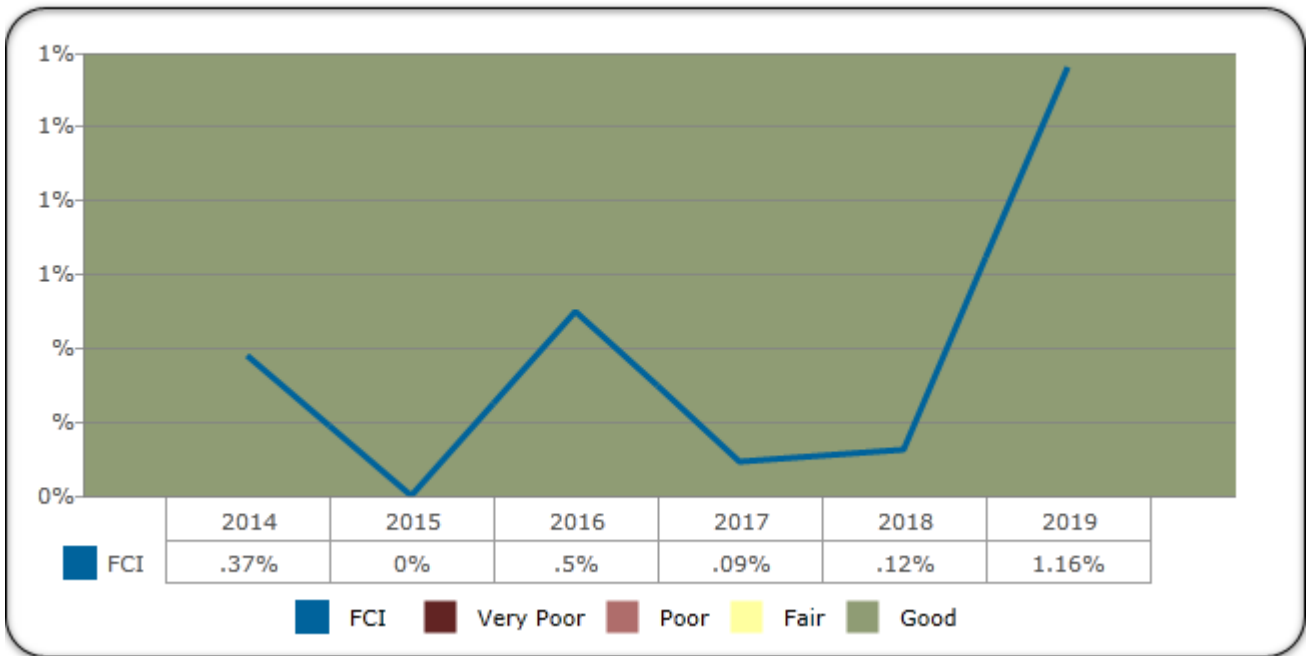


**5th District Headquarters**  
**Current Year FCI = 0.37%**



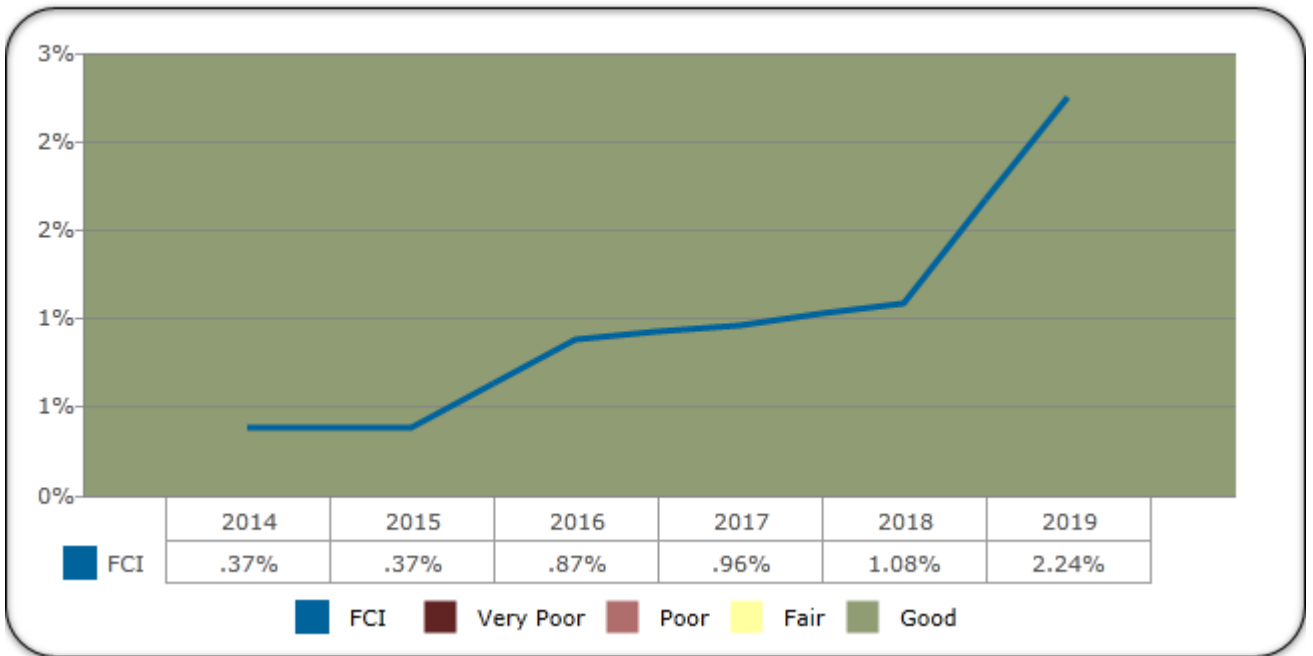
The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

### 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.

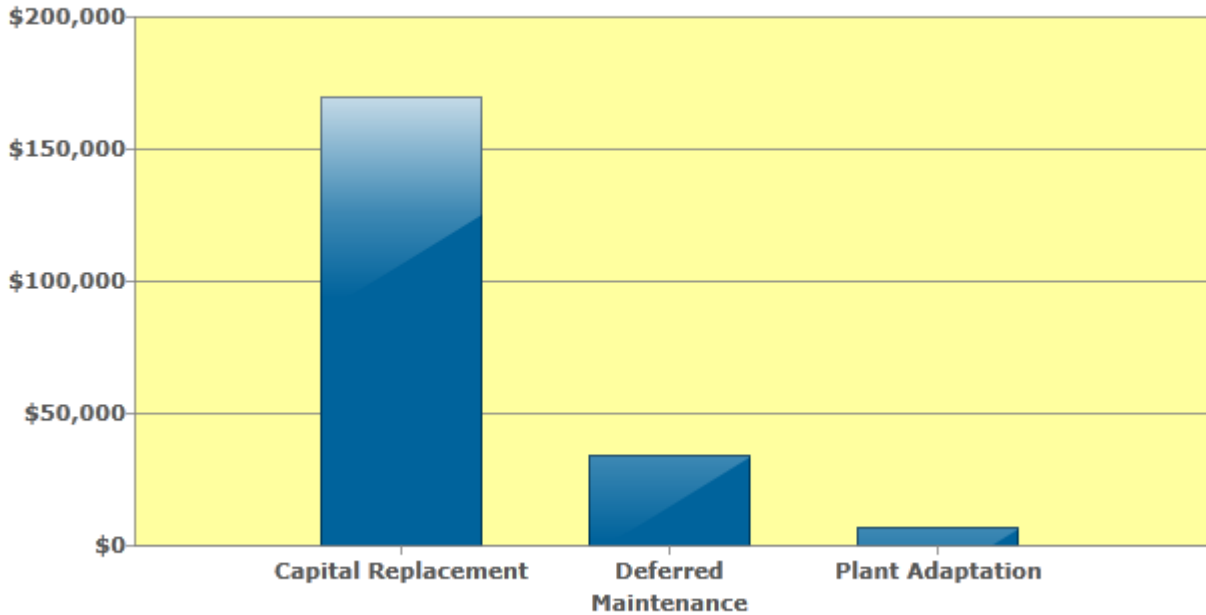
### Cumulative Effects of FCI over the Study Period



**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	\$34,051
Plant Adaptation	\$6,205
Capital Replacement	\$169,501
<b>Total</b>	<b>\$209,757</b>

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.

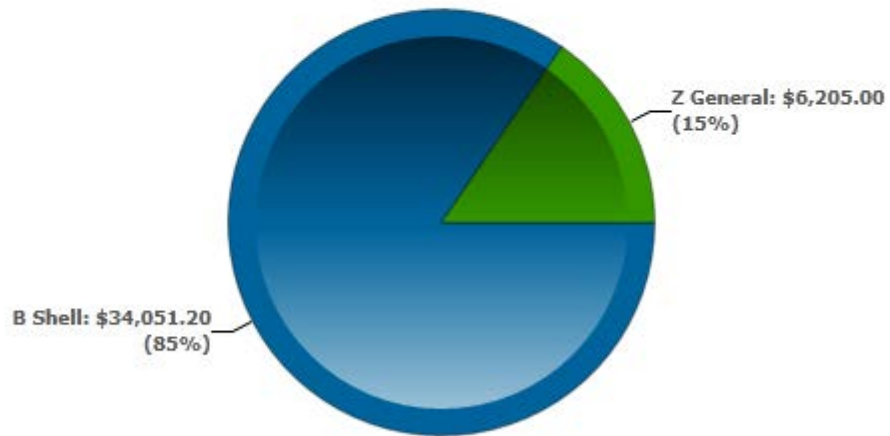
**Plant Adaptation**

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**

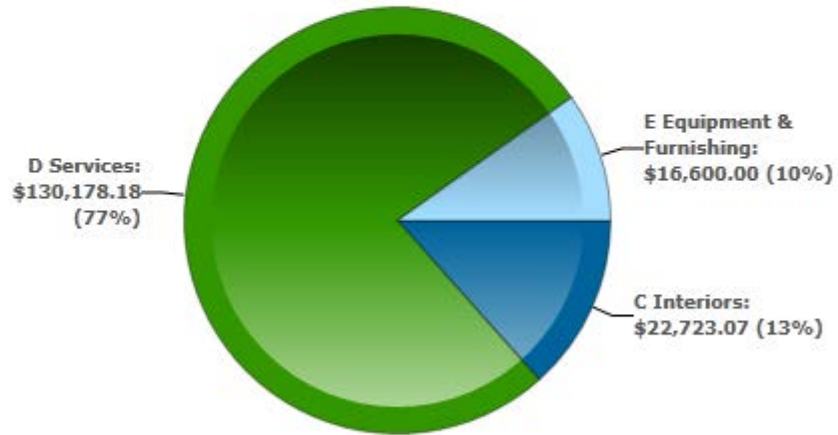
**Distribution of Immediate Needs by Building System**



Building Systems	Estimated Costs	Percentage of Total Cost
B Shell	\$34,051	84.6%
Z General	\$6,205	15.4%
<b>Total</b>	<b>\$40,256</b>	<b>100.0%</b>

**1.10 BUILDING SYSTEM NEEDS: YEAR 2 - YEAR 6**

**Distribution of Capital Needs by Building System**



Building Systems	Estimated Costs	Percentage of Total Cost
C Interiors	\$22,723	13.4%
D Services	\$130,178	76.8%
E Equipment & Furnishing	\$16,600	9.8%
<b>Total</b>	<b>\$169,501</b>	<b>100.0%</b>

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## A SUBSTRUCTURE SYSTEMS

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### A10 FOUNDATIONS

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Item	Description
A1031 Standard Slab on Grade	Slab-on-Grade Reinforced Concrete
Condition	Good
RUL	30
Plan Type	Capital Replacement
Quantity	17058
Unit of Measure	SF
Unit Cost	\$17.98

## B SHELL SYSTEMS

### B10 SUPERSTRUCTURE

Item	Description
B1021 Flat Roof Construction	Open-Web Steel Joists Supporting Corrugated Metal Roof Deck with Lightweight Concrete Topping
Condition	Good
RUL	30
Plan Type	Capital Replacement
Quantity	17058
Unit of Measure	SF
Unit Cost	\$10.19

### B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	Stucco, Painted, Exterior, 2 Stories
Condition	Fair - Good
RUL	20
Plan Type	Capital Replacement
Quantity	30000
Unit of Measure	Sq Ft
Unit Cost	\$13.31

Item	Description
B2011 Exterior Wall Construction	Steel, Painted, Exterior, 2 Stories
Condition	Fair - Good

<b>RUL</b>	20
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	800
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$34.36

**Comments**

Second Floor Painted Steel Panel Exterior



Exterior Wall Steel Panel Finishes

Item	Description
<b>B2011 Exterior Wall Construction</b>	Brick Veneer, Exterior, 1 Story
<b>Condition</b>	Fair - Good
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	3200
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$30.93



**Comments**

Exterior Wall First Floor Brick Veneer



Exterior Wall First Floor Brick Veneer

Item	Description
<b>B2021 Windows</b>	Alum Fixed Therm Break Dbl Glaz, Gas 2 Story, 24SF
<b>Condition</b>	Fair - Good
<b>RUL</b>	14
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	45
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$654.40

**Comments**

Aluminum Frame Casement Windows, First Floor

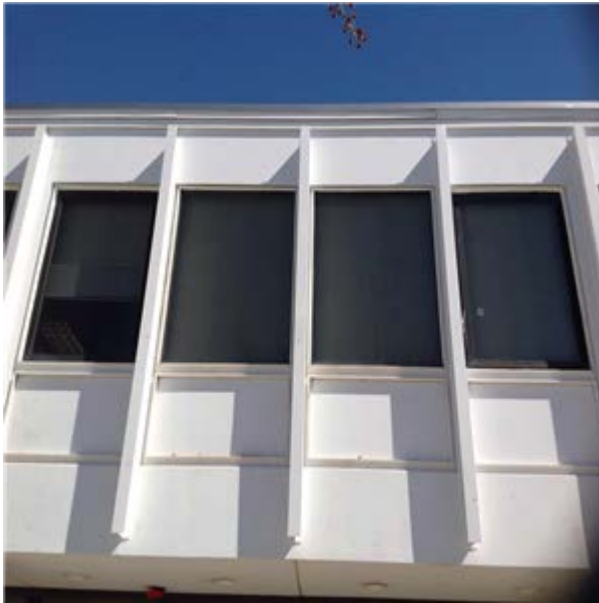


First Floor Aluminum Fixed Pane Window

Item	Description
<b>B2021 Windows</b>	Aluminum Operable Window, 2 Stories, 24 Sq Ft
<b>Condition</b>	Fair - Good
<b>RUL</b>	14
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	74
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$1,431

**Comments**

Second Floor Operable Aluminum Frame Windows



Operable Aluminum Windows

Item	Description
<b>B2023 Storefronts</b>	Glazed Aluminum Framed with Swing Doors
<b>Condition</b>	Fair - Good
<b>RUL</b>	14
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	480
<b>Unit of Measure</b>	SF
<b>Unit Cost</b>	\$29.96

**Comments**

Front and Rear Entry Doors



AluminumStorefront Entry Door

Item	Description
<b>B2031 Glazed Doors &amp; Entrances</b>	Aluminum Frame, Fully Glazed, Exterior Door
<b>Condition</b>	Fair - Good
<b>RUL</b>	14
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	2
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$1,273.14

Item	Description
<b>B2034 Overhead Doors</b>	Aluminum Double, Painted, Roll-up Door, 288 Sq Ft
<b>Condition</b>	Fair - Good
<b>RUL</b>	12
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	1

<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$6,422.21



Aluminum Roll-Up Door

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**B30 ROOFING**

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Item	Description
<b>B3011 Roof Finishes</b>	EPDM single-ply membrane
<b>Condition</b>	Fair - Good
<b>RUL</b>	12
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	9600
<b>Unit of Measure</b>	SF
<b>Unit Cost</b>	\$12.23



Main Roof EPDM Membrane

Item	Description
<b>B3011 Roof Finishes</b>	Single-Ply Modified Bituminous/Thermoplastic Roof
<b>Condition</b>	Poor - Fair
<b>RUL</b>	0
<b>Plan Type</b>	Deferred Maintenance
<b>Quantity</b>	4800
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$7.09

**Comments**

Helicopter Pad Concrete Deck



Main Roof Modified Bitumen Membrane

Type	Component Description	Plan Type	Year	Expenditures (\$)
B3011	Replace Single-Ply Modified Bituminous/Thermoplastic Roof	Deferred Maintenance	2014	\$34,051

Item	Description
B3011 Roof Finishes	Built-up Roof
Condition	Fair
RUL	16
Plan Type	Capital Replacement
Quantity	800
Unit of Measure	Sq Ft
Unit Cost	\$10.46

**Comments**

Van Port Roof





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# C INTERIORS SYSTEMS

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## C10 INTERIOR CONSTRUCTION

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Item	Description
<b>C1011 Fixed Partitions</b>	Toilet Partitions, Painted Metal, Overhead Braced
<b>Condition</b>	Fair
<b>RUL</b>	5
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	6
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$812.99

**Comments**

Locker Room Toilet Partitions



Locker Room Metal Toilet Partitions

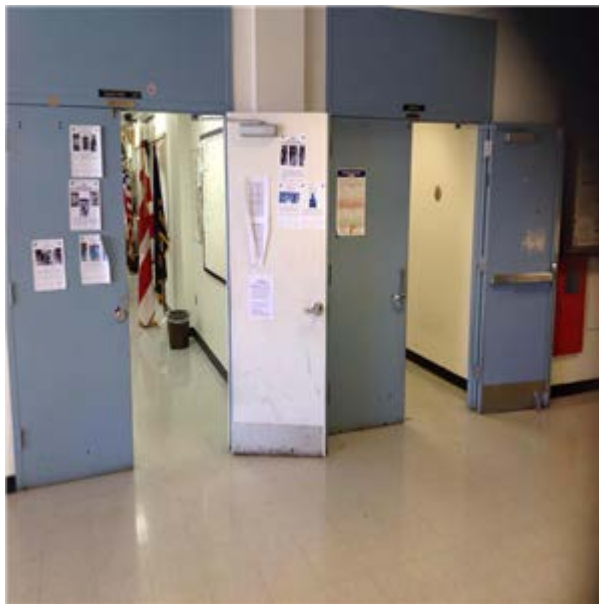
Type	Component Description	Plan Type	Year	Expenditures (\$)
C1011	Replace Toilet Partitions, Painted Metal, Overhead Braced	Capital Replacement	2019	\$4,878

Item	Description
<b>C1021 Interior Doors</b>	Steel, Painted, Interior Door
<b>Condition</b>	Fair - Good
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	77
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$857.53



Interior Door, Single, Steel

Item	Description
<b>C1021 Interior Doors</b>	Steel, Painted, Interior Double Door
<b>Condition</b>	Fair - Good
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	20
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$1,857.80



Interior Door, Double, Steel

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**C20 STAIRS**

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Item	Description
<b>C2011 Regular Stairs</b>	Steel Construction
<b>Condition</b>	Good
<b>RUL</b>	30

<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	18
<b>Unit of Measure</b>	Flight
<b>Unit Cost</b>	\$8,231.10



Steel Framed Interior Stair

Item	Description
<b>C2014 Stair Handrails and Balustrades</b>	Metal, Painted, Exterior Railing
<b>Condition</b>	Fair
<b>RUL</b>	5
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	230
<b>Unit of Measure</b>	Ln Ft
<b>Unit Cost</b>	\$46.40

**Comments**

Metal Railing at Rear Patio Area



Steel Railing At Rear Patio Area

Type	Component Description	Plan Type	Year	Expenditures (\$)
C2014	Replace Metal, Painted, Exterior Railing	Capital Replacement	2019	\$10,672

**C30 INTERIOR FINISHES**

Item	Description
<b>C3012 Wall Finishes to Interior Walls</b>	Ceramic Tile, Interior Wall Finish, 16 Sq In
<b>Condition</b>	Fair - Good
<b>RUL</b>	20
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	3000
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$12.70

Comments

Locker Room Wall Finish

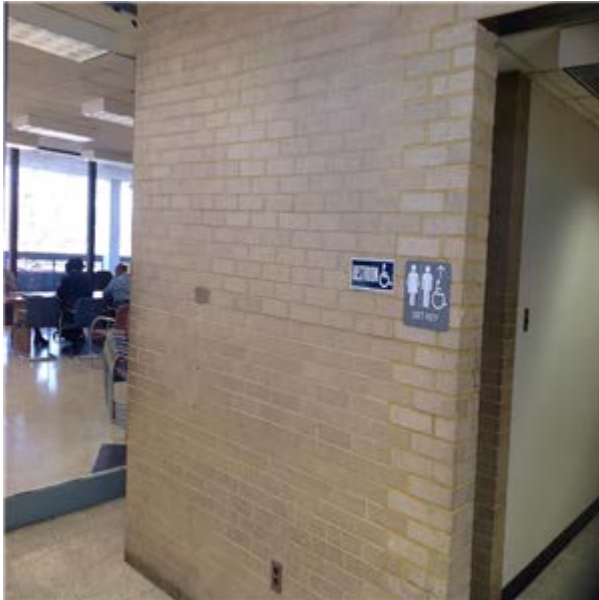


Locker Room Ceramic Tile Wall Finish

Item	Description
<b>C3012 Wall Finishes to Interior Walls</b>	Gypsum Board, Interior Wall Finish
<b>Condition</b>	Fair - Good
<b>RUL</b>	20
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	30000
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$2.50

Item	Description
<b>C3012 Wall Finishes to Interior Walls</b>	Clay Brick, Interior Wall Finish
<b>Condition</b>	Fair - Good
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement

<b>Quantity</b>	25000
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$18.98



Interior Wall Brick Finish

Item	Description
<b>C3024 Flooring</b>	Ceramic Tile Flooring
<b>Condition</b>	Fair
<b>RUL</b>	12
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	2500
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$13.49

**Comments**

Locker Room Ceramic Tile Flooring



Ceramic Tile Flooring

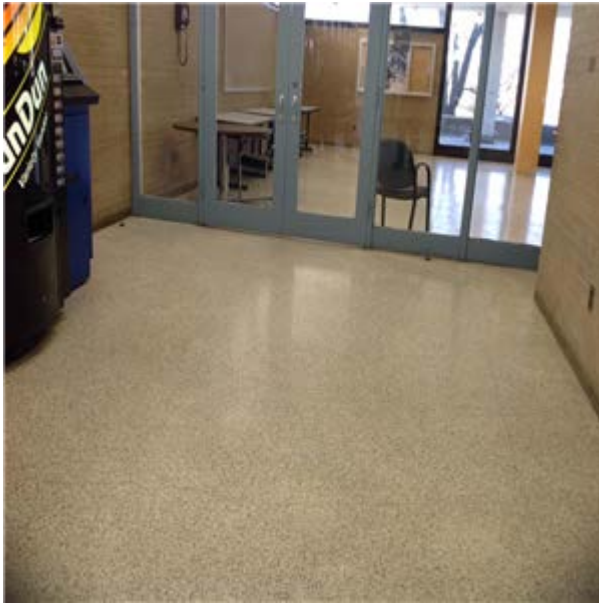
Item	Description
C3024 Flooring	Vinyl Tile Flooring
Condition	Fair
RUL	6
Plan Type	Capital Replacement
Quantity	14000
Unit of Measure	Sq Ft
Unit Cost	\$3.04





Vinyl Tile Flooring

Item	Description
C3024 Flooring	Terrazzo Flooring
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	28000
Unit of Measure	Sq Ft
Unit Cost	\$9.75



Terrazzo Flooring

Item	Description
<b>C3025 Carpeting</b>	Carpet, Nylon, High Traffic, 20 oz
<b>Condition</b>	Fair
<b>RUL</b>	3
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	1200
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$5.98

Type	Component Description	Plan Type	Year	Expenditures (\$)
C3025	Replace Carpet, Nylon, High Traffic, 20 oz	Capital Replacement	2017	\$7,174

Item	Description
<b>C3032 Suspended Ceilings</b>	Acoustical Tile, Dropped, Fiberglass Ceiling
<b>Condition</b>	Fair
<b>RUL</b>	8
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	40000
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$4.16



2' x 2 Acoustic Ceiling Tile

## D SERVICES SYSTEMS

### D20 PLUMBING

Item	Description
D2011 Water Closets	Flush Tank Water Closet, One Piece
Condition	Fair - Good
RUL	10
Plan Type	Capital Replacement
Quantity	28
Unit of Measure	Each
Unit Cost	\$843.66



Locker Room Water Closet

Item	Description
D2012 Urinals	Wall Hung
Condition	Fair
RUL	10

<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	18
<b>Unit of Measure</b>	EACH
<b>Unit Cost</b>	\$1,235



Wall Hung Urinals

Item	Description
<b>D2013 Lavatories</b>	Sinks
<b>Condition</b>	Fair - Good
<b>RUL</b>	10
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	28
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$468.21

**Comments**

Wall Hung Lavatories



Wall Hung Lavatories

Item	Description
D2017 Showers	Shower, Ceramic Tile
Condition	Fair - Good
RUL	15
Plan Type	Capital Replacement
Quantity	11
Unit of Measure	Each
Unit Cost	\$1,398.32

**Comments**

Community Shower - Locker Room



Communal Shower - Locker Room

Item	Description
D2018 Drinking Fountains and Coolers	Drinking Fountain, Refrigerated
Condition	Good
RUL	8
Plan Type	Capital Replacement
Quantity	8
Unit of Measure	Each
Unit Cost	\$988.98



Wall Mounted Drinking Fountain

Item	Description
D2021 Cold Water Service	Domestic Water Main
Condition	Fair - Good
RUL	15
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	EACH
Unit Cost	\$25,000





Water Main Piping

Item	Description
D2022 Hot Water Service	Domestic Hot Water Heater - Gas
Condition	Fair - Good
RUL	11
Plan Type	Capital Replacement
Quantity	74
Unit of Measure	GALS
Unit Cost	\$60
Make	AO Smith
Model	FCG75300

**Comments**

74 Gallon Gas Fired Water Heater



Domestic Water Heater

Item	Description
D2022 Hot Water Service	Domestic Hot Water Heater - Gas
Condition	Fair - Good
RUL	15
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$22,000
Make	Precision Boilers
Model	PHWS-V3674-DC-180-W-180

**Comments**

Gas Fired Domestic Hot Water Boiler



Domestic Hot Water Boiler

Item	Description
D2023 Domestic Water Supply Equipment	Booster Pump, 7.500 HP
Condition	Fair
RUL	2
Plan Type	Capital Replacement
Quantity	3
Unit of Measure	Each
Unit Cost	\$10,042.24
Make	Baldor
Model	M3313T



Domestic Hot Water Booster Pump

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2023	Replace Booster Pump, 7.500 HP	Capital Replacement	2016	\$30,127

Item	Description
D2043 Rainwater Drainage Equipment	Sump Pump, 1.000 HP
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$801.31
Make	Zoeller

Comments



Sump Pump

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2043	Replace Sump Pump, 1.000 HP	Capital Replacement	2017	\$801

**D30 HVAC**

Item	Description
D3021 Boilers	Boiler, Gas, 1,000 Mbh
Condition	Fair - Good
RUL	15
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	\$23,259.16

<b>Make</b>	DeDietric
<b>Model</b>	GT309A

**Comments**

Duel Fuel. Boiler #2 Out of Service



Duel Fuel Heating Boilers

Item	Description
<b>D3023 Auxiliary Equipment</b>	Electric Unit Heater
<b>Condition</b>	Fair
<b>RUL</b>	4
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	1
<b>Unit of Measure</b>	
<b>Unit Cost</b>	\$11,000
<b>Make</b>	Trane
<b>Model</b>	N/A

**Comments**

Ceiling Mounted Electric Unit Heater - Boiler Room



Boiler Room Unit Heater

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3023	Replace Electric Unit Heater	Capital Replacement	2018	\$11,000

Item	Description
<b>D3031 Chilled Water Systems</b>	Chiller, Reciprocal Water-Cooled Hermetic, 15 Ton
<b>Condition</b>	Good
<b>RUL</b>	15
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	1
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$17,171.74
<b>Make</b>	Trane
<b>Model</b>	RTHB150FLF00NW0000UNN3LF2LFV0QUO

**Comments**

Trane Series R Centravac Chiller



Trane Chiller

Item	Description
D3031 Chilled Water Systems	Cooling Tower, 50 Ton
Condition	Good
RUL	13
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$75,000
Make	Evapco
Model	AT 19-48

**Comments**

Evapco Pad Mounted Cooling Tower





Evapco Cooling Tower

Item	Description
D3031 Chilled Water Systems	Cooling Tower, 50 Ton
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$75,000
Make	BAC
Model	N/A

**Comments**

BAC Pad Mounted Cooling Tower.  
No Nameplate, Installed 1999



Pad Mounted BAC Cooling Tower

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3031	Replace Cooling Tower, 50 Ton	Capital Replacement	2019	\$75,000

Item	Description
D3041 Air Distribution Systems	Air Handler, Multizone, 25,000 Cfm
Condition	Fair - Good
RUL	15
Plan Type	Capital Replacement
Quantity	4
Unit of Measure	Each
Unit Cost	\$55,836.80
Make	Trane
Model	MCCA0084 / B00A000U

Comments

AHU #1 & AHU #2



Trane Air Handler

**D40 FIRE PROTECTION** Systems

Item	Description
D4090 Other Fire Protection Systems	Central Fire Alarm System
Condition	Fair - Good
RUL	20
Plan Type	Capital Replacement
Quantity	43955
Unit of Measure	SF
Unit Cost	\$2.15



Central Fire Alarm System Components

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**D50 ELECTRICAL SYSTEMS**


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Item	Description
D5012 Low Tension Service & Dist.	Circuit Breaker, 3 Ph., 600 V, 100 Amp
Condition	Fair - Good
RUL	15
Plan Type	Capital Replacement
Quantity	14
Unit of Measure	Each
Unit Cost	\$1,459.62
Make	ITE
Model	CDP-4



100 Amp Breaker Panels

Item	Description
D5012 Low Tension Service & Dist.	Secondary Transformer, Dry, 30 kVA
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	3
Unit of Measure	Each
Unit Cost	\$4,899.35
Make	Sorgel
Model	30T3H

**Comments**

Sorgel Dry Transformer



Secondary Transformer

Item	Description
D5012 Low Tension Service & Dist.	Bus Switch, 400 Amp
Condition	Fair - Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,112.51
Make	N/A
Model	LTDU100-4X/11473B

**Comments**

277/480 Volt, 400 Amp, 3 Phase, 4 Wire



400 Amp Electric Disconnect

Item	Description
D5022 Lighting Equipment	Fluorescent Lighting Fixture, T8, 32 W
Condition	Fair - Good
RUL	10
Plan Type	Capital Replacement
Quantity	377
Unit of Measure	Each
Unit Cost	\$178.94



T8 Fluorescent Light Fixture

Item	Description
D5033 Telephone Systems	Telephone Systems
Condition	Fair
RUL	15
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	
Unit Cost	\$20,000





Telephone Distribution

Item	Description
D5092 Emergency Light & Power Systems	Generator Switchgear
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$13,250.15
Make	ASCO Services



Generator Transfer Switch

Type	Component Description	Plan Type	Year	Expenditures (\$)
D5092	Replace Generator Switchgear	Capital Replacement	2019	\$13,250

Item	Description
D5092 Emergency Light & Power Systems	Generator, Diesel, 125 kW
Condition	Fair - Good
RUL	15
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$85,000
Make	Onan
Model	1750DYD15R/12880a



Diesel Generator

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**E EQUIPMENT & FURNISHING SYSTEMS**

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**E10 EQUIPMENT**

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Item	Description
E1093 Food Service Equipment	Refrigerator, Domestic
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	\$800
Make	GE
Model	GTH17DBDDRWW

**Comments**

Break Room Refrigerator



Break Room Refrigerator

Type	Component Description	Plan Type	Year	Expenditures (\$)
E1093	Replace Refrigerator, Domestic	Capital Replacement	2019	\$1,600

Item	Description
E1099 Other Equipment	Compressor
Condition	Poor - Fair
RUL	2
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	
Unit Cost	\$15,000
Make	Honeywell
Model	240C5D5B1A

**Comments**

Unknown Use



Compressor

Type	Component Description	Plan Type	Year	Expenditures (\$)
E1099	Replace Compressor	Capital Replacement	2016	\$15,000

**E20 FURNISHINGS**

Item	Description
E2012 Fixed Casework	Metal Lockers
Condition	Fair - Good
RUL	16
Plan Type	Capital Replacement
Quantity	608
Unit of Measure	
Unit Cost	\$350



Metal Storage Lockers

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# APPENDICES

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**Appendix A: Expenditure Forecast**

**Appendix B: Photographic Record**

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

**Appendix D: Predictive Maintenance Templated Actions**



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# Appendix A: Expenditure Forecast

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# 6 YEAR CAPITAL EXPENDITURE FORECAST



5th District Headquarters  
1805 Bladensburg Rd, Washington, DC  
4395-0817, 5

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	
<b>A. SUBSTRUCTURE</b>															
<b>A. SUBSTRUCTURE SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B. SHELL</b>															
<b>B30</b>	<b>ROOFING</b>														
B3011	Replace Single-Ply Modified Bituminous/Thermoplastic Roof	Poor - Fair	20	0	4,800.00	Sq Ft	\$7.09	Deferred Maintenance	\$34,051						\$34,051
<b>B. SHELL SUB-TOTALS</b>									\$34,051	\$0	\$0	\$0	\$0	\$0	\$34,051
<b>C. INTERIORS</b>															
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>														
C1011	Replace Toilet Partitions, Painted Metal, Overhead Braced	Fair	20	5	6.00	Each	\$812.99	Capital Replacement						\$4,878	\$4,878
<b>C20</b>	<b>STAIRS</b>														
C2014	Replace Metal, Painted, Exterior Railing	Fair	30	5	230.00	Ln Ft	\$46.40	Capital Replacement						\$10,672	\$10,672
<b>C30</b>	<b>INTERIOR FINISHES</b>														
C3025	Replace Carpet, Nylon, High Traffic, 20 oz	Fair	8	3	1,200.00	Sq Ft	\$5.98	Capital Replacement				\$7,174			\$7,174
<b>C. INTERIORS SUB-TOTALS</b>									\$0	\$0	\$0	\$7,174	\$0	\$15,549	\$22,723
<b>D. SERVICES</b>															
<b>D20</b>	<b>PLUMBING</b>														
D2023	Replace Booster Pump, 7.500 HP	Fair	20	2	3.00	Each	\$10,042.24	Capital Replacement			\$30,127				\$30,127
D2043	Replace Sump Pump, 1.000 HP	Fair	20	3	1.00	Each	\$801.31	Capital Replacement				\$801			\$801
<b>D30</b>	<b>HVAC</b>														
D3023	Replace Electric Unit Heater	Fair	20	4	1.00		\$11,000.00	Capital Replacement					\$11,000		\$11,000
D3031	Replace Cooling Tower, 50 Ton	Fair	15	5	1.00	Each	\$75,000.00	Capital Replacement						\$75,000	\$75,000
<b>D50</b>	<b>ELECTRICAL SYSTEMS</b>														
D5092	Replace Generator Switchgear	Fair	20	5	1.00	Each	\$13,250.15	Capital Replacement						\$13,250	\$13,250
<b>D. SERVICES SUB-TOTALS</b>									\$0	\$0	\$30,127	\$801	\$11,000	\$88,250	\$130,178
<b>E. EQUIPMENT &amp; FURNISHING</b>															
<b>E10</b>	<b>EQUIPMENT</b>														
E1093	Replace Refrigerator, Domestic	Fair	15	5	2.00	Each	\$800.00	Capital Replacement						\$1,600	\$1,600
E1099	Replace Compressor	Poor - Fair	30	2	1.00		\$15,000.00	Capital Replacement			\$15,000				\$15,000
<b>E. EQUIPMENT &amp; FURNISHING SUB-TOTALS</b>									\$0	\$0	\$15,000	\$0	\$0	\$1,600	\$16,600
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>															
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G. BUILDING SITEWORK</b>															
<b>G. BUILDING SITEWORK SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Z. GENERAL</b>															
<b>Z. GENERAL SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Expenditure Totals per Year</b>									\$34,051	\$0	\$45,127	\$7,975	\$11,000	\$105,400	\$203,552
<b>FCI+ By Year</b>									0.37%	0.00%	0.50%	0.09%	0.12%	1.16%	
<b>CRV*** \$9,086,989</b>															

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



5th District Headquarters  
 1805 Bladensburg Rd, Washington, DC  
 4395-0817, 5

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																	
Z1010.2	ADA Remediation Cost	Good	0	0	1.00	LS	\$705.00	Priority 4	Plant Adaptation	\$705						\$705		
Z1010.4	Green Roof	Good	0	0	1.00	LS	\$5,500.00	Priority 4	Plant Adaptation	\$5,500						\$5,500		
Z. GENERAL SUB-TOTALS										\$6,205	\$0	\$0	\$0	\$0	\$0	\$6,205		
										Expenditure Totals per Year		\$6,205	\$0	\$0	\$0	\$0	\$0	\$6,205
										CRV***							\$9,086,989	

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 5th 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
<b>A10 Foundations</b>														
Capital Replacement	Good	A10 Foundations	Slab-on-Grade Reinforced Concrete	17,058.00	SF	17.98	306,644.84	10	10.00	100%	10.00	10.00		
							306,644.84	10			10.00	10.00	0%	Good
<b>B10 SuperStructure</b>														
Capital Replacement	Good	B10 SuperStructure	Open-Web Steel Joists Supporting Corrugated Metal Roof Deck with Lightweight Concrete Topping	17,058.00	SF	10.19	173,821.02	10	10.00	100%	10.00	10.00		
							173,821.02	10			10.00	10.00	0%	Good
<b>B20 Exterior Enclosure</b>														
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Stucco, Painted, Exterior, 2 Stories	30,000.00	Sq Ft	13.31	399,210.00	8	10.00	58%	4.67	5.83		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Brick Veneer, Exterior, 1 Story	3,200.00	Sq Ft	30.93	98,988.80	8	10.00	14%	1.16	1.45		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Alum Fixed Therm Break Dbl Glaz, Gas 2 Story, 24SF	45.00	Each	654.40	29,448.14	8	10.00	4%	0.34	0.43		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Aluminum Double, Painted, Roll-up Door, 288 Sq Ft	1.00	Each	6,422.21	6,422.21	8	10.00	1%	0.08	0.09		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Aluminum Frame, Fully Glazed, Exterior Door	2.00	Each	1,273.14	2,546.28	8	10.00	0%	0.03	0.04		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Steel, Painted, Exterior, 2 Stories	800.00	Sq Ft	34.36	27,484.80	8	10.00	4%	0.32	0.40		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Glazed Aluminum Framed with Swing Doors	480.00	SF	29.96	14,381.28	8	10.00	2%	0.17	0.21		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Aluminum Operable Window, 2 Stories, 24 Sq Ft	74.00	Each	1,431.00	105,894.00	8	10.00	15%	1.24	1.55		
							684,375.51	64			8.00	10.00	20%	Fair
<b>B30 Roofing</b>														
Capital Replacement	Fair	B30 Roofing	Built-up Roof	800.00	Sq Ft	10.46	8,364.00	6	10.00	5%	0.31	0.52		
Capital Replacement	Fair - Good	B30 Roofing	EPDM single-ply membrane	9,600.00	SF	12.23	117,388.80	8	10.00	73%	5.88	7.35		
Deferred Maintenance	Poor - Fair	B30 Roofing	Single-Ply Modified Bituminous/Thermoplastic Roof	4,800.00	Sq Ft	7.09	34,051.20	4	10.00	21%	0.85	2.13		
							159,804.00	18			7.04	10.00	30%	Fair
<b>C10 Interior Construction</b>														
Capital Replacement	Fair - Good	C10 Interior Construction	Steel, Painted, Interior Double Door	20.00	Each	1,857.80	37,155.98	8	10.00	34%	2.75	3.44		
Capital Replacement	Fair	C10 Interior Construction	Toilet Partitions, Painted Metal, Overhead Braced	6.00	Each	812.99	4,877.93	6	10.00	5%	0.27	0.45		
Capital Replacement	Fair - Good	C10 Interior Construction	Steel, Painted, Interior Door	77.00	Each	857.53	66,029.73	8	10.00	61%	4.89	6.11		
							108,063.65	22			7.91	10.00	21%	Fair
<b>C20 Stairs</b>														
Capital Replacement	Good	C20 Stairs	Steel Construction	18.00	Flight	8,231.10	148,159.72	10	10.00	93%	9.33	9.33		
Capital Replacement	Fair	C20 Stairs	Metal, Painted, Exterior Railing	230.00	Ln Ft	46.40	10,671.54	6	10.00	7%	0.40	0.67		
							158,831.26	16			9.73	10.00	3%	Good
<b>C30 Interior Finishes</b>														
Capital Replacement	Fair - Good	C30 Interior Finishes	Ceramic Tile, Interior Wall Finish, 16 Sq In	3,000.00	Sq Ft	12.70	38,109.00	8	10.00	3%	0.27	0.34		
Capital Replacement	Fair	C30 Interior Finishes	Ceramic Tile Flooring	2,500.00	Sq Ft	13.49	33,732.50	6	10.00	3%	0.18	0.30		
Capital Replacement	Fair - Good	C30 Interior Finishes	Clay Brick, Interior Wall Finish	25,000.00	Sq Ft	18.98	474,475.00	8	10.00	43%	3.42	4.27		
Capital Replacement	Fair	C30 Interior Finishes	Carpet, Nylon, High Traffic, 20 oz	1,200.00	Sq Ft	5.98	7,173.60	6	10.00	1%	0.04	0.06		
Capital Replacement	Fair - Good	C30 Interior Finishes	Terrazzo Flooring	28,000.00	Sq Ft	9.75	272,972.00	8	10.00	25%	1.97	2.46		
Capital Replacement	Fair - Good	C30 Interior Finishes	Gypsum Board, Interior Wall Finish	30,000.00	Sq Ft	2.50	74,910.00	8	10.00	7%	0.54	0.67		
Capital Replacement	Fair	C30 Interior Finishes	Acoustical Tile, Dropped, Fiberglass Ceiling	40,000.00	Sq Ft	4.16	166,200.00	6	10.00	15%	0.90	1.50		
Capital Replacement	Fair	C30 Interior Finishes	Vinyl Tile Flooring	14,000.00	Sq Ft	3.04	42,560.00	6	10.00	4%	0.23	0.38		
							1,110,132.10	56			7.55	10.00	24%	Fair
<b>D20 Plumbing</b>														
Capital Replacement	Fair - Good	D20 Plumbing	Domestic Hot Water Heater - Gas	1.00	Each	22,000.00	22,000.00	8	10.00	13%	1.07	1.34		
Capital Replacement	Fair	D20 Plumbing	Wall Hung	18.00	EACH	1,235.00	22,230.00	6	10.00	14%	0.81	1.35		

Capital Replacement	Fair - Good	D20 Plumbing	Domestic Hot Water Heater - Gas	74.00	GALS	60.00	4,440.00	8	10.00	3%	0.22	0.27		
Capital Replacement	Fair - Good	D20 Plumbing	Sinks	28.00	Each	468.21	13,109.82	8	10.00	8%	0.64	0.80		
Capital Replacement	Fair - Good	D20 Plumbing	Flush Tank Water Closet, One Piece	28.00	Each	843.66	23,622.51	8	10.00	14%	1.15	1.43		
Capital Replacement	Fair	D20 Plumbing	Sump Pump, 1.000 HP	1.00	Each	801.31	801.31	6	10.00	0%	0.03	0.05		
Capital Replacement	Fair - Good	D20 Plumbing	Shower, Ceramic Tile	11.00	Each	1,398.32	15,381.51	8	10.00	9%	0.75	0.93		
Capital Replacement	Fair - Good	D20 Plumbing	Domestic Water Main	1.00	EACH	25,000.00	25,000.00	8	10.00	15%	1.21	1.52		
Capital Replacement	Good	D20 Plumbing	Drinking Fountain, Refrigerated	8.00	Each	988.98	7,911.86	10	10.00	5%	0.48	0.48		
Capital Replacement	Fair	D20 Plumbing	Booster Pump, 7.500 HP	3.00	Each	10,042.24	30,126.72	6	10.00	18%	1.10	1.83		
D20 Plumbing							164,623.74	76			7.45	10.00	25%	Fair
<b>D30 HVAC</b>														
Capital Replacement	Fair	D30 HVAC	Electric Unit Heater	1.00		11,000.00	11,000.00	6	10.00	2%	0.15	0.25		
Capital Replacement	Fair - Good	D30 HVAC	Air Handler, Multizone, 25,000 Cfm	4.00	Each	55,836.80	223,347.20	8	10.00	50%	3.99	4.99		
Capital Replacement	Fair - Good	D30 HVAC	Boiler, Gas, 1,000 Mbh	2.00	Each	23,259.16	46,518.32	8	10.00	10%	0.83	1.04		
Capital Replacement	Good	D30 HVAC	Chiller, Reciprocal Water-Cooled Hermetic, 15 Ton	1.00	Each	17,171.74	17,171.74	10	10.00	4%	0.38	0.38		
Capital Replacement	Good	D30 HVAC	Cooling Tower, 50 Ton	1.00	Each	75,000.00	75,000.00	10	10.00	17%	1.67	1.67		
Capital Replacement	Fair	D30 HVAC	Cooling Tower, 50 Ton	1.00	Each	75,000.00	75,000.00	6	10.00	17%	1.00	1.67		
D30 HVAC							448,037.26	48			8.03	10.00	20%	Good
<b>D40 Fire Protection Systems</b>														
Capital Replacement	Fair - Good	D40 Fire Protection Systems	Central Fire Alarm System	43,955.00	SF	2.15	94,503.25	8	10.00	100%	8.00	10.00		
D40 Fire Protection Systems							94,503.25	8			8.00	10.00	20%	Good
<b>D50 Electrical Systems</b>														
Capital Replacement	Fair - Good	D50 Electrical Systems	Secondary Transformer, Dry, 30 kVA	3.00	Each	4,899.35	14,698.04	8	10.00	7%	0.52	0.65		
Capital Replacement	Fair - Good	D50 Electrical Systems	Fluorescent Lighting Fixture, T8, 32 W	377.00	Each	178.94	67,460.38	8	10.00	30%	2.40	3.00		
Capital Replacement	Fair	D50 Electrical Systems	Generator Switchgear	1.00	Each	13,250.15	13,250.15	6	10.00	6%	0.35	0.59		
Capital Replacement	Fair - Good	D50 Electrical Systems	Bus Switch, 400 Amp	1.00	Each	4,112.51	4,112.51	8	10.00	2%	0.15	0.18		
Capital Replacement	Fair - Good	D50 Electrical Systems	Generator, Diesel, 125 kW	1.00	Each	85,000.00	85,000.00	8	10.00	38%	3.02	3.78		
Capital Replacement	Fair	D50 Electrical Systems	Telephone Systems	1.00		20,000.00	20,000.00	6	10.00	9%	0.53	0.89		
Capital Replacement	Fair - Good	D50 Electrical Systems	Circuit Breaker, 3 Ph., 600 V, 100 Amp	14.00	Each	1,459.62	20,434.67	8	10.00	9%	0.73	0.91		
D50 Electrical Systems							224,955.75	52			7.70	10.00	23%	Fair
<b>E10 Equipment</b>														
Capital Replacement	Poor - Fair	E10 Equipment	Compressor	1.00		15,000.00	15,000.00	4	10.00	90%	3.61	9.04		
Capital Replacement	Fair	E10 Equipment	Refrigerator, Domestic	2.00	Each	800.00	1,600.00	6	10.00	10%	0.58	0.96		
E10 Equipment							16,600.00	10			4.19	10.00	58%	Poor
<b>E20 Furnishings</b>														
Capital Replacement	Fair - Good	E20 Furnishings	Metal Lockers	608.00		350.00	212,800.00	8	10.00	100%	8.00	10.00		
E20 Furnishings							212,800.00	8			8.00	10.00	20%	Good

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# **Appendix B: Photographic Record**

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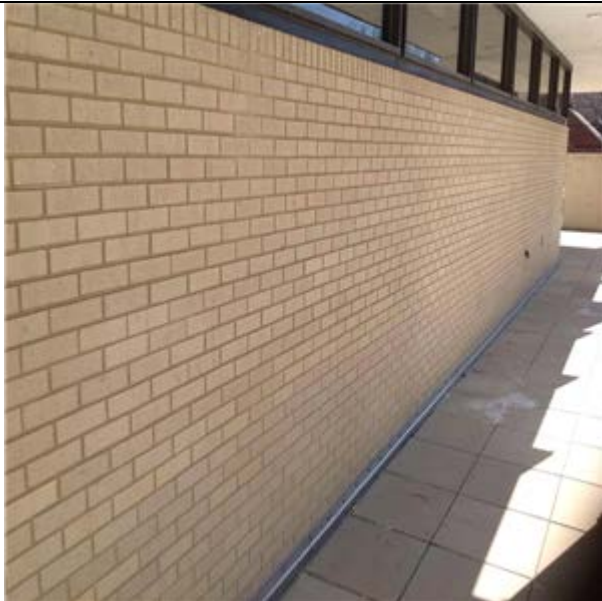
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Building Rear Elevation



Building Front Elevation

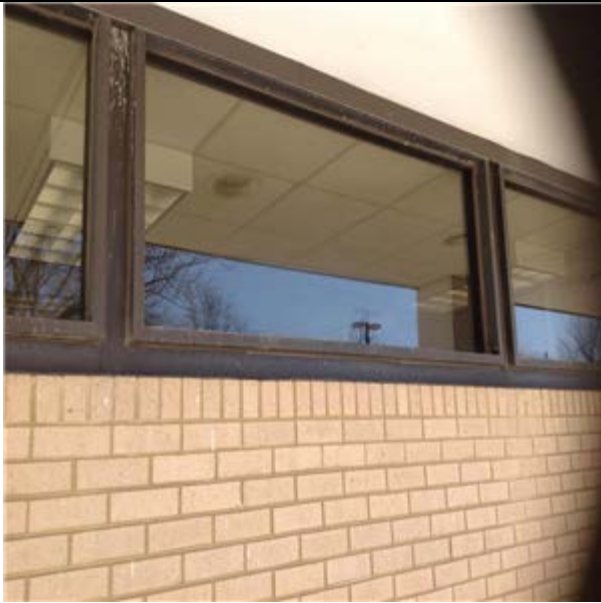


Brick Veneer, Exterior, 1 Story :- Exterior Wall First Floor Brick Veneer



Steel, Painted, Exterior, 2 Stories:- Exterior Wall Steel Panel Finishes





Alum Fixed Therm Break Dbl Glaz, Gas 2 Story,  
24SF :- First Floor Aluminum Fixed Pane Window



Aluminum Operable Window, 2 Stories, 24 Sq Ft:-  
Operable Aluminum Windows



Glazed Aluminum Framed with Swing Doors :-  
AluminumStorefront Entry Door



Aluminum Double, Painted, Roll-up Door, 288 Sq  
Ft:- Aluminum Roll-Up Door



EPDM single-ply membrane :- Main Roof EPDM Membrane



Single-Ply Modified Bituminous/Thermoplastic Roof:- Main Roof Modified Bitumen Membrane



Toilet Partitions, Painted Metal, Overhead Braced :- Locker Room Metal Toilet Partitions



Steel, Painted, Interior Door:- Interior Door, Single, Steel



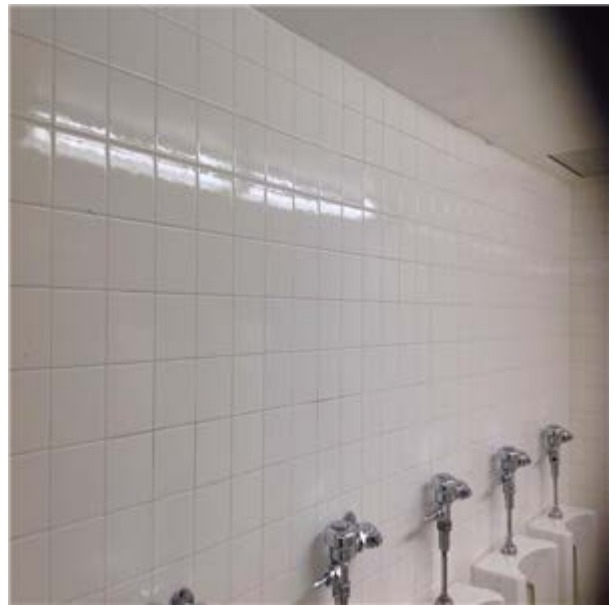
Steel, Painted, Interior Double Door :- Interior Door, Double, Steel



Steel Construction:- Steel Framed Interior Stair



Metal, Painted, Exterior Railing :- Steel Railing At Rear Patio Area



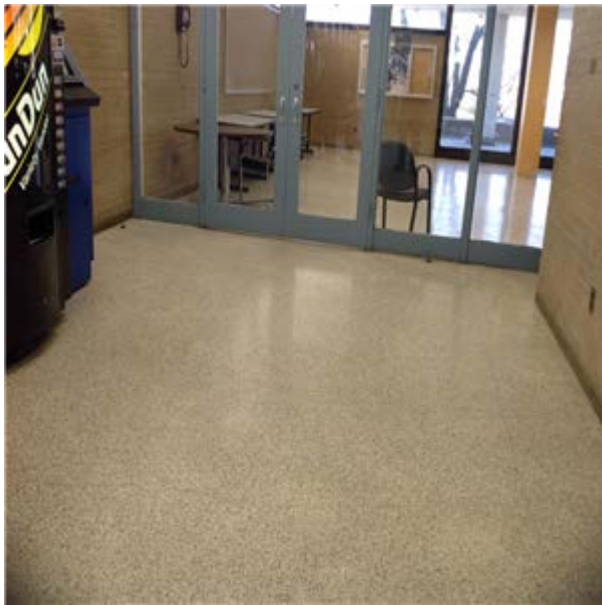
Ceramic Tile, Interior Wall Finish, 16 Sq In:- Locker Room Ceramic Tile Wall Finish



Clay Brick, Interior Wall Finish :- Interior Wall Brick Finish



Ceramic Tile Flooring:- Ceramic Tile Flooring



Terrazzo Flooring :- Terrazzo Flooring



Vinyl Tile Flooring:- Vinyl Tile Flooring



Acoustical Tile, Dropped, Fiberglass Ceiling :- 2' x 2'  
Acoustic Ceiling Tile



Flush Tank Water Closet, One Piece:- Locker Room  
Water Closet



Wall Hung :- Wall Hung Urinals



Sinks:- Wall Hung Lavatories



Shower, Ceramic Tile :- Communal Shower - Locker Room



Drinking Fountain, Refrigerated:- Wall Mounted Drinking Fountain



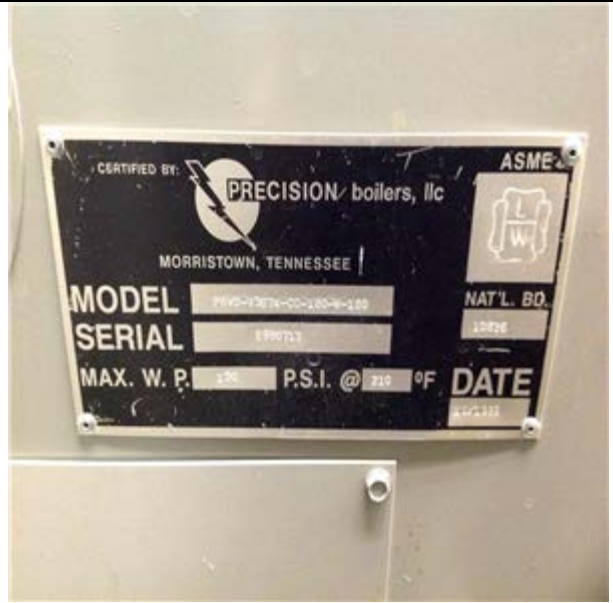
Domestic Water Main :- Water Main Piping



Domestic Hot Water Heater - Gas:- Domestic Hot Water Boiler



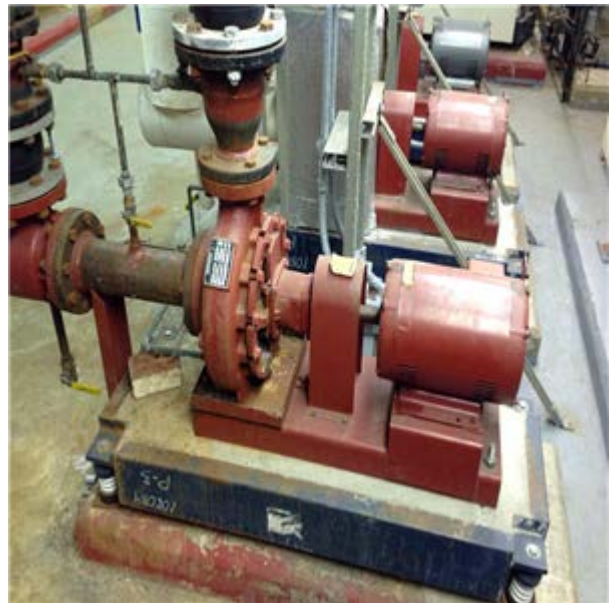
Domestic Hot Water Heater - Gas :- Domestic Water Heater



Domestic Hot Water Heater - Gas:- Domestic Hot Water Boiler Nameplate



Domestic Hot Water Heater - Gas :- Domestic Water Heater Nameplate



Booster Pump, 7.500 HP:- Domestic Hot Water Booster Pump



Booster Pump, 7.500 HP :- Domestic Hot Water  
Booster Pump Nameplate



Sump Pump, 1.000 HP:- Sump Pump



Boiler, Gas, 1,000 Mbh :- Duel Fuel Heating Boilers



Boiler, Gas, 1,000 Mbh:- Heating Boiler Nameplate





Electric Unit Heater :- Boiler Room Unit Heater



Chiller, Reciprocating Water-Cooled Hermetic, 15 Ton:- Trane Chiller



Chiller, Reciprocating Water-Cooled Hermetic, 15 Ton :- Chiller Nameplate



Cooling Tower, 50 Ton:- Pad Mounted BAC Cooling Tower



Cooling Tower, 50 Ton :- Evapco Cooling Tower

Cooling Tower, 50 Ton:- Evapco Cooling Tower Nameplate



Cooling Tower, 50 Ton :- Disconnected Cooling Tower Piping

Air Handler, Multizone, 25,000 Cfm:- Trane Air Handler



Air Handler, Multizone, 25,000 Cfm :- Air Handler Nameplate



Central Fire Alarm System:- Central Fire Alarm System Components



Bus Switch, 400 Amp :- 400 Amp Electric Disconnect



Circuit Breaker, 3 Ph., 600 V, 100 Amp:- 100 Amp Breaker Panels



Circuit Breaker, 3 Ph., 600 V, 100 Amp :- Breaker Panel Nameplate



Secondary Transformer, Dry, 30 kVA:- Secondary Transformer



Secondary Transformer, Dry, 30 kVA :- Secondary Transformer Nameplate



Fluorescent Lighting Fixture, T8, 32 W:- T8 Fluorescent Light Fixture



Telephone Systems :- Telephone Distribution



Generator Switchgear:- Generator Transfer Switch



Generator, Diesel, 125 kW :- Diesel Generator



Generator, Diesel, 125 kW:- Diesel Generator Nameplate



Refrigerator, Domestic :- Break Room Refrigerator



Compressor:- Compressor



Compressor :- Compressor Nameplate



Metal Lockers:- Metal Storage Lockers

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

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<b>Access Control</b>	
Does the facility have a key card proximity entry system	No
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	No
Are there signs posted for visitors to report to main office or through a designated entrance	No
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	No
Are interior doors with specific vulnerability equipped with door position monitoring sensors	No

<b>ADA</b>	
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
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 required	1



<b>ADA Parking Comments</b>	There is limited visitor parking, but the facility has both a regular handicapped parking stall and one that is van accessible.
<b>How many LF of a straight entrance ramp with handrails are needed to allow wheelchair access</b>	0
<b>How many LF of existing exterior ramps and stairs are not equipped with the required handrails.</b>	0
<b>How many buzzers or intercoms used for assistance and service at exterior entrance doors or parking space are needed.</b>	1
<b>How many entrance doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking</b>	0
<b>How many vestibule doors are set too close to the front doors for wheelchair access</b>	0
<b>How many lever action hardware are missing at all accessible locations</b>	0
<b>How many obstacles or protrusion from the wall are impeding access.</b>	0
<b>How many SF of existing carpeting is not securely attached or has a pile thickness exceeding 1/2".</b>	0
<b>How many stair handrails do not extend beyond the top and bottom risers.</b>	0
<b>How many signs used to indicate accessible entrances and general information are not provided</b>	1
<b>How many telephones are installed higher than what is essential for basic operation</b>	0
<b>How many objects are mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles</b>	0
<b>How many visual alarms need to be added to existing audible fire alarm systems.</b>	0
<b>How many cup dispensers are required at an existing non-conforming water fountain.</b>	1
<b>How many elevator control panels and hall buttons are mounted higher than 54" above the floor.</b>	0
<b>How many control panels do not have raised elevator markings and hall buttons.</b>	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.	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	0
How many pull stations alarms are needed in unisex bathroom	0
ADA Restroom Comments	There are no unisex bathrooms available to visitors. The men's and women's bathrooms in the lobby are ADA compliant; those are the only restrooms accessible to handicapped individuals.

Fire Protection	
Does the facility have a fire sprinkler system	No
Does the facility have wall mounted fire extinguishers	Yes
Comments	Last inspected February 2014 in all common areas; last inspected September 2012 in the Mechanical Room; last inspected July 2013 in the Boiler Room.
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

<p><b>Are current fire protection system inspections up to date and onsite</b></p>	<p>Yes</p>
<p><b>A record of Fire Inspection by the local or state Fire Officer is maintained</b></p>	<p>Yes</p>
<p><b>Exit signs are clearly visible and pointing in the correct direction</b></p>	<p>Yes</p>
<p><b>Does the facility have monitored fire alarm system</b></p>	<p>Yes</p>
<p><b>Is the fire alarm control panel solid-state, modular design type,</b>          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</p>	<p>Yes</p>
<p><b>Is the power supply to the fire alarm control panel from an individual circuit</b></p>	<p>Yes</p>
<p><b>Does the activation of any initiating device including but not limited to</b>          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</p>	<p>Yes</p>
<p><b>Are the audible and visual devices such as combination horn/strobe indicating</b>          type wired to separate zones so that audible devices correctly provide code three temporal output          and visual devices correctly provide ADA compliant strobe effect</p>	<p>Yes</p>
<p><b>Is the fire alarm wiring enclosed in 3/4" metal conduit raceway to the manufacturer's instructions</b></p>	<p>Yes</p>

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
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 White Membrane 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	Yes
Comments	The roof would require slight structural modification to be green qualified, but has plenty of open space with little equipment.

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	Hard
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)	No
	If No, level of effort to achieve	Hard
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

<b>WE.C4</b>	<b>Does the Cooling Tower utilize a Chemical Management System</b>	No
	<b>If No, level of effort to achieve</b>	Hard
	<b>Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>EA.P1</b>	<b>Does the Building have an Energy Efficiency Best Management Practices policy</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>EA.P2</b>	<b>Has an energy audit been performed and were E.C.M.s implemented to achieve Min Energy Eff Performance</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>EA.P3</b>	<b>Does the Building have a Fundamental Refrigerant Management program</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>EA.C1</b>	<b>Is it feasible for the facility to achieve an EnergyStar rating of 71 or higher</b>	No
	<b>If No, level of effort to achieve</b>	Not Feasible
<b>EA.C2.1</b>	<b>Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>EA.C2.2</b>	<b>Has the Building performed retro Commissioning of the building lighting and HVAC systems</b>	No
	<b>If No, level of effort to achieve</b>	Hard
	<b>If No, level of effort to achieve</b>	Hard
<b>EA.C3.1</b>	<b>Does the Building have a HVAC or Lighting — Building Automation System</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>EA.C3.2</b>	<b>Are the HVAC and lighting systems individually metered at 40%</b>	Yes

	<b>Are the HVAC and lighting systems individually metered at 80%</b>	No
	<b>If No, level of effort to achieve</b>	Easy
<b>EA.C4</b>	<b>Does the Building use on-site or off-site renewable energy</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>EA.C5</b>	<b>Does the Building have an Enhanced Refrigerant Management</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>EA.C6</b>	<b>Does the Building have an Emissions Reduction Reporting program</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>MR.P1</b>	<b>Does the Building have a Sustainable Purchasing Policy</b>	No
	<b>If No, level of effort to achieve</b>	Easy
<b>MR.P2</b>	<b>Does the Building have a Solid Waste Management Policy</b>	No
	<b>If No, level of effort to achieve</b>	Easy
<b>MR.C1</b>	<b>Does the Building have a Sustainable Purchasing program for Ongoing Consumables</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>MR.C2.1</b>	<b>Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>MR.C2.2</b>	<b>Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>MR.C3</b>	<b>Is a Sustainable Purchasing policy used when making Facility Alterations and Additions</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>MR.C4</b>	<b>Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased</b>	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	Hard
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

	<b>If No, level of effort to achieve</b>	Hard
<b>IEQ.C1.3</b>	<b>Has the Building modified the HVAC systems to allow Increased Ventilation</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>IEQ.C1.4</b>	<b>Does the Building have a plan to Reduce Particulates in Air Distribution</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>IEQ.C1.5</b>	<b>Does the Building have a policy to enhance IAQ performance during Facility Alterations and Additions</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>IEQ.C2.1</b>	<b>Has the Building performed an Occupant Survey for IAQ</b>	No
	<b>If No, level of effort to achieve</b>	Easy
<b>IEQ.C2.2</b>	<b>Does the Building allow for the Controllability of Systems—Lighting by occupants</b>	Yes
<b>IEQ.C2.3</b>	<b>Does the Building allow for the Occupant Comfort—Thermal Comfort Monitoring</b>	Yes
<b>IEQ.C2.4</b>	<b>Does the Building take advantage of Daylight and Views for tenant comfort</b>	No
	<b>If No, level of effort to achieve</b>	Not Feasible
<b>IEQ.C3.1</b>	<b>Does the Building have a High Performance Cleaning Program</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>IEQ.C3.2</b>	<b>Does the Building have a Custodial Effectiveness Assessment</b>	No
	<b>If No, level of effort to achieve</b>	Easy
<b>IEQ.C3.3</b>	<b>Does the Building Purchase Sustainable Cleaning Products and Materials</b>	No
	<b>If No, level of effort to achieve</b>	Easy
<b>IEQ.C3.4</b>	<b>Does the Building use Sustainable Cleaning Equipment</b>	No
	<b>If No, level of effort to achieve</b>	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	Hard

### 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	There is a non-functioning P.A. System onsite.
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	No
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?	No
Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads	No

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
Does the facility have monitored video surveillance system at the exterior	Yes
Does the facility have exterior door hardware that allows controlled access to the building?	Yes
Does the facility have exterior card access readers that allow controlled access to the building?	No
Does the facility have allow occupants a quick, unimpeded egress from the building?	Yes
Does the facility have interior door hardware that allows controlled access to classrooms?	Yes
Does the facility have interior card access readers that allow controlled access within the building?	No
• Comments	Keypads are present at rooms of specific vulnerability or importance.
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

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# **Appendix D: Routine and Predictive Maintenance Actions**

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## 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