

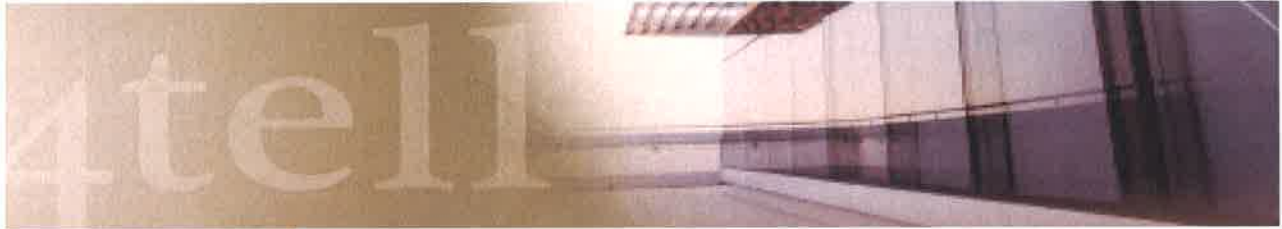
DCAM-17-CS-0041 Amendment No. 3  
Exhibit A

Attachment N

Property Conditions Report

Attachment N1

Ward 3



## Property Condition Report



**2nd District Headquarters  
3320 Idaho Ave NW  
Washington, DC**

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

**October 15, 2014**

**Submitted to:**  
**Ms. Cassandra White**  
**Capital Program Financial & Systems Manager**  
**Department of General Services – Construction Division**  
**2000 14th Street NW, 8th Floor**  
**Washington, DC 20009**



*Innovation for the Built Environment™*  
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**4tell™ Solutions, LP**  
**15 Franklin St**  
**Portland, ME 04101**  
**207.828.7900**  
**[www.4tellsolutions.com](http://www.4tellsolutions.com)**

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- Appendix A: Expenditure Forecast
- Appendix B: Photographic Record
- Appendix C: Survey Information Resulting In Plant Adaptation Recommendations
- Appendix D: Routine and Predictive Maintenance Actions

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## EXECUTIVE SUMMARY

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### 1.1 GENERAL DESCRIPTION

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

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### 1.2 SCOPE OF WORK

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

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

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### 1.3 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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## 1.4 LIMITING CONDITIONS

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

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

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

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

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

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

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

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

## 1.5 BUILDING SUMMARY

Item	Description
Project Name	2nd District Headquarters
Full Address	3320 Idaho Ave NW Washington, DC 20016
Year Built	1973
Gross Building Area (SF)	42,499
Current Replacement Value	\$ 8,951,139
CRV/GSF (\$/Sq Ft)	\$210.62 / Sq Ft

## 1.6 SUMMARY OF FINDINGS

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

Key Finding	Metric
Current Year Facility Condition Index	0.26%
Property Replacement Value (in Current Dollars)	\$8,951,139
Current Year Capital Needs (included in FCI)	\$23,288
Current Year Non-Capital Needs (not included in FCI)	\$8,565
Year 2 to Year 6 Capital Needs	\$35,730

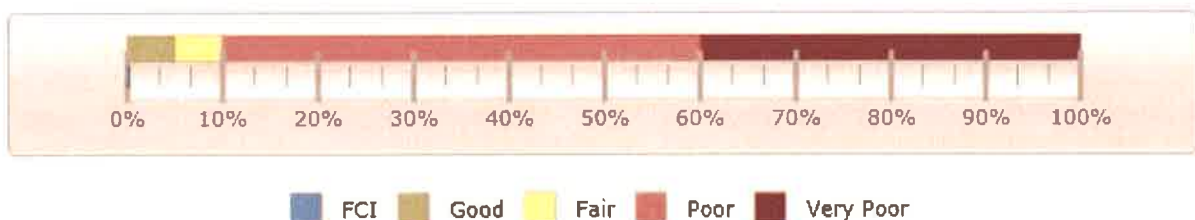


### Expenditure Forecast Over Study Period



## 1.7 FACILITY CONDITION INDEX

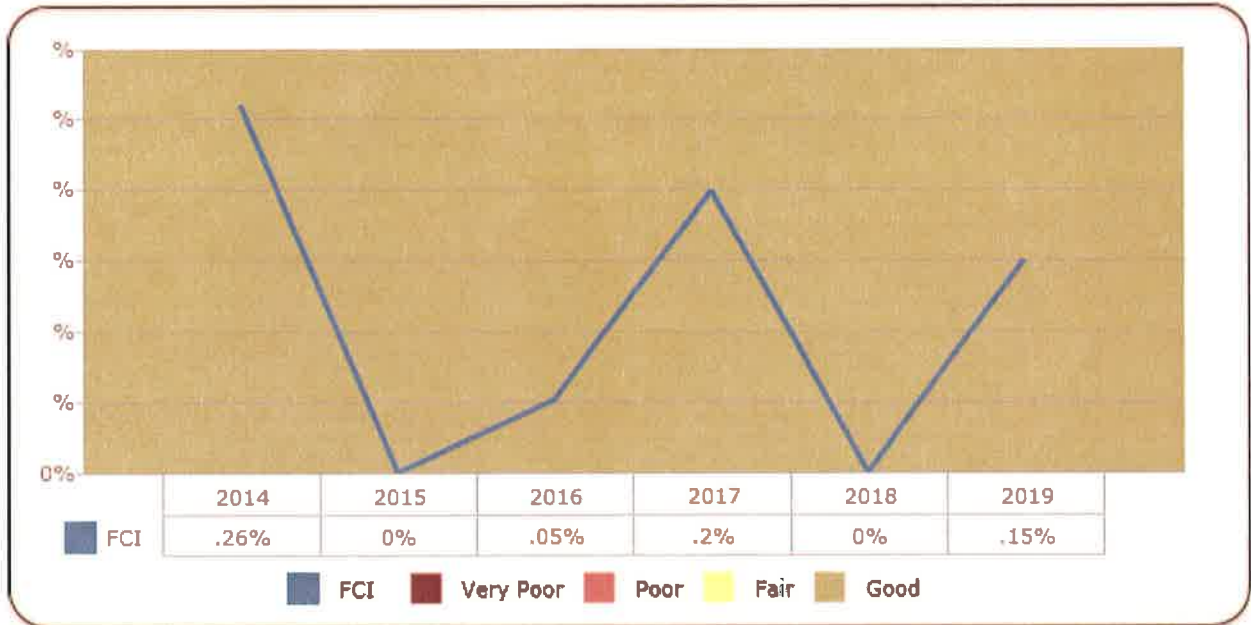
The Facility Condition Index (FCI) gives an indication of a building's or portfolio's overall state of condition. The values are based on a 0-100%+ scale and are derived by dividing the repair costs for a facility by a theoretical replacement value. This replacement value is based on building type from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



**2nd District Headquarters**  
**Current Year FCI = 0.26%**

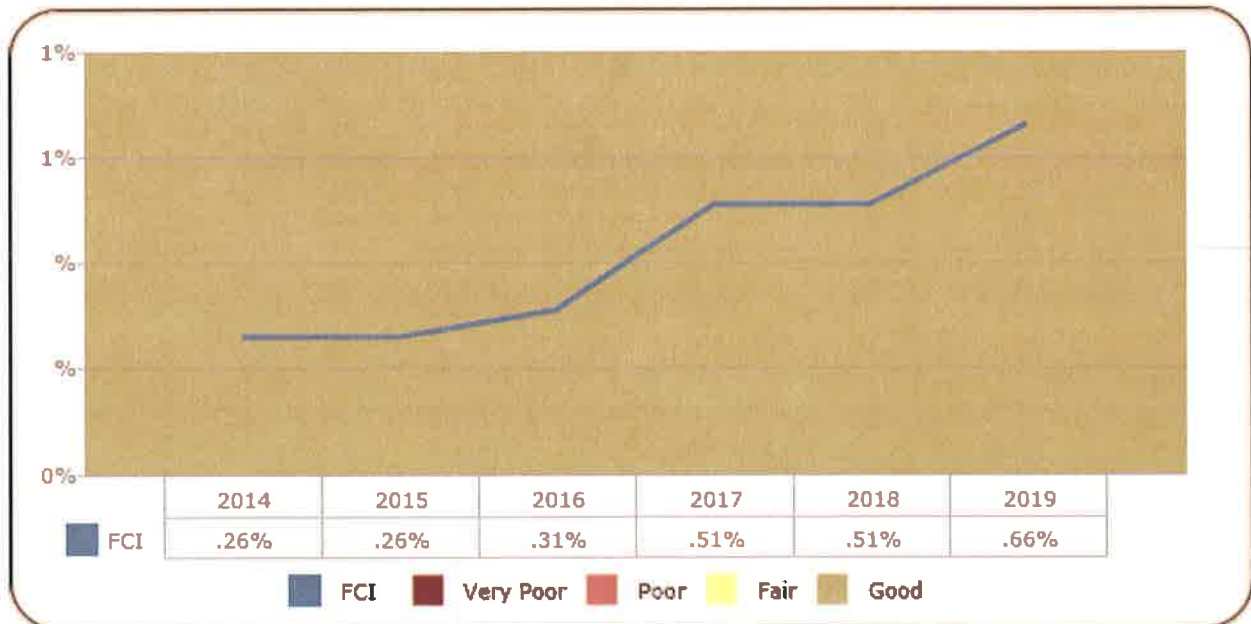
The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

### Year by Year Effects of FCI Over the Study Period



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

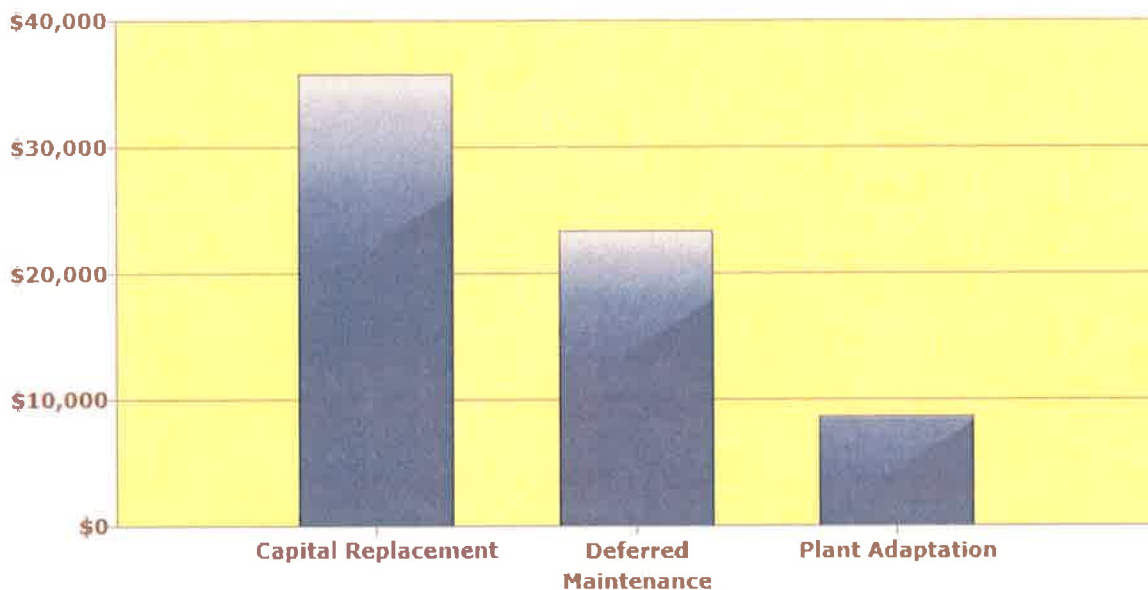
### Cumulative Effects of FCI over the Study Period



## 1.8 PLANNING HORIZON CATEGORY NEEDS: CURRENT YEAR TO YEAR 6

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

### Planning Horizon Needs by Category



Plan Types	Total Cost
Deferred Maintenance	\$23,288
Plant Adaptation	\$8,565
Capital Replacement	\$35,730
<b>Total</b>	<b>\$67,582</b>

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

#### Capital Replacement

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

#### Deferred Maintenance

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

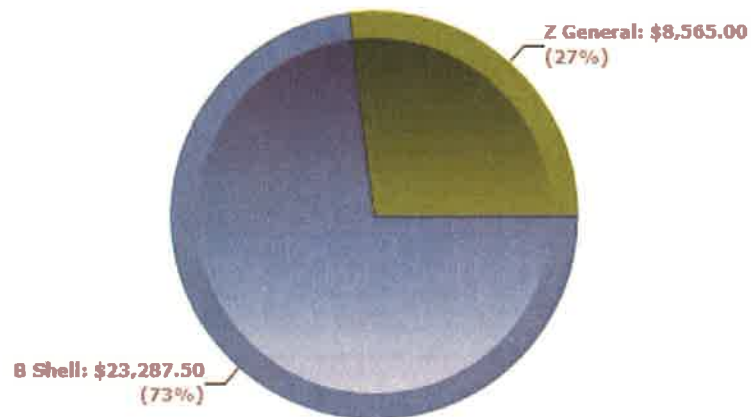
**Routine Maint. Minor Repairs**

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

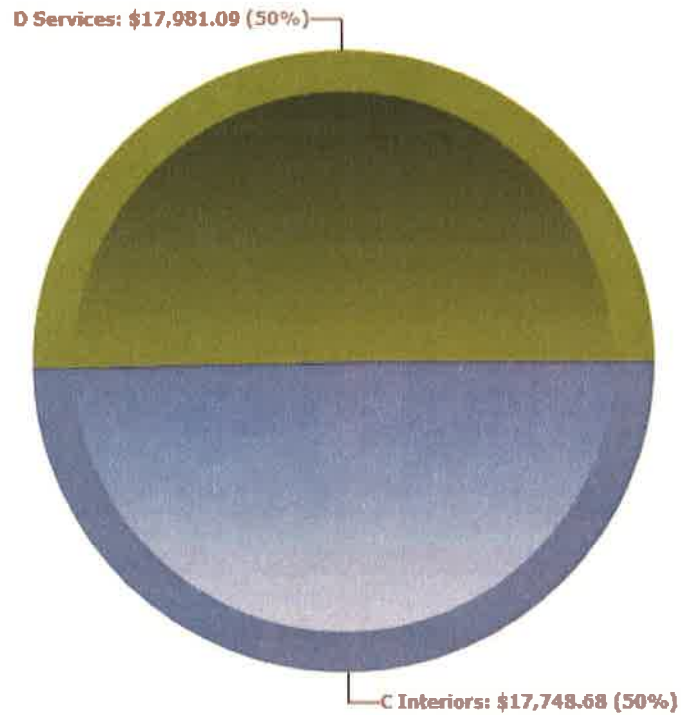
**Plant Adaptation**

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

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

**1.9 BUILDING SYSTEM NEEDS: IMMEDIATE****Distribution of Immediate Needs by Building System**

Building Systems	Estimated Costs	Percentage of Total Cost
B Shell	\$23,288	73.1%
Z General	\$8,565	26.9%
Total	\$31,853	100.0%

**1.10 BUILDING SYSTEM NEEDS: YEAR 2 - YEAR 6****Distribution of Capital Needs by Building System**

Building Systems	Estimated Costs	Percentage of Total Cost
C Interiors	\$17,749	49.7%
D Services	\$17,981	50.3%
<b>Total</b>	<b>\$35,730</b>	<b>100.0%</b>

**B SHELL SYSTEMS****B10 SUPERSTRUCTURE**

Item	Description
<b>B1012 Upper Floors Construction</b>	Concrete Decking
<b>Condition</b>	Fair - Good
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	29328
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$23.17

Item	Description
<b>B1032 Concrete frame Structure</b>	Cast-in-Place Reinforced Concrete Structural Frame
<b>Condition</b>	Fair - Good
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	43992
<b>Unit of Measure</b>	SF
<b>Unit Cost</b>	\$8.15

**B20 EXTERIOR ENCLOSURE**

Item	Description
<b>B2011 Exterior Wall Construction</b>	Steel, Exterior, 2 Stories
<b>Condition</b>	Poor

RUL	0
Plan Type	Deferred Maintenance
Quantity	5100
Unit of Measure	Sq Ft
Unit Cost	\$3

**Comments**

Exterior Steel Paint Recommended; Surface Oxidation Observed Throughout



Typical Deteriorated Paint and Oxidation at Exterior Steel





Typical Deteriorated Paint and Oxidation at Exterior Sterl

Type	Component Description	Plan Type	Year	Expenditures (\$)
B2011	Replace Steel, Exterior, 2 Stories	Deferred Maintenance	2014	\$15,300

Item	Description
<b>B2011 Exterior Wall Construction</b>	Steel, Exterior, 2 Stories
<b>Condition</b>	Fair - Good
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	5100
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$34.36

**Comments**

Painted Steel Exterior At Second Floor (Not Replacement)

Item	Description
B2011 Exterior Wall Construction	Brick Veneer, Exterior, 1 Story
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	3195
Unit of Measure	Sq Ft
Unit Cost	\$30.93

Comments

Brick Veneer Along 1st Floor



First Floor Exterior Brick Veneer

Item	Description
B2011 Exterior Wall Construction	Brick Veneer, Exterior, 1 Story
Condition	Poor
RUL	0
Plan Type	Deferred Maintenance

Quantity	3195
Unit of Measure	Sq Ft
Unit Cost	\$2.50

**Comments**

Brick Pointing Recommended; Cracking And Mortar Joint Deterioration Observed



Typical Exterior Brick Mortar Deterioration

Type	Component Description	Plan Type	Year	Expenditures (\$)
B2011	Replace Brick Veneer, Exterior, 1 Story	Deferred Maintenance	2014	\$7,988

Item	Description
B2021 Windows	Alum Fixed Thermal Break, Double Glazing, 1 Story, 12SF
Condition	Fair - Good
RUL	20
Plan Type	Capital Replacement

Quantity	37
Unit of Measure	Each
Unit Cost	\$453.94

**Comments**

First Floor Window Units



First Floor Aluminum Framed Windows

Item	Description
B2021 Windows	Alum Fixed Thermal Break, Double Glazing, 2 Story, 24SF
Condition	Fair - Good
RUL	20
Plan Type	Capital Replacement
Quantity	63
Unit of Measure	Each
Unit Cost	\$699.02

**Comments**

Second Floor Windows



Second Floor Aluminum Framed Windows and Painted Steel Exterior

Item	Description
<b>B2023 Storefronts</b>	Glazed Aluminum Framed with Swing Doors
<b>Condition</b>	Fair
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	1330
<b>Unit of Measure</b>	SF
<b>Unit Cost</b>	\$29.96



Main Building Entry Storefront

Item	Description
<b>B2034 Overhead Doors</b>	Aluminum Single, Painted, Roll-up Door, 144 Sq Ft
<b>Condition</b>	Fair - Good
<b>RUL</b>	20
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	2
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$3,772.46



Typical Aluminum Roll Up Door

### B30 ROOFING

Item	Description
B3011 Roof Finishes	Modified Bitumen - Single Ply
Condition	Fair
RUL	8
Plan Type	Capital Replacement
Quantity	12750
Unit of Measure	SF
Unit Cost	\$5.90



**Modified Bitumen Roof Coverings**



## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

Item	Description
<b>C1014 Site Built Toilet Partitions</b>	Site Built Toilet Partitions
<b>Condition</b>	Fair
<b>RUL</b>	17
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	14
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$600



Typical Toilet Partitions

Item	Description
<b>C1021 Interior Doors</b>	Steel, Painted, Interior Door
<b>Condition</b>	Fair - Good
<b>RUL</b>	30

Plan Type	Capital Replacement
Quantity	38
Unit of Measure	Each
Unit Cost	\$857.53



Typical Interior Painted Steel Door

Item	Description
C1021 Interior Doors	Wood, Painted, Fully Glazed, Interior Door
Condition	Fair - Good
RUL	25
Plan Type	Capital Replacement
Quantity	9
Unit of Measure	Each
Unit Cost	\$1,876.30



Typical Glazed Interior Door

Item	Description
<b>C1021 Interior Doors</b>	Steel, Painted, Interior Double Door
<b>Condition</b>	Fair - Good
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	19
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$1,857.80



Typical Interior Painted Steel Double Doors

## C20 STAIRS

Item	Description
C2011 Regular Stairs	Metal, Painted, Interior Stairs
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	1215
Unit of Measure	Sq Ft
Unit Cost	\$35.88



Typical Interior Stair System

**C30 INTERIOR FINISHES**

Item	Description
<b>C3012 Wall Finishes to Interior Walls</b>	Ceramic Tile, Interior Wall Finish, 16 Sq In Tiles
<b>Condition</b>	Fair - Good
<b>RUL</b>	30
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	3992
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$12.70



Typical Ceramic Tile Wall Finishes

Item	Description
<b>C3024 Flooring</b>	Ceramic Tile Flooring
<b>Condition</b>	Fair - Good
<b>RUL</b>	20
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	2264
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$13.49



Typical Ceramic Tile Flooring

Item	Description
<b>C3024 Flooring</b>	Vinyl Tile Flooring
<b>Condition</b>	Fair
<b>RUL</b>	6
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	21727
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$3.04



Typical Vinyl Floor Tile

Item	Description
C3024 Flooring	Terrazzo Flooring
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	13197
Unit of Measure	Sq Ft
Unit Cost	\$9.75

**Comments**

Entry Lobby Flooring





Terrazzo Flooring

Item	Description
C3025 Carpeting	Carpet, Nylon, High Traffic, 20 oz
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	2969
Unit of Measure	Sq Ft
Unit Cost	\$5.98



Typical Carpet Flooring

Type	Component Description	Plan Type	Year	Expenditures (\$)
C3025	Replace Carpet, Nylon, High Traffic, 20 oz	Capital Replacement	2017	\$17,749

Item	Description
<b>C3032 Suspended Ceilings</b>	Acoustical Tile, Dropped Ceiling
<b>Condition</b>	Fair - Good
<b>RUL</b>	15
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	35420
<b>Unit of Measure</b>	Sq Ft
<b>Unit Cost</b>	\$2.97



Typical Acoustic Ceiling Tiles

## D SERVICES SYSTEMS

### D20 PLUMBING

Item	Description
D2011 Water Closets	Tankless Water Closet
Condition	Fair - Good
RUL	20
Plan Type	Capital Replacement
Quantity	18
Unit of Measure	Each
Unit Cost	\$643.39



Typical Water Closet

Item	Description
D2012 Urinals	Urinal, Vitreous China
Condition	Fair - Good
RUL	20

Plan Type	Capital Replacement
Quantity	16
Unit of Measure	Each
Unit Cost	\$888.54



Typical Wall Hung Urinals

Item	Description
D2013 Lavatories	Lavatory, Vitreous China
Condition	Fair - Good
RUL	20
Plan Type	Capital Replacement
Quantity	23
Unit of Measure	Each
Unit Cost	\$468.21



Typical Wall Mounted Lavatories

Item	Description
D2017 Showers	Shower, Ceramic Tile
Condition	Fair
RUL	17
Plan Type	Capital Replacement
Quantity	10
Unit of Measure	Each
Unit Cost	\$1,398.32

**Comments**

Communal Ceramic Tile Showers



Communal Shower

Item	Description
D2022 Hot Water Service	Domestic Hot Water Heater - Gas
Condition	Poor - Fair
RUL	2
Plan Type	Capital Replacement
Quantity	76
Unit of Measure	GALS
Unit Cost	\$60

**Comments**

Rheem 76 Gallon Gas Fired Domestic Hot Water With Storage Tank



Domestic Hot Water Storage Tank

Type	Component Description	Plan Type	Year	Expenditures (\$)
D2022	Replace Domestic Hot Water Heater - Gas	Capital Replacement	2016	\$4,560

### D30 HVAC

Item	Description
D3021 Boilers	Boiler, Gas, 2,000 Mbh
Condition	Fair - Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$35,686.36

#### Comments



Precision Brand Domestic Hot Water Gas Boiler; Capacity Not Determined; Installed 1999



Domestic Hot Water Boiler

Item	Description
D3021 Boilers	Boiler, Gas, 4,200 Mbh
Condition	Fair - Good
RUL	15
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	\$94,232.10

**Comments**

Dietrich 1,154 Btu/Hr Gas Fired Hot Water Boiler; Installed 1999



Central Heating Boilers

Item	Description
D3022 Boiler Room Piping & Specialties	Circulation Pump, Hot Water, 7.500 HP
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	3
Unit of Measure	Each
Unit Cost	\$4,473.70

**Comments**

7.5 Hp Conditioned Water Circulation Pumps



Conditioned Water Circulation Pumps

Type	Component Description	Plan Type	Year	Expenditures (\$)
D3022	Replace Circulation Pump, Hot Water, 7.500 HP	Capital Replacement	2019	\$13,421

Item	Description
<b>D3031 Chilled Water Systems</b>	Chiller, Reciprocal Air-Cooled Hermetic, 200 Ton
<b>Condition</b>	Fair
<b>RUL</b>	12
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	1
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$194,113.42

**Comments**

Trane Central Chiller Unit



Central Chiller Unit

Item	Description
D3041 Air Distribution Systems	Air Handler, Multizone, 40,000 Cfm
Condition	Fair
RUL	10
Plan Type	Capital Replacement
Quantity	4
Unit of Measure	Each
Unit Cost	\$80,533.40

**Comments**

Multizone Airhandler; Installed 1999



Boiler Room Air Handler Unit

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**D50 ELECTRICAL SYSTEMS**

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Item	Description
<b>D5012 Low Tension Service &amp; Dist.</b>	Disconnect Switch, 100 Amp
<b>Condition</b>	Fair - Good
<b>RUL</b>	35
<b>Plan Type</b>	Capital Replacement
<b>Quantity</b>	1
<b>Unit of Measure</b>	Each
<b>Unit Cost</b>	\$1,359.11



100 Amp Electric Disconnect Switch

Item	Description
D5012 Low Tension Service & Dist.	Power Panel Board, 480 Y, 277 V, 100 Amp
Condition	Fair - Good
RUL	20
Plan Type	Capital Replacement
Quantity	8
Unit of Measure	Each
Unit Cost	\$5,914.17

**Comments**

ITE 480 Y, 277 V, 100 Amp Power Panel Board



100 Amp Circuit Breaker Panel

Item	Description
D5012 Low Tension Service & Dist.	Disconnect Switch, 30 Amp
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	4
Unit of Measure	Each
Unit Cost	\$401.22

**Comments**

30 Amp Disconnect Switch





Typical 30 Amp Electric Disconnect Switches

Item	Description
D5012 Low Tension Service & Dist.	Secondary Transformer, Dry, 30 kVA
Condition	Fair
RUL	15
Plan Type	Capital Replacement
Quantity	3
Unit of Measure	Each
Unit Cost	\$4,899.35





Secondary Transformer

Item	Description
D5012 Low Tension Service & Dist.	Disconnect Switch, 400 Amp
Condition	Fair - Good
RUL	30
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$4,112.51

**Comments**

Chiller Disconnect Switch



Chiller 400 Amp Disconnect Switch

Item	Description
D5012 Low Tension Service & Dist.	Main Switchgear, 208 Y, 120 V, 2,000 Amp
Condition	Fair
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$245,569.16

**Comments**

ITE 2,000 Amp, 120/208 Volt, 3 Phase, 4 Wire Main Switchgear



Main Electric Service Switchgear

Item	Description
D5012 Low Tension Service & Dist.	Power Panel Board, 480 Y, 277 V, 200 Amp
Condition	Fair - Good
RUL	20
Plan Type	Capital Replacement
Quantity	9
Unit of Measure	Each
Unit Cost	\$8,128.15

**Comments**

ITE 225 Amp Circuit Breaker Panel



225 Amp Circuit Breaker Panel

Item	Description
D5012 Low Tension Service & Dist.	Power Panel Board, 208 Y, 120 V, 400 Amp
Condition	Fair - Good
RUL	20
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$7,601.26

**Comments**

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



400 Amp Circuit Breaker Panel

Item	Description
D5022 Lighting Equipment	Fluorescent Lighting Fixture, T8, 32 W
Condition	Fair - Good
RUL	15
Plan Type	Capital Replacement
Quantity	413
Unit of Measure	Each
Unit Cost	\$178.94



Typical Fluorescent Light Fixture

Item	Description
D5092 Emergency Light & Power Systems	Generator, Diesel, 175 kW
Condition	Fair
RUL	10
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	\$140,207.83

**Comments**

Onan 175 Kw, 219 Kva Backup Generator



Backup Generator

**E EQUIPMENT & FURNISHING SYSTEMS****E20 FURNISHINGS**

Item	Description
E2010 Fixed Furnishings	Storage Lockers
Condition	Fair
RUL	18
Plan Type	Capital Replacement
Quantity	571
Unit of Measure	Each
Unit Cost	\$300



Typical Storage Lockerd



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## APPENDICES

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**Appendix A: Expenditure Forecast**

**Appendix B: Photographic Record**

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

**Appendix D: Predictive Maintenance Templated Actions**

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## **Appendix A:**

# **Expenditure Forecast**

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# 6 YEAR CAPITAL EXPENDITURE FORECAST

2nd District Headquarters  
3320 Idaho Ave NW, Washington, DC  
1818-0849, 3

Element No.	Actions	Last Assigned Condition	EUL* or Replacement Cycle (Yrs)	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2014	2015	2016	2017	2018	2019	Total***
<b>A. SUBSTRUCTURE</b>									0	1	2	3	4	5	
<b>A. SUBSTRUCTURE SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B. SHELL</b>															
B20	EXTERIOR ENCLOSURE														
B2011	Replace Steel, Exterior, 2 Stories	Poor	75	0	5,100.00	Sq Ft	\$3.00	Deferred Maintenance	\$15,300						\$15,300
B2011	Replace Brick Veneer, Exterior, 1 Story	Poor	75	0	3,195.00	Sq Ft	\$2.50	Deferred Maintenance	\$7,988						\$7,988
<b>B. SHELL SUB-TOTALS</b>									\$23,288	\$0	\$0	\$0	\$0	\$0	\$23,288
<b>C. INTERIORS</b>															
C30	INTERIOR FINISHES														
C3025	Replace Carpet, Nylon, High Traffic, 20 oz	Fair	8	3	2,969.00	Sq Ft	\$5.98	Capital Replacement				\$17,749			\$17,749
<b>C. INTERIORS SUB-TOTALS</b>									\$0	\$0	\$0	\$17,749	\$0	\$0	\$17,749
<b>D. SERVICES</b>															
D20	PLUMBING														
D2022	Replace Domestic Hot Water Heater - Gas	Poor - Fair	15	2	76.00	GALS	\$60.00	Capital Replacement			\$4,560				\$4,560
D30	HVAC														
D3022	Replace Circulation Pump, Hot Water, 7,500 HP	Fair	15	5	3.00	Each	\$4,473.70	Capital Replacement						\$13,421	\$13,421
<b>D. SERVICES SUB-TOTALS</b>									\$0	\$0	\$4,560	\$0	\$0	\$13,421	\$17,981
<b>E. EQUIPMENT &amp; FURNISHING</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G. BUILDING SITEWORK</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>H. BUILDING SITEWORK SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>I. GENERAL</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>J. GENERAL SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0
									Expenditure Totals per Year						
									\$23,288	\$0	\$4,560	\$17,749	\$0	\$13,421	\$59,017
									FCI By Year						
									0.26%	0.00%	0.05%	0.20%	0.00%	0.15%	
									CRV*** \$8,951,139						

## Notes

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

## 4tell

Element No.	Actions	Last Assigned Condition	EUL* or Replacement Cycle (Yrs)	RUL** (Yrs)	Qty.	Units	Unit Cost	Priority	Plan Type	2014	2015	2016	2017	2018	2019	Total***		
<b>A. SUBSTRUCTURE</b>										0	1	2	3	4	5			
<b>A. SUBSTRUCTURE SUB-TOTALS</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>B. SHELL</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>B. SHELL SUB-TOTALS</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>C. INTERIORS</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>C. INTERIORS SUB-TOTALS</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>D. SERVICES</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>D. SERVICES SUB-TOTALS</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>E. EQUIPMENT &amp; FURNISHING</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>E. EQUIPMENT &amp; FURNISHING SUB-TOTALS</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>G. BUILDING SITEWORK</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>G. BUILDING SITEWORK SUB-TOTALS</b>										\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>Z. GENERAL</b>																		
Z10	GENERAL REQUIREMENTS																	
Z1010.2	ADA Remediation Cost	Poor - Fair	0	0	1.00	LS	\$3,065.00	Priority 4	Plant Adaptation	\$3,065						\$3,065		
Z1010.4	Green Roof	Fair - Good	0	0	1.00	LS	\$5,500.00	Priority 4	Plant Adaptation	\$5,500						\$5,500		
<b>S. GENERAL SUB-TOTALS</b>										\$8,565	\$0	\$0	\$0	\$0	\$0	\$8,565		
										Expenditure Totals per Year		\$8,565	\$0	\$0	\$0	\$0	\$0	\$8,565
										GRV****								

\*\*\* - Non-Discounted and Non-Inflated Adjusted Dollars

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

#### Uniformat Level 2 Asset Condition Rating For 2nd District Headquarters

Plan Type	Condition	Element No.	Asset	Qty.	UOM	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max. Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
<b>B10 SuperStructure</b>														
Capital Replacement	Fair - Good	B10 SuperStructure	Cast-in-Place Reinforced Concrete Structural Frame	43,892.00	SF	8.16	358,622.78	8	10.00	35%	2.78	3.46		
Capital Replacement	Fair - Good	B10 SuperStructure	Concrete Decking	29,328.00	Sq Ft	23.17	679,471.10	8	10.00	66%	5.24	6.55		
								16			8.00	10.00	20%	Good
<b>B20 Exterior Enclosure</b>														
Deferred Maintenance	Poor	B20 Exterior Enclosure	Steel, Exterior, 2 Stories	5,100.00	Sq Ft	3.00	15,300.00	2	10.00	4%	0.08	0.38		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Alum Fixed Thermal Break, Double Glazing, 1 Story, 12SF	37.00	Each	453.94	16,795.63	8	10.00	4%	0.33	0.41		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Steel, Exterior, 2 Stories	5,100.00	Sq Ft	34.36	175,215.60	8	10.00	43%	3.46	4.32		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Aluminum Single, Painted, Roll-up Door, 144 Sq Ft	2.00	Each	3,772.46	7,544.93	8	10.00	2%	0.15	0.19		
Capital Replacement	Fair	B20 Exterior Enclosure	Glazed Aluminum Framed with Swing Doors	1,330.00	SF	29.86	39,846.13	6	10.00	10%	0.59	0.88		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Brick Veneer, Exterior, 1 Story	3,195.00	Sq Ft	30.93	98,834.13	8	10.00	24%	1.95	2.44		
Deferred Maintenance	Poor	B20 Exterior Enclosure	Brick Veneer, Exterior, 1 Story	3,195.00	Sq Ft	2.50	7,987.50	2	10.00	2%	0.04	0.20		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Alum Fixed Thermal Break, Double Glazing, 2 Story, 24SF	63.00	Each	699.02	44,038.26	8	10.00	11%	0.87	1.09		
								50			7.88	10.00	33%	Fair
<b>B30 Roofing</b>														
Capital Replacement	Fair	B30 Roofing	Modified Bitumen - Single Ply	12,750.00	SF	5.90	75,225.00	8	10.00	100%	8.00	10.00		
								8			8.00	10.00	45%	Fair
<b>C10 Interior Construction</b>														
Capital Replacement	Fair	C10 Interior Construction	Site Built Toilet Partitions	14.00	Each	600.00	8,400.00	8	10.00	9%	0.84	0.99		
Capital Replacement	Fair - Good	C10 Interior Construction	Wood, Painted, Fully Glazed, Interior Door	8.00	Each	1,876.30	15,010.40	8	10.00	18%	1.45	1.81		
Capital Replacement	Fair - Good	C10 Interior Construction	Steel, Painted, Interior Door	38.00	Each	857.53	32,586.14	8	10.00	35%	2.80	3.50		
Capital Replacement	Fair - Good	C10 Interior Construction	Steel, Painted, Interior Double Door	19.00	Each	1,857.80	35,298.18	8	10.00	38%	3.03	3.79		
								30			7.82	10.00	22%	Fair
<b>C20 Stairs</b>														
Capital Replacement	Fair - Good	C20 Stairs	Metal, Painted, Interior Stairs	1,215.00	Sq Ft	35.88	43,590.58	8	10.00	100%	8.00	10.00		
								8			8.00	10.00	20%	Good
<b>C30 Interior Finishes</b>														
Capital Replacement	Fair - Good	C30 Interior Finishes	Terrazzo Flooring	13,167.00	Sq Ft	9.75	128,657.55	8	10.00	32%	2.58	3.23		
Capital Replacement	Fair - Good	C30 Interior Finishes	Ceramic Tile, Interior Wall Finish, 18 Sq in Tiles	3,892.00	Sq Ft	12.70	50,710.38	8	10.00	13%	1.02	1.27		
Capital Replacement	Fair - Good	C30 Interior Finishes	Ceramic Tile Flooring	2,264.00	Sq Ft	13.49	30,548.15	8	10.00	8%	0.61	0.77		
Capital Replacement	Fair - Good	C30 Interior Finishes	Acoustical Tile, Dropped Ceiling	34,420.00	Sq Ft	2.97	102,197.40	8	10.00	26%	2.11	2.64		
Capital Replacement	Fair	C30 Interior Finishes	Vinyl Tile Flooring	21,727.00	Sq Ft	3.04	66,050.08	6	10.00	17%	0.99	1.68		
Capital Replacement	Fair	C30 Interior Finishes	Carpet, Nylon, High Traffic, 20 oz	2,969.00	Sq Ft	6.98	20,744.88	6	10.00	4%	0.27	0.44		
								44			7.86	10.00	34%	Fair
<b>D20 Plumbing</b>														
Capital Replacement	Poor - Fair	D20 Plumbing	Domestic Hot Water Heater - Gas	76.00	GALB	60.00	4,560.00	4	10.00	8%	0.33	0.83		
Capital Replacement	Fair - Good	D20 Plumbing	Urinal, Vitreous China	16.00	Each	888.54	14,216.67	8	10.00	26%	2.06	2.58		
Capital Replacement	Fair	D20 Plumbing	Shower, Ceramic Tile	10.00	Each	1,388.32	13,883.19	6	10.00	25%	1.52	2.54		
Capital Replacement	Fair - Good	D20 Plumbing	Lavatory, Vitreous China	23.00	Each	488.21	11,288.78	8	10.00	20%	1.56	1.95		
Capital Replacement	Fair - Good	D20 Plumbing	Tankless Water Closet	18.00	Each	643.39	11,581.04	6	10.00	21%	1.68	2.10		
								34			7.16	10.00	38%	Fair
<b>D30 HVAC</b>														
Capital Replacement	Fair - Good	D30 HVAC	Boiler, Gas, 2,000 Mbt	1.00	Each	35,886.36	35,886.36	8	10.00	8%	0.38	0.47		
Capital Replacement	Fair	D30 HVAC	Chiller, Reciprocating Air-Cooled Hermetic, 200 Ton	1.00	Each	104,113.42	104,113.42	6	10.00	26%	1.55	2.58		

Capital Replacement	Fair - Good	D30 HVAC	Boiler, Gas, 4,200 Mbt/h	2.00	Each	94,232.10	186,464.20	8	10.00	25%	2.00	2.50		
Capital Replacement	Fair	D30 HVAC	Air Handler, Multizone, 40,000 Cfm	4.00	Each	80,533.40	322,133.59	6	10.00	43%	2.58	4.27		
Capital Replacement	Fair	D30 HVAC	Circulation Pump, Hot Water, 7,500 HP	3.00	Each	4,473.70	13,421.09	6	10.00	2%	0.11	0.18		
D30 HVAC						725,818.50		24			8.16	10.60	34%	Fair
D50 Electrical Systems														
Capital Replacement	Fair - Good	D50 Electrical Systems	Disconnect Switch, 160 Amp	1.00	Each	1,359.11	1,359.11	8	10.00	0%	0.02	0.02		
Capital Replacement	Fair - Good	D50 Electrical Systems	Fluorescent Lighting Fixture, T8, 32 W	413.00	Each	178.94	73,902.22	8	10.00	12%	0.87	1.21		
Capital Replacement	Fair	D50 Electrical Systems	Main Switchgear, 208 Y, 120 V, 2,000 Amp	1.00	Each	245,569.16	245,569.16	6	10.00	40%	2.42	4.03		
Capital Replacement	Fair - Good	D50 Electrical Systems	Power Panel Board, 480 Y, 277 V, 200 Amp	9.00	Each	8,128.15	73,153.38	8	10.00	12%	0.98	1.20		
Capital Replacement	Fair - Good	D50 Electrical Systems	Power Panel Board, 480 Y, 277 V, 100 Amp	8.00	Each	5,914.17	47,313.34	8	10.00	8%	0.62	0.78		
Capital Replacement	Fair - Good	D50 Electrical Systems	Disconnect Switch, 30 Amp	4.00	Each	481.22	1,604.88	8	10.00	0%	0.02	0.03		
Capital Replacement	Fair	D50 Electrical Systems	Generator, Diesel, 175 kW	1.00	Each	140,207.83	140,207.83	6	10.00	23%	1.38	2.39		
Capital Replacement	Fair	D50 Electrical Systems	Secondary Transformer, Dry, 30 kVA	3.00	Each	4,899.35	14,698.04	6	10.00	2%	0.14	0.24		
Capital Replacement	Fair - Good	D50 Electrical Systems	Disconnect Switch, 400 Amp	1.00	Each	4,112.51	4,112.51	8	10.00	1%	0.05	0.07		
Capital Replacement	Fair - Good	D50 Electrical Systems	Power Panel Board, 208 Y, 120 V, 400 Amp	1.00	Each	7,601.26	7,601.26	8	10.00	1%	0.10	0.12		
D50 Electrical Systems						609,521.73		74			6.59	10.60	13%	Fair
E20 Furnishings														
Capital Replacement	Fair	E20 Furnishings	Storage Lockers	571.00	Each	300.00	171,300.00	6	10.00	100%	6.00	10.00		
E20 Furnishings						171,300.00		6			6.00	10.00	40%	Fair

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## **Appendix B:**

# **Photographic Record**

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Exercise Room



Bicycle Storage Room



Locker Room



Conference Room





Typical Office



Classroom



Building RearvElevation



Building Front Elevation



Brick Veneer, Exterior, 1 Story :- Typical Exterior  
Brick Mortar Deterioration



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



Brick Veneer, Exterior, 1 Story :- Typical Exterior  
Brick Mortar Deterioration



Steel, Exterior, 2 Stories:- Typical Deteriorated  
Paint and Oxidation at Exterior Steel



Steel, Exterior, 2 Stories :- Typical Deteriorated Paint and Oxidation at Exterior Steel



Alum Fixed Thermal Break, Double Glazing, 1 Story, 12SF:- First Floor Aluminum Framed Windows



Alum Fixed Thermal Break, Double Glazing, 2 Story, 24SF :- Second Floor Aluminum Framed Windows and Painted Steel Exterior



Glazed Aluminum Framed with Swing Doors:- Main Building Entry Storefront





Aluminum Single, Painted, Roll-up Door, 144 Sq Ft  
:- Typical Aluminum Roll Up Door



Modified Bitumen - Single Ply:- Modified Bitumen  
Roof Coverings



Modified Bitumen - Single Ply :- Modified Bitumen  
Roof Coverings



Modified Bitumen - Single Ply:- Rooftop Heliport  
Area



Site Built Toilet Partitions :- Typical Toilet Partitions



Steel, Painted, Interior Door:- Typical Interior Painted Steel Door



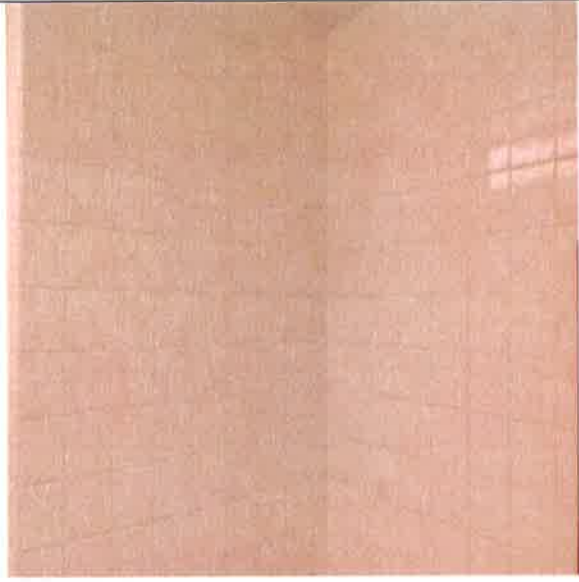
Steel, Painted, Interior Double Door :- Typical Interior Painted Steel Double Doors



Wood, Painted, Fully Glazed, Interior Door:- Typical Glazed Interior Door



Metal, Painted, Interior Stairs :- Typical Interior Stair System



Ceramic Tile, Interior Wall Finish, 16 Sq In Tiles:- Typical Ceramic Tile Wall Finishes

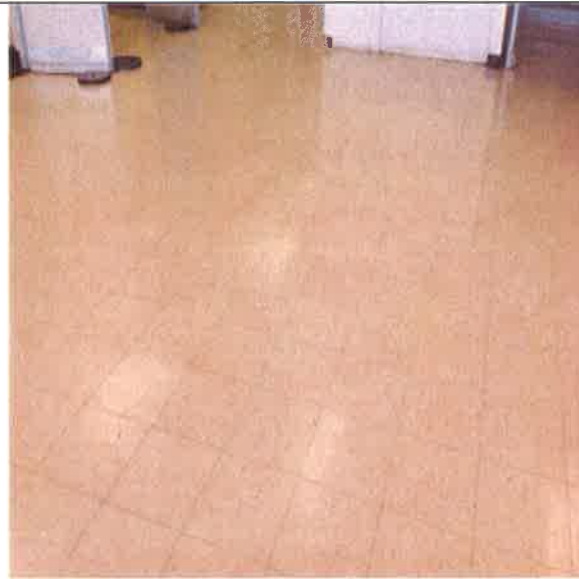


Ceramic Tile Flooring :- Typical Ceramic Tile Flooring



Terrazzo Flooring:- Terrazzo Flooring





Vinyl Tile Flooring :- Typical Vinyl Floor Tile



Carpet, Nylon, High Traffic, 20 oz:- Typical Carpet Flooring



Acoustical Tile, Dropped Ceiling :- Typical Acoustic Ceiling Tiles



Tankless Water Closet:- Typical Water Closet



Urinal, Vitreous China :- Typical Wall Hung Urinals



Lavatory, Vitreous China:- Typical Wall Mounted Lavatories



Shower, Ceramic Tile :- Communal Shower



Domestic Hot Water Heater - Gas:- Domestic Hot Water Storage Tank





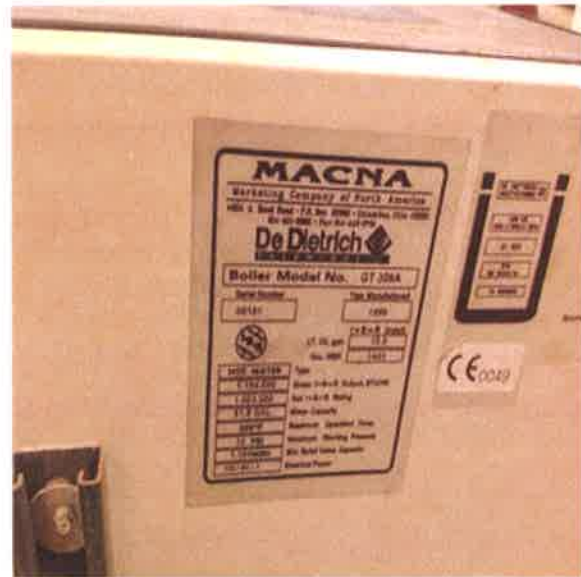
### Domestic Hot Water Heater - Gas :- Domestic Hot Water Storage Tank Nameplate



Boiler, Gas, 2,000 Mbh:- Domestic Hot Water Boiler



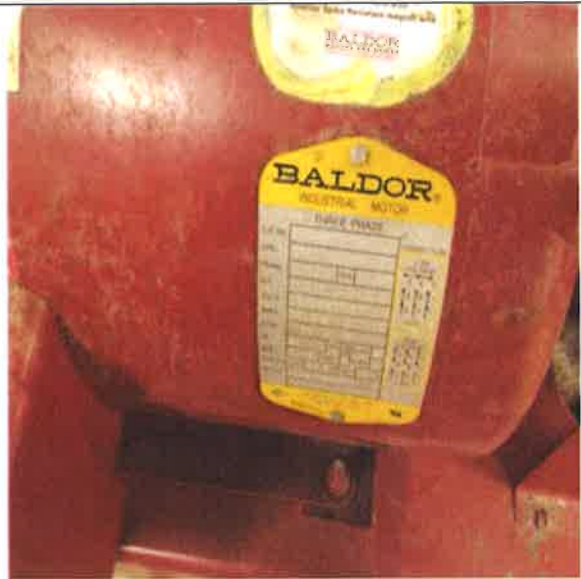
Boiler, Gas, 2,000 Mbh :- Domestic Hot Water  
Boiler Nameplate



**Boiler, Gas, 4,200 Mbh:- Central Heating Boiler  
Nameplate**



Boiler, Gas, 4,200 Mbh :- Central Heating Boilers



Circulation Pump, Hot Water, 7.500 HP:-  
Conditioned Water Circulation Pump Nameplate



Circulation Pump, Hot Water, 7.500 HP :-  
Conditioned Water Circulation Pumps



Chiller, Reciprocal Air-Cooled Hermetic, 200 Ton:-  
Central Chiller Nameplate





Chiller, Reciprocal Air-Cooled Hermetic, 200 Ton :-  
Central Chiller Unit



Air Handler, Multizone, 40,000 Cfm:- Boiler Room  
Air Handler Nameplate



Air Handler, Multizone, 40,000 Cfm :- Boiler Room  
Air Handler Unit



Disconnect Switch, 100 Amp:- 100 Amp Electric  
Disconnect Switch



**Disconnect Switch, 400 Amp:- Chiller 400 Amp  
Disconnect Switch**



**Main Switchgear, 208 Y, 120 V, 2,000 Amp:- Main Electric Switchgear Nameplate**



Power Panel Board, 208 Y, 120 V, 400 Amp :- 400 Amp Circuit Breaker Panel



Power Panel Board, 480 Y, 277 V, 100 Amp:- 100 Amp Circuit Breaker Panel



Power Panel Board, 480 Y, 277 V, 200 Amp :- 225 Amp Circuit Breaker Panel



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





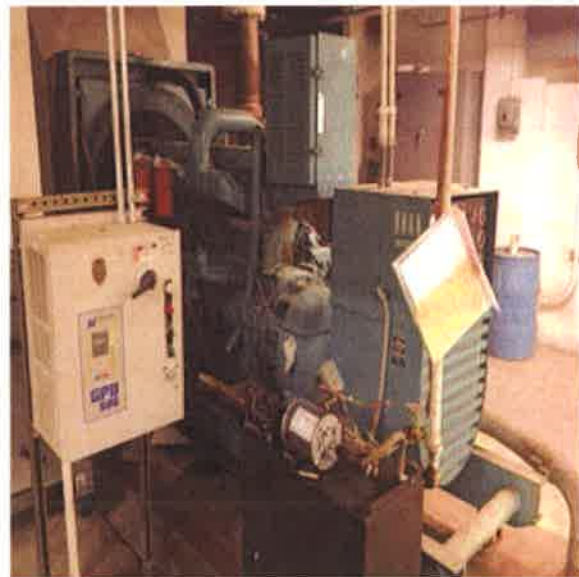
Secondary Transformer, Dry, 30 kVA :- Secondary Transformer



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



Generator, Diesel, 175 kW :- Backup Generator Nameplate



Generator, Diesel, 175 kW:- Backup Generator



Generator, Diesel, 175 kW :- Backup Generator  
Transfer Switch



Storage Lockers:- Typical Storage Lockerd

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## **Appendix C:**

# **Survey Information Resulting In Plant Adaptation Recommendations**

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

ADA	
How many additional designated car parking stalls are needed for compliance.	0
How many additional designated can parking stalls are needed for compliance.	1
How many additional signs for accessible parking are needed for compliance.	1
How many LF of curb ramps are required from the parking area to the sidewalks.	0
How many additional passenger drop off areas are required	1
How many additional signs directing to accessible parking or accessible building entrances to the facility are required	2

<b>ADA Parking Comments</b>	There are only six visitor parking spots onsite, one of which is a handicapped space.
<b>How many LF of a straight entrance ramp with handrails are needed to allow wheelchair access</b>	0
<b>How many LF of existing exterior ramps and stairs are not equipped with the required handrails.</b>	0
<b>How many buzzers or intercoms used for assistance and service at exterior entrance doors or parking space are needed.</b>	1
<b>How many entrance doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking</b>	0
<b>How many vestibule doors are set too close to the front doors for wheelchair access</b>	0
<b>How many lever action hardware are missing at all accessible locations</b>	0
<b>How many obstacles or protrusion from the wall are impeding access.</b>	0
<b>How many SF of existing carpeting is not securely attached or has a pile thickness exceeding 1/2".</b>	0
<b>How many stair handrails do not extend beyond the top and bottom risers.</b>	4
<b>How many signs used to indicate accessible entrances and general information are not provided</b>	1
<b>How many telephones are installed higher than what is essential for basic operation</b>	0
<b>How many objects are mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles</b>	0
<b>How many visual alarms need to be added to existing audible fire alarm systems.</b>	0
<b>How many cup dispensers are required at an existing non-conforming water fountain.</b>	1
<b>How many elevator control panels and hall buttons are mounted higher than 54" above the floor.</b>	0
<b>How many control panels do not have raised elevator markings and hall buttons.</b>	0

How many elevators do not have audible signals at floor level changes.	0
How many elevators do not have safety stops installed	0
How many elevators do not have communication equipment set up for speech impaired communication	0
ADA Elevator Comments	There is no existing elevator onsite.
How many existing restroom doors are not wide enough to accommodate wheelchair access.	0
How many grab bars need to be installed in accessible stalls at 36" above the floor.	0
How many bathrooms require modification to existing toilet room accessories and mirrors	0
How many existing lavatory faucets need paddle type faucets added	0
How many drain pipes are below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces	0
How many pull stations alarms are needed in unisex bathroom	1
ADA Restroom Comments	There is a handicapped restroom in the lobby on the first floor of the facility. There is no elevator in the building for handicapped visitors to access other floors. However, none of the other bathrooms are ADA compliant.

Fire Protection	
Does the facility have a fire sprinkler system	No
Does the facility have wall mounted fire extinguishers	Yes
Comments	Last inspected May 2013. Last inspected June 2011 in the Scooter Shed.
Does the kitchen and cooking area have hood vent mounted fire suppression systems	No
Does combustion equipment have dedicated fire sprinkler system e.g. boilers, hot water heater	No

Are current fire protection system inspections up to date and onsite	Yes
A record of Fire Inspection by the local or state Fire Officer is maintained	Yes
Exit signs are clearly visible and pointing in the correct direction	Yes
Does the facility have monitored fire alarm system	Yes
Is the fire alarm control panel solid-state, modular design type, incorporating the following standard features: lamp test, red alarm and amber LEDs per zone, positive and negative ground fault indicators , power ON indicator, two (2) auxiliary form C alarm contacts with disconnect switches and lights, one (1) auxiliary form C trouble contact, regulated 24Vdc four-wire smoke detector power supply, and remote reset connection	Yes
Is the power supply to the fire alarm control panel from an individual circuit	Yes
Does the activation of any initiating device including but not limited to manual pull stations, smoke detectors, heat detectors and flow switches shall cause all signals to sound continuously until manually reset; flash all visual alarm indicator lights; illuminate respective zone indicator lamps in the control panel; illuminate respective zone indicator lamps in the graphic display on the door of the control panel; and illuminate respective zone indicator lamps in the remote annunciator	Yes
Comments	Last tested in 2013.
Are the audible and visual devices such as combination horn/strobe indicating type wired to separate zones so that audible devices correctly provide code three temporal output and visual devices correctly provide ADA compliant strobe effect	Yes
Is the fire alarm wiring enclosed in ¾" metal conduit raceway to the manufacturer's instructions	Yes

Is there a smoke detector directly above the fire alarm control panel	No
Comments	There is a smoke detector in the same room, but a good distance away from the panel.
Are there smoke detectors within 5'-0" on each side of the fire doors?	No
Comments	There are a limited number of smoke detectors in the building. Each electrical and telephone room has a smoke detector, as well as the custodial rooms. Smoke detectors also exist in the cell block and men's and women's locker rooms.
Are there duct-type smoke detectors on the supply side of HVAC units rated greater than 2000 cfm but less than 15,000 cfm	No
Are there duct-type smoke detectors on both the supply side and return side of the HVAC units rated 15,000 cfm or more	No
Are there duct-type smoke detectors at all smoke damper locations within the HVAC system ductwork? Is there additional wiring to close the damper and turn off the associated HVAC unit	No

Green Roof Feasibility	
Asset	Z1010.4 Consider: Green Roof Investments
Quantity	1
Unit Cost	\$0.00
Total Cost	\$0.00
Is the roof a sloped system	No
Is the roof less than 5 years in age	No
Does the roof have significant amounts of penetration and equipment	Yes
Will structural modification need to be made to support a green roof	No

<b>Comments</b>	The roof of this facility is an old helipad and could support a green roof.
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Hazardous Materials	
<b>Does the facility have a current AHERA Asbestos Inspection on File</b>	No
<b>Does the facility currently have a Asbestos Containing material OM plan in place</b>	No
<b>Has the facility been tested for Lead Paint</b>	No
<b>Does the facility have a Lead containing paint OM plan in place</b>	No
<b>Has the facility been tested for Lead in Water</b>	No
<b>Does the facility have a Lead in water OM plan in place</b>	No
<b>Does the facility have a UST</b>	Yes
<b>Does the tank have a leak detection system</b>	No
<b>Does the facility have a AST</b>	Yes
<b>Does the AST have a leak containment system</b>	No
<b>Are transformers PCB free</b>	Yes
<b>Is there any known PCB containing equipment onsite</b>	No

LEED		
<b>SS.C1</b>	<b>Is the Building LEED Certified Design and Construction</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>SS.C2</b>	<b>Does the facility have a Building Exterior and Hardscape Management Plan</b>	No
	<b>If No, level of effort to achieve</b>	Hard
<b>SS.C3</b>	<b>Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan</b>	Yes
<b>SS.C4</b>	<b>Does the facility provide car pooling or Alternative Commuting Transportation options or incentives</b>	No

	If No, level of effort to achieve	Easy
SS.C5	Does the way the site is developed Protect or Restore Open Habitat	No
	If No, level of effort to achieve	Not Feasible
SS.C6	Does the facility have retention ponds rain gardens to control the quantity of Storm water	No
	If No, level of effort to achieve	Hard
SS.C7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete	Yes
SS.C7.2	Does the facility have a cool roof (white or light color roof surface)	Yes
SS.C8	Are measures installed preventing operable exterior lighting from encroaching on adjacent properties	No
	If No, level of effort to achieve	Easy
WE.P1	The facility has a Minimum Indoor Plumbing Fixture and Fitting Efficiency policy	No
	If No, level of effort to achieve	Hard
WE.C1	Does the facility have a water meter for the whole building	Yes
	Does the facility have sub meters for boiler wtr, cooling tower wtr, irrigation wtr, fire sprinkler	No
	If No, level of effort to achieve	Hard
WE.C2	Are all of the plumbing fixtures at the facility non-water saving devices	Yes
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)	Yes
	Are all of the plumbing fixture at the facility water saving devices (100%)	No
	If No, level of effort to achieve	Hard
WE.C3	Does the Building use native planting that does not require irrigation	Yes

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



EA.C2.3	Is the Building performing ongoing Commissioning of the building lighting and HVAC systems	No
	If No, level of effort to achieve	Hard
EA.C3.1	Does the Building have a HVAC or Lighting — Building Automation System	Yes
EA.C3.2	Are the HVAC and lighting systems individually metered at 40%	No
	If No, level of effort to achieve	Hard
	Are the HVAC and lighting systems individually metered at 80%	No
	If No, level of effort to achieve	Hard
EA.C4	Does the Building use on-site or off-site renewable energy	No
	If No, level of effort to achieve	Hard
EA.C5	Does the Building have an Enhanced Refrigerant Management	No
	If No, level of effort to achieve	Hard
EA.C6	Does the Building have an Emissions Reduction Reporting program	No
	If No, level of effort to achieve	Hard
MR.P1	Does the Building have a Sustainable Purchasing Policy	No
	If No, level of effort to achieve	Easy
MR.P2	Does the Building have a Solid Waste Management Policy	No
	If No, level of effort to achieve	Easy
MR.C1	Does the Building have a Sustainable Purchasing program for Ongoing Consumables	No
	If No, level of effort to achieve	Easy
MR.C2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment	No

	If No, level of effort to achieve	Hard
MR.C2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture	No
	If No, level of effort to achieve	Hard
MR.C3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions	No
	If No, level of effort to achieve	Hard
MR.C4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased	No
	If No, level of effort to achieve	Easy
MR.C5	Is a Sustainable Purchasing policy used when making Food purchases at the Building	No
	If No, level of effort to achieve	Easy
MR.C6	Has the Building performed a Waste Stream Audit	No
	If No, level of effort to achieve	Easy
MR.C7	Has the Building implemented a policy to reduce the quantity Ongoing Consumables going into landfills	Yes
MR.C8	Has the Building implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills	No
	If No, level of effort to achieve	Hard
MR.C9	Does the Building recycle building materials during construction which prevents material going to landfill	No
	If No, level of effort to achieve	Hard
IEQ.P1	Has the Building performed a Minimum Indoor Air Quality (IAQ) Performance evaluation of the facility	No
	If No, level of effort to achieve	Easy
IEQ.P2	Is the facility and surrounding area smoke free - Environmental Tobacco Smoke (ETS) Control	No
	If No, level of effort to achieve	Easy

IEQ.P3	Does the Building have a Green Cleaning Policy	No
	If No, level of effort to achieve	Easy
IEQ.C1.1	Does the Building have an Indoor Air Quality Management Program	No
	If No, level of effort to achieve	Hard
IEQ.C1.2	Does the Building have Outdoor Air Delivery Monitoring	No
	If No, level of effort to achieve	Hard
IEQ.C1.3	Has the Building modified the HVAC systems to allow Increased Ventilation	No
	If No, level of effort to achieve	Hard
IEQ.C1.4	Does the Building have a plan to Reduce Particulates in Air Distribution	No
	If No, level of effort to achieve	Hard
IEQ.C1.5	Does the Building have a policy to enhance IAQ performance during Facility Alterations and Additions	No
	If No, level of effort to achieve	Hard
IEQ.C2.1	Has the Building performed an Occupant Survey for IAQ	No
	If No, level of effort to achieve	Easy
IEQ.C2.2	Does the Building allow for the Controllability of Systems—Lighting by occupants	Yes
IEQ.C2.3	Does the Building allow for the Occupant Comfort—Thermal Comfort Monitoring	No
	If No, level of effort to achieve	Easy
IEQ.C2.4	Does the Building take advantage of Daylight and Views for tenant comfort	No
	If No, level of effort to achieve	Not Feasible
IEQ.C3.1	Does the Building have a High Performance Cleaning Program	No
	If No, level of effort to achieve	Hard

IEQ.C3.2	Does the Building have a Custodial Effectiveness Assessment	No
	If No, level of effort to achieve	Easy
IEQ.C3.3	Does the Building Purchase Sustainable Cleaning Products and Materials	No
	If No, level of effort to achieve	Easy
IEQ.C3.4	Does the Building use Sustainable Cleaning Equipment	No
	If No, level of effort to achieve	Hard
IEQ.C3.5	Does the Building have Indoor Chemical and Pollutant Source Control	No
	If No, level of effort to achieve	Hard
IEQ.C3.6	Does the Building have an Indoor Integrated Pest Management	Yes
IO.C1.1	Does the Building have an Innovation in Operations program	No
	If No, level of effort to achieve	Hard
IO.C2	Does the Building have a LEED Accredited Professional on staff	No
	If No, level of effort to achieve	Hard
IO.C3	Is the Building Documenting Sustainable Building Cost Impacts	No
	If No, level of effort to achieve	Easy

Safety Security	
Do all areas of the Building, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System	No
Comments	A P.A. System is installed onsite, but is no longer functional.
Do all areas of the Building have the ability to privately call the main office or for emergency	Yes
Does the general office, principal's office, assistant principal's office have CCTV receptacles	Yes

Is there an automated notification system to lockdown the building envelope	No
Does the facility have a monitored burglar alarm system	No
Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detector	No
Are all general corridor or lobby areas plus rooms with specific vulnerability equipped with motion detectors?	Yes
• Comments	Motion detectors only exist in a limited number of offices.
Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads	No
Are alarm monitoring and response performed by DCPS via their existing central alarm monitoring facility via either dial-up telephone lines or LAN/WAN	No
Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points	Yes
Does the facility have monitored video surveillance system at the interior	Yes
• Comments	Interior video surveillance exists in common areas and specific vulnerable points.
Does the facility have monitored video surveillance system at the exterior	Yes
• Comments	There is a video outage on the front, right exterior camera.
Does the facility have exterior door hardware that allows controlled access to the building?	Yes
Does the facility have exterior card access readers that allow controlled access to the building?	Yes
Does the facility have allow occupants a quick, unimpeded egress from the building?	Yes
• Comments	In parts of the basement, the path of egress is limited.
Does the facility have interior door hardware that allows controlled access to classrooms?	Yes

<b>Does the facility have interior card access readers that allow controlled access within the building?</b>	Yes
<b>Comments</b>	Most of the interior card access readers that we encountered were disengaged. A key code mechanism is present on both the Detective's Office and the VMO Office.
<b>Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?</b>	Yes
<b>Does the facility have equipment that allows announcements to be made during large gatherings?</b>	No

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## **Appendix D:**

# **Routine and Predictive Maintenance Actions**

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### Benchmark Routine and Predictive Maintenance Actions

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



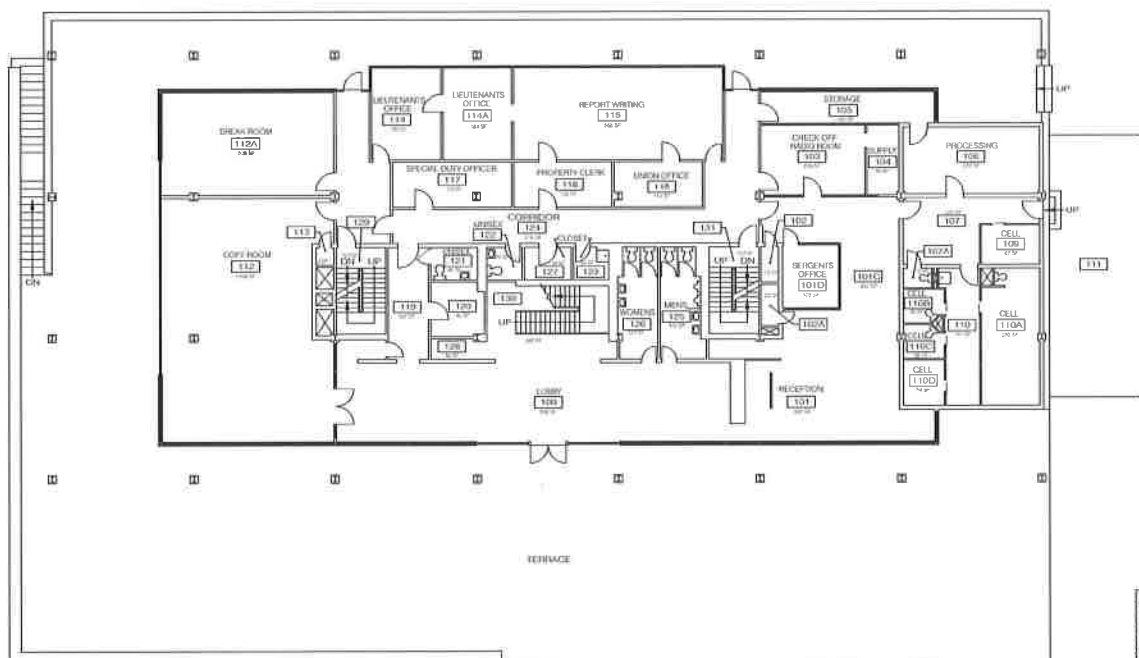
C3030	Ceiling Finishes	Refinish Ceiling Finishes	Sq Ft	Contract Painter	Routine Maint Minor Repairs
D1010	Elevators and Lifts	Maintain Elevators and Lifts	Each	Contract Elev Mechanic	Routine Maint Minor Repairs
D1020	Escalators & Moving Walks	Maintain Escalators & Moving Walks	Each	Contract Elev Mechanic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

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

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







GROSS FLOOR AREA = 1806 SF  
NET RENTABLE AREA = 980 SF

## FIRST FLOOR PLAN

SCALE: 1/16" = 1'



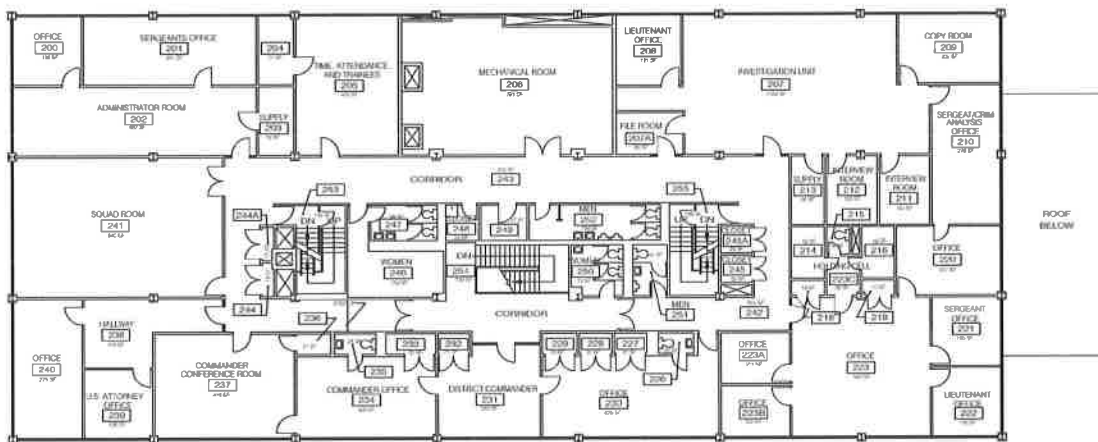
4tel Solutions, LLC  
15 Franklin Street  
Portland, Maine 04101  
Phone: (207) 828-7000  
www.4telsolutions.com

Project: SECOND DISTRICT HQ  
3320 IDAHO AVE. NW  
WASHINGTON D.C. 20016

Sheet No: A-2

ISS # / Bldg #: MF-197

Description: FIRST FLOOR PLAN



GROSS FLOOR AREA = 12,781 SF  
NET RENTABLE AREA = 11,855 SF

## SECOND FLOOR PLAN

SCALE: 1/16" = 1'



4tel Solutions, LLC  
15 Franklin Street  
Portland, Maine 04101  
Phone: (207) 626-7900  
www.4tellsolutions.com

Project: SECOND DISTRICT HQ  
3320 IDAHO AVE. NW  
WASHINGTON D.C. 20016

Sheet No: A-3

AutoCAD File: MF-197

Annotation: SECOND FLOOR PLAN



IFHS Abbreviation	Building	Floor	Floor Type	Room #	Room Use Type	Room Unbranded (Netest?)	Owner Nomenclature for Room	Measured SCF (Actual)	Comments	Room # Source	Room Use Source	Room Utilization Source	Owner Nomenclature Source	Measured Source	Total Measured Usable Square Feet	Total Measured Gross Square Feet
										Drawing(s) & Assessment Firm	Assessment Firm & Drawings	Assessment Firm & Drawings	Assessment Firm & Drawings	Drawings	40,519	42,499
MP-187	2nd District Headquarters	Basement	Basement	8001	Lobby	Utilized	Lobby	960								
MP-187	2nd District Headquarters	Basement	Basement	8001A	Med Room	Utilized	Med Room	101								
MP-187	2nd District Headquarters	Basement	Basement	8002	Gym	Utilized	Physical Room	1,424								
MP-187	2nd District Headquarters	Basement	Basement	8003	Office	Utilized	Office	1261								
MP-187	2nd District Headquarters	Basement	Basement	8009	Office	Utilized	Office	261								
MP-187	2nd District Headquarters	Basement	Basement	8006	Office	Utilized	Office	299								
MP-187	2nd District Headquarters	Basement	Basement	8010	Office	Utilized	Office	135								
MP-187	2nd District Headquarters	Basement	Basement	8011	Electrical Room	Utilized	Electrical Room	35								
MP-187	2nd District Headquarters	Basement	Basement	8012	Electrical Room	Utilized	Electrical Room	13								
MP-187	2nd District Headquarters	Basement	Basement	8012A	Telephone Closet	Utilized	Tel. Com. Room	10								
MP-187	2nd District Headquarters	Basement	Basement	8013	Locker Room	Utilized	Locker Room	654								
MP-187	2nd District Headquarters	Basement	Basement	8014	Hall	Utilized	Corridor	862								
MP-187	2nd District Headquarters	Basement	Basement	8014A	Entrance	Utilized	Entrance	32								
MP-187	2nd District Headquarters	Basement	Basement	8015	Locker	Utilized	Locker	89								
MP-187	2nd District Headquarters	Basement	Basement	8016	Locker	Utilized	Locker	108								
MP-187	2nd District Headquarters	Basement	Basement	8017	Hall	Utilized	Hall	148								
MP-187	2nd District Headquarters	Basement	Basement	8018	Locker Room	Utilized	Locker Room	473								
MP-187	2nd District Headquarters	Basement	Basement	8019	Locker Room	Utilized	Women's Locker Room	4,547								
MP-187	2nd District Headquarters	Basement	Basement	8019A	Locker Room	Utilized	Women's Locker Room	1,813								
MP-187	2nd District Headquarters	Basement	Basement	8019B	Locker	Utilized	Locker	180								
MP-187	2nd District Headquarters	Basement	Basement	8019C	Storage	Utilized	Records Room	144								
MP-187	2nd District Headquarters	Basement	Basement	8020	Building Storage	Utilized	Box Storage	230,518								
MP-187	2nd District Headquarters	Basement	Basement	8020A	Building Storage	Utilized	Box Storage	631								
MP-187	2nd District Headquarters	Basement	Basement	8020B	Building Storage	Utilized	Box Storage	170								
MP-187	2nd District Headquarters	Basement	Basement	8020C	Storage	Utilized	Box Storage	81								
MP-187	2nd District Headquarters	Basement	Basement	8021	Break Room	Utilized	Restroom Room	516								
MP-187	2nd District Headquarters	Basement	Basement	8022	Storage	Utilized	Storage	211								
MP-187	2nd District Headquarters	Basement	Basement	8023	Locker Room	Utilized	Locker	1,414								
MP-187	2nd District Headquarters	Basement	Basement	8024	Building Support	Utilized	Electrical Room	207								
MP-187	2nd District Headquarters	Basement	Basement	8025	Building Support	Utilized	Data Room	140								
MP-187	2nd District Headquarters	Basement	Basement	8025A	Storage	Utilized	Storage	156								
MP-187	2nd District Headquarters	Basement	Basement	8026	Locker	Utilized	Locker	51								
MP-187	2nd District Headquarters	Basement	Basement	8026A	Office	Utilized	Office	184								
MP-187	2nd District Headquarters	Basement	Basement	8027	Office	Utilized	Office	136								
MP-187	2nd District Headquarters	Basement	Basement	8028	Office	Utilized	Office	118								
MP-187	2nd District Headquarters	Basement	Basement	8029	Closet	Utilized	Closet	35								
MP-187	2nd District Headquarters	Basement	Basement	8030	Locker	Utilized	Locker	116								
MP-187	2nd District Headquarters	Basement	Basement	8031	Locker	Utilized	Locker	238								
MP-187	2nd District Headquarters	First Floor	Ground Floor	100	Lobby	Utilized	Lobby	932								
MP-187	2nd District Headquarters	First Floor	Ground Floor	101	Reception	Utilized	Reception	898								
MP-187	2nd District Headquarters	First Floor	Ground Floor	101A	Office	Utilized	Deputy's Office	102								
MP-187	2nd District Headquarters	First Floor	Ground Floor	102	Court	Utilized	Court	19								
MP-187	2nd District Headquarters	First Floor	Ground Floor	102A	Closet	Utilized	Closet	22								
MP-187	2nd District Headquarters	First Floor	Ground Floor	103	Office	Utilized	Radio Room	209								
MP-187	2nd District Headquarters	First Floor	Ground Floor	104	Closet	Utilized	Box Storage	95								
MP-187	2nd District Headquarters	First Floor	Ground Floor	105	Storage	Utilized	Storage	116								
MP-187	2nd District Headquarters	First Floor	Ground Floor	106	Program Capacity	Utilized	Programing	334								
MP-187	2nd District Headquarters	First Floor	Ground Floor	107	Program Capacity	Utilized	Entrance	187								
MP-187	2nd District Headquarters	First Floor	Ground Floor	107A	Locker	Utilized	Locker	15								
MP-187	2nd District Headquarters	First Floor	Ground Floor	109	Cell	Utilized	Cell	67								
MP-187	2nd District Headquarters	First Floor	Ground Floor	110	Cell	Utilized	Cell	141								
MP-187	2nd District Headquarters	First Floor	Ground Floor	110A	Cell	Utilized	Cell	203								
MP-187	2nd District Headquarters	First Floor	Ground Floor	110B	Cell	Utilized	Cell	58								
MP-187	2nd District Headquarters	First Floor	Ground Floor	110C	Cell	Utilized	Cell	30								
MP-187	2nd District Headquarters	First Floor	Ground Floor	110D	Cell	Utilized	Cell	54								
MP-187	2nd District Headquarters	First Floor	Ground Floor	111	Locker	Utilized	Locker	141								
MP-187	2nd District Headquarters	First Floor	Ground Floor	112	Copy Room	Utilized	Copy Room	324								
MP-187	2nd District Headquarters	First Floor	Ground Floor	112A	Break Room	Utilized	Male's Break Room	381								
MP-187	2nd District Headquarters	First Floor	Ground Floor	113	Closet	Utilized	Closet	838								
MP-187	2nd District Headquarters	First Floor	Ground Floor	114	Office	Utilized	Lawrence's Office	31								
MP-187	2nd District Headquarters	First Floor	Ground Floor	114A	Office	Utilized	Lawrence's Office	501								

IPan Abbreviation	Building	Floor	Floor Type	Room #	Room Use Type	Room Utilization (Utilized?)	Owner Nomenclature for Room	Measured GSF (Actual)	Comments	Room # Source	Room Use Source	Room Utilization Source	Owner Nomenclature Source	Measured Square Feet	Total Measured Usable Square Feet	Total Measured Gross Square Feet
MP-187	2nd District Headquarters	First Floor	Ground Floor	115	Program Capacity	Utilized	Report Writing Room	104								
MP-187	2nd District Headquarters	First Floor	Ground Floor	116	Office	Utilized	Privacy Clerk	258								
MP-187	2nd District Headquarters	First Floor	Ground Floor	117	Office	Utilized	General Duty Office	28								
MP-187	2nd District Headquarters	First Floor	Ground Floor	118	Office	Utilized	Union Office	776								
MP-187	2nd District Headquarters	First Floor	Ground Floor	119	Hall	Utilized	Hall	4463								
MP-187	2nd District Headquarters	First Floor	Ground Floor	123	Storage	Utilized	Supply Room	190								
MP-187	2nd District Headquarters	First Floor	Ground Floor	121	Hall	Utilized	Hall	190								
MP-187	2nd District Headquarters	First Floor	Ground Floor	122	Rest	Utilized	Rest	850								
MP-187	2nd District Headquarters	First Floor	Ground Floor	125	Closet	Utilized	Closet	1823								
MP-187	2nd District Headquarters	First Floor	Ground Floor	124	Hall	Utilized	Hall	103								
MP-187	2nd District Headquarters	First Floor	Ground Floor	125	Rest	Utilized	Men's Room	155								
MP-187	2nd District Headquarters	First Floor	Ground Floor	126	Rest	Utilized	Women's B. Room	428								
MP-187	2nd District Headquarters	First Floor	Ground Floor	127	Mechanical Room	Utilized	Cooling	56								
MP-187	2nd District Headquarters	First Floor	Ground Floor	128	Uncategorized	Utilized	Hall	104								
MP-187	2nd District Headquarters	First Floor	Ground Floor	129	Storage	Utilized	Storage	506								
MP-187	2nd District Headquarters	First Floor	Ground Floor	130	Storage	Utilized	Storage	457								
MP-187	2nd District Headquarters	First Floor	Ground Floor	131	Storage	Utilized	Storage	418								
MP-187	2nd District Headquarters	Second Floor	Penthouse	200	Office	Utilized	Office	143								
MP-187	2nd District Headquarters	Second Floor	Penthouse	201	Office	Utilized	Sergeants Office	144								
MP-187	2nd District Headquarters	Second Floor	Penthouse	202	Administration	Utilized	Admin. Room	90								
MP-187	2nd District Headquarters	Second Floor	Penthouse	203	Storage	Utilized	Women's B. Room	144								
MP-187	2nd District Headquarters	Second Floor	Penthouse	204	Storage	Utilized	Office	90								
MP-187	2nd District Headquarters	Second Floor	Penthouse	205	Office	Utilized	Office	90								
MP-187	2nd District Headquarters	Second Floor	Penthouse	206	Mechanical Room	Utilized	Mechanical Room	104								
MP-187	2nd District Headquarters	Second Floor	Penthouse	207	Office	Utilized	Investigative Unit	301								
MP-187	2nd District Headquarters	Second Floor	Penthouse	207A	Storage	Utilized	File Room	626								
MP-187	2nd District Headquarters	Second Floor	Penthouse	208	Office	Utilized	Witness Office	31								
MP-187	2nd District Headquarters	Second Floor	Penthouse	209	Copy Room	Utilized	Copy Room	104								
MP-187	2nd District Headquarters	Second Floor	Penthouse	210	Office	Utilized	Sergeants Office	104								
MP-187	2nd District Headquarters	Second Floor	Penthouse	211	Program Capacity	Utilized	Interview Room	258								
MP-187	2nd District Headquarters	Second Floor	Penthouse	212	Program Capacity	Utilized	Interview Room	26								
MP-187	2nd District Headquarters	Second Floor	Penthouse	213	Storage	Utilized	Supply Room	778								
MP-187	2nd District Headquarters	Second Floor	Penthouse	214	Rest	Utilized	Rest	4463								
MP-187	2nd District Headquarters	Second Floor	Penthouse	215	Rest	Utilized	Rest	180								
MP-187	2nd District Headquarters	Second Floor	Penthouse	216	Rest	Utilized	Rest	180								
MP-187	2nd District Headquarters	Second Floor	Penthouse	218	Closet	Utilized	Closet	3603								
MP-187	2nd District Headquarters	Second Floor	Penthouse	219	Closet	Utilized	Closet	1823								
MP-187	2nd District Headquarters	Second Floor	Penthouse	220	Office	Utilized	Office	105								
MP-187	2nd District Headquarters	Second Floor	Penthouse	221	Office	Utilized	Sergeants Office	105								
MP-187	2nd District Headquarters	Second Floor	Penthouse	222	Office	Utilized	Lawyers Office	428								
MP-187	2nd District Headquarters	Second Floor	Penthouse	223	Office	Utilized	Office	54								
MP-187	2nd District Headquarters	Second Floor	Penthouse	223A	Office	Utilized	Office	114								
MP-187	2nd District Headquarters	Second Floor	Penthouse	223B	Office	Utilized	Office	308								
MP-187	2nd District Headquarters	Second Floor	Penthouse	223C	Rest	Utilized	Rest	190								
MP-187	2nd District Headquarters	Second Floor	Penthouse	226	Rest	Utilized	Rest	190								
MP-187	2nd District Headquarters	Second Floor	Penthouse	227	Closet	Utilized	Closet	990								
MP-187	2nd District Headquarters	Second Floor	Penthouse	228	Closet	Utilized	Closet	1820								
MP-187	2nd District Headquarters	Second Floor	Penthouse	229	Closet	Utilized	Closet	105								
MP-187	2nd District Headquarters	Second Floor	Penthouse	230	Office	Utilized	Office	325								
MP-187	2nd District Headquarters	Second Floor	Penthouse	231	Office	Utilized	Shift Commander	428								
MP-187	2nd District Headquarters	Second Floor	Penthouse	232	Closet	Utilized	Closet	58								
MP-187	2nd District Headquarters	Second Floor	Penthouse	233	Closet	Utilized	Closet	104								
MP-187	2nd District Headquarters	Second Floor	Penthouse	234	Office	Utilized	Commander Office	508								
MP-187	2nd District Headquarters	Second Floor	Penthouse	235	Rest	Utilized	Rest	190								
MP-187	2nd District Headquarters	Second Floor	Penthouse	236	Closet	Utilized	Closet	190								
MP-187	2nd District Headquarters	Second Floor	Penthouse	237	Conference Room	Utilized	Conference Room	880								
MP-187	2nd District Headquarters	Second Floor	Penthouse	238	Hall	Utilized	Hallway	1802								
MP-187	2nd District Headquarters	Second Floor	Penthouse	239	Office	Utilized	Off. Attorney Office	105								
MP-187	2nd District Headquarters	Second Floor	Penthouse	240	Office	Utilized	Office	104								
MP-187	2nd District Headquarters	Second Floor	Penthouse	241	Conference Room	Utilized	Scout Room	408								
MP-187	2nd District Headquarters	Second Floor	Penthouse	242	Hall	Utilized	Hall	58								
MP-187	2nd District Headquarters	Second Floor	Penthouse	243	Hall	Utilized	Hall	154								
MP-187	2nd District Headquarters	Second Floor	Penthouse	244	Closet	Utilized	Telecom Room	588								

Unit Abbreviation	Building	Floor	Floor Type	Room #	Room Use Type	Room Utilization (Utilized?)	Owner Name/Location for Room	Measured SQF (Actual)	Comments	Room # Source	Room Use Source	Room Utilization Source	Owner Name/Location Source	Measured Square Feet	Total Measured Inside Square Feet	Total Measured Outside Square Feet
MP-187	2nd District Headquarters	Second Floor	Penthouse	244A	Closet	Utilized	Electrical Room	195								
MP-187	2nd District Headquarters	Second Floor	Penthouse	245	Closet	Utilized	Telecom Room	190								
MP-187	2nd District Headquarters	Second Floor	Penthouse	245A	Closet	Utilized	Electrical Room	882								
MP-187	2nd District Headquarters	Second Floor	Penthouse	248	Toilet	Utilized	Women's B. Room	1822								
MP-187	2nd District Headquarters	Second Floor	Penthouse	247	Toilet	Utilized	Toilet	158								
MP-187	2nd District Headquarters	Second Floor	Penthouse	248	Janitor	Utilized	Closet	115								
MP-187	2nd District Headquarters	Second Floor	Penthouse	248	File Room	Utilized	File Room	408								
MP-187	2nd District Headquarters	Second Floor	Penthouse	250	Cover	Utilized	Women's B. Room	59								
MP-187	2nd District Headquarters	Second Floor	Penthouse	251	Toilet	Utilized	Men's Room	154								
MP-187	2nd District Headquarters	Second Floor	Penthouse	252	Toilet	Utilized	Men's Room	168								
MP-187	2nd District Headquarters	Second Floor	Penthouse	253	Stairwell	Utilized	Stairwell	180								
MP-187	2nd District Headquarters	Second Floor	Penthouse	254	Stairwell	Utilized	Stairwell	180								
MP-187	2nd District Headquarters	Second Floor	Penthouse	255	Stairwell	Utilized	Stairwell	850								
MP-187	2nd District Headquarters	Second Floor	Penthouse	258	Building Support	Utilized	3-AN Room	980								