Attachment N	Property Conditions Report
Attachment N3	Ward 6

Property Condition Report

Southwest Health Center
850 Delaware Ave SW
Washington, DC

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

October 3, 2014

4tell™ Solutions, LP
15 Franklin St
Portland, ME 04101
207.828.7900
www.4tellsolutions.com

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

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EXECUTIVE SUMMARY

1.1 GENERAL DESCRIPTION

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

1.2 SCOPE OF WORK

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

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

1.3 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

1.4 LIMITING CONDITIONS

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

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

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

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

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

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

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

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

1.5 Building Summary

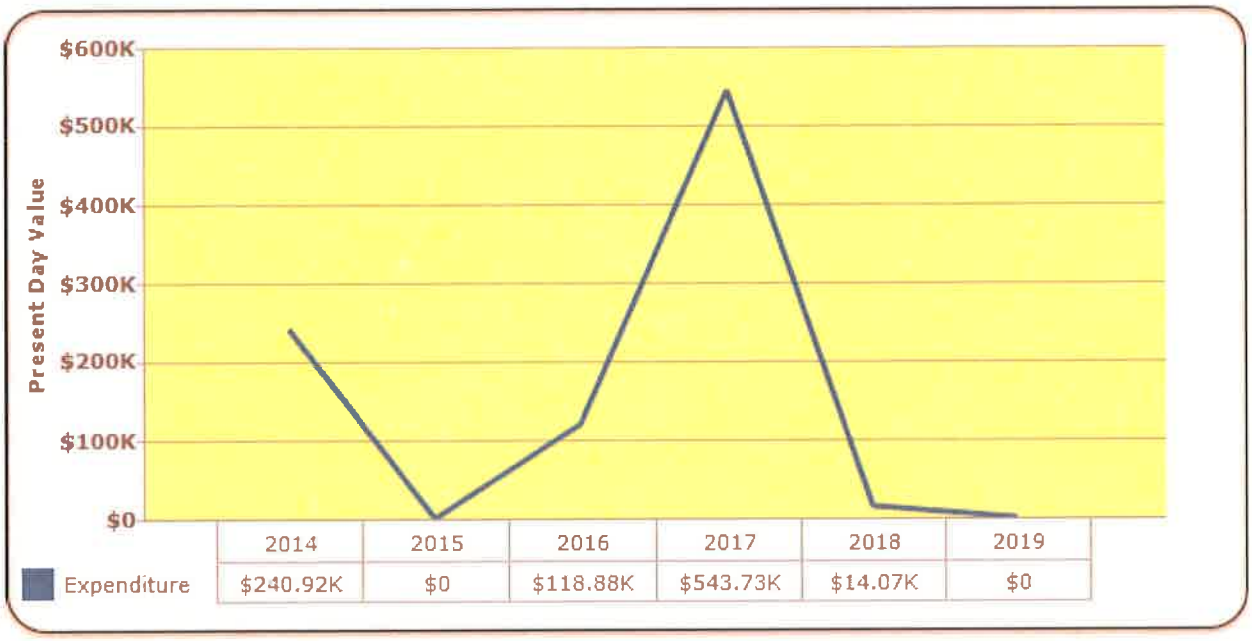
Item	Description
Project Name	Southwest Health Center
Full Address	850 Delaware Ave SW Washington, DC 20024
Year Built	1940
Gross Building Area (SF)	26,859
Current Replacement Value	$ 9,106,276
CRV/GSF ($/Sq Ft)	$339.04 / Sq Ft

1.6 Summary of Findings

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

Key Finding	Metric
Current Year Facility Condition Index	**2.65%**
Property Replacement Value (in Current Dollars)	**$9,106,276**
Current Year Capital Needs (included in FCI)	**$240,920**
Current Year Non-Capital Needs (not included in FCI)	**$62,625**
Year 2 to Year 6 Capital Needs	**$989,800**

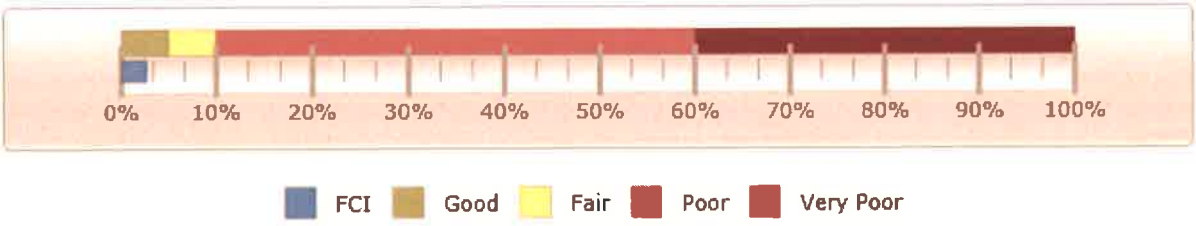
Expenditure Forecast Over Study Period



	2014	2015	2016	2017	2018	2019
Expenditure	$240.92K	$0	$118.88K	$543.73K	$14.07K	$0

1.7 FACILITY CONDITION INDEX

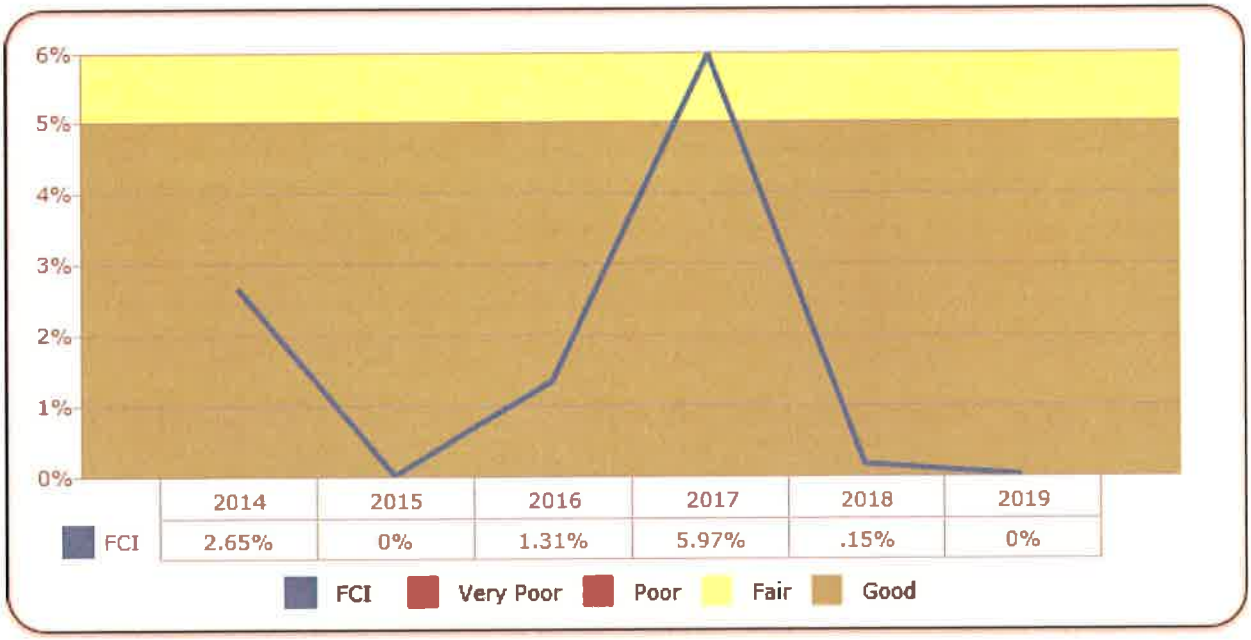
The Facility Condition Index (FCI) gives an indication of a building's or portfolio's overall state of condition. The values are based on a 0-100%+ scale and are derived by dividing the repair costs for a facility by a theoretical replacement value. This replacement value is based on building type from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



Southwest Health Center
Current Year FCI = 2.65%

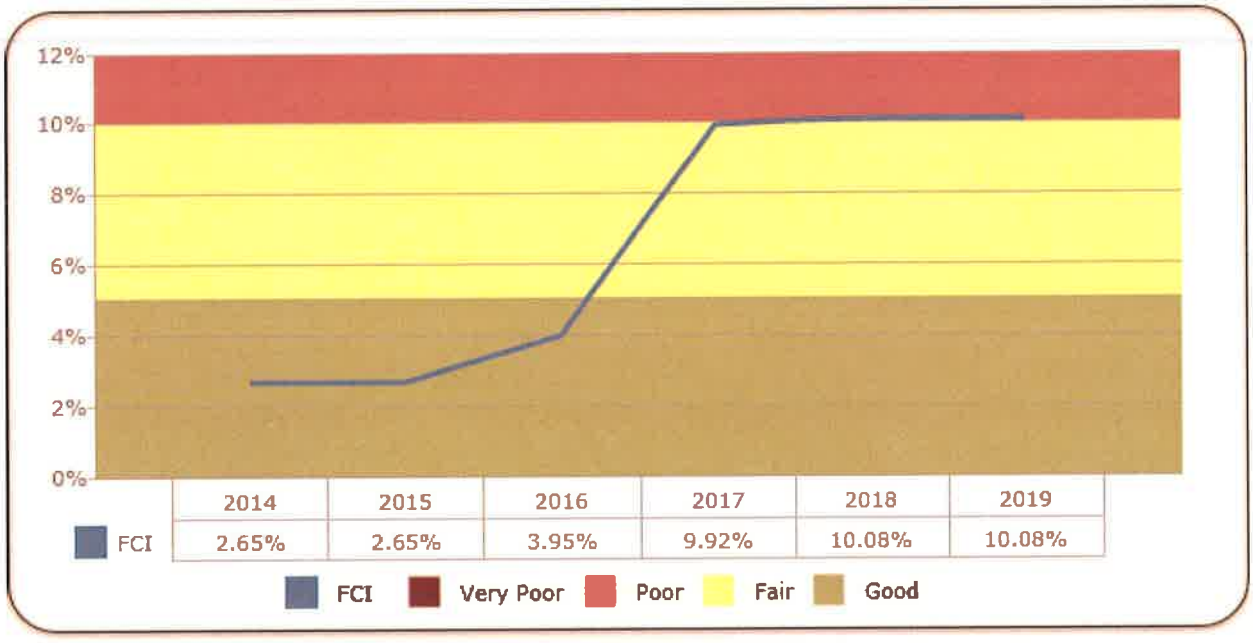
The chart below indicates the effects of the FCI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified actions each year.

Year by Year Effects of FCI Over the Study Period



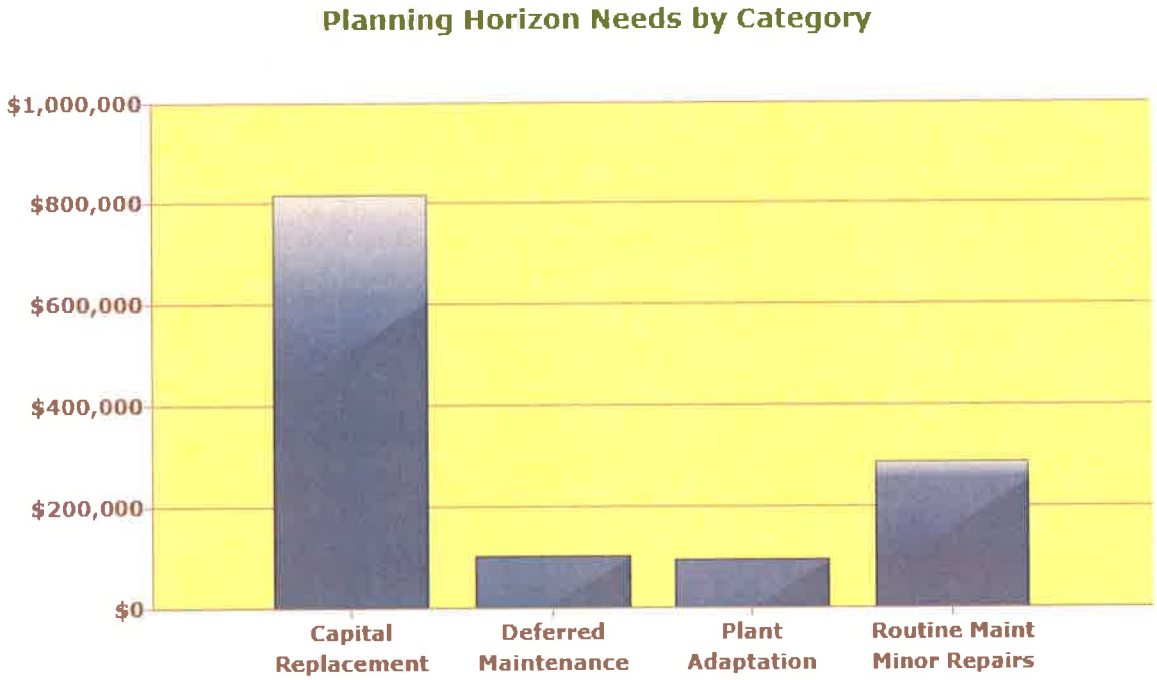
The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address the identified works and deferred maintenance each year.

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
Deferred Maintenance	$101,681
Plant Adaptation	$91,350
Routine Maint Minor Repairs	$284,400
Capital Replacement	$815,915
Total	**$1,293,346**

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.

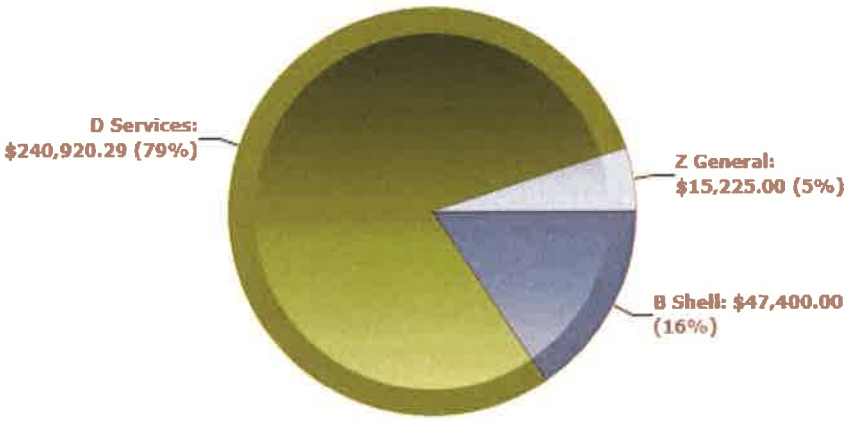
Plant Adaptation

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

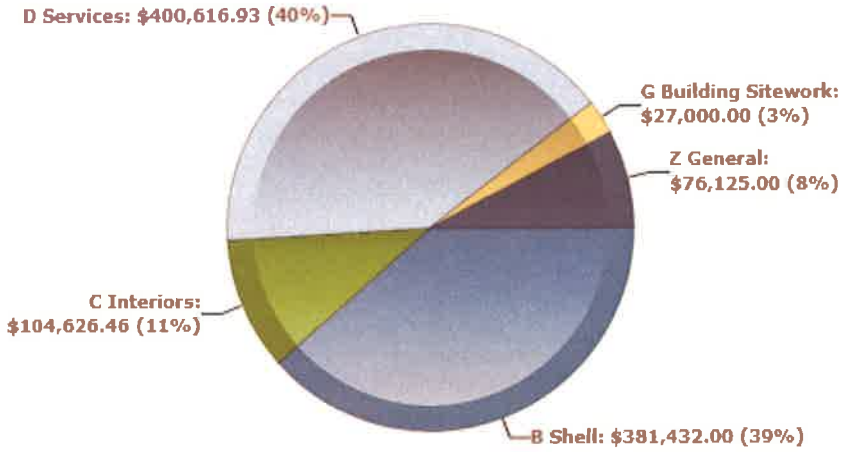
Distribution of Immediate Needs by Building System



Building Systems	Estimated Costs	Percentage of Total Cost
B Shell	$47,400	15.6%
D Services	$240,920	79.4%
Z General	$15,225	5.0%
Total	**$303,545**	**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	$381,432	38.5%
C Interiors	$104,626	10.6%
D Services	$400,617	40.5%
G Building Sitework	$27,000	2.7%
Z General	$76,125	7.7%
Total	**$989,800**	**100.0%**

A SUBSTRUCTURE SYSTEMS

A10 FOUNDATIONS

Item	Description
A1011 Wall Foundations	Foundation Wall and Footings, No Basement
Condition	Good
RUL	6
Plan Type	Capital Replacement
Quantity	388
Unit of Measure	LF
Unit Cost	$366

Comments

The building's substructure includes cast in place concrete strip footings, foundation walls and spread column footings typical of a building without a basement. Also included are under drains. The foundation appeared to be in good condition.

B SHELL SYSTEMS

B10 SUPERSTRUCTURE

Item	Description
B1012 Upper Floors Construction	Superstructure, Cast in Place Concrete Beams and Slab
Condition	Good
RUL	6
Plan Type	Capital Replacement
Quantity	26859
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. The structure appeared to be in good condition.

Item	Description
B1014 Ramps	Accessible Ramp - Concrete
Condition	Good
RUL	40
Plan Type	Capital Replacement
Quantity	35
Unit of Measure	LF
Unit Cost	$500

Comments
The building's exterior features include a concrete ramp. Ramp is cast in place concrete construction with painted steel handrails (or similar). The ramp appeared to be in good condition.

The access ramp to the building.

B20 Exterior Enclosure

Item	Description
B2011 Exterior Wall Construction	Exterior Walls, Brick Masonry, Solid
Condition	Good
RUL	11
Plan Type	Capital Replacement
Quantity	7900
Unit of Measure	SF
Unit Cost	$48.41

Comments

The exterior walls are composed of multiple wythes of brick and/or other unit masonry. Walls feature sandstone and/or limestone details and accents. The walls appeared to be in good condition for their age; however, require repointing.

The exterior brick walls

Type	Component Description	Plan Type	Year	Expenditures ($)
B2011	Repointing Brick - 50% of Brick	Routine Maint Minor Repairs	2014	$47,400

Item	Description
B2021 Windows	Windows, Wood Framed (per SF)
Condition	Poor - Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1700
Unit of Measure	SF
Unit Cost	$41.91

Comments

The building's fenestration is composed primarily of wood framed exterior window units with single pane glazing. Price is per square foot. The windows appeared to be in fair to poor condition as they

were reported to be original to the building; however, there are no issues of water ingress. It is expected that the units will require replacements within the next few years.

Example of wood framed windows.

Type	Component Description	Plan Type	Year	Expenditures ($)
B2021	Replace Windows, Wood Framed (per SF)	Capital Replacement	2017	$71,247

Item	Description
B2032 Solid Exterior Doors	Exterior Doors, Swinging, Wood
Condition	Good
RUL	6
Plan Type	Capital Replacement
Quantity	5
Unit of Measure	Each
Unit Cost	$1,298.31

Comments
Exterior doors include swinging wood doors in wood or metal frames with hinges, lock sets or other similar hardware, and closers. The doors appeared to be in good condition.


Main entrance doors.

B30 ROOFING

Item	Description
B3011 Roof Finishes	Roof Covering, Built-up Roof
Condition	Poor - Fair
RUL	3
Plan Type	Capital Replacement
Quantity	7000
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. There are two roof levels, the lower roof level over the north side of the building and the

main building over the south side of the building. The roof appeared to be in fair condition and is starting to reach the end of its expected useful life.

The roof covering consists of a built up roof system.

Type	Component Description	Plan Type	Year	Expenditures ($)
B3011	Replace Roof Covering, Built-up Roof	Capital Replacement	2017	$73,185

C INTERIORS SYSTEMS

C10 INTERIOR CONSTRUCTION

Item	Description
C1011 Fixed Partitions	Toilet Partitions, Painted Metal
Condition	Fair - Good
RUL	4
Plan Type	Capital Replacement
Quantity	13
Unit of Measure	Each
Unit Cost	$812.99

Comments
Restrooms include floor and/or ceiling mounted partitions of metal construction or similar. The units appeared to be in fair to good condition.


Typical metal toilet partitions.

Type	Component Description	Plan Type	Year	Expenditures ($)
C1011	Replace Toilet Partitions, Painted Metal	Capital Replacement	2018	$10,569

Item	Description
C1021 Interior Doors	Interior Doors, Wood, Solid Core
Condition	Good
RUL	6
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. The doors appeared to be in good condition for their age with minor wear throughout.

Typical interior door.

C20 STAIRS

Item	Description
C2011 Regular Stairs	Metal, Painted, Interior Stairs
Condition	Good
RUL	6
Plan Type	Capital Replacement
Quantity	6
Unit of Measure	Sq Ft
Unit Cost	$12,000

Comments

C30 INTERIOR FINISHES

Item	Description
C3012 Wall Finishes to Interior Walls	Wall Finish, Plaster
Condition	Good
RUL	75
Plan Type	Capital Replacement
Quantity	26859
Unit of Measure	SF
Unit Cost	$12.57

Comments
Interior wall finishes include a multi-coat plaster finish on lath or similar substrate. The walls appeared to be in good condition.

Item	Description
C3024 Flooring	Floor Finish, Ceramic Tile
Condition	Good
RUL	16
Plan Type	Capital Replacement
Quantity	465
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. The flooring appeared to be in good condition and aging as per its expected useful life.

Item	Description
C3024 Flooring	Floor Finish, Terrazzo
Condition	Good
RUL	40
Plan Type	Capital Replacement
Quantity	170
Unit of Measure	SF
Unit Cost	$25

Comments
The terrazzo is located at the stair landings throughout the building and appeared to be in good condition.

Item	Description
C3024 Flooring	Floor Finish, Vinyl Tile - 12"x12"
Condition	Good
RUL	11
Plan Type	Capital Replacement
Quantity	670
Unit of Measure	SF
Unit Cost	$3.04

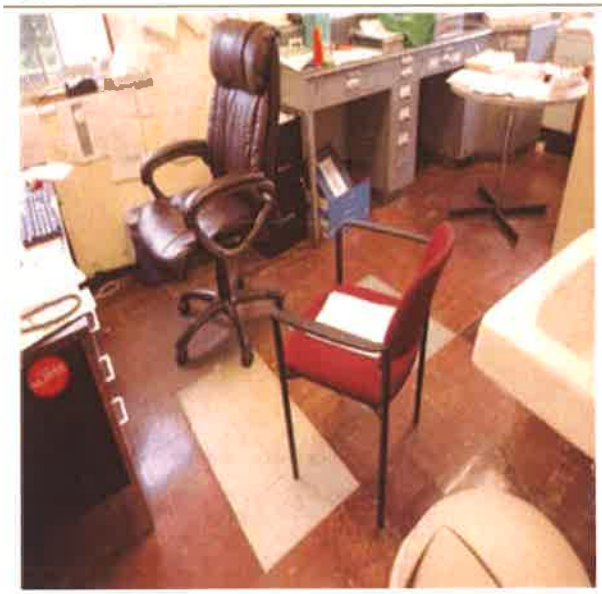
Comments
Interior floor finishes include standard Vinyl Composition Tile (VCT) flooring and related base. The flooring appeared to be in good condition.

Typical 12" x 12" tiles in select locations throughout the building.

Item	Description
C3024 Flooring	Floor Finish, Vinyl Tile - 9"x9"
Condition	Poor - Fair
RUL	3
Plan Type	Capital Replacement
Quantity	15470
Unit of Measure	SF
Unit Cost	$6.08

Comments

Interior floor finishes include standard Vinyl Composition Tile (VCT) flooring and related base. These vinyl tiles were reported to have asbestos containing material within the tile/substrate. The price for replacement has been increased, as their will be abatement required.



Typical 9"x9" tile with sections that have been replaced.

Type	Component Description	Plan Type	Year	Expenditures ($)
C3024	Replace Floor Finish, Vinyl Tile - 9"x9"	Capital Replacement	2017	$94,058

Item	Description
C3031 Ceiling Finishes	Ceiling Finish, Plaster, Painted
Condition	Good
RUL	11
Plan Type	Capital Replacement
Quantity	26859
Unit of Measure	SF
Unit Cost	$12.57

Comments

Interior ceiling finishes include a multi-coat plaster on metal lath (or similar). The ceilings appeared to be in good condition.

D SERVICES SYSTEMS

D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	Elevator, Passenger, Cable
Condition	Poor
RUL	0
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$118,700.20

Comments
The elevator is manufactured by Otis and is original to the building. There have been reported issues with the unit and its anticipated that it will require replacement within the next year.

Elevator that service all three floors.

Type	Component Description	Plan Type	Year	Expenditures ($)
D1011	Replace Elevator, Passenger, Cable	Capital Replacement	2014	$118,700

D20 PLUMBING

Item	Description
D2011 Water Closets	Flush Tank Water Closets
Condition	Good
RUL	6
Plan Type	Capital Replacement
Quantity	13
Unit of Measure	Each
Unit Cost	$843.66

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

Typical water closet throughout the building.

Item	Description
D2014 Sinks	Sink, Stainless Steel
Condition	Good
RUL	16
Plan Type	Capital Replacement
Quantity	27
Unit of Measure	Each
Unit Cost	$1,007.80

Comments
Plumbing fixtures include sinks that are stainless steel.

Item	Description
D2014 Sinks	Service Sink, Iron, Enamel
Condition	Good
RUL	6

Plan Type	Capital Replacement
Quantity	13
Unit of Measure	Each
Unit Cost	$1,012.39

Comments
Plumbing fixtures include service sink(s) with trim, enameled cast iron.

Item	Description
D2023 Domestic Water Supply Equipment	Domestic Water System, Distribution - Average (per SF)
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	26856
Unit of Measure	SF
Unit Cost	$3.11

Comments
The building's domestic water distribution includes a main line, water meter, and backflow preventer. Rough-in included. This asset does not include a water heater. Price per building SF. The plumbing was reported to be in fair condition.

Type	Component Description	Plan Type	Year	Expenditures ($)
D2023	Replace Domestic Water System, Distribution - Average (per SF)	Capital Replacement	2017	$83,522

Item	Description
D2023 Domestic Water Supply Equipment	Water Heater, Domestic, Gas
Condition	Fair - Good
RUL	4
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$3,500

Comments
The domestic hot water is provided by a 120-gallon natural gas water heater. The unit appeared to be in fair to good condition.

Gas fire water heater manufactured by State.

Type	Component Description	Plan Type	Year	Expenditures ($)
D2023	Replace Water Heater, Domestic, Gas	Capital Replacement	2018	$3,500

Item	Description
D2031 Waste Piping	Domestic Water System, Sanitary Waste - Average (per SF)
Condition	Poor - Fair
RUL	2
Plan Type	Capital Replacement
Quantity	26859
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. The domestic lines are starting to show corrosion on the exterior of the piping.

Type	Component Description	Plan Type	Year	Expenditures ($)
D2031	Replace Domestic Water System, Sanitary Waste - Average (per SF)	Capital Replacement	2016	$66,342

D30 HVAC

Item	Description
D3021 Boilers	Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #1
Condition	Poor
RUL	0
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$20,539.10

Comments
The boiler is manufactured by Weil-McLain and was reported that it broken down two years ago and has not worked since. This boiler requires replacement.


Boiler number 1 that isn't functioning.

Type	Component Description	Plan Type	Year	Expenditures ($)
D3021	Replace Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #1	Capital Replacement	2014	$20,539

Item	Description
D3021 Boilers	Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #2
Condition	Poor
RUL	2
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$20,539.10

Comments

The boiler is manufactured by Weil-McLain and was reported that it recently broken down and was repaired and reinstated within the last few months. It is expected that the unit will require replacement within the next few years.

Boiler #2 that is functioning.

Type	Component Description	Plan Type	Year	Expenditures ($)
D3021	Replace Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #2	Capital Replacement	2016	$20,539

Item	Description
D3023 Auxiliary Equipment	Heating, Cast Iron Radiators or Similar (per SF)
Condition	Good
RUL	11
Plan Type	Capital Replacement
Quantity	26859
Unit of Measure	SF
Unit Cost	$10.85

Comments

HVAC in the building includes cast iron radiators with steam or hot water distribution piping, including simplex condensate return and steam condensate meter (steam). Price per building SF.

Cast iron radiator that is found throughout the building.

Item	Description
D3031 Chilled Water Systems	Chiller, Reciprocal, With Air-Cooled Condenser
Condition	Poor
RUL	0
Plan Type	Deferred Maintenance
Quantity	50
Unit of Measure	Each
Unit Cost	$1,500

Comments

The cooling medium for air conditioning is provided by an air-cooled reciprocating chiller. The unit was reported that it has not been functioning for more than five years. It requires replacement.

Chiller that is not functioning.

Type	Component Description	Plan Type	Year	Expenditures ($)
D3031	Replace Chiller, Reciprocal, With Air-Cooled Condenser	Deferred Maintenance	2014	$75,000

Item	Description
D3041 Air Distribution Systems	Air Handler, Central, Heating and Cooling, 10,000 cfm
Condition	Poor
RUL	0
Plan Type	Deferred Maintenance
Quantity	1
Unit of Measure	Each
Unit Cost	$26,680.99

Comments

HVAC in the building includes a constant volume central air handling unit with heating and cooling coils.It was reported that the unit has not worked in more than five-ten years. It requires replacement.

Type	Component Description	Plan Type	Year	Expenditures ($)
D3041	Replace Air Handler, Central, Heating and Cooling, 10,000 cfm	Deferred Maintenance	2014	$26,681

Item	Description
D3051 Terminal Self-Contained Units	Air Conditioner, Window, 1 Ton
Condition	Fair
RUL	6
Plan Type	Capital Replacement
Quantity	50
Unit of Measure	Each
Unit Cost	$1,569.72

Comments
The cooling for the building is completed by window mounted units.

D50 ELECTRICAL SYSTEMS

Item	Description
D5012 Low Tension Service & Dist.	Electrical Distribution: Branch Wiring, Devices, Equipment & Disconnects - Average Density (per SF)
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	26859

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. The majority of the branch wiring and equipment appeared and were reported to be in fair condition.

Type	Component Description	Plan Type	Year	Expenditures ($)
D5012	Replace Electrical Distribution: Branch Wiring, Devices, Equipment & Disconnects - Average Density (per SF)	Capital Replacement	2017	$97,498

Item	Description
D5012 Low Tension Service & Dist.	Main Electrical Service, 800 Amp, w/ Main Disconnect(s), Main Distribution Switches
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$21,973.24

Comments
The main disconnect switch for the building is located in the basement and is manufactured by The Shull Company.

Main disconnect for the building.

Type	Component Description	Plan Type	Year	Expenditures ($)
D5012	Replace Main Electrical Service, 800 Amp, w/ Main Disconnect(s), Main Distribution Switches	Capital Replacement	2017	$21,973

Item	Description
D5022 Lighting Equipment	Fluorescent Lighting Fixture
Condition	Fair
RUL	3
Plan Type	Capital Replacement
Quantity	27859
Unit of Measure	Sq Ft
Unit Cost	$3.67

Comments

Interior lighting includes fluorescent tube lamps in fixtures of varying description. The units appeared to be in fair condition.

Type	Component Description	Plan Type	Year	Expenditures ($)
D5022	Replace Fluorescent Lighting Fixture	Capital Replacement	2017	$102,243

Item	Description
D5037 Fire Alarm Systems	Fire Alarm Control Panel
Condition	Poor - Fair
RUL	2
Plan Type	Capital Replacement
Quantity	1
Unit of Measure	Each
Unit Cost	$5,000

Comments
The fire alarm system includes a multi-zone fire alarm control panel. It appeared to have surpassed its theoretical expected useful life; however, the unit is still functioning, which warrants the increased life.

Fire alarm panel.

Type	Component Description	Plan Type	Year	Expenditures ($)
D5037	Replace Fire Alarm Control Panel	Capital Replacement	2016	$5,000

G BUILDING SITEWORK SYSTEMS

G20 SITE IMPROVEMENTS

Item	Description
G2022 Paving & Surfacing	Paving & Surfacing
Condition	Poor - Fair
RUL	2
Plan Type	Capital Replacement
Quantity	6000
Unit of Measure	Sq Ft
Unit Cost	$4.50

Comments
The asphalt parking on the east side of the property appeared to be in fair to poor condition and is near the end of its useful life.

Type	Component Description	Plan Type	Year	Expenditures ($)
G2022	Replace Paving & Surfacing	Capital Replacement	2016	$27,000

Item	Description
G2041 Fences & Gates	Chain Link Fence, 8 Ln Ft - New
Condition	Good
RUL	19
Plan Type	Capital Replacement
Quantity	64
Unit of Measure	Ln Ft
Unit Cost	$18.50

Comments
There is a section of fencing around the building that is new, and appears to be in good condition.

Item	Description
G2041 Fences & Gates	Chain Link Fence, 8 Ln Ft - Old
Condition	Good
RUL	6
Plan Type	Capital Replacement
Quantity	430
Unit of Measure	Ln Ft
Unit Cost	$18.50

Comments
The fencing appeared to be in good condition.

APPENDICES

Appendix A: Expenditure Forecast

Appendix B: Photographic Record

Appendix C: Survey Information Resulting In Plant Adaptation Recommendations

Appendix D: Predictive Maintenance Templated Actions

Appendix A:
Expenditure Forecast

6 YEAR CAPITAL EXPENDITURE FORECAST

4tell

Southwest Health Center
850 Delaware Ave SW, Washington, DC
0590E-0800, 6

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 - Fair	40	3	1,700.00	SF	$41.91	Capital Replacement				$71,247			$71,247
B30	ROOFING														
B3011	Replace Roof Covering, Built-up Roof	Poor - Fair	30	3	7,000.00	SF	$10.46	Capital Replacement				$73,185			$73,185
B. SHELL SUB-TOTALS									$0	$0	$0	$144,432	$0	$0	$144,432
C. INTERIORS															
C10	INTERIOR CONSTRUCTION														
C1011	Replace Toilet Partitions, Painted Metal	Fair - Good	20	4	13.00	Each	$812.99	Capital Replacement					$10,569		$10,569
C30	INTERIOR FINISHES														
C3024	Replace Floor Finish, Vinyl Tile - 9"x9"	Poor - Fair	30	3	15,470.00	SF	$6.08	Capital Replacement				$94,056			$94,056
C. INTERIORS SUB-TOTALS									$0	$0	$0	$94,056	$10,569	$0	$104,626
D. SERVICES															
D10	CONVEYING SYSTEMS														
D1011	Replace Elevator, Passenger, Cable	Poor	25	0	1.00	Each	#########	Capital Replacement	$118,700						$118,700
D20	PLUMBING														
D2023	Replace Domestic Water System, Distribution - Average (per SF)	Fair	40	3	26,856.00	SF	$3.11	Capital Replacement				$83,522			$83,522
D2023	Replace Water Heater, Domestic, Gas	Fair - Good	15	4	1.00	Each	$3,500.00	Capital Replacement					$3,500		$3,500
D2031	Replace Domestic Water System, Sanitary Waste - Average (per SF)	Poor - Fair	40	2	26,859.00	SF	$2.47	Capital Replacement			$66,342				$66,342
D30	HVAC														
D3021	Replace Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #1	Poor	30	0	1.00	Each	$20,539.10	Capital Replacement	$20,539						$20,539
D3021	Replace Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #2	Poor	30	2	1.00	Each	$20,539.10	Capital Replacement			$20,539				$20,539
D3031	Replace Chiller, Reciprocal, With Air-Cooled Condenser	Poor	20	0	50.00	Each	$1,500.00	Deferred Maintenance	$75,000						$75,000
D3041	Replace Air Handler, Central, Heating and Cooling, 10,000 cfm	Poor	20	0	1.00	Each	$26,680.99	Deferred Maintenance	$26,681						$26,681
D50	ELECTRICAL SYSTEMS														
D5012	Replace Main Electrical Service, 800 Amp, w/ Main Disconnect(s), Main Distribution Switches	Fair	40	3	1.00	Each	$21,973.24	Capital Replacement				$21,973			$21,973
D5012	Replace Electrical Distribution: Branch Wiring, Devices, Equipment & Disconnects - Average Density (per SF)	Fair	40	3	26,859.00	SF	$3.63	Capital Replacement				$97,498			$97,498
D5022	Replace Fluorescent Lighting Fixture	Fair	20	3	27,859.00	Sq Ft	$3.67	Capital Replacement				$102,243			$102,243
D5037	Replace Fire Alarm Control Panel	Poor - Fair	20	2	1.00	Each	$5,000.00	Capital Replacement			$5,000				$5,000
D. SERVICES SUB-TOTALS									$240,920	$0	$91,881	$305,236	$3,500	$0	$641,537

Run Date: October 03, 2014

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 Paving & Surfacing	Poor - Fair	15	2	6,000.00	Sq Ft	$4.50	Capital Replacement			$27,000				$27,000
G. BUILDING SITEWORK SUB-TOTALS									$0	$0	$27,000	$0	$0	$0	$27,000
Z. GENERAL															
Z. GENERAL SUB-TOTALS									$0	$0	$0	$0	$0	$0	$0
								Expenditure Totals per Year	$240,920	$0	$118,881	$543,726	$14,069	$0	$917,595
								FCI† By Year	2.65%	0.00%	1.31%	5.97%	0.15%	0.00%	
								CRV*** $9,106,276							

Notes

* - EUL is the Estimated Useful Life of an Asset

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

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

† - FCI Formula (As Currently Programmed):

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

6 YEAR ROUTINE MAINTENANCE EXPENDITURE FORECAST

4tell

Southwest Health Center
850 Delaware Ave SW, Washington, DC
0590E-0800, 6

Element No.	Actions	Last Assigned Condition	EUL* or Replacement Cycle (Yrs)	RUL** (Yrs)	Qty.	Units	Unit Cost	Priority	Plan Type	2014	2015	2016	2017	2018	2019	Total***
							$			0	1	2	3	4	5	
A. SUBSTRUCTURE																
A. SUBSTRUCTURE SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
B. SHELL																
B20	EXTERIOR ENCLOSURE															
B2011	Repointing Brick - 50% of Brick	Good	1	0	3,950.00	Sq ft	$12.00	Priority 2	Routine Maint Minor Repairs	$47,400	$47,400	$47,400	$47,400	$47,400	$47,400	$284,400
B. SHELL SUB-TOTALS										$47,400	$47,400	$47,400	$47,400	$47,400	$47,400	$284,400
C. INTERIORS																
C. INTERIORS SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
D. SERVICES																
D. SERVICES SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
E. EQUIPMENT & FURNISHING																
E. EQUIPMENT & FURNISHING SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																
G. BUILDING SITEWORK SUB-TOTALS										$0	$0	$0	$0	$0	$0	$0
Z. GENERAL																
Z10	GENERAL REQUIREMENTS															
Z1010.2	ADA Remediation	Good	1	0	1.00	Each	$15,225.00	Priority 4	Plant Adaptation	$15,225	$15,225	$15,225	$15,225	$15,225	$15,225	$91,350
Z. GENERAL SUB-TOTALS										$15,225	$15,225	$15,225	$15,225	$15,225	$15,225	$91,350
									Expenditure Totals per Year	$62,625	$62,625	$62,625	$62,625	$62,625	$62,625	$375,750
									CRV***	$9,108,276						

Notes

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

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

Uniformat Level 2 Asset Condition Rating For Southwest Health Center

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	Good	A10 Foundations	Foundation Wall and Footings, No Basement	388.00	LF	366.00	142,008.00	10	10.00	100%	10.00	10.00		
		A10 Foundations					142,008.00	10			10.00	10.00	0%	Good
B10 SuperStructure														
Capital Replacement	Good	B10 SuperStructure	Accessible Ramp - Concrete	35.00	LF	500.00	17,500.00	10	10.00	3%	0.34	0.34		
Capital Replacement	Good	B10 SuperStructure	Superstructure, Cast in Place Concrete Beams and Slab	26,859.00	SF	18.36	493,131.24	10	10.00	97%	9.66	9.66		
		B10 SuperStructure					510,631.24	10			10.00	10.00	0%	Good
B20 Exterior Enclosure														
Capital Replacement	Poor - Fair	B20 Exterior Enclosure	Windows, Wood Framed (per SF)	1,700.00	SF	41.91	71,247.00	4	10.00	15%	0.62	1.55		
Capital Replacement	Good	B20 Exterior Enclosure	Exterior Doors, Swinging, Wood	6.00	Each	1,248.31	8,491.54	10	10.00	1%	0.14	0.14		
Capital Replacement	Good	B20 Exterior Enclosure	Exterior Walls, Brick Masonry, Solid	7,900.00	SF	48.41	382,439.00	10	10.00	83%	8.31	8.31		
		B20 Exterior Enclosure					460,177.54	24			9.07	10.00	9%	Good
B30 Roofing														
Capital Replacement	Poor - Fair	B30 Roofing	Roof Covering, Built-up Roof	7,000.00	SF	10.46	73,188.00	4	10.00	100%	4.00	10.00		
		B30 Roofing					73,188.00	4			4.00	10.00	60%	Poor
C10 Interior Construction														
Capital Replacement	Fair - Good	C10 Interior Construction	Toilet Partitions, Painted Metal	13.00	Each	812.99	10,568.86	8	10.00	89%	7.10	8.87		
Capital Replacement	Good	C10 Interior Construction	Interior Doors, Wood, Solid Core	1.00	Each	1,343.55	1,343.55	10	10.00	11%	1.13	1.13		
		C10 Interior Construction					11,912.40	18			8.23	10.00	18%	Good
C20 Stairs														
Capital Replacement	Good	C20 Stairs	Metal, Painted, Interior Stairs	6.00	Sq Ft	12,000.00	72,000.00	10	10.00	100%	10.00	10.00		
		C20 Stairs					72,000.00	10			10.00	10.00	0%	Good
C30 Interior Finishes														
Capital Replacement	Poor - Fair	C30 Interior Finishes	Floor Finish, Vinyl Tile - 9"x9"	15,470.00	SF	6.08	94,057.60	4	10.00	12%	0.48	1.20		
Capital Replacement	Good	C30 Interior Finishes	Ceiling Finish, Plaster, Painted	26,859.00	SF	12.57	337,483.34	10	10.00	43%	4.32	4.32		
Capital Replacement	Good	C30 Interior Finishes	Wall Finish, Plaster	26,859.00	SF	12.57	337,483.34	10	10.00	43%	4.32	4.32		
Capital Replacement	Good	C30 Interior Finishes	Floor Finish, Vinyl Tile - 12"x12"	670.00	SF	3.04	2,036.80	10	10.00	0%	0.03	0.03		
Capital Replacement	Good	C30 Interior Finishes	Floor Finish, Ceramic Tile	465.00	SF	13.49	6,274.25	10	10.00	1%	0.08	0.08		
Capital Replacement	Good	C30 Interior Finishes	Floor Finish, Terrazzo	170.00	SF	25.00	4,250.00	10	10.00	1%	0.05	0.05		
		C30 Interior Finishes					781,585.33	54			9.28	10.00	7%	Good
D10 Conveying Systems														
Capital Replacement	Poor	D10 Conveying Systems	Elevator, Passenger, Cable	1.00	Each	118,700.20	118,700.20	2	10.00	100%	2.00	10.00		
		D10 Conveying Systems					118,700.20	2			2.00	10.00	80%	Poor
D20 Plumbing														
Capital Replacement	Good	D20 Plumbing	Service Sink, Iron, Enamel	13.00	Each	1,012.39	13,161.01	10	10.00	6%	0.64	0.64		
Capital Replacement	Fair	D20 Plumbing	Domestic Water System, Distribution - Average (per SF)	26,856.00	SF	3.11	83,522.16	6	10.00	41%	2.45	4.08		
Capital Replacement	Good	D20 Plumbing	Sink, Stainless Steel	27.00	Each	1,007.80	27,210.49	10	10.00	13%	1.33	1.33		
Capital Replacement	Fair - Good	D20 Plumbing	Water Heater, Domestic, Gas	1.00	Each	3,500.00	3,500.00	8	10.00	2%	0.14	0.17		
Capital Replacement	Good	D20 Plumbing	Flush Tank Water Closets	13.00	Each	843.68	10,967.59	10	10.00	5%	0.54	0.54		
Capital Replacement	Poor - Fair	D20 Plumbing	Domestic Water System, Sanitary Waste - Average (per SF)	26,859.00	SF	2.47	66,341.73	4	10.00	32%	1.30	3.24		
		D20 Plumbing					204,702.98	48			6.39	10.00	36%	Fair
D30 HVAC														
Deferred Maintenance	Poor	D30 HVAC	Air Handler, Central, Heating and Cooling, 10,000 cfm	1.00	Each	26,680.99	26,680.99	2	10.00	5%	0.10	0.52		
Capital Replacement	Fair	D30 HVAC	Air Conditioner, Window, 1 Ton	50.00	Each	1,569.72	78,486.00	6	10.00	15%	0.92	1.53		
Capital Replacement	Good	D30 HVAC	Heating, Cast Iron Radiators or Similar (per SF)	26,859.00	SF	10.85	291,420.15	10	10.00	57%	5.68	5.68		
Capital Replacement	Poor	D30 HVAC	Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #1	1.00	Each	20,539.10	20,539.10	2	10.00	4%	0.08	0.40		

Deferred Maintenance	Poor	D30 HVAC	Chiller, Reciprocal, With Air-Cooled Condenser	50.00	Each	1,500.00	75,000.00	2	10.00	15%	0.29	1.46		
Capital Replacement	Poor	D30 HVAC	Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #2	1.00	Each	20,539.10	20,539.10	2	10.00	4%	0.08	0.40		
		D30 HVAC					812,668.34	24			7.16	10.00	26%	Fair
D50 Electrical Systems														
Capital Replacement	Poor - Fair	D50 Electrical Systems	Fire Alarm Control Panel	1.00	Each	5,000.00	5,000.00	4	10.00	2%	0.09	0.22		
Capital Replacement	Fair	D50 Electrical Systems	Fluorescent Lighting Fixture	27,859.00	Sq Ft	3.67	102,242.53	6	10.00	45%	2.71	4.51		
Capital Replacement	Fair	D50 Electrical Systems	Main Electrical Service, 800 Amp, w/ Main Disconnect(s), Main Distribution Switches	1.00	Each	21,973.24	21,973.24	6	10.00	10%	0.58	0.97		
Capital Replacement	Fair	D50 Electrical Systems	Electrical Distribution: Branch Wiring, Devices, Equipment & Disconnects - Average Density (per SF)	26,859.00	SF	3.63	97,498.17	6	10.00	43%	2.58	4.30		
		D50 Electrical Systems					226,713.94	22			5.96	10.00	40%	Poor
G20 Site Improvements														
Capital Replacement	Poor - Fair	G20 Site Improvements	Paving & Surfacing	6,000.00	Sq Ft	4.50	27,000.00	4	10.00	75%	2.99	7.47		
Capital Replacement	Good	G20 Site Improvements	Chain Link Fence, 8 Ln Ft - New	64.00	Ln Ft	18.50	1,184.00	10	10.00	3%	0.33	0.33		
Capital Replacement	Good	G20 Site Improvements	Chain Link Fence, 8 Ln Ft - Old	430.00	Ln Ft	18.50	7,955.00	10	10.00	22%	2.20	2.20		
		G20 Site Improvements					36,139.00	24			5.52	10.00	45%	Poor

Appendix B:
Photographic Record

Accessible Ramp - Concrete :- The access ramp to the building.

Exterior Walls, Brick Masonry, Solid:- The exterior brick walls

Windows, Wood Framed (per SF) :- Example of wood framed windows.

Exterior Doors, Swinging, Wood:- Main entrance doors.

Roof Covering, Built-up Roof :- The roof covering consists of a built up roof system.

Toilet Partitions, Painted Metal:- Typical metal toilet partitions.

Interior Doors, Wood, Solid Core :- Typical interior door.

Floor Finish, Vinyl Tile - 12"x12":- Typical 12" x 12" tiles in select locations throughout the building.

Floor Finish, Vinyl Tile - 9"x9" :- Typical 9"x9" tile with sections that have been replaced.

Elevator, Passenger, Cable:- Elevator that service all three floors.

Flush Tank Water Closets :- Typical water closet throughout the building.

Water Heater, Domestic, Gas:- Gas fire water heater manufactured by State.

Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #1 :- Boiler number 1 that isn't functioning.

Boiler, Steam, Gas Fired, 1,000 Mbh - Boiler #2:- Boiler #2 that is functioning.

Heating, Cast Iron Radiators or Similar (per SF) :- Cast iron radiator that is found throughout the building.

Chiller, Reciprocal, With Air-Cooled Condenser:- Chiller that is not functioning.

Main Electrical Service, 800 Amp, w/ Main Disconnect(s), Main Distribution Switches :- Main disconnect for the building.

Fire Alarm Control Panel:- Fire alarm panel.

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	Yes
Is there at least one clearly marked and designated entrance for visitors	Yes
Are there signs posted for visitors to report to main office or through a designated entrance	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	Yes
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.	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	0
How many LF of existing exterior ramps and stairs are not equipped with the required handrails.	0
How many buzzers or intercoms used for assistance and service at exterior entrance doors or parking space are needed.	0
How many entrance doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking	0
How many vestibule doors are set too close to the front doors for wheelchair access	0
How many lever action hardware are missing at all accessible locations	0
How many obstacles or protrusion from the wall are impeding access.	0
How many SF of existing carpeting is not securely attached or has a pile thickness exceeding 1/2".	0
How many stair handrails do not extend beyond the top and bottom risers.	0
How many signs used to indicate accessible entrances and general information are not provided	0
How many telephones are installed higher than what is essential for basic operation	0
How many objects are mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles	0
How many visual alarms need to be added to existing audible fire alarm systems.	0
How many cup dispensers are required at an existing non-conforming water fountain.	1
How many elevator control panels and hall buttons are mounted higher than 54" above the floor.	1
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.	1
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
How many existing restroom doors are not wide enough to accommodate wheelchair access.	4
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	4
How many drain pipes are below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces	0
How many pull stations alarms are needed in unisex bathroom	0

Fire Protection	
Does the facility have a fire sprinkler system	No
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	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	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	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
Are there smoke detectors within 5'-0" on each side of the fire doors?	Yes
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 Plantings Investments - Main Roof
Quantity	1 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 White Membrane Investments - Main Roof
Quantity	1 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 White Membrane Investments - Lower Roof
Quantity	1 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 - Lower Roof
Quantity	1 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

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	Yes
Does the facility have a Lead containing paint OM plan in place	Yes
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	Yes
. **Comments**	Has been decommissioned
Does the tank have a leak detection system	No
Does the facility have a AST	No
Does the AST have a leak containment system	No
Are transformers PCB free	No
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	Easy
SS.C3	**Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan**	No
	If No, level of effort to achieve	Easy
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	Easy
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	No
	If No, level of effort to achieve	Not Feasible
SS.C7.2	Does the facility have a cool roof (white or light color roof surface)	No
	If No, level of effort to achieve	Easy
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	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	Easy
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**	No
	If No, level of effort to achieve	Not Feasible
	Does the Building have an irrigation system with a rain gauge and time system	No
	If No, level of effort to achieve	Not Feasible
	Does the Building hand water on an as needed basis	No
	If No, level of effort to achieve	Easy
WE.C4	**Does the Cooling Tower utilize a Chemical Management System**	No
	If No, level of effort to achieve	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	Easy
EA.C2.1	**Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning**	No
	If No, level of effort to achieve	Easy

EA.C2.2	**Has the Building performed retro Commissioning of the building lighting and HVAC systems**	No
	If No, level of effort to achieve	Easy
EA.C2.3	**Is the Building performing ongoing Commissioning of the building lighting and HVAC systems**	No
	If No, level of effort to achieve	Easy
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	Easy
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	Not Feasible
EA.C6	**Does the Building have an Emissions Reduction Reporting program**	No
	If No, level of effort to achieve	Easy
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	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	No
	If No, level of effort to achieve	Easy
MR.C8	Has the Building implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills	No
	If No, level of effort to achieve	Easy
MR.C9	Does the Building recycle building materials during construction which prevents material going to landfill	Yes
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	Easy
IEQ.C1.2	**Does the Building have Outdoor Air Delivery Monitoring**	No
	If No, level of effort to achieve	Easy
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	Easy
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	Easy
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	Hard
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	Easy
IEQ.C3.2	**Does the Building have a Custodial Effectiveness Assessment**	No
	If No, level of effort to achieve	Easy
IEQ.C3.3	**Does the Building Purchase Sustainable Cleaning Products and Materials**	No
	If No, level of effort to achieve	Easy
IEQ.C3.4	**Does the Building use Sustainable Cleaning Equipment**	No
	If No, level of effort to achieve	Easy
IEQ.C3.5	**Does the Building have Indoor Chemical and Pollutant Source Control**	No
	If No, level of effort to achieve	Easy
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	Easy
IO.C2	**Does the Building have a LEED Accredited Professional on staff**	No
	If No, level of effort to achieve	Hard
IO.C3	**Is the Building Documenting Sustainable Building Cost Impacts**	No
	If No, level of effort to achieve	Easy

Safety Security	
Do all areas of the Building, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System	No
Do all areas of the Building have the ability to privately call the main office or for emergency	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	Yes
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?	Yes
Does the facility have exterior card access readers that allow controlled access to the building?	No
Does the facility have allow occupants a quick, unimpeded egress from the building?	Yes
Does the facility have 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

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

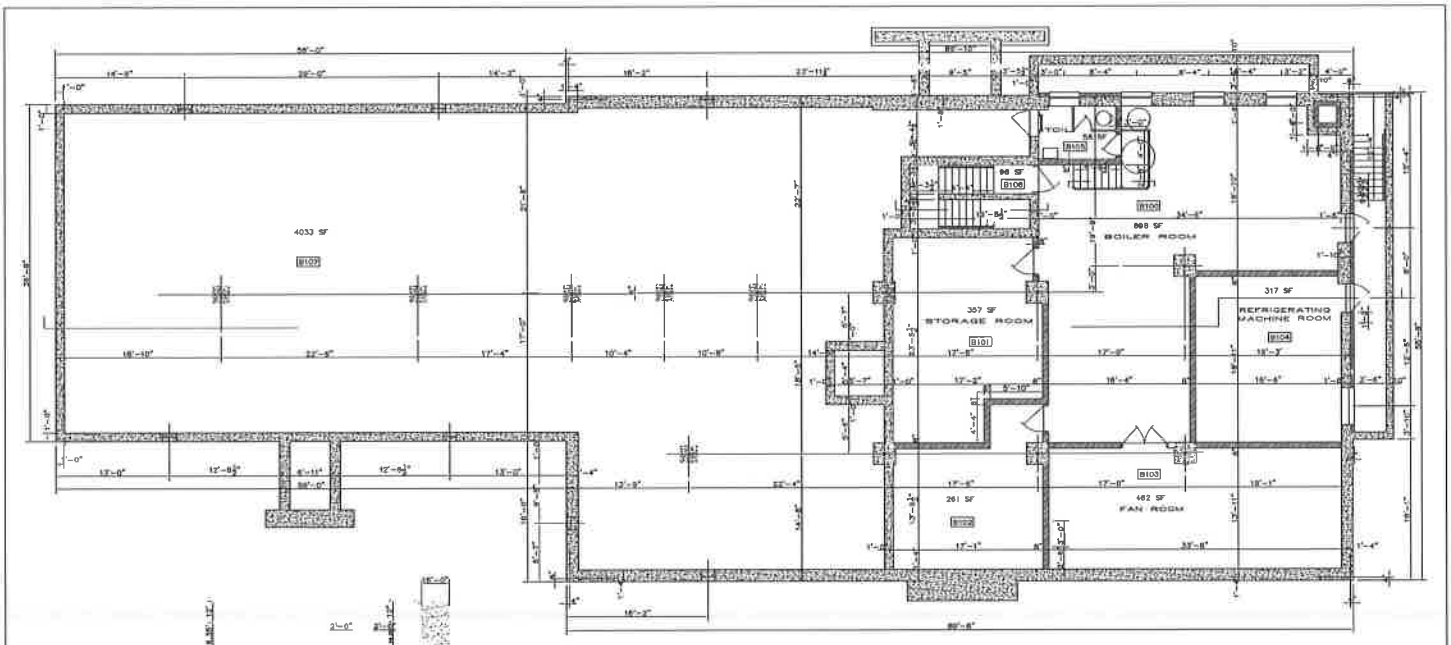
4tell
Innovation for the Built Environment

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

Project:
Space Analysis

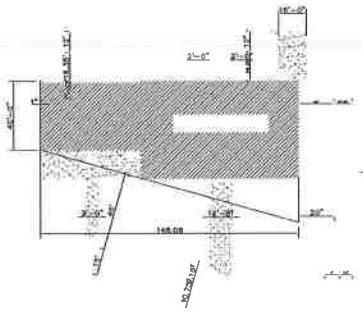
DGS No.
033

Southwest Health Center
850 Delaware Ave SW, Washington, DC, 20024



GROSS FLOOR AREA = 7673 SF
NET RENTABLE AREA = 6736 SF

BASEMENT PLAN
SCALE: 3/32" = 1'



PLOT PLAN
SCALE: 1" = 7'-6"

N
PROJECT NORTH

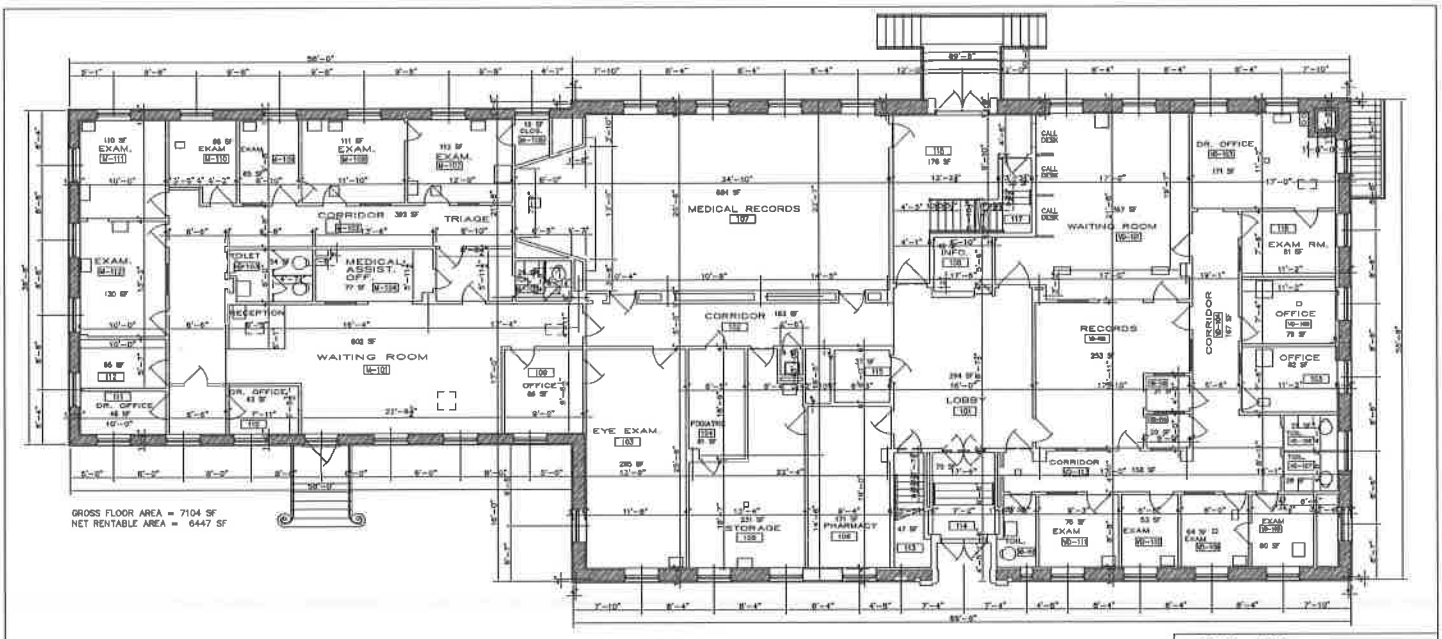
4tell Solutions, LLC
15 Franklin Street
Portland, Maine 04101
Phone: (207) 828-7900
www.4tellsolutions.com

Project:
SW HEALTH CENTER
850 DELAWARE AVE SW
WASHINGTON D.C. 20024

Sheet No.
A-1

Job # / Bldg. #
MF-033

Description:
BASEMENT FLOOR PLAN



GROSS FLOOR AREA = 7104 SF
NET RENTABLE AREA = 6447 SF

FIRST FLOOR PLAN

SCALE: 3/32" = 1'

N
PROJECT NORTH

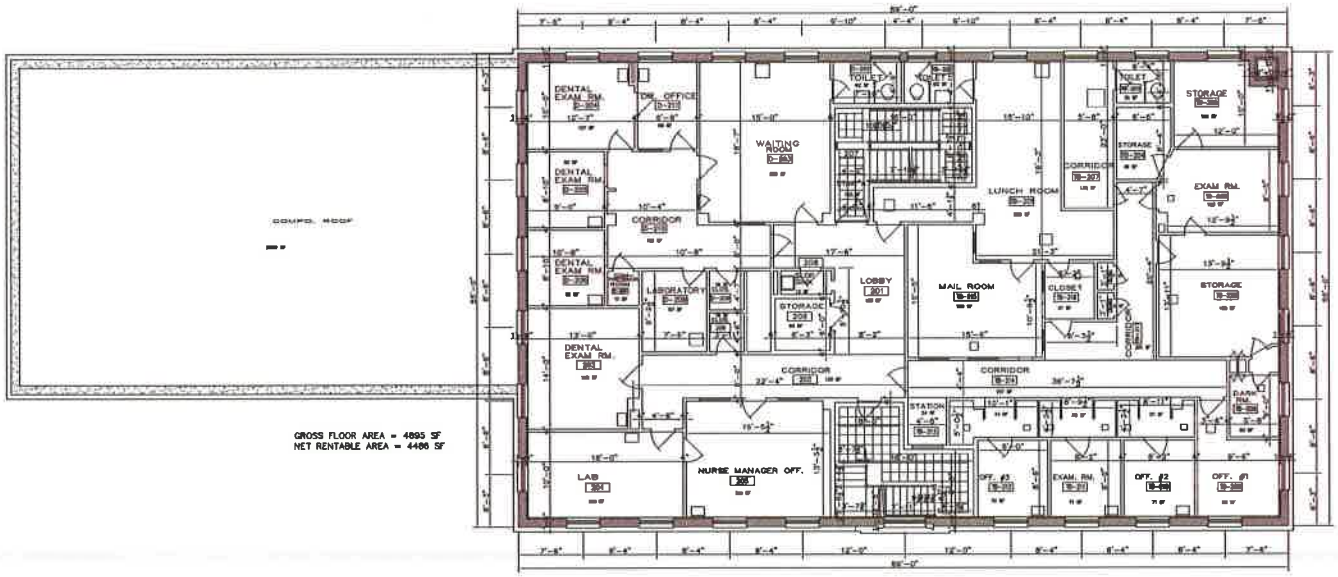
41ell Solutions, LLC
15 Franklin Street
Portland, Maine 04101
Phone: (207) 828-7900
www.41ellsolutions.com

Project:
SW HEALTH CENTER
850 DELAWARE AVE SW
WASHINGTON D.C. 20024

Sheet No.:
A-2

DOB # / Bldg #:
MF-033

Description:
FIRST FLOOR PLAN



GROSS FLOOR AREA = 4895 SF
NET RENTABLE AREA = 4486 SF

SECOND FLOOR PLAN

SCALE: 3/32" = 1'

N
PROJECT NORTH

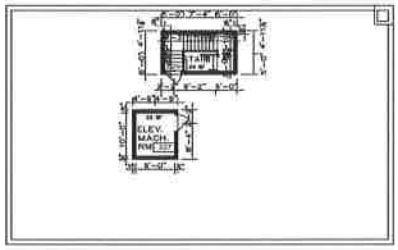
4tell Solutions, LLC
15 Franklin Street
Portland, Maine 04101
Phone: (207) 626-7900
www.4tellsolutions.com

Project:
SW HEALTH CENTER
850 DELAWARE AVE SW
WASHINGTON D.C. 20024

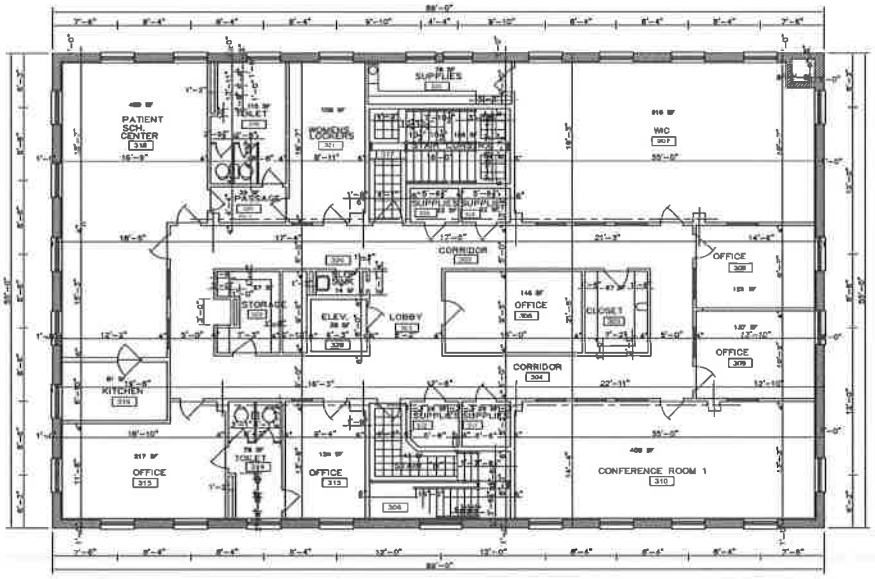
Sheet No.:
A-3

DGS # / Bldg. #:
MF-033

Description:
SECOND FLOOR PLAN



GROSS FLOOR AREA = 73 SF
NET RENTABLE AREA = 67 SF



GROSS FLOOR AREA = 4803 SF
NET RENTABLE AREA = 4474 SF

THIRD FLOOR PLAN

SCALE: 3/32" = 1'

N
PROJECT NORTH

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

Project:
SW HEALTH CENTER
850 DELAWARE AVE SW
WASHINGTON D.C. 20024

Sheet No.:
A-4

HCS # / Bldg. #
MF-033

Description:
THIRD FLOOR PLAN

iPlan Abbreviation	Building	Floor	Floor Type	Room #	Room Use Type	Room Utilization (Utilized?)	Owner Nomenclature for Room	Measured SQF (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
										Drawings	Drawings	On Site Staff	On Site Staff	Drawings	33,200	35,959
MF-033	Southwest Health Center	Basement	Basement	B100	Boiler Room	Utilized	Boiler Room	838								
MF-033	Southwest Health Center	Basement	Basement	B101	Storage	Utilized	Storage Room	357								
MF-033	Southwest Health Center	Basement	Basement	B102	Electrical Room	Utilized	Electrical Room	261								
MF-033	Southwest Health Center	Basement	Basement	B103	Uncategorized	Utilized	Air Handler Room	402								
MF-033	Southwest Health Center	Basement	Basement	B104	Uncategorized	Nonutilized	Chiller Room	317								
MF-033	Southwest Health Center	Basement	Basement	B105	Toilet	Nonutilized	Basement Restroom	58								
MF-033	Southwest Health Center	Basement	Basement	B106	Stairwell	Utilized	Stair	96								
MF-033	Southwest Health Center	Basement	Basement	B107	Uncategorized	Nonutilized	Uncategorized	4,033								
MF-033	Southwest Health Center	First Floor	Ground Floor	109	Office	Utilized	Staff Office	86								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-101	Lounge	Utilized	Doctor Office - Waiting Room	602								
MF-033	Southwest Health Center	First Floor	Ground Floor	110	Office	Utilized	Doctor's Office	43								
MF-033	Southwest Health Center	First Floor	Ground Floor	111	Office	Utilized	Doctor's Office	49								
MF-033	Southwest Health Center	First Floor	Ground Floor	112	Office	Utilized	Doctor's Office	55								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-112	Uncategorized	Utilized	Exam Room	130								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-111	Uncategorized	Utilized	Exam Room	116								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-110	Uncategorized	Utilized	Exam Room	88								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-109	Uncategorized	Utilized	Exam Room	85								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-108	Uncategorized	Utilized	Exam Room	111								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-107	Uncategorized	Utilized	Exam Room	112								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-106	Closet	Utilized	Examining Room Closet	19								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-105	Toilet	Utilized	Staff/Doctor Office Restroom	29								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-104	Office	Utilized	Medical Staff Office	37								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-103	Toilet	Utilized	Patient Washroom	54								
MF-033	Southwest Health Center	First Floor	Ground Floor	M-102	Hall	Utilized	Examining Room Corridor	302								
MF-033	Southwest Health Center	First Floor	Ground Floor	107	Uncategorized	Utilized	Medical Records	684								
MF-033	Southwest Health Center	First Floor	Ground Floor	102	Hall	Utilized	Building Corridor	183								
MF-033	Southwest Health Center	First Floor	Ground Floor	103	Uncategorized	Utilized	Eye Examining Room	285								
MF-033	Southwest Health Center	First Floor	Ground Floor	104	Uncategorized	Utilized	Pediatric Examining Room	91								
MF-033	Southwest Health Center	First Floor	Ground Floor	105	Storage	Utilized	Medical Storage	231								
MF-033	Southwest Health Center	First Floor	Ground Floor	106	Office	Utilized	Pharmacy Office	171								
MF-033	Southwest Health Center	First Floor	Ground Floor	113	Stairwell	Utilized	Stairs	47								
MF-033	Southwest Health Center	First Floor	Ground Floor	114	Stairwell	Utilized	Steps to exterior of building	70								
MF-033	Southwest Health Center	First Floor	Ground Floor	101	Uncategorized	Utilized	Main Lobby	244								
MF-033	Southwest Health Center	First Floor	Ground Floor	115	Elevator	Utilized	Elevator	37								
MF-033	Southwest Health Center	First Floor	Ground Floor	116	Uncategorized	Utilized	Secondary Lobby	178								
MF-033	Southwest Health Center	First Floor	Ground Floor	117	Stairwell	Utilized	Stairwell	58								
MF-033	Southwest Health Center	First Floor	Ground Floor	108	Uncategorized	Utilized	Building Check in	42								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 101	Uncategorized	Utilized	Waiting Room	337								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 102	Uncategorized	Utilized	Records Room	263								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 103	Office	Utilized	Doctors Office	171								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 104	Uncategorized	Utilized	Doctor Office Corridor	187								
MF-033	Southwest Health Center	First Floor	Ground Floor	118	Uncategorized	Utilized	Examining Room	81								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 105	Office	Utilized	General Staff Office	79								
MF-033	Southwest Health Center	First Floor	Ground Floor	119	Office	Utilized	General Staff Office	82								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 106	Toilet	Utilized	Patient Restroom	25								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 107	Toilet	Utilized	Patient Restroom	28								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 108	Uncategorized	Utilized	Examining Room	80								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 109	Uncategorized	Utilized	Examining Room	64								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 110	Uncategorized	Utilized	Examining Room	53								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 111	Uncategorized	Utilized	Examining Room	78								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 112	Toilet	Utilized	Patient Restroom	33								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 113	Hall	Utilized	Examining Room Corridor	158								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 114	Storage	Utilized	General Storage	30								
MF-033	Southwest Health Center	First Floor	Ground Floor	VG - 115	Storage	Utilized	General Storage	21								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 203	Uncategorized	Utilized	Dental Waiting Room	280								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 211	Office	Utilized	Dr. Office	89								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 204	Uncategorized	Utilized	Dental Examining Room	127								

iPlan Abbreviation	Building	Floor	Floor Type	Room #	Room Use Type	Room Utilization (Utilized?)	Owner Nomenclature for Room	Measured SQF (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
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 205	Uncategorized	Utilized	Dental Examining Room	80								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 206	Uncategorized	Utilized	Dental Examining Room	96								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 207	Uncategorized	Utilized	Dental Compressor Room	16								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 208	Uncategorized	Utilized	Dental Laboratory	87								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 209	Closet	Utilized	Dental Closet	18								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 210	Hall	Utilized	Dental - Corridor	181								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	D - 202	Toilet	Utilized	Dental Waiting Room - Restroom	62								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	203	Uncategorized	Utilized	Dental Examining Room	162								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	204	Uncategorized	Utilized	Laboratory	180								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	205	Uncategorized	Utilized	Nurse Manager Office	216								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	202	Hall	Utilized	Corridor	130								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	206	Closet	Utilized	Closet	18								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	201	Uncategorized	Utilized	Lobby	180								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	207	Stairwell	Utilized	Stairs A	152								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	208	Toilet	Utilized	Toilet	93								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	209	Storage	Utilized	Storage	36								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 201	Uncategorized	Utilized	Lunch Room	389								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 202	Toilet	Utilized	Lunch Room Restroom	60								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 203	Toilet	Utilized	Examining Room Restroom	30								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 204	Storage	Utilized	Examining Room Storage	49								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 205	Storage	Utilized	Examining Room Storage	106								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 206	Uncategorized	Utilized	Examining Room	129								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 207	Storage	Utilized	Corridor	132								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 208	Uncategorized	Utilized	Dark Room	52								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 209	Office	Utilized	Office #1	98								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 210	Office	Utilized	Office #2	77								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 211	Uncategorized	Utilized	Examining Room	77								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 212	Office	Utilized	Office #3	79								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 213	Uncategorized	Utilized	Work Station	54								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 214	Hall	Utilized	Corridor	167								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 215	Uncategorized	Utilized	Mail Room	186								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 216	Closet	Utilized	Storage Closet	37								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 217	Uncategorized	Utilized	Corridor	291								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TB - 218	Closet	Utilized	Storage Closet	6								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TD - 219	Closet	Utilized	Storage Closet	7								
MF-033	Southwest Health Center	Second Floor	Intermediate Floor	TD- 220	Storage	Utilized	Storage	190								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	301	Uncategorized	Utilized	Third Floor Lobby									
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	302	Uncategorized	Utilized	Corridor									
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	304	Uncategorized	Utilized	Corridor									
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	305	Office	Utilized	Office	146								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	306	Office	Utilized	Office	129								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	308	Office	Utilized	Office	137								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	315	Office	Utilized	Office	217								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	316	Uncategorized	Utilized	Patient Scheduling Centre Kitchen	81								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	318	Uncategorized	Utilized	Patient Scheduling Centre	430								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	319	Toilet	Utilized	Women's Washroom	115								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	320	Hall	Utilized	Passage	35								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	321	Uncategorized	Utilized	Women's Lockers	158								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	326	Stairwell	Utilized	Stairs	156								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	320	Storage	Utilized	Supplies Storage	78								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	307	Uncategorized	Utilized	Information Center	619								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	310	Uncategorized	Utilized	Conference Room	458								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	311	Uncategorized	Utilized	Supplies Storage	29								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	312	Uncategorized	Utilized	Supplies Storage	29								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	317	Stairwell	Utilized	Stairs	147								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	313	Office	Utilized	Office	120								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	314	Toilet	Utilized	Restroom	79								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	322	Storage	Utilized	General Storage	57								

iPlan Abbreviation	Building	Floor	Floor Type	Room #	Room Use Type	Room Utilization (Utilized?)	Owner Nomenclature for Room	Measured SQF (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
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	303	Closet	Utilized	Storage Closet	87								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	329	Stairwell	Utilized	Stairs	34								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	327	Uncategorized	Utilized	Elevator Mechanical Room	23								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	323	Storage	Utilized	Supplies	22								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	324	Storage	Utilized	Supplies	22								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	325	Storage	Utilized	Supplies	18								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	328	Elevator	Utilized	Elevator	28								
MF-033	Southwest Health Center	Third Floor	Intermediate Floor	326	Uncategorized	Utilized	Slop Sink	14								