Attachment N	Property Conditions Report
Attachment N2	Ward 5

Property Condition Report

MPD Youth Division
1700 Rhode Island Ave
Washington, DC

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

October 15, 2014

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Submitted to:
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TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.1 GENERAL DESCRIPTION

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

1.2 SCOPE OF WORK

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

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

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1.3 DEFINITIONS

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

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

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

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

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

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

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

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

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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

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	MPD Youth Division
Full Address	1700 Rhode Island Ave Washington, DC 20018
Year Built	1910
Gross Building Area (SF)	16,823
Current Replacement Value	$ 3,543,261
CRV/GSF ($/Sq Ft)	$210.62 / Sq Ft

1.6 Summary of Findings

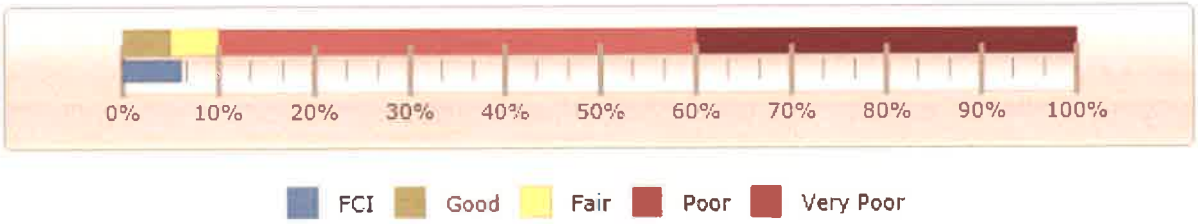
This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement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

Key Finding	Metric
Current Year Facility Condition Index	**6.09%**
Property Replacement Value (in Current Dollars)	**$3,543,261**
Current Year Capital Needs (included in FCI)	**$215,626**
Current Year Non-Capital Needs (not included in FCI)	**$20,500**
Year 2 to Year 6 Capital Needs	**$331,491**

Expenditure Forecast Over Study Period

1.7 Facility Condition Index

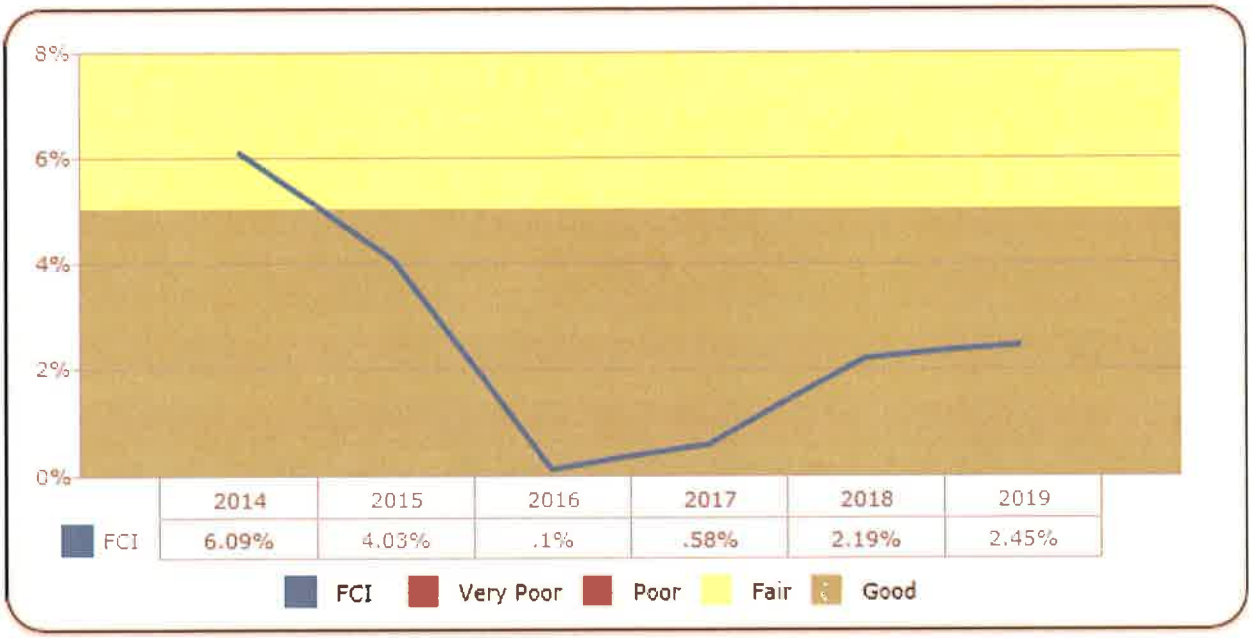
The Facility Condition Index (FCI) gives an indication of a building's or portfolio's overall state of condition. The values are based on a 0-100%+ scale and are derived by dividing the repair costs for a facility by a theoretical replacement value. This replacement value is based on building type from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



MPD Youth Division
Current Year FCI = 6.09%

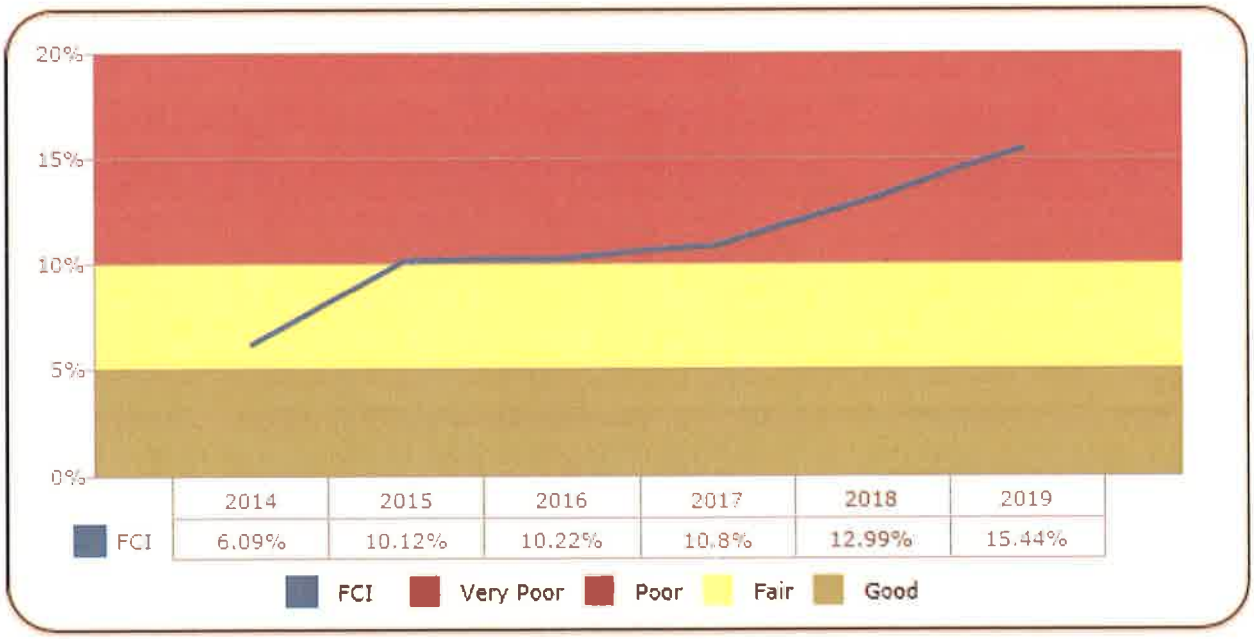
The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

Year by Year Effects of FCI Over the Study Period



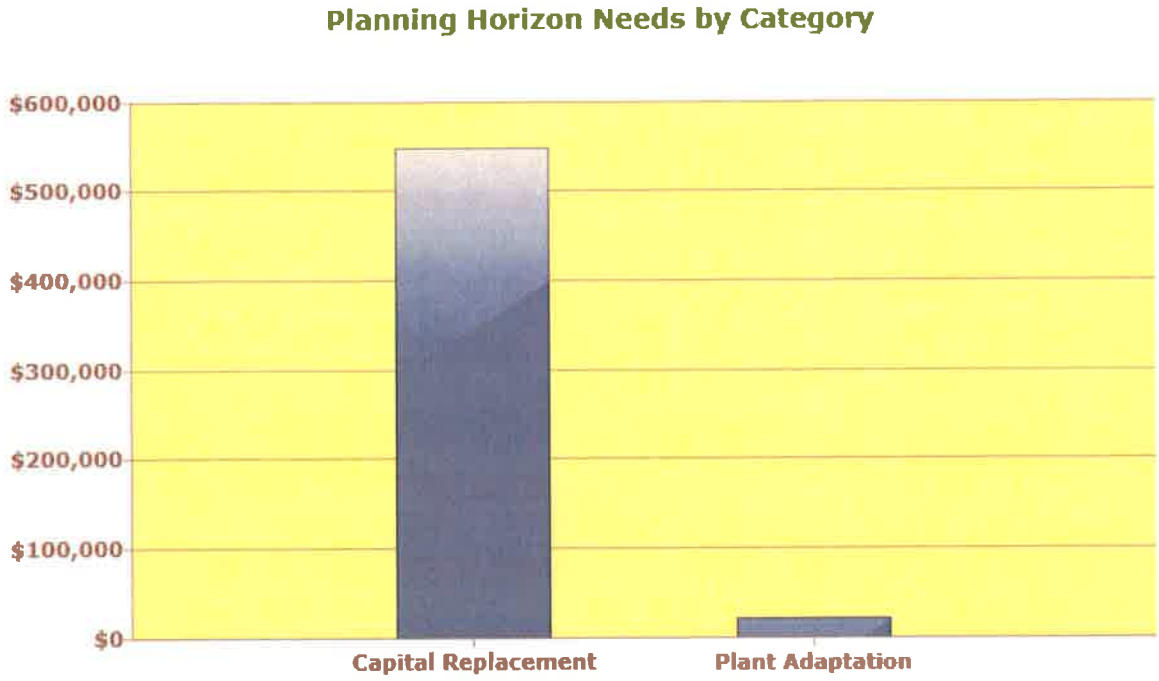
The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI over the Study Period



1.8 Planning Horizon Category Needs: Current Year to Year 6

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



Plan Types	Total Cost
Plant Adaptation	$20,500
Capital Replacement	$547,117
Total	**$567,617**

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.

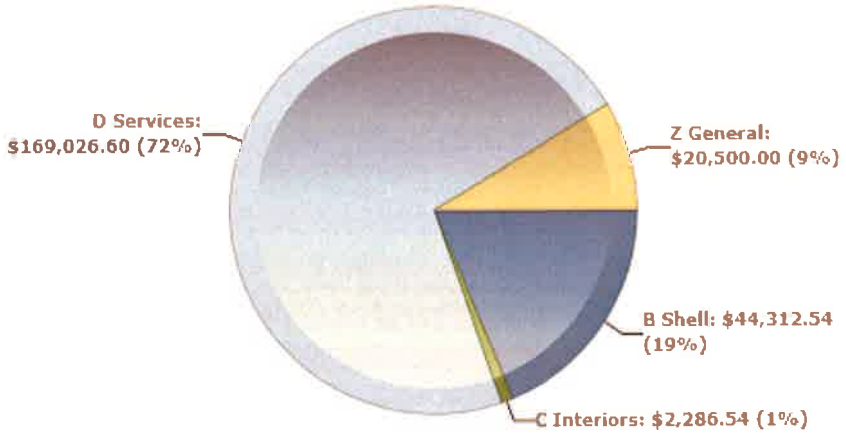
Routine Maint. Minor Repairs
Indicates the need for normal or ongoing minor component renewal or repair, generally required to sustain the anticipated life cycle of the asset.

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

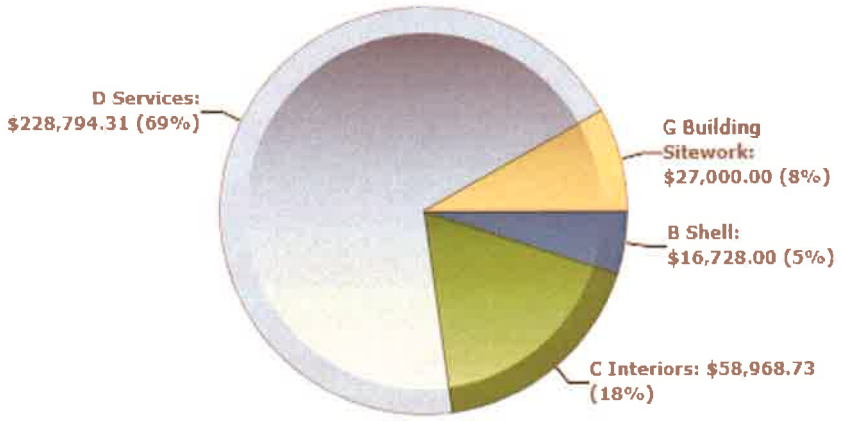
Distribution of Immediate Needs by Building System



Building Systems	Estimated Costs	Percentage of Total Cost
B Shell	$44,313	18.8%
C Interiors	$2,287	1.0%
D Services	$169,027	71.6%
Z General	$20,500	8.7%
Total	**$236,126**	**100.0%**

1.10 Building System Needs: Year 2 - Year 6

Distribution of Capital Needs by Building System



Building Systems	Estimated Costs	Percentage of Total Cost
B Shell	$16,728	5.1%
C Interiors	$58,969	17.8%
D Services	$228,794	69.0%
G Building Sitework	$27,000	8.2%
Total	**$331,491**	**100.0%**

A SUBSTRUCTURE SYSTEMS

A10 FOUNDATIONS

Item	Description
A1011 Wall Foundations	Foundation Wall and Footings, Full Basement
Condition	Fair
RUL	8
Plan Type	Capital Replacement
Quantity	275
Unit of Measure	LF
Unit Cost	$500

Comments

The building's substructure includes cast in place concrete strip footings, foundation walls including basement walls, and spread column footings. Also included are under drains. Evidence of water ingress.

Concrete foundation Walls

B SHELL SYSTEMS

B10 SUPERSTRUCTURE

Item	Description
B1012 Upper Floors Construction	Superstructure, Cast in Place Concrete Beams and Slab
Condition	Good
RUL	10
Plan Type	Capital Replacement
Quantity	11047
Unit of Measure	SF
Unit Cost	$18.36

Comments
The superstructure of the building is composed almost entirely of cast-in-place reinforced concrete columns, beams, and slabs.

B20 EXTERIOR ENCLOSURE

Item	Description
B2011 Exterior Wall Construction	Exterior Walls, Brick Masonry, Solid, Multi-Wythe
Condition	Fair
RUL	8
Plan Type	Capital Replacement
Quantity	4500
Unit of Measure	SF
Unit Cost	$48.41

Comments
The exterior walls are composed of multiple wythes of brick unit masonry and appeared in fair condition but is showing its age.

Item	Description
B2021 Windows	Windows, Wood Framed (per SF)
Condition	Poor
RUL	0
Plan Type	Capital Replacement
Quantity	660
Unit of Measure	SF
Unit Cost	$41.91

Comments

The building's fenestration is composed primarily of wood framed exterior window units. Single pane wood windows in poor condition with evidence of deteriorating wood and frames.

Typical Wood Framed Exterior Window

Type	Component Description	Plan Type	Year	Expenditures ($)
B2021	Replace Windows, Wood Framed (per SF)	Capital Replacement	2014	$27,661

Item	Description
B2021 Windows	Windows, Vinyl Framed, Operable
Condition	Fair - Good
RUL	13
Plan Type	Capital Replacement
Quantity	6
Unit of Measure	Each
Unit Cost	$825.90

Comments
The building's fenestration is composed primarily of aluminum framed exterior window units with insulating (double pane) glazing. Units are primarily operable, with a smaller percentage of fixed units.

B30 ROOFING

Item	Description
B3011 Roof Finishes	Roof Covering, Asphalt Shingle
Condition	Poor
RUL	0
Plan Type	Capital Replacement
Quantity	2831
Unit of Measure	SF
Unit Cost	$5.88

Comments
The roof coverings include asphalt strip shingles, presumably over asphalt felt sheathing paper, sheathing, and insulation. Roof was observed from the ground. Was observed and reported to be in poor condition with some reports of water ingress to the interior of the building.

Asphalt Shingle Roof Covering

Type	Component Description	Plan Type	Year	Expenditures ($)
B3011	Replace Roof Covering, Asphalt Shingle	Capital Replacement	2014	$16,652

Item	Description
B3011 Roof Finishes	Roof Covering, Built-up Roof
Condition	Poor - Fair
RUL	5
Plan Type	Capital Replacement
Quantity	1600
Unit of Measure	SF
Unit Cost	$10.46

Comments

The roof coverings include a built-up roofing system. Asset includes deck insulation and metal roof edge details. Evidence of moss growth and blueberrying.

Type	Component Description	Plan Type	Year	Expenditures ($)
B3011	Replace Roof Covering, Built-up Roof	Capital Replacement	2019	$16,728

C INTERIORS SYSTEMS

C10 INTERIOR CONSTRUCTION

Item	Description
C1011 Fixed Partitions	Partitions - Brick
Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	11047
Unit of Measure	SF
Unit Cost	$14.72

Comments
The interior construction includes partitions composed of hollow concrete block or similar unit masonry. See paint or other finish costs elsewhere.

Item	Description
C1011 Fixed Partitions	Toilet Partitions, Painted Metal
Condition	Poor - Fair
RUL	3
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	$812.99

Comments
Restrooms include floor and/or ceiling mounted partitions of metal construction or similar.

Type	Component Description	Plan Type	Year	Expenditures ($)
C1011	Replace Toilet Partitions, Painted Metal	Capital Replacement	2017	$1,626

Item	Description
C1021 Interior Doors	Interior Doors, Wood, Solid Core
Condition	Fair
RUL	8
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$1,343.55

Comments
The interior doors include solid core wood doors in wood or metal frames, with hinges, closers, passage or lock set hardware and/or panic devices where appropriate. Varying age.

Item	Description
C1033 Storage Shelving and Lockers	Storage Shelving and Lockers, 6" High
Condition	Good
RUL	20
Plan Type	Capital Replacement
Quantity	50
Unit of Measure	EACH
Unit Cost	$236

Comments
The interior construction includes storage shelving and lockers and similar fixtures of painted metal and/or wood construction.

C20 STAIRS

Item	Description
C2011 Regular Stairs	Interior Stairs, Wood, w/ Wood Railings, Per Riser
Condition	Poor - Fair
RUL	5
Plan Type	Capital Replacement
Quantity	60
Unit of Measure	Each
Unit Cost	$224

Comments
Stair construction includes wood framed stairs with metal and/or wood handrails. Price is per riser.

Type	Component Description	Plan Type	Year	Expenditures ($)
C2011	Replace Interior Stairs, Wood, w/ Wood Railings, Per Riser	Capital Replacement	2019	$13,440

Item	Description
C2011 Regular Stairs	Metal, Exterior Stairs
Condition	Fair - Good
RUL	10
Plan Type	Capital Replacement
Quantity	200
Unit of Measure	Sq Ft
Unit Cost	$35.88

Comments
Exterior metal emergency exit stairs from the second and third floor appeared in good condition with no significant signs of rust or damage.

Item	Description
C2014 Stair Handrails and Balustrades	Interior Stairs - Handrails, Wood
Condition	Poor - Fair
RUL	2
Plan Type	Capital Replacement
Quantity	100
Unit of Measure	LF
Unit Cost	$10.57

Comments
Stairs are equipped with wood handrails that are in poor-fair condition with significant evidence of wear.

Type	Component Description	Plan Type	Year	Expenditures ($)
C2014	Replace Interior Stairs - Handrails, Wood	Capital Replacement	2016	$1,057

C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	Wall Finish, Ceramic Tile
Condition	Poor
RUL	0
Plan Type	Capital Replacement
Quantity	180
Unit of Measure	SF

Unit Cost	$12.70

Comments
Interior wall finishes include average quality thin set ceramic tiles. Missing or damaged tiles

Type	Component Description	Plan Type	Year	Expenditures ($)
C3012	Replace Wall Finish, Ceramic Tile	Capital Replacement	2014	$2,287

Item	Description
C3024 Flooring	Floor Finish, Ceramic Tile
Condition	Poor - Fair
RUL	3
Plan Type	Capital Replacement
Quantity	607
Unit of Measure	SF
Unit Cost	$13.49

Comments
Interior floor finishes include thin set or mud set ceramic tile with tile or wood base. Some missing or damaged tiles

Type	Component Description	Plan Type	Year	Expenditures ($)
C3024	Replace Floor Finish, Ceramic Tile	Capital Replacement	2017	$8,190

Item	Description
C3024 Flooring	Floor Finish, Vinyl Tile

Condition	Poor - Fair
RUL	4
Plan Type	Capital Replacement
Quantity	9000
Unit of Measure	Sq Ft
Unit Cost	$3.04

Comments
Interior floor finishes include standard Vinyl Composition Tile (VCT) flooring and related base.

Typical Vinyl Tile Floor Finishes

Type	Component Description	Plan Type	Year	Expenditures ($)
C3024	Replace Floor Finish, Vinyl Tile	Capital Replacement	2018	$27,360

Item	Description
C3024 Flooring	Floor Finish, Terrazzo

Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	150
Unit of Measure	Sq Ft
Unit Cost	$9.75

Comments
Terrazzo floor at main entrance to building.

Item	Description
C3025 Carpeting	Floor Finish, Carpet, Average
Condition	Good
RUL	5
Plan Type	Capital Replacement
Quantity	800
Unit of Measure	SF
Unit Cost	$5.98

Comments
Interior floor finishes include medium priced carpeting or carpet tile and related base. Basement File Room

Type	Component Description	Plan Type	Year	Expenditures ($)
C3025	Replace Floor Finish, Carpet, Average	Capital Replacement	2019	$4,782

Item	Description
C3031 Ceiling Finishes	Ceiling Finish, Plaster, Painted
Condition	Poor - Fair

RUL	2
Plan Type	Capital Replacement
Quantity	200
Unit of Measure	SF
Unit Cost	$12.57

Comments
Interior ceiling finishes include a multi-coat plaster on metal lath (or similar). Poor condition with evidence of cracking and movement.


Plaster Ceilings above stairs

Type	Component Description	Plan Type	Year	Expenditures ($)
C3031	Replace Ceiling Finish, Plaster, Painted	Capital Replacement	2016	$2,513

Item	Description
C3032 Suspended Ceilings	Ceiling Finish, Concealed Spline Acoustical Tile
Condition	Good

RUL	8
Plan Type	Capital Replacement
Quantity	1333
Unit of Measure	SF
Unit Cost	$4.16

Comments
Interior ceiling finishes include 12 x 12 x 3/4-in. acoustical tile ceiling (ACT). ACT is suspended in a concealed "Z" grid or applied directly to substrate / structure. No observed damage or water ingress

Item	Description
C3032 Suspended Ceilings	Ceiling Finish, Suspended Acoustical Tiles in Grid
Condition	Fair - Good
RUL	8
Plan Type	Capital Replacement
Quantity	6700
Unit of Measure	SF
Unit Cost	$2.97

Comments
Interior ceiling finishes include lay-in acoustical ceiling tiles (ACT) in exposed T-bar suspension system on a 2"x4" module.

D SERVICES SYSTEMS

D20 PLUMBING

Item	Description
D2011 Water Closets	Flush Tank Water Closets
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	$843.66

Comments
Plumbing fixtures include water closets, vitreous china, tank type, 1 piece.

Type	Component Description	Plan Type	Year	Expenditures ($)
D2011	Replace Flush Tank Water Closets	Capital Replacement	2019	$1,687

Item	Description
D2012 Urinals	Urinals
Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	$888.54

Comments
Plumbing fixtures include urinals, wall hung, vitreous china, with hanger & self-closing valve.

Item	Description
D2013 Lavatories	Lavatories
Condition	Good
RUL	15
Plan Type	Capital Replacement
Quantity	2
Unit of Measure	Each
Unit Cost	$468.21

Comments
Plumbing fixtures include lavatories with trim and vanity top, vitreous china.

Item	Description
D2023 Domestic Water Supply Equipment	Domestic Water System, Distribution - Average (per SF)
Condition	Fair
RUL	5
Plan Type	Capital Replacement
Quantity	11047
Unit of Measure	SF
Unit Cost	$3.11

Comments
The building's domestic water distribution includes a main line, water meter, Rough-in included. This asset does not include a water heater. Price per building SF.

Type	Component Description	Plan Type	Year	Expenditures ($)
D2023	Replace Domestic Water System, Distribution - Average (per SF)	Capital Replacement	2019	$34,356

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Domestic, Gas,120 Gal
Condition	Good
RUL	12
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$13,211.47
Make	ao smith
Model	FCG 75 300

Comments
The domestic hot water is provided by a 120-gallon natural gas water heater.

Item	Description
D2023 Domestic Water Supply Equipment	Reverse Osmosis/Deionized Water System
Condition	Fair - Good
RUL	5
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$15,902.38

Comments
Water Treatment system for the Boiler water reported to be in good condition.

Type	Component Description	Plan Type	Year	Expenditures ($)
D2023	Replace Reverse Osmosis/Deionized Water System	Capital Replacement	2019	$15,902

Item	Description
D2023 Domestic Water Supply Equipment	Water Softener, 10 Gal
Condition	Fair
RUL	6
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$2,180.93

Comments
Domestic hot water softener appeared in good condition with no reported issues.

Item	Description
D2031 Waste Piping	Domestic Water System, Sanitary Waste - Average (per SF)
Condition	Fair
RUL	6
Plan Type	Capital Replacement
Quantity	11047
Unit of Measure	SF
Unit Cost	$2.47

Comments
The building includes an average density sanitary waste system, composed of cast iron piping, with gravity discharge to the municipal sewer. Price per building SF.

D30 HVAC

Item	Description
D3021 Boilers	Boiler, Gas, 1,000 Mbh
Condition	Poor - Fair
RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$23,259.16
Make	Weil McLain
Type	Natural Gas Boiler

Comments
Weil McLain gas boiler was undergoing refit during site visit.


Weil McLain Boiler

Type	Component Description	Plan Type	Year	Expenditures ($)
D3021	Replace Boiler, Gas, 1,000 Mbh	Capital Replacement	2018	$23,259

Item	Description
D3023 Auxiliary Equipment	Heating, Cast Iron Radiators or Similar (per SF)
Condition	Poor
RUL	0
Plan Type	Capital Replacement
Quantity	11047
Unit of Measure	SF
Unit Cost	$10.85

Comments

HVAC in the building includes cast iron radiators with hot water distribution piping. Price per building SF. Reported heating in the winter is unreliable.

Typical Cast Iron Hot Water Radiator

Type	Component Description	Plan Type	Year	Expenditures ($)
D3023	Replace Heating, Cast Iron Radiators or Similar (per SF)	Capital Replacement	2014	$119,860

Item	Description
D3051 Terminal Self-Contained Units	Suspended A/C Unit
Condition	Poor
RUL	0
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$2,088.76

Comments
A/C unit suspended from ceiling in the third floor offices reported to no longer function.

Type	Component Description	Plan Type	Year	Expenditures ($)
D3051	Replace Suspended A/C Unit	Capital Replacement	2014	$2,089

Item	Description
D3068 Building Automation Systems	Thermostats
Condition	Good
RUL	10
Plan Type	Capital Replacement

Quantity	1
Unit of Measure	Each
Unit Cost	$375.79

Comments
HVAC control components include manually operated thermostats.

D50 ELECTRICAL SYSTEMS

Item	Description
D5012 Low Tension Service & Dist.	Electrical Distribution: Branch Wiring, Devices, Equipment & Disconnects - Average Density (per SF)
Condition	Fair - Good
RUL	25
Plan Type	Capital Replacement
Quantity	11067
Unit of Measure	SF
Unit Cost	$3.63

Comments
The building includes a typical electrical distribution system. Price includes an average concentration of interior and exterior branch wiring, equipment disconnects, devices, boxes, receptacles, cover plates, etc. Price is per building SF.

Item	Description
D5012 Low Tension Service & Dist.	Generator Transfer Switch, Auto, 208 V, 225Amp
Condition	Poor - Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each

Unit Cost	$10,669.08

Comments
Emergency electrical components include an automatic generator transfer switch. Culter Hammer Genswitch

Generator Transfer Switch

Type	Component Description	Plan Type	Year	Expenditures ($)
D5012	Replace Generator Transfer Switch, Auto, 208 V, 225Amp	Capital Replacement	2017	$10,669

Item	Description
D5012 Low Tension Service & Dist.	Main Electrical Service, 400 Amp, w/ Main Disconnect(s), Main Distribution Switches
Condition	Poor - Fair
RUL	1
Plan Type	Capital Replacement
Quantity	1

Unit of Measure	Each
Unit Cost	$142,920.20

Comments
The building contains a high-voltage main electrical service, which includes incoming feeders, high-voltage switches, and associated equipment necessary to support main switches, distribution switches and a center tie. 400 Amp 240 v GE

Main Electrical Disconnect

Type	Component Description	Plan Type	Year	Expenditures ($)
D5012	Replace Main Electrical Service, 400 Amp, w/ Main Disconnect(s), Main Distribution Switches	Capital Replacement	2015	$142,920

Item	Description
D5022 Lighting Equipment	Fluorescent Lighting Fixtures, Average Density (per SF)
Condition	Fair - Good
RUL	10
Plan Type	Capital Replacement

Quantity	11047
Unit of Measure	SF
Unit Cost	$4.05

Comments
Interior lighting includes fluorescent tube lamps in fixtures of varying description, distributed at average density. Price is per building SF.

Item	Description
D5037 Fire Alarm Systems	Fire Alarm System, Complete – Standard (per SF)
Condition	Poor - Fair
RUL	0
Plan Type	Capital Replacement
Quantity	11047
Unit of Measure	Sq Ft
Unit Cost	$4.26

Comments
The building is equipped with a fire alarm system, including control panel, annunciator panel, detection devices, alarm devices. Price is per building SF. Alarm panel has exceeded its expected useful life and was not known by building occupants if it was linked to fire department.

Simplex Fire Alarm

Type	Component Description	Plan Type	Year	Expenditures ($)
D5037	Replace Fire Alarm System, Complete – Standard (per SF)	Capital Replacement	2014	$47,078

Item	Description
D5092 Emergency Light & Power Systems	Exit Signs, Illuminated, w/ Battery (per SF)
Condition	Good
RUL	10
Plan Type	Capital Replacement
Quantity	11047
Unit of Measure	SF
Unit Cost	$0.39

Comments

Emergency lighting includes illuminated EXIT signs, distributed throughout the building. Includes signs, wiring, boxes, breakers, etc. Price is per building SF.

Item	Description
D5092 Emergency Light & Power Systems	Generator, Diesel, 20 kW
Condition	Fair - Good
RUL	10
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$36,326.19
Make	Tradewinds

Comments

The emergency power components include an emergency generator. Price includes: emergency generator, ATS, battery charger, muffler, tank, and feeder. See transfer switch elsewhere.

G BUILDING SITEWORK SYSTEMS

G20 SITE IMPROVEMENTS

Item	Description
G2022 Paving & Surfacing	Asphalt Paving
Condition	Fair
RUL	4
Plan Type	Capital Replacement
Quantity	6000
Unit of Measure	Sq Ft
Unit Cost	$4.50

Comments
Asphalt Parking appeared in fair condition with some evidence of settling and cracking

Type	Component Description	Plan Type	Year	Expenditures ($)
G2022	Replace Asphalt Paving	Capital Replacement	2018	$27,000

Item	Description
G2031 Paving & Surfacing	Concrete Flatwork
Condition	Good
RUL	25
Plan Type	Capital Replacement
Quantity	250
Unit of Measure	K Ln Ft
Unit Cost	$22.61

Comments

Concrete flatwork appeared in fair condition with no major signs of settling or heaving.

APPENDICES

Appendix A: Expenditure Forecast

Appendix B: Photographic Record

Appendix C: Survey Information Resulting In Plant Adaptation Recommendations

Appendix D: Predictive Maintenance Templated Actions

Appendix A:
Expenditure Forecast

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6 YEAR CAPITAL EXPENDITURE FORECAST

4tell

MPD Youth Division
1700 Rhode Island Ave, Washington, DC
4134 0800, 5

Element No.	Actions	Last Assigned Condition	EUL* or ReplacementCycle (Yrs)	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2014	2015	2016	2017	2018	2019	Total***
							$		0	1	2	3	4	5	
A. SUBSTRUCTURE															
A. SUBSTRUCTURE SUB-TOTALS									$0	$0	$0	$0	$0	$0	$0
B. SHELL															
B20	EXTERIOR ENCLOSURE														
B2021	Replace Windows, Wood Framed (per SF)	Poor	30	0	660.00	SF	$41.91	Capital Replacement	$27,661						$27,661
B30	ROOFING														
B3011	Replace Roof Covering, Asphalt Shingle	Poor	25	0	2,831.00	SF	$5.88	Capital Replacement	$16,652						$16,652
B3011	Replace Roof Covering, Built-up Roof	Poor - Fair	30	5	1,600.00	SF	$10.46	Capital Replacement						$16,728	$16,728
B. SHELL SUB-TOTALS									$44,313	$0	$0	$0	$0	$16,728	$61,041
C. INTERIORS															
C10	INTERIOR CONSTRUCTION														
C1011	Replace Toilet Partitions, Painted Metal	Poor - Fair	20	3	2.00	Each	$812.99	Capital Replacement				$1,626			$1,626
C20	STAIRS														
C2011	Replace Interior Stairs, Wood, w/ Wood Railings, Per Riser	Poor - Fair	50	5	60.00	Each	$224.00	Capital Replacement						$13,440	$13,440
C2014	Replace Interior Stairs - Handrails, Wood	Poor - Fair	50	2	100.00	LF	$10.57	Capital Replacement			$1,057				$1,057
C30	INTERIOR FINISHES														
C3012	Replace Wall Finish, Ceramic Tile	Poor	75	0	180.00	SF	$12.70	Capital Replacement	$2,287						$2,287
C3024	Replace Floor Finish, Vinyl Tile	Poor - Fair	18	4	9,000.00	Sq Ft	$3.04	Capital Replacement					$27,360		$27,360
C3024	Replace Floor Finish, Ceramic Tile	Poor - Fair	40	3	607.00	SF	$13.49	Capital Replacement				$8,190			$8,190
C3025	Replace Floor Finish, Carpet, Average	Good	8	5	800.00	SF	$5.98	Capital Replacement						$4,782	$4,782
C3031	Replace Ceiling Finish, Plaster, Painted	Poor - Fair	40	2	200.00	SF	$12.57	Capital Replacement			$2,513				$2,513
C. INTERIORS SUB-TOTALS									$2,287	$0	$3,570	$9,816	$27,360	$18,222	$61,255
D. SERVICES															
D20	PLUMBING														
D2011	Replace Flush Tank Water Closets	Fair	35	5	2.00	Each	$843.66	Capital Replacement						$1,687	$1,687
D2023	Replace Domestic Water System, Distribution - Average (per SF)	Fair	25	5	11,047.00	SF	$3.11	Capital Replacement						$34,356	$34,356
D2023	Replace Reverse Osmosis/Deionized Water System	Fair - Good	15	5	1.00	Each	$15,902.38	Capital Replacement						$15,902	$15,902
D30	HVAC														
D3021	Replace Boiler, Gas, 1,000 Mbh	Poor - Fair	30	4	1.00	Each	$23,259.16	Capital Replacement					$23,259		$23,259
D3023	Replace Heating, Cast Iron Radiators or Similar (per SF)	Poor	50	0	11,047.00	SF	$10.85	Capital Replacement	$119,860						$119,860
D3051	Replace Suspended A/C Unit	Poor	15	0	1.00	Each	$2,088.76	Capital Replacement	$2,089						$2,089
D50	ELECTRICAL SYSTEMS														
D5012	Replace Generator Transfer Switch, Auto, 208 V, 225Amp	Poor - Fair	18	3	1.00	Each	$10,669.08	Capital Replacement				$10,669			$10,669
D5012	Replace Main Electrical Service, 400 Amp, w/ Main Disconnect(s), Main Distribution Switches	Poor - Fair	35	1	1.00	Each	#########	Capital Replacement		$142,920					$142,920
D5037	Replace Fire Alarm System, Complete – Standard (per SF)	Poor - Fair	20	0	11,047.00	Sq Ft	$4.26	Capital Replacement	$47,078						$47,078

D. SERVICES SUB-TOTALS									$169,027	$142,920	$0	$10,669	$23,259	$51,946	$397,821
E. EQUIPMENT & FURNISHING															
E. EQUIPMENT & FURNISHING SUB-TOTALS									$0	$0	$0	$0	$0	$0	$0
F. SPECIAL CONSTRUCTION AND DEMOLITION															
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK															
G20	SITE IMPROVEMENTS														
G2022	Replace Asphalt Paving	Fair	20	4	6,000.00	Sq Ft	$4.50	Capital Replacement					$27,000		$27,000
G. BUILDING SITEWORK SUB-TOTALS									$0	$0	$0	$0	$27,000	$0	$27,000
Z. GENERAL															
Z. GENERAL SUB-TOTALS									$0	$0	$0	$0	$0	$0	$0
								Expenditure Totals per Year	$215,626	$142,920	$3,570	$20,485	$77,619	$86,896	$547,117
								FCI† By Year	6.09%	4.03%	0.10%	0.58%	2.19%	2.45%	
								CRV*** $3,543,261							

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)

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6 YEAR ROUTINE MAINTENANCE EXPENDITURE FORECAST

4tell

MPD Youth Division
1700 Rhode Island Ave, Washington, DC
4134 0800, 5

Element No.	Actions	Last Assigned Condition	EUL* or ReplacementCycle (Yrs)	RUL** (Yrs)	Qty.	Units	Unit Cost	Priority	Plan Type	2014	2015	2016	2017	2018	2019	Total***
							$			0	1	2	3	4	5	
A. SUBSTRUCTURE																
A. SUBSTRUCTURE SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
B. SHELL																
B. SHELL SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
C. INTERIORS																
C. INTERIORS SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
D. SERVICES																
D. SERVICES SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
E. EQUIPMENT & FURNISHING																
E. EQUIPMENT & FURNISHING SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																
G. BUILDING SITEWORK SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
Z. GENERAL																
Z10	GENERAL REQUIREMENTS															
Z1010.2	ADA Compliance, Chair Lift, Railings, Alarm system	Good	0	0	1.00	Each	$15,000.00	Priority 4	Plant Adaptation	$15,000						$15,000
Z1010.4	Green Roof Engineering Study	Good	0	0	1.00	Each	$5,500.00	Priority 4	Plant Adaptation	$5,500						$5,500
Z. GENERAL SUB-TOTALS										$20,500	$0	$0	$0	$0	$0	$20,500
									Expenditure Totals per Year	$20,500	$0	$0	$0	$0	$0	$20,500
							CRV***		$3,543,261							

Notes

* - EUL is the Estimated Useful Life of an Asset

** - RUL is the Remaining Useful Life of an Asset

*** - Non-Escalated and Non-Inflated Adusted Dollars

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

Uniformat Level 2 Asset Condition Rating For MPD Youth Division

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost ($)	Asset Value ($)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
A10 Foundations														
Capital Replacement	Fair	A10 Foundations	Foundation Wall and Footings, Full Basement	275.00	LF	500.00	137,500.00	6	10.00	100%	6.00	10.00		
		A10 Foundations					137,500.00	6			6.00	10.00	40%	Fair
B10 SuperStructure														
Capital Replacement	Good	B10 SuperStructure	Superstructure, Cast in Place Concrete Beams and Slab	11,047.00	SF	18.36	202,822.92	10	10.00	100%	10.00	10.00		
		B10 SuperStructure					202,822.92	10			10.00	10.00	0%	Good
B20 Exterior Enclosure														
Capital Replacement	Fair	B20 Exterior Enclosure	Exterior Walls, Brick Masonry, Solid, Multi-Wythe	4,500.00	SF	48.41	217,845.00	6	10.00	87%	5.22	8.70		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Windows, Vinyl Framed, Operable	6.00	Each	825.90	4,955.39	8	10.00	2%	0.16	0.20		
Capital Replacement	Poor	B20 Exterior Enclosure	Windows, Wood Framed (per SF)	660.00	SF	41.91	27,680.60	2	10.00	11%	0.22	1.10		
		B20 Exterior Enclosure					250,480.99	16			5.60	10.00	44%	Poor
B30 Roofing														
Capital Replacement	Poor	B30 Roofing	Roof Covering, Asphalt Shingle	2,831.00	SF	5.88	16,651.94	2	10.00	50%	1.00	4.99		
Capital Replacement	Poor - Fair	B30 Roofing	Roof Covering, Built-up Roof	1,600.00	SF	10.46	16,728.00	4	10.00	50%	2.00	5.01		
		B30 Roofing					33,379.94	6			3.00	10.00	70%	Poor
C10 Interior Construction														
Capital Replacement	Fair	C10 Interior Construction	Interior Doors, Wood, Solid Core	1.00	Each	1,343.55	1,343.55	6	10.00	1%	0.05	0.08		
Capital Replacement	Good	C10 Interior Construction	Partitions - Brick	11,047.00	SF	14.72	162,820.68	10	10.00	92%	9.17	9.17		
Capital Replacement	Good	C10 Interior Construction	Storage Shelving and Lockers, 6" High	50.00	EACH	236.00	11,800.00	10	10.00	7%	0.67	0.67		
Capital Replacement	Poor - Fair	C10 Interior Construction	Toilet Partitions, Painted Metal	2.00	Each	812.99	1,625.98	4	10.00	1%	0.04	0.09		
		C10 Interior Construction					177,390.20	30			9.91	10.00	1%	Good
C20 Stairs														
Capital Replacement	Poor - Fair	C20 Stairs	Interior Stairs - Handrails, Wood	100.00	LF	10.57	1,057.10	4	10.00	5%	0.20	0.49		
Capital Replacement	Fair - Good	C20 Stairs	Metal, Exterior Stairs	200.00	Sq Ft	35.88	7,175.40	8	10.00	33%	2.65	3.31		
Capital Replacement	Poor - Fair	C20 Stairs	Interior Stairs, Wood, w/ Wood Railings, Per Riser	60.00	Each	224.00	13,440.00	4	10.00	62%	2.48	6.20		
		C20 Stairs					21,672.50	16			5.32	10.00	47%	Poor
C30 Interior Finishes														
Capital Replacement	Poor - Fair	C30 Interior Finishes	Floor Finish, Vinyl Tile	9,000.00	Sq Ft	3.04	27,360.00	4	10.00	38%	1.52	3.80		
Capital Replacement	Good	C30 Interior Finishes	Floor Finish, Carpet, Average	800.00	SF	5.98	4,782.40	10	10.00	7%	0.66	0.66		
Capital Replacement	Poor - Fair	C30 Interior Finishes	Ceiling Finish, Plaster, Painted	200.00	SF	12.57	2,513.00	4	10.00	3%	0.14	0.35		
Capital Replacement	Poor - Fair	C30 Interior Finishes	Floor Finish, Ceramic Tile	607.00	SF	13.49	8,190.25	4	10.00	11%	0.45	1.14		
Capital Replacement	Good	C30 Interior Finishes	Floor Finish, Terrazzo	150.00	Sq Ft	9.75	1,462.35	10	10.00	2%	0.20	0.20		
Capital Replacement	Fair - Good	C30 Interior Finishes	Ceiling Finish, Suspended Acoustical Tiles in Grid	6,700.00	SF	2.97	19,899.00	8	10.00	28%	2.21	2.76		
Capital Replacement	Good	C30 Interior Finishes	Ceiling Finish, Concealed Spline Acoustical Tile	1,333.00	SF	4.16	5,538.62	10	10.00	8%	0.77	0.77		
Capital Replacement	Poor	C30 Interior Finishes	Wall Finish, Ceramic Tile	180.00	SF	12.70	2,286.54	2	10.00	3%	0.06	0.32		
		C30 Interior Finishes					72,032.16	52			6.02	10.00	40%	Fair
D20 Plumbing														
Capital Replacement	Fair	D20 Plumbing	Domestic Water System, Sanitary Waste - Average (per SF)	11,047.00	SF	2.47	27,286.09	6	10.00	28%	1.68	2.80		
Capital Replacement	Fair	D20 Plumbing	Water Softener, 10 Gal	1.00	Each	2,180.93	2,180.93	6	10.00	2%	0.13	0.22		
Capital Replacement	Fair	D20 Plumbing	Domestic Water System, Distribution - Average (per SF)	11,047.00	SF	3.11	34,356.17	6	10.00	35%	2.12	3.53		
Capital Replacement	Fair	D20 Plumbing	Flush Tank Water Closets	2.00	Each	843.66	1,687.32	6	10.00	2%	0.10	0.17		
Capital Replacement	Fair - Good	D20 Plumbing	Reverse Osmosis/Deionized Water System	1.00	Each	15,902.36	15,902.36	8	10.00	16%	1.31	1.63		
Capital Replacement	Good	D20 Plumbing	Lavatories	2.00	Each	468.21	936.42	10	10.00	1%	0.10	0.10		

Capital Replacement	Good	D20 Plumbing	Water Heater, Domestic, Gas,120 Gal	1.00	Each	13,211.47	13,211.47	10	10.00	14%	1.36	1.36		
Capital Replacement	Good	D20 Plumbing	Urinals	2.00	Each	888.54	1,777.08	10	10.00	2%	0.18	0.18		
		D20 Plumbing					97,337.84	52			5.98	10.00	30%	Fair
D30 HVAC														
Capital Replacement	Poor	D30 HVAC	Heating, Cast Iron Radiators or Similar (per SF)	11,047.00	SF	10.85	119,859.95	2	10.00	82%	1.65	8.23		
Capital Replacement	Good	D30 HVAC	Thermostats	1.00	Each	375.79	375.79	10	10.00	0%	0.03	0.03		
Capital Replacement	Poor - Fair	D30 HVAC	Boiler, Gas, 1,000 Mbh	1.00	Each	23,259.16	23,259.16	4	10.00	16%	0.64	1.60		
Capital Replacement	Poor	D30 HVAC	Suspended A/C Unit	1.00	Each	2,088.76	2,088.76	2	10.00	1%	0.03	0.14		
		D30 HVAC					145,583.66	18			2.34	10.00	77%	Poor
D50 Electrical Systems														
Capital Replacement	Poor - Fair	D50 Electrical Systems	Generator Transfer Switch, Auto, 208 V, 225Amp	1.00	Each	10,669.08	10,669.08	4	10.00	3%	0.13	0.33		
Capital Replacement	Poor - Fair	D50 Electrical Systems	Main Electrical Service, 400 Amp, w/ Main Disconnect(s), Main Distribution Switches	1.00	Each	142,920.20	142,920.20	4	10.00	44%	1.75	4.38		
Capital Replacement	Fair - Good	D50 Electrical Systems	Electrical Distribution: Branch Wiring, Devices, Equipment & Disconnects - Average Density (per SF)	11,067.00	SF	3.63	40,173.21	8	10.00	12%	0.99	1.23		
Capital Replacement	Fair - Good	D50 Electrical Systems	Fluorescent Lighting Fixtures, Average Density (per SF)	11,047.00	SF	4.05	44,740.35	8	10.00	14%	1.10	1.37		
Capital Replacement	Fair - Good	D50 Electrical Systems	Generator, Diesel, 20 kW	1.00	Each	36,326.19	36,326.19	8	10.00	11%	0.89	1.11		
Capital Replacement	Good	D50 Electrical Systems	Exit Signs, Illuminated, w/ Battery (per SF)	11,047.00	SF	0.39	4,308.33	10	10.00	1%	0.13	0.13		
Capital Replacement	Poor - Fair	D50 Electrical Systems	Fire Alarm System, Complete – Standard (per SF)	11,047.00	Sq Ft	4.26	47,077.90	4	10.00	14%	0.56	1.44		
		D50 Electrical Systems					326,215.26	48			5.57	10.00	44%	Poor
G20 Site Improvements														
Capital Replacement	Fair	G20 Site Improvements	Asphalt Paving	6,000.00	Sq Ft	4.50	27,000.00	6	10.00	83%	4.96	8.27		
Capital Replacement	Good	G20 Site Improvements	Concrete Flatwork	250.00	K Ln Ft	22.61	5,652.50	10	10.00	17%	1.73	1.73		
		G20 Site Improvements					32,652.50	16			6.69	10.00	33%	Fair

Appendix B:
Photographic Record

Foundation Wall and Footings, Full Basement :- Concrete foundation Walls

Superstructure, Cast in Place Concrete Beams and Slab

Exterior Walls, Brick Masonry, Solid, Multi-Wythe :- Exterior Brick

Windows, Vinyl Framed, Operable:- Vinyl Framed Window

Windows, Wood Framed (per SF) :- Typical Wood Framed Exterior Window

Roof Covering, Asphalt Shingle:- Asphalt Shingle Roof Covering

Roof Covering, Built-up Roof :- Built up roof covering with ballast

Partitions - Brick:- Typical brick interior partition

Toilet Partitions, Painted Metal :- Painted Bathroom Partitions

Interior Doors, Wood, Solid Core:- Typical Wood Door

Storage Shelving and Lockers, 6" High :- Employee Personal Lockers

Interior Stairs, Wood, w/ Wood Railings, Per Riser:- Interior Stairs

Metal, Exterior Stairs :- Emergency Exit Stairs from Second and third floor

Interior Stairs - Handrails, Wood:- Wood Railings

Wall Finish, Ceramic Tile :- Bathroom Wall tile

Floor Finish, Ceramic Tile:- 1x1 Bathroom floor tile

Floor Finish, Terrazzo :- Terrazzo Flooring

Floor Finish, Vinyl Tile:- Vinyl Floor Tile

Floor Finish, Vinyl Tile :- Typical Vinyl Tile Floor Finishes

Floor Finish, Vinyl Tile:- Vinyl Tile Floor Finishes

Floor Finish, Carpet, Average :- Carpet Flooring

Ceiling Finish, Plaster, Painted:- Plaster Ceilings above stairs

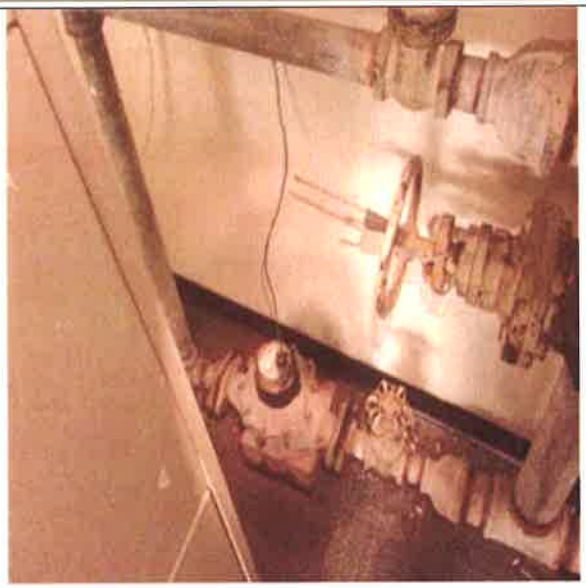
Ceiling Finish, Concealed Spline Acoustical Tile :- Acoustical Ceiling Tile

Ceiling Finish, Suspended Acoustical Tiles in Grid:- Suspended Ceiling Tiles

Flush Tank Water Closets :- Typical Water Closet

Urinals:- Typical Vitreous China Urnial

Lavatories :- Typical Lavatory



Domestic Water System, Distribution - Average (per SF):- Domestic Water Entrance

Reverse Osmosis/Deionized Water System :- Boiler Water Filtration

Water Heater, Domestic, Gas,120 Gal:- A.O. Smith Water Heater

Domestic Water System, Sanitary Waste - Average (per SF) :- Sanitary Waste Piping

Boiler, Gas, 1,000 Mbh:- Weil McLain Boiler

Heating, Cast Iron Radiators or Similar (per SF) :- Typical Cast Iron Hot Water Radiator

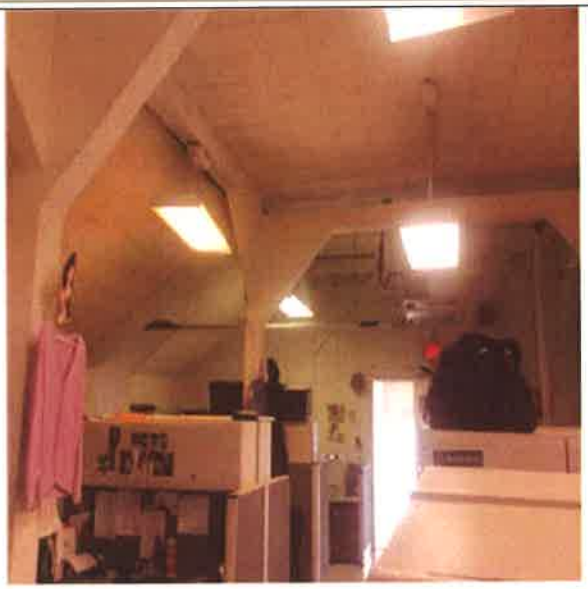
Suspended A/C Unit:- Ac Unit no longer functional

Thermostats :- Analog Thermostat

Electrical Distribution: Branch Wiring, Devices, Equipment & Disconnects - Average Density (per SF):- Typical Electrical Panel

Generator Transfer Switch, Auto, 208 V, 225Amp :- Generator Transfer Switch

Main Electrical Service, 400 Amp, w/ Main Disconnect(s), Main Distribution Switches:- Main Electrical Disconnect



Fluorescent Lighting Fixtures, Average Density (per SF) :- Suspended Fluorescent Light Fixtures

Fire Alarm System, Complete – Standard (per SF):- Fire Alarm Pull Station

Fire Alarm System, Complete – Standard (per SF) :- Simplex Fire Alarm

Generator, Diesel, 20 kW:- 20kW Generator

Exit Signs, Illuminated, w/ Battery (per SF) :- Emergency Exit Sign

Asphalt Paving:- Asphalt Paving

Appendix C:
Survey Information Resulting In Plant Adaptation Recommendations

Access Control	
Does the facility have a key card proximity entry system	No
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	No
Access to public transport loading area is restricted to other vehicles during loading/unloading	No
Lighting is provided at entrances and points of possible intrusion	Yes
Outside hardware has been removed from all doors except at points of entry	No
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.	1
How many additional designated can parking stalls are needed for compliance.	0
How many additional signs for accessible parking are needed for compliance.	0
How many LF of curb ramps are required from the parking area to the sidewalks.	0
How many additional passenger drop off areas are required	0
How many additional signs directing to accessible parking or accessible building entrances to the facility are reqiuired	0

How many LF of a straight entrance ramp with handrails are needed to allow wheelchair access	10
How many LF of existing exterior ramps and stairs are not equipped with the required handrails.	0
How many buzzers or intercoms used for assistance and service at exterior entrance doors or parking space are needed.	0
How many entrance doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking	2
How many vestibule doors are set too close to the front doors for wheelchair access	1
How many lever action hardware are missing at all accessible locations	1
How many obstacles or protrusion from the wall are impeding access.	0
Describe condition, location, and repair scope to correct	No elevator building is not accessible.
How many SF of existing carpeting is not securely attached or has a pile thickness exceeding 1/2".	0
How many stair handrails do not extend beyond the top and bottom risers.	6
How many signs used to indicate accessible entrances and general information are not provided	2
How many telephones are installed higher than what is essential for basic operation	0
How many objects are mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles	0
How many visual alarms need to be added to existing audible fire alarm systems.	12
How many cup dispensers are required at an existing non-conforming water fountain.	1
How many elevator control panels and hall buttons are mounted higher than 54" above the floor.	0
How many control panels do not have raised elevator markings and hall buttons.	0
How many elevators do not have audible signals at floor level changes.	0

How many elevators do not have safety stops installed	0
How many elevators do not have communication equipment set up for speech impaired communication	0
ADA Elevator Comments	No elevator
How many existing restroom doors are not wide enough to accommodate wheelchair access.	3
How many grab bars need to be installed in accessible stalls at 36" above the floor.	3
How many bathrooms require modification to existing toilet room accessories and mirrors	3
How many existing lavatory faucets need paddle type faucets added	7
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

Fire Protection	
Does the facility have a fire sprinkler system	Yes
Does the facility have wall mounted fire extinguishers	Yes
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	No
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	No
Is the power supply to the fire alarm control panel from an individual circuit	No
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	No
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	No
Is the fire alarm wiring enclosed in ¾" metal conduit raceway to the manufacturer's instructions	No
Is there a smoke detector directly above the fire alarm control panel	No
Are there smoke detectors within 5'-0" on each side of the fire doors?	No
Are there duct-type smoke detectors on the supply side of HVAC units rated greater than 2000 cfm but less than 15,000 cfm	No

Are there duct-type smoke detectors on both the supply side and return side of the HVAC units rated 15,000 cfm or more	No
Are there duct-type smoke detectors at all smoke damper locations within the HVAC system ductwork? Is there additional wiring to close the damper and turn off the associated HVAC unit	No

Green Roof Feasibility	
Asset	Z1010.4 Consider: Green Roof White Membrane Investments
Quantity	1,600 SF
Unit Cost	$0.00
Total Cost	$0.00
Is the roof a sloped system	No
Is the roof less than 5 years in age	No
Does the roof have significant amounts of penetration and equipment	No
Will structural modification need to be made to support a green roof	Yes

Green Roof Feasibility	
Asset	Z1010.4 Consider: Green Roof Plantings Investments
Quantity	1 Each
Unit Cost	$0.00
Total Cost	$0.00
Is the roof a sloped system	Yes
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	Yes

Hazardous Materials	
Does the facility have a current AHERA Asbestos Inspection on File	No
Does the facility currently have a Asbestos Containing material OM plan in place	No
Has all the material identified in the AHERA report been abated	No
Has the facility been tested for Lead Paint	No
Does the facility have a Lead containing paint OM plan in place	No
Has all the lead identified in the LBP report been abated	No
Has the facility been tested for Lead in Water	No
Does the facility have a Lead in water OM plan in place	No
Does the facility have a UST	No
Does the tank have a leak detection system	No
Does the facility have a AST	Yes
Does the AST have a leak containment system	No
Are transformers PCB free	Yes
Is there any known PCB containing equipment onsite	No

LEED		
SS.C1	**Is the Building LEED Certified Design and Construction**	No
	If No, level of effort to achieve	Easy
SS.C2	**Does the facility have a Building Exterior and Hardscape Management Plan**	No
	If No, level of effort to achieve	Hard
SS.C3	**Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan**	No
	If No, level of effort to achieve	Not Feasible

SS.C4	Does the facility provide car pooling or Alternative Commuting Transportation options or incentives	No
	If No, level of effort to achieve	Easy
SS.C5	Does the way the site is developed Protect or Restore Open Habitat	No
	If No, level of effort to achieve	Not Feasible
SS.C6	Does the facility have retention ponds rain gardens to control the quantity of Storm water	No
	If No, level of effort to achieve	Not Feasible
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
WE.P1	The facility has a Minimum Indoor Plumbing Fixture and Fitting Efficiency policy	No
	If No, level of effort to achieve	Easy
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	No
	If No, level of effort to achieve	Hard
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)	No
	If No, level of effort to achieve	Easy

	Are all of the plumbing fixture at the facility water saving devices (100%)	No
	If No, level of effort to achieve	Easy
WE.C3	Does the Building use native planting that does not require irrigation	Yes
	Does the Building have an irrigation system with a rain gauge and time system	No
	Does the Building hand water on an as needed basis	No
WE.C4	Does the Cooling Tower utilize a Chemical Management System	No
	If No, level of effort to achieve	Not Feasible
	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)	No
	If No, level of effort to achieve	Not Feasible
EA.P1	Does the Building have an Energy Efficiency Best Management Practices policy	No
	If No, level of effort to achieve	Hard
EA.P2	Has an energy audit been performed and were E.C.M.s implemented to achieve Min Energy Eff Performance	No
	If No, level of effort to achieve	Easy
EA.P3	Does the Building have a Fundamental Refrigerant Management program	No
	If No, level of effort to achieve	Easy
EA.C1	Is it feasible for the facility to achieve an EnergyStar rating of 71 or higher	No
	If No, level of effort to achieve	Hard
EA.C2.1	Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning	No
	If No, level of effort to achieve	Hard

EA.C2.2	**Has the Building performed retro Commissioning of the building lighting and HVAC systems**	No
	If No, level of effort to achieve	Not Feasible
EA.C2.3	**Is the Building performing ongoing Commissioning of the building lighting and HVAC systems**	No
	If No, level of effort to achieve	Hard
EA.C3.1	**Does the Building have a HVAC or Lighting — Building Automation System**	No
	If No, level of effort to achieve	Easy
EA.C3.2	**re the HVAC and lighting systems individually metered at 40%**	No
	If No, level of effort to achieve	Easy
	Are the HVAC and lighting systems individually metered at 80%	No
	If No, level of effort to achieve	Hard
EA.C4	**Does the Building use on-site or off-site renewable energy**	No
	If No, level of effort to achieve	Hard
EA.C5	**Does the Building have an Enhanced Refrigerant Management**	No
	If No, level of effort to achieve	Hard
EA.C6	**Does the Building have an Emissions Reduction Reporting program**	No
	If No, level of effort to achieve	Hard
MR.P1	**Does the Building have a Sustainable Purchasing Policy**	No
	If No, level of effort to achieve	Hard
MR.P2	**Does the Building have a Solid Waste Management Policy**	No
	If No, level of effort to achieve	Hard
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	Easy
MR.C2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture	No
	If No, level of effort to achieve	Easy
MR.C3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions	No
	If No, level of effort to achieve	Easy
MR.C4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased	No
	If No, level of effort to achieve	Easy
MR.C5	Is a Sustainable Purchasing policy used when making Food purchases at the Building	No
	If No, level of effort to achieve	Easy
MR.C6	Has the Building performed a Waste Stream Audit	No
	If No, level of effort to achieve	Easy
MR.C7	Has the Building implemented a policy to reduce the quantity Ongoing Consumables going into landfills	Yes
	If No, level of effort to achieve	Hard
MR.C8	Has the Building implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills	No
	If No, level of effort to achieve	Hard
MR.C9	Does the Building recycle building materials during construction which prevents material going to landfill	No

Safety Security

Do all areas of the Building, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System	No
Do all areas of the Building have the ability to privately call the main office or for emergency	No
Does the general office, principal's office, assistant principal's office have CCTV receptacles	No
Is there an automated notification system to lockdown the building envelope	No
Does the facility have a monitored burglar alarm system	No
Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detector	No
Are all general corridor or lobby areas plus rooms with specific vulnerability equipped with motion detectors?	No
Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads	No
Are alarm monitoring and response performed by DCPS via their existing central alarm monitoring facility via either dial-up telephone lines or LAN/WAN	No
Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points	No
Does the facility have monitored video surveillance system at the interior	No
Does the facility have monitored video surveillance system at the exterior	Yes
Does the facility have exterior door hardware that allows controlled access to the building?	No
Does the facility have exterior card access readers that allow controlled access to the building?	No
Does the facility have allow occupants a quick, unimpeded egress from the building?	Yes
Does the facility have interor door hardware that allows controlled access to classrooms?	No
Does the facility have interior card access readers that allow controlled access within the building?	No

Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?	No
Does the facility have equipment that allows announcements to be made during large gatherings?	No

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

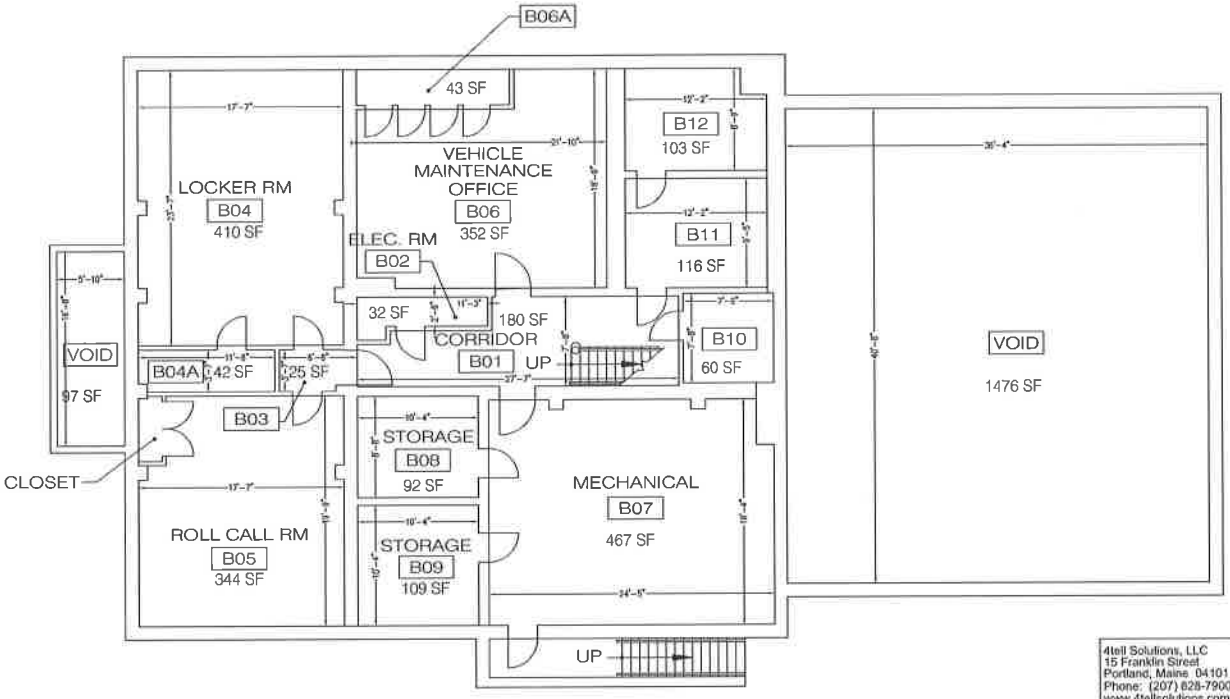
4tell
Innovation for the Built Environment

Prepared by:
4Tell Solutions
15 Franklin Street
Portland, ME 04101

Project:
Space Analysis

DGS No.
211

MPD Youth Division
1700 Rhode Island Ave, Washington, DC, 20018



GROSS FLOOR AREA = 2831 SF
NET RENTABLE AREA = 2568 SF

BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'

N
PROJECT NORTH

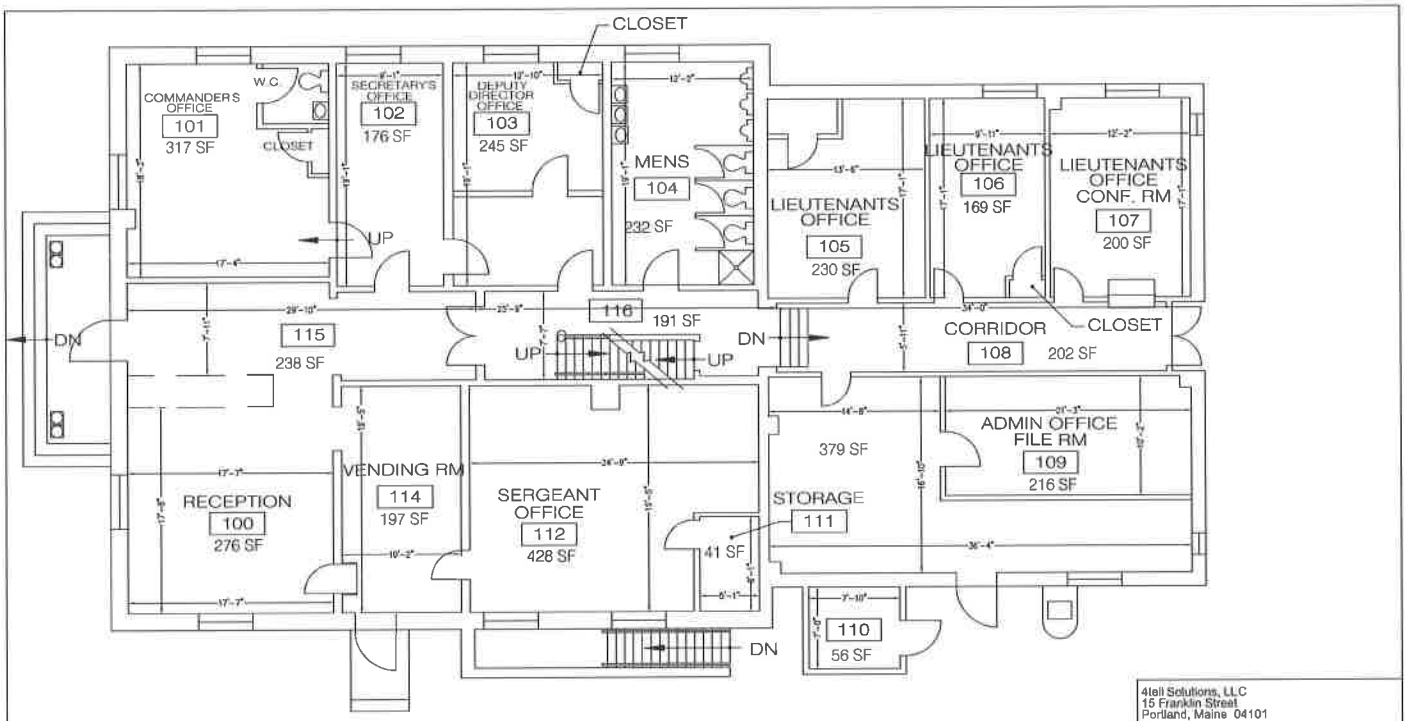
4tell Solutions, LLC
15 Franklin Street
Portland, Maine 04101
Phone: (207) 828-7900
www.4tellsolutions.com

Project:
MPD YOUTH DIVISION
1700 RHODE ISLAND AVE NE
WASHINGTON D.C. 20018

Sheet No.
A-1

DGS # / Bldg. #:
MF-211

Description:
BASEMENT FLOOR PLAN



GROSS FLOOR AREA = 4497 SF
NET RENTABLE AREA = 4108 SF

FIRST FLOOR PLAN

SCALE: 1/8" = 1'

N
PROJECT NORTH

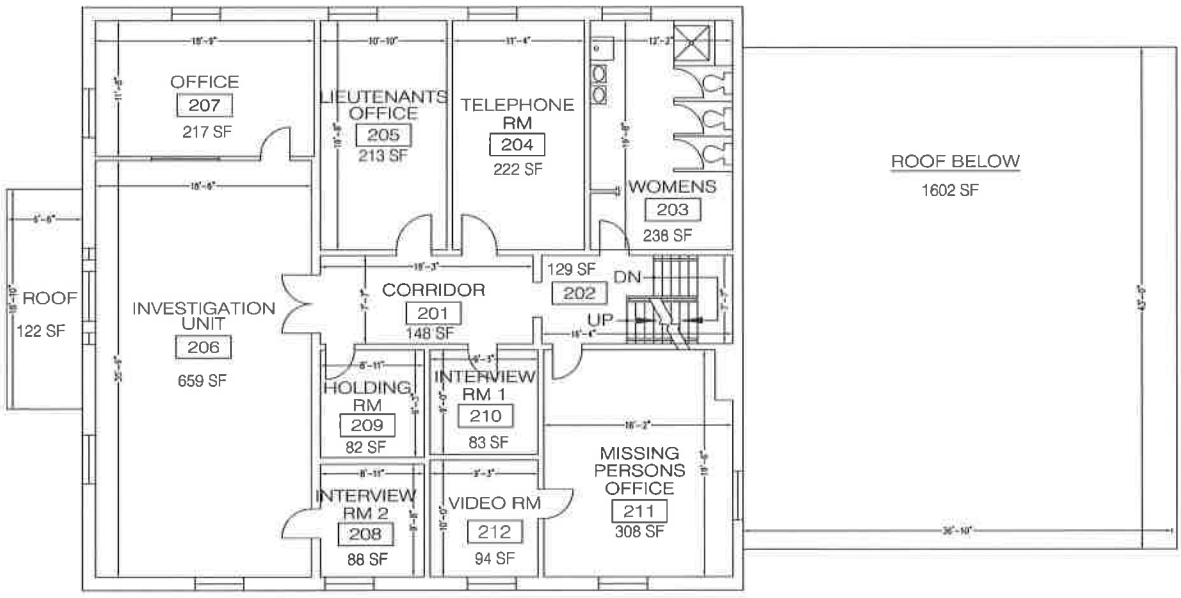
4tell Solutions, LLC
15 Franklin Street
Portland, Maine 04101
Phone: (207) 828-7000
www.4tellsolutions.com

Project:
MPD YOUTH DIVISION
1700 RHODE ISLAND AVE NE
WASHINGTON D.C. 20018

Sheet No.: A-2

DGS # / Bldg #: MF-211

Description: FIRST FLOOR PLAN



GROSS FLOOR AREA = 2830 SF
NET RENTABLE AREA = 2600 SF

SECOND FLOOR PLAN

SCALE: 1/8" = 1'

N
PROJECT NORTH

4Ieli Solutions, LLC
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Portland, Maine 04101
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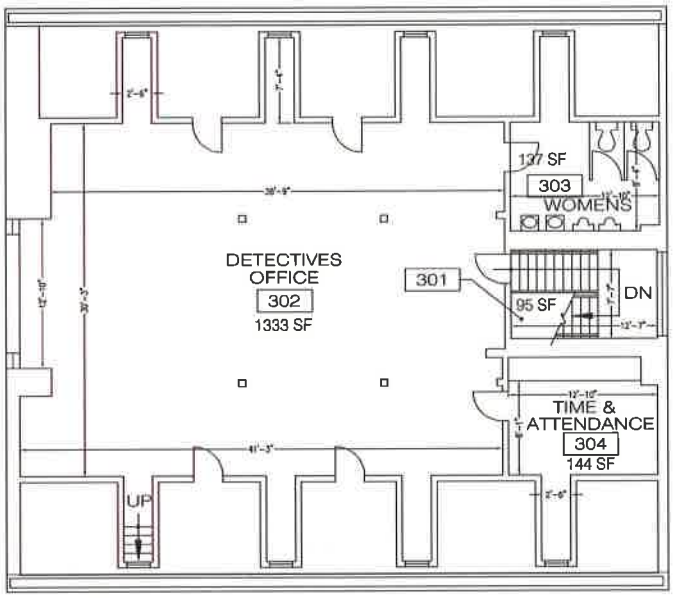
MPD YOUTH DIVISION
1700 RHODE ISLAND AVE NE
WASHINGTON D.C. 20018

Sheet No.: A-3

DGS # / Bldg. #: MF-211

Description: SECOND FLOOR PLAN



GROSS FLOOR AREA = 2831 SF
GROSS RENTABLE AREA = 1771 SF

THIRD FLOOR PLAN

SCALE: 1/8" = 1'

N
PROJECT NORTH

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1700 RHODE ISLAND AVE NE
WASHINGTON D.C. 20018

Sheet No.: A-4

DGS # / Dwg. #: MF-211

Description:
THIRD FLOOR PLAN

iPlan Abbreviation	Building	Floor	Floor Type	Room #	Room Use Type	Room Utilization (Utilized?)	Owner Nomenclature for Room	Measured BOF (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
										There were no room numbers previously identified	Assessment & Drawings	Assessment & Drawings	Assessment & Drawings	Assessment & Drawings	11,176	16,823
MF-211	MPD Youth Division	Basement	Basement	B04	Uncategorized	Utilized	Locker Room	410								
MF-211	MPD Youth Division	Basement	Basement	B04A	Closet	Utilized	Closet	43								
MF-211	MPD Youth Division	Basement	Basement	B05	Uncategorized	Utilized	Roll Call Room	384								
MF-211	MPD Youth Division	Basement	Basement	B06	Office	Utilized	Vehicle Maintenance C	352								
MF-211	MPD Youth Division	Basement	Basement	B06A	Storage	Utilized	Storage	43								
MF-211	MPD Youth Division	Basement	Basement	B07	Electrical Room	Utilized	Electrical Room	31								
MF-211	MPD Youth Division	Basement	Basement	B01	Hall	Utilized	Corridor	305								
MF-211	MPD Youth Division	Basement	Basement	B08	Storage	Utilized	Storage	91								
MF-211	MPD Youth Division	Basement	Basement	B09	Storage	Utilized	Storage	109								
MF-211	MPD Youth Division	Basement	Basement	B07	Building Services	Utilized	Mechanical	1,478								
MF-211	MPD Youth Division	Basement	Basement	B12	Storage	Utilized	Storage	103								
MF-211	MPD Youth Division	Basement	Basement	B11	Storage	Utilized	Storage	116								
MF-211	MPD Youth Division	Basement	Basement	B10	Storage	Utilized	Storage	69								
MF-211	MPD Youth Division	First Floor	Ground Floor	101	Office	Utilized	Commander's Office	317								
MF-211	MPD Youth Division	First Floor	Ground Floor	102	Office	Utilized	Secretary's Office	178								
MF-211	MPD Youth Division	First Floor	Ground Floor	103	Office	Utilized	Deputy Director Office	245								
MF-211	MPD Youth Division	First Floor	Ground Floor	104	Toilet	Utilized	Men's Washroom	232								
MF-211	MPD Youth Division	First Floor	Ground Floor	105	Office	Utilized	Lieutenants Office	230								
MF-211	MPD Youth Division	First Floor	Ground Floor	106	Office	Utilized	Lieutenants Office	169								
MF-211	MPD Youth Division	First Floor	Ground Floor	107	Office	Utilized	Lieutenants Office Cor	200								
MF-211	MPD Youth Division	First Floor	Ground Floor	115	Uncategorized	Utilized	Lobby	259								
MF-211	MPD Youth Division	First Floor	Ground Floor	100	Uncategorized	Utilized	Reception	278								
MF-211	MPD Youth Division	First Floor	Ground Floor	114	Uncategorized	Utilized	Vending Room	107								
MF-211	MPD Youth Division	First Floor	Ground Floor	112	Office	Utilized	Sergent Office	429								
MF-211	MPD Youth Division	First Floor	Ground Floor	111	Storage	Utilized	Storage	41								
MF-211	MPD Youth Division	First Floor	Ground Floor	109	Office	Utilized	Admin Office	585								
MF-211	MPD Youth Division	First Floor	Ground Floor	108	Hall	Utilized	Corridor	302								
MF-211	MPD Youth Division	First Floor	Ground Floor	110	Storage	Utilized	Storage	58								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	207	Office	Utilized	Office	217								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	206	Office	Utilized	Investigation Unit	809								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	205	Office	Utilized	Lieutenants Office	217								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	204	Building Services	Utilized	Telephone Room	222								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	203	Toilet	Utilized	Women's Washroom	238								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	201	Hall	Utilized	Corridor	148								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	202	Stairwell	Utilized	Stairs	126								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	209	Auxiliary	Utilized	Holding Room	82								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	210	Auxiliary	Utilized	Interview Room 1	83								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	208	Auxiliary	Utilized	Interview Room 2	88								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	212	Auxiliary	Utilized	Video Room	94								
MF-211	MPD Youth Division	Second Floor	Intermediate Floor	211	Office	Utilized	Missing Persons Office	308								
MF-211	MPD Youth Division	Third Floor	Intermediate Floor	302	Office	Utilized	Detectives Office	1,333								
MF-211	MPD Youth Division	Third Floor	Intermediate Floor	303	Toilet	Utilized	Unisex Bathroom	117								
MF-211	MPD Youth Division	Third Floor	Intermediate Floor	301	Stairwell	Utilized	Stairs	95								
MF-211	MPD Youth Division	Third Floor	Intermediate Floor	304	Office	Utilized	Time & Attendance	144								

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