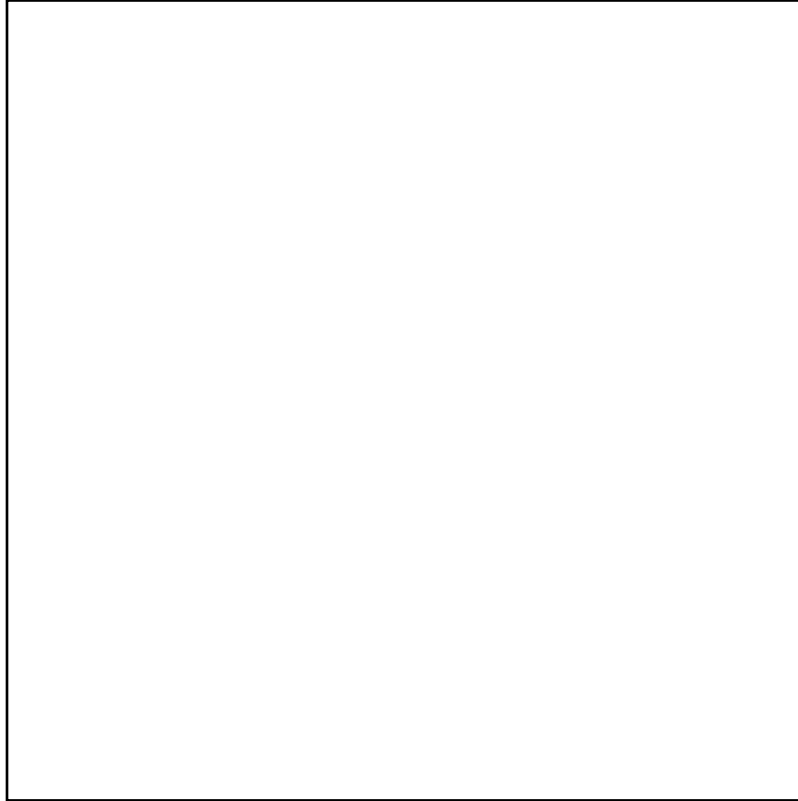


Facility Condition Assessment



5th District MPD HQ
1805 BLADENSBURG ROAD NE
WASHINGTON, DC 20002
Date of Report: September 29, 2021

Submitted By:
Spectrum Management, LLC

Submitted To:
Department of General Services
1250 U Street Street NW, 3rd Floor
Washington, DC 20009

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EXECUTIVE SUMMARY

1.1 Introduction

The building assessment program at the District of Columbia Department of General Services (DGS) is intended to provide capital planning budgetary information and suggested capital asset maintenance action information to best serve the interests of the District of Columbia with regard to long-term fiscally responsible capital asset management. Accordingly, DGS has contracted with various qualified professional services firms to undertake Facility Condition Assessments (FCAs) for DGS facilities.

This report provides a summary of the facility information known to the professional assessment firm (“the Contractor”) at the time of the study. The report includes a discussion of the FCA methodology, the FCA key findings for this building Asset, and definitions of terms.

The FCA key findings (results) include:

- The Facility Condition Index (FCI) of the building
- A listing of the Systems in the building Asset, including major equipment ‘inventoried’ as individual Systems
- A listing of the capital expenditure needs (“Requirements”) for the Asset
- A forecast of capital expenditures anticipated over the next 10 years.

The expenditure forecast does not account for typical preventative maintenance actions valued under \$5000 (such as changing filters at fan-coil units). The expenditure forecast does include more substantial system renewal costs which rise to the level of being capital budget expenditures, or reinvestments in capital assets. Estimates of the costs are constructed using the latest version of the RS Means™ database, which is localized and updated annually to reflect local regional market rates. The data in this report represent an opinion of probable cost of system renewal actions and is made on the basis of the experience, qualifications, and best judgment of the Contractor and general familiarity with the construction industry.

The FCI is used in Capital Planning and Facilities Management as a benchmark to compare the relative condition of a single asset with another asset, or to compare the relative condition of a portfolio of assets, with another portfolio of similar assets. The FCI benchmark is the key indicator of overall asset conditions, and as such it is used to support asset management initiatives of federal, state, and local government facilities organizations.

The FCI is the ratio of FCI Cost to the Current Replacement Value (CRV) for an Asset calculated by dividing the FCI Cost by the CRV.

$$\text{FCI} = \text{FCI Cost} / \text{Current Replacement Value (CRV)}$$

The numerator, “FCI Cost” is the sum of Deferred Maintenance + Capital Renewal values. FCI cost calculations do not include ‘optional’ sorts of desirable programmatic expansion costs. FCI costs do include a time factor: past-due Deferred Maintenance plus Capital Renewal values projected for a specified period of years into the future. The VFA.facility database for DC_DGS is currently reporting a 1-Year FCI (past due, plus 1 future year of renewals), a 5-Year FCI (past due plus 5 years future) and a 10-year FCI (past due plus 10 years) for each building asset. In all cases, Capital Renewal costs are calculated based upon present-day values (uninflated) within the FCI calculations.

The denominator, “CRV” is the sum of the current System values and does not consider potential future building enhancements or programmatic expansions or upgrades.

With few exceptions, both the FCI Cost and the CRV values are based upon a 1:1 replacement of existing systems with the same quality and types of materials but substituting currently available construction-industry equivalents for older unavailable systems and technologies. (For school facilities, published target upgrade specifications for various

systems, have been accounted for within the calculated FCI Cost and CRV values.)

Acceptable ranges may vary by mission criticality of the Asset, but as a general guideline the FCI scoring system is as shown in the image below.

APPA Terminology:	Showpiece Facility	Comprehensive Stewardship	Managed Care	Reactive Management	Crisis Response
	0 - 6%	6% - 15%	15% - 45%	45% - 60%	60% +
	Excellent	Good	Fair	Poor	Very Poor

Accounting principles indicate that a value of 60% - 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, 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 needs.

1.2 Methodology

The FCA’s were carried out by the Contractor and included a complete and thorough visual, nondestructive assessment of each facility. The Contractor followed ASTM standard E2018-15 for conducting observation-based property condition assessments, as well as guidance from DGS regarding additional survey information, recently completed capital projects, and known issues. The FCA process included the following:

- Review of existing documentation provided by DGS and interviews with building engineers and onsite personnel regarding aspects of each facility.
- Physical assessment following ASTM standards for an appropriate in-person observation-based walk-through assessment of each individual building asset, conducted by qualified professionals
- Identification and categorization of each major building System component for predictive maintenance, testing and/or inspection, preventative maintenance, emergency maintenance and/or routine maintenance needs. A minimum threshold of \$5000 is being used for capital vs. maintenance for non-life-safety requirements.
- Building Systems (elements) surveyed included:
 - Core and shell: These elements include superstructure, floors, bearing walls, columns, beams, and exterior envelope components.
 - Interiors: These elements include interior finishes of floors, walls, ceilings, stairways, etc.
 - Building equipment and systems: These elements include HVAC systems, and electrical systems, fire protection systems, and conveyor systems.
 - Fixed equipment and non-movable furnishings: These elements include fixed-in-place equipment such as kitchen equipment, audio equipment, public address systems, etc.
 - Building Site Improvements: These elements include paved surfaces, playground equipment, fencing, recreational elements, site lighting, general site drainage and landscaping.
- The assessors also evaluated additional elements based on answers to questionnaires. These questionnaires were answered by interviewing the facility staff and included items such as:
 - ADA accessibility: questions relating to accessibility barriers of interior and exterior elements
 - Safety and security: questions relating to safety and security of the facility such as fire protection systems
 - Access control: questions relating to controlled access to the facility such as intrusion detection systems and component hardware
 - Hazardous materials: questions relating to the existence of hazardous materials at each facility

- LEED opportunities: questions relating to existing components and improving LEED certification points
- Additional space considerations: additional questions relating to space allocation and the existence of special feature (although programmatic space needs values are not estimated by the assessors or included in the capital planning needs lists of Requirements.)

1.3 Definitions

% Renew

The percentage of the System that is repaired or replaced when it reaches the end of its useful life, in order to make it 'like new'. In some cases, % Renew values are also used (increased) to estimate necessary 'upgrade' values of renewals.

Actions (Requirement Action)

Is the strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of the construction cost. Also see Requirement.

Adjustment Factor

A number assigned to a system to account for additional costs due to design, and general contractor overhead and profit margins in a construction project.

Asset

An individual building or other type of facility infrastructure that is physically defined and needs capital investment for maintenance over time.

Category (Requirement Category)

The cause or reason for a capital expenditure on a system or asset. The basis of the need to invest in capital renewal. Examples: "Beyond Useful Life" or "Not Code Compliant". The image below shows the current Categories being used in the VFA.facility database as of January 2021:

Category Name	Category Parent	Use in FCI
Reliability	Integrity	Yes
Lifecycle	Integrity	Yes
Technological Improvements	Optimization	
Capacity	Optimization	
Maintenance	Optimization	
Abandoned	Optimization	
Sustainability	Optimization	
Mission	Optimization	
Energy	Optimization	
HazMat	Regulatory	Yes
Life Safety	Regulatory	Yes
Building Code	Regulatory	Yes
Accessibility	Regulatory	Yes
Optimization		
Integrity		Yes
Regulatory		Yes

City Cost Index (CCI)

A factor used to adjust RSMMeans Construction Data to a specific city. The appropriate CCI can be selected from a list compiled by RSMMeans that includes most major U.S. and Canadian cities.

Construction Type

The building-code-defined type of construction, which is relative to structural elements and their fire protection ratings.

Current Replacement Value (CRV)

The cost required to replace a building in kind, with equivalent current technology, materials, and methods, CRV is the sum of the values of all Systems in an Asset. Does not include design, planning, site acquisition or site development costs.

Facility Condition Index (FCI)

An index that measures the relative condition of assets. The sum of the value of the Requirements (needs) divided into the sum of the value of the Systems (which is the CRV of the building) within a certain period of time (the 'FCI Window') is the FCI for the Asset. Generally, the higher the FCI, the poorer the condition of the facility. On this project, we are calculating a 1-year FCI, a 5-Year FCI and a 10-Year FCI. 'Standard' reports will run based upon the 1-Year FCI Window setting in the database.

Facility Condition Assessment Report (FCA Report)

The work product resulting from completing a FCA is a FCA Report. The FCA Report presents the capital planning needs of an Asset (or of a group of Assets) and incorporates the information obtained during the Walk-Through Site Assessment Survey, the Document Review, and Interviews.

FCI Cost

The sum of needs, or Requirements, within a defined period of time. The numerator in the FCI calculation. Includes both past due deferred maintenance, and anticipated capital renewal needs.

FCI Window

The length of time, in years, included in the calculation of the sum of FCI Costs, or needs, which are established by Requirements. Requirements which are expected to become due within the FCI window, are included in the sum of FCI Costs. In early 2021, the current FCI window within the VFA.facility DGS database is 1 year; but the database is also setup to calculate and report on a 5-year FCI and a 10-year FCI.

Lifetime or Useful Life

The number of years a System is expected to be useful, given normal maintenance. Also see 'Remaining Useful Life.'

Physical Deficiencies

In customary practice for conducting a baseline FCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies mean the presence of conspicuous defects or deferred maintenance of a subject property's material systems, components, or equipment as observed during the assessor's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance or misc. minor repairs (valued under \$5000). Within VFA.facility Physical Deficiencies are termed "Requirements". And Requirements are further broken down into 'Renewal Requirements' and 'Non-Renewal Requirements'.

Planning Window

The normal forward-looking capital budget planning cycle period of time, in years. With VFA.facility, the Planning Window controls the length of the list of Requirements visible on the screen within the database. Currently set at 10 years.

Priority (Requirement Priority)

The time and/or sense of urgency as the basis to perform an Action and resolve a Requirement. For time-based repetitive System Renewals, Priority is determined by the number of years remaining in the Useful Life of the System. For custom-written renewals, Priority also carries the sense of importance of the required capital expenditure. The table below shows the parameters for Priority settings within the VFA.facility database as of January 2021.

Priority Name	Year Offset (in Reports)	Applies to Renewal Requirements?
Priority 1 – Due within 1 year	1	Yes
Priority 2 – Due within 2 Years of Inspection	2	Yes
Priority 3 – Due within 3-5 Years of Inspection	5	Yes
Priority 4 – Due within 6-10 years	10	Yes
Priority 5 – Not Time-Based	Not Applicable	No

Present Value (PV)

An approach used in capital budgeting that compares the current value of a dollar versus the value of that same dollar in the future after discounting. Net Present Value (NPV) is calculated by removing the accumulated inflation over the funding period.

R.S. Means™

Industry-standard construction cost data source. Commonly used in the USA for construction cost estimating. RS Means is a division of The Gordian Companies, which is owned by Accruent, LLC, which in turn is held by Fortive Corporation based in Seattle, Washington.

RS Means Line Item

A discrete value in the detailed cost of a System. It includes the class, the code, the description, the number of units, the unit of measurement, a cost per unit and a total, which includes Overhead and Profit for the given trade.

Record

A collection of data about your facility. It contains all the information for an item, such as a campus or asset.

Renewal Cost

The cost of replacing a System as it reaches or exceeds the end of its useful life. (If a renewal is further than 10 years in the future, it will not appear in the standard Requirement List reports. The values further in the future however are calculated and reflected in funding analysis forecast reports.)

Requirement

A Requirement is a facility need or a deficient condition that should be addressed, including deferred maintenance, code issues, functional requirements, and capital improvements. Requirement records are created underneath the Asset where the condition occurs. Each Requirement should have an Action, which is a remedy for the condition that includes itemized cost estimates. The estimated cost of the Requirement is taken directly from its prime Action. See Actions.

Size (Asset Size or Area)

The gross area of an asset in square feet or in square meters. The accuracy of the size calculation affects the asset's replacement value.

System

An assembly, a major item of equipment, an element of a building, and/or a collection of similar finishes, fixtures, one or more pieces of equipment, or other components that makes up an asset. Examples: Ceilings of different types are individual Systems; lighting of a certain age and type is a System; air-conditioning ductwork is a System.

System Condition Index (SCI)

The System Condition Index (SCI) is a benchmarking matrix that measures the relative condition of a System, similar to FCI. $SCI = \$ FCI Requirement Costs for a particular System (divided by) \$ System Replacement Cost$. For example: A System with a Replacement Cost of \$50,000 and linked FCI-categorized Requirements of \$10,000 has an SCI of 0.20 (\$10,000/\$50,000).

System Model

The relevant information for each System in an asset, including age, remaining life, quantity, description, and value.

System Renewal

The replacement or significant rehabilitation of a System as it reaches or exceeds the end of its useful life.

Uniformat™

Uniformat is a system of organizing the products and materials that go into buildings and other construction projects. Uniformat is promulgated by the Construction Specifications Institute (CSI) and is widely used in North America. Uniformat II is the current version and has four levels of classifications of asset systems.

Years Remaining or 'Remaining Useful Life'

The number of years of the system's service life estimated to be remaining at the time of inspection. Years Remaining is used to calculate the year the next System Renewal is expected to be required.

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 both DGS and The Contractor.

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. The Contractor 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 practice as outlined in ASTM Standard E 2018-15 for FCA work. 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, geo-technical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed by The Contractor concerning these matters. The Contractor did not design nor construct the building(s) or related structures and therefore is not 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 cost estimates 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. Cost estimates presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, The Contractor has been required to assume that the information provided is accurate and is not 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, The Contractor requests that this information be brought to the attention of DGS.

The cost estimates are intended for general budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a thorough design process under the guidance of a licensed design professional, which typically includes 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.

Building Detail Report

By Asset Name

Region: _Work in Progress **Building:** 5th District MPD HQ
Agency: MPD - Spectrum 2021 - Second Task Order **Building Number:** MPD5T57

Buildings are ordered by Asset Name **Currency:**

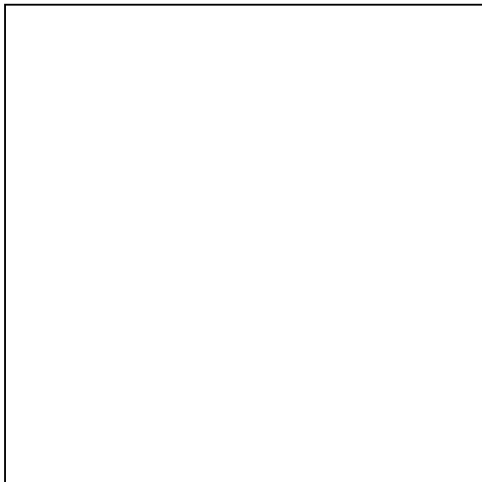
Statistics

FCI Cost:	637,251	FCI:	0.07
FCI 5 Year Cost:	4,391,539	FCI 5 Year:	0.45
FCI 10 year Cost:	9,513,289	FCI 10 Year:	0.98
RI Cost:	9,713,169	RI:	1.00
Total Requirements Cost:	9,713,171		
Current Replacement Value:	9,734,210	Date of most Recent Assessment:	-

Type	Building	Construction Type	IBC - Type II A
Area	41,667 SF	Historical Category	None
Use	Public Safety	City	WASHINGTON
Floors	3	State/Province/Region	UNITED STATES OF AMERICA
Address 1	1805 BLADENSBURG ROAD NE	Zip/Postal Code	20002
Address 2	-	Architect	-
Year Constructed	1973	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	District Owned		

Active Assessment?: No

Photo



Front Elevation

Building Description

The District of Columbia Metropolitan Police Department 5th District Headquarters located at 1805 Bladensburg Road in Northeast (NE) Washington, DC (“the Property”) consists of a two-story (plus walk-out basement) concrete and steel-framed office building. The Property also contains a detached vehicle maintenance building, and a scooter storage structure located at the rear of the main building. The Property is contained upon a 2.51-acre (114,172 gross square feet) site bounded at the northwest side by Bladensburg Road NE and at the northeast side by T Street NE. The Property was developed in circa 1973. The main building contains a measured gross floor area of 41,667 square feet. The vehicle maintenance building contains a measured gross floor area of 1,520 square feet. The scooter storage building contains a measured gross floor area of 768 square feet.

Occupancy Type

In accordance with Section 304.1 of the 2012 edition of the International Building Code (IBC), the building occupancy is classified as Business Group B for the administrative areas only and I-3 Institutional Group for the holding cells per Chapter 6, Section 601 the building construction is Type 2A (Protected, Non Combustible) as determined from field observations. The building appeared to be compliant with the requirements of the IBC with the exception of a lack of compliance with disabled access requirements.

Architectural

The building contained a walk-out basement level. The basement has exposed exterior walls on the south and west sides of the building. The basement floor consisted of a 5” thick cast-in-place concrete slab placed over a vapor barrier and compacted gravel fill. The vehicle maintenance building floor consisted of a 5” thick cast-in-place concrete slab placed over a vapor barrier and compacted gravel fill. The upper floors and roof of the building consisted of mild-steel conventionally-reinforced concrete flat panel floor slabs ranging in thickness from five to seven inches. Slabs were supported on a network of steel beams and concrete columns and load bearing concrete masonry unit (CMU) walls. The superstructure of the vehicle maintenance building consisted of structural CMU walls supporting the concrete roof structure. The vehicle fueling station canopy was constructed of steel pipe columns supporting steel beams and the roof structure, which consisted of a corrugated metal roof deck supporting the roof system.

The main building’s exterior wall system consisted of a clay brick veneer with a CMU backup. The back-up and veneer was supported by the structural floor slabs with lateral bracing provided by the network of structural concrete beams and CMU walls. The second floor was enclosed by a painted steel panel curtain wall system supported between metal clad concrete columns and exposed steel beams. A portion of the basement floor on the south and west sides of the building extended beyond the first floor, creating an exterior plaza area above that portion of the basement. The plaza is covered with 24” x 24” precast concrete pavers and had internal drains.

The building contains a total of 128 windows. All of the windows are aluminum-framed double glazed units. Windows consist of fixed square and rectangular single mullied window units. The windows appear to be mechanically attached to the adjacent structural steel beams at the second floor of the building. First floor windows are mechanically attached to the adjacent brick enclosure system.

The Property contained three primary roofing systems. These consisted of low-slope roof areas over the main building, the vehicle maintenance building and the vehicle fueling station. The primary low slope roofs over the main building were finished with a three-ply asphaltic-based built-up roofing system with a hot-mopped SBS modified bitumen cap sheet. The low-slope roof appears to be installed over rigid tapered insulation installed directly to the structural concrete deck. The vehicle maintenance roofing system consisted of a fluid applied asphaltic membrane applied over a concrete deck and covered with rigid insulation and pedestal mounted 24” x 24” precast pavers. The roof drains to two roof drains, which discharge below grade into the storm water sewer system.

HVAC

Interior spaces are cooled by a chilled water system consisting of a chiller, cooling tower, air handler units (AHU) and variable air volume (VAV) terminal boxes. The system is controlled by a basic Siemens Apogee building automation system. Hot water is produced by two dual-fuel hot-water boilers. Water from the boilers is routed to perimeter fin tube heaters and to the coils contained within the air handling units.

Plumbing

Domestic water is supplied at City pressure to a network of copper pipes. Domestic hot water is supplied by a tank-type gas-fired water heaters. Sanitary piping consists of a combination of PVC and cast iron. Storm water consists of cast iron.

Fire Protection

The building is not served by a fire suppression sprinkler system. Standpipes are provided within the stairwells. Fire alarm and detection consists of an addressable fire alarm control panel which connects to various pull stations, strobes and horns.

Electrical

Electrical service is supplied at 208/120 volts to a 2000-amp main distribution panel. The building also contains numerous interior and exterior closed circuit television cameras.

Elevators

The building is not served by an elevator.

Replacement Value Based on System Cost with Overheads

Worksheet Costs

Name	Cost
RDUFRESNE_1597849723460	9,734,210
Subtotal	9,734,210

Overhead Costs

Description	Cost
	0
Total Replacement Value Based on Worksheet Cost with Overheads	9,734,210

Region: _Work in Progress

Agency: MPD - Spectrum 2021 - Second Task Order

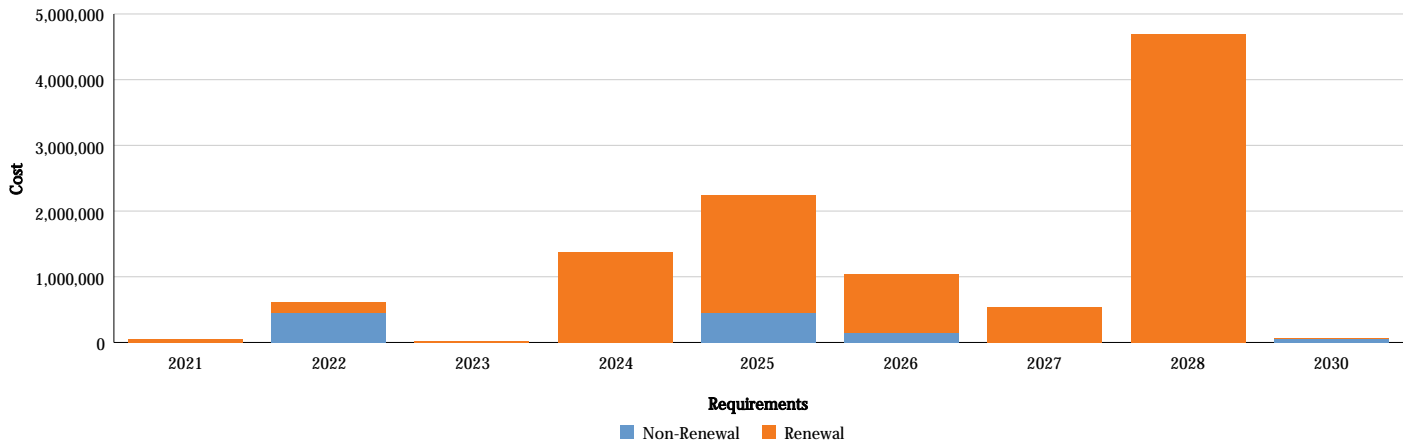
Currency:

Period: 10 years

Inflation: %

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Building: 5th District MPD HQ

Year	Renewal Requirements	Non-Renewal Requirements	Total
2021	59,403	0	59,403
2022	152,647	456,879	609,526
2023	24,886	0	24,886
2024	1,377,183	0	1,377,183
2025	1,795,804	445,182	2,240,986
2026	887,972	144,914	1,032,886
2027	542,508	0	542,508
2028	4,689,641	0	4,689,641
2030	0	62,579	62,579
Total	9,530,044	1,109,554	10,639,598

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2021	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	G2041 - Fences and Gates	Entrance Gates Renewal	33,325	0	33,325
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5038 - Security and Detection Systems	Security System - CCTV Video Renewal	26,078	0	26,078
					Subtotal for 2021	59,403	0	59,403
2022	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5022 - Lighting Equipment	Light Poles - Missing Covers - Parking Lot	0	6,976	6,976
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2010 - Exterior Walls	Brick Wall - Failed Brick - Site Perimeter	0	73,556	73,556
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3050 - Terminal and Package Units	Ductless Split System - 1.5 Ton Renewal	8,632	0	8,632
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ		Sanitary Waste Piping - On-Going Failure - Throughout	0	32,924	32,924
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ		Storm Water Piping - On-Going Failure - Throughout	0	61,655	61,655
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Air Handling Unit - Deferred Maintenance - AHU # 3	0	7,659	7,659
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Air Handling Unit - Deferred Maintenance - AHU # 4	0	7,659	7,659
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ		Door Hardware - Missing / Poorly Operating Keys - Throughout Interior	0	54,623	54,623
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	G2033 - Exterior Steps	Concrete Steps - Settlement - Rear Elevation	0	4,925	4,925
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ		Piping Systems - On-Going Failure - All Systems	0	47,293	47,293
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Air Handling Unit - Deferred Maintenance - AHU # 2	0	7,659	7,659
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3021 - Boilers	Oil-Gas Fired Hot Water Boiler # 1 (1,154 MBH) Renewal	72,007	0	72,007
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3021 - Boilers	Oil-Gas Fired Hot Water Boiler # 2 (1,154 MBH) Renewal	72,007	0	72,007
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ		Domestic Water Piping - On-Going Failure - Throughout	0	59,584	59,584
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Air Handling Unit - Deferred Maintenance - AHU # 1	0	7,659	7,659
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ		Mechanical Room - Extensive Storage - 2nd Floor	0	4,520	4,520

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2022	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2010 - Exterior Walls	Steel Lintel - Sectional Corrosion - Exterior Louver	0	6,898	6,898
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ		HVAC System – Poor Balancing & Operation – Throughout	0	73,291	73,291
					Subtotal for 2022	152,647	456,879	609,526
2023	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2020 - Exterior Windows	Sealants at Brick Veneer & Cap Stones Renewal	24,886	0	24,886
					Subtotal for 2023	24,886	0	24,886
2024	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C3020 - Floor Finishes	Cell Block Epoxy Flooring Renewal	35,413	0	35,413
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C3020 - Floor Finishes	VCT (12" x 12") Renewal	318,206	0	318,206
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C3020 - Floor Finishes	Ceramic Floor Tile (Restrooms & Shower Rooms) Renewal	76,839	0	76,839
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C3020 - Floor Finishes	Carpet Tile (Commanders & Captain Offices) Renewal	17,625	0	17,625
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3060 - Controls and Instrumentation	Variable Frequency Drive - AHU # 1 Renewal	8,146	0	8,146
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2030 - Exterior Doors	Sally Port Overhead Rolling Doors - Electric Operation - Large Renewal	34,992	0	34,992
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D2010 - Plumbing Fixtures	Restroom Fixtures - Multi-Stall Restrooms Renewal	283,881	0	283,881
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3060 - Controls and Instrumentation	Variable Frequency Drive - AHU # 4 Renewal	8,146	0	8,146
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3060 - Controls and Instrumentation	Variable Frequency Drive - AHU # 2 Renewal	8,146	0	8,146
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C3010 - Wall Finishes	Painted Finish Renewal	126,185	0	126,185
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2030 - Exterior Doors	Door Assembly - Pair - Aluminum Storefront Renewal	44,786	0	44,786
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C1030 - Fittings	Toilet Partitions - Painted Steel Renewal	44,353	0	44,353
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2030 - Exterior Doors	Door Assembly - Single - Hollow Metal (Vehicle Maintenance Building) Renewal	7,914	0	7,914
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C3010 - Wall Finishes	Ceramic Wall Tile (Restrooms & Shower Rooms) Renewal	267,792	0	267,792

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2024	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3060 - Controls and Instrumentation	Variable Frequency Drive - AHU # 4 Renewal	8,146	0	8,146
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3060 - Controls and Instrumentation	Variable Frequency Drive - AHU # 3 Renewal	8,146	0	8,146
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D2010 - Plumbing Fixtures	Restroom Fixtures - Single Restrooms Renewal	37,851	0	37,851
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3060 - Controls and Instrumentation	Variable Frequency Drive - Chiller Renewal	8,146	0	8,146
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3060 - Controls and Instrumentation	Variable Frequency Drive - AHU # 3 Renewal	8,146	0	8,146
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2030 - Exterior Doors	Overhead Sectional Doors (Vehicle Maintenance Building) Renewal	16,405	0	16,405
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2030 - Exterior Doors	Door Assembly - Single - Hollow Metal (Main Building) Renewal	7,914	0	7,914
					Subtotal for 2024	1,377,183	0	1,377,183
2025	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	HVAC Pump - Chilled Water - Base-Mounted - 7.5 HP Renewal	18,979	0	18,979
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2020 - Exterior Windows	Exterior Curtain Wall - Failed Painted Surface - 2nd Floor	0	175,041	175,041
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2020 - Exterior Windows	Aluminum Windows Renewal	1,119,116	0	1,119,116
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2020 - Exterior Windows	Exterior Curtain Wall - Corroded - 2nd Floor	0	84,877	84,877
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3060 - Controls and Instrumentation	DDC System Renewal	413,598	0	413,598
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2030 - Exterior Doors	Door Assembly - Pair - Hollow Metal Renewal	15,956	0	15,956
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B2030 - Exterior Doors	Door Assembly - Single - Aluminum Storefront Renewal	22,527	0	22,527
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	G2020 - Parking Lots	Asphalt Parking Lot & Roadway - Wearing Surface Deteriorated - All Parking Areas	0	185,265	185,265
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	HVAC Pump - Condenser Water - Base-Mounted - 10 HP Renewal	25,911	0	25,911
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5092 - Emergency Light and	Emergency Generator - 115kW	179,717	0	179,717

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2025		Task Order		Power Systems	- Diesel Renewal			
Subtotal for 2025						1,795,804	445,182	2,240,986
2026	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Air Handling Unit – Refurbishment – AHU # 2	0	36,229	36,229
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3030 - Cooling Generating Systems	Chiller - Helical-Rotary Liquid - 150 Ton Renewal	468,548	0	468,548
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Air Handling Unit – Refurbishment – AHU # 3	0	36,229	36,229
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B30 - Roofing	Modified Bitumen Roof (Vehicle Maintenance Building) Renewal	53,666	0	53,666
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Air Handling Unit – Refurbishment – AHU # 4	0	36,229	36,229
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Air Handling Unit – Refurbishment – AHU # 1	0	36,229	36,229
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	F1045 - Liquid and Gas Storage Tanks	Diesel Storage Tank - 250 Gallons (Emergency Generator) Renewal	13,537	0	13,537
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5038 - Security and Detection Systems	Security System - Access Control System Renewal	352,222	0	352,222
Subtotal for 2026						887,972	144,914	1,032,886
2027	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5037 - Fire Alarm Systems	Fire Alarm System - FACP Renewal	45,333	0	45,333
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5033 - Telephone Systems	Telephone System Renewal	331,916	0	331,916
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C3020 - Floor Finishes	Rubber Flooring Renewal	31,567	0	31,567
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D2020 - Domestic Water Distribution	Packaged Indirect Fire Water Heater Renewal	70,539	0	70,539
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5037 - Fire Alarm Systems	Fire Alarm System - Annunciator Renewal	13,028	0	13,028
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D2018 - Drinking Fountains and Coolers	Water Coolers (Wall-Mounted Dual-Height) Renewal	34,124	0	34,124
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Exhaust Fan - Large (6000 CFM) - EF2 Renewal	13,226	0	13,226
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Exhaust Fan - Small (570 CFM) - EF1 Renewal	2,775	0	2,775
Subtotal for 2027						542,508	0	542,508

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2028	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C3030 - Ceiling Finishes	ACT System - Standard Renewal	889,744	0	889,744
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5022 - Lighting Equipment	Lighting Fixtures Renewal	759,486	0	759,486
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	B30 - Roofing	EPDM Roof - Field Coated Renewal	521,175	0	521,175
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C1020 - Interior Doors	Double Swinging Doors - Commercial - Glazed Renewal	112,955	0	112,955
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices Renewal	714,028	0	714,028
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5092 - Emergency Light and Power Systems	Emergency Battery Pack Light Units & Illuminated Exit Signs Renewal	94,183	0	94,183
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D5012 - Low Tension Service and Dist.	Main Distribution Switchboard - 2000A 208Y/120V 3 Phase Renewal	321,767	0	321,767
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C1020 - Interior Doors	Double Swinging Doors - Commercial - Hollow Metal Renewal	267,765	0	267,765
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	C1020 - Interior Doors	Swinging Doors - Commercial - Hollow Metal Renewal	454,946	0	454,946
	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	D3040 - Distribution Systems	Perimeter Heat System - Finned-Tube - Hydronic Renewal	553,592	0	553,592
					Subtotal for 2028	4,689,641	0	4,689,641
2030	_Work in Progress	MPD - Spectrum 2021 - Second Task Order	5th District MPD HQ	G2020 - Parking Lots	Asphalt Parking Lot & Roadway - Life Cycle Maintenance - All Areas	0	62,579	62,579
					Subtotal for 2030	0	62,579	62,579
					Total	9,530,044	1,109,554	10,639,598

Element No.	Component Description	EUL (Yrs)	RUL (Yrs)	QTY	Units	Unit Cost	Plan Type	Priority	2021 Deferred	2022 Scheduled	2023 Scheduled	2024 Scheduled	2025 Scheduled	2026 Scheduled	2027 Scheduled	2028 Scheduled	2029 Scheduled	2030 Scheduled	Total
B2010	Brick Wall - Failed Brick - Site Perimeter	60	40	11710	SF	91.68	Deferred Maintenance	1 - Due within 1 Year of Inspection		\$70,254									\$70,254
	Steel Lintel - Sectional Corrosion - Exterior Louver	60	40	11710	SF	91.68	Deferred Maintenance	1 - Due within 1 Year of Inspection		\$6,588									\$6,588
B2020	Aluminum Windows Renewal	35	4	3780	SF	197.10	Capital Replacement	3 - Due within 5 Years of Inspection			\$931,298								\$931,298
	Exterior Curtain Wall - Corroded - 2nd Floor	30	20	7205	SF	223.10	Deferred Maintenance	3 - Due within 5 Years of Inspection		\$70,632									\$70,632
	Exterior Curtain Wall - Failed Painted Surface - 2nd Floor	30	20	7205	SF	223.10	Deferred Maintenance	3 - Due within 5 Years of Inspection		\$145,664									\$145,664
	Sealants at Brick Veneer & Cap Stones Renewal	20	2	390	LF	58.21	Deferred Maintenance	2 - Due within 2 Years of Inspection			\$22,702								\$22,702
B2030	Door Assembly - Pair - Aluminum Storefront Renewal	30	3	2	Each	15608.70	Capital Replacement	3 - Due within 5 Years of Inspection				\$39,022							\$39,022
	Door Assembly - Pair - Hollow Metal Renewal	25	4	1	Each	10622.46	Capital Replacement	3 - Due within 5 Years of Inspection					\$13,278						\$13,278
	Door Assembly - Single - Aluminum Storefront Renewal	30	4	2	Each	7498.42	Capital Replacement	3 - Due within 5 Years of Inspection					\$18,746						\$18,746
	Door Assembly - Single - Hollow Metal (Main Building) Renewal	25	3	1	Each	5516.50	Capital Replacement	3 - Due within 5 Years of Inspection					\$6,896						\$6,896
	Door Assembly - Single - Hollow Metal (Vehicle Maintenance Building) Renewal	25	3	1	Each	5516.50	Capital Replacement	3 - Due within 5 Years of Inspection					\$6,896						\$6,896
	Overhead Sectional Doors (Vehicle Maintenance Building) Renewal	30	3	3	Each	3811.66	Capital Replacement	3 - Due within 5 Years of Inspection					\$14,294						\$14,294
	Sally Port Overhead Rolling Doors - Electric Operation - Large Renewal	30	3	2	Each	12195.18	Capital Replacement	3 - Due within 5 Years of Inspection					\$30,488						\$30,488
B30	Coal Tar Pitch Membrane at Terrace Deck Renewal	25	10	9877	SF	103.53	Capital Replacement	4 - Due within 10 Years of Inspection											
	EPDM Roof - Field Coated Renewal	25	7	12580	SF	24.03	Capital Replacement	4 - Due within 10 Years of Inspection											
	Modified Bitumen Roof (Vehicle Maintenance Building) Renewal	25	5	1420	SF	24.03	Capital Replacement	3 - Due within 5 Years of Inspection						\$42,654					\$42,654
C1020	Double Swinging Doors - Commercial - Glazed Renewal	50	7	2	Each	32759.58	Capital Replacement	4 - Due within 10 Years of Inspection											\$81,899
	Double Swinging Doors - Commercial - Hollow Metal Renewal	50	7	22	Each	7059.32	Capital Replacement	4 - Due within 10 Years of Inspection											\$194,145
	Swinging Doors - Commercial - Hollow Metal Renewal	50	7	76	Each	3472.24	Capital Replacement	4 - Due within 10 Years of Inspection											\$329,863
C1030	Toilet Partitions - Painted Steel Renewal	40	3	15	Each	2061.04	Capital Replacement	3 - Due within 5 Years of Inspection											\$38,645
C3010	Ceramic Wall Tile (Restrooms & Shower Rooms) Renewal	40	3	6090	SF	30.65	Capital Replacement	3 - Due within 5 Years of Inspection											\$233,323
	Painted Finish Renewal	15	3	43115	SF	2.04	Capital Replacement	3 - Due within 5 Years of Inspection											\$109,943
C3020	Carpet Tile (Commanders & Captain Offices) Renewal	10	3	1564	SF	7.86	Capital Replacement	3 - Due within 5 Years of Inspection											\$15,357
	Cell Block Epoxy Flooring Renewal	40	3	1100	SF	22.44	Capital Replacement	3 - Due within 5 Years of Inspection											\$30,855
	Ceramic Floor Tile (Restrooms & Shower Rooms) Renewal	50	3	2266	SF	23.64	Capital Replacement	3 - Due within 5 Years of Inspection											\$66,949
	Rubber Flooring Renewal	10	6	1146	SF	13.85	Capital Replacement	4 - Due within 10 Years of Inspection							\$23,964				\$23,964
	VCT (12" x 12") Renewal	20	3	26749	SF	7.72	Capital Replacement	3 - Due within 5 Years of Inspection											\$277,248
C3030	ACT System - Standard Renewal	20	7	37290	SF	13.84	Capital Replacement	4 - Due within 10 Years of Inspection											\$645,117
D2010	Restroom Fixtures - Multi-Stall Restrooms Renewal	30	3	15	Each	13191.52	Capital Replacement	3 - Due within 5 Years of Inspection											\$247,341
	Restroom Fixtures - Single Restrooms Renewal	30	3	4	Each	6595.76	Capital Replacement	3 - Due within 5 Years of Inspection											\$32,979
D2018	Water Coolers (Wall-Mounted Dual-Height) Renewal	20	6	4	Each	5180.88	Capital Replacement	4 - Due within 10 Years of Inspection											\$25,904
D2020	Package Indirect Fire Water Heater Renewal	25	6	1	Each	47811.16	Capital Replacement	4 - Due within 10 Years of Inspection							\$25,904				\$53,549
	Water Heater - Gas - Commercial 100 Gallons Renewal	15	10	1	Each	13654.55	Capital Replacement	4 - Due within 10 Years of Inspection											\$53,549
D3021	Oil-Gas Fired Hot Water Boiler # 1 (1.154 MBH) Renewal	25	1	1	Each	55019.72	Capital Replacement	1 - Due within 1 Year of Inspection			\$68,775								\$68,775
	Oil-Gas Fired Hot Water Boiler # 2 (1.154 MBH) Renewal	25	1	1	Each	55019.72	Capital Replacement	1 - Due within 1 Year of Inspection			\$68,775								\$68,775
D3030	Chiller - Helical-Rotary Liquid - 150 Ton Renewal	28	5	1	Each	297927.32	Capital Replacement	3 - Due within 5 Years of Inspection											\$372,409
D3040	Air Handling Unit - Deferred Maintenance - AHU # 1	30	20	1	Each	77470.71	Deferred Maintenance	1 - Due within 1 Year of Inspection		\$7,315									\$7,315
	Air Handling Unit - Deferred Maintenance - AHU # 2	30	20	1	Each	64558.93	Deferred Maintenance	1 - Due within 1 Year of Inspection		\$7,315									\$7,315
	Air Handling Unit - Deferred Maintenance - AHU # 3	30	20	1	Each	115246.94	Deferred Maintenance	1 - Due within 1 Year of Inspection		\$7,315									\$7,315
	Air Handling Unit - Deferred Maintenance - AHU # 4	30	20	1	Each	115246.94	Deferred Maintenance	1 - Due within 1 Year of Inspection		\$7,315									\$7,315
	Air Handling Unit - Refurbishment - AHU # 1	30	20	1	Each	77470.71	Capital Replacement	4 - Due within 10 Years of Inspection							\$28,795				\$28,795
	Air Handling Unit - Refurbishment - AHU # 2	30	20	1	Each	64558.93	Capital Replacement	4 - Due within 10 Years of Inspection							\$28,795				\$28,795
	Air Handling Unit - Refurbishment - AHU # 3	30	20	1	Each	115246.94	Capital Replacement	4 - Due within 10 Years of Inspection							\$28,795				\$28,795
	Air Handling Unit - Refurbishment - AHU # 4	30	20	1	Each	115246.94	Capital Replacement	4 - Due within 10 Years of Inspection							\$28,795				\$28,795
	Exhaust Fan - Large (6000 CFM) - EF2 Renewal	40	6	1	Each	8032.18	Capital Replacement	4 - Due within 10 Years of Inspection							\$10,040				\$10,040
	Exhaust Fan - Small (570 CFM) - EF1 Renewal	40	6	1	Each	1685.12	Capital Replacement	4 - Due within 10 Years of Inspection							\$2,106				\$2,106
	HVAC Pump - Chilled Water - Base-Mounted - 7.5 HP Renewal	30	4	1	Each	12635.06	Capital Replacement	3 - Due within 5 Years of Inspection						\$15,794					\$15,794
	HVAC Pump - Condenser Water - Base-Mounted - 10 HP Renewal	30	4	1	Each	17250.14	Capital Replacement	3 - Due within 5 Years of Inspection						\$21,563					\$21,563
	Perimeter Heat System - Finned-Tube - Hydronic Renewal	25	7	1770	Each	174.44	Capital Replacement	4 - Due within 10 Years of Inspection											\$401,386
D3050	Ductless Split System - 1.5 Ton Renewal	15	1	1	Each	6595.94	Capital Replacement	1 - Due within 1 Year of Inspection			\$8,245								\$8,245
D3060	DDC System Renewal	20	4	1	Each	275347.76	Capital Replacement	3 - Due within 5 Years of Inspection						\$344,185					\$344,185
	Variable Frequency Drive - AHU # 1 Renewal	12	3	1	Each	5678.22	Capital Replacement	3 - Due within 5 Years of Inspection							\$7,098				\$7,098
	Variable Frequency Drive - AHU # 2 Renewal	12	3	1	Each	5678.22	Capital Replacement	3 - Due within 5 Years of Inspection							\$7,098				\$7,098
	Variable Frequency Drive - AHU # 3 Renewal	12	3	1	Each	5678.22	Capital Replacement	3 - Due within 5 Years of Inspection							\$14,196				\$14,196
	Variable Frequency Drive - AHU # 4 Renewal	12	3	1	Each	5678.22	Capital Replacement	3 - Due within 5 Years of Inspection							\$14,196				\$14,196
	Variable Frequency Drive - Chiller Renewal	12	3	1	Each	5678.22	Capital Replacement	3 - Due within 5 Years of Inspection							\$7,098				\$7,098
D5012	Main Distribution Switchboard - 200A 208Y/120V 3 Phase Renewal	40	7	1	Each	186640.00	Deferred Maintenance	4 - Due within 10 Years of Inspection											\$233,300
D5021	Branch Wiring - Equipment & Devices Renewal	40	7	41667	SF	9.94	Capital Replacement	4 - Due within 10 Years of Inspection											\$517,712
D5022	Light Poles - Missing Covers - Parking Lot	20	11	12	Each	7346.28	Deferred Maintenance	1 - Due within 1 Year of Inspection			\$6,663								\$6,663
D5033	Lighting Fixtures Renewal	20	7	41667	SF	10.57	Capital Replacement	4 - Due within 10 Years of Inspection											\$550,672
	Telephone System Renewal	10	6	41667	SF	4.34	Capital Replacement	4 - Due within 10 Years of Inspection											\$251,970
D5037	Fire Alarm System - Annunciator Renewal	15	6	1	Each	7912.30	Capital Replacement	4 - Due within 10 Years of Inspection											\$9,890
	Fire Alarm System - FACP Renewal	15	6	1	Each	27531.32	Capital Replacement	4 - Due within 10 Years of Inspection											\$34,414
D5038	Security System - Access Control System Renewal	10	5	41667	SF	5.38	Capital Replacement	3 - Due within 5 Years of Inspection											\$279,952
	Security System - CCTV Video Renewal	10	0	24	Each	869.28	Capital Replacement	1 - Due within 1 Year of Inspection		\$26,078									\$26,078
D5092	Automatic Transfer Switch Renewal	20	10	1	Each	3969.18	Capital Replacement	4 - Due within 10 Years of Inspection											
	Emergency Battery Pack Light Units & Illuminated Exit Signs Renewal	10	7	41667	SF	1.31	Capital Replacement	4 - Due within 10 Years of Inspection											\$68,288
	Emergency Generator - 115kW - Diesel Renewal	20	4	1	Each	119644.30	Capital Replacement	3 - Due within 5 Years of Inspection						\$149,555					\$149,555
F1045	Diesel Storage Tank - 250 Gallons (Emergency Generator) Renewal	25	5	1	Each	10753.44	Capital Replacement	3 - Due within 5 Years of Inspection											\$10,759
G2020	Asphalt Parking Lot & Roadway - Life Cycle Maintenance - All Areas	25	20	7982	SY	69.16	Capital Replacement	4 - Due within 10 Years of Inspection											\$41,391
	Asphalt Parking Lot & Roadway - Wearing Surface Deteriorated - All Parking Areas	25	20	7982	SY	69.16	Deferred Maintenance	3 - Due within 5 Years of Inspection							\$154,172				\$154,172
G2033	Concrete Steps - Settlement - Rear Entrance	30	11	9	Each	1861.44	Capital Replacement	1 - Due within 1 Year of Inspection											\$4,704
G2041	Entrance Gates Renewal	30	0	60	LF	555.42	Deferred Maintenance	1 - Due within 1 Year of Inspection		\$33,325									\$33,325
	Domestic Water Piping - On-Going Failure - Throughout						Capital Replacement	1 - Due within 1 Year of Inspection		\$56,9									

Region:

_Work in Progress

Agency:

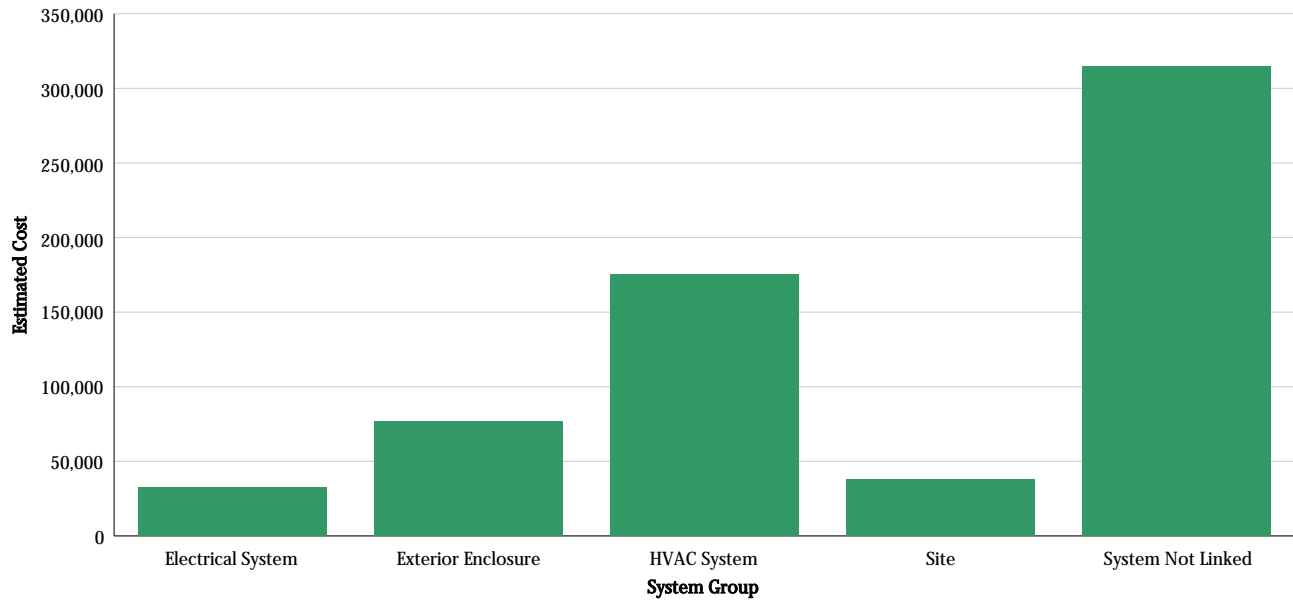
MPD - Spectrum 2021 - Second Task Order

Building:

5th District MPD HQ-MPD5T57

Currency:

System Group	Percentage of Total Cost	Estimated Cost
Electrical System	5%	32,741
Exterior Enclosure	12%	76,842
HVAC System	27%	175,055
Site	6%	38,029
System Not Linked	49%	314,584
Total		637,251



Region:

_Work in Progress

Agency:

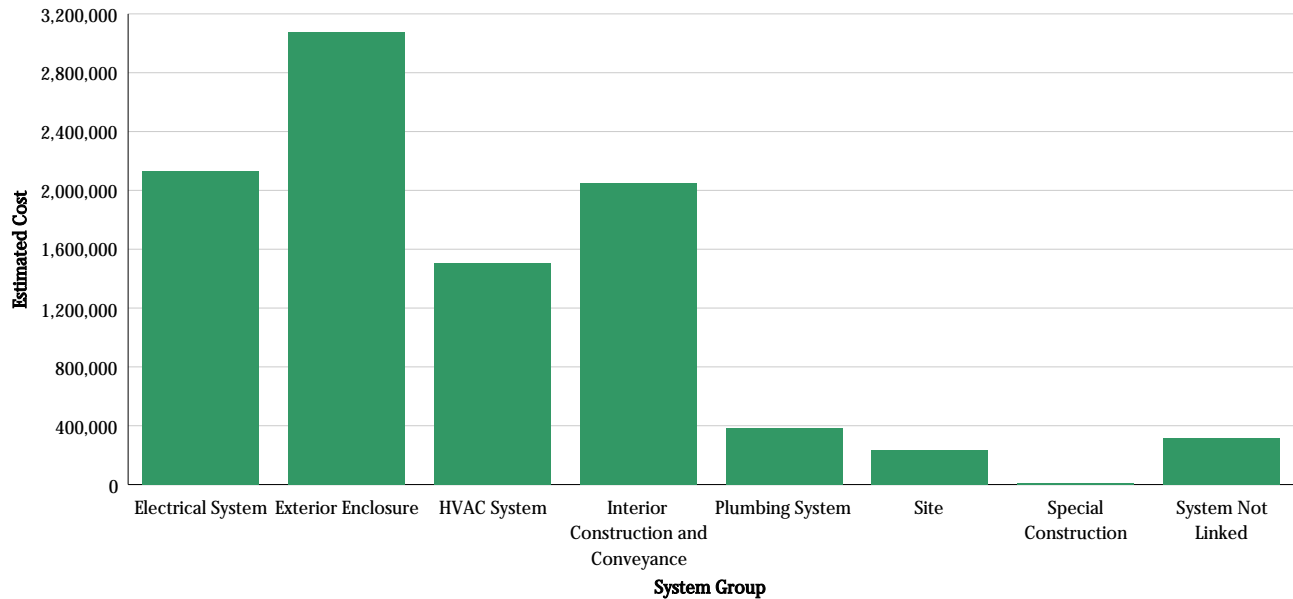
MPD - Spectrum 2021 - Second Task Order

Building:

5th District MPD HQ-MPD5T57

Currency:

System Group	Percentage of Total Cost	Estimated Cost
Electrical System	22%	2,133,455
Exterior Enclosure	32%	3,075,486
HVAC System	16%	1,507,404
Interior Construction and Conveyance	21%	2,047,308
Plumbing System	4%	386,266
Site	2%	233,592
Special Construction	0%	10,759
System Not Linked	3%	318,901
Total		9,713,171



Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Main Distribution Switchboard - 2000A 208Y/120V 3 Phase
Quantity:	1.00	Lifetime:	40
Unit Cost:	186,640.00	Years Remaining:	7 (Observed)
Replacement Cost:	186,640.00	% Used:	82% (Observed)
Unit of Measure:	Each	Year Installed:	1973
System Condition Rating:	Good	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	233,300.00

Description

The building receives electrical service from a pad-mounted transformer supplied by Potomac Electric Power Company (PEPCO) located on the south side of the main building. Service characteristics are 277/480-volts, 3-phase, 4-wire. Underground ducts are routed from the utility company's transformer to a 2,000-amp main switchboard in the Main Electrical Room adjacent to the basement level Central Plant. Large motors in the building (e.g. those serving the cooling tower fans, condenser water pumps, air-handling units) are supplied at the service voltage of 480-volts. Building fluorescent and HID lighting fixtures are served at 277-volts and circuited to the 480/277-volt system panelboards. General purpose receptacles, incandescent lighting fixtures, small motors, and miscellaneous power branch circuits are supplied from 208/120-volt system panelboards.

The system was in fair condition but of a considerable age. Preventing maintenance and arc flash should be completed as an operational expenditure. Assuming the completion of this work, full replacement of the system can be deferred until the five to ten year time-frame.

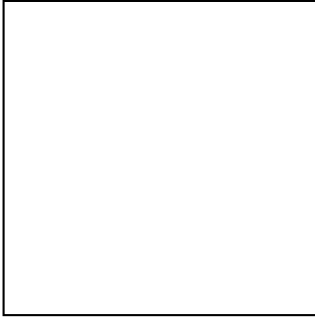
Inventory Fields

Inventory Tag Number:	0001425	Manufacturer:	ITE
Model Number:	Series 5	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Main Distribution Switchboard - 2000A 208Y/120V 3 Phase

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Main Distribution Switchboard - 2000A 208Y/120V 3 Phase Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	233,300.00
				Total	233,300.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5021 - Branch Wiring Devices	Name:	Branch Wiring - Equipment & Devices
Quantity:	41,667.00	Lifetime:	40
Unit Cost:	9.94	Years Remaining:	7 (Observed)
Replacement Cost:	414,169.98	% Used:	82% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	517,712.48

Description

Power distribution is accomplished using cables in conduit or prefabricated cable assemblies, such as Type MC cable. Observed wiring consists of copper conductors with thermoplastic insulation. Conduit types varied in the building based on area and usage. Rigid metal conduit is used in areas subject to constant moisture and physical damage. Electrical metallic tubing (EMT) is used in interior spaces. Type MC cables are used extensively for branch circuit wiring.

Wiring appeared to be in adequate condition. Replacement aligns with eventual replacement of the switchgear.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Branch Wiring - Equipment & Devices Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	517,712.00
Total					517,712.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5022 - Lighting Equipment	Name:	Lighting - Exterior - Pole-Mounted - LED (15' - Parking Lot)
Quantity:	12.00	Lifetime:	20
Unit Cost:	7,346.28	Years Remaining:	11 (Observed)
Replacement Cost:	88,155.36	% Used:	45% (Observed)
Unit of Measure:	Each	Year Installed:	2011
		Date Inspected:	Sep 6, 2021
		SCI:	0.08

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	110,194.20

Description

Lighting across the parking areas was provided by 15' tall steel light poles.

Several light poles contained missing access covers. See corresponding requirement entitled "Light Poles - Missing Covers - Parking Lot".

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Light Poles - Missing Covers - Parking Lot	Reliability	1 - Due within 1 Year of Inspection	Aric - Zito	Sep 6, 2022	6,663.00
Total					6,663.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5022 - Lighting Equipment	Name:	Lighting Fixtures
Quantity:	41,667.00	Lifetime:	20
Unit Cost:	10.57	Years Remaining:	7 (Observed)
Replacement Cost:	440,537.52	% Used:	65% (Observed)
Unit of Measure:	SF	Year Installed:	2000
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	550,671.91

Description

Fluorescent lighting is used throughout the building. Lamp and ballast types vary. Most fixtures seem to utilize the efficient type F32T8 lamps and electronic ballasts.

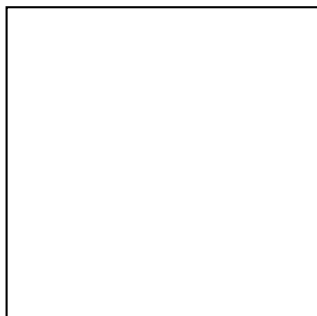
Ceiling mounted high-intensity discharge (HID) fixtures provide lighting in the multi-purpose room. Emergency egress lighting is provided by battery powered fixtures. Illuminated exit signs are installed at exit doors and along the path of egress. Lighting control is via local switching in the respective rooms.

System is in adequate condition. Replacement is life cycle driven and intended to align with replacement of the suspended ceiling system.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Lighting Fixtures

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Lighting Fixtures Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	550,672.00
				Total	550,672.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5033 - Telephone Systems	Name:	Telephone System
Quantity:	41,667.00	Lifetime:	10
Unit Cost:	4.84	Years Remaining:	6 (Observed)
Replacement Cost:	201,575.78	% Used:	40% (Observed)
Unit of Measure:	SF	Year Installed:	2011
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2027	Renewal Action FY:	2027
% Renew:	125.00	Renewal Action Cost:	251,969.72

Description

The building includes telecommunication infrastructure emanating from the point of provider demarcation to end user access points. System includes telephone outlet devices, copper wiring to device locations and wiring support hardware consisting of J-hooks. Telephone infrastructure equipment is located in the main electrical room.

System appears to be in adequate condition. Replacement is life-cycle driven.

Inventory Fields

Inventory Tag Number:	6696	Manufacturer:	tii
Model Number:	No ID	Serial Number:	No ID

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Telephone System Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2027	251,970.00
Total					251,970.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5037 - Fire Alarm Systems	Name:	Fire Alarm System - Annunciator
Quantity:	1.00	Lifetime:	15
Unit Cost:	7,912.30	Years Remaining:	6 (Observed)
Replacement Cost:	7,912.30	% Used:	60% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2027	Renewal Action FY:	2027
% Renew:	125.00	Renewal Action Cost:	9,890.38

Description

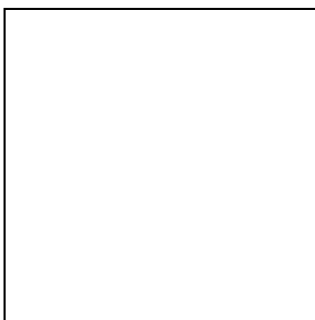
The building is served by an annunciator panel manufactured by QED. The panel is located at the entrance vestibule.

Panel is in good condition and still supported. Replacement date is aligns with replacement of the fire panel.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Fire Alarm System - Annunciator

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Fire Alarm System -	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2027	9,890.00

Name	Category	Priority	Inspector	Action Date	Cost
Annunciator Renewal					
				Total	9,890.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5037 - Fire Alarm Systems	Name:	Fire Alarm System - FACP
Quantity:	1.00	Lifetime:	15
Unit Cost:	27,531.32	Years Remaining:	6 (Observed)
Replacement Cost:	27,531.32	% Used:	60% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2027	Renewal Action FY:	2027
% Renew:	125.00	Renewal Action Cost:	34,414.15

Description

A fully addressable Edwards Systems Technology EST2 fire alarm system provides coverage throughout the building. The fire alarm control panel (FACP) is located in the main electrical room on the basement level and monitors manual pull stations, smoke and heat detectors located in mechanical, electrical rooms, common areas, and lobbies. The FACP drives visual (strobes) and audio (horn) devices located in the corridors, common areas in suites, exit stairs and provides local alarm throughout the building. The system also supervises the duct smoke detectors.

Panel is in good condition and still supported by the manufacturer.

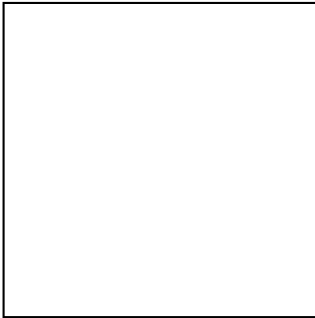
Inventory Fields

Inventory Tag Number:	0001424	Manufacturer:	Edwards System
Model Number:	EST2	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Fire Alarm System - FACP

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Fire Alarm System - FACP Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2027	34,414.00
Total					34,414.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5037 - Fire Alarm Systems	Name:	Fire Alarm System - Wiring and Devices
Quantity:	41,667.00	Lifetime:	15
Unit Cost:	8.16	Years Remaining:	16 (Observed)
Replacement Cost:	339,864.14	% Used:	0% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2037	Renewal Action FY:	2037
% Renew:	125.00	Renewal Action Cost:	424,830.17

Description

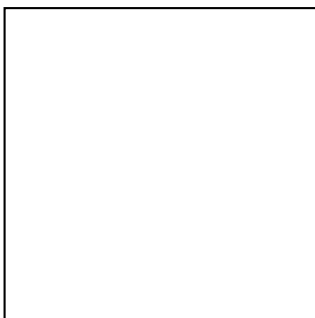
This building includes an average density fire alarm system. The fire alarm system includes: pull stations, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections. The fire alarm control panel is captured as a separate asset.

The wiring and devices appeared to be in good condition. However, the fire alarm panel (captured as a separate asset) is likely to require replacement within the next five to ten years. Devices should be programmed for replacement at that time to ensure compatibility.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Fire Alarm System - Wiring and Devices

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5038 - Security and Detection Systems	Name:	Security System - Access Control System
Quantity:	41,667.00	Lifetime:	10
Unit Cost:	5.38	Years Remaining:	5 (Observed)
Replacement Cost:	223,961.29	% Used:	50% (Observed)
Unit of Measure:	SF	Year Installed:	2015
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2026 Renewal Action FY: 2026
% Renew: 125.00 Renewal Action Cost: 279,951.61

Description

The building contains a proximity access control system at the main entrances. The system was manufactured by RS Technologies.
The current system is in fair condition.

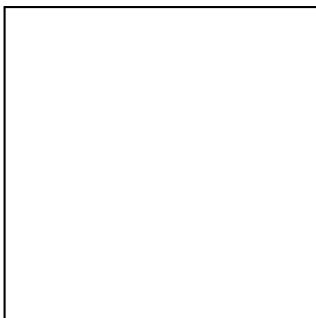
Inventory Fields

Inventory Tag Number: 6697 Manufacturer: RS Technologies
Model Number: No ID Serial Number: No ID

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Security System - Access Control System

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Security System - Access Control System Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2026	279,952.00
				Total	279,952.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5038 - Security and Detection Systems	Name:	Security System - CCTV Video
Quantity:	24.00	Lifetime:	10
Unit Cost:	869.28	Years Remaining:	0 (Observed)
Replacement Cost:	20,862.72	% Used:	100% (Observed)
Unit of Measure:	Each	Year Installed:	2011
		Date Inspected:	Sep 6, 2021
		SCI:	1.25

Renewal

Modeled Renewal FY:	2021	Renewal Action FY:	2021
% Renew:	125.00	Renewal Action Cost:	26,078.40

Description

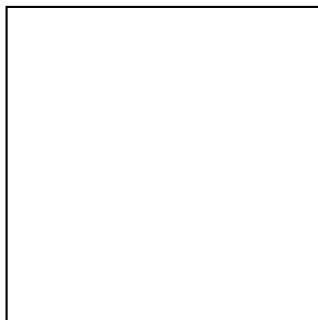
The building contains closed circuit television (CCTV) cameras at the interior and exterior areas.

The CCTV system is in poor condition, provides limited functionality and is obsolete. It should be replaced in the near-term.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Security System - CCTV Video

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Security System - CCTV Video	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Sep 6, 2021	26,078.00

Name	Category	Priority	Inspector	Action Date	Cost
Renewal					
				Total	26,078.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5090 - Other Electrical Systems	Name:	Solar Photovoltaic Array
Quantity:	1.00	Lifetime:	20
Unit Cost:	306,185.40	Years Remaining:	16 (Observed)
Replacement Cost:	306,185.40	% Used:	20% (Observed)
Unit of Measure:	Each	Year Installed:	2018
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2037	Renewal Action FY:	2037
% Renew:	125.00	Renewal Action Cost:	382,731.75

Description

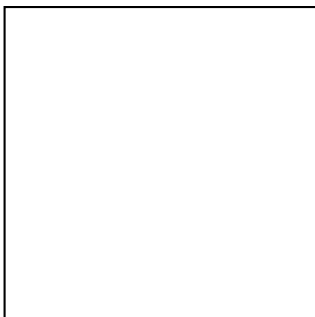
Roof mounted solar photovoltaic array. Includes solar panels, supports, disconnecting means, inverter, transfer switch, panelboard and associated feeder and raceway.

The solar array covers an area of approximately 7,600 square feet. This represents about 73 percent of the existing roof area. The array includes approximately 297 solar PV panels designed to generate approximately 106 megawatt hours (MWh) of electricity.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Solar Photovoltaic Array

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5090 - Other Electrical Systems	Name:	Solar Photovoltaic Inverter (# 1)
Quantity:	1.00	Lifetime:	15
Unit Cost:	3,957.88	Years Remaining:	11 (Observed)
Replacement Cost:	3,957.88	% Used:	27% (Observed)
Unit of Measure:	Each	Year Installed:	2018
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	4,947.35

Description

The building has a solar panel system with a solar inverter. The inverter was wall-mounted and consists of a 37 KW, 480 Vac, 1000 Vdc, 3-phase, non-isolated utility interactive inverter.

The system was in good condition. However, based upon anticipated system obsolescence, eventual replacement should be anticipated.

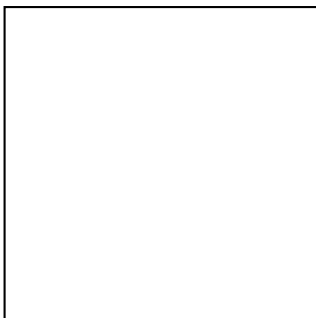
Inventory Fields

Inventory Tag Number:	0001452	Manufacturer:	Solaredge
Model Number:	SE33.3KUS	Serial Number:	SJ4417-07E13A355-99

System Costs

Unit Cost Basis: 1.00

Linked Photos



Solar Photovoltaic Inverter (# 1)

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5090 - Other Electrical Systems	Name:	Solar Photovoltaic Inverter (# 2)
Quantity:	1.00	Lifetime:	15
Unit Cost:	3,957.88	Years Remaining:	11 (Observed)
Replacement Cost:	3,957.88	% Used:	27% (Observed)
Unit of Measure:	Each	Year Installed:	2018
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2032 Renewal Action FY: 2032
% Renew: 125.00 Renewal Action Cost: 4,947.35

Description

The building has a solar panel system with a solar inverter. The inverter was wall-mounted and consists of a 37 KW, 480 Vac, 1000 Vdc, 3-phase, non-isolated utility interactive inverter.

The system was in good condition. However, based upon anticipated system obsolescence, eventual replacement should be anticipated.

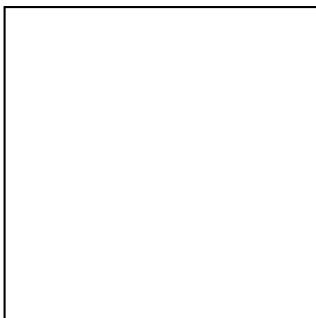
Inventory Fields

Inventory Tag Number: 0001453 Manufacturer: Solaredge
Model Number: SE33.3KUS Serial Number: SJ4417-07E13A355-98

System Costs

Unit Cost Basis: 1.00

Linked Photos



Solar Photovoltaic Inverter (# 2)

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5090 - Other Electrical Systems	Name:	Solar Photovoltaic Inverter (# 3)
Quantity:	1.00	Lifetime:	15
Unit Cost:	3,957.88	Years Remaining:	11 (Observed)
Replacement Cost:	3,957.88	% Used:	27% (Observed)
Unit of Measure:	Each	Year Installed:	2018
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	4,947.35

Description

The building has a solar panel system with a solar inverter. The inverter was wall-mounted and consists of a 37 KW, 480 Vac, 1000 Vdc, 3-phase, non-isolated utility interactive inverter.

The system was in good condition. However, based upon anticipated system obsolescence, eventual replacement should be anticipated.

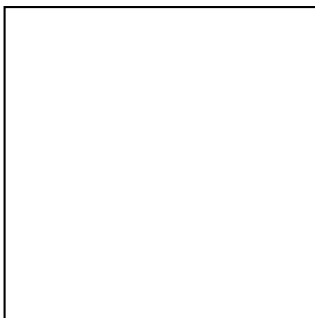
Inventory Fields

Inventory Tag Number:	0001453	Manufacturer:	Solaredge
Model Number:	SE33.3KUS	Serial Number:	SJ4417-07E13A355-97

System Costs

Unit Cost Basis: 1.00

Linked Photos



Solar Photovoltaic Inverter (# 3)

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5090 - Other Electrical Systems	Name:	Solar Photovoltaic Inverter (# 4)
Quantity:	1.00	Lifetime:	15
Unit Cost:	3,957.88	Years Remaining:	11 (Observed)
Replacement Cost:	3,957.88	% Used:	27% (Observed)
Unit of Measure:	Each	Year Installed:	2018
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	4,947.35

Description

The building has a solar panel system with a solar inverter. The inverter was wall-mounted and consists of a 37 KW, 480 Vac, 1000 Vdc, 3-phase, non-isolated utility interactive inverter.

The system was in good condition. However, based upon anticipated system obsolescence, eventual replacement should be anticipated.

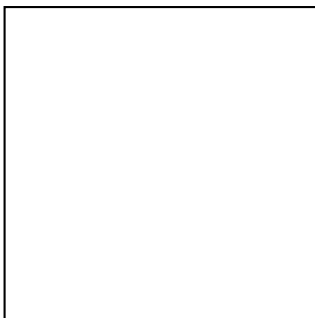
Inventory Fields

Inventory Tag Number:	0001453	Manufacturer:	Solaredge
Model Number:	SE33.3KUS	Serial Number:	SJ4417-07E13A355-96

System Costs

Unit Cost Basis: 1.00

Linked Photos



Solar Photovoltaic Inverter (# 4)

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5092 - Emergency Light and Power Systems	Name:	Automatic Transfer Switch
Quantity:	1.00	Lifetime:	20
Unit Cost:	3,969.18	Years Remaining:	10 (Observed)
Replacement Cost:	3,969.18	% Used:	50% (Observed)
Unit of Measure:	Each	Year Installed:	2009
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	4,961.48

Description

The emergency power system includes an automatic transfer switch which provides emergency power transfer.
 System is in good condition. With on-going maintenance, replacement can be deferred for the next eight to ten years.

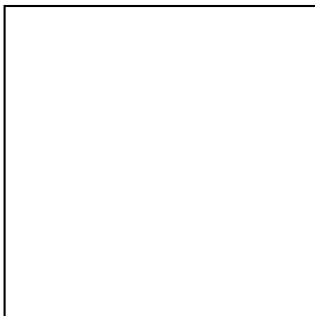
Inventory Fields

Inventory Tag Number:	0001447	Manufacturer:	ASCO
Model Number:	D003000030104N10C	Serial Number:	249666-001RE

System Costs

Unit Cost Basis: 1.00

Linked Photos



Automatic Transfer Switch

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Automatic Transfer Switch Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2031	4,961.00
Total					4,961.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5092 - Emergency Light and Power Systems	Name:	Emergency Battery Pack Light Units & Illuminated Exit Signs
Quantity:	41,667.00	Lifetime:	10
Unit Cost:	1.31	Years Remaining:	7 (Observed)
Replacement Cost:	54,630.44	% Used:	30% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	68,288.05

Description

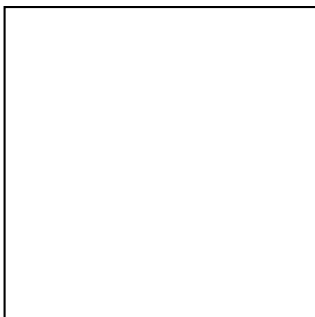
The emergency lighting system includes illuminated exit lights and self contained battery pack light units with batteries, integral charging capability and incandescent and CFL lamped light heads.

System is in adequate condition. Replacement is life cycle driven.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Emergency Battery Pack Light Units & Illuminated Exit Signs

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Emergency Battery Pack Light Units & Illuminated Exit Signs Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	68,288.00
				Total	68,288.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Electrical System

Currency: USD

System Uniformat:	D5092 - Emergency Light and Power Systems	Name:	Emergency Generator - 115kW - Diesel
Quantity:	1.00	Lifetime:	20
Unit Cost:	119,644.30	Years Remaining:	4 (Observed)
Replacement Cost:	119,644.30	% Used:	80% (Observed)
Unit of Measure:	Each	Year Installed:	1973
System Condition Rating:	Fair - Good	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	149,555.38

Description

A 115 kW/ 144 KVA diesel engine-driven generator set supplies emergency power for life safety loads in the building. The unit is located in the basement Central Plant. The generator was manufactured by Onan. Fuel for the generator is available from a 25-gallon day tank adjacent to the generator. The day tank is connected to a 250-gallon double walled above ground storage tank located just outside of the Central Plant on the south end of the building for extended operation.

Output from the life safety generator is routed to two automatic transfer switches in the Central Plant and to emergency panelboards elsewhere in the building. Loads served by the emergency power system include fire alarm system and other miscellaneous small loads. Emergency power distribution within the building is similar in configuration to that for normal power. Wiring is run in conduit and cables consisted of copper conductors with thermoplastic insulation.

The life safety generator appears to be in fair condition. There is minimal corrosion and no evidence of significant fuel leakage in or around the generator. We understand that the generator is exercised every monthly and receives yearly preventive maintenance by an outside vendor. Replacement should be anticipated within the next three to seven years.

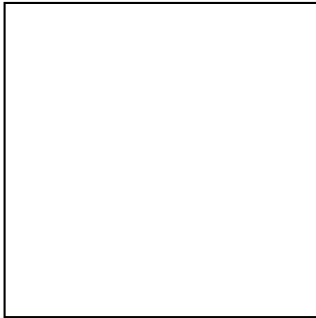
Inventory Fields

Inventory Tag Number:	0001448	Manufacturer:	Onan
Model Number:	175.0DY015R/12880A	Serial Number:	1073725683

System Costs

Unit Cost Basis: 1.00

Linked Photos



Emergency Generator - 115kW - Diesel

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Emergency Generator - 115kW - Diesel Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2025	149,555.00
Total					149,555.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2010 - Exterior Walls	Name:	Exterior Cladding - Brick Walls with CMU Back-Up
Quantity:	11,710.00	Lifetime:	60
Unit Cost:	91.68	Years Remaining:	40 (Observed)
Replacement Cost:	1,073,572.80	% Used:	33% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.07

Renewal

Modeled Renewal FY:	2061	Renewal Action FY:	2061
% Renew:	40.00	Renewal Action Cost:	429,429.12

Description

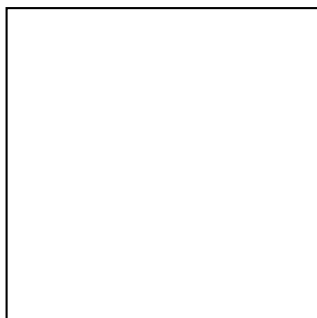
The exterior wall system at the basement and first floors consists of an anchored clay brick veneer with a CMU backup. The back-up and veneer was supported by the structural floor slabs with lateral bracing provided by the network of structural concrete beams and CMU walls. The brick veneer is laid in stretcher bond constructed with a scored cementitious mortar.

The system was in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Exterior Cladding - Brick Walls with CMU Back-Up

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Brick Wall - Failed Brick - Site Perimeter	Reliability	1 - Due within 1 Year of Inspection	Aris - Dutton	Sep 20, 2022	70,254.00
Steel Lintel - Sectional Corrosion - Exterior Louver	Reliability	1 - Due within 1 Year of Inspection	Aris - Dutton	Sep 20, 2022	6,588.00
				Total	76,842.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2016 - Exterior Soffits	Name:	Plaster Soffit System
Quantity:	2,267.00	Lifetime:	30
Unit Cost:	18.12	Years Remaining:	20 (Observed)
Replacement Cost:	41,078.04	% Used:	33% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2041 Renewal Action FY: 2041
% Renew: 125.00 Renewal Action Cost: 51,347.55

Description

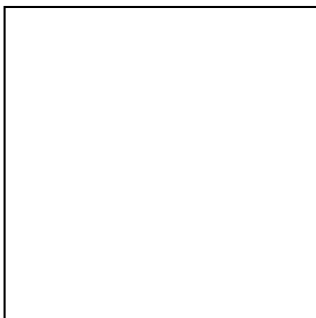
Exterior soffits are provided below the second floor overhang. Soffits consist of painted plaster soffit system including painted three-coat plaster on lath and suspended channels.

System is in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Plaster Soffit System

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2020 - Exterior Windows	Name:	Aluminum Windows
Quantity:	3,780.00	Lifetime:	35
Unit Cost:	197.10	Years Remaining:	4 (Observed)
Replacement Cost:	745.038.00	% Used:	89% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	931,297.50

Description

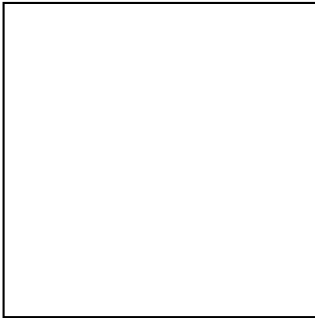
The building contains a total of 128 windows. All of the windows are aluminum-framed double glazed units. Windows consist of fixed square and rectangular single mullied window units. The windows appear to be mechanically attached to the adjacent structural steel beams at the second floor of the building. First floor windows are mechanically attached to the adjacent brick enclosure system. The first and second floor windows are sealed at the perimeter with variable thickness elastomeric sealant. Windows were metal-framed double glazed units and consisted of a combination of rectangular single, double, and triple mullied window units with fixed and awning units with integral muntins. Painted steel shelf angles located above each of the windows are provided on all elevations. All windows were sealed at the perimeter with variable thickness elastomeric sealant.

Windows were in poor condition with five primary issues noted. Firstly, on-going expansion and contraction has resulted in distortion of many of the windows. This prevents many of the operable windows from opening or closing. Secondly, hinges and latches are worn and many are broken. Thirdly, the gasket provided between the glazing panel and insulated glazing unit has failed at the majority of the windows. This promotes failure of the glazing panel. Fourthly, many of the thermal seals between the operable windows and the frame have failed. This promotes water and air infiltration into and through the window. Lastly, we noted widespread pitting and failure of the anodized aluminum framing members. Based upon all these factors coupled with the area of the windows (48 years old Vs. a 35 year useful life), we recommend budgeting for replacement of the windows within the next three to five years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Aluminum Windows

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Aluminum Windows Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2025	931,298.00
Total					931,298.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2020 - Exterior Windows	Name:	Curtain Wall System - Metal
Quantity:	7,205.00	Lifetime:	30
Unit Cost:	223.10	Years Remaining:	20 (Observed)
Replacement Cost:	1,607,435.50	% Used:	33% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2041	Renewal Action FY:	2041
% Renew:	125.00	Renewal Action Cost:	2,009,294.38

Description

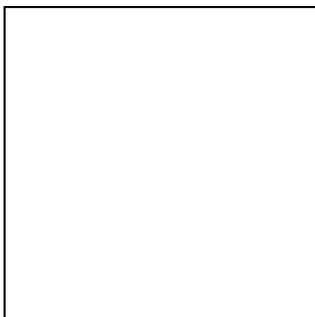
The second floor was enclosed by a painted steel panel curtain wall system supported between metal clad concrete columns and exposed steel beams.

The system was in fair condition with numerous instances of surface corrosion, fading and peeling of the painted surface, and localized areas of sectional corrosion and panel to structure separation. Within the two accompanying requirements entitled "Exterior Curtain Wall - Corroded - 2nd Floor" and "Exterior Curtain Wall - Failed Painted Surface - 2nd Floor" we have recommended that these defects are corrected.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Curtain Wall System - Metal

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Exterior Curtain Wall - Corroded - 2nd Floor	Lifecycle	3 - Due within 5 Years of Inspection	Spectrum - Speight	Sep 6, 2025	70,632.00
Exterior Curtain Wall - Failed Painted Surface - 2nd Floor	Lifecycle	3 - Due within 5 Years of Inspection	Spectrum - Speight	Sep 6, 2025	145,664.00
				Total	216,296.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2020 - Exterior Windows	Name:	Sealants at Brick Veneer & Cap Stones
Quantity:	390.00	Lifetime:	20
Unit Cost:	58.21	Years Remaining:	2 (Observed)
Replacement Cost:	22,702.21	% Used:	90% (Observed)
Unit of Measure:	LF	Year Installed:	2000
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2023	Renewal Action FY:	2023
% Renew:	100.00	Renewal Action Cost:	22,702.21

Description

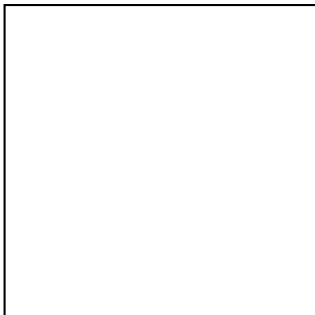
Vertical control joints in the brick veneer and horizontal joints between plaza cap stones are sealed with flexible sealant. Sealant is 1/4" to 1/2" wide and consists of urethane against a closed foam backer rod.

Sealant is in fair to poor condition with varying levels of adhesive and cohesive failure noted. The sealant and associated backer rod should be replaced within the next three to five years.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Sealants at Brick Veneer & Cap Stones

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Sealants at Brick Veneer & Cap Stones Renewal	Lifecycle	2 - Due within 2 Years of Inspection	System Renewal	Sep 6, 2023	22,702.00
Total					22,702.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Door Assembly - Pair - Aluminum Storefront
Quantity:	2.00	Lifetime:	30
Unit Cost:	15,608.70	Years Remaining:	3 (Observed)
Replacement Cost:	31,217.40	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024 Renewal Action FY: 2024
% Renew: 125.00 Renewal Action Cost: 39,021.75

Description

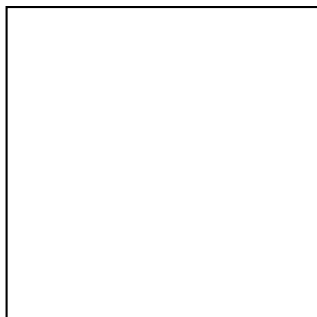
The main public entrance to the building and the rear entrance each contained double leaf 3'-0" x 7'-0" glass doors placed within a storefront glazing system.

Doors are in fair condition. Replacement is aligned with window replacement (see accompanying requirement).

System Costs

Unit Cost Basis: 1.00

Linked Photos



Door Assembly - Pair - Aluminum Storefront

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - Pair - Aluminum Storefront Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	39,022.00
Total					39,022.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Door Assembly - Pair - Hollow Metal
Quantity:	1.00	Lifetime:	25
Unit Cost:	10,622.46	Years Remaining:	4 (Observed)
Replacement Cost:	10,622.46	% Used:	84% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	13,278.08

Description

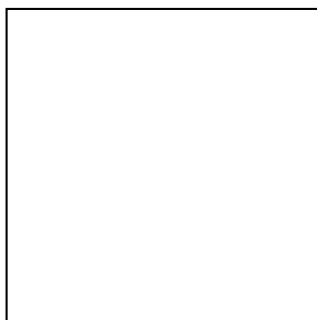
The exterior doors to the mechanical room consisted of painted steel units.

Doors were in fair condition and should be replaced in the near-term.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Door Assembly - Pair - Hollow Metal

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - Pair - Hollow	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2025	13,278.00

Name	Category	Priority	Inspector	Action Date	Cost
Metal Renewal					
				Total	13,278.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Door Assembly - Single - Aluminum Storefront
Quantity:	2.00	Lifetime:	30
Unit Cost:	7,498.42	Years Remaining:	4 (Observed)
Replacement Cost:	14,996.84	% Used:	87% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2025	Renewal Action FY: 2025
% Renew: 125.00	Renewal Action Cost: 18,746.05

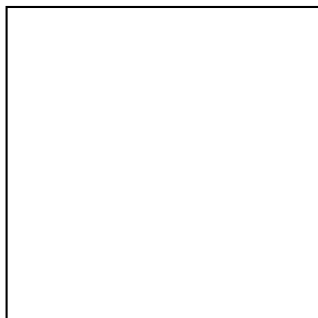
Description

The rear entrance / exit from the building contains a single aluminum framed storefront type entrance doors.
 Doors are in fair condition. Replacement is aligned with window replacement (see accompanying requirement).

System Costs

Unit Cost Basis: 1.00

Linked Photos



Door Assembly - Single - Aluminum Storefront

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - Single - Aluminum Storefront Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2025	18,746.00
				Total	18,746.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Door Assembly - Single - Hollow Metal (Main Building)
Quantity:	1.00	Lifetime:	25
Unit Cost:	5,516.50	Years Remaining:	3 (Observed)
Replacement Cost:	5,516.50	% Used:	88% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	6,895.63

Description

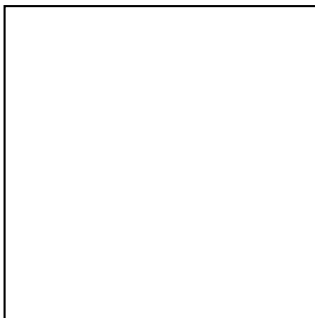
Doors throughout the building typically consisted of steel doors set in steel frames. Door hardware consisted of a combination of mechanical lock-sets and knob handles. Handicap accessible restrooms on the first floor had lever hardware. The exterior doors were sealed along the perimeters with variable thickness elastomeric sealant.

Doors were in fair condition. Align replacement with similar work as included within accompanying requirements.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Door Assembly - Single - Hollow Metal (Main Building)

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - Single - Hollow Metal (Main Building) Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	6,896.00
				Total	6,896.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Door Assembly - Single - Hollow Metal (Vehicle Maintenance Building)
Quantity:	1.00	Lifetime:	25
Unit Cost:	5,516.50	Years Remaining:	3 (Observed)
Replacement Cost:	5,516.50	% Used:	88% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024 Renewal Action FY: 2024
% Renew: 125.00 Renewal Action Cost: 6,895.63

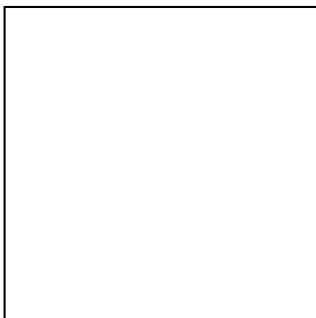
Description

The Vehicle Maintenance Building contained one steel panel pedestrian access door.
The door is in fair condition with areas of corrosion noted.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Door Assembly - Single - Hollow Metal (Vehicle Maintenance Building)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - Single - Hollow Metal (Vehicle Maintenance Building) Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	6,896.00
				Total	6,896.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Overhead Sectional Doors (Vehicle Maintenance Building)
Quantity:	3.00	Lifetime:	30
Unit Cost:	3,811.66	Years Remaining:	3 (Observed)
Replacement Cost:	11,434.98	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	14,293.73

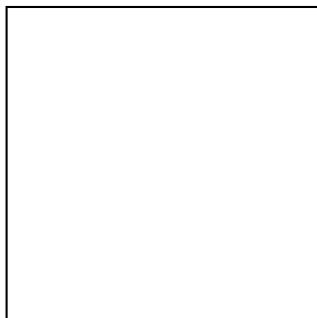
Description

Exterior doors at the Vehicle Maintenance Building include three commercial duty, metal overhead sectional doors, manual operation. Doors are corroded and should be replaced.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Overhead Sectional Doors (Vehicle Maintenance Building)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Overhead Sectional Doors (Vehicle Maintenance Building) Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	14,294.00
				Total	14,294.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Sally Port Overhead Rolling Doors - Electric Operation - Large
Quantity:	2.00	Lifetime:	30
Unit Cost:	12,195.18	Years Remaining:	3 (Observed)
Replacement Cost:	24,390.36	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1995
System Condition Rating:	Fair	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	30,487.95

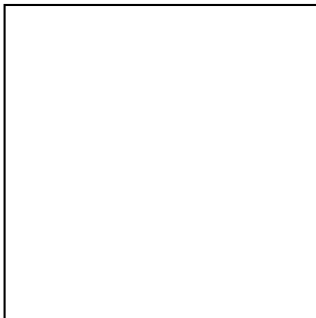
Description

The Sally Port exterior coiling doors are commercial duty, metal overhead rolling doors, electric operation.
Doors are in fair condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Sally Port Overhead Rolling Doors - Electric Operation - Large

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Sally Port Overhead Rolling Doors - Electric Operation - Large Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	30,488.00
				Total	30,488.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B30 - Roofing	Name:	Coal Tar Pitch Membrane at Terrace Deck
Quantity:	9,877.00	Lifetime:	25
Unit Cost:	103.53	Years Remaining:	10 (Observed)
Replacement Cost:	1,022,553.96	% Used:	60% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	1,278,192.45

Description

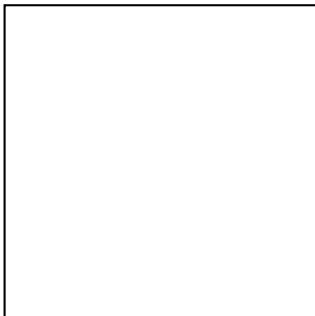
A portion of the basement floor on the south and west sides of the building extended beyond the first floor, creating an exterior plaza area above that portion of the basement. The plaza is covered with 24" x 24" precast concrete pavers and had internal drains. We were unable to determine the sectional detail of the waterproofing membrane. However, based upon the age of the building and our experience with similar systems we anticipate that the membrane consists of a coal-tar pitch system applied over the structural concrete deck. The membrane is covered with insulation board, protection board and the precast pavers.

The membrane appears to be functioning well with no leaks through the plaza system noted or reported.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Coal Tar Pitch Membrane at Terrace Deck

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Coal Tar Pitch Membrane at Terrace Deck Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2031	1,278,192.00
				Total	1,278,192.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B30 - Roofing	Name:	EPDM Roof - Field Coated
Quantity:	12,580.00	Lifetime:	25
Unit Cost:	24.03	Years Remaining:	7 (Observed)
Replacement Cost:	302,305.95	% Used:	72% (Observed)
Unit of Measure:	SF	Year Installed:	2001
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	377,882.44

Description

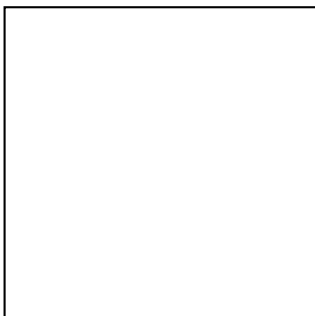
The primary low slope roof over the majority of the main building is finished with a fully-adhered single-ply 0.60-mil EPDM roofing membrane with a field-applied elastomeric coating. The EPDM membrane appears to be adhered to rigid tapered insulation board (with localized crickets) installed directly to the structural concrete deck. The low slope roof areas drain via sheet flow to 4" diameter internal roof drains with bonnet strainers (four drains total at the main roof). The low slope roof at the main building is enclosed by parapet walls that are approximately 6" above the roof finish. The parapet walls are an extension of the main exterior wall closure system and are capped with 8" wide anodized aluminum cap flashings. The field membrane at the low-slope roofs is turned up and continued up the interior face of the parapet walls forming perimeter base flashings.

The roof was in fair to good condition with the solar reflective elastomeric coating added in 2016.

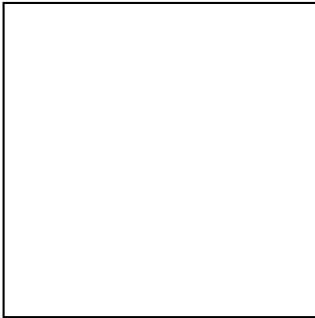
System Costs

Unit Cost Basis: 1,000.00

Linked Photos



EPDM Roof - Field Coated



EPDM Roof - Field Coated

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
EPDM Roof - Field Coated Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	377,882.00
Total					377,882.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B30 - Roofing	Name:	Modified Bitumen Roof (Vehicle Maintenance Building)
Quantity:	1,420.00	Lifetime:	25
Unit Cost:	24.03	Years Remaining:	5 (Observed)
Replacement Cost:	34,123.57	% Used:	80% (Observed)
Unit of Measure:	SF	Year Installed:	1993
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2026	Renewal Action FY:	2026
% Renew:	125.00	Renewal Action Cost:	42,654.46

Description

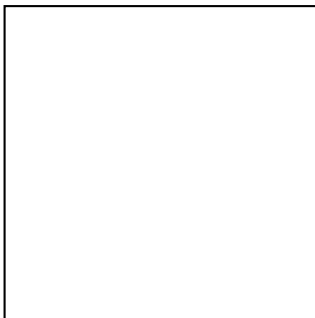
The vehicle maintenance building is covered with a low-slope roof system. The roof is covered with a modified bitumen membrane which is adhered directly to the structural concrete deck.

The roof was in fair condition with areas of membrane to deck separation noted along with areas of water ingress. We recommend that the roof is replaced within the next five to seven years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Modified Bitumen Roof (Vehicle Maintenance Building)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Modified Bitumen Roof (Vehicle Maintenance Building) Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2026	42,654.00
				Total	42,654.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Fire Protection

Currency: USD

System Uniformat:	D4020 - Standpipes	Name:	Standpipe System - Wet - Ordinary Hazard
Quantity:	41,667.00	Lifetime:	35
Unit Cost:	5.64	Years Remaining:	11 (Observed)
Replacement Cost:	235,050.55	% Used:	69% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2032 Renewal Action FY: 2032
% Renew: 125.00 Renewal Action Cost: 293,813.18

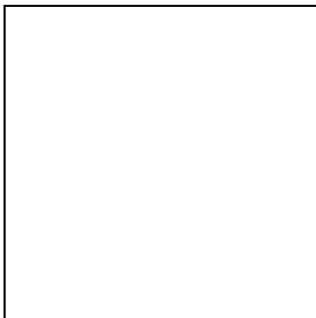
Description

Fire protection systems include a ordinary hazard wet fire standpipe system with backflow protection. The main valve is located in the basement.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Standpipe System - Wet - Ordinary Hazard

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3021 - Boilers	Name:	Oil-Gas Fired Hot Water Boiler # 1 (1,154 MBH)
Quantity:	1.00	Lifetime:	25
Unit Cost:	55,019.72	Years Remaining:	1 (Observed)
Replacement Cost:	55,019.72	% Used:	96% (Observed)
Unit of Measure:	Each	Year Installed:	1999
System Condition Rating:	Fair - Good	Date Inspected:	Sep 6, 2021
		SCI:	1.25

Renewal

Modeled Renewal FY:	2022	Renewal Action FY:	2022
% Renew:	125.00	Renewal Action Cost:	68,774.65

Description

Heating for the building is provided by two dual-fuel hot-water boilers. Both boilers are located in the basement level Central Plant. The subject boiler was manufactured by De Dietrich Thermique, and is an upgrade to the original construction of the building with manufacture dates of 1999. Burners were manufactured by PowerFlame, Inc. ® and were manufactured in 1999. The burner units are configured for natural gas with an input rating of 1,448 MBH each, or fuel oil at 10 gallons per hour (GPH).

The boiler is in fair condition but approaching the end of its statistical useful life. Budget for replacement within the next three years.

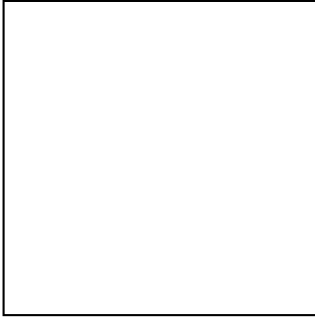
Inventory Fields

Inventory Tag Number:	0001439	Manufacturer:	De Dietrich
Model Number:	GT309A	Serial Number:	00154

System Costs

Unit Cost Basis: 1.00

Linked Photos



Oil-Gas Fired Hot Water Boiler # 1 (1,154 MBH)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Oil-Gas Fired Hot Water Boiler # 1 (1,154 MBH) Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Sep 6, 2022	68,775.00
Total					68,775.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3021 - Boilers	Name:	Oil-Gas Fired Hot Water Boiler # 2 (1,154 MBH)
Quantity:	1.00	Lifetime:	25
Unit Cost:	55,019.72	Years Remaining:	1 (Observed)
Replacement Cost:	55,019.72	% Used:	96% (Observed)
Unit of Measure:	Each	Year Installed:	1999
System Condition Rating:	Fair - Good	Date Inspected:	Sep 6, 2021
		SCI:	1.25

Renewal

Modeled Renewal FY:	2022	Renewal Action FY:	2022
% Renew:	125.00	Renewal Action Cost:	68,774.65

Description

Heating for the building is provided by two dual-fuel hot-water boilers. Both boilers are located in the basement level Central Plant. The subject boiler was manufactured by De Dietrich Thermique, and is an upgrade to the original construction of the building with manufacture dates of 1999. Burners were manufactured by PowerFlame, Inc. ® and were manufactured in 1999. The burner units are configured for natural gas with an input rating of 1,448 MBH each, or fuel oil at 10 gallons per hour (GPH).

The boiler is in fair condition but approaching the end of its statistical useful life. Budget for replacement within the next three years.

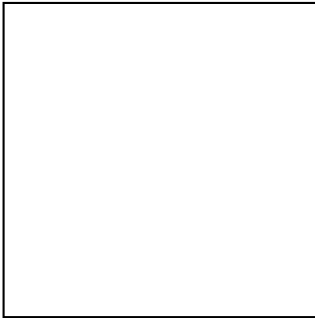
Inventory Fields

Inventory Tag Number:	0001438	Manufacturer:	De Dietrich
Model Number:	GT309A	Serial Number:	00146

System Costs

Unit Cost Basis: 1.00

Linked Photos



Oil-Gas Fired Hot Water Boiler # 2 (1,154 MBH)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Oil-Gas Fired Hot Water Boiler # 2 (1,154 MBH) Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Sep 6, 2022	68,775.00
Total					68,775.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3030 - Cooling Generating Systems	Name:	Chiller - Helical-Rotary Liquid - 150 Ton
Quantity:	1.00	Lifetime:	28
Unit Cost:	297,927.32	Years Remaining:	5 (Observed)
Replacement Cost:	297,927.32	% Used:	82% (Observed)
Unit of Measure:	Each	Year Installed:	1999
System Condition Rating:	Poor - Fair	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2026	Renewal Action FY:	2026
% Renew:	125.00	Renewal Action Cost:	372,409.15

Description

The cooling system is provided chilled water via one helical-rotary type, water-cooled liquid chiller located in the basement Central Plant. The chiller was manufactured by Trane in 1999 and provides 150 tons of cooling capacity. The chiller utilizes R-22 refrigerant

The chiller is in fair condition having been installed in 1999. However, the unit utilizes obsolete R-22 refrigerant. Based upon this and the general age of the chiller, we recommend that the chiller is replaced within the next five years.

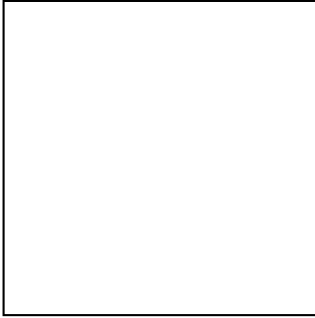
Inventory Fields

Inventory Tag Number:	0001444	Manufacturer:	Trane
Model Number:	RTHB150FLF00NW0000UNN3LF2LFV0QU0	Serial Number:	U99K02361

System Costs

Unit Cost Basis: 1.00

Linked Photos



Chiller - Helical-Rotary Liquid - 150 Ton

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Chiller - Helical-Rotary Liquid - 150 Ton Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2026	372,409.00
Total					372,409.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3030 - Cooling Generating Systems	Name:	Cooling Tower - Galvanized Steel - 144 Ton
Quantity:	1.00	Lifetime:	28
Unit Cost:	139,974.46	Years Remaining:	20 (Observed)
Replacement Cost:	139,974.46	% Used:	29% (Observed)
Unit of Measure:	Each	Year Installed:	2013
System Condition Rating:	Fair	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2041 Renewal Action FY: 2041
% Renew: 125.00 Renewal Action Cost: 174,968.08

Description

Condenser water from the water-cooled condensers is routed underground to and through a cooling tower which is mounted at-grade north of the building. The tower is a 812 gallons per minute (GPM) induced draft, counter-flow design unit with two cell vertical air discharge manufactured by Evapco in 2013. The tower utilizes galvanized steel construction with PVC wet deck fill, PVC drift eliminators, PVC water distribution system, PVC inlet louvers and stainless steel suction strainers. The cooling tower is rated at 144 nominal tons.

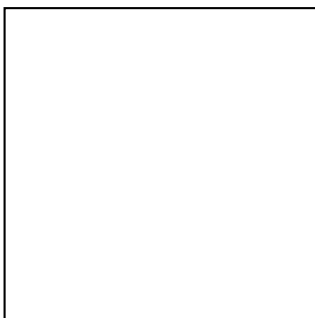
Inventory Fields

Inventory Tag Number: 0001451 Manufacturer: Evapco
Model Number: AT-19-48 Serial Number: 13-546281

System Costs

Unit Cost Basis: 1.00

Linked Photos



Cooling Tower - Galvanized Steel - 144 Ton

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Exhaust Fan - Large (6000 CFM) - EF2
Quantity:	1.00	Lifetime:	40
Unit Cost:	8,032.18	Years Remaining:	6 (Observed)
Replacement Cost:	8,032.18	% Used:	85% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2027	Renewal Action FY:	2027
% Renew:	125.00	Renewal Action Cost:	10,040.23

Description

Dedicated exhaust systems collect air from the toilet rooms. Exhaust air is ducted up to two exhaust fans which are located on the roof. One of the two fans was manufactured by Jenco in 1999 and had a 1.5 HP motor.

The fan is in good condition. Replacement date is life cycle driven.

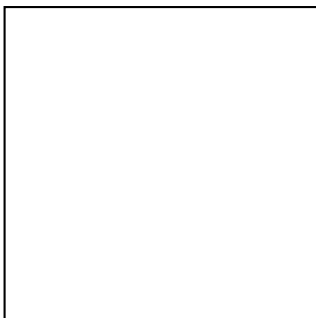
Inventory Fields

Inventory Tag Number:	0001467	Manufacturer:	Jenco
Model Number:	No ID	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Exhaust Fan - Large (6000 CFM) - EF2

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Exhaust Fan - Large (6000 CFM) - EF2 Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2027	10,040.00
				Total	10,040.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Exhaust Fan - Small (570 CFM) - EF1
Quantity:	1.00	Lifetime:	40
Unit Cost:	1,685.12	Years Remaining:	6 (Observed)
Replacement Cost:	1,685.12	% Used:	85% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2027	Renewal Action FY:	2027
% Renew:	125.00	Renewal Action Cost:	2,106.40

Description

Dedicated exhaust systems collect air from the toilet rooms. Exhaust air is ducted up to two exhaust fans which are located on the roof. One of the two fans was manufactured by Jenco and consists of a downblast 3-speed centrifugal exhaust ventilator.

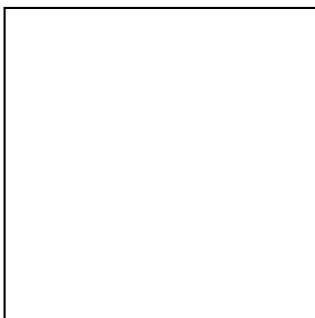
Inventory Fields

Inventory Tag Number:	6691	Manufacturer:	Jenco
Model Number:	RED810499UL	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Exhaust Fan - Small (570 CFM) - EF1

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Exhaust Fan - Small (570 CFM) - EF1 Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2027	2,106.00
Total					2,106.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	HVAC Ductwork - Supply - Multi-Zone
Quantity:	6,380.00	Lifetime:	40
Unit Cost:	20.16	Years Remaining:	15 (Observed)
Replacement Cost:	128,589.09	% Used:	62% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2036	Renewal Action FY:	2036
% Renew:	125.00	Renewal Action Cost:	160,736.36

Description

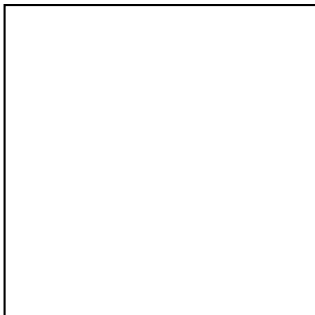
The HVAC system includes multi-zone supply air distribution ductwork. Includes ductwork, dampers, insulation, and air terminal outlets (grilles, registers and diffusers).

Ductwork was in fair condition with leaks noted. Refer to accompanying requirement entitled "HVAC System – Poor Balancing & Operation – Throughout" for correction of this condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



HVAC Ductwork - Supply - Multi-Zone

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	HVAC Pump - Chilled Water - Base-Mounted - 7.5 HP
Quantity:	1.00	Lifetime:	30
Unit Cost:	12,635.06	Years Remaining:	4 (Observed)
Replacement Cost:	12,635.06	% Used:	87% (Observed)
Unit of Measure:	Each	Year Installed:	1995
System Condition Rating:	Fair - Good	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	15,793.83

Description

There is a single end-suction type pump that maintains water flow through the chiller and chilled water coils in air-handling units, cabinet convection heaters, and baseboard heaters. This pump is a 7.5 horsepower pump manufactured by Baldor. Piping is black steel in the larger sizes and copper for runouts to equipment.

The pump was in good condition.

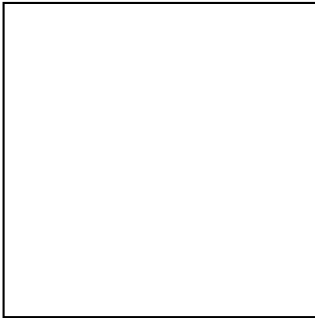
Inventory Fields

Inventory Tag Number:	0001436	Manufacturer:	Baldor
Model Number:	M3311T	Serial Number:	37B101Y587H1

System Costs

Unit Cost Basis: 1.00

Linked Photos



HVAC Pump - Chilled Water - Base-Mounted - 7.5 HP

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
HVAC Pump - Chilled Water - Base-Mounted - 7.5 HP Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2025	15,794.00
Total					15,794.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	HVAC Pump - Condenser Water - Base-Mounted - 10 HP
Quantity:	1.00	Lifetime:	30
Unit Cost:	17,250.14	Years Remaining:	4 (Observed)
Replacement Cost:	17,250.14	% Used:	87% (Observed)
Unit of Measure:	Each	Year Installed:	1995
System Condition Rating:	Poor - Fair	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	21,562.67

Description

There is one condenser water pump in the basement Central Plant that circulates condenser water between the cooling tower and the water-cooled chiller. The condenser water pump was located adjacent to the heating water pump and was an end-suction style centrifugal pump with a 10 HP electric motor manufactured by Baldor.

The pump was in fair condition.

Inventory Fields

Inventory Tag Number:	0001435	Manufacturer:	Baldor
Model Number:	M3313T	Serial Number:	378101Y514H1

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
HVAC Pump - Condenser Water - Base-Mounted - 10 HP Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2025	21,563.00
Total					21,563.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	HVAC Pump - Hot Water - Base-Mounted - 7.5 HP
Quantity:	1.00	Lifetime:	30
Unit Cost:	12,635.06	Years Remaining:	20 (Observed)
Replacement Cost:	12,635.06	% Used:	33% (Observed)
Unit of Measure:	Each	Year Installed:	2015
System Condition Rating:	Fair - Good	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2041	Renewal Action FY: 2041
% Renew: 125.00	Renewal Action Cost: 15,793.83

Description

There is a single end-suction type pump that maintains water flow through the boilers and heating hot water coils in air-handling units, cabinet convection heaters, and baseboard heaters. This pump is a 7.5 horsepower pump manufactured by Century. Piping is black steel in the larger sizes and copper for runouts to equipment. Heating hot water piping is insulated.

The pump was in good condition.

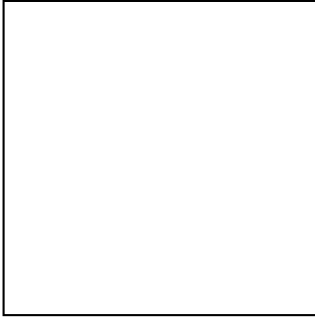
Inventory Fields

Inventory Tag Number: 0001437	Manufacturer: Century
Model Number: No ID	Serial Number: No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



HVAC Pump - Hot Water - Base-Mounted - 7.5 HP

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Modular Air Handling Units - Indoor - VAV - (4,000 CFM) - AHU 2
Quantity:	1.00	Lifetime:	30
Unit Cost:	64,558.93	Years Remaining:	20 (Observed)
Replacement Cost:	64,558.93	% Used:	33% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.11

Renewal

Modeled Renewal FY:	2041	Renewal Action FY:	2041
% Renew:	125.00	Renewal Action Cost:	80,698.66

Description

The building is equipped with four modular air handler units (AHU) that supply variable air volume (VAV) terminal boxes throughout the building. The AHUs were manufactured by Trane. Two of the AHUs are located in the basement Central Plant (AHU 1 and 2) with a capacity of 12 and 10 tons, respectively. The remaining AHUs (# 3 and # 4) are located in the second floor mechanical room, each with 17-ton cooling capacity. The air handlers have heating hot water and chilled water coils. Each supply and return air fan are fitted with a variable frequency drive (VFD).

The air handling unit was in fair condition. The unit has received minimal maintenance. As a result of this and general age and wear, we noted corrosion of the drip pan, dirt accumulation at the coil, detached and damaged insulation, deterioration of door seals and worn belts. We have included two accompanying requirement to stabilize the current condition of the air handling unit and to extend its life. See accompanying requirements entitled ""Air Handling Unit - Deferred Maintenance - AHU # 2" and "Air Handling Unit - Refurbishment - AHU # 2".

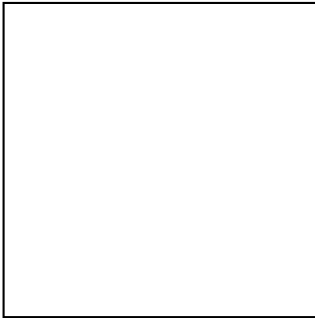
Inventory Fields

Inventory Tag Number:	0001480	Manufacturer:	Trane
Model Number:	MCCA008CAK0B0B0A0000000	Serial Number:	K99J61362N

System Costs

Unit Cost Basis: 1.00

Linked Photos



Modular Air Handling Units - Indoor - VAV - (4,000 CFM) - AHU 2

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Air Handling Unit - Deferred Maintenance - AHU # 2	Lifecycle	1 - Due within 1 Year of Inspection	Aric - Zito	Sep 6, 2022	7,315.00
Air Handling Unit - Refurbishment - AHU # 2	Lifecycle	4 - Due within 10 Years of Inspection	Aric - Zito	Sep 6, 2026	28,795.00
				Total	36,110.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Modular Air Handling Units - Indoor - VAV - (4,800 CFM) - AHU 1
Quantity:	1.00	Lifetime:	30
Unit Cost:	77,470.71	Years Remaining:	20 (Observed)
Replacement Cost:	77,470.71	% Used:	33% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.09

Renewal

Modeled Renewal FY:	2041	Renewal Action FY:	2041
% Renew:	125.00	Renewal Action Cost:	96,838.39

Description

The building is equipped with four modular air handler units (AHU) that supply variable air volume (VAV) terminal boxes throughout the building. The AHUs were manufactured by Trane. Two of the AHUs are located in the basement Central Plant (AHU 1 and 2) with a capacity of 12 and 10 tons, respectively. The remaining AHUs (# 3 and # 4) are located in the second floor mechanical room, each with 17-ton cooling capacity. The air handlers have heating hot water and chilled water coils. Each supply and return air fan are fitted with a variable frequency drive (VFD).

The air handling unit was in fair condition. The unit has received minimal maintenance. As a result of this and general age and wear, we noted corrosion of the drip pan, dirt accumulation at the coil, detached and damaged insulation, deterioration of door seals and worn belts. We have included two accompanying requirements to stabilize the current condition of the air handling unit and to extend its life. See accompanying requirements entitled ""Air Handling Unit - Deferred Maintenance - AHU # 1" and "Air Handling Unit - Refurbishment - AHU # 1"

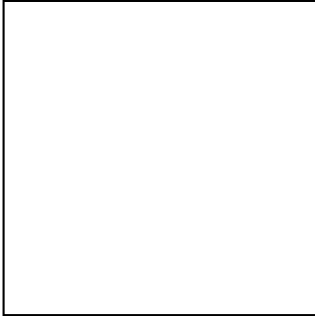
Inventory Fields

Inventory Tag Number:	0001434	Manufacturer:	Trane
Model Number:	MCCA012CAK0B0B0A0000000	Serial Number:	K99J61372N

System Costs

Unit Cost Basis: 1.00

Linked Photos



Modular Air Handling Units - Indoor - VAV - (4,800 CFM) - AHU 1

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Air Handling Unit - Deferred Maintenance - AHU # 1	Lifecycle	1 - Due within 1 Year of Inspection	Aric - Zito	Sep 6, 2022	7,315.00
Air Handling Unit - Refurbishment - AHU # 1	Lifecycle	4 - Due within 10 Years of Inspection	Aric - Zito	Sep 6, 2026	28,795.00
				Total	36,110.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Modular Air Handling Units - Indoor - VAV - (6,800 CFM) - AHU 3
Quantity:	1.00	Lifetime:	30
Unit Cost:	115,246.94	Years Remaining:	20 (Observed)
Replacement Cost:	115,246.94	% Used:	33% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.06

Renewal

Modeled Renewal FY:	2041	Renewal Action FY:	2041
% Renew:	125.00	Renewal Action Cost:	144,058.67

Description

The building is equipped with four modular air handler units (AHU) that supply variable air volume (VAV) terminal boxes throughout the building. The AHUs were manufactured by Trane. Two of the AHUs are located in the basement Central Plant (AHU 1 and 2) with a capacity of 12 and 10 tons, respectively. The remaining AHUs (# 3 and # 4) are located in the second floor mechanical room, each with 17-ton cooling capacity. The air handlers have heating hot water and chilled water coils. Each supply and return air fan are fitted with a variable frequency drive (VFD).

The air handling unit was in fair condition. The unit has received minimal maintenance. As a result of this and general age and wear, we noted corrosion of the drip pan, dirt accumulation at the coil, detached and damaged insulation, deterioration of door seals and worn belts. We have included two accompanying requirement to stabilize the current condition of the air handling unit and to extend its life. See accompanying requirements entitled ""Air Handling Unit - Deferred Maintenance - AHU # 3" and "Air Handling Unit - Refurbishment - AHU # 3"

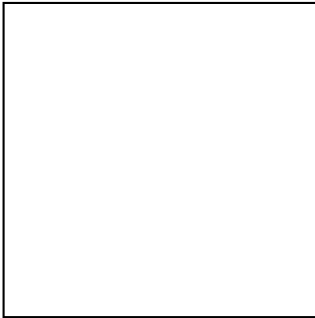
Inventory Fields

Inventory Tag Number:	0001462	Manufacturer:	Trane
Model Number:	MCCA017GAW0ABA000F0ECA00B	Serial Number:	K99J613670

System Costs

Unit Cost Basis: 1.00

Linked Photos



Modular Air Handling Units - Indoor - VAV - (6,800 CFM) - AHU 3

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Air Handling Unit - Deferred Maintenance - AHU # 3	Lifecycle	1 - Due within 1 Year of Inspection	Aric - Zito	Sep 6, 2022	7,315.00
Air Handling Unit - Refurbishment - AHU # 3	Lifecycle	4 - Due within 10 Years of Inspection	Aric - Zito	Sep 6, 2026	28,795.00
				Total	36,110.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Modular Air Handling Units - Indoor - VAV - (6,800 CFM) - AHU 4
Quantity:	1.00	Lifetime:	30
Unit Cost:	115,246.94	Years Remaining:	20 (Observed)
Replacement Cost:	115,246.94	% Used:	33% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.06

Renewal

Modeled Renewal FY:	2041	Renewal Action FY:	2041
% Renew:	125.00	Renewal Action Cost:	144,058.67

Description

The building is equipped with four modular air handler units (AHU) that supply variable air volume (VAV) terminal boxes throughout the building. The AHUs were manufactured by Trane. Two of the AHUs are located in the basement Central Plant (AHU 1 and 2) with a capacity of 12 and 10 tons, respectively. The remaining AHUs (# 3 and # 4) are located in the second floor mechanical room, each with 17-ton cooling capacity. The air handlers have heating hot water and chilled water coils. Each supply and return air fan are fitted with a variable frequency drive (VFD).

The air handling unit was in fair condition. The unit has received minimal maintenance. As a result of this and general age and wear, we noted corrosion of the drip pan, dirt accumulation at the coil, detached and damaged insulation, deterioration of door seals and worn belts. We have included two accompanying requirement to stabilize the current condition of the air handling unit and to extend its life. See accompanying requirements entitled ""Air Handling Unit - Deferred Maintenance - AHU # 4" and "Air Handling Unit - Refurbishment - AHU # 4"

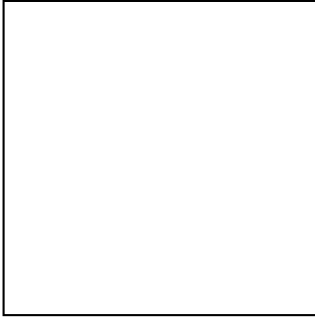
Inventory Fields

Inventory Tag Number:	0001464	Manufacturer:	Trane
Model Number:	MCCA017UB000A000U	Serial Number:	K99J61351N

System Costs

Unit Cost Basis: 1.00

Linked Photos



Modular Air Handling Units - Indoor - VAV - (6,800 CFM) - AHU 4

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Air Handling Unit - Deferred Maintenance - AHU # 4	Lifecycle	1 - Due within 1 Year of Inspection	Aric - Zito	Sep 6, 2022	7,315.00
Air Handling Unit - Refurbishment - AHU # 4	Lifecycle	4 - Due within 10 Years of Inspection	Aric - Zito	Sep 6, 2026	28,795.00
				Total	36,110.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Perimeter Heat System - Finned-Tube - Hydronic
Quantity:	1,770.00	Lifetime:	25
Unit Cost:	174.44	Years Remaining:	7 (Observed)
Replacement Cost:	308,758.80	% Used:	72% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	130.00	Renewal Action Cost:	401,386.44

Description

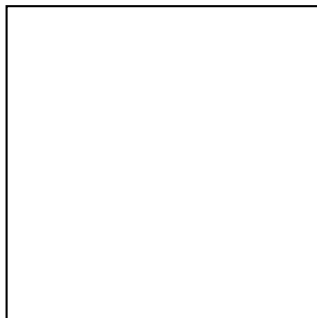
Hot water convectors are installed below perimeter windows in office areas, and stairwells around the building. Each convector consists of a length of pipe with "fins" enclosed in a sheet metal box. There is no fan. Heating control is via manual shut-off valves at the convector. Baseboard heaters are a variation on the convectors that use a smaller enclosure. Baseboard heaters and convectors appear to be original to the building.

The system appears to be in fair condition. However, several sections of the hydronic piping within the building appears heavily corroded. Based upon this, the simplistic nature of the fin tube system and its age, we recommend that the fin tube system is replaced within the next five to ten years.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Perimeter Heat System - Finned-Tube - Hydronic

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Perimeter Heat System - Finned-Tube - Hydronic Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	401,386.00
				Total	401,386.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water
Quantity:	41,667.00	Lifetime:	30
Unit Cost:	10.22	Years Remaining:	11 (Observed)
Replacement Cost:	425,744.24	% Used:	63% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	532,180.30

Description

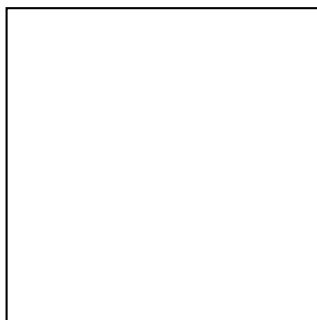
Chilled water piping between the chiller and the chilled water coils in the air-handling units is black steel in the larger sizes (3" and larger), and copper for run-outs to the equipment. The condenser water piping loop is comprised of black steel piping. Chiller water piping is insulated, but condenser water piping in the building is not insulated.

Piping was in good condition. Replacement is life-cycle driven.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Piping Distribution - 2 Pipe - Hot Water
Quantity:	41,667.00	Lifetime:	30
Unit Cost:	10.22	Years Remaining:	11 (Observed)
Replacement Cost:	425,744.24	% Used:	63% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2032 Renewal Action FY: 2032
% Renew: 125.00 Renewal Action Cost: 532,180.30

Description

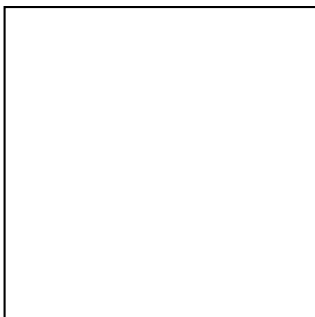
Hot water is distributed to the air handling units through a two-pipe hydronic distribution system with hot and chilled water supply and return piping, valves, fittings, and insulation.

Piping was in fair condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Piping Distribution - 2 Pipe - Hot Water

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3050 - Terminal and Package Units	Name:	Ductless Split System - 1.5 Ton
Quantity:	1.00	Lifetime:	15
Unit Cost:	6,595.94	Years Remaining:	1 (Observed)
Replacement Cost:	6,595.94	% Used:	93% (Observed)
Unit of Measure:	Each	Year Installed:	2002
		Date Inspected:	Sep 6, 2021
		SCI:	1.25

Renewal

Modeled Renewal FY:	2022	Renewal Action FY:	2022
% Renew:	125.00	Renewal Action Cost:	8,244.93

Description

Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section is located on the roof.

System is in fair condition but approaching the end of its industry standard useful life.

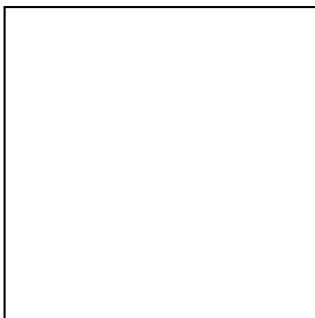
Inventory Fields

Inventory Tag Number:	0001466	Manufacturer:	Mitsubishi
Model Number:	MUY-GE18NA	Serial Number:	2002354T

System Costs

Unit Cost Basis: 1.00

Linked Photos



Ductless Split System - 1.5 Ton

Linked Requirements



System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Ductless Split System - 1.5 Ton Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Sep 6, 2022	8,245.00
				Total	8,245.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3050 - Terminal and Package Units	Name:	Fan Powered VAV Devices
Quantity:	1.00	Lifetime:	30
Unit Cost:	1,282,231.66	Years Remaining:	11 (Observed)
Replacement Cost:	1,282,231.66	% Used:	63% (Observed)
Unit of Measure:	Each	Year Installed:	1999
System Condition Rating:	Good	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	1,602,789.58

Description

Taps are made to the medium pressure distribution ductwork routed from the air-handling units in the ceiling plenum and run out to variable air volume (VAV) terminal boxes. Each VAV box is equipped with a volume damper that modulates the supply of conditioned air to the occupied space based on its respective zone thermostat. VAV boxes are configured as cooling only boxes. The control air compressor was not in service. All controls appeared to be DDC.

The VAV units appeared to be in good condition. However, building personnel reported numerous issues of poor control of the VAV units, hot and cold areas and poor air circulation. Based upon observed conditions and the low levels of maintenance noted, it appears that this is a result of poor control configuration, defective VAV damper operation, poor air circulation and poor balancing of the system. We have included an unlinked requirement entitled "HVAC System – Poor Balancing & Operation – Throughout" to correct this condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3060 - Controls and Instrumentation	Name:	DDC System
Quantity:	1.00	Lifetime:	20
Unit Cost:	275,347.76	Years Remaining:	4 (Observed)
Replacement Cost:	275,347.76	% Used:	80% (Observed)
Unit of Measure:	Each	Year Installed:	2010
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	344,184.70

Description

Controls for the HVAC systems utilize direct digital electronic controls and electric valve and damper actuators. The electronic system was manufactured by Siemens and is a Siemens "Apogee Automation" system. There is a central control in the basement Central Plant. The system basically operates as a large time switch to control major system components.

The system appears to be in fair condition but represents an older system with some control elements obsolete. We recommend that funds are allocated for replacement of the control system within the next five years. Furthermore, it should be noted that building personnel reported numerous issues of poor control of the VAV units, hot and cold areas and poor air circulation. Based upon observed conditions and the low levels of maintenance noted, it appears that this is a result of poor control configuration, defective VAV damper operation, poor air circulation and poor balancing of the system. We have included an unlinked requirement entitled "HVAC System – Poor Balancing & Operation – Throughout" to correct this condition.

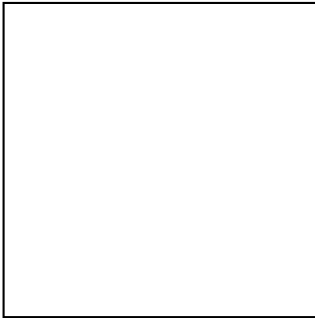
Inventory Fields

Inventory Tag Number:	0001460	Manufacturer:	Siemens
Model Number:	Apogee	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



DDC System

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
DDC System Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2025	344,185.00
Total					344,185.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3060 - Controls and Instrumentation	Name:	Variable Frequency Drive - AHU # 1
Quantity:	1.00	Lifetime:	12
Unit Cost:	5,678.22	Years Remaining:	3 (Observed)
Replacement Cost:	5,678.22	% Used:	75% (Observed)
Unit of Measure:	Each	Year Installed:	2012
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	7,097.78

Description

Each supply and return air fan at the air handling units is fitted with a variable frequency drive (VFD) manufactured by ABB.

The drive was in fair condition but is approaching the end of its industry standard useful life. Budget for replacement upon failure, most likely within the next three to five years.

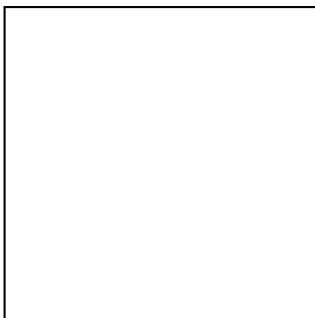
Inventory Fields

Inventory Tag Number:	0001429	Manufacturer:	ABB
Model Number:	No ID	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Variable Frequency Drive - AHU # 1

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Variable Frequency Drive - AHU # 1 Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	7,098.00
Total					7,098.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3060 - Controls and Instrumentation	Name:	Variable Frequency Drive - AHU # 2
Quantity:	1.00	Lifetime:	12
Unit Cost:	5,678.22	Years Remaining:	3 (Observed)
Replacement Cost:	5,678.22	% Used:	75% (Observed)
Unit of Measure:	Each	Year Installed:	2012
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	7,097.78

Description

Each supply and return air fan at the air handling units is fitted with a variable frequency drive (VFD) manufactured by ABB.

The drive was in fair condition but is approaching the end of its industry standard useful life. Budget for replacement upon failure, most likely within the next three to five years.

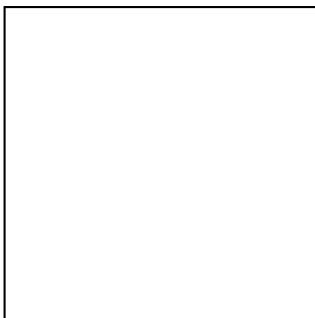
Inventory Fields

Inventory Tag Number:	6694	Manufacturer:	ABB
Model Number:	No ID	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Variable Frequency Drive - AHU # 2

Linked Requirements



System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Variable Frequency Drive - AHU # 2 Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	7,098.00
				Total	7,098.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3060 - Controls and Instrumentation	Name:	Variable Frequency Drive - AHU # 3
Quantity:	1.00	Lifetime:	12
Unit Cost:	5,678.22	Years Remaining:	3 (Observed)
Replacement Cost:	5,678.22	% Used:	75% (Observed)
Unit of Measure:	Each	Year Installed:	2012
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024 Renewal Action FY: 2024
% Renew: 125.00 Renewal Action Cost: 7,097.78

Description

Each supply and return air fan at the air handling units is fitted with a variable frequency drive (VFD) manufactured by ABB.

The drive was in fair condition but is approaching the end of its industry standard useful life. Budget for replacement upon failure, most likely within the next three to five years.

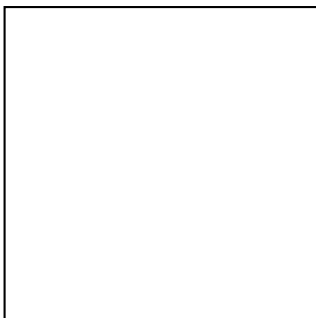
Inventory Fields

Inventory Tag Number: 6692 Manufacturer: ABB
Model Number: No ID Serial Number: No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Variable Frequency Drive - AHU # 3

Linked Requirements



System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Variable Frequency Drive - AHU # 3 Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	7,098.00
				Total	7,098.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3060 - Controls and Instrumentation	Name:	Variable Frequency Drive - AHU # 3
Quantity:	1.00	Lifetime:	12
Unit Cost:	5,678.22	Years Remaining:	3 (Observed)
Replacement Cost:	5,678.22	% Used:	75% (Observed)
Unit of Measure:	Each	Year Installed:	2012
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	7,097.78

Description

Each supply and return air fan at the air handling units is fitted with a variable frequency drive (VFD) manufactured by ABB.

The drive was in fair condition but is approaching the end of its industry standard useful life. Budget for replacement upon failure, most likely within the next three to five years.

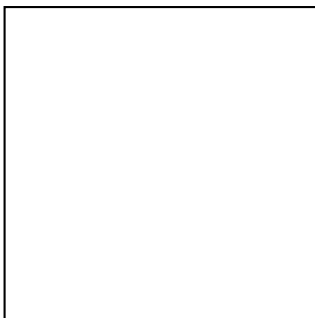
Inventory Fields

Inventory Tag Number:	6693	Manufacturer:	ABB
Model Number:	No ID	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Variable Frequency Drive - AHU # 3

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Variable Frequency Drive - AHU # 3 Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	7,098.00
Total					7,098.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3060 - Controls and Instrumentation	Name:	Variable Frequency Drive - AHU # 4
Quantity:	1.00	Lifetime:	12
Unit Cost:	5,678.22	Years Remaining:	3 (Observed)
Replacement Cost:	5,678.22	% Used:	75% (Observed)
Unit of Measure:	Each	Year Installed:	2012
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	7,097.78

Description

Each supply and return air fan at the air handling units is fitted with a variable frequency drive (VFD) manufactured by ABB.

The drive was in fair condition but is approaching the end of its industry standard useful life. Budget for replacement upon failure, most likely within the next three to five years.

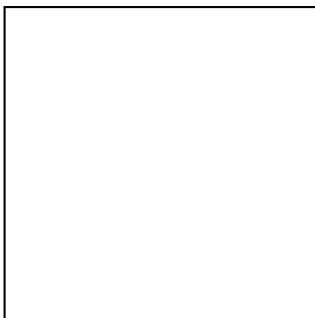
Inventory Fields

Inventory Tag Number:	0001463	Manufacturer:	ABB
Model Number:	No ID	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Variable Frequency Drive - AHU # 4

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Variable Frequency Drive - AHU # 4 Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	7,098.00
				Total	7,098.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3060 - Controls and Instrumentation	Name:	Variable Frequency Drive - AHU # 4
Quantity:	1.00	Lifetime:	12
Unit Cost:	5,678.22	Years Remaining:	3 (Observed)
Replacement Cost:	5,678.22	% Used:	75% (Observed)
Unit of Measure:	Each	Year Installed:	2012
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024 Renewal Action FY: 2024
% Renew: 125.00 Renewal Action Cost: 7,097.78

Description

Each supply and return air fan at the air handling units is fitted with a variable frequency drive (VFD) manufactured by ABB.

The drive was in fair condition but is approaching the end of its industry standard useful life. Budget for replacement upon failure, most likely within the next three to five years.

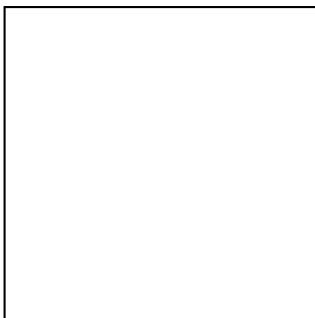
Inventory Fields

Inventory Tag Number: 0001461 Manufacturer: ABB
Model Number: No ID Serial Number: No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Variable Frequency Drive - AHU # 4

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Variable Frequency Drive - AHU # 4 Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	7,098.00
				Total	7,098.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: HVAC System

Currency: USD

System Uniformat:	D3060 - Controls and Instrumentation	Name:	Variable Frequency Drive - Chiller
Quantity:	1.00	Lifetime:	12
Unit Cost:	5,678.22	Years Remaining:	3 (Observed)
Replacement Cost:	5,678.22	% Used:	75% (Observed)
Unit of Measure:	Each	Year Installed:	2012
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	7,097.78

Description

The chiller is fitted with a variable frequency drive (VFD) manufactured by ABB.

The drive was in fair condition but is approaching the end of its industry standard useful life. Budget for replacement upon failure, most likely within the next three to five years.

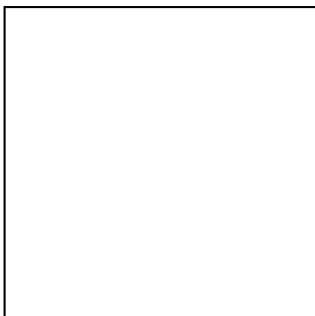
Inventory Fields

Inventory Tag Number:	6695	Manufacturer:	ABB
Model Number:	No ID	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Variable Frequency Drive - Chiller

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Variable Frequency Drive - Chiller Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	7,098.00
				Total	7,098.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1010 - Partitions	Name:	CMU Block Partitions - Plain
Quantity:	11,200.00	Lifetime:	75
Unit Cost:	23.30	Years Remaining:	30 (Observed)
Replacement Cost:	260,960.00	% Used:	60% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2051	Renewal Action FY:	2051
% Renew:	25.00	Renewal Action Cost:	65,240.00

Description

Interior wall construction consisted of combination of 4" and 8" CMU walls and drywall-faced metal stud partitions. Exposed portions of the wall systems were painted.

Walls were in good condition. Replacement is life-cycle driven.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1020 - Interior Doors	Name:	Double Swinging Doors - Commercial - Glazed
Quantity:	2.00	Lifetime:	50
Unit Cost:	32,759.58	Years Remaining:	7 (Observed)
Replacement Cost:	65,519.16	% Used:	86% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	81,898.95

Description

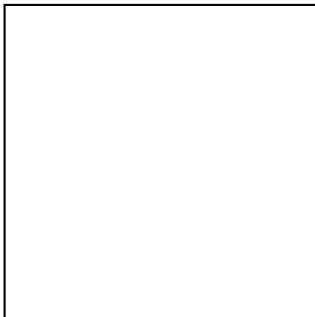
Interior doors include a set of aluminum framed glazed double doors at the community room.

Doors are in fair condition with the exception of a cracked glazing unit. The cracked glazing unit should be addressed as an operational expense. Replacement is life-cycle driven.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Double Swinging Doors - Commercial - Glazed

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Double Swinging Doors - Commercial - Glazed Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	81,899.00
				Total	81,899.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1020 - Interior Doors	Name:	Double Swinging Doors - Commercial - Hollow Metal
Quantity:	22.00	Lifetime:	50
Unit Cost:	7,059.82	Years Remaining:	7 (Observed)
Replacement Cost:	155,316.04	% Used:	86% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2028 Renewal Action FY: 2028
% Renew: 125.00 Renewal Action Cost: 194,145.05

Description

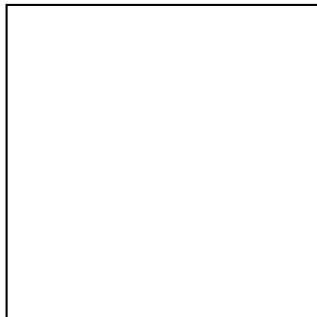
Interior doors consisted of painted steel units within painted steel frames.

Doors are in fair condition with numerous areas of impact damage and worn / non ADA compliant fixtures. We recommend that doors are replaced within the next ten years as part of a larger refurbishment of the interior areas.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Double Swinging Doors - Commercial - Hollow Metal

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Double Swinging Doors - Commercial - Hollow Metal Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	194,145.00
				Total	194,145.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1020 - Interior Doors	Name:	Swinging Doors - Commercial - Hollow Metal
Quantity:	76.00	Lifetime:	50
Unit Cost:	3,472.24	Years Remaining:	7 (Observed)
Replacement Cost:	263,890.24	% Used:	86% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2028 Renewal Action FY: 2028
% Renew: 125.00 Renewal Action Cost: 329,862.80

Description

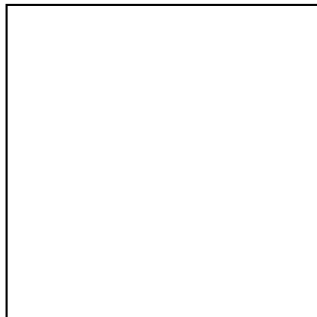
Interior doors consisted of painted steel units within painted steel frames.

Doors are in fair condition with numerous areas of impact damage and worn / non ADA compliant fixtures. We recommend that doors are replaced within the next ten years as part of a larger refurbishment of the interior areas.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Swinging Doors - Commercial - Hollow Metal

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Swinging Doors - Commercial - Hollow Metal Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	329,863.00
Total					329,863.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1030 - Fittings	Name:	Toilet Partitions - Painted Steel
Quantity:	15.00	Lifetime:	40
Unit Cost:	2,061.04	Years Remaining:	3 (Observed)
Replacement Cost:	30,915.60	% Used:	92% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	38,644.50

Description

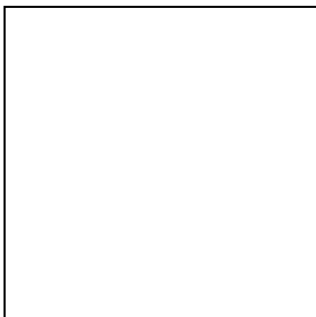
Painted steel partitions are installed at the side and outer perimeters of the various toilet stalls.

Partitions are in fair to poor condition, are dated and contained areas of corrosion and damage. Budget for replacement as part of a larger refurbishment / upgrade of the restrooms and restroom areas of the locker rooms within the next five years.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Toilet Partitions - Painted Steel

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Toilet Partitions - Painted Steel Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	38,645.00
Total					38,645.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1033 - Storage Shelving and Lockers	Name:	Fixed Lockers - Heavy Duty Plastic (One Per Tier)
Quantity:	461.00	Lifetime:	40
Unit Cost:	784.44	Years Remaining:	20 (Observed)
Replacement Cost:	361,626.84	% Used:	50% (Observed)
Unit of Measure:	Each	Year Installed:	2016
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2041	Renewal Action FY:	2041
% Renew:	125.00	Renewal Action Cost:	452,033.55

Description

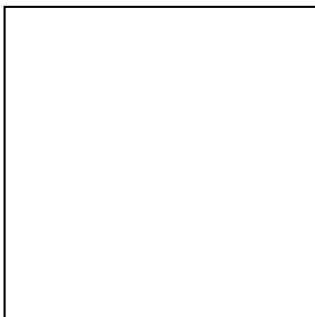
Locker rooms contain two tier heavy duty plastic lockers.

Lockers were in good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Fixed Lockers - Heavy Duty Plastic (One Per Tier)

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C2012 - Curved Stairs	Name:	Stairs - Steel
Quantity:	8.00	Lifetime:	75
Unit Cost:	40,808.54	Years Remaining:	40 (Observed)
Replacement Cost:	326,468.32	% Used:	47% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2061 Renewal Action FY: 2061
% Renew: 25.00 Renewal Action Cost: 81,617.08

Description

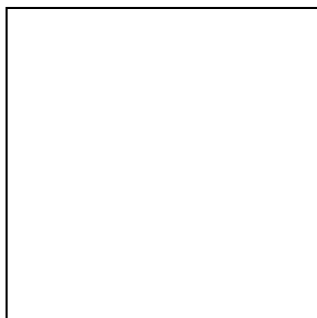
The building contains three interior stairwells located at the central portion of the facility. Stairs provide access to all levels of the building. The stairs consist of steel-framed strings and risers with integrated steel-framed handrail assemblies and are supported on the structural concrete floor slabs. Treads and landings were typically covered with metal slip-resistant coverings and vinyl floors tiles at each tread.

Stairs were in good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Stairs - Steel

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3010 - Wall Finishes	Name:	Ceramic Wall Tile (Restrooms & Shower Rooms)
Quantity:	6,090.00	Lifetime:	40
Unit Cost:	30.65	Years Remaining:	3 (Observed)
Replacement Cost:	186,658.50	% Used:	92% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	233,323.13

Description

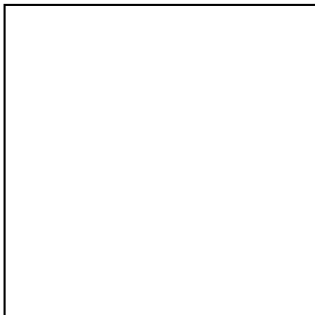
Interior wall finishes at the restrooms and shower areas of the locker rooms consist of thin set ceramic tiles.

Tiles are in fair to poor condition, are dated and contained areas of substrate to tile separation. Budget for replacement as part of a larger refurbishment / upgrade of the restrooms and shower areas of the locker rooms within the next five years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Ceramic Wall Tile (Restrooms & Shower Rooms)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Ceramic Wall Tile (Restrooms & Shower Rooms) Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	233,323.00
Total					233,323.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3010 - Wall Finishes	Name:	Painted Finish
Quantity:	43,115.00	Lifetime:	15
Unit Cost:	2.04	Years Remaining:	3 (Observed)
Replacement Cost:	87,954.60	% Used:	80% (Observed)
Unit of Measure:	SF	Year Installed:	1995
System Condition Rating:	Fair - Good	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	109,943.25

Description

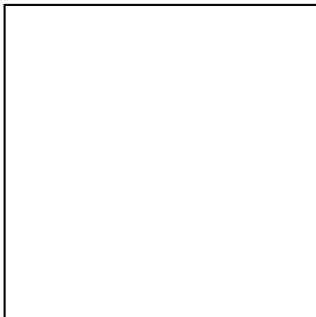
Interior walls consisted of a combination of painted concrete masonry units (CMU) walls and painted gypsum wallboard. Ceilings consisted of a combination of suspended acoustical ceiling tiles and painted gypsum board.

The painted finish throughout the interior areas was in fair to poor condition. Budget for repainting as part of a larger interior renovation / upgrade project within the next three to five years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Painted Finish

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Painted Finish Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	109,943.00
				Total	109,943.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3020 - Floor Finishes	Name:	Carpet Tile (Commanders & Captain Offices)
Quantity:	1,564.00	Lifetime:	10
Unit Cost:	7.86	Years Remaining:	3 (Observed)
Replacement Cost:	12,285.22	% Used:	70% (Observed)
Unit of Measure:	SF	Year Installed:	1995
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024 Renewal Action FY: 2024
% Renew: 125.00 Renewal Action Cost: 15,356.53

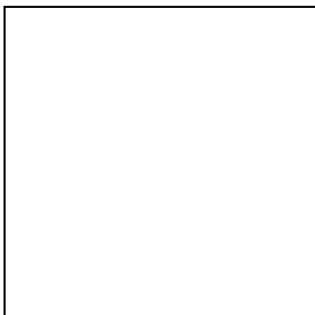
Description

Flooring within the commanders office and adjacent conference room, and within the adjacent captains office consist of carpet tiles.
Carpet tiles are in fair to poor condition. Budget for replacement within the next three to five years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Carpet Tile (Commanders & Captain Offices)

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Carpet Tile (Commanders & Captain Offices) Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	15,357.00
				Total	15,357.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3020 - Floor Finishes	Name:	Cell Block Epoxy Flooring
Quantity:	1,100.00	Lifetime:	50
Unit Cost:	22.44	Years Remaining:	3 (Observed)
Replacement Cost:	24,684.00	% Used:	94% (Observed)
Unit of Measure:	SF	Year Installed:	2000
System Condition Rating:	Fair	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024 Renewal Action FY: 2024
% Renew: 125.00 Renewal Action Cost: 30,855.00

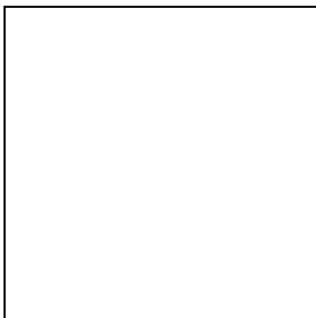
Description

Portions of the cell block floor is coated with epoxy.
The epoxy coating is in fair to poor condition. Re-apply within the next three years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Cell Block Epoxy Flooring

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Cell Block Epoxy Flooring Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	30,855.00
Total					30,855.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3020 - Floor Finishes	Name:	Ceramic Floor Tile (Restrooms & Shower Rooms)
Quantity:	2,266.00	Lifetime:	40
Unit Cost:	23.64	Years Remaining:	3 (Observed)
Replacement Cost:	53,559.18	% Used:	92% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	66,948.97

Description

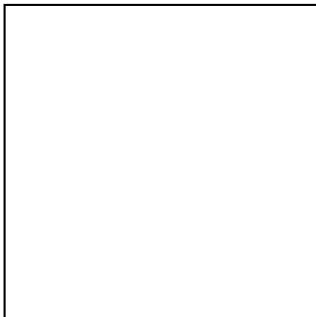
Flooring within the restrooms and shower rooms consisted of 1" x 1" ceramic tile.

Tiles are in fair to poor condition, are dated and contained areas of substrate to tile separation. Budget for replacement as part of a larger refurbishment / upgrade of the restrooms and shower areas of the locker rooms within the next five years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Ceramic Floor Tile (Restrooms & Shower Rooms)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Ceramic Floor Tile (Restrooms & Shower Rooms) Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	66,949.00
Total					66,949.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3020 - Floor Finishes	Name:	Rubber Flooring
Quantity:	1,746.00	Lifetime:	10
Unit Cost:	10.98	Years Remaining:	6 (Observed)
Replacement Cost:	19,171.08	% Used:	40% (Observed)
Unit of Measure:	SF	Year Installed:	2016
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2027 Renewal Action FY: 2027
% Renew: 125.00 Renewal Action Cost: 23,963.85

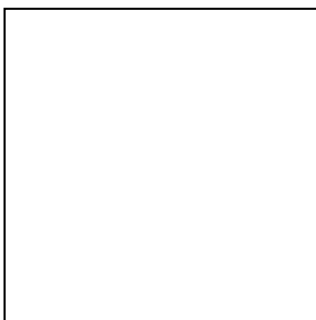
Description

Flooring at the fitness center consists of rubber matting.
Floor is in good condition. Replacement is life cycle driven.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Rubber Flooring

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Rubber Flooring Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2027	23,964.00
				Total	23,964.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3020 - Floor Finishes	Name:	Terrazzo Flooring
Quantity:	9,675.00	Lifetime:	40
Unit Cost:	23.64	Years Remaining:	20 (Observed)
Replacement Cost:	228,678.30	% Used:	50% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2041 Renewal Action FY: 2041
% Renew: 125.00 Renewal Action Cost: 285,847.88

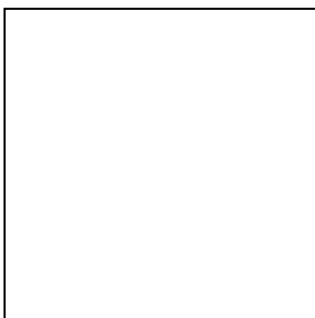
Description

Terrazzo flooring is contained at the majority of the first floor.
Flooring was in good condition. Replacement is life cycle driven.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Terrazzo Flooring

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3020 - Floor Finishes	Name:	VCT (12" x 12")
Quantity:	28,749.00	Lifetime:	20
Unit Cost:	7.72	Years Remaining:	3 (Observed)
Replacement Cost:	221,798.54	% Used:	85% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024 Renewal Action FY: 2024
% Renew: 125.00 Renewal Action Cost: 277,248.17

Description

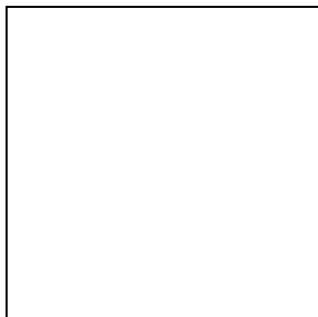
Flooring within the majority of the second and basement level consisted of 12" x 12" resilient vinyl floor tiles.

Tiles are dated, contain areas of cracks, fractures, poor adhesion and poorly matching replacement tiles. Budget for replacement as part of a larger interior renovation / upgrade project within the next three to five years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



VCT (12" x 12")

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
VCT (12" x 12") Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	277,248.00
				Total	277,248.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3030 - Ceiling Finishes	Name:	ACT System - Standard
Quantity:	37,290.00	Lifetime:	20
Unit Cost:	13.84	Years Remaining:	7 (Observed)
Replacement Cost:	516,093.60	% Used:	65% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2028 Renewal Action FY: 2028
% Renew: 125.00 Renewal Action Cost: 645,117.00

Description

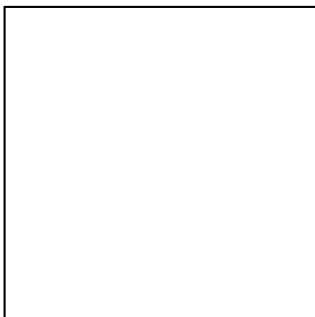
Interior ceiling finishes at the majority of areas excluding the gymnasium, restrooms, the holding cells and mechanical spaces consist of standard 2' x 2' suspended ACT ceiling system set in T-bar grids.

Tiles are in fair condition with some staining, cupping and distortion. Based upon this, we recommend budgeting for replacement of the ceiling system within the next five to ten years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



ACT System - Standard

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
ACT System - Standard Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2028	645,117.00
				Total	645,117.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3030 - Ceiling Finishes	Name:	GWB Ceiling System - Painted
Quantity:	2,266.00	Lifetime:	50
Unit Cost:	9.78	Years Remaining:	30 (Observed)
Replacement Cost:	22,161.48	% Used:	40% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2051 Renewal Action FY: 2051
% Renew: 125.00 Renewal Action Cost: 27,701.85

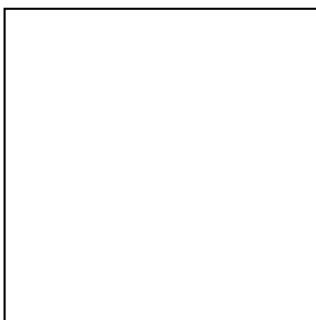
Description

Ceilings within the restrooms consisted of painted gypsum board.
Ceilings were in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



GWB Ceiling System - Painted

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	E - Equipment and Furnishings	Name:	Cell Block Bars and Doors
Quantity:	589.00	Lifetime:	30
Unit Cost:	279.84	Years Remaining:	11 (Observed)
Replacement Cost:	164,824.28	% Used:	63% (Observed)
Unit of Measure:	SF	Year Installed:	1973
System Condition Rating:	Fair	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	206,030.34

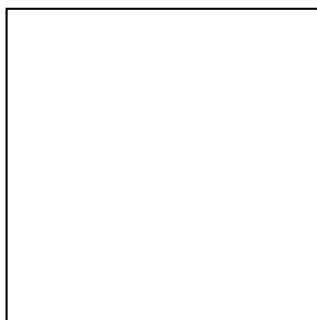
Description

The cell block steel bar and sliding manual door system is original.
 Cell block was in fair condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Cell Block Bars and Doors

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	E - Equipment and Furnishings	Name:	Jail Equipment - Cell Bunk Beds and Table
Quantity:	300.00	Lifetime:	30
Unit Cost:	279.84	Years Remaining:	11 (Observed)
Replacement Cost:	83,951.24	% Used:	63% (Observed)
Unit of Measure:	SF	Year Installed:	1973
System Condition Rating:	Fair	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	104,939.06

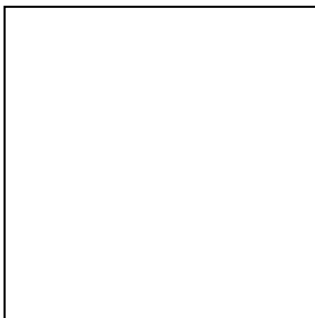
Description

The cell bunk beds and common table are metal and are original. They are fixed. NOTE: Years remaining was based on observed condition and thus was increased.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Jail Equipment - Cell Bunk Beds and Table

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2010 - Plumbing Fixtures	Name:	Restroom Fixtures - Multi-Stall Restrooms
Quantity:	15.00	Lifetime:	30
Unit Cost:	13,191.52	Years Remaining:	3 (Observed)
Replacement Cost:	197,872.80	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024 Renewal Action FY: 2024
% Renew: 125.00 Renewal Action Cost: 247,341.00

Description

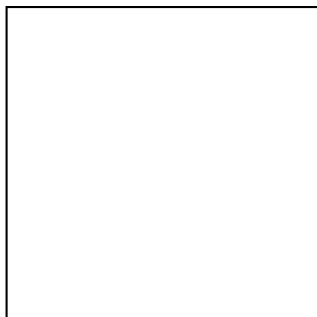
The multi-stall restrooms each contained victorious china wall-hung water closets and lavatories. The male restroom also contained urinals.

Restrooms were in fair condition, were dated and contained areas of damage. Budget for replacement as part of a larger refurbishment / upgrade of the restrooms and restroom areas of the locker rooms within the next five years.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Restroom Fixtures - Multi-Stall Restrooms

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Restroom Fixtures - Multi-Stall Restrooms Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	247,341.00
				Total	247,341.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2010 - Plumbing Fixtures	Name:	Restroom Fixtures - Single Restrooms
Quantity:	4.00	Lifetime:	30
Unit Cost:	6,595.76	Years Remaining:	3 (Observed)
Replacement Cost:	26,383.04	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024 Renewal Action FY: 2024
% Renew: 125.00 Renewal Action Cost: 32,978.80

Description

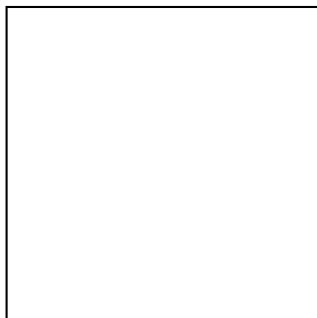
The unisex and single commode restrooms contained a victorious china commode and a lavatory.

Restrooms were in fair condition, were dated and contained areas of damage. Budget for replacement as part of a larger refurbishment / upgrade of the restrooms and restroom areas of the locker rooms within the next five years.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Restroom Fixtures - Single Restrooms

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Restroom Fixtures - Single Restrooms Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2024	32,979.00
				Total	32,979.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2018 - Drinking Fountains and Coolers	Name:	Water Coolers (Wall-Mounted Dual-Height)
Quantity:	4.00	Lifetime:	20
Unit Cost:	5,180.88	Years Remaining:	6 (Observed)
Replacement Cost:	20,723.52	% Used:	70% (Observed)
Unit of Measure:	Each	Year Installed:	2005
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2027	Renewal Action FY:	2027
% Renew:	125.00	Renewal Action Cost:	25,904.40

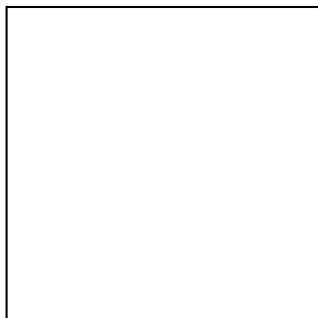
Description

The building contained various wall-mounted hi-lo drinking fountain.
The drinking fountains were in fair to good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Water Coolers (Wall-Mounted Dual-Height)

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Water Coolers (Wall-Mounted Dual-Height) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2027	25,904.00
Total					25,904.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2020 - Domestic Water Distribution	Name:	Domestic Water Distribution Piping
Quantity:	41,667.00	Lifetime:	30
Unit Cost:	7.00	Years Remaining:	11 (Observed)
Replacement Cost:	291,749.10	% Used:	63% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	112.00	Renewal Action Cost:	326,758.99

Description

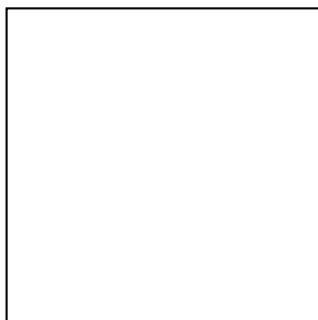
There is a nominal 6” water line entering the building at the basement level. The line tees above the floor with a 3” branch for domestic cold water that is routed through a 2” water meter and then into the building. Domestic cold water enters the building at the basement level. The incoming line size is 2” diameter and appears to be ductile iron pipe. The incoming piping appears to be ductile iron or steel, but is changed to copper after the tee and shut-off valve. There is no pressure booster system. Water service for the building is supplied directly from the street pressure. Taps are made to the water line downstream of the meter and routed to plumbing fixtures and equipment in the various wings of the building.

The domestic water piping has a history of leaks. Based upon this and the considerable age of the piping systems, we recommend that a detailed review of all piping systems should be completed. This work is outlined within the requirement entitled “Piping Systems – On-Going Failure – All Systems” and should consist of CCTV observation in addition to ultra sonic testing. We anticipate that this evaluation will highlight the need to replace portions of the piping system. We have included a requirement for this work.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Domestic Water Distribution Piping

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2020 - Domestic Water Distribution	Name:	Packaged Indirect Fire Water Heater
Quantity:	1.00	Lifetime:	25
Unit Cost:	47,811.16	Years Remaining:	6 (Observed)
Replacement Cost:	47,811.16	% Used:	76% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2027 Renewal Action FY: 2027
% Renew: 112.00 Renewal Action Cost: 53,548.50

Description

Adjacent to the gas-fired water heater is a nominal 180-gallon water heater/storage tank. This unit is equipped with a bayonet-type immersion heater connected to the heating hot water loop. During summer months, the tank is used as hot water reserve. In winter months, the heating hot water generated by the boilers is used to heat the water in the tank.

The water heater was in good condition. Replacement is life-cycle driven.

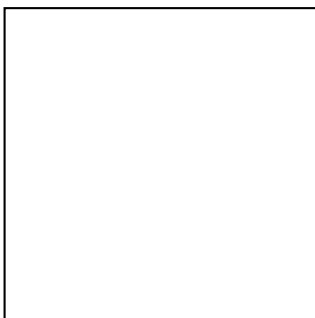
Inventory Fields

Inventory Tag Number: 0001442 Manufacturer: Precision Boiler
Model Number: PHWS-V3674-CC-180-W-180 Serial Number: B990713

System Costs

Unit Cost Basis: 1.00

Linked Photos



Packaged Indirect Fire Water Heater

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Packaged Indirect Fire Water Heater Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2027	53,549.00
Total					53,549.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2020 - Domestic Water Distribution	Name:	Water Heater - Gas - Comm - 100 Gallons
Quantity:	1.00	Lifetime:	15
Unit Cost:	23,654.55	Years Remaining:	10 (Observed)
Replacement Cost:	23,654.55	% Used:	33% (Observed)
Unit of Measure:	Each	Year Installed:	2016
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2031	Renewal Action FY: 2031
% Renew: 112.00	Renewal Action Cost: 26,493.10

Description

Domestic hot water for the building is generated centrally using a gas-fired water heater located in the Central Plant at the basement level. This water heater has an input rating of 75,100 British Thermal Units per Hour (BTUH), recovery of 192.97 gallons per hour (GPH), and a storage tank capacity of 100 gallons.

The water heater was in good condition. Replacement is life-cycle driven.

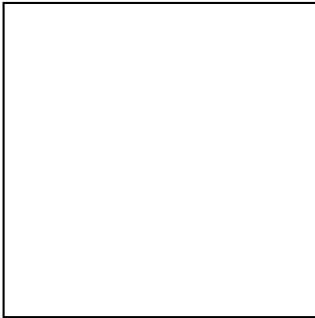
Inventory Fields

Inventory Tag Number: 0001443	Manufacturer: AO Smith
Model Number: No ID	Serial Number: No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos



Water Heater - Gas - Comm - 100 Gallons

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Water Heater - Gas - Comm - 100 Gallons Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Sep 6, 2031	26,493.00
Total					26,493.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2030 - Sanitary Waste	Name:	Sanitary Waste - Gravity Discharge
Quantity:	41,667.00	Lifetime:	50
Unit Cost:	3.40	Years Remaining:	20 (Observed)
Replacement Cost:	141,502.07	% Used:	60% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2041	Renewal Action FY:	2041
% Renew:	125.00	Renewal Action Cost:	176,877.58

Description

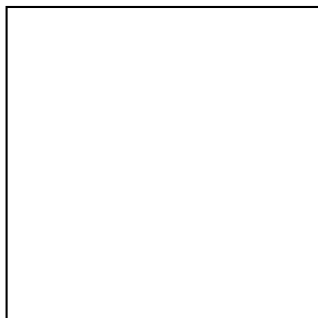
Sanitary waste is collected from multiple riser stacks and routed to the City sanitary system via gravity drain lines below the ground floor level. Visible portions of the sanitary piping are generally of cast iron construction. Some repairs and extensions are comprised of PVC piping.

The sanitary piping appeared to be in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Sanitary Waste - Gravity Discharge

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2040 - Rain Water Drainage	Name:	Roof Drainage - Gravity
Quantity:	41,667.00	Lifetime:	50
Unit Cost:	3.81	Years Remaining:	11 (Observed)
Replacement Cost:	158,564.69	% Used:	78% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	198,205.86

Description

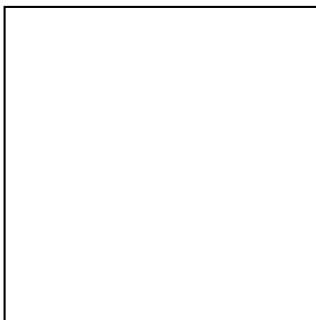
Rain water drainage at the low-slope roofs consists of PVC piping, roof drains and 4" inch discharge piping by gravity flow to a municipal main.

Piping appeared to be in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Roof Drainage - Gravity

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2040 - Rain Water Drainage	Name:	Storm Water - Gravity Discharge
Quantity:	41,667.00	Lifetime:	50
Unit Cost:	3.18	Years Remaining:	20 (Observed)
Replacement Cost:	132,646.16	% Used:	60% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2041	Renewal Action FY:	2041
% Renew:	125.00	Renewal Action Cost:	165,807.70

Description

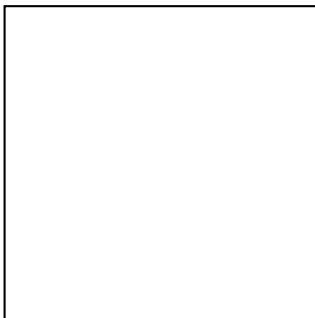
Storm water is collected from multiple riser stacks and routed to the City storm water system via gravity drain lines below the ground floor level. Visible portions of the piping are generally of cast iron construction. Some repairs and extensions are comprised of PVC piping.

The storm piping has a history of backing up within the building. For instance, on-going leaks have occurred within the locker rooms. Based upon this and the considerable age of the piping systems, we recommend that a detailed review of all piping systems should be completed. This work is outlined within the requirement entitled "Piping Systems – On-Going Failure – All Systems" and should consist of CCTV observation in addition to ultra sonic testing. We anticipate that this evaluation will highlight the need to replace portions of the piping system. We have included a requirement for this work.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Storm Water - Gravity Discharge

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Plumbing System

Currency: USD

System Uniformat:	D2090 - Other Plumbing Systems	Name:	Natural Gas Supply for Bldg - 3" Feed
Quantity:	41,667.00	Lifetime:	40
Unit Cost:	2.61	Years Remaining:	11 (Observed)
Replacement Cost:	108,606.16	% Used:	72% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	135,757.71

Description

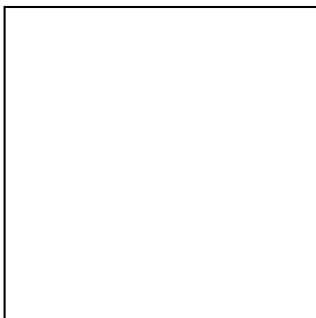
Washington Gas supplies natural gas service to the property. The pressure reducing station and gas meter are located outside on the south side of the building. Gas service is routed to the boilers and the domestic water heater. Gas piping is black steel.

Despite its age, the system appeared to be in fair condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Natural Gas Supply for Bldg - 3" Feed

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Site

Currency: USD

System Uniformat:	G2020 - Parking Lots	Name:	Parking Lot & Roadway - Pavement - Bituminous
Quantity:	7,962.00	Lifetime:	25
Unit Cost:	69.16	Years Remaining:	20 (Observed)
Replacement Cost:	550,623.26	% Used:	20% (Observed)
Unit of Measure:	SY	Year Installed:	2000
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2041	Renewal Action FY:	2041
% Renew:	62.50	Renewal Action Cost:	344,139.54

Description

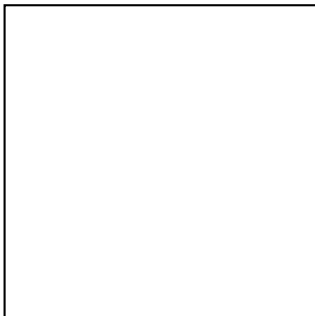
The Property contains the main asphalt-paved parking area located at the rear elevation of the building. The main vehicular access to the rear parking area is provided from T Street NE, with an additional access road provided at the Bladensburg Road NE elevation. An additional asphalt-paved parking area is provided near the main entrance to the building, at the front of the Property. Access to the front parking area is available from Bladensburg Road NE. Cast-in-place concrete aprons are provided at the access road entrances to the Property. The sectional detail of the lot consists of a 6" aggregate base, 3" binder course and 1 1/2" wearing course. A total of 144 parking spaces are provided.

The pavement is in fair to poor condition and will require near-term resurfacing.

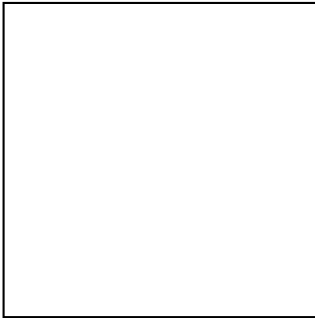
System Costs

Unit Cost Basis: 1.00

Linked Photos



Parking Lot & Roadway - Pavement - Bituminous



Parking Lot & Roadway - Pavement - Bituminous

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Asphalt Parking Lot & Roadway - Life Cycle Maintenance - All Areas	Mission	4 - Due within 10 Years of Inspection	Spectrum - Lee	Sep 6, 2030	41,391.00
Asphalt Parking Lot & Roadway - Wearing Surface Deteriorated - All Parking Areas	Mission	3 - Due within 5 Years of Inspection	Spectrum - Lee	Sep 6, 2025	154,172.00
				Total	195,563.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Site

Currency: USD

System Uniformat:	G2033 - Exterior Steps	Name:	Exterior Stairs - Concrete
Quantity:	9.00	Lifetime:	30
Unit Cost:	1,861.44	Years Remaining:	11 (Observed)
Replacement Cost:	16,752.96	% Used:	63% (Observed)
Unit of Measure:	Each	Year Installed:	1990
		Date Inspected:	Sep 6, 2021
		SCI:	0.28

Renewal

Modeled Renewal FY: 2032 Renewal Action FY: 2032
% Renew: 125.00 Renewal Action Cost: 20,941.20

Description

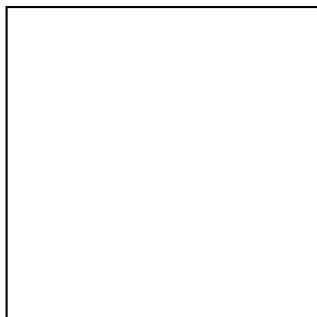
Cast-in-place concrete steps are provided at the rear entrance. The steps consist of cast-in-place concrete sections. The perimeter of most of the steps is lined with painted steel railing assemblies. Railing posts are placed at approximately 6' on-center and surface recessed into the step assemblies.

The steps have a noticeable lean resulting from undermining of the subbase. Within the accompany requirement entitled "Concrete Steps - Settlement - Rear Elevation", we have recommended that the steps are mud jacked.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Exterior Stairs - Concrete

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Concrete Steps - Settlement - Rear Elevation	Reliability	1 - Due within 1 Year of Inspection	Aris - Dutton	Sep 6, 2022	4,704.00
Total					4,704.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Site

Currency: USD

System Uniformat:	G2041 - Fences and Gates	Name:	Entrance Gates
Quantity:	60.00	Lifetime:	30
Unit Cost:	555.42	Years Remaining:	0 (Observed)
Replacement Cost:	33,325.39	% Used:	100% (Observed)
Unit of Measure:	LF	Year Installed:	1990
		Date Inspected:	Sep 6, 2021
		SCI:	1.00

Renewal

Modeled Renewal FY: 2021 Renewal Action FY: 2021
% Renew: 100.00 Renewal Action Cost: 33,325.39

Description

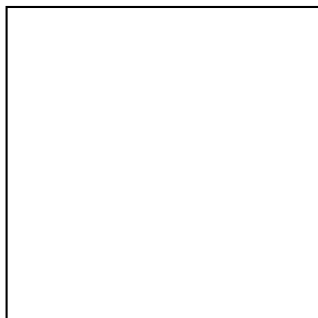
Access to and from the rear parking areas from Bladensburg Avenue and 22nd Street NE is secured by a horizontal sliding chain-link gate.

Both gates are in poor condition, have settled or cannot be opened due to high curb heights. As a result, a staffed police car is used to secure the entrances. Gates should be replaced in the near-term.

System Costs

Unit Cost Basis: 100.00

Linked Photos



Entrance Gates

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Entrance Gates Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Sep 6, 2021	33,325.00
				Total	33,325.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Site

Currency: USD

System Uniformat:	G2043 - Terrace and Perimeter Walls	Name:	Freestanding Perimeter Brick Walls
Quantity:	4,833.00	Lifetime:	60
Unit Cost:	44.04	Years Remaining:	40 (Observed)
Replacement Cost:	212,845.32	% Used:	33% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2061	Renewal Action FY:	2061
% Renew:	40.00	Renewal Action Cost:	85,138.13

Description

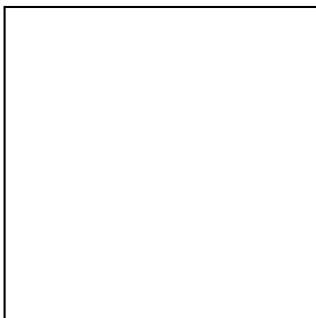
Principal portions of the site were enclosed by a 6' tall solid brick wall.

The wall was in fair condition with areas of impact damage, weathering and general deterioration noted. Within the accompanying requirement entitled "Brick Wall - Failed Brick - Site Perimeter", we have included allowances for repair of the wall.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Freestanding Perimeter Brick Walls

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Special Construction

Currency: USD

System Uniformat:	F1045 - Liquid and Gas Storage Tanks	Name:	Diesel Storage Tank - 250 Gallons (Emergency Generator)
Quantity:	1.00	Lifetime:	25
Unit Cost:	10,759.44	Years Remaining:	5 (Observed)
Replacement Cost:	10,759.44	% Used:	80% (Observed)
Unit of Measure:	Each	Year Installed:	2000
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2026	Renewal Action FY:	2026
% Renew:	100.00	Renewal Action Cost:	10,759.44

Description

Fuel for the generator is available from a 25-gallon day tank adjacent to the generator. The day tank is connected to a 250-gallon double walled above ground storage tank located just outside of the Central Plant on the south end of the building for extended operation.

The tank was in fair condition.

Inventory Fields

Inventory Tag Number:	6660	Manufacturer:	No ID
Model Number:	No ID	Serial Number:	No ID

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Diesel Storage Tank - 250 Gallons (Emergency Generator) Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Sep 6, 2026	10,759.00
Total					10,759.00

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Structure

Currency: USD

System Uniformat:	A - Substructure	Name:	Caissons (Drilled Pier) in Stable Ground (Main Building)
Quantity:	39.00	Lifetime:	75
Unit Cost:	11,469.50	Years Remaining:	40 (Observed)
Replacement Cost:	447,310.50	% Used:	47% (Observed)
Unit of Measure:	Each	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2061	Renewal Action FY:	2061
% Renew:	6.00	Renewal Action Cost:	26,838.63

Description

The concrete superstructure is supported on concrete caissons, approx. 50-ft. deep in stable ground.

The foundation system appeared to be in good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Structure

Currency: USD

System Uniformat:	A - Substructure	Name:	Foundation Wall and Footings 10-Ft - Full Basement
Quantity:	604.00	Lifetime:	75
Unit Cost:	626.84	Years Remaining:	40 (Observed)
Replacement Cost:	378,611.36	% Used:	47% (Observed)
Unit of Measure:	LF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2061	Renewal Action FY:	2061
% Renew:	6.00	Renewal Action Cost:	22,716.68

Description

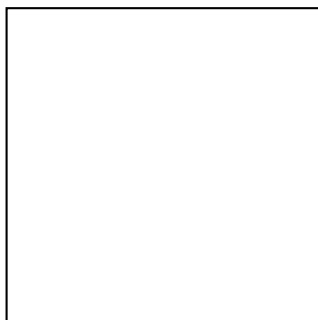
The building contained a walk-out basement level. The basement contains an exposed exterior wall on the southeast elevation of the building. The basement contained areas used as locker rooms and shower facilities, restrooms, mechanical rooms, electrical closets, telecommunications equipment, and related support spaces. The basement level contained a cast-in-place concrete floor slab enclosed at the below grade areas with cast-in-place concrete, concrete masonry unit (CMU) walls, and conventional clay brick walls. Walls were supported on the cast-in-place concrete footings.

The basement system appeared to be in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Foundation Wall and Footings 10-Ft - Full Basement

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Structure

Currency: USD

System Uniformat:	A - Substructure	Name:	Structural Slab on Grade - Non-Industrial (Main Building)
Quantity:	19,552.00	Lifetime:	75
Unit Cost:	14.46	Years Remaining:	40 (Observed)
Replacement Cost:	282,721.92	% Used:	47% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2061 Renewal Action FY: 2061
% Renew: 6.00 Renewal Action Cost: 16,963.32

Description

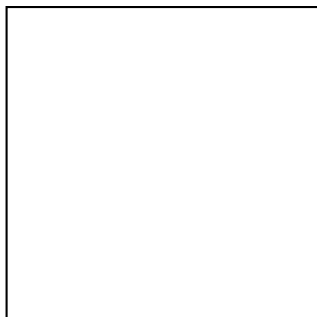
The lowest floor was at the basement level. The floor system at this level consisted of a 5" thick welded wire mesh reinforced cast-in-place concrete slab cast over a vapor barrier and compacted gravel fill.

The floor slab appeared to be in good condition.

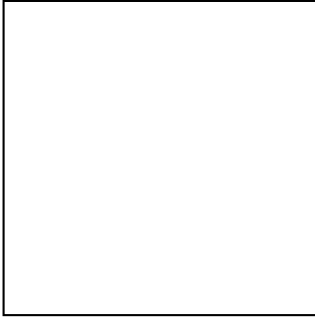
System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Structural Slab on Grade - Non-Industrial (Main Building)



Structural Slab on Grade - Non-Industrial (Main Building)

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Structure

Currency: USD

System Uniformat:	A - Substructure	Name:	Structural Slab on Grade - Non-Industrial (Vehicle Maintenance Building)
Quantity:	1,420.00	Lifetime:	75
Unit Cost:	14.46	Years Remaining:	40 (Observed)
Replacement Cost:	20,533.20	% Used:	47% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2061	Renewal Action FY:	2061
% Renew:	6.00	Renewal Action Cost:	1,231.99

Description

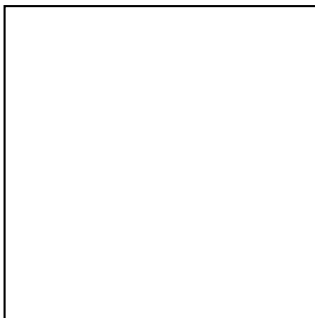
The floor system at the Vehicle Maintenance Building consisted of a 5" thick welded wire mesh reinforced cast-in-place concrete slab cast over a vapor barrier and compacted gravel fill.

The floor slab appeared to be in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Structural Slab on Grade - Non-Industrial (Vehicle Maintenance Building)

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Structure

Currency: USD

System Uniformat:	B10 - Superstructure	Name:	Concrete Roof Structure (Vehicle Maintenance Building)
Quantity:	1,420.00	Lifetime:	75
Unit Cost:	33.14	Years Remaining:	40 (Observed)
Replacement Cost:	47,058.80	% Used:	47% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2061	Renewal Action FY:	2061
% Renew:	6.00	Renewal Action Cost:	2,823.53

Description

The superstructure at the Vehicle Maintenance building consists of precast prestressed concrete roof planks supported on the perimeter masonry walls.

The structural system appeared to be in good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Structure

Currency: USD

System Uniformat:	B10 - Superstructure	Name:	Concrete Superstructure (Main Building)
Quantity:	41,667.00	Lifetime:	75
Unit Cost:	61.32	Years Remaining:	40 (Observed)
Replacement Cost:	2,555,087.11	% Used:	47% (Observed)
Unit of Measure:	SF	Year Installed:	1973
		Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2061	Renewal Action FY:	2061
% Renew:	6.00	Renewal Action Cost:	153,305.23

Description

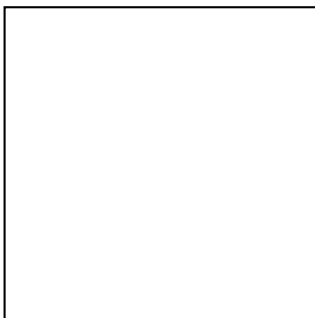
The upper floors and roof of the building consisted of mild-steel conventionally-reinforced concrete flat panel floor slabs ranging in thickness from five to seven inches. Slabs were supported on a network of steel beams and concrete columns and load bearing concrete masonry unit (CMU) walls. The superstructure at the main building consisted of conventionally-reinforced concrete columns supporting wide-flange steel I beams. Concrete columns had typical dimensions of 16" x 16" and were spaced at 24' on-center in the north-south and east-west directions. A portion of the basement floor at the front and rear of the building extended beyond the first floor, creating an exterior plaza area above that portion of the basement.

The structural system appeared to be in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Concrete Superstructure (Main Building)

Linked Requirements

No data available.

Region: _Work in Progress
Agency: MPD - Spectrum 2021 - Second Task Order

Building: 5th District MPD HQ
Building Number: MPD5T57

System Group: Structure

Currency: USD

System Uniformat:	B10 - Superstructure	Name:	Sally Port - Steel Framed Roof Beams with Metal Decking on Columns
Quantity:	900.00	Lifetime:	75
Unit Cost:	24.58	Years Remaining:	28 (Observed)
Replacement Cost:	22,122.00	% Used:	63% (Observed)
Unit of Measure:	SF	Year Installed:	1973
System Condition Rating:	Fair	Date Inspected:	Sep 6, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2049	Renewal Action FY:	2049
% Renew:	6.00	Renewal Action Cost:	1,327.32

Description

The building superstructure includes single-story steel framed building with steel columns, metal decking and steel beam roof structure.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

No data available.



Pre-Assessment Questionnaire

Your Name: Sgt J. Mendez Title: Police Office – Facility Maintenance Focused: 9/8/2021

Building Name: 5th District MPD HQ Building Number: MPD5T57

Building Construction Date: 1973 Renovations? (Y / N) Dates: No major refurbishment work – locker rooms refurbished within the last five years

Please complete all pages. This form may be copied and divided and distributed according to engineering discipline.

The evaluation team (an architect and one or two engineers) will be conducting a thorough “walk-through” inspection of the building. Please identify any significant problems that the team should examine. We are particularly interested in issues that might not be readily-apparent such as occasional water/rain leaks or periodic noises.

What are your top three special concerns about this building?

Special Conditions: _____ General comments: _____

General Building Issues

	Yes	No	Location/ Room Number /Comments
1. Does the roof leak when it rains?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is unclear whether roof or pipe leaks
2. Do the windows leak when it rains?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water and air leaks.
3. Do the windows lock properly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows distorted. Latches broken.
4. Do exterior doors leak when it rains?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Do exterior doors lock properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Are exterior doors easy to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Are there any structural cracks in the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Are there any unusual noises in the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Are you aware of any pest problems (ants, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Are there problems with the floor tile or carpet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Do the exterior doors seal tight?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Do you feel safe inside this building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Although facility / site is generally open to the public.



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

General Building Issues, Continued:

Accessibility and Hazardous Materials

	Yes	No	Location/Room Number/Comments
14. Have there been any ACCESSIBILITY upgrades to toilet facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
15. Have there been any ACCESSIBILITY upgrades to access ways, i.e. ramps, entries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
16. Do you have a copy of an ACCESSIBILITY study that can be given to our surveyors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
17. Is there any known Asbestos containing material in the buildings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
18. If so, what type and where?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
19. Do you have a copy of the Asbestos study which can be reviewed by our surveyors?	<input type="checkbox"/>	<input type="checkbox"/>	N/A

General Building Issues, Continued:

Life Safety and Code Issues

	Yes	No	Location/Room Number/Comments
20. Does the fire alarm system perform adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	.
21. Does the security system perform adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	.
22. Is there a Sprinkler system, and does it perform adequately?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standpipe only.
23. Is there an Emergency Generator?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
24. Does the Generator have an automatic switch?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
25. Is the emergency lighting adequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
26. Are there any problems with exit signs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
27. Are there any problems with exit doors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
28. Are there any known concerns of the local Fire Marshal or Building Inspector?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
29. Are there any open citations against the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Building Issues – Summary Comments

Are there any other improvements, repairs, or changes that you could recommend for the building in general? (Attach separate page if needed.)

Pipe leaks. Flooding. Windows do not operate / close / open / function as required.

Don't hold back. If there is an issue or a project, we want to know about it. We can bring the required expertise to investigate any condition or design issue.

If you need to draw something, please use this space:

End of Architecture Section – Questionnaire Continues with “Trades” Sections

Please keep going!!



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Plumbing		Yes	No	Location/Comments (Identify room number(s), if possible)
30.	Is the quality of the drinking water good?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
31.	Is the water ever cloudy, perhaps after a long weekend or vacation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
32.	Do all of the water fountains work?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
33.	Is the water pressure adequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
34.	Do all the sink faucets work adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
35.	Do the exhaust air systems perform adequately? (Bathroom exhaust fans, fume hoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
36.	Do the drains clog or run slowly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

HVAC / Controls		Yes	No	Location/Comments (Identify room number(s), if possible)
37.	Does the heating system perform adequately?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poorly maintained _____
38.	Does the air conditioning system perform adequately?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poorly maintained _____
39.	Are the rooms comfortable in the summer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Too hot / cold _____
40.	Are the rooms comfortable in the winter?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Too hot / cold _____
41.	Do the exhaust air systems perform adequately? i.e. bathroom exhaust fans, fume hoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Plumbing or HVAC Improvements

Are there any other Plumbing/HVAC, repairs, or changes that you could recommend for the building in general?
(Attach separate page if needed.)

No

Are there any Plumbing/HVAC issues that might require special investigations or testing?

Hot / cold areas. Poor maintenance.

End of HVAC/Plumbing Section



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Electrical

		YES	NO	Location/Comments (Identify room number(s), if possible)
42.	Do administrative areas have enough electrical outlets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
43.	Are there enough outlets to serve the present computer needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
44.	Are there any problems with the electrical outlets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
45.	Do circuit breakers trip frequently?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
46.	Are there frequent power outages?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
47.	Is the room lighting adequate for its use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
48.	Are there any problems with the lighting system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
49.	Is there an emergency lighting system, i.e. battery backup?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
50.	Does the intercom system perform adequately?	<input type="checkbox"/>	<input type="checkbox"/>	No intercom system
51.	Is the public address system in all buildings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
52.	Does the public address system work?	<input type="checkbox"/>	<input type="checkbox"/>	No intercom system
53.	Does the clock system work?	<input type="checkbox"/>	<input type="checkbox"/>	No central clock
54.	Does the elevator work properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Electrical Improvements

Are there any other electrical, repairs, or changes that you could recommend for the building in general? (Attach separate page if needed.)

No

Are there any Electrical issues that might require special investigations or testing?

No

End of Electrical Section

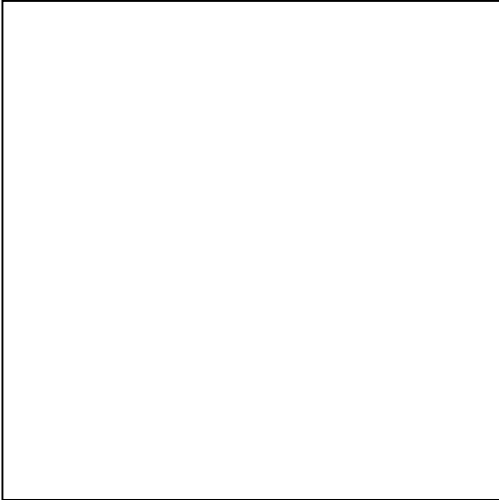
You made it to the end. THANK YOU!!

Region: Work in Progress

Agency: MPD - Spectrum 2021 - Second Task Order

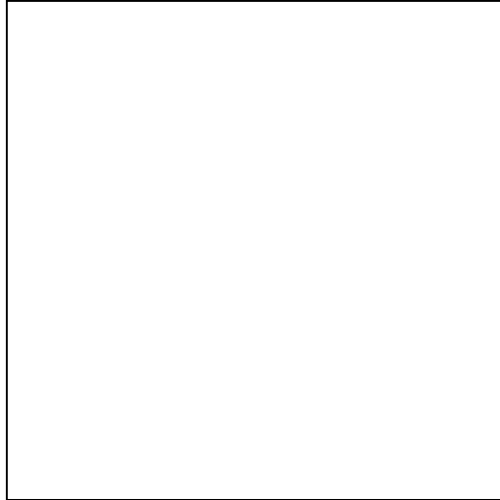
Building: 5th District MPD HQ - MPD5T57

Photo Category: Architectural



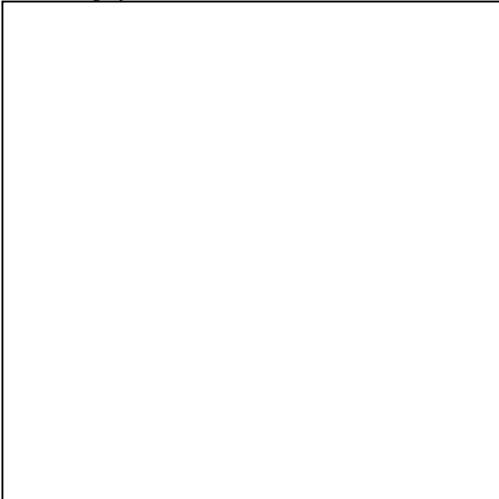
Door Assembly - Single - Hollow Metal (Vehicle Maintenance Building)
Door Assembly - Single - Hollow Metal (Vehicle Maintenance Building)
September 28, 2021

Photo Category: Architectural



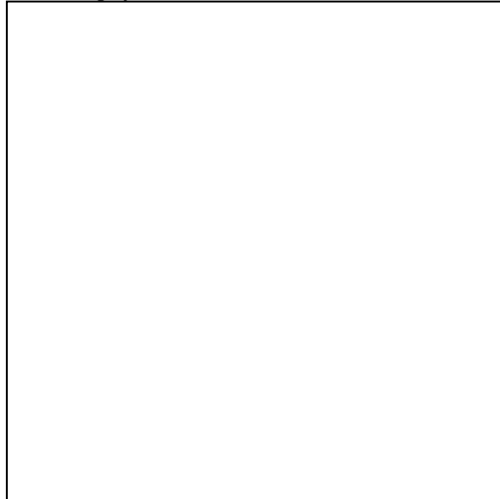
Standpipe System - Wet - Ordinary Hazard
Standpipe System - Wet - Ordinary Hazard
September 28, 2021

Photo Category: Architectural



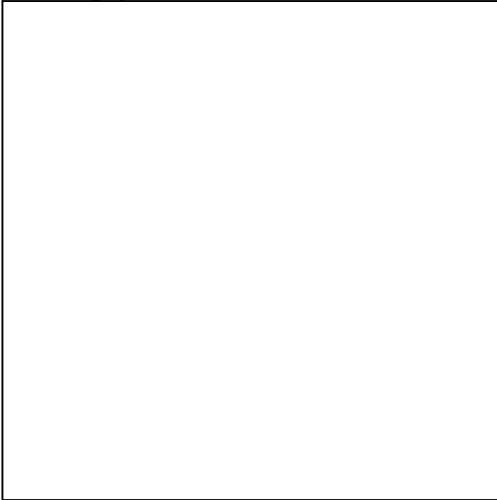
Toilet Partitions - Painted Steel
Toilet Partitions - Painted Steel
September 28, 2021

Photo Category: Mechanical



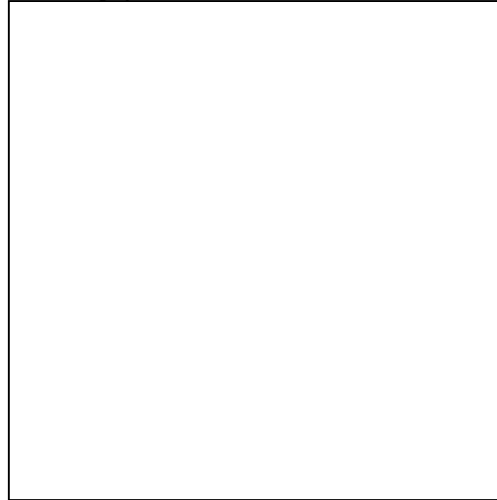
HVAC Ductwork - Supply - Multi-Zone
HVAC Ductwork - Supply - Multi-Zone
September 28, 2021

Photo Category: Architectural



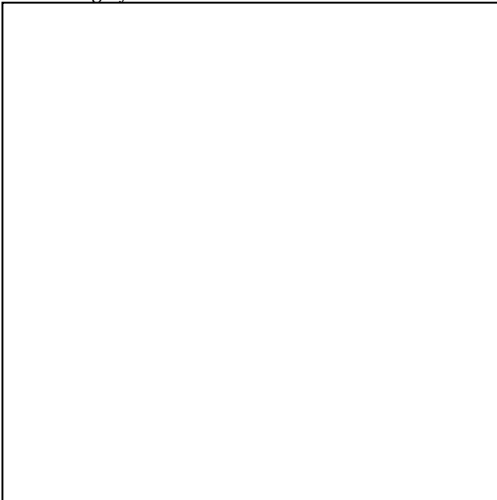
Exterior Curtain Wall - Corroded - 2nd Floor
Exterior Curtain Wall - Corroded - 2nd Floor
September 28, 2021

Photo Category: Electrical



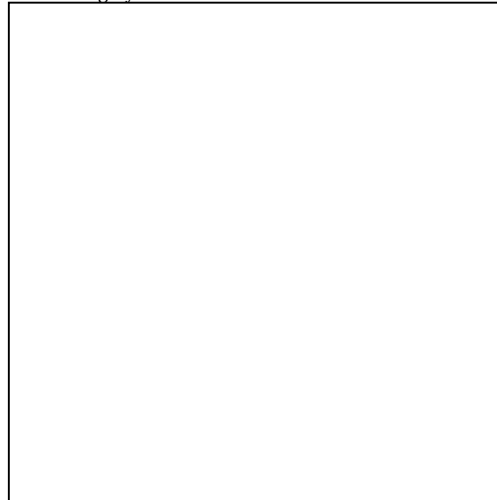
Variable Frequency Drive - AHU # 4
Variable Frequency Drive - AHU # 4
September 28, 2021

Photo Category: Architectural



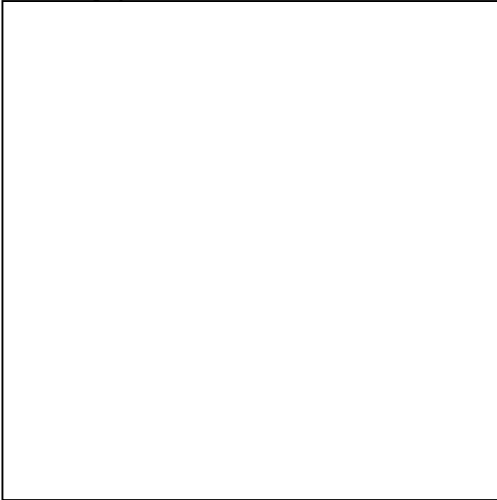
Steel Lintel - Sectional Corrosion - Exterior Louver
Steel Lintel - Sectional Corrosion - Exterior Louver
September 28, 2021

Photo Category: Architectural



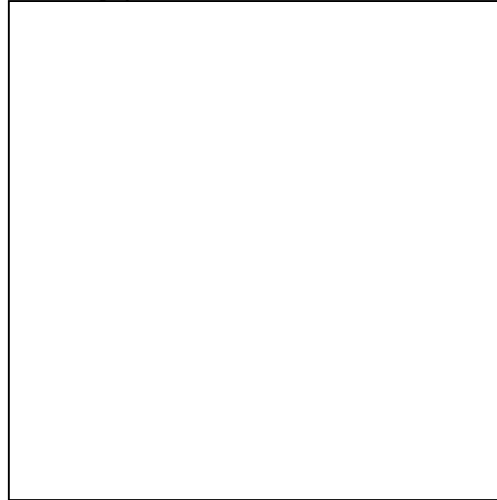
Double Swinging Doors - Commercial - Glazed
Double Swinging Doors - Commercial - Glazed
September 28, 2021

Photo Category: Electrical



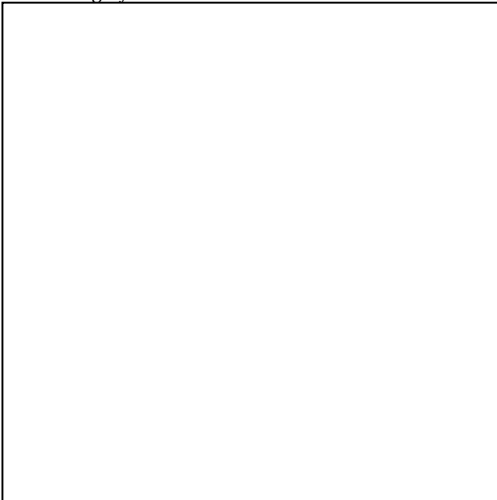
Variable Frequency Drive - AHU # 2
Variable Frequency Drive - AHU # 2
September 28, 2021

Photo Category: Mechanical



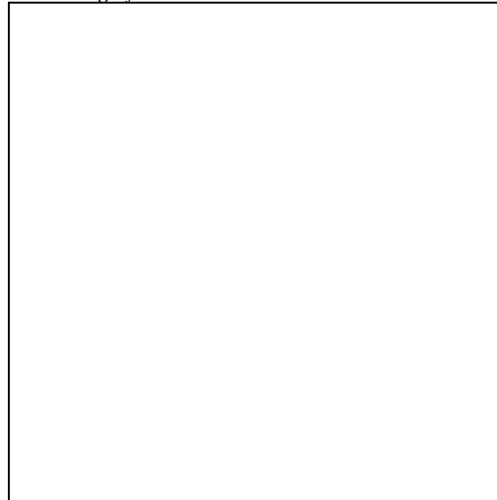
Air Handling Unit - Deferred Maintenance - AHU # 4
Air Handling Unit - Deferred Maintenance - AHU # 4
September 28, 2021

Photo Category: Electrical



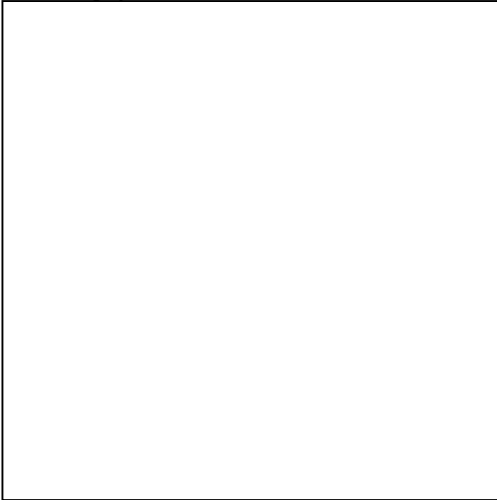
Automatic Transfer Switch
Automatic Transfer Switch
September 28, 2021

Photo Category: Architectural



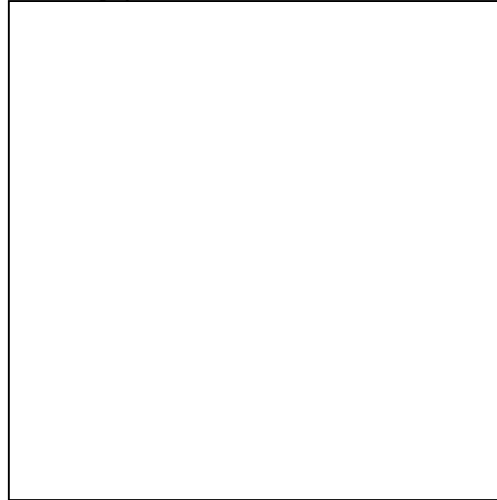
Exterior Curtain Wall - Failed Painted Surface - 2nd Floor
Exterior Curtain Wall - Failed Painted Surface - 2nd Floor
September 28, 2021

Photo Category: Architectural



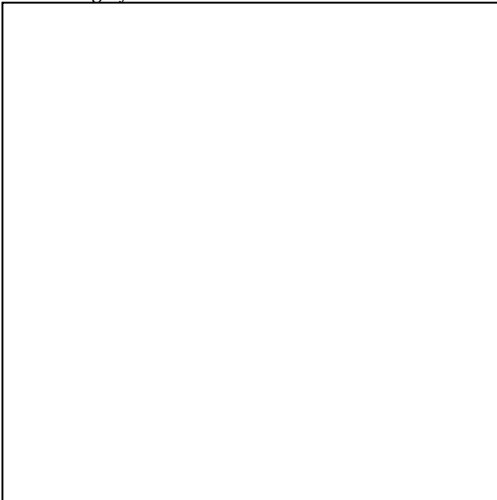
EPDM Roof - Field Coated
EPDM Roof - Field Coated
September 28, 2021

Photo Category: Architectural



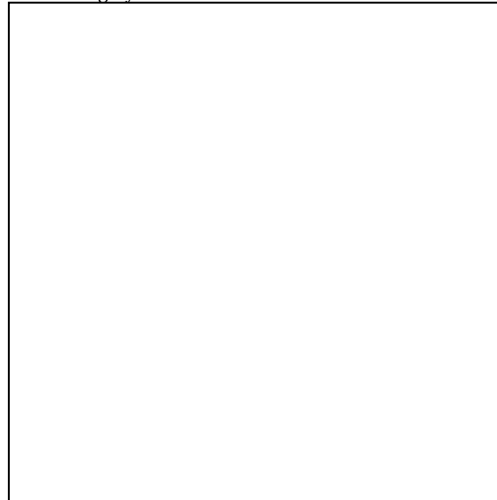
Overhead Sectional Doors (Vehicle Maintenance Building)
Overhead Sectional Doors (Vehicle Maintenance Building)
September 28, 2021

Photo Category: Architectural



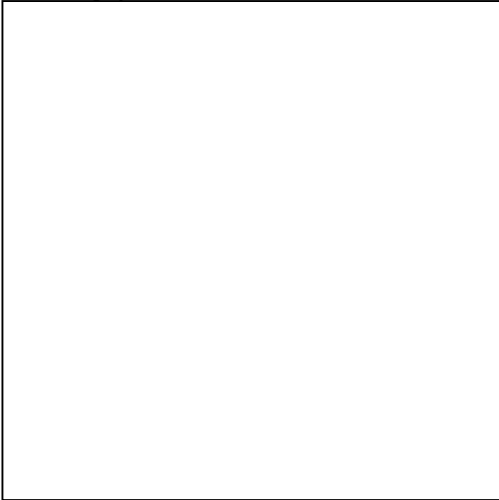
Exterior Cladding - Brick Walls with CMU Back-Up
Exterior Cladding - Brick Walls with CMU Back-Up
September 28, 2021

Photo Category: Electrical



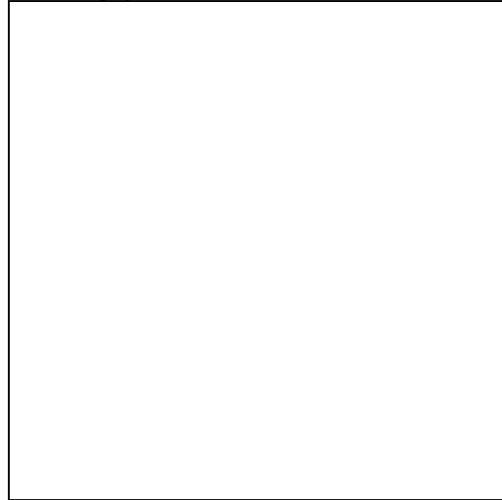
Solar Photovoltaic Inverter (# 3)
Solar Photovoltaic Inverter (# 3)
September 28, 2021

Photo Category: Architectural



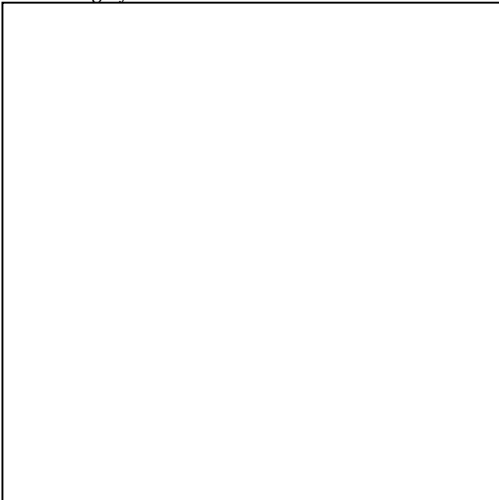
Natural Gas Supply for Bldg - 3" Feed
Natural Gas Supply for Bldg - 3" Feed
September 28, 2021

Photo Category: Electrical



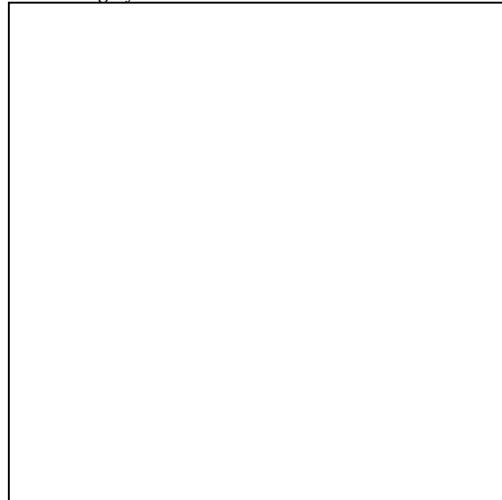
Solar Photovoltaic Inverter (# 1)
Solar Photovoltaic Inverter (# 1)
September 28, 2021

Photo Category: Electrical



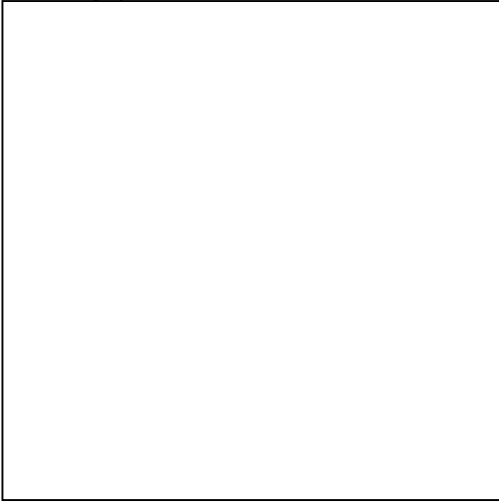
Solar Photovoltaic Inverter (# 4)
Solar Photovoltaic Inverter (# 4)
September 28, 2021

Photo Category: Architectural



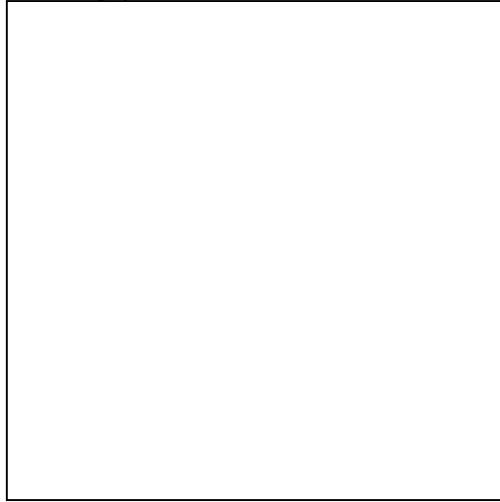
Front Elevation
September 20, 2021

Photo Category: None



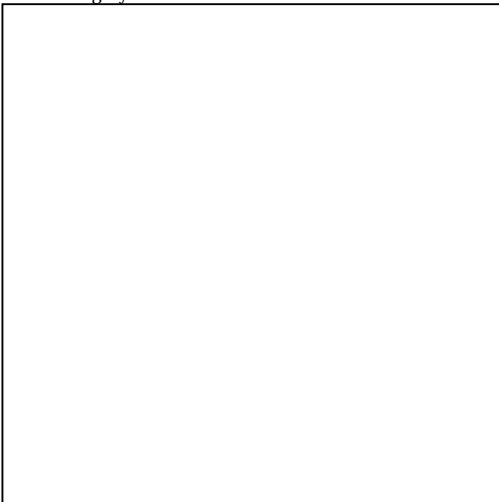
IMG_0803
September 26, 2021

Photo Category: None



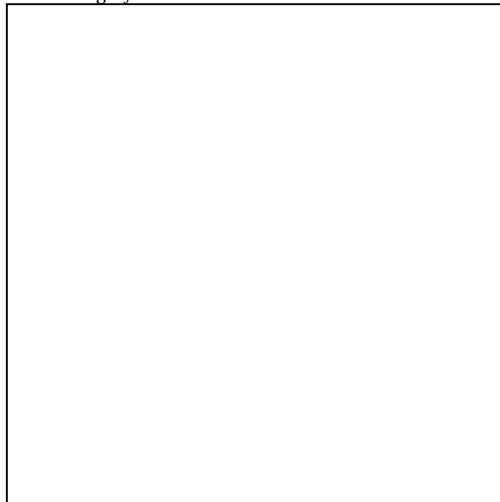
IMG_0805
September 26, 2021

Photo Category: None



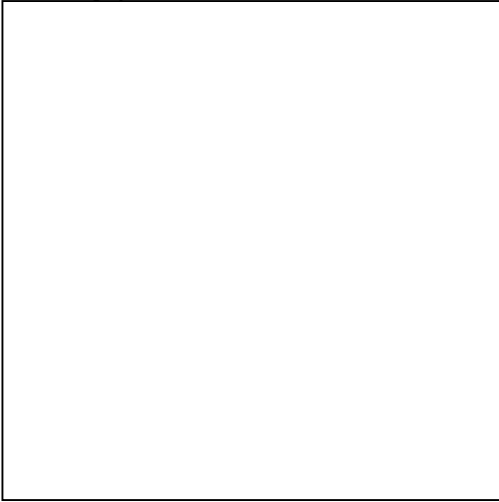
IMG_0806
September 26, 2021

Photo Category: None



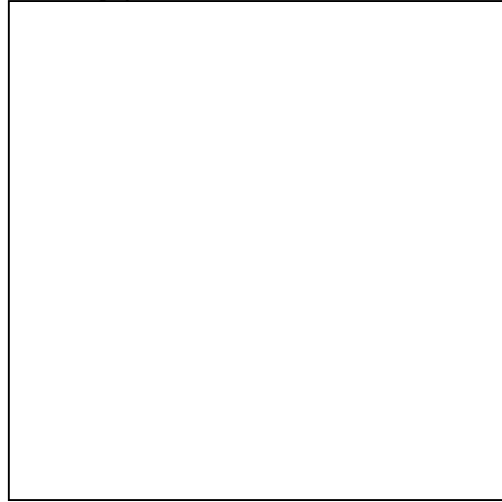
IMG_0809
September 26, 2021

Photo Category: None



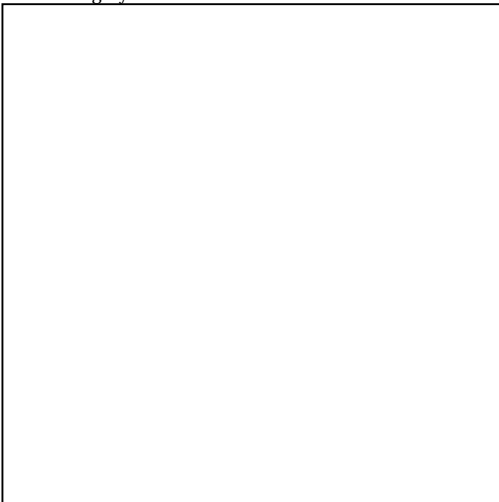
IMG_0810
September 26, 2021

Photo Category: None



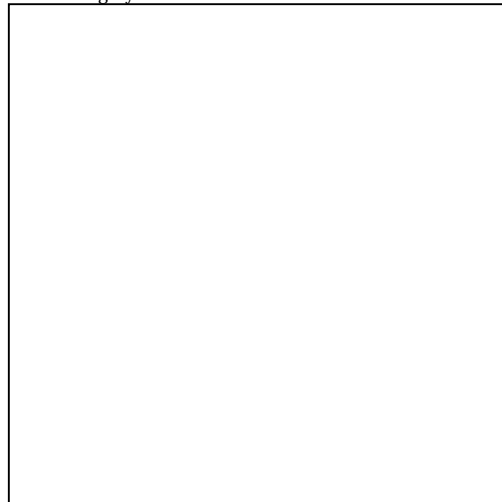
IMG_0811
September 26, 2021

Photo Category: None



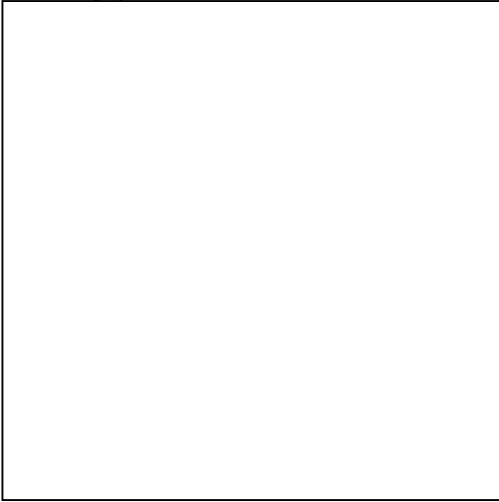
IMG_0812
September 26, 2021

Photo Category: None



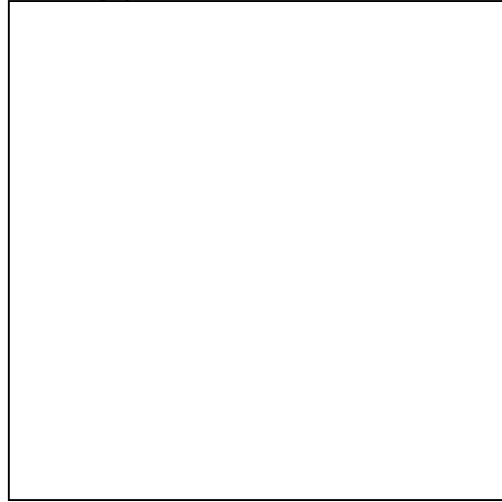
IMG_0813
September 26, 2021

Photo Category: None



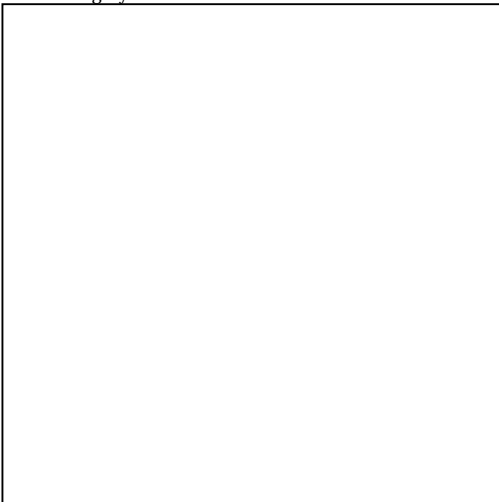
IMG_0814
September 26, 2021

Photo Category: None



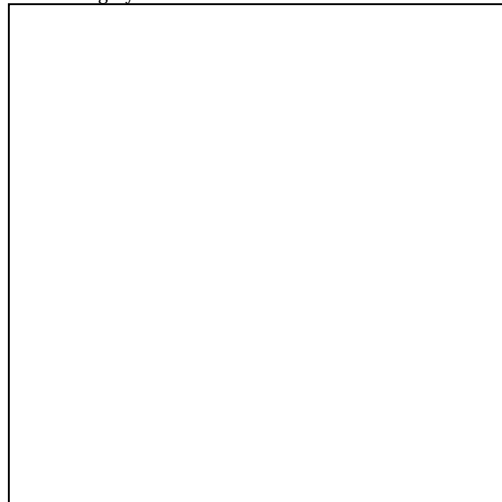
IMG_0815
September 26, 2021

Photo Category: None



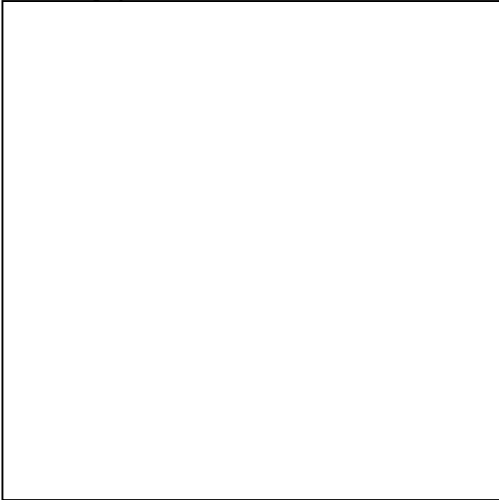
IMG_0819
September 26, 2021

Photo Category: None



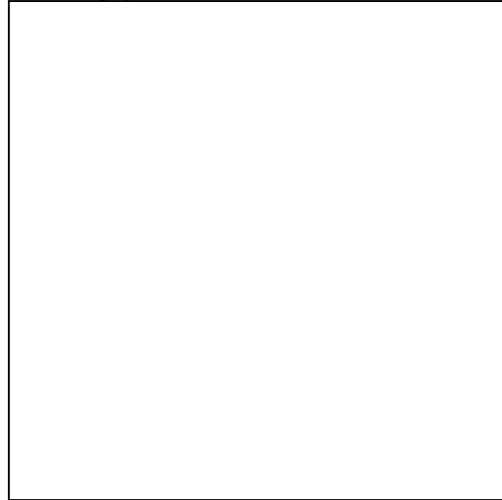
IMG_0820
September 26, 2021

Photo Category: None



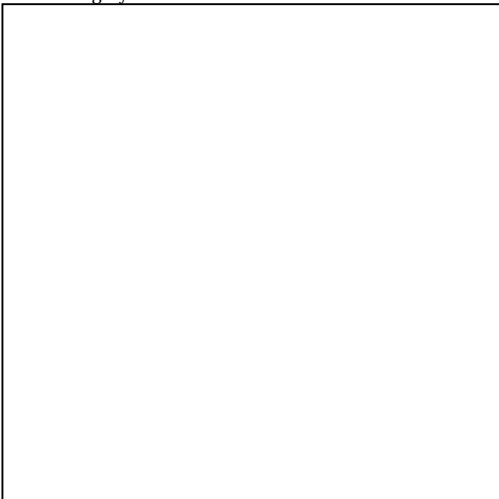
IMG_0822
September 26, 2021

Photo Category: None



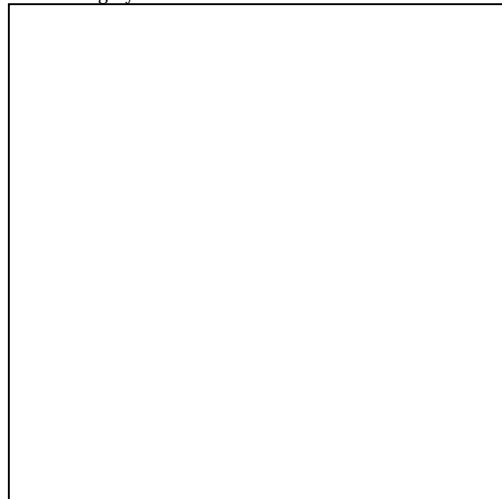
IMG_0823
September 26, 2021

Photo Category: None



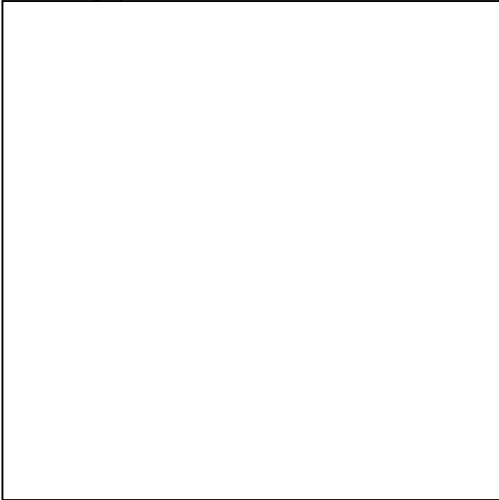
IMG_0824
September 26, 2021

Photo Category: None



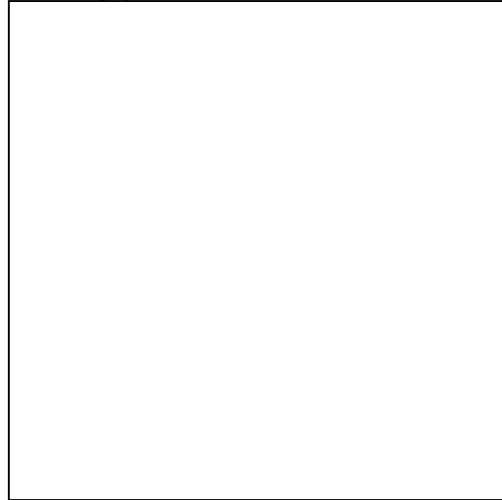
IMG_0825
September 26, 2021

Photo Category: None



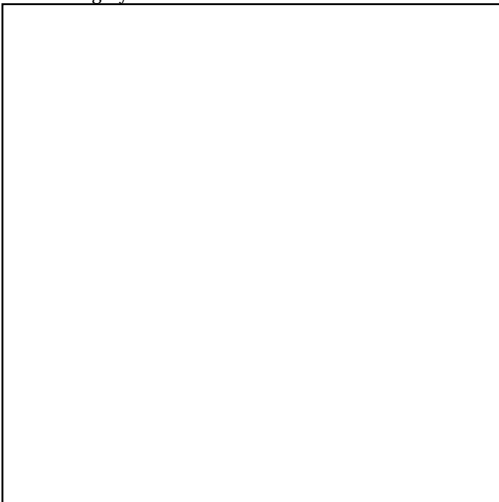
IMG_0827
September 26, 2021

Photo Category: None



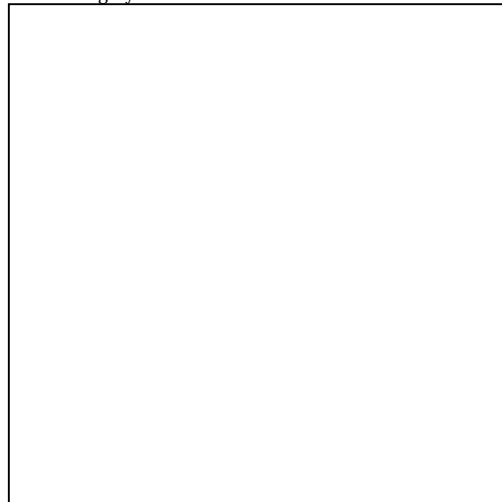
IMG_0828
September 26, 2021

Photo Category: None



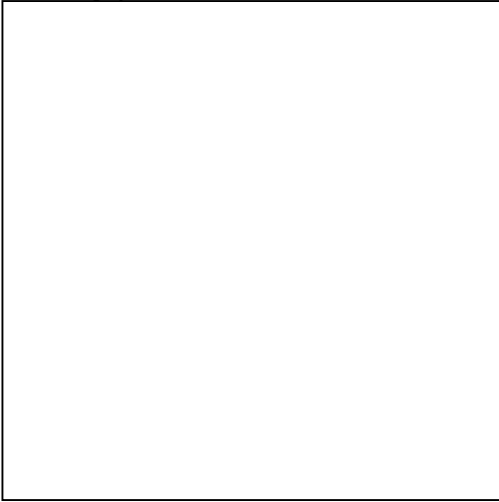
IMG_0829
September 26, 2021

Photo Category: None



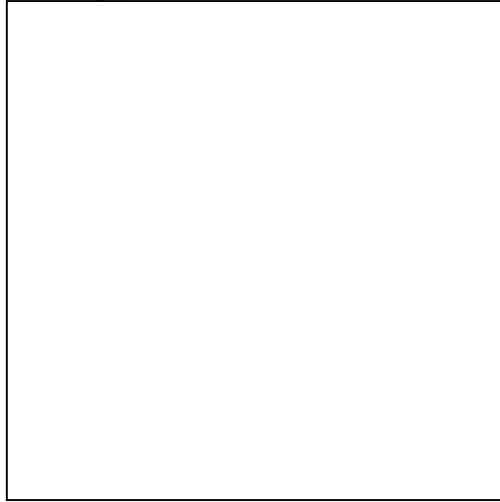
IMG_0830
September 26, 2021

Photo Category: None



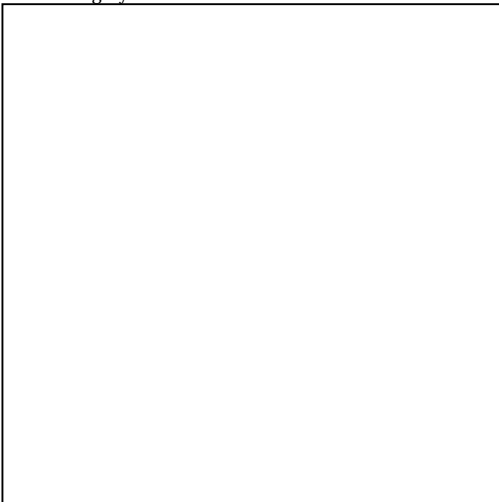
IMG_0832
September 26, 2021

Photo Category: None



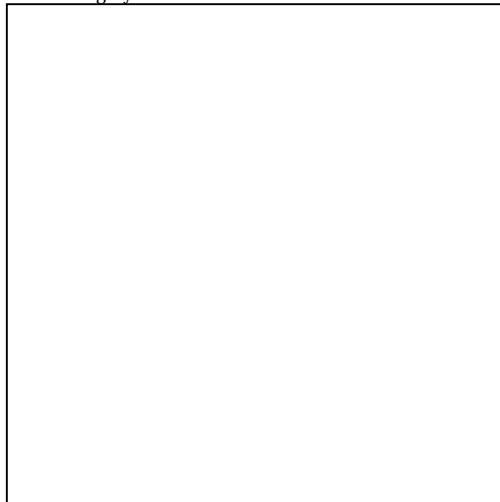
IMG_0833
September 26, 2021

Photo Category: None



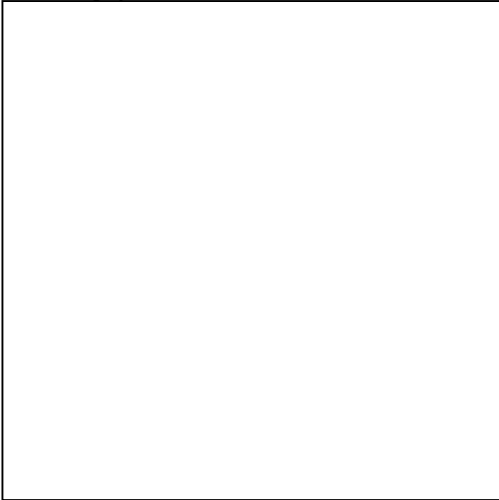
IMG_0834
September 26, 2021

Photo Category: None



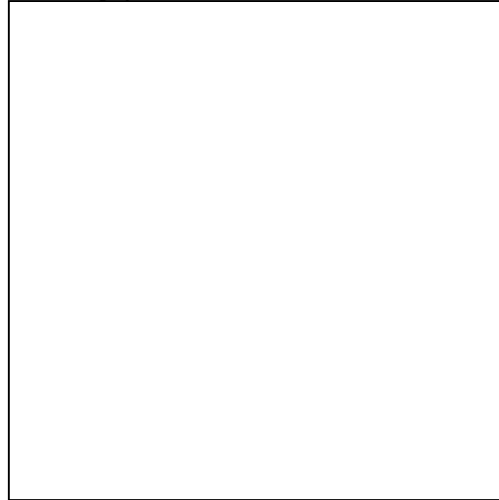
IMG_0836
September 26, 2021

Photo Category: None



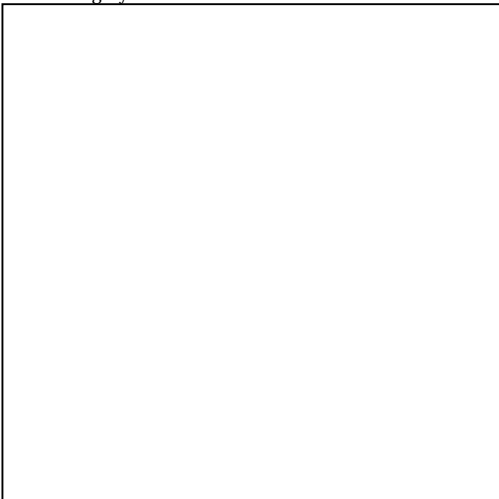
IMG_0838
September 26, 2021

Photo Category: None



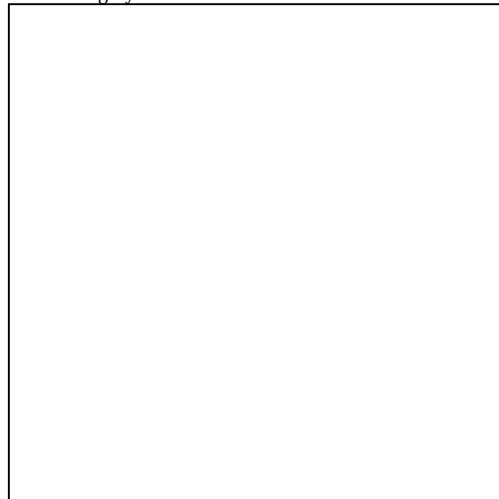
IMG_0839
September 26, 2021

Photo Category: None



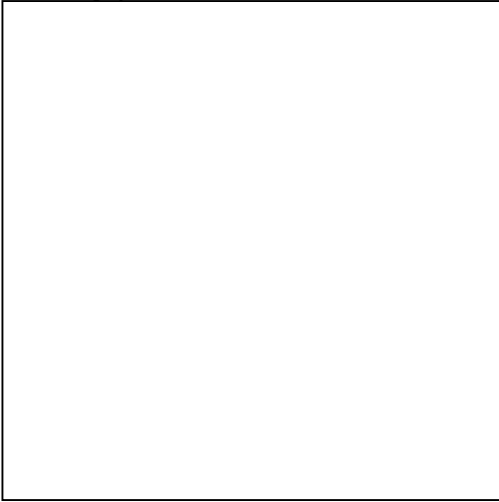
IMG_0840
September 26, 2021

Photo Category: None



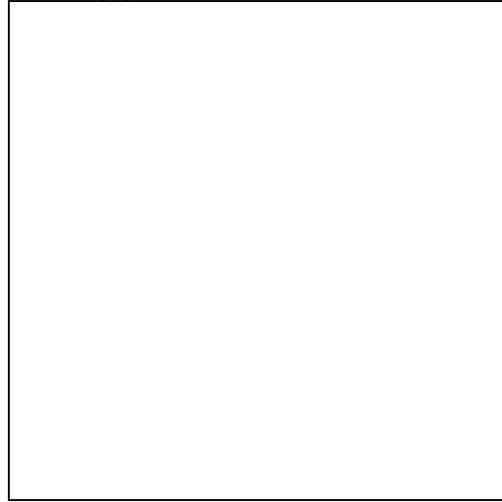
IMG_0841
September 26, 2021

Photo Category: None



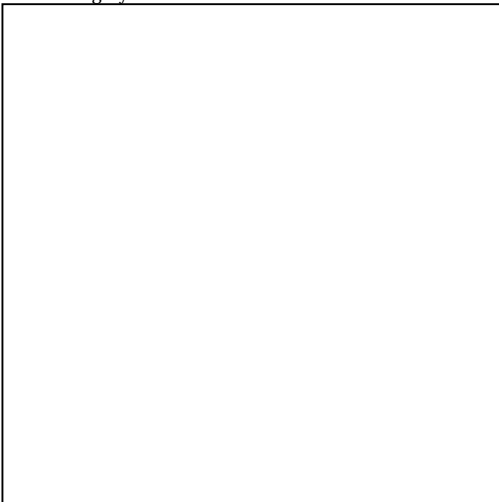
IMG_0842
September 26, 2021

Photo Category: None



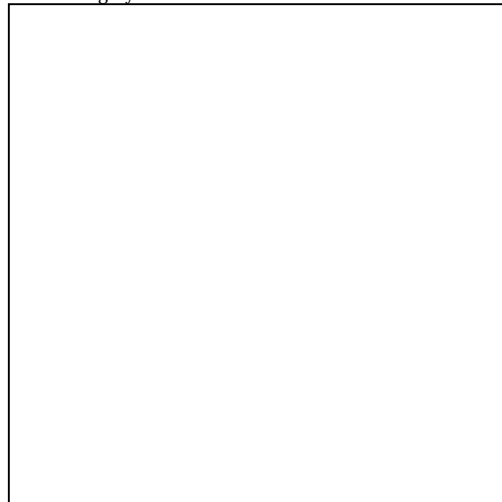
IMG_0843
September 26, 2021

Photo Category: None



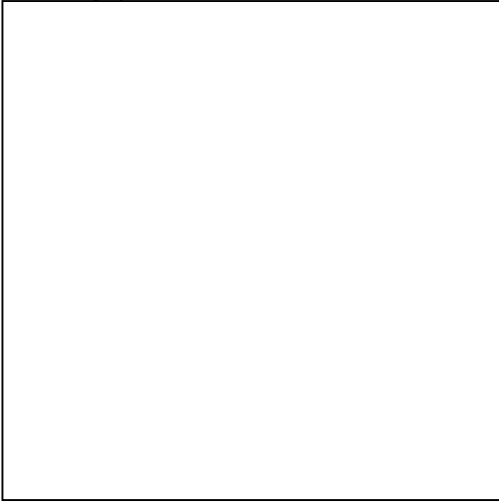
IMG_0844
September 26, 2021

Photo Category: None



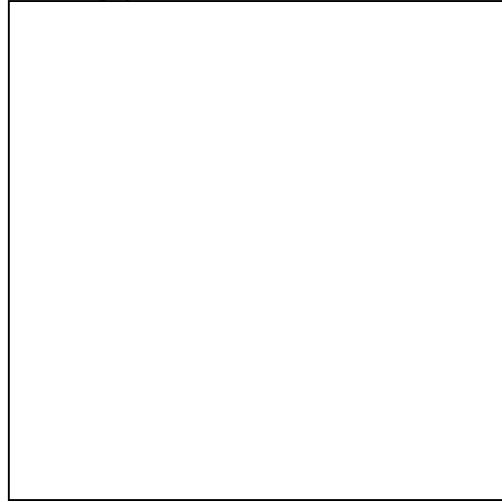
IMG_0845
September 26, 2021

Photo Category: None



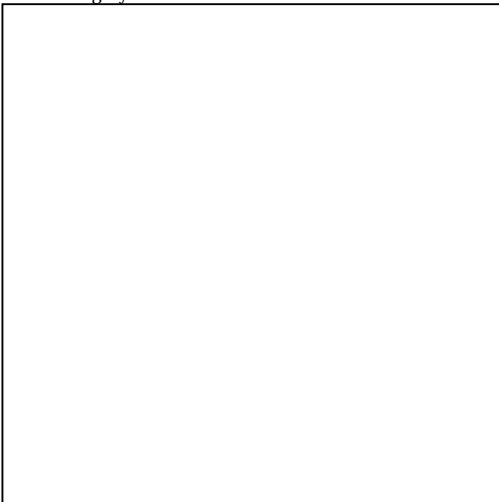
IMG_0849
September 26, 2021

Photo Category: None



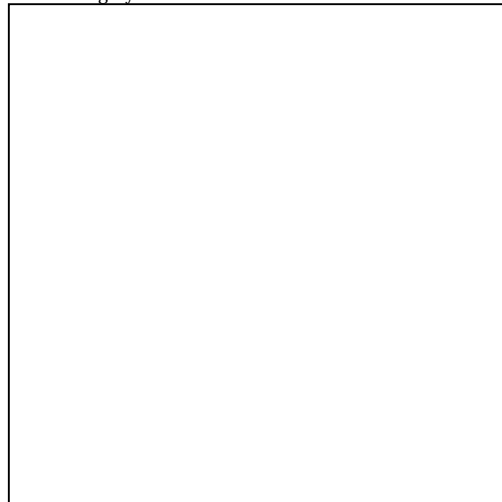
IMG_0850
September 26, 2021

Photo Category: None



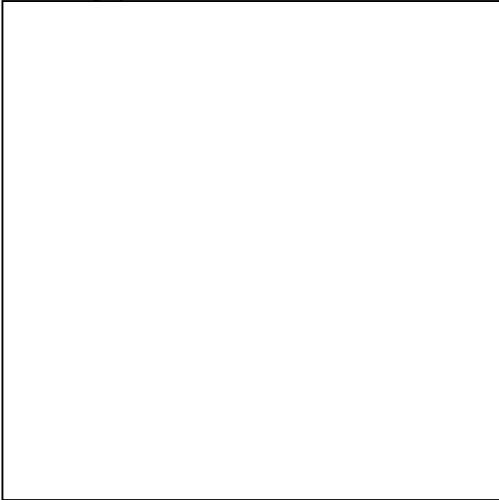
IMG_0853
September 26, 2021

Photo Category: None



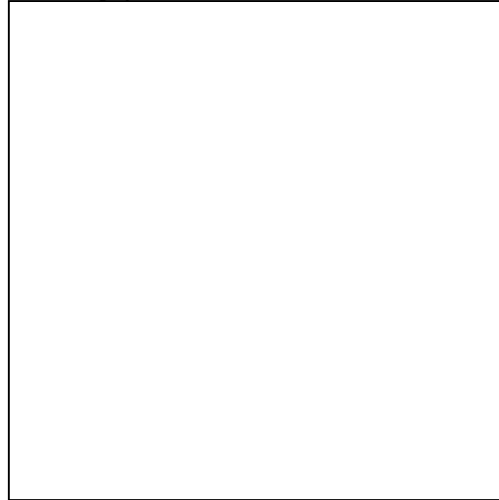
IMG_0855
September 26, 2021

Photo Category: None



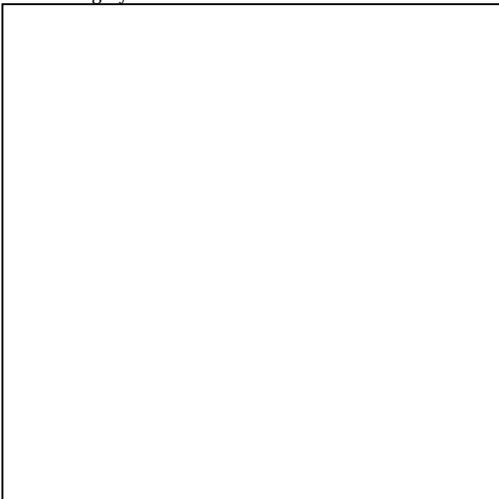
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September 26, 2021

Photo Category: None



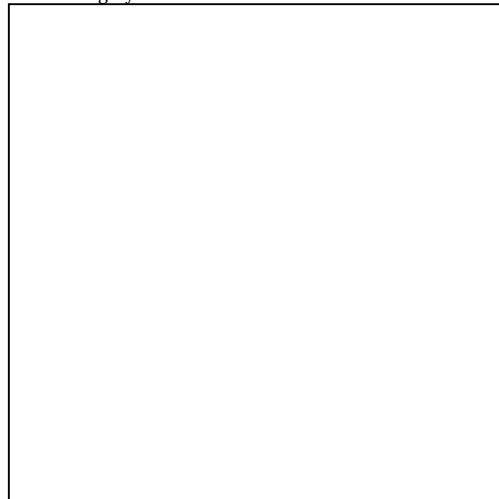
IMG_0858
September 26, 2021

Photo Category: None



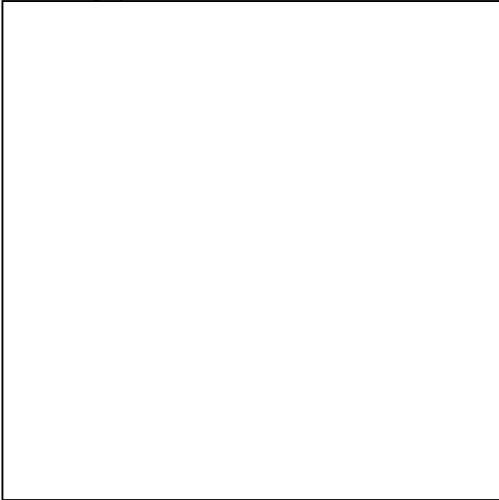
IMG_0859
September 26, 2021

Photo Category: None



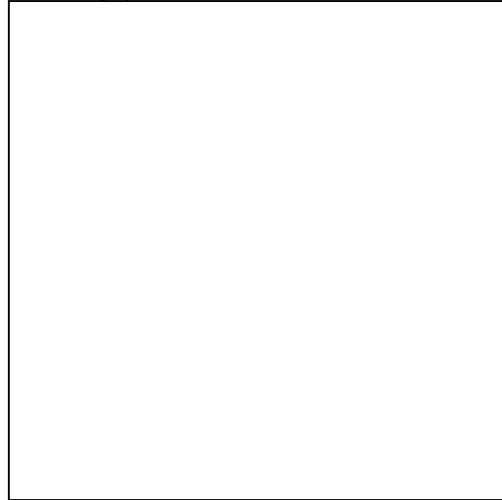
IMG_0863
September 26, 2021

Photo Category: None



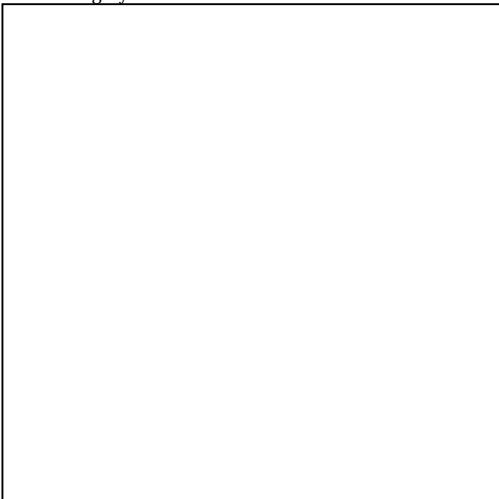
IMG_0864
September 26, 2021

Photo Category: None



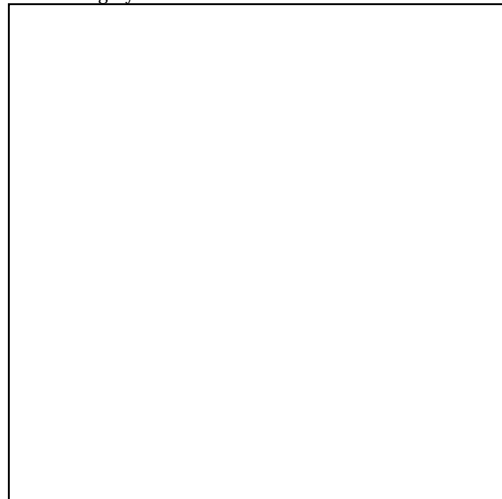
IMG_0865
September 26, 2021

Photo Category: None



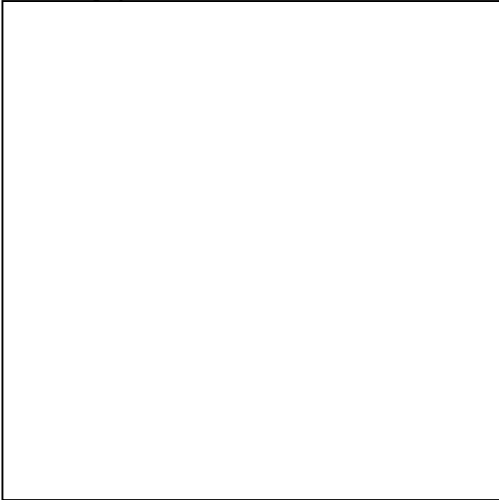
IMG_0866
September 26, 2021

Photo Category: None



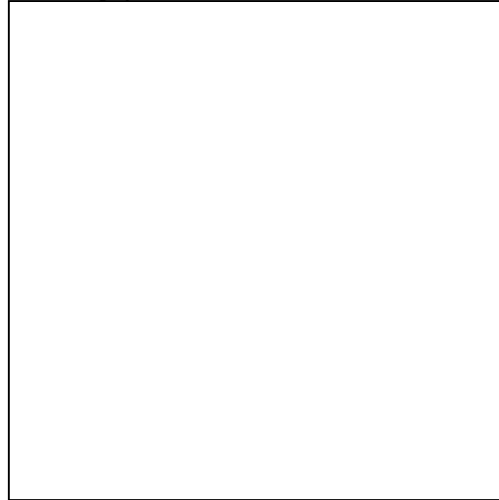
IMG_0870
September 26, 2021

Photo Category: None



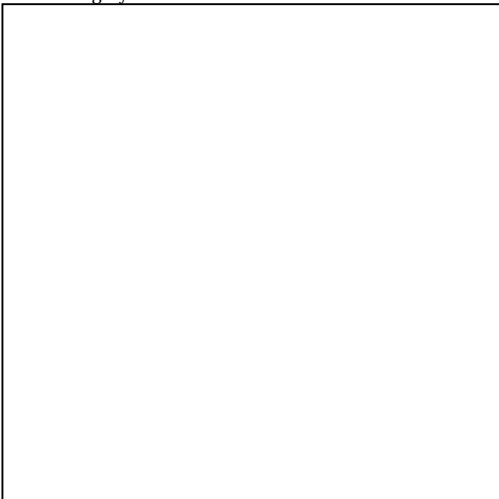
IMG_0872
September 26, 2021

Photo Category: None



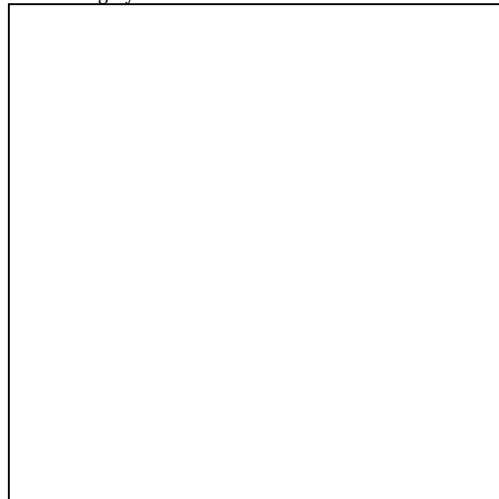
IMG_0873
September 26, 2021

Photo Category: None



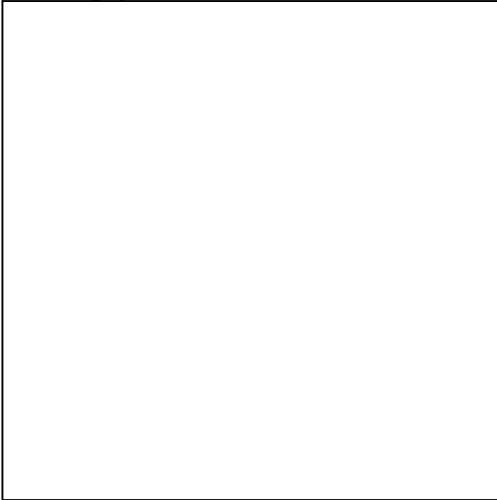
IMG_0875
September 26, 2021

Photo Category: None



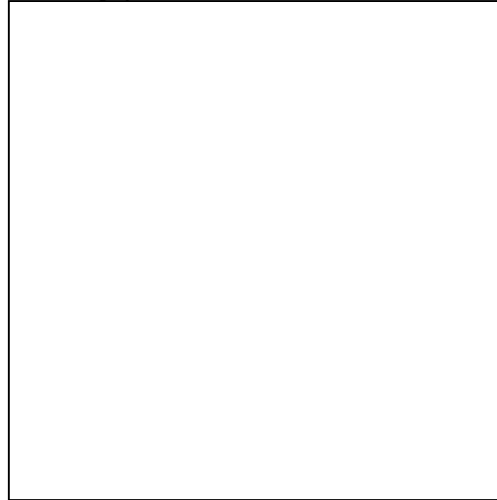
IMG_0876
September 26, 2021

Photo Category: None



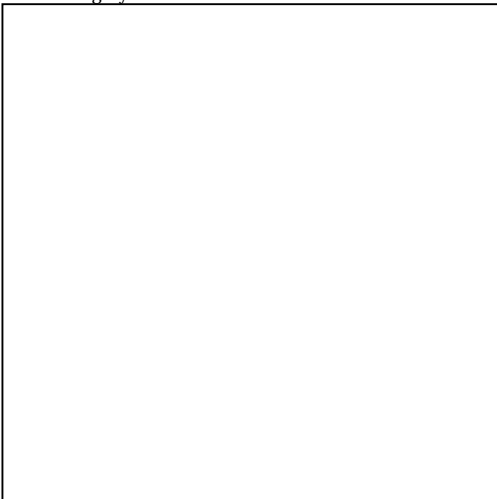
IMG_0877
September 26, 2021

Photo Category: None



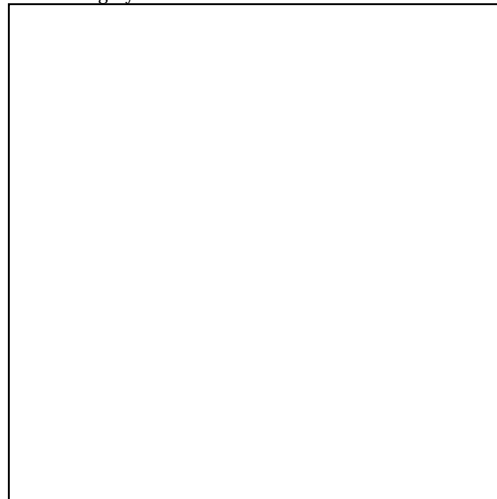
IMG_0878
September 26, 2021

Photo Category: None



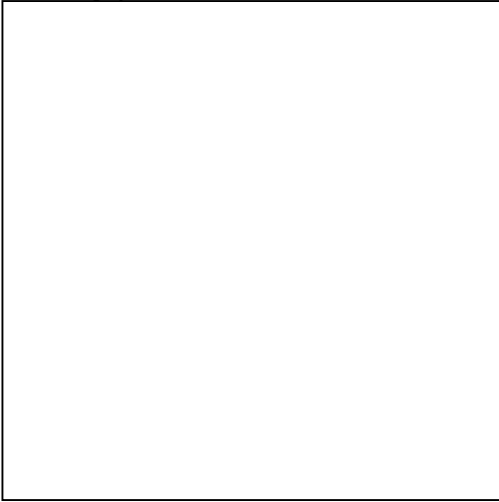
IMG_0879
September 26, 2021

Photo Category: None



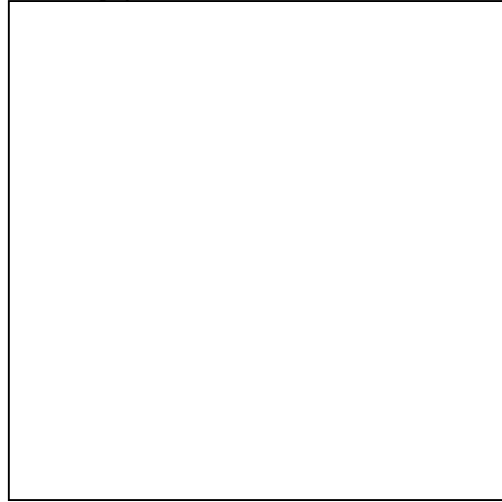
IMG_0880
September 26, 2021

Photo Category: None



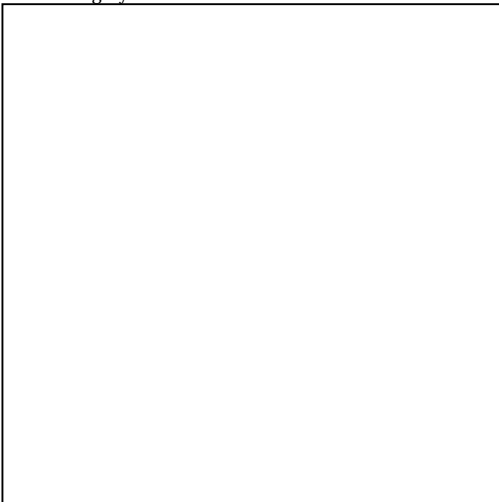
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September 26, 2021

Photo Category: None



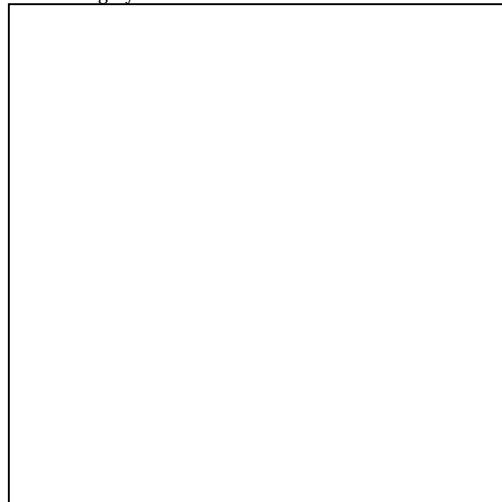
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September 26, 2021

Photo Category: None



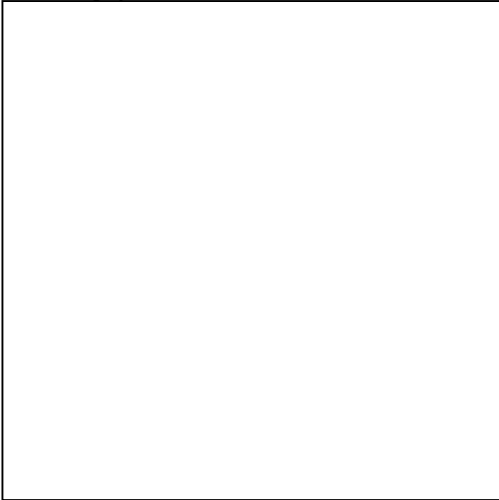
IMG_0883
September 26, 2021

Photo Category: None



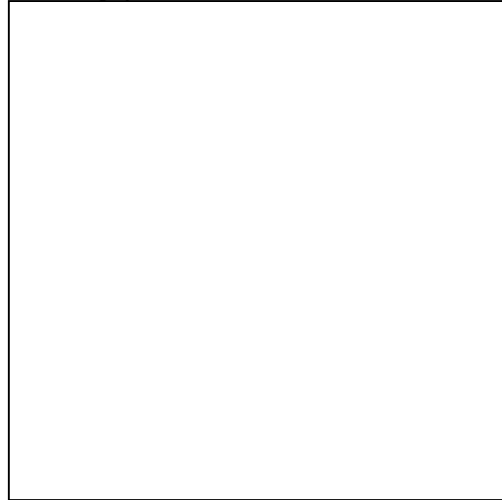
IMG_0885
September 26, 2021

Photo Category: None



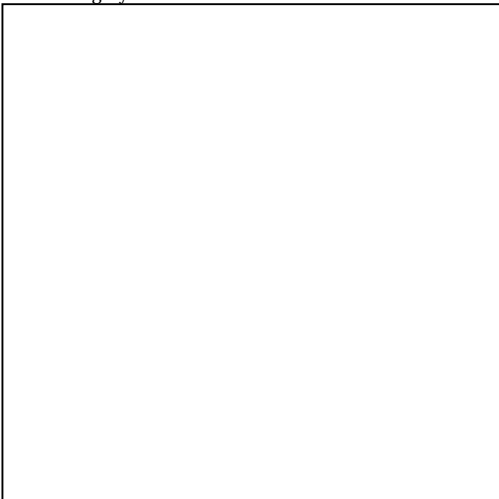
IMG_0886
September 26, 2021

Photo Category: None



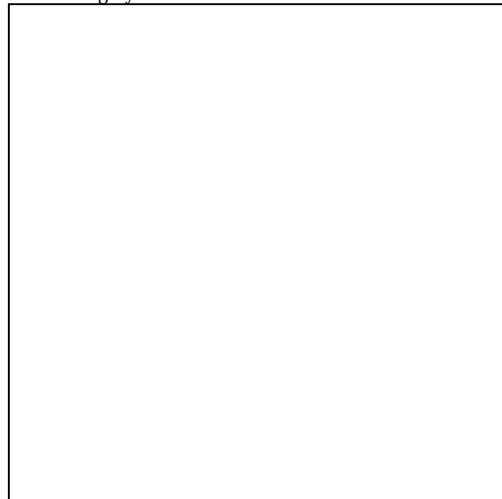
IMG_0887
September 26, 2021

Photo Category: None



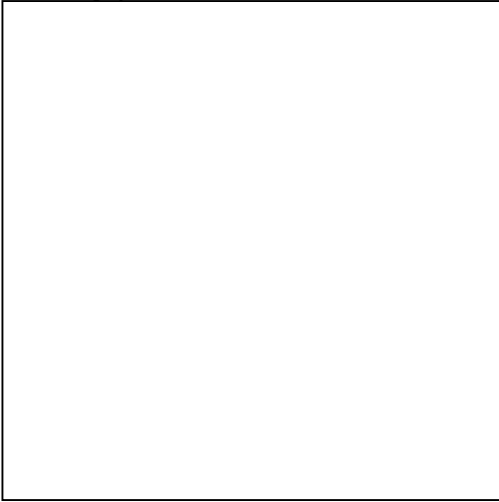
IMG_0890
September 26, 2021

Photo Category: None



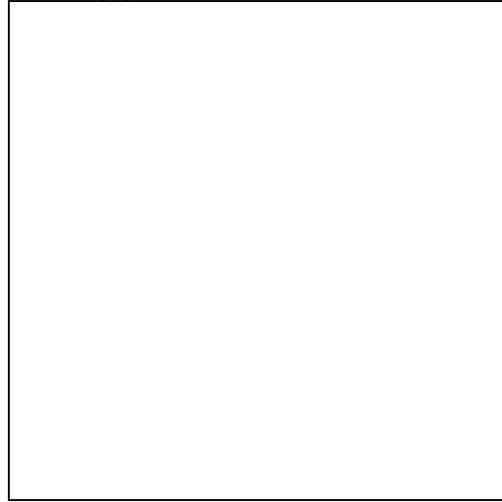
IMG_0892
September 26, 2021

Photo Category: None



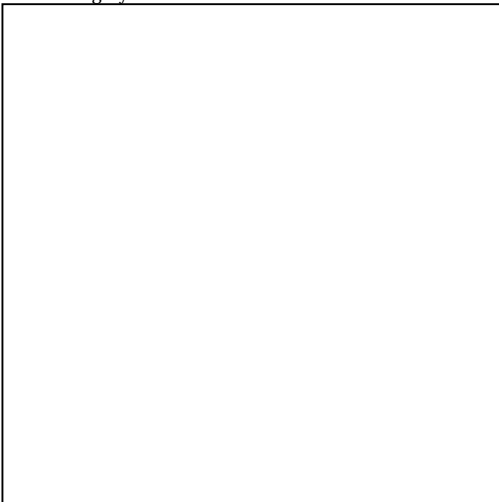
IMG_0893
September 26, 2021

Photo Category: None



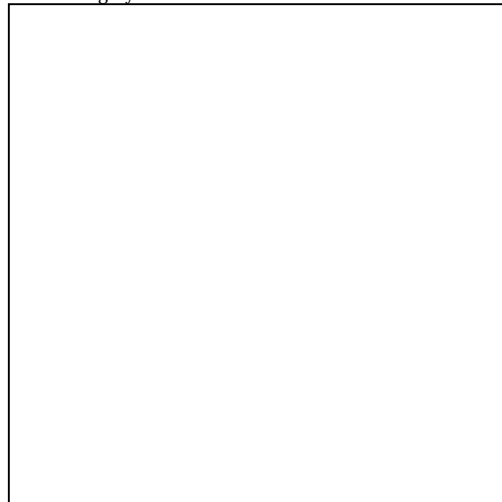
IMG_0894
September 26, 2021

Photo Category: None



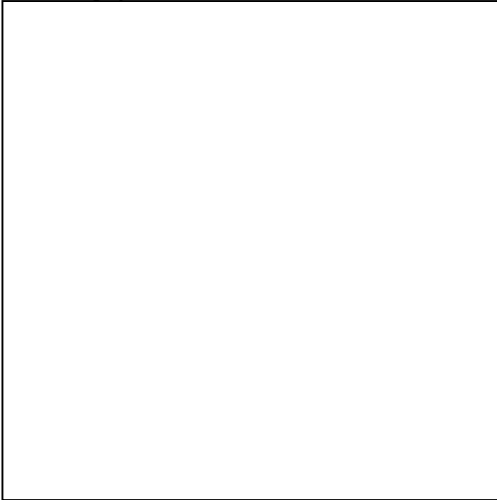
IMG_0895
September 26, 2021

Photo Category: None



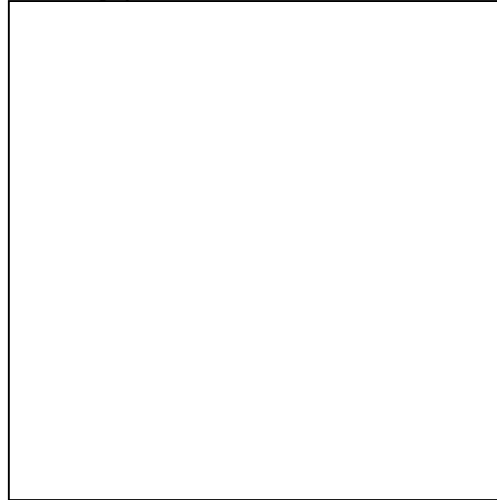
IMG_0896
September 26, 2021

Photo Category: None



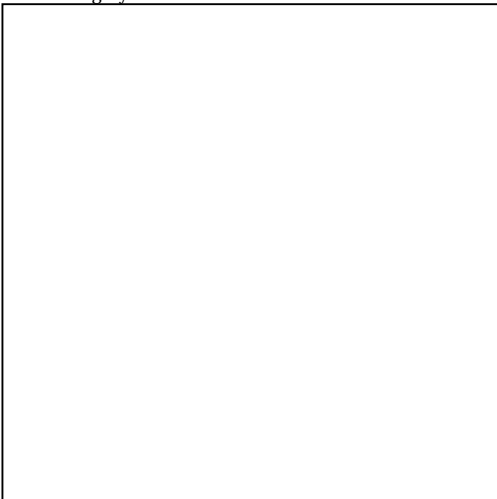
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September 26, 2021

Photo Category: None



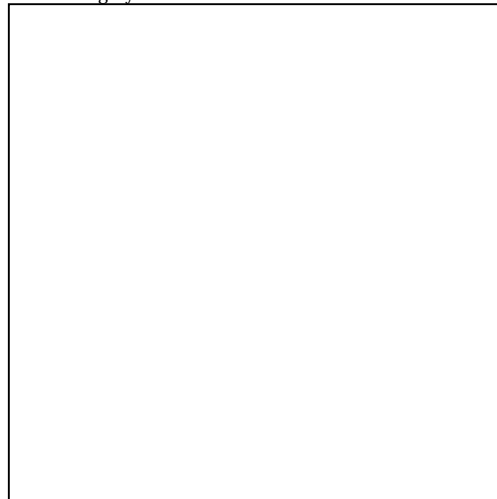
IMG_0898
September 26, 2021

Photo Category: None



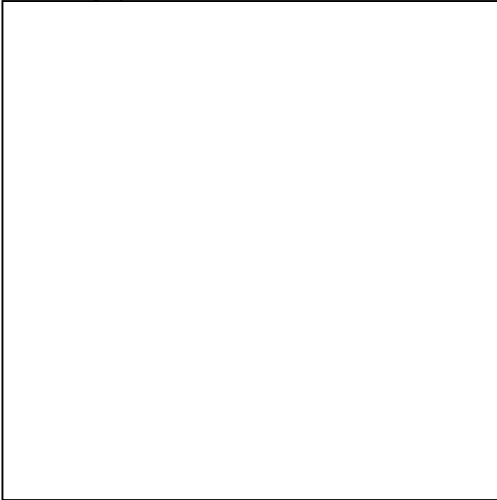
IMG_0901
September 26, 2021

Photo Category: None



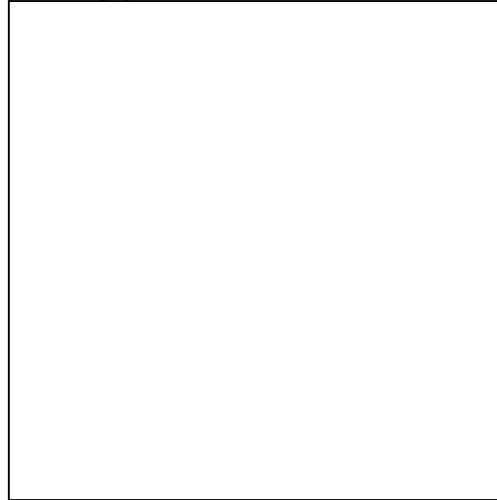
IMG_0902
September 26, 2021

Photo Category: None



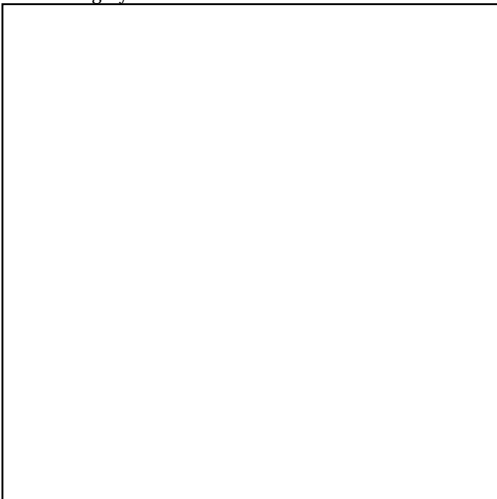
IMG_0903
September 26, 2021

Photo Category: None



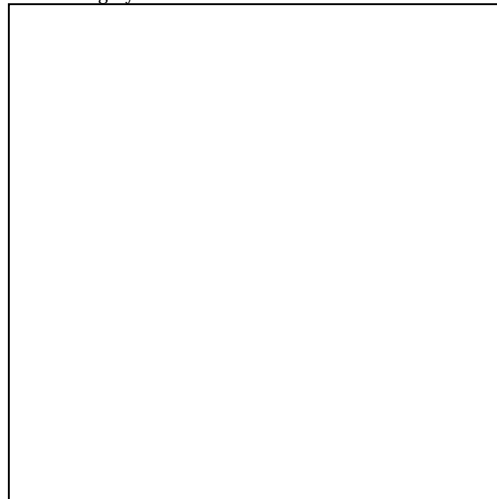
IMG_0904
September 26, 2021

Photo Category: None



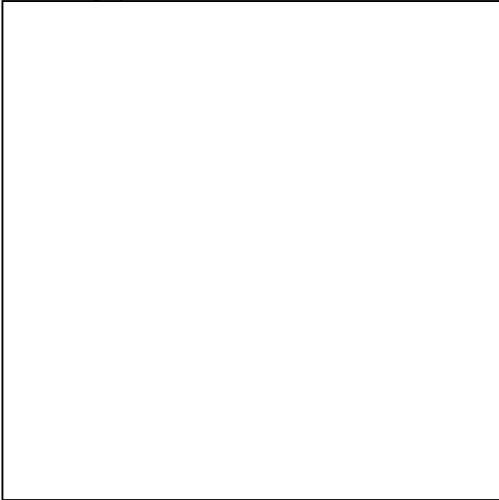
IMG_0906
September 26, 2021

Photo Category: None



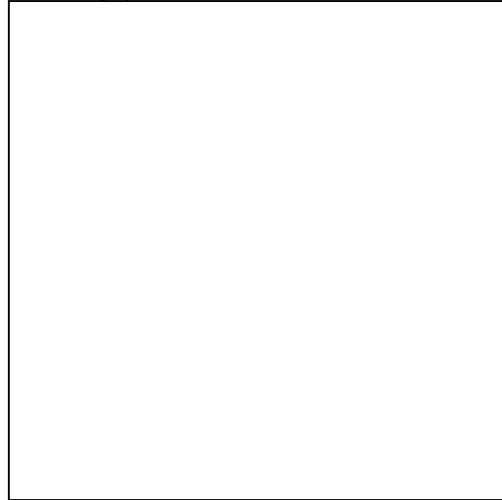
IMG_0908
September 26, 2021

Photo Category: None



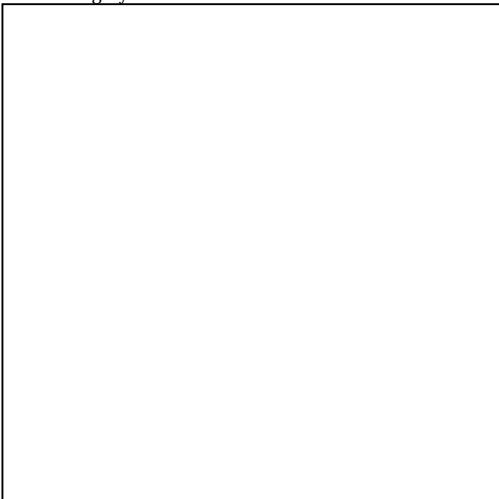
IMG_0910
September 26, 2021

Photo Category: None



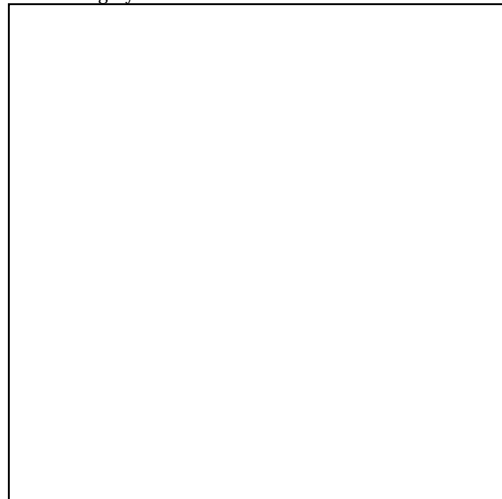
IMG_0911
September 26, 2021

Photo Category: None



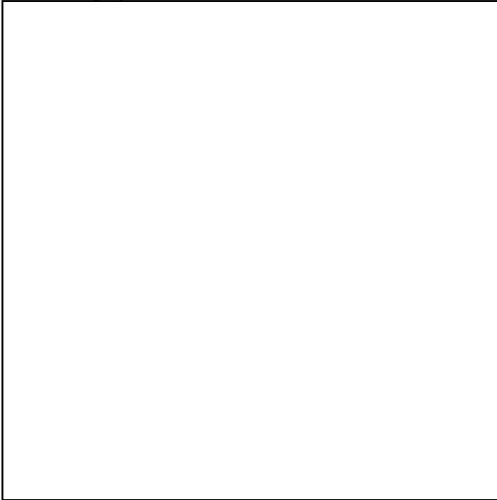
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September 26, 2021

Photo Category: None



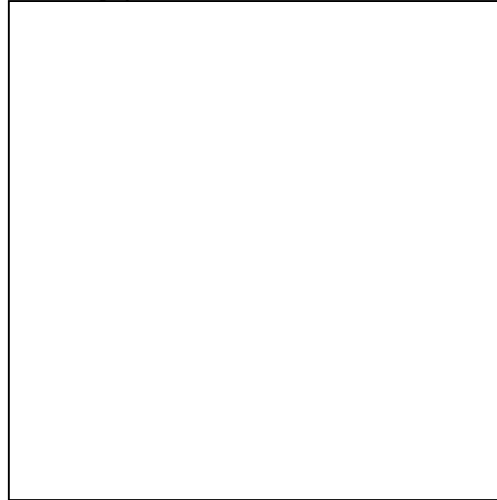
IMG_0918
September 26, 2021

Photo Category: None



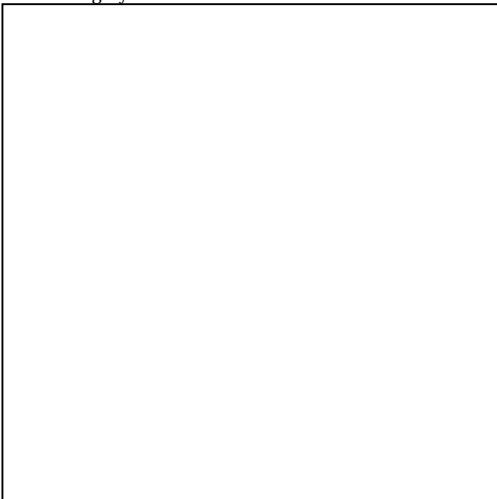
IMG_0921
September 26, 2021

Photo Category: None



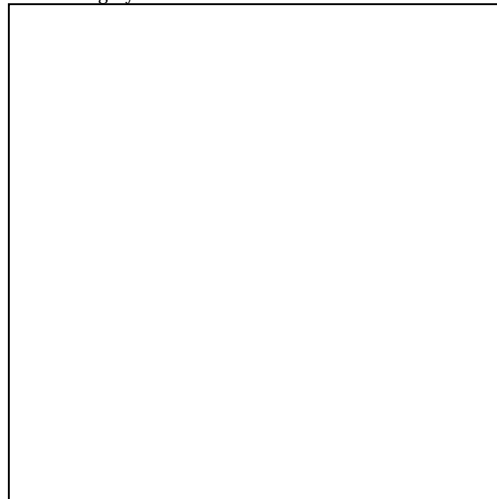
IMG_0924
September 26, 2021

Photo Category: None



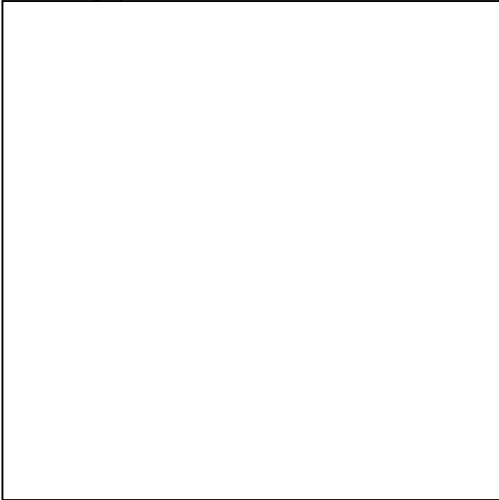
IMG_0926
September 26, 2021

Photo Category: None



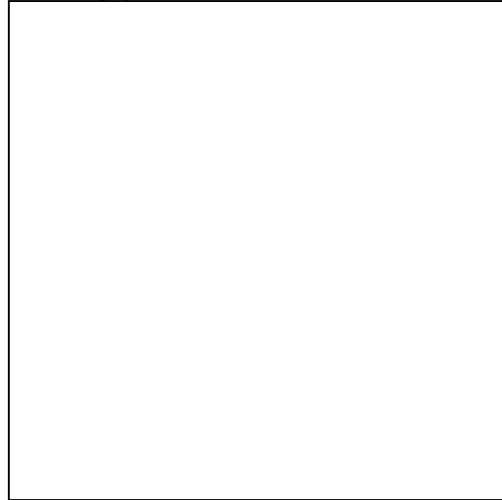
IMG_0928
September 26, 2021

Photo Category: None



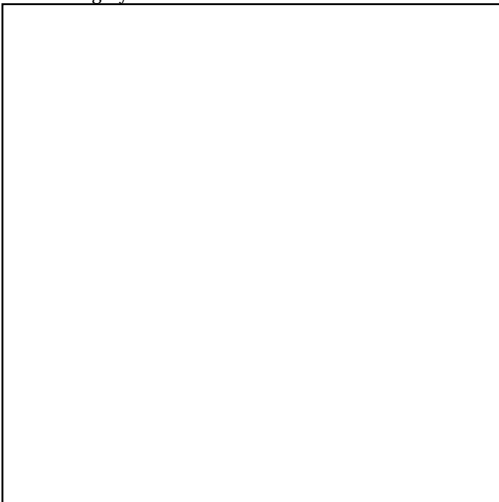
IMG_0931
September 26, 2021

Photo Category: None



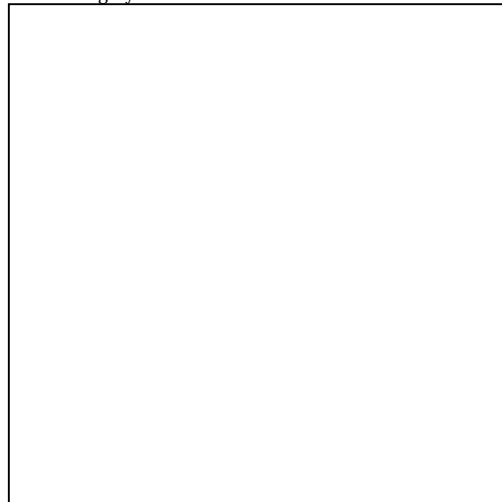
IMG_0934
September 26, 2021

Photo Category: None



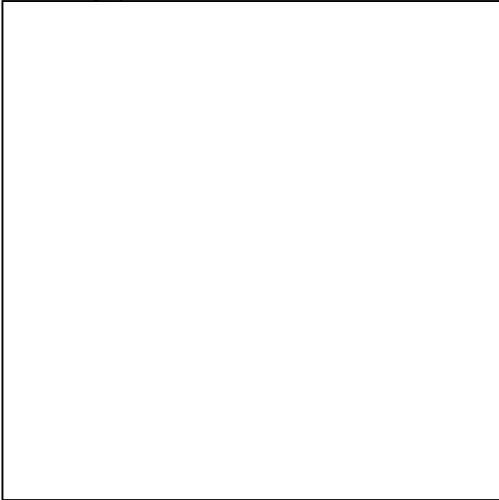
IMG_0936
September 26, 2021

Photo Category: None



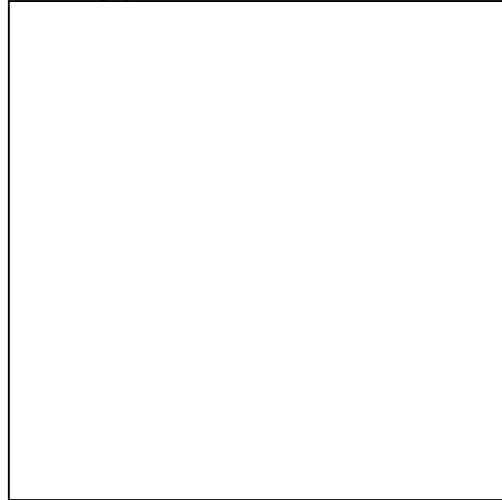
IMG_0941
September 26, 2021

Photo Category: None



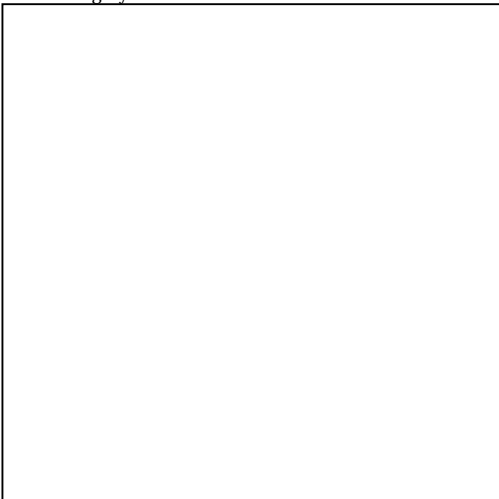
IMG_0943
September 26, 2021

Photo Category: None



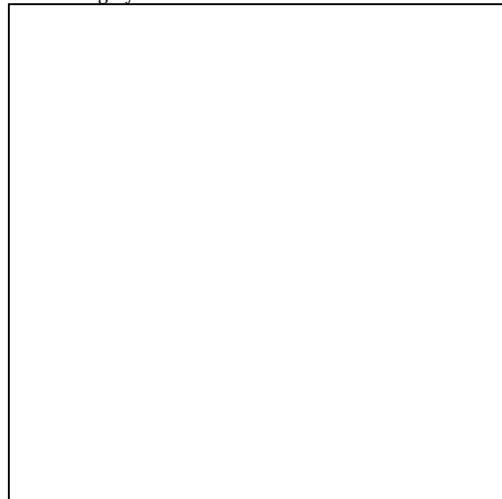
IMG_0944
September 26, 2021

Photo Category: None



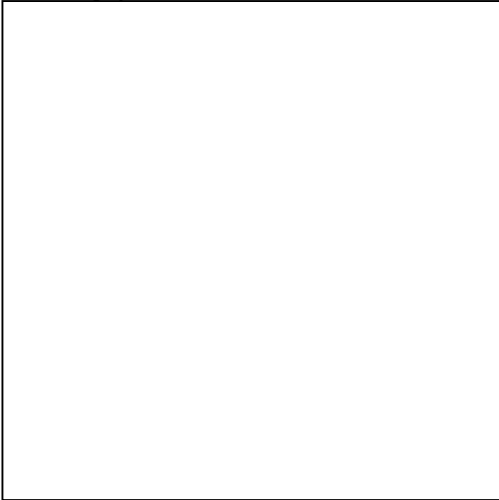
IMG_0946
September 26, 2021

Photo Category: None



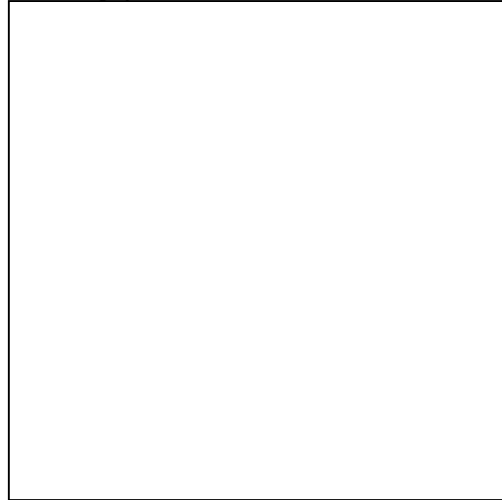
IMG_0947
September 26, 2021

Photo Category: None



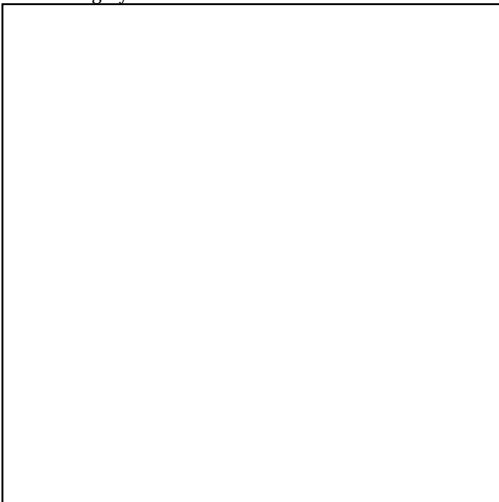
IMG_0948
September 26, 2021

Photo Category: None



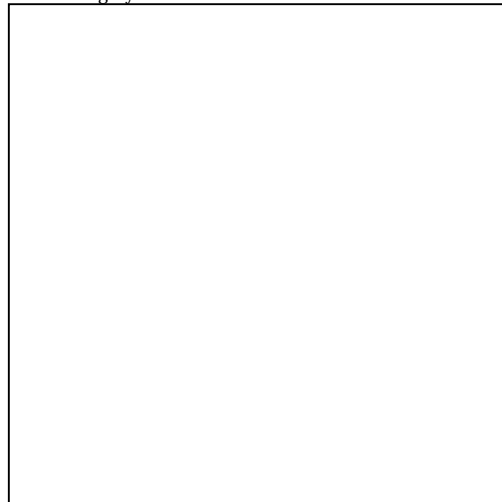
IMG_0949
September 26, 2021

Photo Category: None



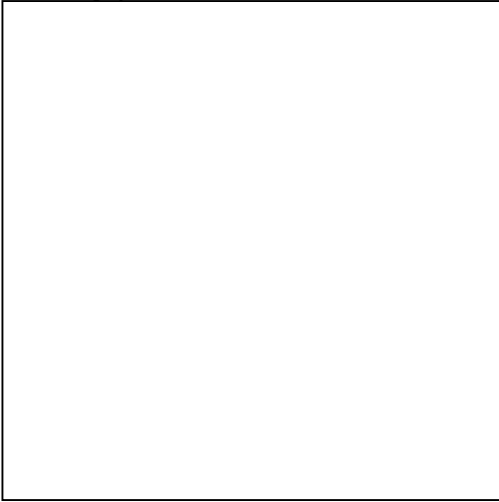
IMG_0955
September 26, 2021

Photo Category: None



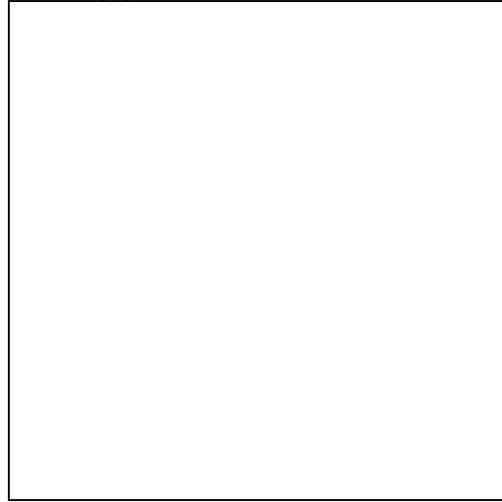
IMG_0956
September 26, 2021

Photo Category: None



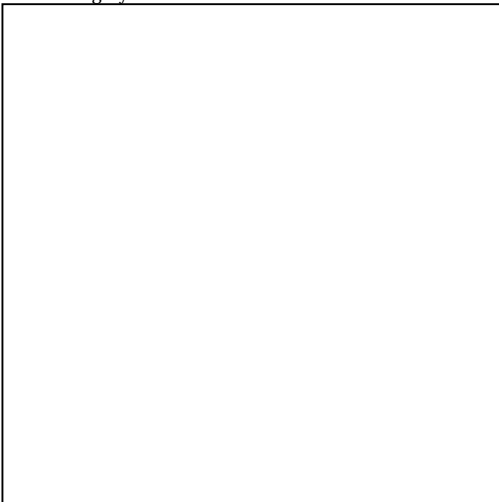
IMG_0958
September 26, 2021

Photo Category: None



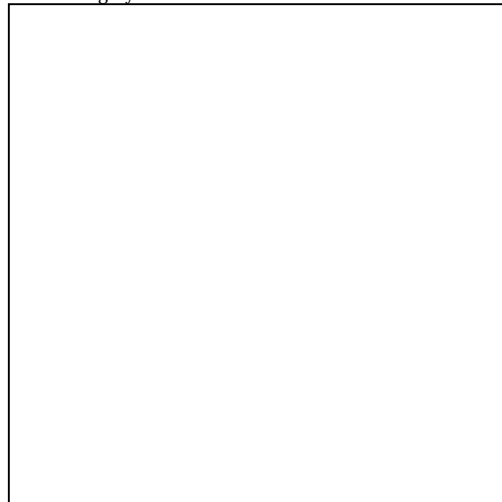
IMG_0959
September 26, 2021

Photo Category: None



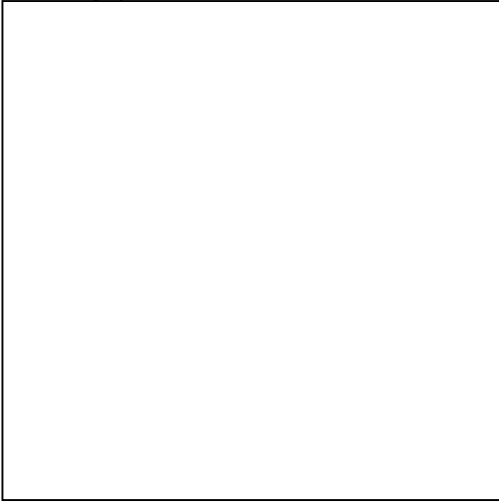
IMG_0960
September 26, 2021

Photo Category: None



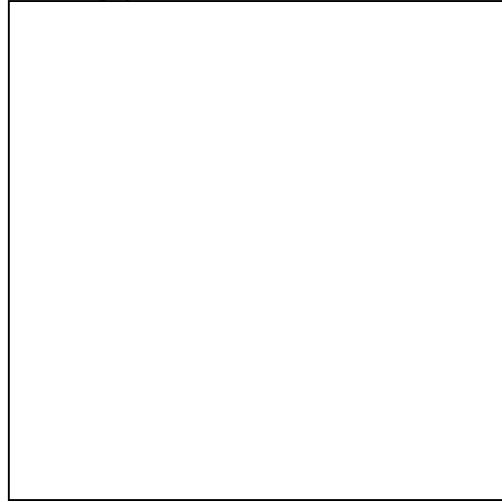
IMG_0961
September 26, 2021

Photo Category: None



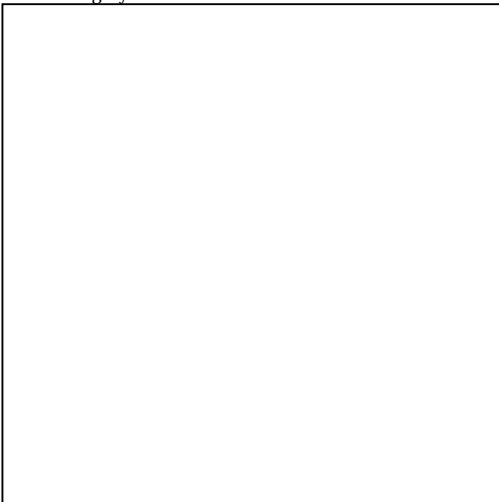
IMG_0962
September 26, 2021

Photo Category: None



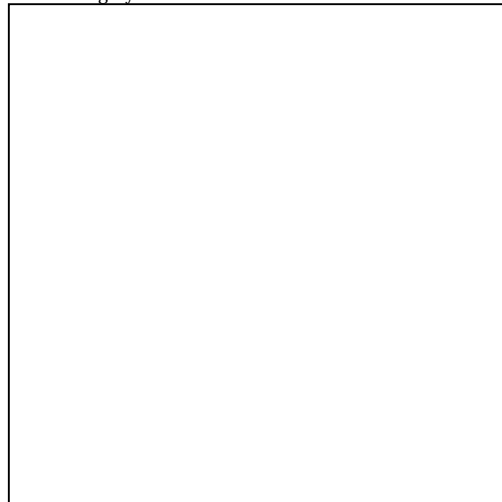
IMG_0963
September 26, 2021

Photo Category: None



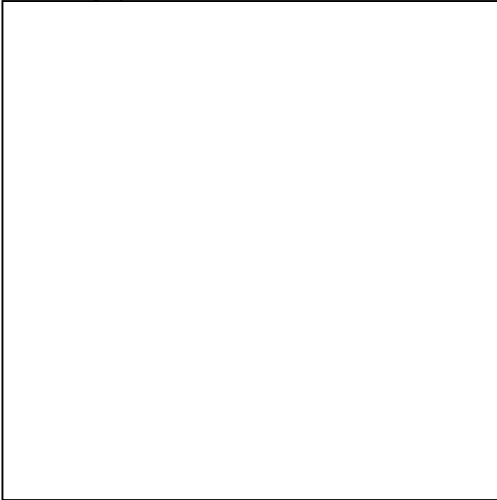
IMG_0964
September 26, 2021

Photo Category: None



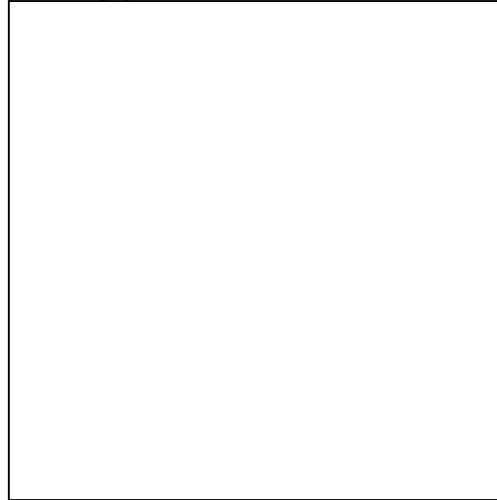
IMG_0965
September 26, 2021

Photo Category: None



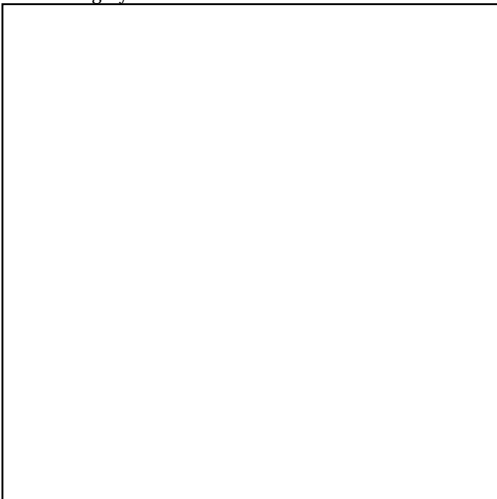
IMG_0966
September 26, 2021

Photo Category: None



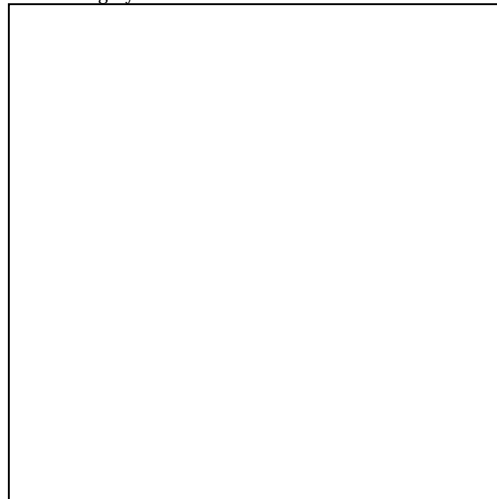
IMG_0968
September 26, 2021

Photo Category: None



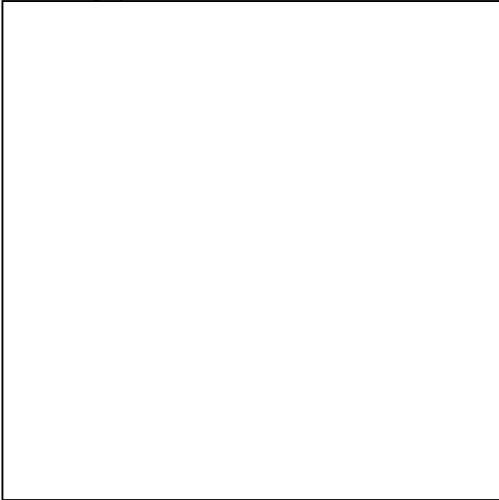
IMG_0969
September 26, 2021

Photo Category: None



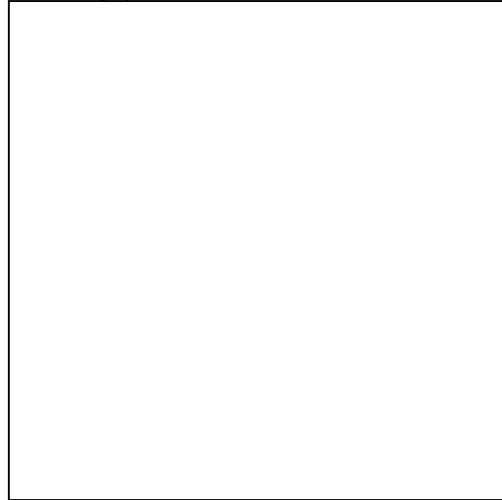
IMG_0970
September 26, 2021

Photo Category: None



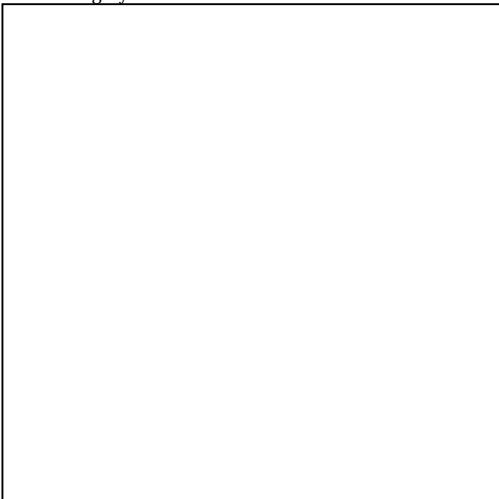
IMG_0971
September 26, 2021

Photo Category: None



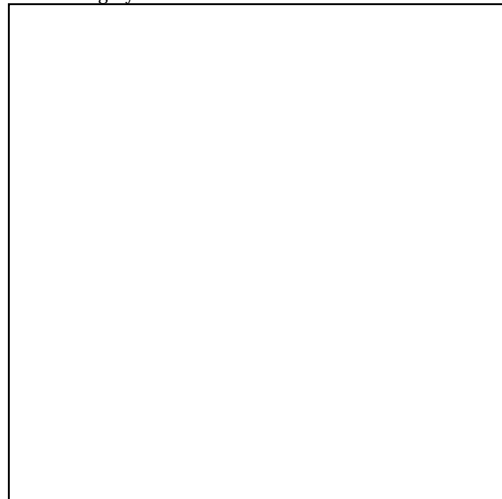
IMG_0972
September 26, 2021

Photo Category: None



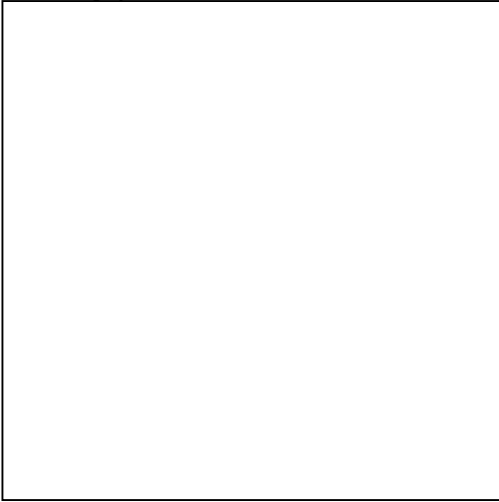
IMG_0973
September 26, 2021

Photo Category: None



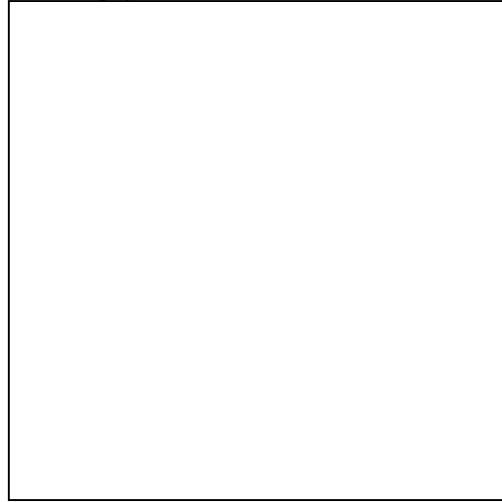
IMG_0974
September 26, 2021

Photo Category: None



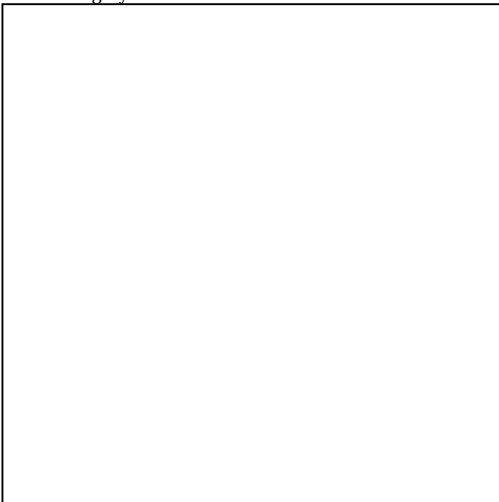
IMG_0975
September 26, 2021

Photo Category: None



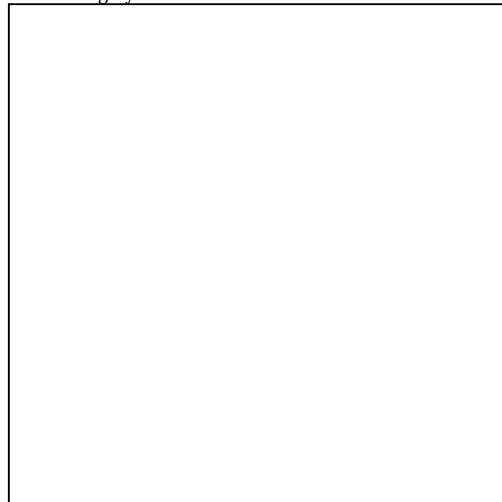
IMG_0976
September 26, 2021

Photo Category: None



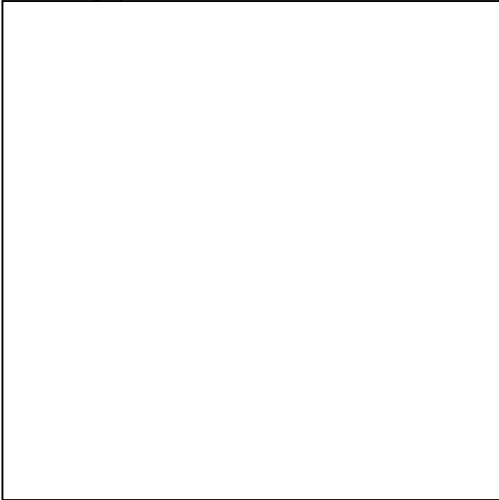
IMG_0977
September 26, 2021

Photo Category: None



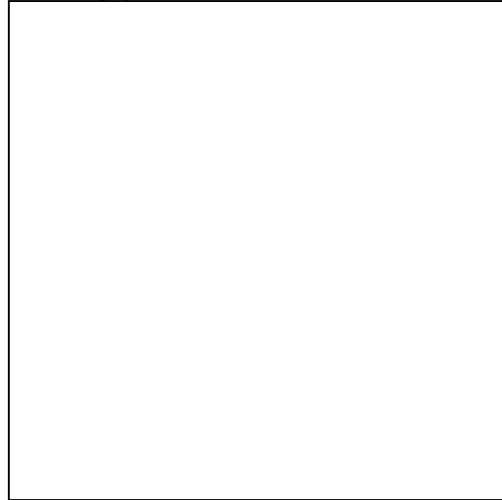
IMG_0978
September 26, 2021

Photo Category: None



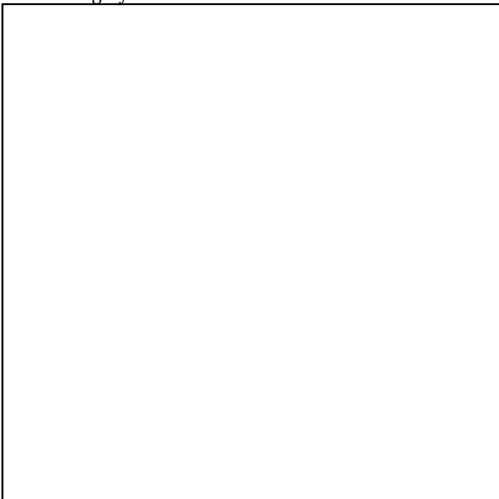
IMG_0979
September 26, 2021

Photo Category: None



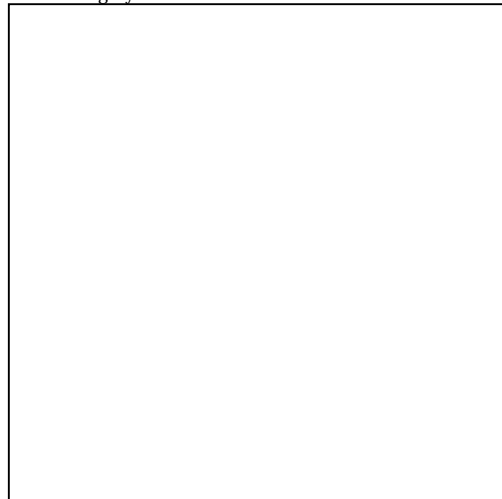
IMG_0980
September 26, 2021

Photo Category: None



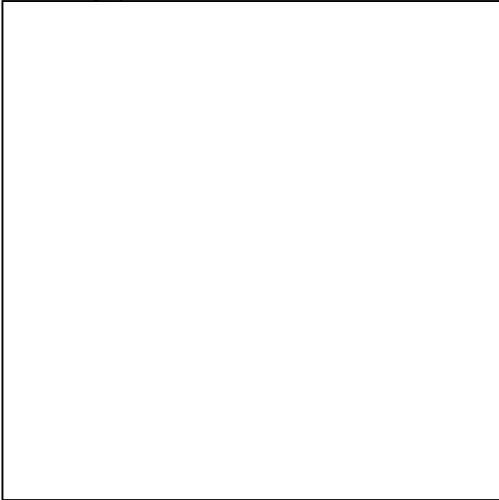
IMG_0981
September 26, 2021

Photo Category: None



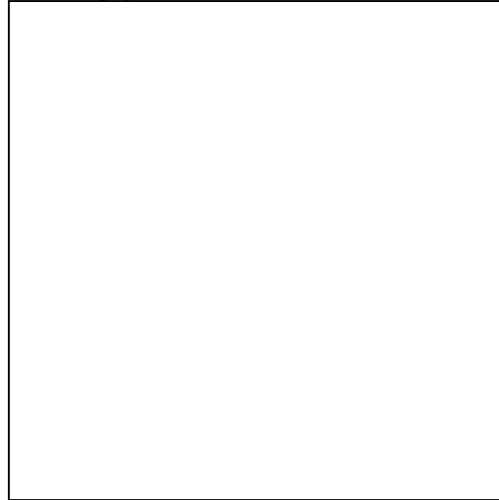
IMG_0982
September 26, 2021

Photo Category: None



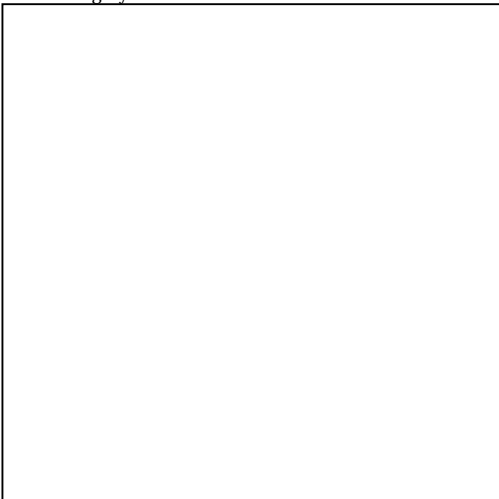
IMG_0983
September 26, 2021

Photo Category: None



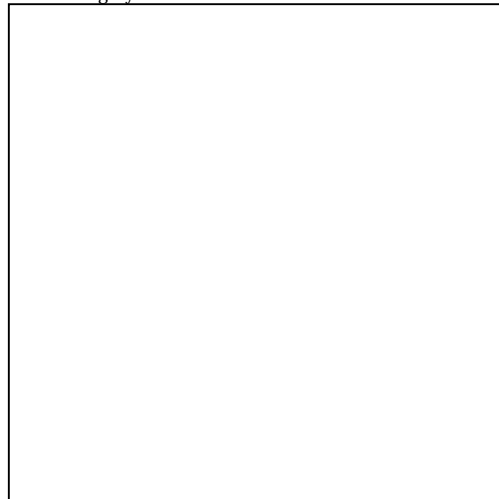
IMG_0985
September 26, 2021

Photo Category: None



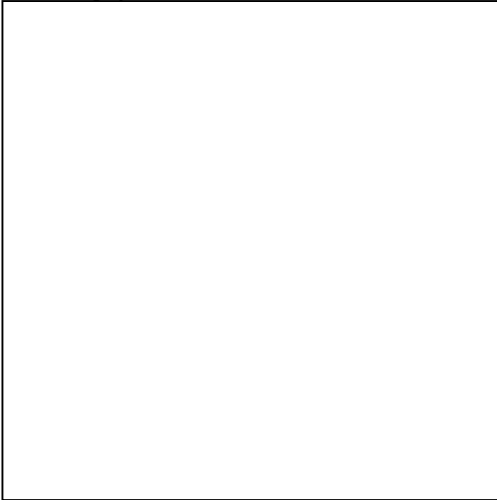
IMG_0986
September 26, 2021

Photo Category: None



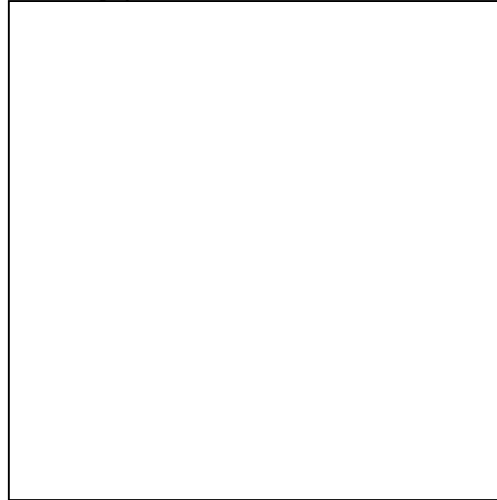
IMG_0987
September 26, 2021

Photo Category: None



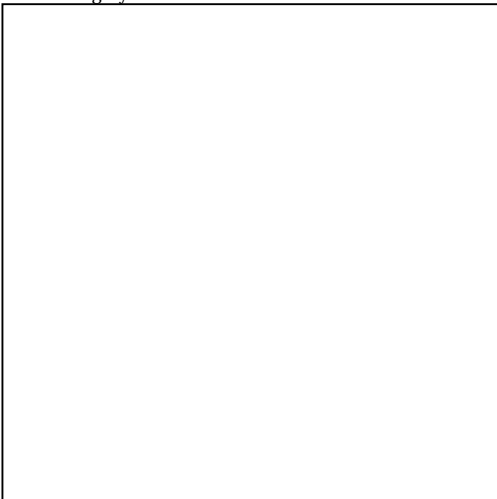
IMG_0988
September 26, 2021

Photo Category: None



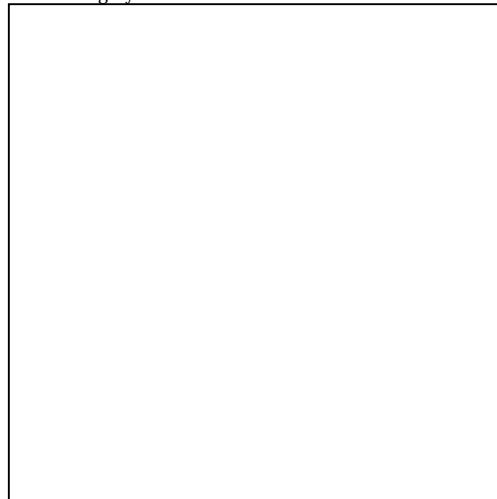
IMG_0989
September 26, 2021

Photo Category: None



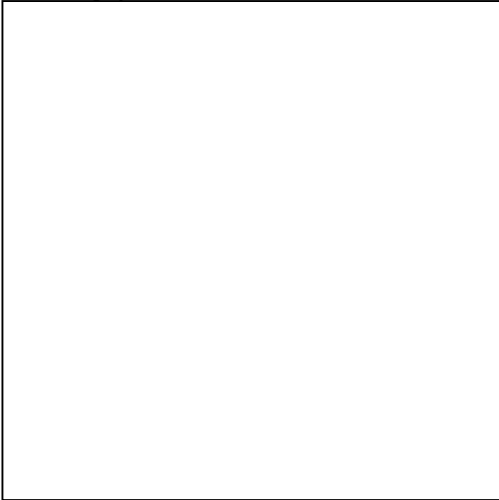
IMG_0991
September 26, 2021

Photo Category: None



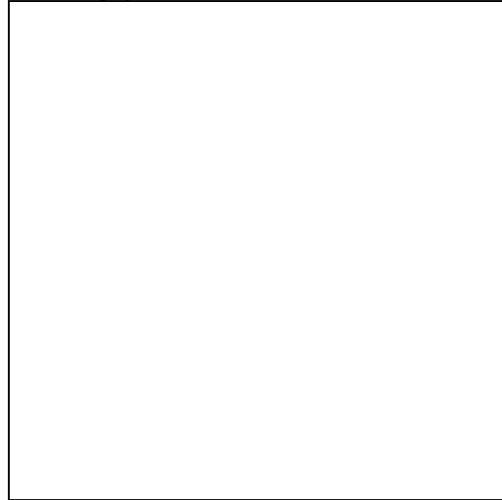
IMG_0992
September 26, 2021

Photo Category: None



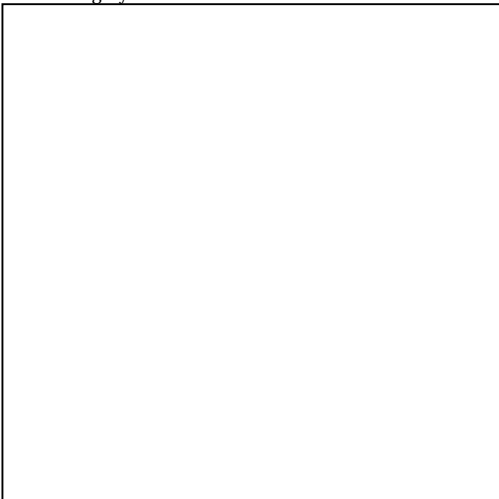
IMG_0994
September 26, 2021

Photo Category: None



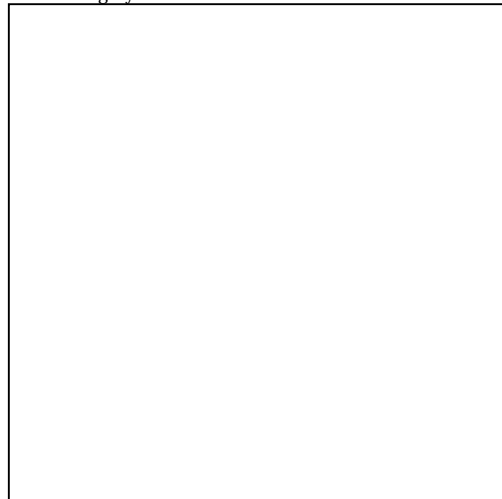
IMG_0995
September 26, 2021

Photo Category: None



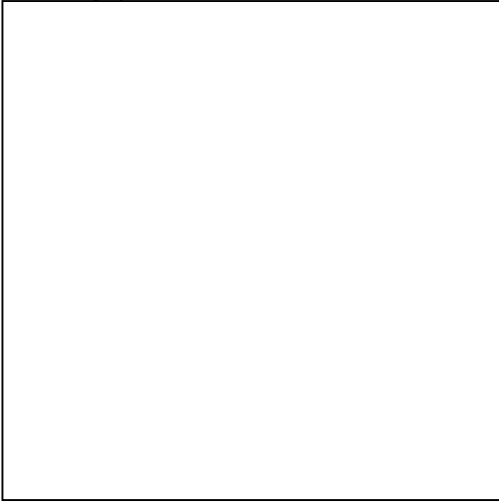
IMG_0996
September 26, 2021

Photo Category: None



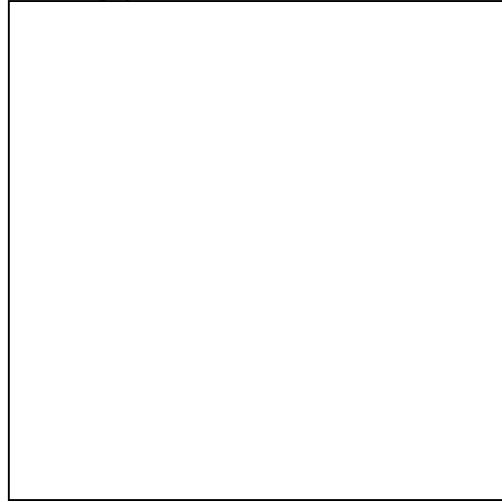
IMG_0997
September 26, 2021

Photo Category: None



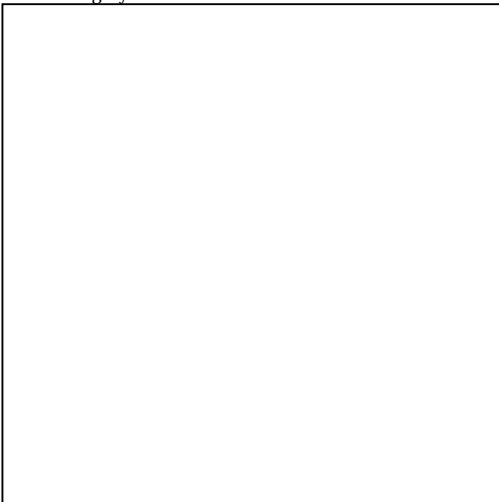
IMG_0998
September 26, 2021

Photo Category: None



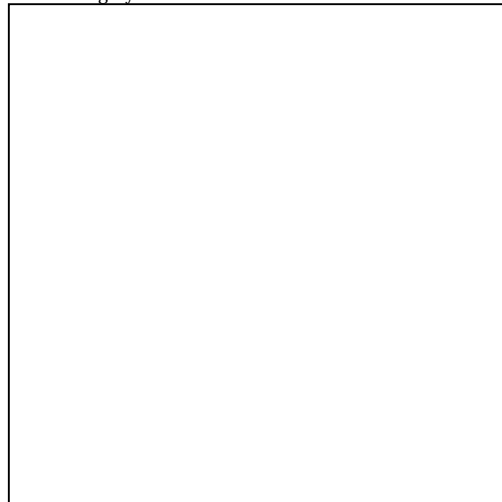
IMG_0999
September 26, 2021

Photo Category: None



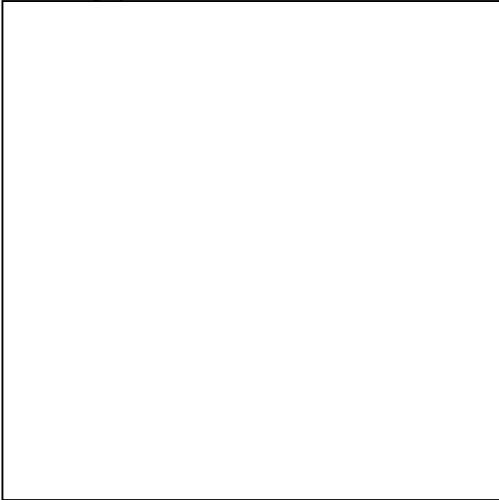
IMG_1000
September 26, 2021

Photo Category: None



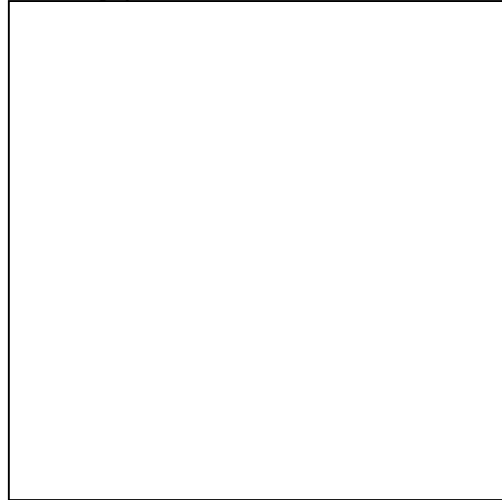
IMG_1003
September 26, 2021

Photo Category: None



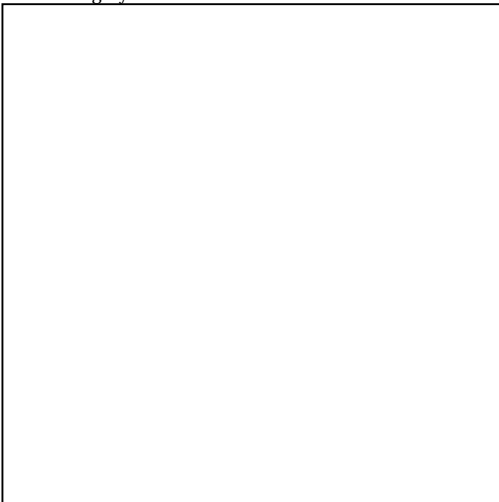
IMG_1004
September 26, 2021

Photo Category: None



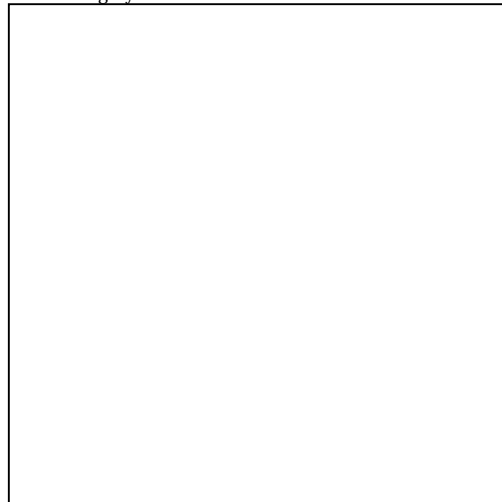
IMG_1009
September 26, 2021

Photo Category: None



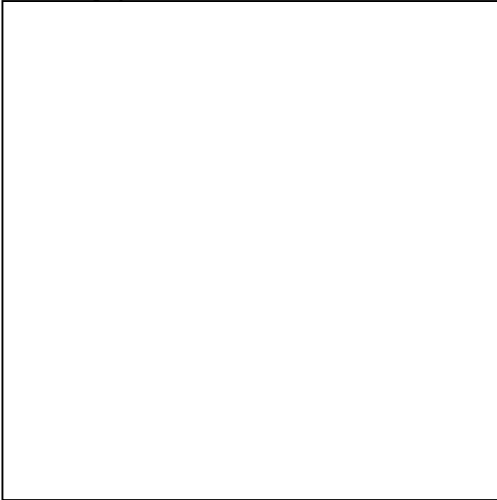
IMG_1010
September 26, 2021

Photo Category: None



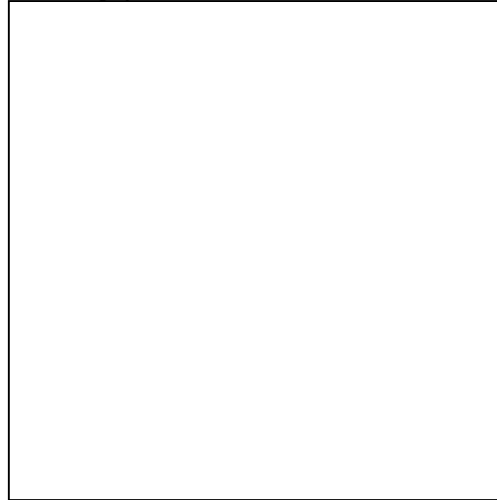
IMG_1011
September 26, 2021

Photo Category: None



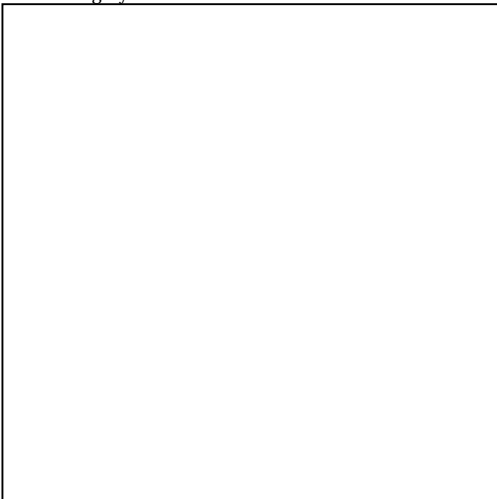
IMG_1012
September 26, 2021

Photo Category: None



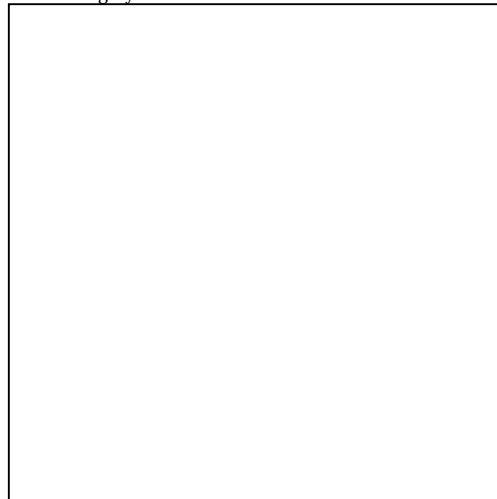
IMG_1013
September 26, 2021

Photo Category: None



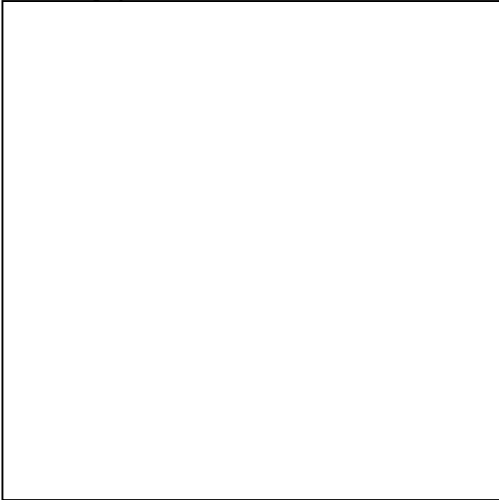
IMG_1015
September 26, 2021

Photo Category: None



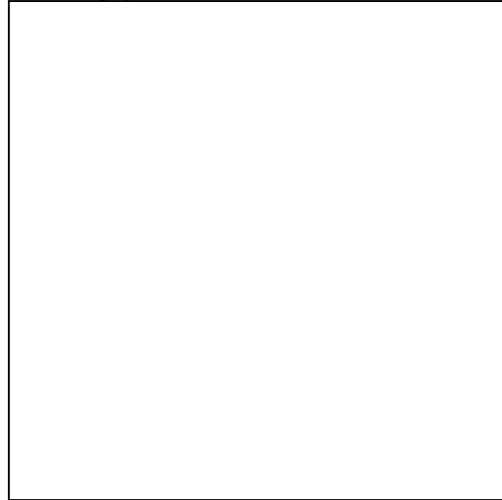
IMG_1017
September 26, 2021

Photo Category: None



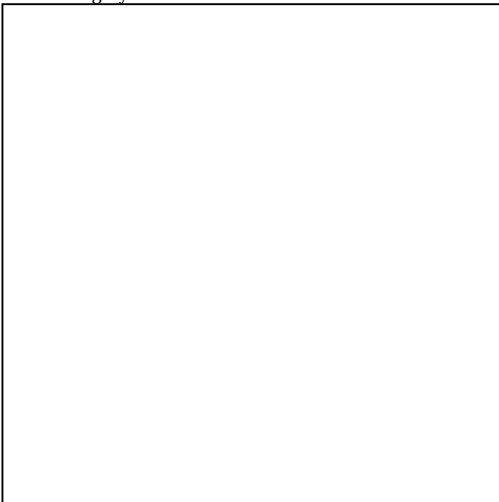
IMG_1018
September 26, 2021

Photo Category: None



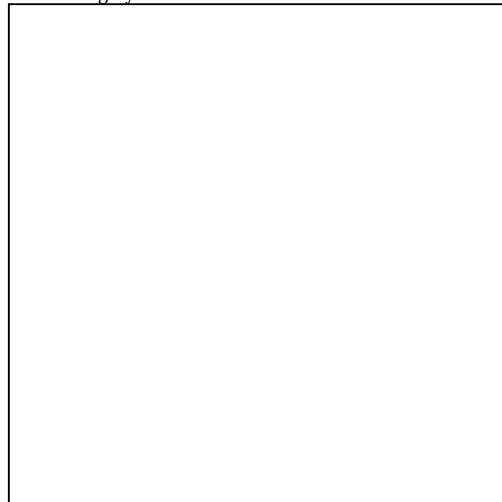
IMG_1019
September 26, 2021

Photo Category: None



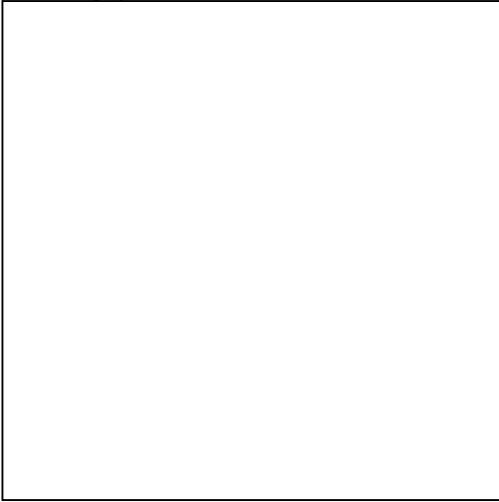
IMG_1020
September 26, 2021

Photo Category: None



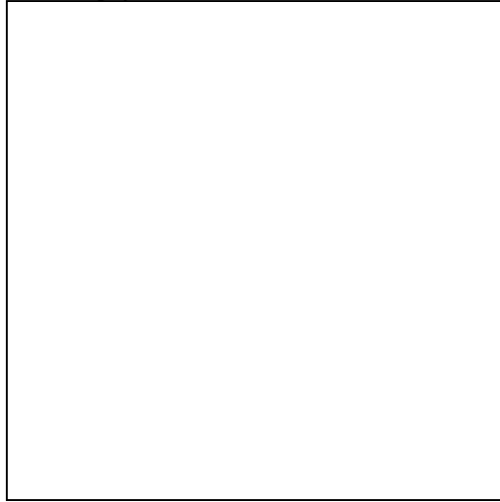
IMG_1021
September 26, 2021

Photo Category: None



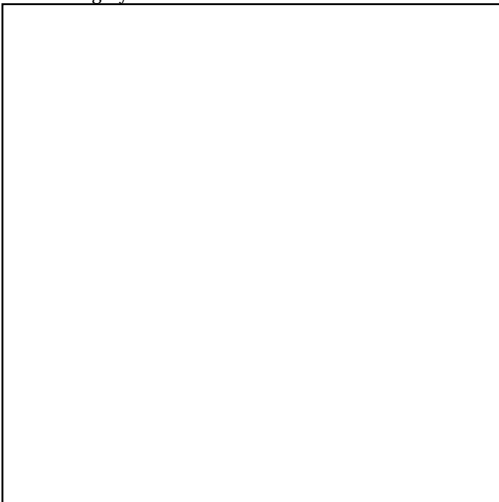
IMG_1023
September 26, 2021

Photo Category: None



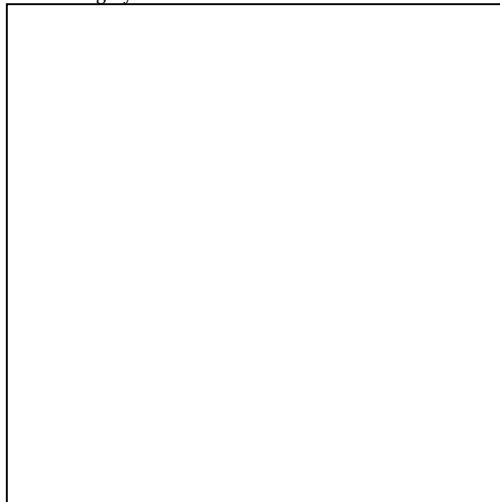
IMG_1024
September 26, 2021

Photo Category: None



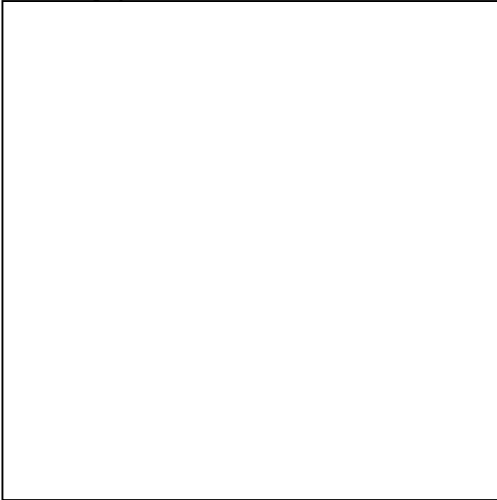
IMG_1026
September 26, 2021

Photo Category: None



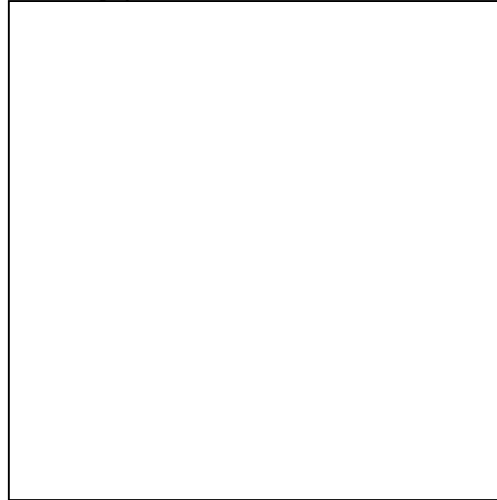
IMG_1027
September 26, 2021

Photo Category: None



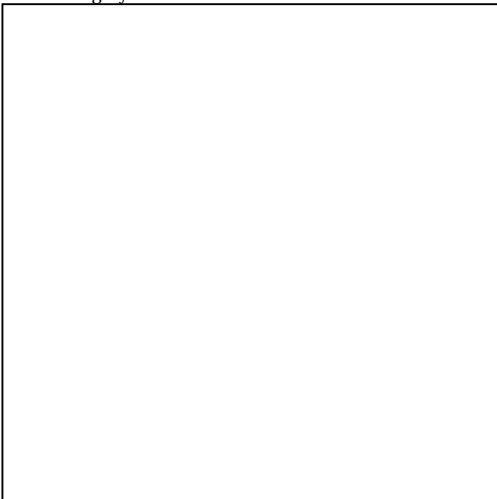
IMG_1028
September 26, 2021

Photo Category: None



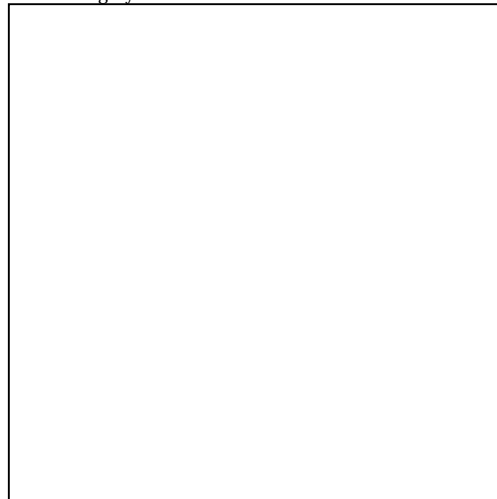
IMG_1029
September 26, 2021

Photo Category: None



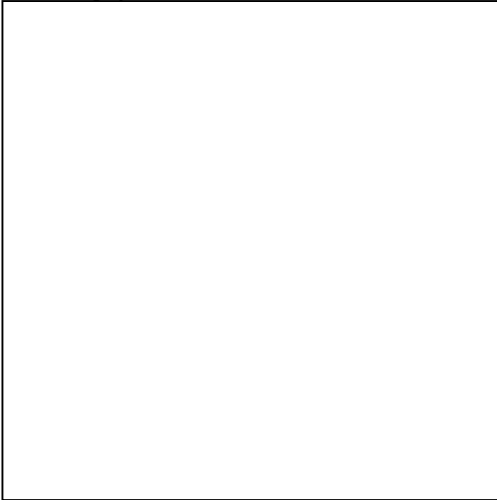
IMG_1031
September 26, 2021

Photo Category: None



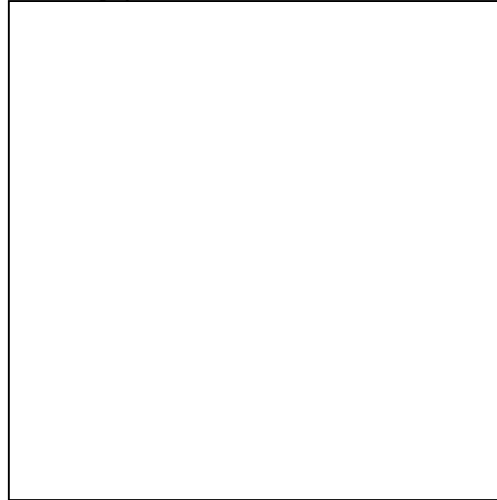
IMG_1034
September 26, 2021

Photo Category: Electrical



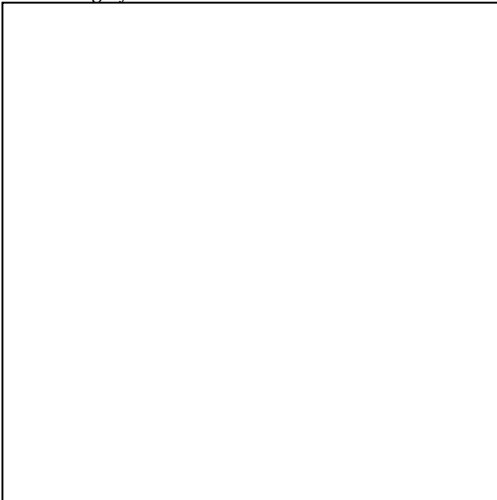
Emergency Battery Pack Light Units & Illuminated Exit Signs
Emergency Battery Pack Light Units & Illuminated Exit Signs
September 28, 2021

Photo Category: Architectural



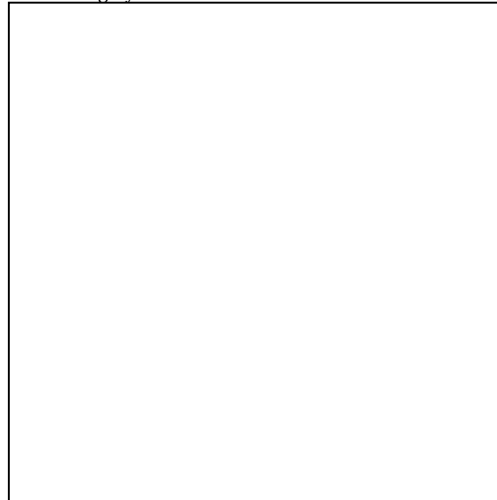
ACT System - Standard
ACT System - Standard
September 28, 2021

Photo Category: Architectural



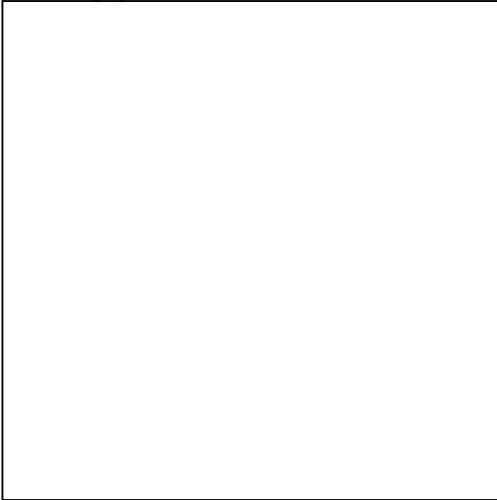
Exterior Curtain Wall - Failed Painted Surface - 2nd Floor
Exterior Curtain Wall - Failed Painted Surface - 2nd Floor
September 28, 2021

Photo Category: Mechanical



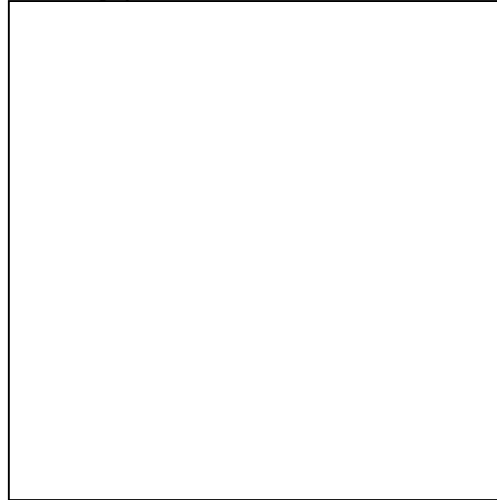
Perimeter Heat System - Finned-Tube - Hydronic
Perimeter Heat System - Finned-Tube - Hydronic
September 28, 2021

Photo Category: Architectural



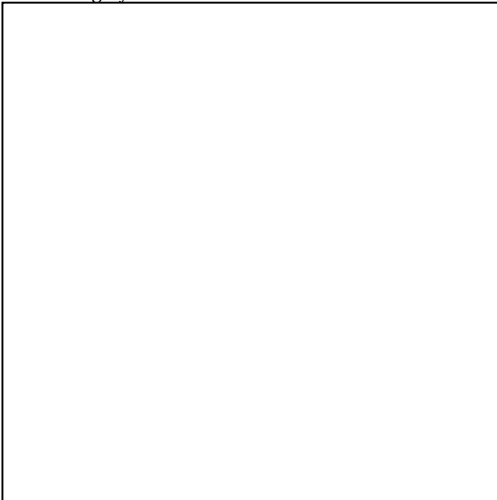
Door Assembly - Pair - Aluminum Storefront
Door Assembly - Pair - Aluminum Storefront
September 28, 2021

Photo Category: Mechanical



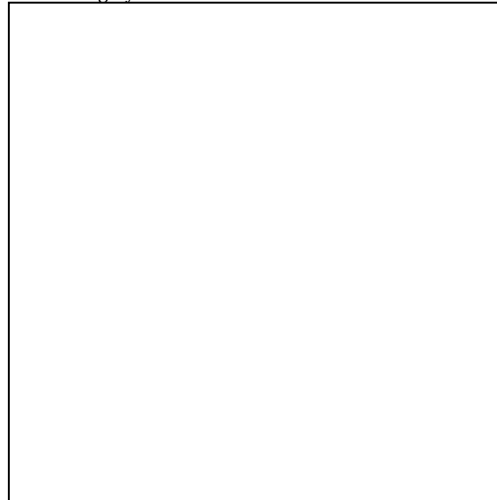
Air Handling Unit - Deferred Maintenance - AHU # 3
Air Handling Unit - Deferred Maintenance - AHU # 3
September 28, 2021

Photo Category: Architectural



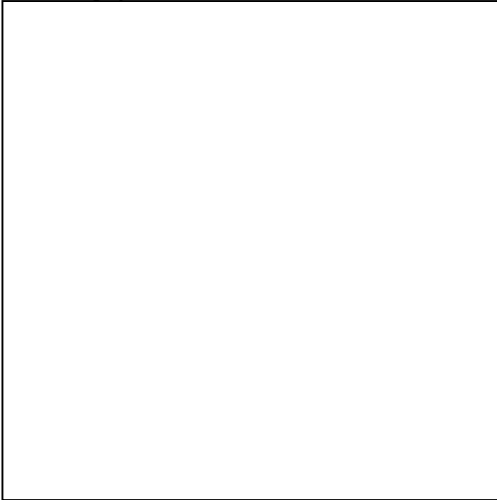
Double Swinging Doors - Commercial - Hollow Metal
Double Swinging Doors - Commercial - Hollow Metal
September 28, 2021

Photo Category: Architectural



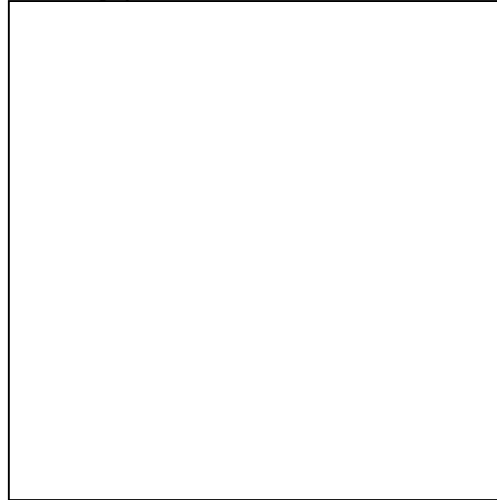
Parking Lot & Roadway - Pavement - Bituminous
Parking Lot & Roadway - Pavement - Bituminous
September 28, 2021

Photo Category: Architectural



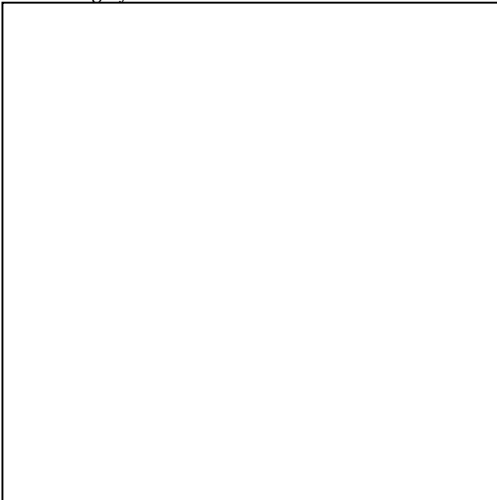
Cell Block Epoxy Flooring
Cell Block Epoxy Flooring
September 28, 2021

Photo Category: Electrical



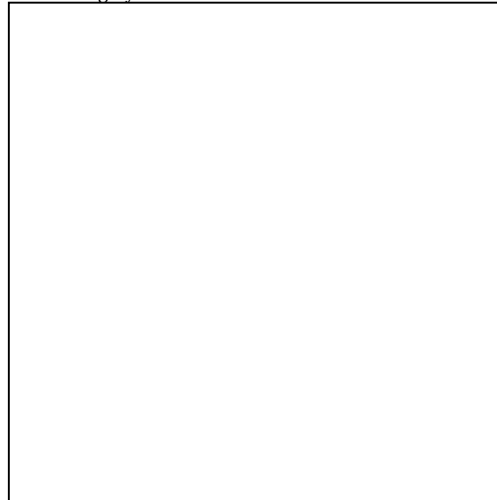
Variable Frequency Drive - AHU # 4
Variable Frequency Drive - AHU # 4
September 28, 2021

Photo Category: Architectural



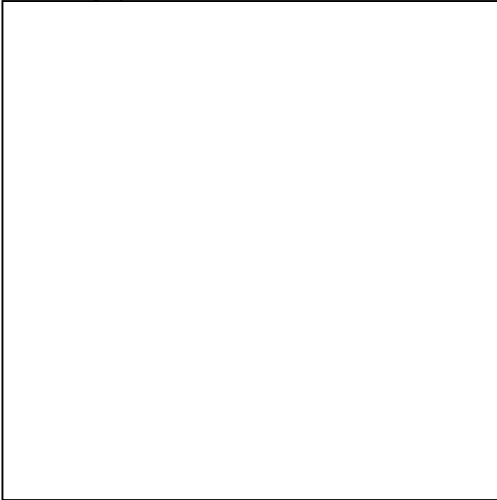
Parking Lot & Roadway - Pavement - Bituminous
Parking Lot & Roadway - Pavement - Bituminous
September 28, 2021

Photo Category: Architectural



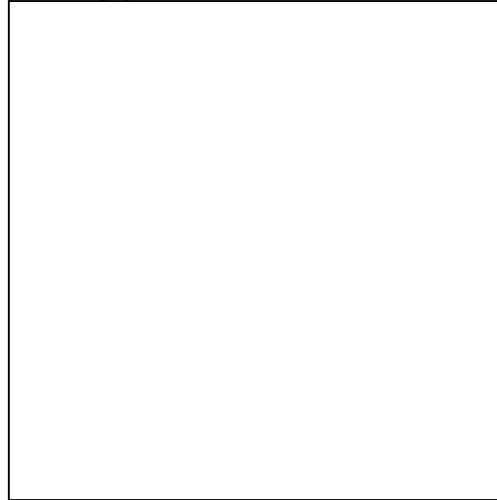
Structural Slab on Grade - Non-Industrial (Main Building)
Structural Slab on Grade - Non-Industrial (Main Building)
September 28, 2021

Photo Category: Architectural



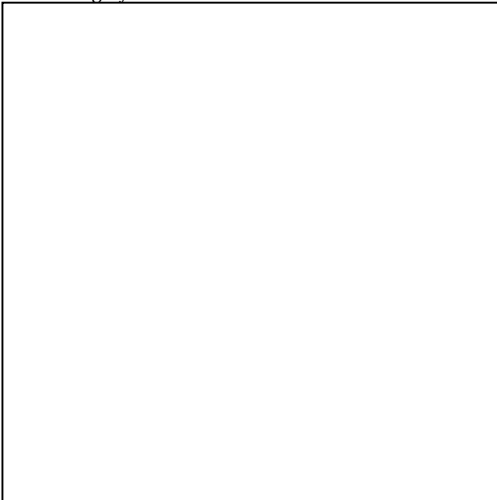
Restroom Fixtures - Multi-Stall Restrooms
Restroom Fixtures - Multi-Stall Restrooms
September 28, 2021

Photo Category: Architectural



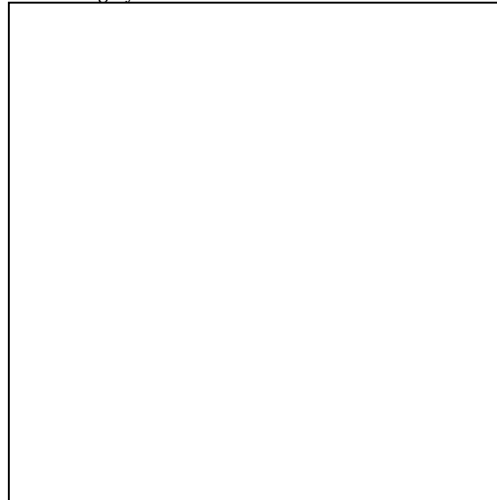
Aluminum Windows
Aluminum Windows
September 28, 2021

Photo Category: Architectural



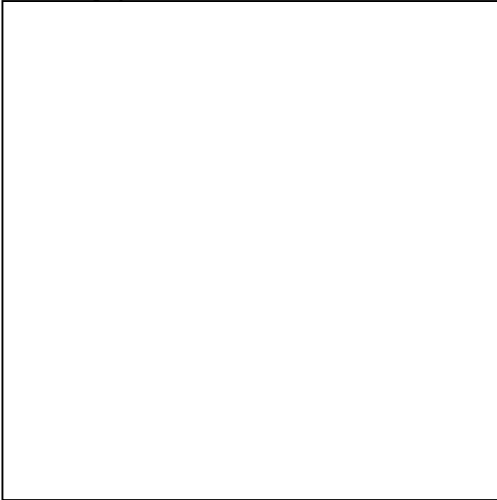
Entrance Gates
Entrance Gates
September 28, 2021

Photo Category: Architectural



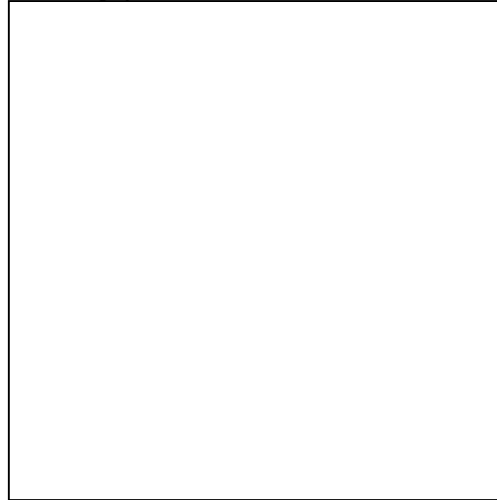
Coal Tar Pitch Membrane at Terrace Deck
Coal Tar Pitch Membrane at Terrace Deck
September 28, 2021

Photo Category: Architectural



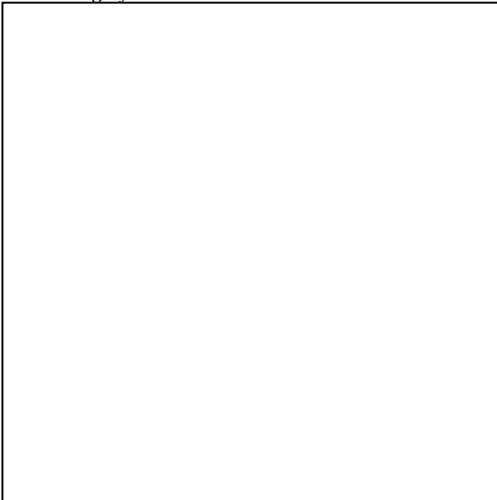
Exterior Curtain Wall - Corroded - 2nd Floor
Exterior Curtain Wall - Corroded - 2nd Floor
September 28, 2021

Photo Category: Architectural



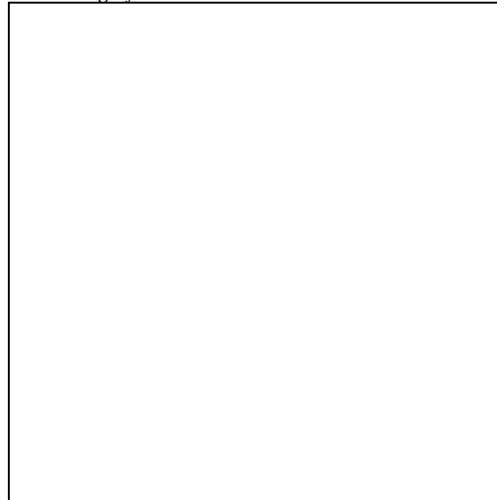
Asphalt Parking Lot & Roadway - Wearing Surface Deteriorated - All Parking Areas
Asphalt Parking Lot & Roadway - Wearing Surface Deteriorated - All Parking Areas
September 28, 2021

Photo Category: Mechanical



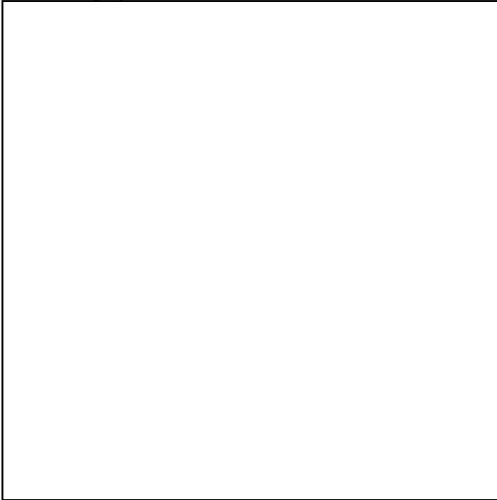
Air Handling Unit - Refurbishment - AHU # 3
Air Handling Unit - Refurbishment - AHU # 3
September 28, 2021

Photo Category: Architectural



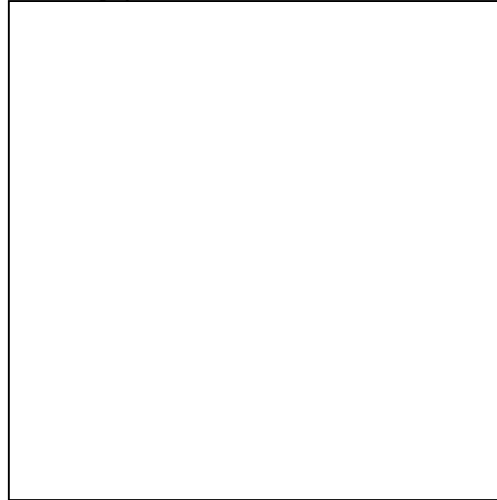
Sally Port Overhead Rolling Doors - Electric Operation - Large
Sally Port Overhead Rolling Doors - Electric Operation - Large
September 28, 2021

Photo Category: Mechanical



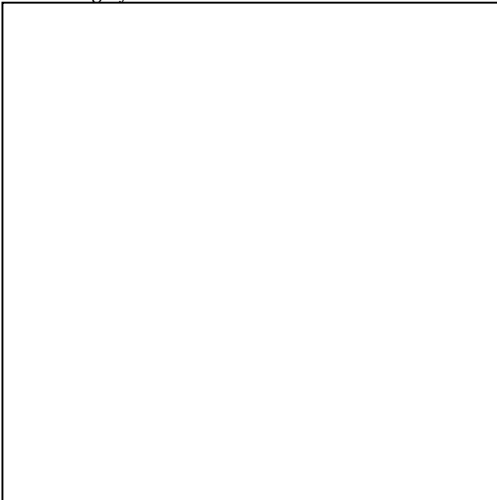
Ductless Split System - 1.5 Ton
Ductless Split System - 1.5 Ton
September 28, 2021

Photo Category: Mechanical



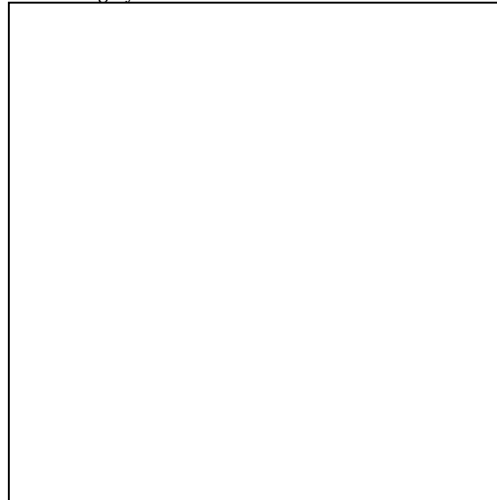
Air Handling Unit - Refurbishment - AHU # 4
Air Handling Unit - Refurbishment - AHU # 4
September 28, 2021

Photo Category: Mechanical



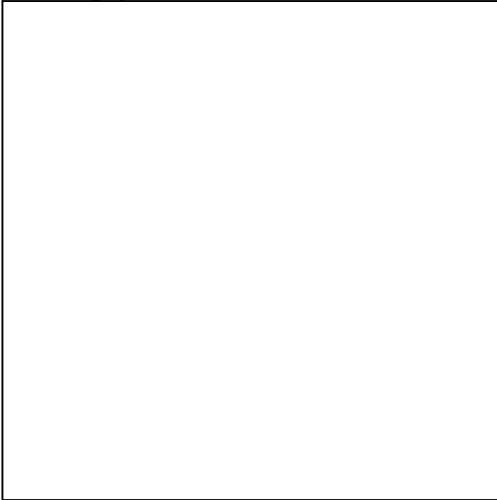
Air Handling Unit - Deferred Maintenance - AHU # 2
Air Handling Unit - Deferred Maintenance - AHU # 2
September 28, 2021

Photo Category: Mechanical



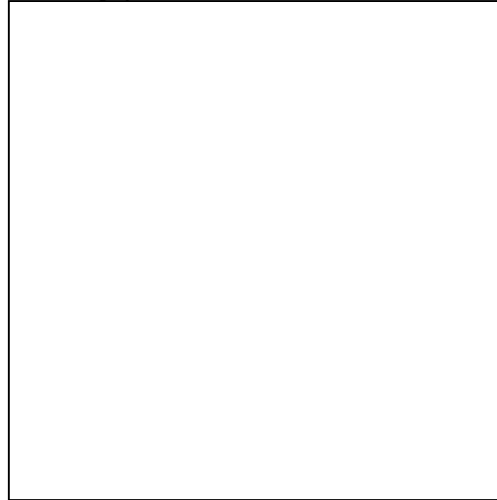
Air Handling Unit - Refurbishment - AHU # 2
Air Handling Unit - Refurbishment - AHU # 2
September 28, 2021

Photo Category: Architectural



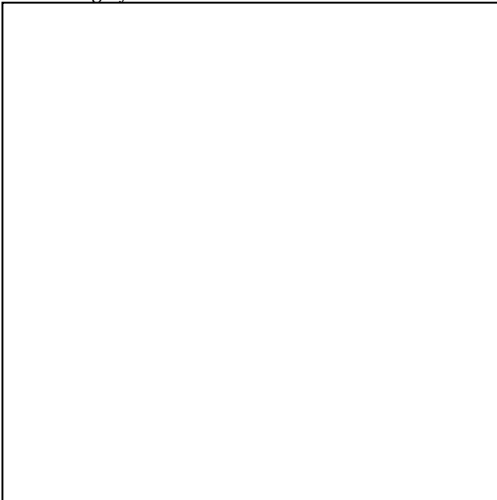
Exterior Curtain Wall - Corroded - 2nd Floor
Exterior Curtain Wall - Corroded - 2nd Floor
September 28, 2021

Photo Category: Architectural



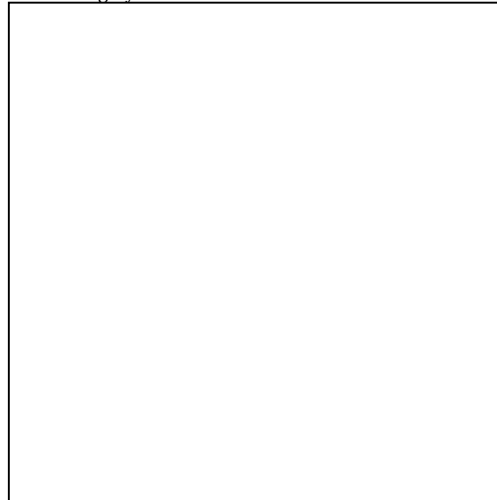
Terrazzo Flooring
Terrazzo Flooring
September 28, 2021

Photo Category: Electrical



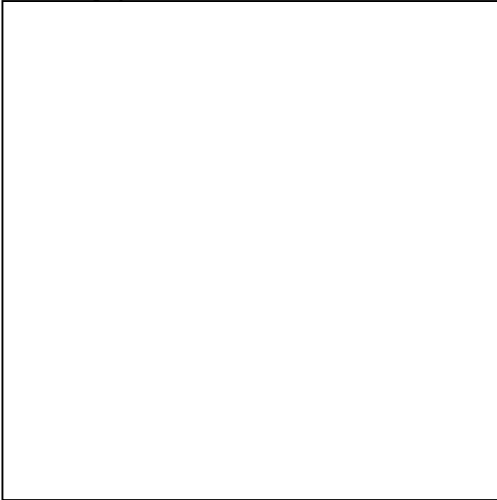
Variable Frequency Drive - AHU # 3
Variable Frequency Drive - AHU # 3
September 28, 2021

Photo Category: Mechanical



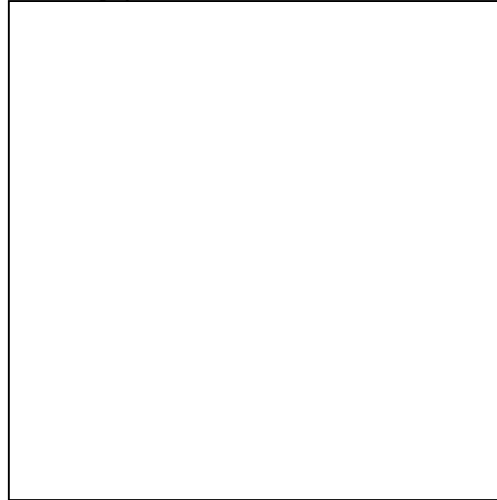
Air Handling Unit - Deferred Maintenance - AHU # 1
Air Handling Unit - Deferred Maintenance - AHU # 1
September 28, 2021

Photo Category: Architectural



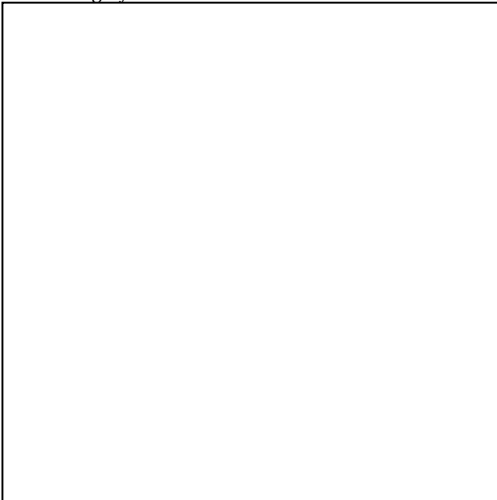
Stairs - Steel
Stairs - Steel
September 28, 2021

Photo Category: Electrical



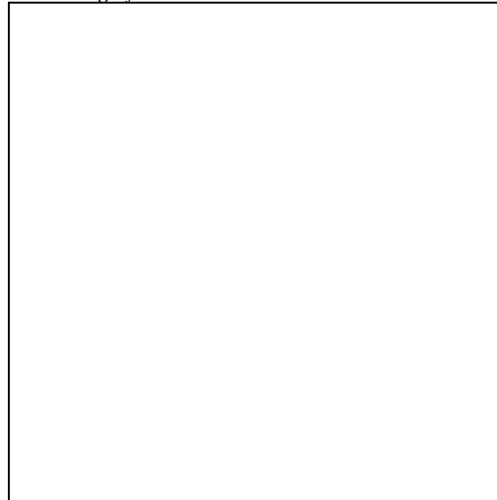
Main Distribution Switchboard - 2000A 208Y/120V 3 Phase
Main Distribution Switchboard - 2000A 208Y/120V 3 Phase
September 28, 2021

Photo Category: Architectural



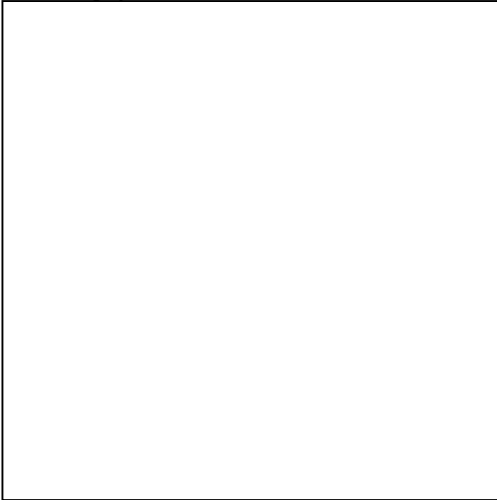
Door Assembly - Pair - Hollow Metal
Door Assembly - Pair - Hollow Metal
September 28, 2021

Photo Category: Electrical



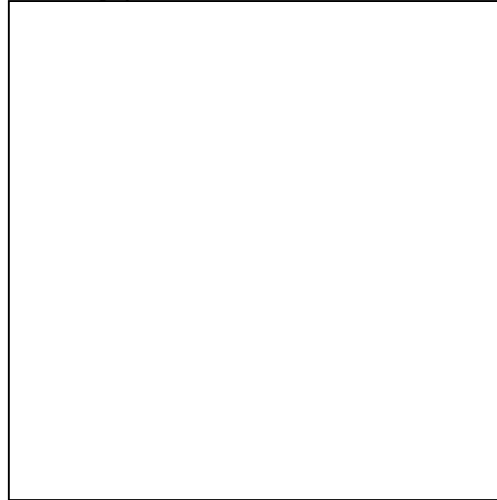
Security System - CCTV Video
Security System - CCTV Video
September 28, 2021

Photo Category: Architectural



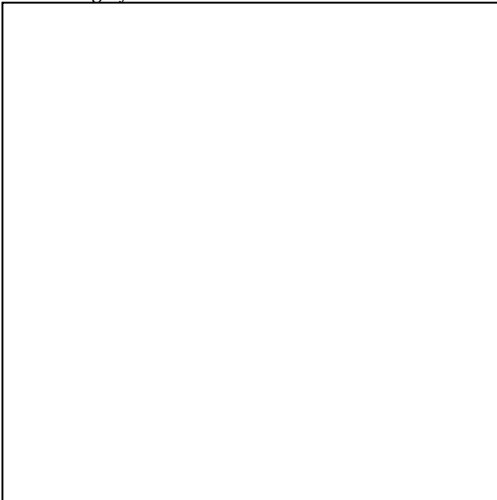
Fixed Lockers - Heavy Duty Plastic (One Per Tier)
Fixed Lockers - Heavy Duty Plastic (One Per Tier)
September 28, 2021

Photo Category: Architectural



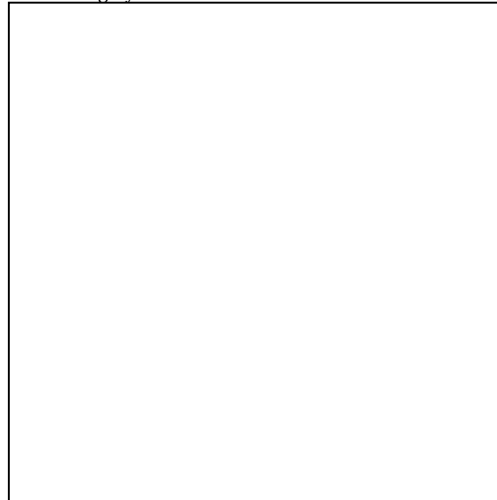
Asphalt Parking Lot & Roadway - Life Cycle Maintenance - All Areas
Asphalt Parking Lot & Roadway - Life Cycle Maintenance - All Areas
September 28, 2021

Photo Category: Architectural



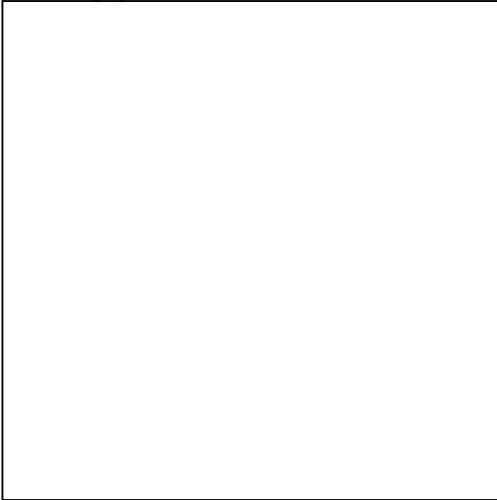
Concrete Steps - Settlement - Rear Elevation
Concrete Steps - Settlement - Rear Elevation
September 28, 2021

Photo Category: Architectural



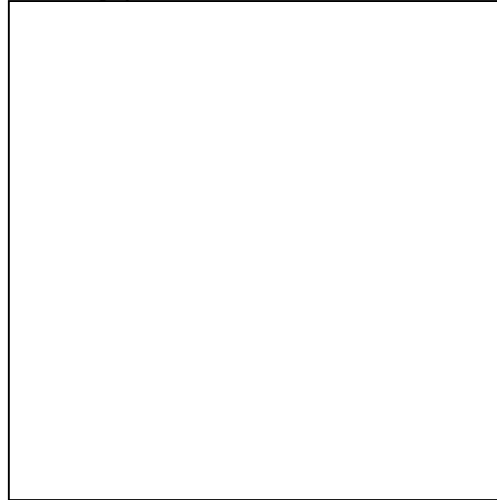
Modified Bitumen Roof (Vehicle Maintenance Building)
Modified Bitumen Roof (Vehicle Maintenance Building)
September 28, 2021

Photo Category: Architectural



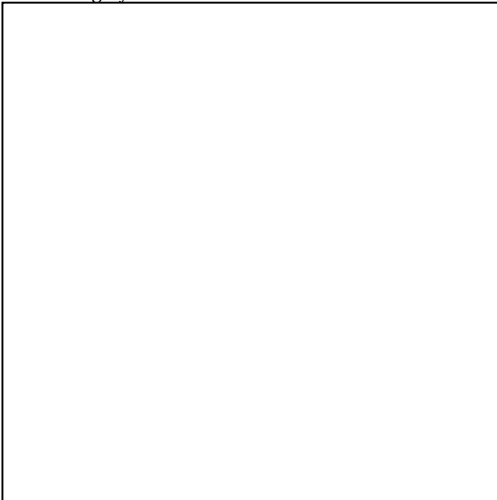
Storm Water - Gravity Discharge
Storm Water - Gravity Discharge
September 28, 2021

Photo Category: Electrical



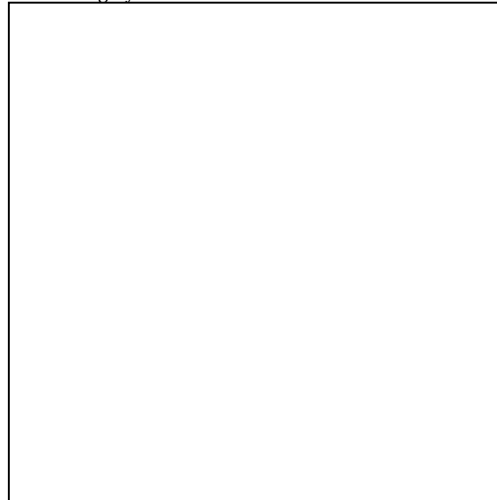
Security System - Access Control System
Security System - Access Control System
September 28, 2021

Photo Category: Electrical



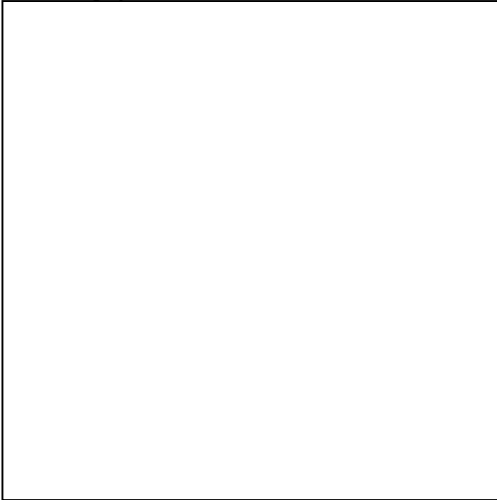
Variable Frequency Drive - AHU # 1
Variable Frequency Drive - AHU # 1
September 28, 2021

Photo Category: Mechanical



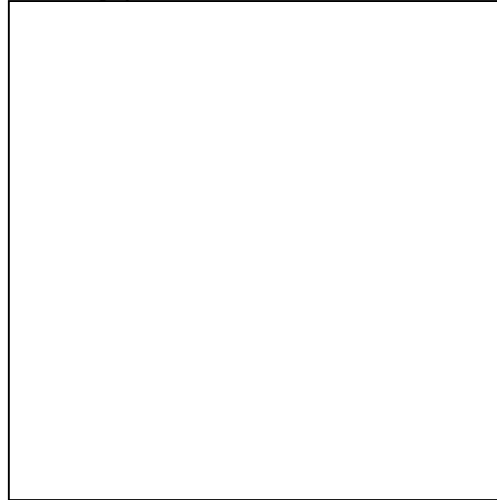
Oil-Gas Fired Hot Water Boiler # 1 (1,154 MBH)
Oil-Gas Fired Hot Water Boiler # 1 (1,154 MBH)
September 28, 2021

Photo Category: Architectural



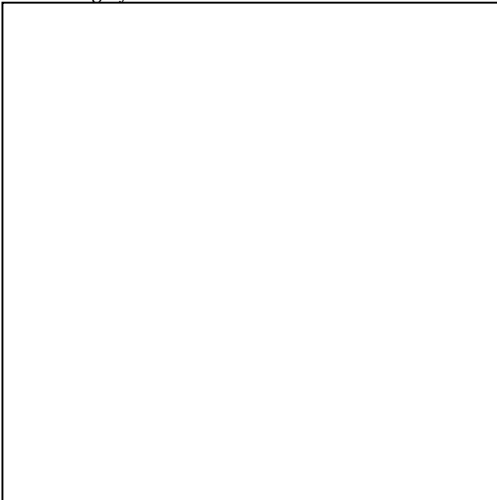
Freestanding Perimeter Brick Walls
Freestanding Perimeter Brick Walls
September 28, 2021

Photo Category: Architectural



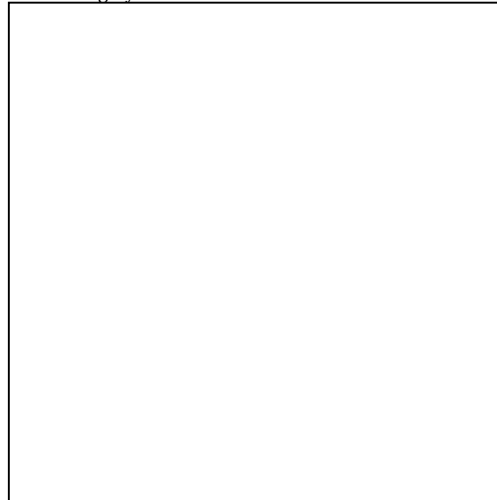
Structural Slab on Grade - Non-Industrial (Main Building)
Structural Slab on Grade - Non-Industrial (Main Building)
September 28, 2021

Photo Category: Architectural



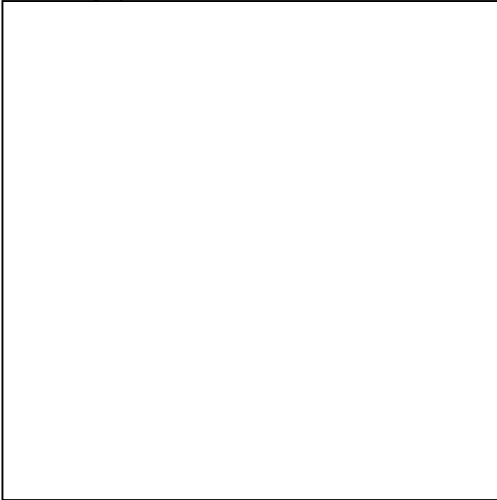
Exterior Stairs - Concrete
Exterior Stairs - Concrete
September 28, 2021

Photo Category: Electrical



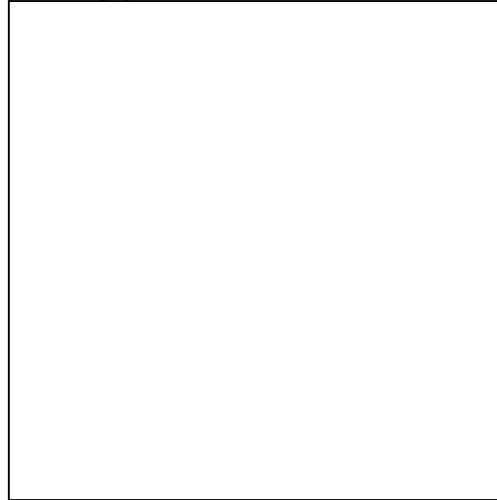
Solar Photovoltaic Inverter (# 2)
Solar Photovoltaic Inverter (# 2)
September 28, 2021

Photo Category: Mechanical



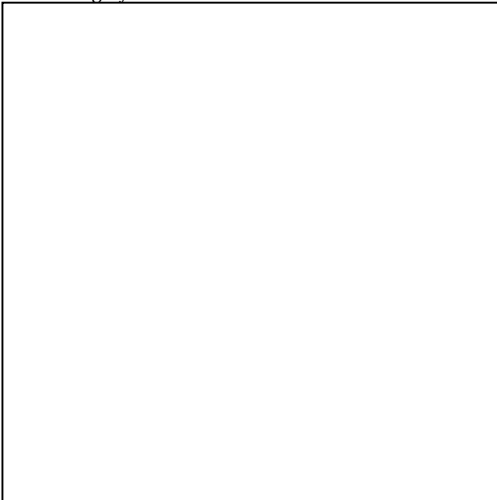
Exhaust Fan - Large (6000 CFM) - EF2
Exhaust Fan - Large (6000 CFM) - EF2
September 28, 2021

Photo Category: Architectural



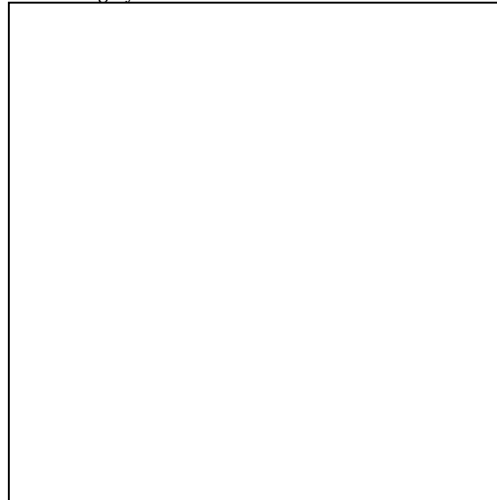
Jail Equipment - Cell Bunk Beds and Table
Jail Equipment - Cell Bunk Beds and Table
September 28, 2021

Photo Category: Architectural



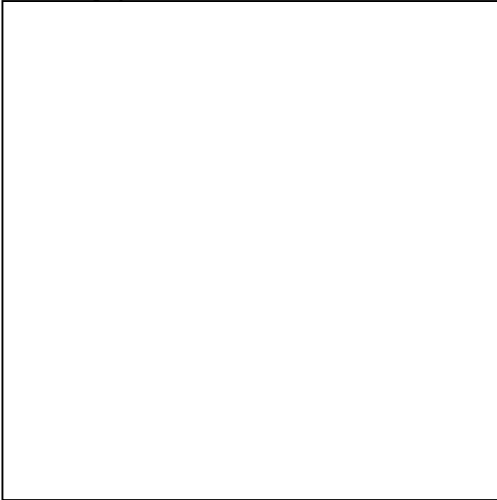
Restroom Fixtures - Single Restrooms
Restroom Fixtures - Single Restrooms
September 28, 2021

Photo Category: Architectural



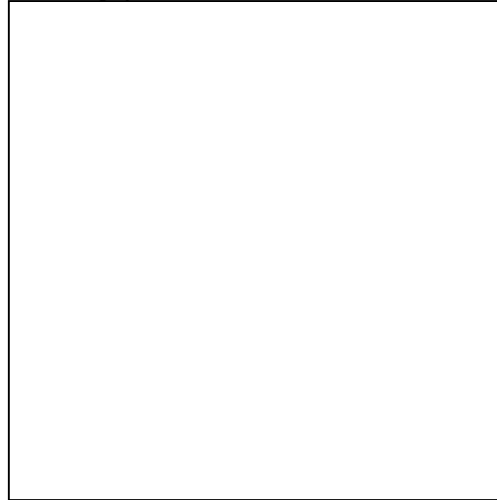
Swinging Doors - Commercial - Hollow Metal
Swinging Doors - Commercial - Hollow Metal
September 28, 2021

Photo Category: Mechanical



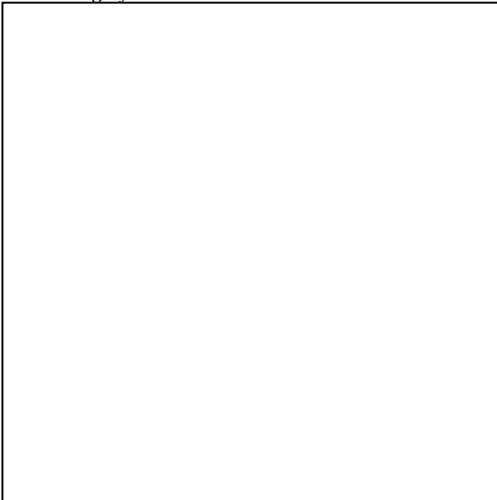
HVAC Pump - Chilled Water - Base-Mounted - 7.5 HP
HVAC Pump - Chilled Water - Base-Mounted - 7.5 HP
September 28, 2021

Photo Category: Mechanical



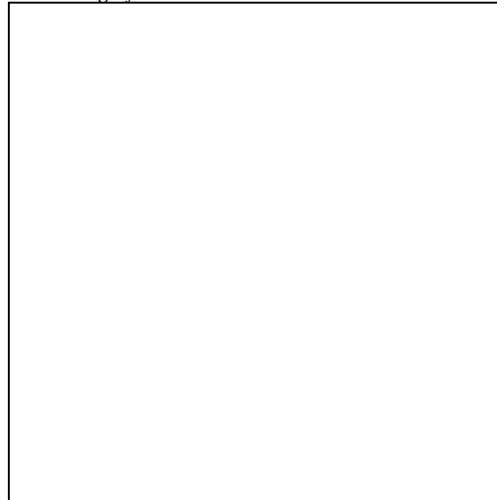
Oil-Gas Fired Hot Water Boiler # 2 (1,154 MBH)
Oil-Gas Fired Hot Water Boiler # 2 (1,154 MBH)
September 28, 2021

Photo Category: Architectural



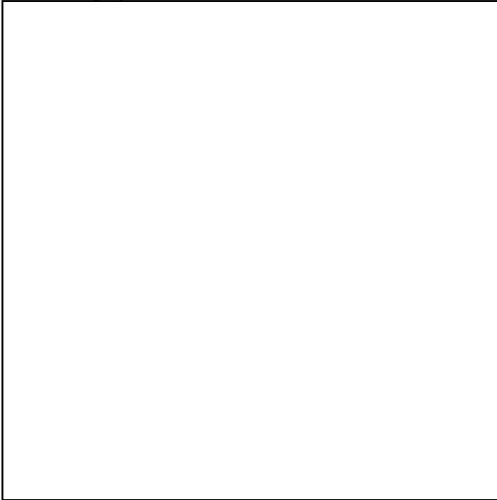
EPDM Roof - Field Coated
EPDM Roof - Field Coated
September 28, 2021

Photo Category: Architectural



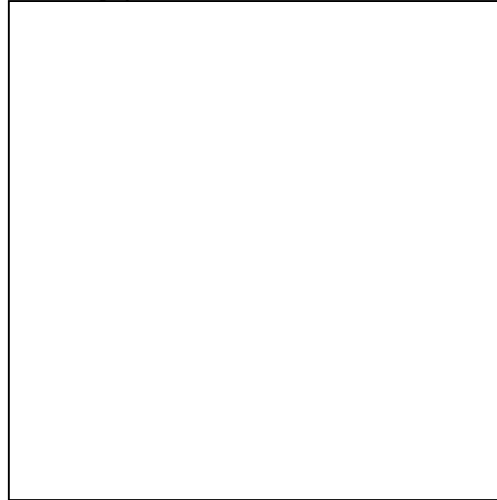
Sealants at Brick Veneer & Cap Stones
Sealants at Brick Veneer & Cap Stones
September 28, 2021

Photo Category: Electrical



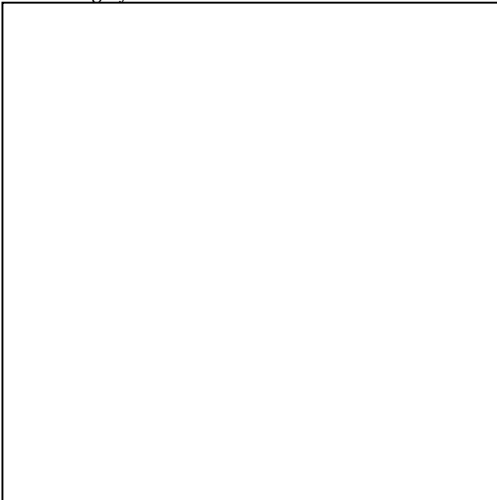
DDC System
DDC System
September 28, 2021

Photo Category: Architectural



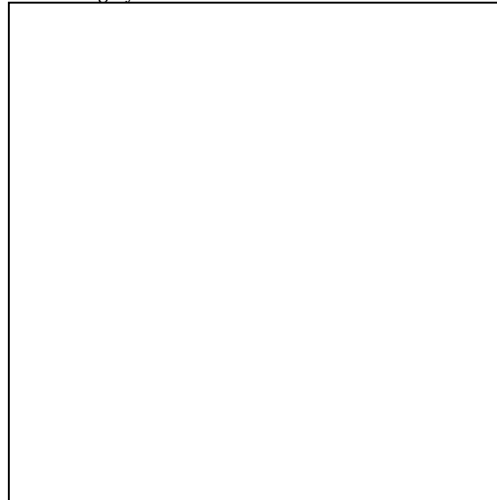
Painted Finish
Painted Finish
September 28, 2021

Photo Category: Architectural



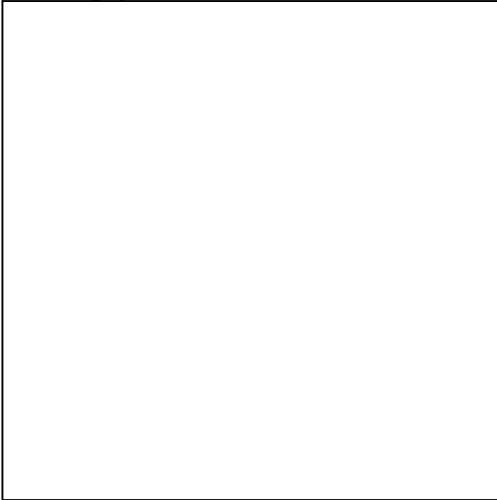
Water Coolers (Wall-Mounted Dual-Height)
Water Coolers (Wall-Mounted Dual-Height)
September 28, 2021

Photo Category: Architectural



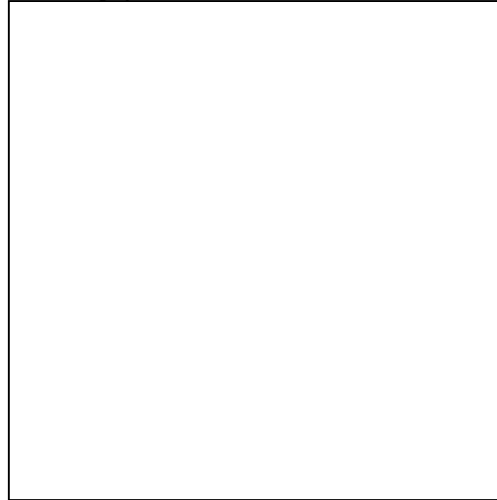
Curtain Wall System - Metal
Curtain Wall System - Metal
September 28, 2021

Photo Category: Mechanical



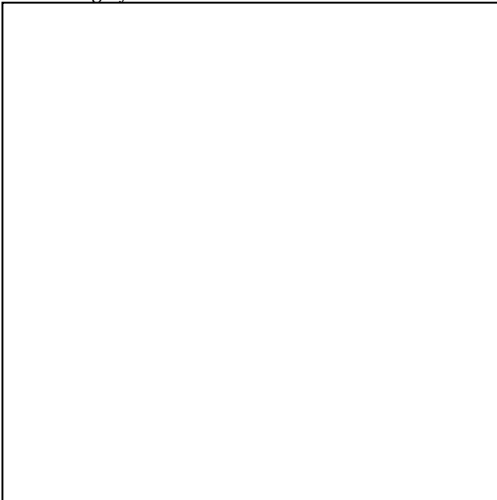
Water Heater - Gas - Comm - 100 Gallons
Water Heater - Gas - Comm - 100 Gallons
September 28, 2021

Photo Category: Mechanical



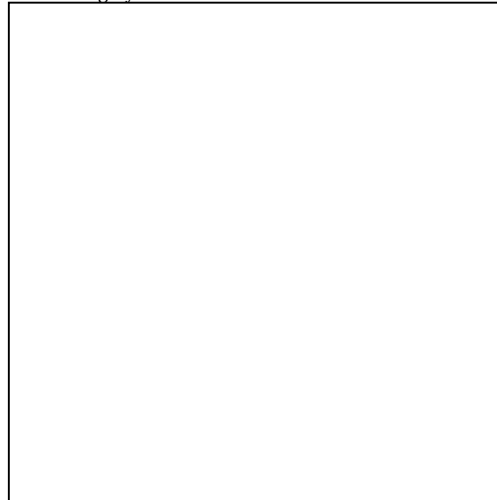
Modular Air Handling Units - Indoor - VAV - (4,800 CFM) - AHU 1
Modular Air Handling Units - Indoor - VAV - (4,800 CFM) - AHU 1
September 28, 2021

Photo Category: Mechanical



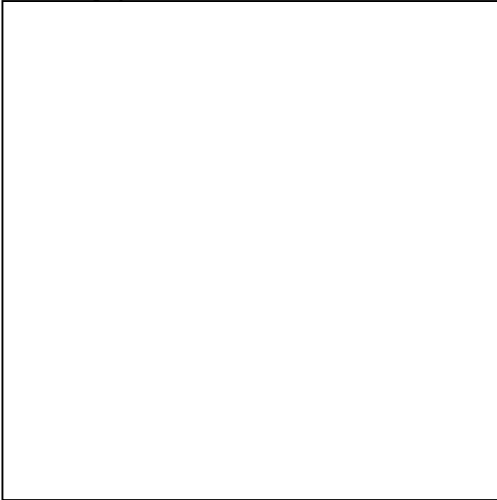
Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water
Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water
September 28, 2021

Photo Category: Architectural



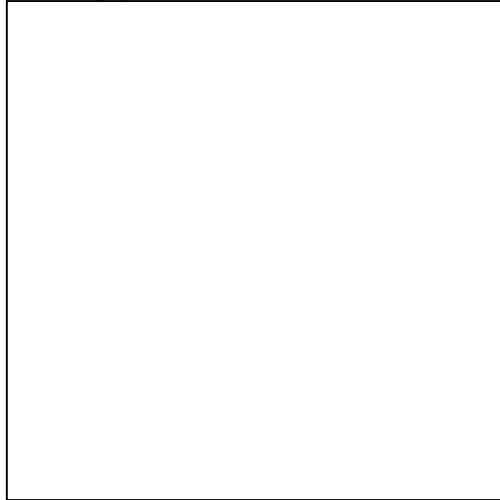
Ceramic Wall Tile (Restrooms & Shower Rooms)
Ceramic Wall Tile (Restrooms & Shower Rooms)
September 28, 2021

Photo Category: Architectural



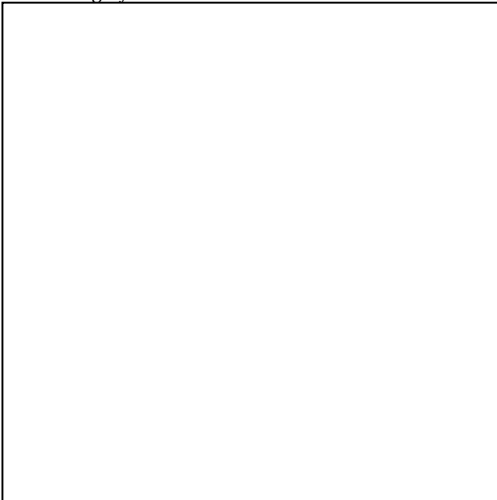
Ceramic Floor Tile (Restrooms & Shower Rooms)
Ceramic Floor Tile (Restrooms & Shower Rooms)
September 28, 2021

Photo Category: Architectural



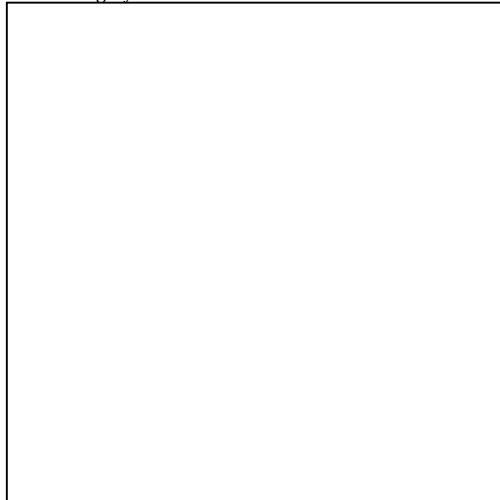
Carpet Tile (Commanders & Captain Offices)
Carpet Tile (Commanders & Captain Offices)
September 28, 2021

Photo Category: Mechanical



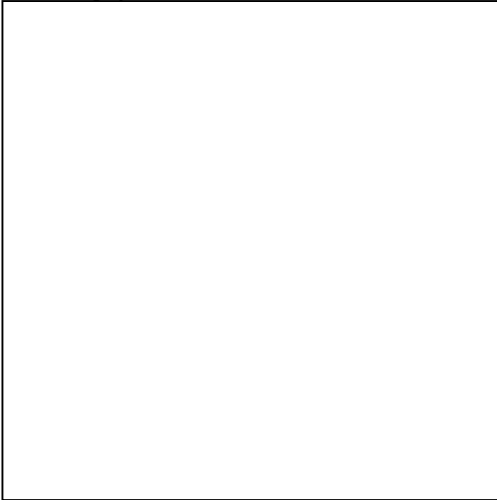
Modular Air Handling Units - Indoor - VAV - (4,000 CFM) - AHU 2
Modular Air Handling Units - Indoor - VAV - (4,000 CFM) - AHU 2
September 28, 2021

Photo Category: Electrical



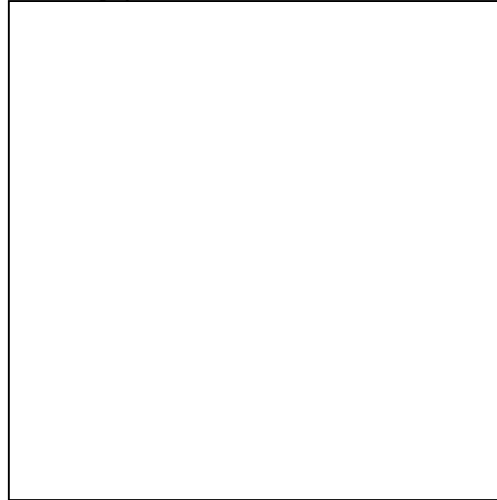
Variable Frequency Drive - AHU # 3
Variable Frequency Drive - AHU # 3
September 28, 2021

Photo Category: Mechanical



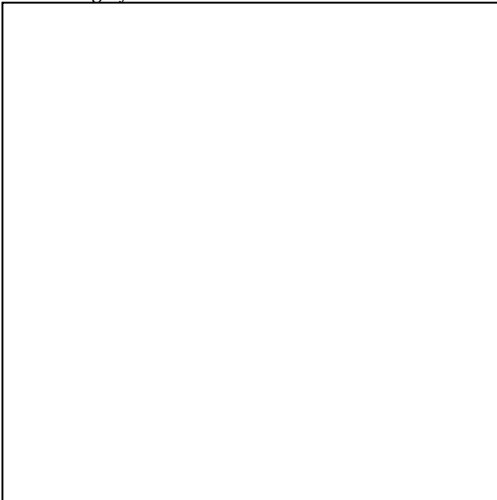
HVAC Pump - Hot Water - Base-Mounted - 7.5 HP
HVAC Pump - Hot Water - Base-Mounted - 7.5 HP
September 28, 2021

Photo Category: Mechanical



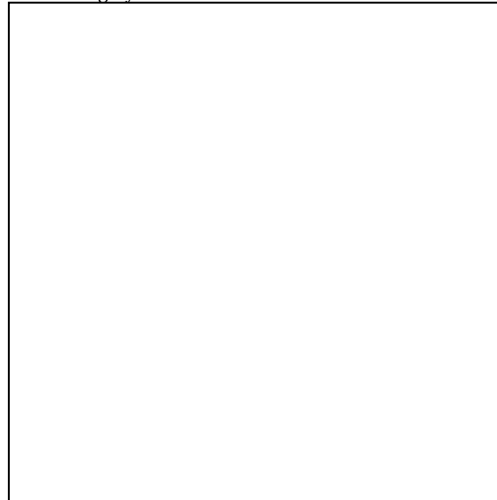
Modular Air Handling Units - Indoor - VAV - (6,800 CFM) - AHU 3
Modular Air Handling Units - Indoor - VAV - (6,800 CFM) - AHU 3
September 28, 2021

Photo Category: Mechanical



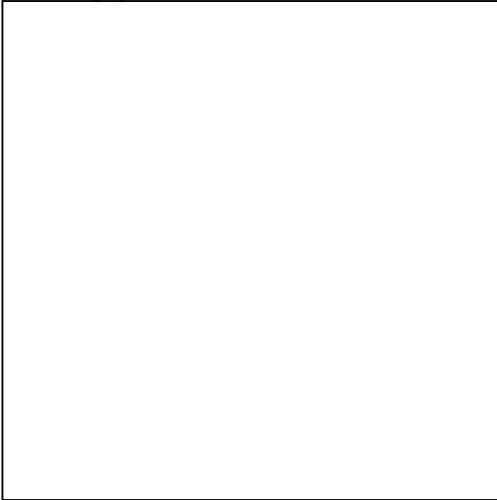
Piping Distribution - 2 Pipe - Hot Water
Piping Distribution - 2 Pipe - Hot Water
September 28, 2021

Photo Category: Electrical



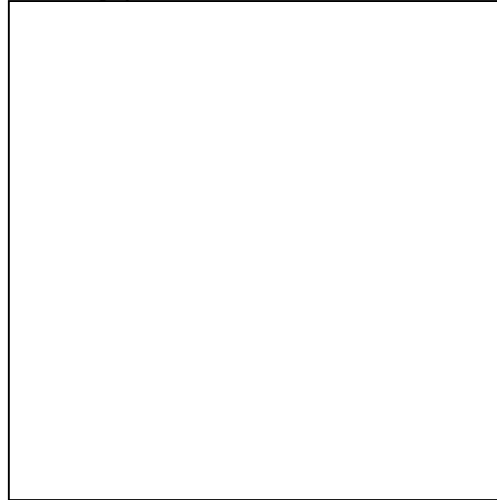
Fire Alarm System - Wiring and Devices
Fire Alarm System - Wiring and Devices
September 28, 2021

Photo Category: Architectural



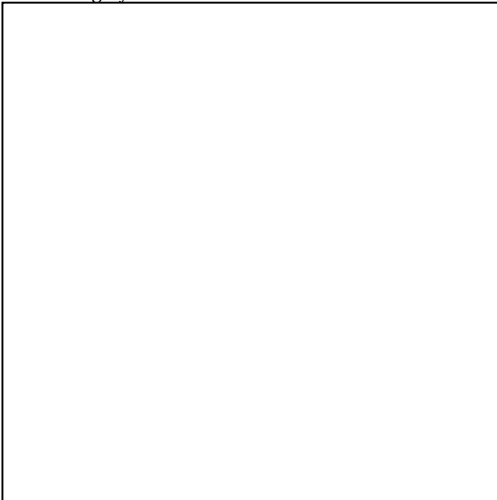
Roof Drainage - Gravity
Roof Drainage - Gravity
September 28, 2021

Photo Category: Architectural



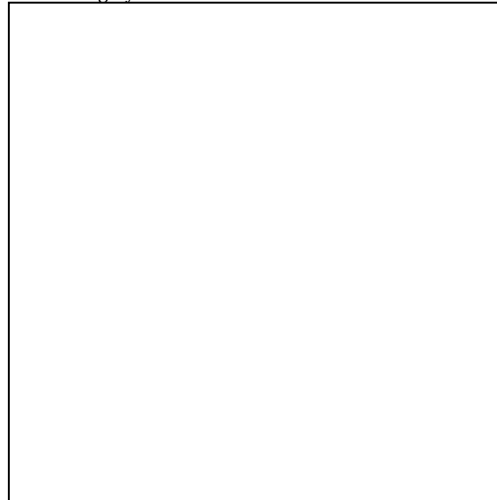
Brick Wall - Failed Brick - Site Perimeter
Brick Wall - Failed Brick - Site Perimeter
September 28, 2021

Photo Category: Mechanical



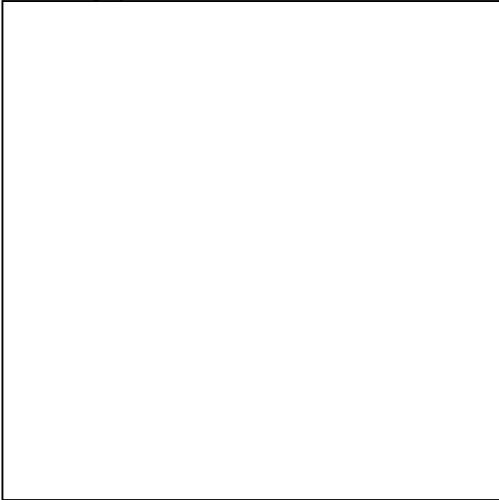
Packaged Indirect Fire Water Heater
Packaged Indirect Fire Water Heater
September 28, 2021

Photo Category: Architectural



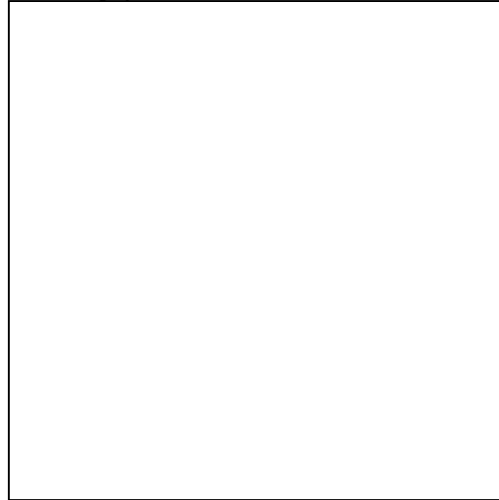
VCT (12" x 12")
VCT (12" x 12")
September 28, 2021

Photo Category: Architectural



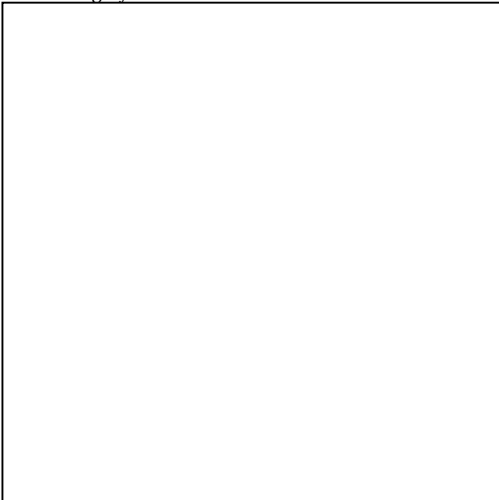
Rubber Flooring
Rubber Flooring
September 28, 2021

Photo Category: Architectural



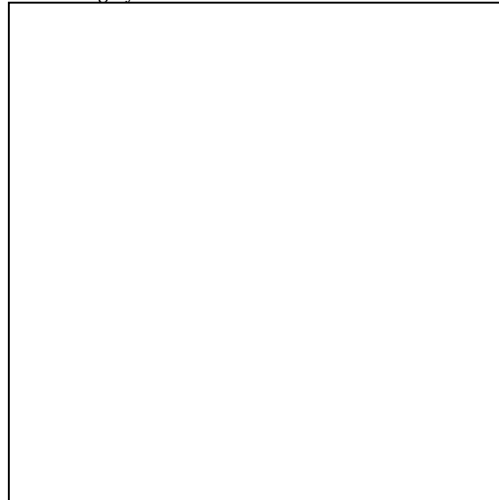
Concrete Superstructure (Main Building)
Concrete Superstructure (Main Building)
September 28, 2021

Photo Category: Mechanical



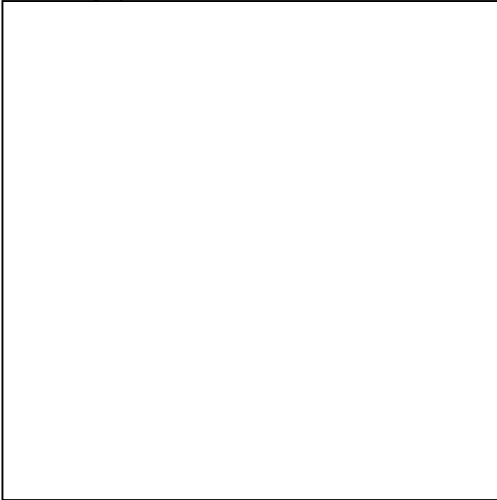
Chiller - Helical-Rotary Liquid - 150 Ton
Chiller - Helical-Rotary Liquid - 150 Ton
September 28, 2021

Photo Category: Architectural



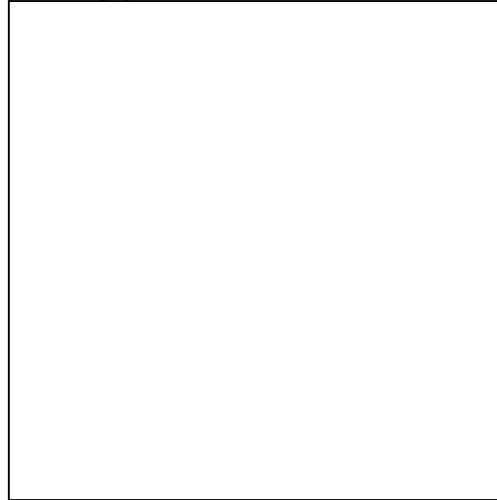
Domestic Water Distribution Piping
Domestic Water Distribution Piping
September 28, 2021

Photo Category: Electrical



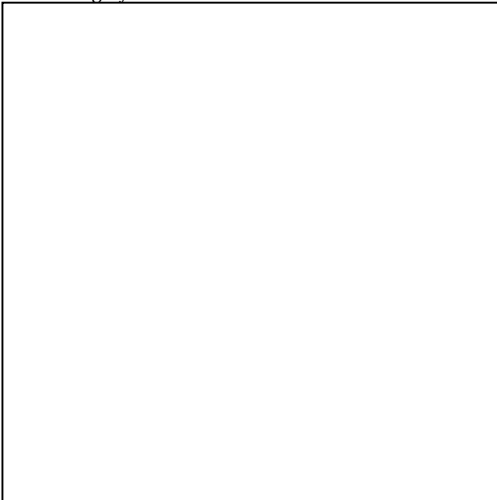
Lighting Fixtures
Lighting Fixtures
September 28, 2021

Photo Category: Architectural



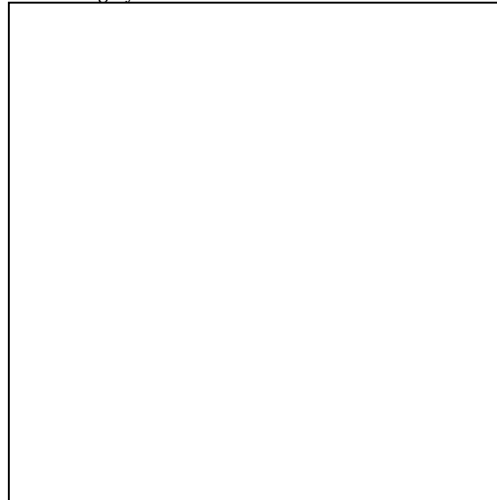
Exterior Curtain Wall - Corroded - 2nd Floor
Exterior Curtain Wall - Corroded - 2nd Floor
September 28, 2021

Photo Category: Mechanical



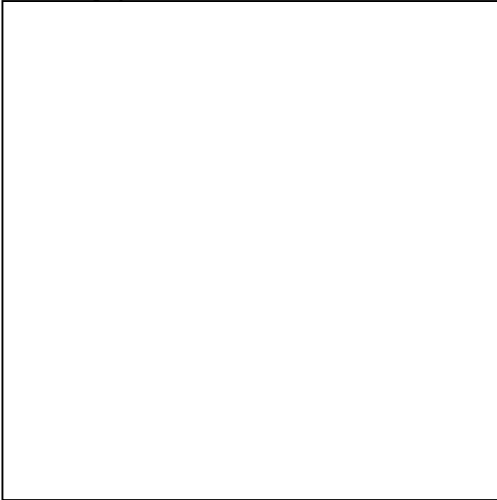
Air Handling Unit - Refurbishment - AHU # 1
Air Handling Unit - Refurbishment - AHU # 1
September 28, 2021

Photo Category: Electrical



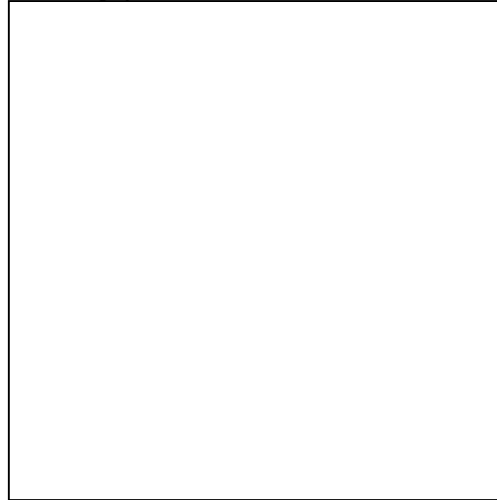
Variable Frequency Drive - Chiller
Variable Frequency Drive - Chiller
September 28, 2021

Photo Category: Architectural



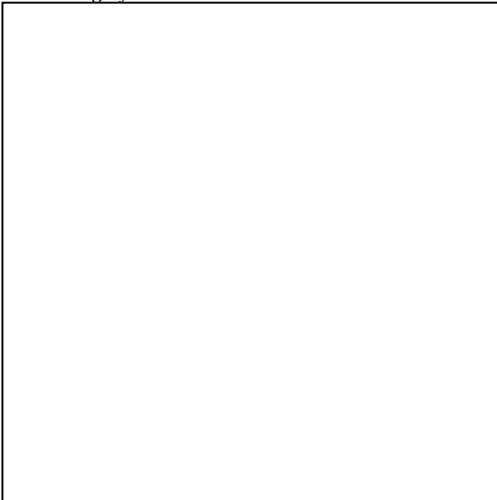
Cell Block Bars and Doors
Cell Block Bars and Doors
September 28, 2021

Photo Category: Mechanical



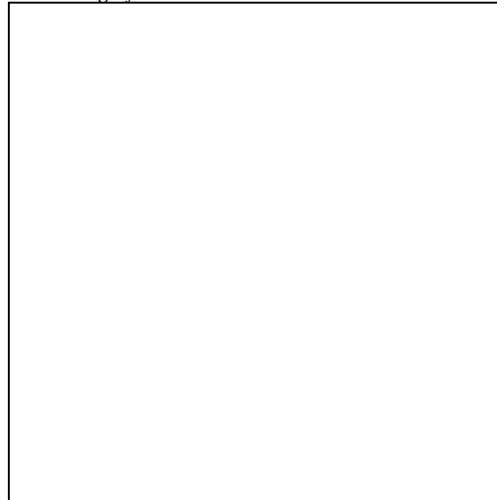
Cooling Tower - Galvanized Steel - 144 Ton
Cooling Tower - Galvanized Steel - 144 Ton
September 28, 2021

Photo Category: Electrical



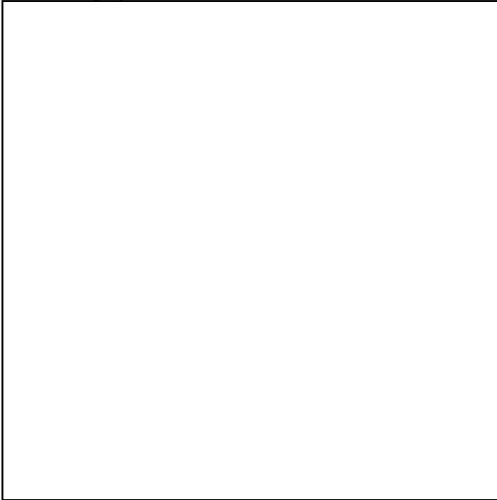
Fire Alarm System - FACP
Fire Alarm System - FACP
September 28, 2021

Photo Category: Mechanical



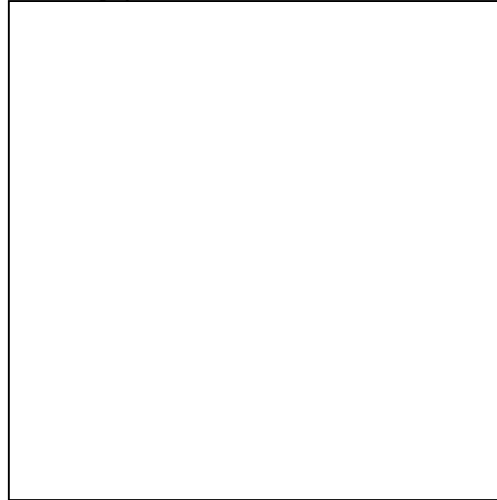
Exhaust Fan - Small (570 CFM) - EF1
Exhaust Fan - Small (570 CFM) - EF1
September 28, 2021

Photo Category: Architectural



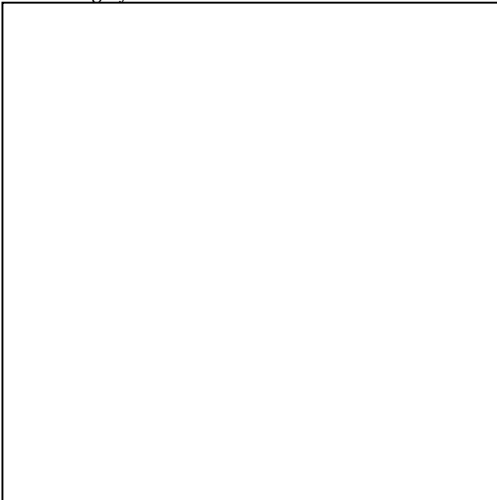
Door Assembly - Single - Aluminum Storefront
Door Assembly - Single - Aluminum Storefront
September 28, 2021

Photo Category: Architectural



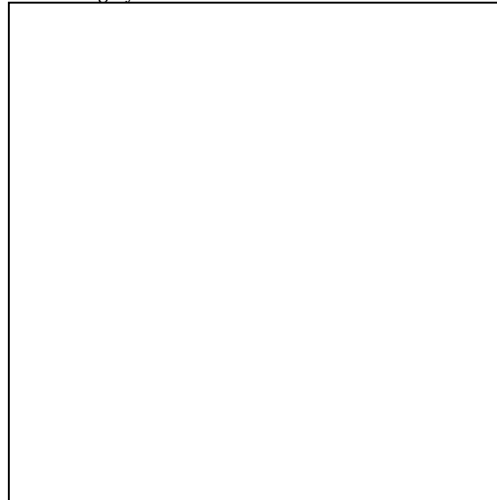
Door Assembly - Single - Hollow Metal (Main Building)
Door Assembly - Single - Hollow Metal (Main Building)
September 28, 2021

Photo Category: Architectural



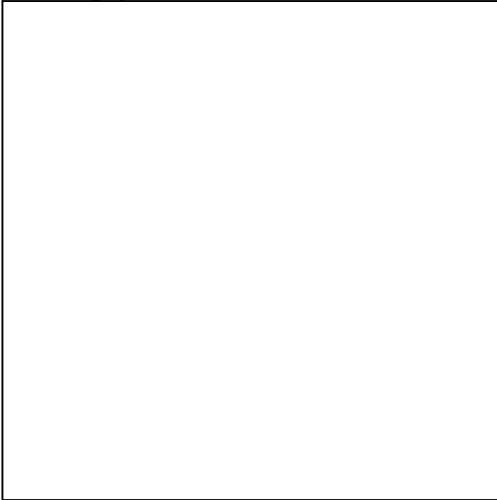
GWB Ceiling System - Painted
GWB Ceiling System - Painted
September 28, 2021

Photo Category: Architectural



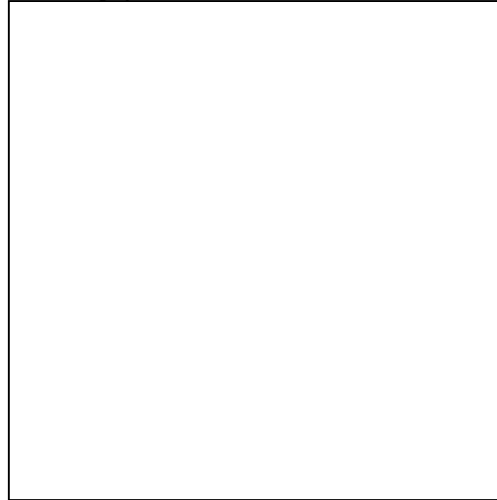
Foundation Wall and Footings 10-Ft - Full Basement
Foundation Wall and Footings 10-Ft - Full Basement
September 28, 2021

Photo Category: Mechanical



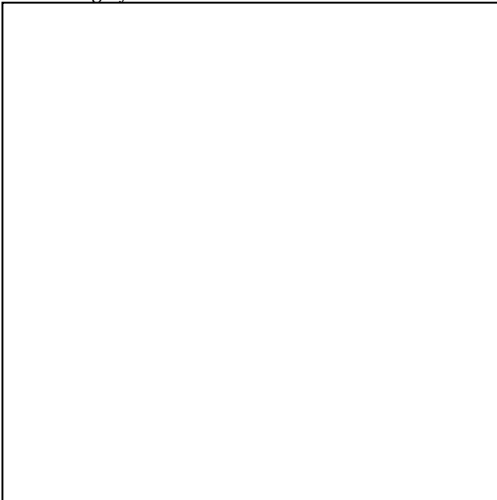
Modular Air Handling Units - Indoor - VAV - (6,800 CFM) - AHU 4
Modular Air Handling Units - Indoor - VAV - (6,800 CFM) - AHU 4
September 28, 2021

Photo Category: Electrical



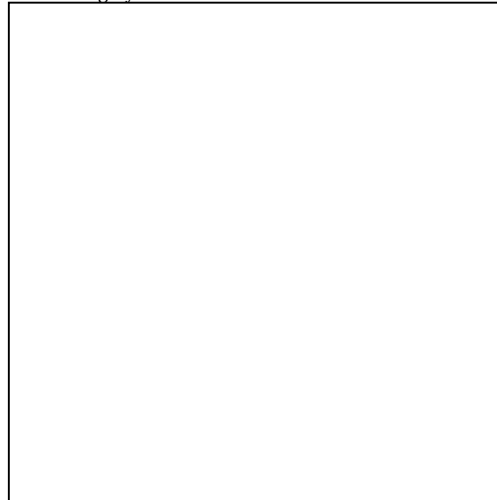
Emergency Generator - 115kW - Diesel
Emergency Generator - 115kW - Diesel
September 28, 2021

Photo Category: Architectural



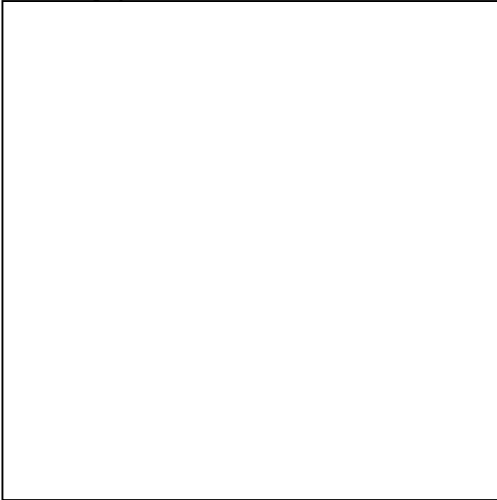
Plaster Soffit System
Plaster Soffit System
September 28, 2021

Photo Category: Architectural



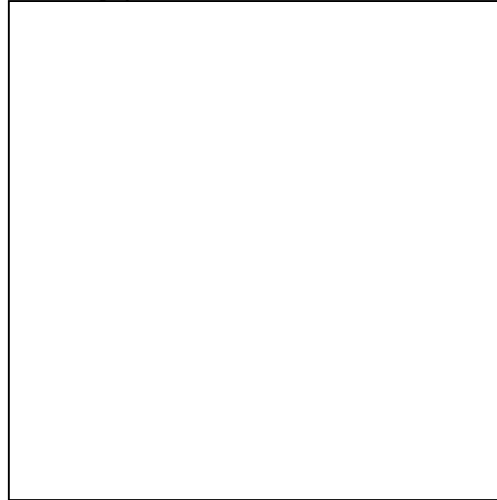
Sanitary Waste - Gravity Discharge
Sanitary Waste - Gravity Discharge
September 28, 2021

Photo Category: Architectural



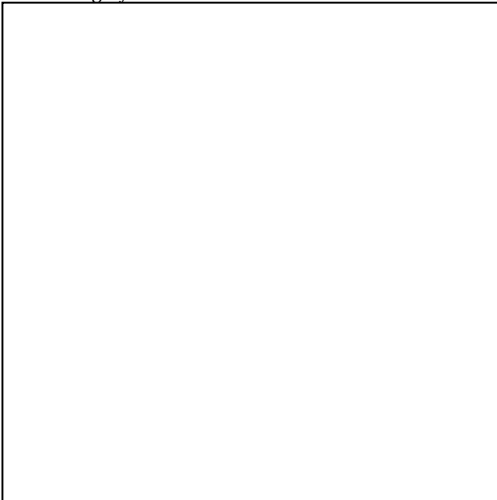
Structural Slab on Grade - Non-Industrial (Vehicle Maintenance Building)
Structural Slab on Grade - Non-Industrial (Vehicle Maintenance Building)
September 28, 2021

Photo Category: Electrical



Solar Photovoltaic Array
Solar Photovoltaic Array
September 28, 2021

Photo Category: Electrical



Fire Alarm System - Annunciator
Fire Alarm System - Annunciator
September 28, 2021