



**Mamie D. Lee School
100 Gallatin Street NE
Washington, DC**

**Comprehensive Facility Condition Assessment
And Space Utilization Study
DCAM-12-NC-0158**

March 1, 2013

Submitted to:
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Mamie D. Lee School

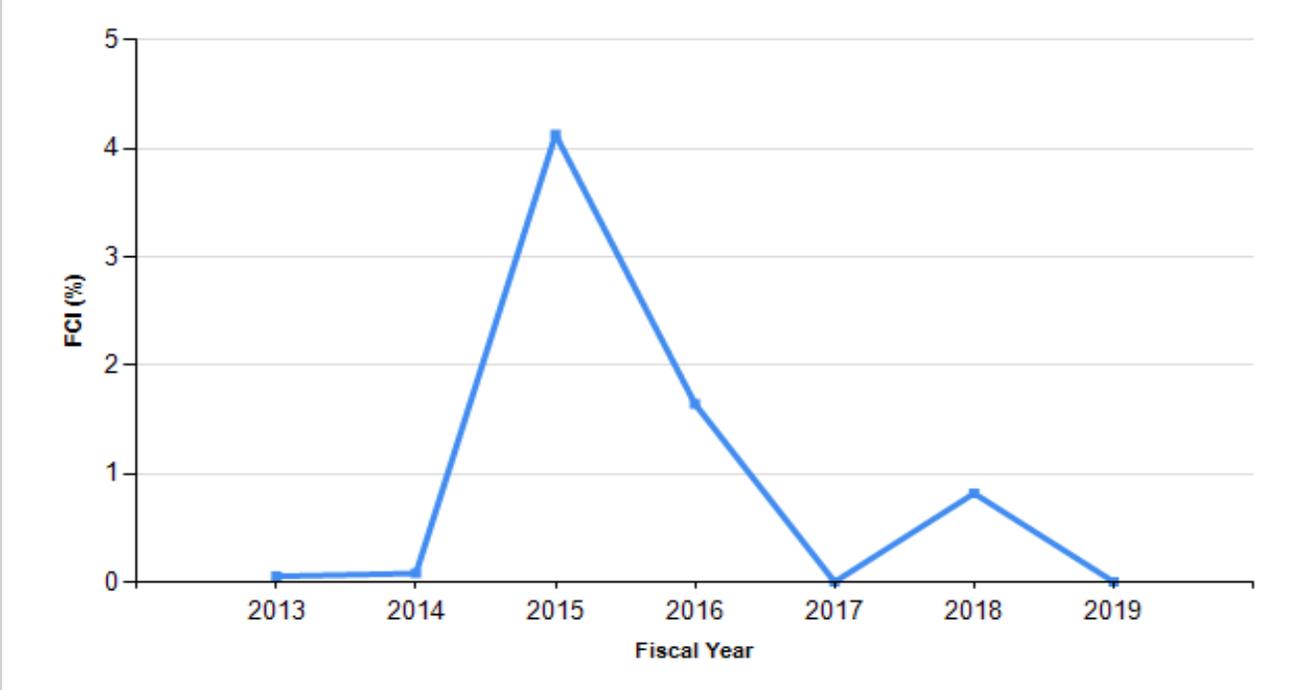
Date Assessed: 11/5/2012

Assessed By: Matt Brody, Tracy Trisko

DCPS PCA Property Rollup



Facility Condition Index (FCI) by Year for Mamie D. Lee School



DCPS PCA Property Rollup



Capital Expenditures for Mamie D. Lee School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
							\$		0	1	2	3	4	5	6	
A. SUBSTRUCTURE																
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. SHELL																
B20	EXTERIOR ENCLOSURE															
B201	Replace Exterior Windows	Fair	30	2	2,160.00	SF	\$62.80	Capital Replacement			\$135,648					\$135,648
B30	ROOFING															
B3011	Replace Roofing	Fair	20	2	48,739.00	SF	\$10.19	Capital Replacement			\$496,650					\$496,650
B. SHELL SUB-TOTALS									\$0	\$0	\$632,298	\$0	\$0	\$0	\$0	\$632,298
C. INTERIORS																
C30	INTERIOR FINISHES															
C3012	Paint Interior Walls	Fair - Good	8	3	92,000.00	SF	\$1.78	Capital Replacement				\$163,760				\$163,760
C3024	Replace Ceramic Tile Floor Finishes	Fair - Good	30	5	1,300.00	SF	\$17.38	Capital Replacement						\$22,594		\$22,594
C. INTERIORS SUB-TOTALS									\$0	\$0	\$0	\$163,760	\$0	\$22,594	\$0	\$186,354
D. SERVICES																
D20	PLUMBING															
D2011	Replace Restroom Toilets	Fair	35	5	10.00	EACH	\$1,455.00	Capital Replacement						\$14,550		\$14,550
D2013	Replace Restroom Sinks	Fair	35	5	20.00	EACH	\$1,400.00	Capital Replacement						\$28,000		\$28,000
D30	HVAC															
D3021	Replace Gas-Fired Boiler for Pool	Good	15	5	250.00	MBH	\$20.97	Capital Replacement						\$5,243		\$5,243
D3041	Replace Central Air Handling Units	Fair	25	3	28,000.00	CFM	\$3.00	Capital Replacement				\$84,000				\$84,000
D50	ELECTRICAL SYSTEMS															
D5022	Upgrade Older Light Fixtures	Poor - Fair	20	0	100.00	SF	\$2.80	Deferred Maintenance	\$280							\$280
D5037	Replace Fire Alarm Panel	Fair	15	1	1.00	EACH	\$12,000.00	Capital Replacement		\$12,000						\$12,000
D. SERVICES SUB-TOTALS									\$280	\$12,000	\$0	\$84,000	\$0	\$47,793	\$0	\$144,073
E. EQUIPMENT & FURNISHING																
E10	EQUIPMENT															
E1093	Replace Commercial Kitchen Food Service Equipment	Fair	20	5	1.00	LS	\$50,000.00	Capital Replacement						\$50,000		\$50,000
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$50,000
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G. BUILDING SITEWORK																
G20	SITE IMPROVEMENTS															
G2011	Overlay Asphalt Pavement at Entrance	Poor	20	0	135.00	SY	\$12.00	Deferred Maintenance	\$1,620							\$1,620
G2021	Seal Coat Asphalt Pavement	Poor	5	0	1,584.00	SY	\$3.00	Deferred Maintenance	\$4,752					\$4,752		\$9,504
G2031	Replace settled concrete sidewalk	Poor	25	0	24.00	SF	\$33.13	Deferred Maintenance	\$795							\$795
G2041	Replace Chain Link Galvanized gate-pedestrian	Fair	15	3	300.00	LF	\$5.00	Capital Replacement				\$1,500				\$1,500
G2041	Replace Chain link fence 12' ht -3 sided chiller enclosure 10' x 20' x12' ht- top enclosed	Fair	15	3	60.00	LF	\$5.00	Capital Replacement				\$300				\$300
G2041	Replace Chain Link Galvanized Fence- 8' ht.	Fair	15	3	342.00	LF	\$5.00	Capital Replacement				\$1,710				\$1,710
G2041	Replace Pedestrian gate- 6' ht	Fair	15	3	32.00	LF	\$5.00	Capital Replacement				\$160				\$160

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
G2047	Repair playground rubber surface	Poor	10	0	5.00	SF Surf.	\$35.00	Deferred Maintenance	\$175							\$175
G2049	Install swings at swing set	Poor	20	0	2.00	EACH	\$125.00	Deferred Maintenance	\$250							\$250
G. BUILDING SITEWORK SUB-TOTALS									\$7,592	\$0	\$0	\$3,670	\$0	\$4,752	\$0	\$16,014
Z. GENERAL																
Z. GENERAL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditure Totals per Year									\$7,872	\$12,000	\$632,298	\$251,430	\$0	\$125,139	\$0	\$1,028,739
FCI† By Year									0.05%	0.08%	4.13%	1.64%	0.00%	0.82%	0.00%	
CRV*** \$15,324,678																

Notes

- * - EUL is the Estimated Useful Life of an Asset
- ** - RUL is the Remaining Useful Life of an Asset
- *** - Non-Escalated and Non-Inflated Adjusted Dollars
- † - FCI Formula (As Currently Programmed):

DCPS PCA Property Rollup



Routine Maintenance Expenditures for Mamie D. Lee School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
							\$		0	1	2	3	4	5	6	
A. SUBSTRUCTURE																
A10	FOUNDATIONS															
A10	Inspect exterior foundation for cracks, leaks, plant intrusions	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect interior foundation for cracks or leaks	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
A. SUBSTRUCTURE SUB-TOTALS									\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$700
B. SHELL																
B10	SUPERSTRUCTURE															
B10	Inspect floors for leaks, beam displacement or deflection, etc.	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect roof for leaks, weathertight integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B20	EXTERIOR ENCLOSURE															
B2021	Inspect doors for breakage, seals and caulking, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B2032	Annual Maint: Door, Emergency, Egress, Swinging - B2035 225 1950	Fair - Good	1	0	1.00	Lump Sum	\$56.00	Routine Maint Minor Repairs	\$56	\$56	\$56	\$56	\$56	\$56	\$56	\$392
	Inspect doors for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B30	ROOFING															
B3011	Inspect roof hatches for operation, safety, leaks, and weathertight integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B. SHELL SUB-TOTALS									\$606	\$606	\$606	\$606	\$606	\$606	\$606	\$4,242
C. INTERIORS																
C10	INTERIOR CONSTRUCTION															
C10	Inspect doors for operation, damage, seals and alignment, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect wall expansion joints for drywall cracks and settlement	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C20	STAIRS															
C2011	Inspect for safety of handrails including ballustrades	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for safety tread nosguards and anti slip measures	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for tile lift on stair treads	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C30	INTERIOR FINISHES															

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
C3012	Inspect for tile lift on flooring	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for malicious damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C3024	Inspect for tile lift on flooring	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for malicious damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C3024	Inspect for tile lift on flooring	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for malicious damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C3031	Inspect for tile lift on flooring	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for malicious damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C. INTERIORS SUB-TOTALS									\$850	\$5,950						
D. SERVICES																
D20	PLUMBING															
D2011	Annual Maint: Toilet, Vacuum Breaker Type - D2015 100 2950	Fair	1	0	10.00	Per Fixture	\$16.55	Routine Maint Minor Repairs	\$166	\$166	\$166	\$166	\$166	\$166	\$166	\$1,159
	Inspect all fixtures for leaks and corrosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2013	Inspect all fixtures for leaks and corrosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2017	Inspect all fixtures for leaks and corrosion	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2018	Annual Maint: Drinking Fountain - D2015 - 800-1950	Good	1	0	1.00	Lump Sum	\$60.00	Routine Maint Minor Repairs	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$420
	Inspect all fixtures for leaks and corrosion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
	Inspect water chemistry for safety	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2022	Inspect all fixtures for leaks and corrosion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D30	HVAC															
D3021	Annual Maint: Boiler, Gas/OilElectric, to 1000 mbh - D3025 140 4950	Good	1	0	1.00	Lump Sum	\$1,900.00	Routine Maint Minor Repairs	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$13,300
	Inspect all compressors, pumps, and motors for operation and integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3021	Annual Maint: Boiler, Gas/OilElectric, to 1000 mbh - D3025 140 4950	Fair - Good	1	0	1.00	Lump Sum	\$1,900.00	Routine Maint Minor Repairs	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$13,300
	Inspect all compressors, pumps, and motors for operation and integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3031	Annual Maint: Chiller, reciprocating, water cooled, over 50 ton - D3035 130 2950	Good	1	0	1.00	Lump Sum	\$1,025.00	Routine Maint Minor Repairs	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$1,025	\$7,175
	Inspect all compressors, pumps, and motors for operation and integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3041	Annual Maint: Air Hadler Unit, 3 to 24 ton - D3045 110 1950	Fair	1	0	1.00	Lump Sum	\$254.00	Routine Maint Minor Repairs	\$254	\$254	\$254	\$254	\$254	\$254	\$254	\$1,778
	Inspect all compressors, pumps, and motors for operation and integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3044	Annual Maint: Pump, Condensate Return - D3025 310 2950	Fair - Good	1	0	1.00	Lump Sum	\$141.00	Routine Maint Minor Repairs	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$987
	Inspect all compressors, pumps, and motors for operation and integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
	Inspect filters for unusual build-up before cycle change	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D50	ELECTRICAL SYSTEMS															
D5022	Annual Maint: Switchboard, Eletrical - D5015 210 1950	Poor - Fair	1	0	1.00	Lump Sum	\$58.50	Routine Maint Minor Repairs	\$59	\$59	\$59	\$59	\$59	\$59	\$59	\$410
	Infrared Inspection of circuit breaker panels	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any security panel against factory published standards	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect functionality of emergency generating system	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect overall lighting adequacy	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D5037	Annual Maint: Fire Alarm Annunciator Panel - D5035 710 1950	Fair	1	0	1.00	Lump Sum	\$970.00	Routine Maint Minor Repairs	\$970	\$970	\$970	\$970	\$970	\$970	\$970	\$6,790
	Infrared Inspection of circuit breaker panels	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any security panel against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect functionality of emergency generating system	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect overall lighting adequacy	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D. SERVICES SUB-TOTALS									\$8,874	\$62,118						
E. EQUIPMENT & FURNISHING																
E10	EQUIPMENT															
E1093	Annual Maint: Misc Food Service Equipment - E1095 334 1950	Fair	1	0	1.00	Lump Sum	\$2,740.00	Routine Maint Minor Repairs	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740	\$19,180
	Ensure Government Entity certifies and provides paperwork	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect restaurant equipment for damage and integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure restaurant Ansul [Fire Hood] against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure restaurant venting equipment against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
E20	FURNISHINGS															
E20	Inspect for malicious damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$2,990	\$20,930						
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0							
G. BUILDING SITEWORK																
G20	SITE IMPROVEMENTS															
G2011	Inspect landscaping and hardscaping for damage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2021	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2021	Inspect landscaping and hardscaping for damage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
G2021	Inspect landscaping and hardscaping for proper drainage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2031	Inspect landscaping and hardscaping for damage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair - Good	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Good	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Good	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair - Good	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair - Good	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Good	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair - Good	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair - Good	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair - Good	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Annual Maint: Manual Swing Gate - G2045 150 1950	Fair	1	0	1.00	Lump Sum	\$96.00	Routine Maint Minor Repairs	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$672
	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2042	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2045	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2045	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2046	Annual Maint: Swimming Pool - F1045 110 1950	Good	1	0	1.00	Lump Sum	\$3,725.00	Routine Maint Minor Repairs	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$3,725	\$26,075
	Inspect landscaping and hardscaping for damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2047	Inspect landscaping and hardscaping for damage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2047	Inspect landscaping and hardscaping for damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2048	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***	
G2049	Inspect landscaping and hardscaping for damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350	
	Inspect landscaping and hardscaping for proper drainage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350	
G2049	Inspect landscaping and hardscaping for damage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350	
	Inspect landscaping and hardscaping for proper drainage	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350	
G2049	Inspect landscaping and hardscaping for damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350	
	Inspect landscaping and hardscaping for proper drainage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350	
G30 SITE CIVIL/MECHANICAL UTILITIES																	
G30	Inspect for signs of surface water, sink holes at utility path and sewage or natural gas odors, consider visual camera survey of sewer and drain lines, perform regular sewer waste drain cleaning and inspection	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350	
G40 SITE ELECTRICAL UTILITIES																	
G40	Inspect for visually for frayed or damaged wiring, sinkholes at transformers and underground wiring and perform infrared testing of distribution panels and switchgear	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350	
G. BUILDING SITEWORK SUB-TOTALS									\$7,969	\$7,969	\$7,969	\$7,969	\$7,969	\$7,969	\$7,969	\$55,783	
Z. GENERAL																	
Z10	GENERAL REQUIREMENTS																
Z1010.1	Consider ACCESS CONTROL Upgrades. Refer to report for details	Fair	20	0	1.00	LS	\$71,878.00	Plant Adaptation	\$71,878							\$71,878	
Z1010.2	Consider ADA Accessibility Upgrades. Refer to report for details	Fair	20	0	1.00	LS	\$8,953.00	Plant Adaptation	\$8,953							\$8,953	
Z1010.3	Consider FIRE PROTECTION Upgrades. Refer to report for details	Fair	20	0	1.00	LS	#####	Plant Adaptation	\$346,243							\$346,243	
Z1010.5	Consider HAZ MAT Improvements. Refer to report for details	Fair - Good	20	0	1.00	LS	\$500.00	Plant Adaptation	\$500							\$500	
Z1010.6	Consider Facility Improvements to achieve LEED Silver Certification. Refer to report for details	Fair	20	0	1.00	LS	\$95,806.00	Plant Adaptation	\$95,806							\$95,806	
Z1010.7	Consider SAFETY and SECURITY Upgrades. Refer to report for details	Fair	20	0	1.00	LS	#####	Plant Adaptation	\$126,922							\$126,922	
Z. GENERAL SUB-TOTALS									\$650,302	\$0	\$0	\$0	\$0	\$0	\$0	\$650,302	
									Expenditure Totals per Year								
									\$671,691	\$21,389	\$21,389	\$21,389	\$21,389	\$21,389	\$21,389	\$21,389	\$800,025
									CRV*** \$15,324,678								

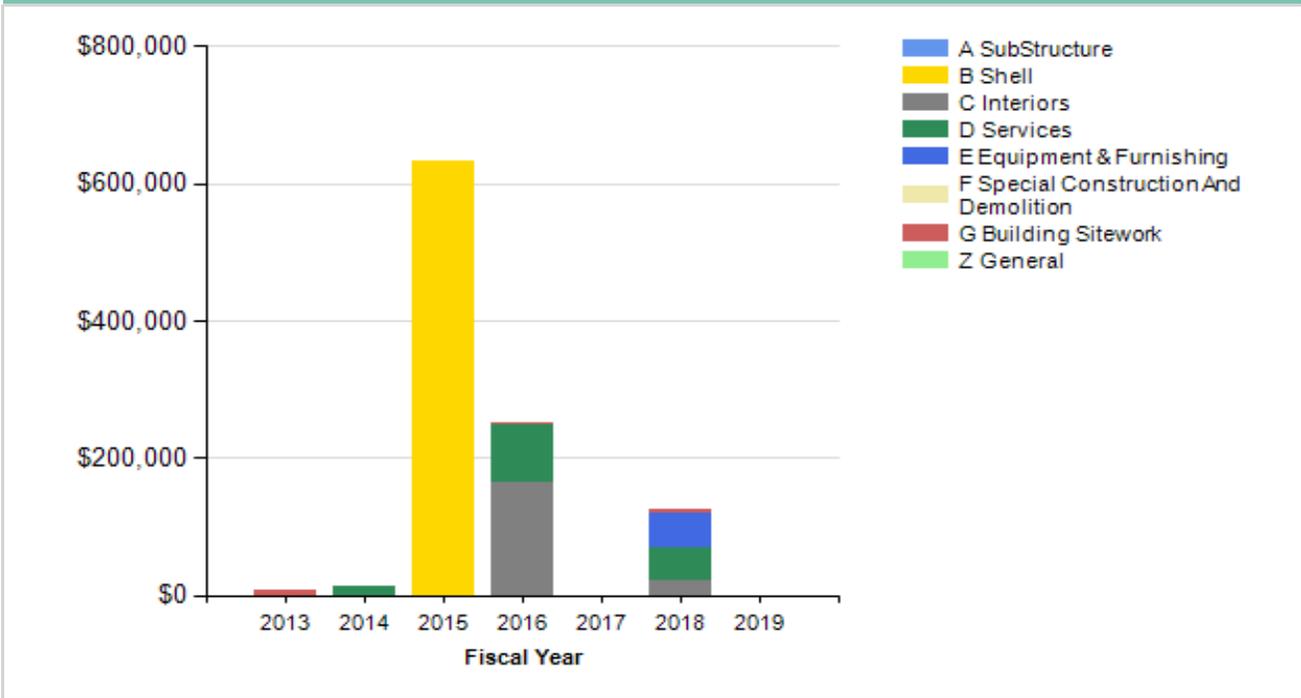
Notes

- * - 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

DCPS PCA Property Rollup



Capital Expenditure Costing By Level 1 Unifomat by Year for Mamie D. Lee School



DCPS PCA Property Rollup



Access Control Questionnaire for Mamie D. Lee School

Access Control		Yes/ No	Comments
1	Does the facility have a key card proximity entry system?	No	
2	Are all windows at grade level locked or fixed at all times (to prevent passing of contraband into the facility)?	Yes	Personnel have the ability to unlock some grade level windows which are operable. Windows and doors are generally kept locked
3	There is one clearly marked and designated entrance for visitors?	No	Additional signage should be located at the drop-off location adjacent Gallatin Street and should be visible from the street
4	Signs are posted for visitors to report to main office or through a designated entrance?	Yes	Signage located adjacent to the main entrance door only and is not visible from the entry ramp. Signage should also be posted at the secondary parking lot directing visitors to the front entrance.
6	Access to bus loading area is restricted to other vehicles during loading/unloading?	No	Signage restricting access to drop-off area is not present. Buses unload on the street.
7	Lighting is provided at entrances and points of possible intrusion?	Yes	Building mounted exterior lighting is present. Light standards are not located on school grounds.
8	Outside hardware has been removed from all doors except at points of entry?	No	Some exterior doors have hardware.
9	Basement windows are protected with grill or well cover?	N/A	
10	"Restricted" areas are properly identified?	Yes	
11	Access to electrical panels is restricted?	No	Electrical panel in kitchen is not locked.
12	Are there control gates to separate gym, cafeteria, stage, lobby and restrooms from rest of school and classrooms during after hours without changing means of egress?	No	
13	Are all perimeter doors equipped with recessed magnetic contact – door position door sensors?	No	
14	Are interior doors with specific vulnerability equipped with door position monitoring sensors?	No	

DCPS PCA Property Rollup



ADA Questionnaire for Mamie D. Lee School

Parking

Accessibility Item

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Adequate number of designated parking stalls and signage for cars are not provided?	2	\$165.00	EACH	\$330
Adequate number of designated parking stalls and signage for vans are not provided?	1	\$220.00	EACH	\$220
Signage indicating accessible parking spaces for cars and vans are not provided? 1 IN EVERY 8 ACCESSIBLE SPACES SHOULD BE DESIGNATED FOR A VAN WITH A MINIMUM OF ONE PROVIDED.	3	\$120.00	EACH	\$360
Access aisles adjacent to parking spaces, crossing hazardous vehicle areas, from main roadways or public transportation stops to the building sidewalks and entrances are not provided?	2	\$6.50	LF	\$13
Curb ramps are required from the parking area to the sidewalks providing access to the building?	0	\$950.00	EACH	\$0
Passenger drop off areas are not provided at the building entrances or access routes? Drop off area is for shuttle service, etc. Individual cars and vans use the HC space. Limit use to enclosed malls and properties with known needs.	0		EACH	
Signage directing to accessible parking or accessible building entrances to the facility are not provided? Use when main entrance is not accessible and directions are required to alternate entrance.	2	\$120.00	EACH	\$240
Comments: See ADA notes above.				
Parking Estimated Cost:				\$1,163

Ramps

Accessibility Item

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
The building requires the construction of a straight entrance ramp with handrails to allow wheelchair access? limit assessment to cases where the barrier is three steps or less (30" rise) and provide cost. Otherwise note only in checklist "consult a design professional".	1	\$325.00	LF	\$325
Existing exterior ramps and stairs are not equipped with the required handrails?	1	\$40.00	LF	\$40
Comments: The existing ramp is not compliant. The signed accessible entrance should be located at the Ft. Totten Drive side of the building where slopes are not extreme.				
Ramps Estimated Cost:				\$365

Entrances/Exits

ADA Questionnaire for Mamie D. Lee School

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Install buzzer or intercom for assistance and service at exterior entrance doors or parking space?	1	\$500.00	EACH	\$500
Existing entrance doors are not wide enough to accommodate wheelchair access and clear floor space beside the door swing is lacking?	0	\$1,250.00	EACH	\$0
Vestibule doors are set too close to the front doors for wheelchair access?	0	\$2,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	2	\$65.00	EACH	\$130
Comments: The accessible entrance should be designated on the west elevation of the building (paralleling Ft. Totten Dr.) where the grade change is minimal, and a buzzer installed at that exterior door.				
Entrances/Exits Estimated Cost:				\$630

Paths of Travel

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Obstacle or protrusion from wall impeding access? Describe condition, location, and repair scope to correct.	0			
Existing carpeting is not securely attached or has a pile thickness exceeding 1/2"?	0		SY	
Stair handrails do not extend beyond the top and bottom risers?	4	\$350.00	EACH	\$1,400
Compliant signage indicating accessible entrances and general information is not provided?	2	\$60.00	EACH	\$120
Stair handrails do not extend beyond the top and bottom risers?	4	\$125.00	EACH	\$500
Modify location of telephones installed higher than what is essential for basic operation?	0	\$400.00	EACH	\$0
Lower objects mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or Watercoolers and telephones may be an issue if they are wall mounted above 27". ADAAG intent is to enable the cane of a blind person to detect the object before bumping into it.	3		EACH	
Add visual alarm to existing audible fire alarm? Only if audible alarm is present, required by building codes in affect when constructed.	0	\$250.00	EACH	\$0
Install cup dispenser at an existing non-conforming water fountain?	11	\$25.00	EACH	\$275
Comments: Drinking fountains: Installation of cup dispensers, while creating compliance, are not practical in a school situation where students vandalize the cups. Installation of bi-level water fountains is more practical as a compliance measure.				
Paths of Travel Estimated Cost:				\$2,295

Elevators

ADA Questionnaire for Mamie D. Lee School

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Elevator control panel and hall buttons are mounted higher than 54" above the floor?	0	\$6,000.00	EACH	\$0
Raised elevator markings at control panel and hall buttons are not provided in Braille and Standard Alphabet?	0	\$350.00	EACH	\$0
Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival?	0	\$400.00	EACH	\$0
Add visual alarm to existing audible fire alarm?	0	\$250.00	EACH	\$0
Safety stops not installed in elevator doors?	0	\$6,000.00	EACH	\$0
Elevator communication equipment not set up for speech impaired communication?	0	\$2,600.00		\$0
Comments:				
Elevators Estimated Cost:				\$0

Restrooms

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Existing restroom doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing	0	\$1,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	20	\$65.00	EACH	\$1,300
Install grab bars in accessible stalls at 36" above the floor?	0	\$325.00	EACH	\$0
Modify existing toilet room accessories and mirrors?	4	\$200.00	EACH	\$800
Modify existing lavatory faucets to paddle type faucets?	4	\$300.00	EACH	\$1,200
Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces?	4	\$50.00	EACH	\$200
Add pull station alarm in unisex bathroom?	2	\$500.00	EACH	\$1,000
Comments:				
Restrooms Estimated Cost:				\$4,500

Total Estimated Cost: \$8,953

DCPS PCA Property Rollup



Fire Protection Questionnaire for Mamie D. Lee School

Sprinkler and Suppression		Yes/ No	Comments
1	Does the facility have a fire sprinkler system?	No	
2	Does the facility have wall mounted fire extinguishers?	Yes	Approximately 60 units, including kitchen and boiler room
3	Does the kitchen and cooking area have hood vent mounted fire suppression systems?	Yes	
4	Does combustion equipment have dedicated fire sprinkler system e.g. boilers, hot water heater?	No	

Inspection		Yes/ No	Comments
1	Are current fire protection system inspections up to date and onsite?	Yes	Semi-annual fire inspections are conducted
2	A record of Fire Inspection by the local or state Fire Officer is maintained?	Yes	
3	Exit signs are clearly visible and pointing in the correct direction?	Yes	

Alarm and Annunciators		Yes/ No	Comments
1	Does the facility have monitored fire alarm system?	No	
2	Is the fire alarm control panel solid-state, modular design type, incorporating the following standard features: lamp test, red alarm and amber LEDs per zone, positive and negative ground fault indicators, power ON indicator, two (2) auxiliary form C alarm contacts with disconnect switches and lights, one (1) auxiliary form C trouble contact, regulated 24Vdc four-wire smoke detector power supply, and remote reset connection?	Yes	Panel in electric room (Rm 48) and annunciator in Conference Room (Rm 71).
3	Is the power supply to the fire alarm control panel from an individual circuit?	Yes	A back-up system is present.
4	Does the activation of any initiating device including but not limited to manual pull stations, smoke detectors, heat detectors and flow switches shall cause all signals to sound continuously until manually reset; flash all visual alarm indicator lights; illuminate respective zone indicator lamps in the control panel; illuminate respective zone indicator lamps in the graphic display on the door of the control panel; and illuminate respective zone indicator lamps in the remote annunciator?	Yes	
5	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	

Fire Protection Questionnaire for Mamie D. Lee School

6	Is the fire alarm wiring enclosed in ¾" metal conduit raceway to the manufacturer's instructions?	Yes	
7	Is there a smoke detector directly above the fire alarm control panel?	No	
8	Are there smoke detectors within 5'-0" on each side of the fire doors? Are detectors tied into magnetic door holders to release fire doors upon alarm?	No	
9	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	
10	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	
11	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	

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Green Roof Questionnaire for Mamie D. Lee School

Green Roof-1 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Green Roof Investments	48739 SF	\$12.23	\$595,980.49
Location	Building roof		
Is the roof a sloped system?	Yes		
Is the roof less than 5 years in age?	No		
Does the roof have significant amounts of penetration and equipment?	No		
Will structural modification need to be made to support a green roof?	Yes		
Comments	All roof sections are sloped. Adaptation for a		

DCPS PCA Property Rollup



Haz Mat Questionnaire for Mamie D. Lee School

Asbestos Containing Building Materials		Yes/ No	Comments
1	Does the facility have a current AHERA Asbestos Inspection on File?	Yes	File is kept in the Building Supervisor's office (Rm 47) and Main Office (Rm 81).
2	Does the facility currently have a Asbestos Containing material O&M plan in place?	Yes	
3	Has all the material identified in the AHERA report been abated?	Yes	

Lead in Paint / Water		Yes/ No	Comments
1	Has the facility been tested for Lead Paint?	Yes	
2	Does the facility have a Lead containing paint O&M plan in place?	Yes	File kept in Buiding Supervisor's office (Rm 47).
3	Has all the lead identified in the LBP report been abated?	Yes	
4	Has the facility been tested for Lead in Water?	Yes	Water is tested monthly by the water works
5	Does the facility have a Lead in water O&M plan in place?	Yes	DCPS central office maintains the Operation and Management plan for lead in potable

Fuel Storage Tanks		Yes/ No	Comments
1	Does the facility have a UST?	No	
2	Does the tank have a leak detection system?	N/A	
3	Does the facility have a AST?	No	
4	Does the AST have a leak containment system?	N/A	

PCBs		Yes/ No	Comments
1	Are transformers PCBs free?	No	Two transformers are located in the electrical
2	Is there any known PCB containing equipment onsite?	No	It is unknown if the existing transformers contain PCB's.

DCPS PCA Property Rollup



LEED Scoresheet for Mamie D. Lee School

Sustainable Sites

Possible Points: 26
Existing

Credit 1	Is the school LEED Certified Design and Construction? Level of Effort to Achieve: Hard	No	0
Credit 2	Does the facility have a Building Exterior and Hardscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 3	Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 4	Does the facility provide car pooling or Alternative Commuting Transportation options or incentives?	Yes	7
Credit 5	Does the way the site is developed Protect or Restore Open Habitat? Level of Effort to Achieve: Hard	No	0
Credit 6	Does the facility have retention ponds rain gardens to control the quantity of Storm water? Level of Effort to Achieve: Hard	No	0
Credit 7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete? Level of Effort to Achieve: Easy	No	0
Credit 7.2	Does the facility have a cool roof (white or light color roof surface) ?	Yes	1
Credit 8	Are measures installed preventing operable exterior lighting from encroaching on adjacent properties? Level of Effort to Achieve: Easy	No	0
Total:			8

Water Efficiency

Possible Points: 14
Existing

Prereq 1	The facility has a Minimum Indoor Plumbing Fixture and Fitting	Yes	
Credit 1	Does the facility have a water meter for the whole building?	Yes	1
Credit 1	Does the facility have sub meters for boiler water, cooling tower water, irrigation water, fire sprinkler? Level of Effort to Achieve: Easy	No	0
Credit 2	Are all of the plumbing fixtures at the facility non-water saving devices?		0
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)?	Yes	3
	Are all of the plumbing fixture at the facility water saving devices (100%)? Level of Effort to Achieve:	No	0
Credit 3	Does the school use native planting that does not require irrigation? Level of Effort to Achieve: Easy	No	0
	Does the school have an irrigation system with a rain gauge and time system? Level of Effort to Achieve: Easy	No	0
	Does the school hand water on an as needed basis?	Yes	1
Credit 4	Does the Cooling Tower utilize a Chemical Management System?	No	0

LEED Scoresheet for Mamie D. Lee School

	Level of Effort to Achieve: Hard		
	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)?	No	0
	Level of Effort to Achieve: Hard		
Total:			5

Energy and Atmosphere

Possible Points: 35

Existing

Prereq 1	Does the school have an Energy Efficiency Best Management Practices Level of Effort to Achieve: Easy	No	
Prereq 2	Has an energy audit been performed and were ECMs implemented to Level of Effort to Achieve: Easy	No	
Prereq 3	Does the school have a Fundamental Refrigerant Management program?	Yes	
Credit 1	Is it feasible for the facility to achieve an EnergyStar rating of 71 or higher? Level of Effort to Achieve: Hard	No	0
Credit 2.1	Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning? Level of Effort to Achieve: Easy	No	0
Credit 2.2	Has the school performed retro Commissioning of the building lighting and HVAC systems? Level of Effort to Achieve: Easy	No	0
Credit 2.3	Is the school performing ongoing Commissioning of the building lighting and HVAC systems? Level of Effort to Achieve: Easy	No	0
Credit 3.1	Does the school have a HVAC or Lighting —Building Automation System? Level of Effort to Achieve: Easy	No	0
Credit 3.2	Are the HVAC and lighting systems individually metered at 40%? Level of Effort to Achieve: Easy	No	0
	Are the HVAC and lighting systems individually metered at 80% ? Level of Effort to Achieve: Easy	No	0
Credit 4	Does the school use on-site or off-site renewable energy? Level of Effort to Achieve: Hard	No	0
Credit 5	Does the school have an Enhanced Refrigerant Management? Level of Effort to Achieve: Easy	No	0
Credit 6	Does the school have an Emissions Reduction Reporting program? Level of Effort to Achieve: Hard	No	0
Total:			0

Materials and Resources

Possible Points: 10

Existing

Prereq 1	Does the school have a Sustainable Purchasing Policy?	Yes	
Prereq 2	Does the school have a Solid Waste Management Policy?	Yes	
Credit 1	Does the school have a Sustainable Purchasing program for Ongoing Consumables?	Yes	1
Credit 2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment? Level of Effort to Achieve: Easy	No	0
Credit 2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture?	No	0

LEED Scoresheet for Mamie D. Lee School

	Level of Effort to Achieve: Easy		
Credit 3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions?	No	0
	Level of Effort to Achieve: Easy		
Credit 4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased?	No	0
	Level of Effort to Achieve: Easy		
Credit 5	Is a Sustainable Purchasing policy used when making Food purchases at the school?	No	0
	Level of Effort to Achieve: Easy		
Credit 6	Has the school performed a Waste Stream Audit?	No	0
	Level of Effort to Achieve: Easy		
Credit 7	Has the school implemented a policy to reduce the quantity Ongoing Consumables going into landfills?	Yes	1
Credit 8	Has the school implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills?	Yes	1
Credit 9	Does the school recycle building materials during construction which prevents material going to landfill?	No	0
	Level of Effort to Achieve: Easy		
		Total:	3

Indoor Environmental Quality

Possible Points: 15
Existing

Prereq 1	Has the school performed a Minimum Indoor Air Quality (IAQ)	Yes	
Prereq 2	Is the facility and surrounding area smoke free - Environmental Tobacco	Yes	
Prereq 3	Does the school have a Green Cleaning Policy?	Yes	
Credit 1.1	Does the school have an Indoor Air Quality Management Program?	No	0
	Level of Effort to Achieve: Easy		
Credit 1.2	Does the school have Outdoor Air Delivery Monitoring?	No	0
	Level of Effort to Achieve: Easy		
Credit 1.3	Has the school modified the HVAC systems to allow Increased Ventilation?	Yes	1
Credit 1.4	Does the school have a plan to Reduce Particulates in Air Distribution?	No	0
	Level of Effort to Achieve: Easy		
Credit 1.5	Does the school have a policy to enhance IAQ performance during Facility Alterations and Additions?	No	0
	Level of Effort to Achieve: Easy		
Credit 2.1	Has the school performed an Occupant Survey for IAQ?	No	0
	Level of Effort to Achieve: Easy		
Credit 2.2	Does the school allow for the Controllability of Systems—Lighting by occupants?	No	0
	Level of Effort to Achieve: Hard		
Credit 2.3	Does the school allow for the Occupant Comfort—Thermal Comfort Monitoring?	No	0
	Level of Effort to Achieve: Hard		
Credit 2.4	Does the school take advantage of Daylight and Views for tenant comfort?	Yes	1
Credit 3.1	Does the school have a High Performance Cleaning Program?	No	0
	Level of Effort to Achieve: Easy		

LEED Scoresheet for Mamie D. Lee School

Credit 3.2	Does the school have a Custodial Effectiveness Assessment?	Yes	1
Credit 3.3	Does the school Purchase Sustainable Cleaning Products and Materials ?	Yes	1
Credit 3.4	Does the school use Sustainable Cleaning Equipment?	Yes	1
Credit 3.5	Does the school have Indoor Chemical and Pollutant Source Control? Level of Effort to Achieve: Easy	No	0
Credit 3.6	Does the school have an Indoor Integrated Pest Management? Level of Effort to Achieve: Easy	No	0
Total:			5

Innovation in Operations

Possible Points: 6
Existing

Credit 1.1	Does the school have an Innovation in Operations program? Level of Effort to Achieve: Easy	No	0
Credit 2	Does the school have a LEED Accredited Professional on staff? Level of Effort to Achieve: Hard	No	0
Credit 3	Is the school Documenting Sustainable Building Cost Impacts? Level of Effort to Achieve: Easy	No	0
Total:			0

Certified 40 to 49 points ● Silver 50 to 59 points ● Gold 60 to 79 points ● Platinum 80 to 110 points

Total: 21

19 Points to LEED Certification

DCPS PCA Property Rollup



Safety-Security Questionnaire for Mamie D. Lee School

Communication		Yes/ No	Comments
1	Do all areas of the school, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System?	No	Includes all areas except restrooms
2	Do all areas of the school have the ability to privately call the main office or for emergency?	No	Emergency push buttons in classrooms and offices only.
3	Does the general office, principal's office, assistant principal's office have CCTV receptacles?	No	Available in general office only.
4	Is there an automated notification system to lockdown the building envelope at all exits including service doors and loading docks or all classrooms as necessary?	No	Code Red doors have to be manually locked.

Monitoring		Yes/ No	Comments
1	Does the facility have a monitored burglar alarm system?	Yes	Monitored by DCPS central system. School personnel are required to shut off system in
2	Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detectors?	No	
3	Are all general corridor or lobby areas plus rooms with specific vulnerability (e.g., main office, principal's office, library, computer rooms, etc.) equipped with motion detectors?	Yes	Main exterior doors and all hallways have motion detectors.
4	Is the main office and one or more additional location(s) accessed by designated staff equipped with IDS arm/disarm keypads?	Yes	One keypad located in main office only. No additional locations have a keypad.
5	Are alarm monitoring and response performed by DCPS via their existing central alarm monitoring facility via either dial-up telephone lines or LAN/WAN?	Yes	Via dial-up to DCPS

Surveillance		Yes/ No	Comments
1	Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points?	Yes	Main door, hallways and rear parking lot from Gallatin St.
2	Does the facility have monitored video surveillance system at the interior?	Yes	Can be viewed as required in the business office (Rm. 67).
3	Does the facility have monitored video surveillance system at the exterior?	Yes	Front and rear parking lot exterior doors only.

Exterior Entry/Egress		Yes/ No	Comments
1	Does the facility have exterior door hardware that allows controlled access to the building?		
2	Does the facility have exterior card access readers that allow controlled access to the building?		
3	Does the facility have allow occupants a quick, unimpeded egress from the building?		

Safety-Security Questionnaire for Mamie D. Lee School

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have interior door hardware that allows controlled access to classrooms?		
2	Does the facility have interior card access readers that allow controlled access within the building?		

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?		
2	Does the facility have equipment that allows announcements to be made during large gatherings?		

DCPS PCA Property Rollup



Space Utilization for Mamie D. Lee School

2003 Capacity: NA Bldg SF: 1,145,000 Rationale:	Entire School Comments [From Pathways 2012 Data] Proposed Capacity (2012): 180 SF per Student: 6,361.00
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TBD							
Room [From Pathways]	Design ID [From Pathways]	Room Type [From Pathways]	Program Occupancy [From Pathways]	Design Occupancy [From Pathways]	Space (SQF) (Design) [From Pathways]	Space (SQF) (Actual) [From iPlan]	Comments [From Pathways]
10	91	Elem Special Ed	10	10	900	600	Social Studies
11	138	ElemComputer	0	0	900	600	
12	136	ElemOther1	0	0	900	600	Inst Coach
12A	93	Elem Special Ed	10	10	900	600	Reading
13	128	Temporary Office	20	20	850	600	School Store
14	14	PT/OT	0	0	400	480	Life skills
15	101	Elem Special Ed	10	10	900	600	Math
16	104	ElemOther	0	20	900	480	Teachers Lounge
17	127	Elem Special Ed	10	10	900	600	
18	18	ElemResource	0	0	350	640	Speech
19	108	ElemArt	0	0	1150	600	
20	119	Elem Special Ed	10	10	900	600	
20A	188	Elem Special Ed	10	10	900	600	
21	151	ElemResource	0	0	350	600	
22	182	Elem Special Ed	10	10	900	600	
22A	175	Elem Special Ed	10	10	900	600	
23	157	Temporary Office	20	20	850	600	SPED Coordinator
24	181	Elem Special Ed	10	10	900	600	OT/PT
25	158	Temporary Office	20	20	850	600	Collaboration rm
26	26	Elem PE	0	0	1000	1,104	Pool
27	164	Elem Special Ed	10	10	900	600	
28	173	Elem Special Ed	10	10	900	600	
29	166	Elem Special Ed	10	10	900	600	
34	34	Elem PE	0	0	1000	1,755	Adaptive PE
55	55	ElemMusic	0	0	1000	729	Prior library
Floor Totals:			180	200		16,588	
Property Totals:			180	200		16,588	

DCPS PCA Property Rollup



Uniformat Level 2 Asset Condition Rating For Mamie D. Lee School

Condition	Score	2012 iPlan Scoring			
		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

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	Foundations	45,800.00	SF	11.60	531,280.00	10	10.00	100%	10.00	10.00		
							531,280.00	10			10.00	10.00	0%	Good
B10 SuperStructure														
Capital Replacement	Fair	B10 SuperStructure	SuperStructure	45,800.00	LS	13.40	613,720.00	6	10.00	100%	6.00	10.00		
							613,720.00	6			6.00	10.00	40%	Fair
B20 Exterior Enclosure														
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Exterior Doors	13.00	EACH	1,400.00	18,200.00	8	10.00	12%	0.95	1.18		
Capital Replacement	Fair	B20 Exterior Enclosure	Exterior Windows	2,160.00	SF	62.80	135,648.00	6	10.00	88%	5.29	8.82		
							153,848.00	14			6.24	10.00	38%	Fair
B30 Roofing														
Capital Replacement	Fair	B30 Roofing	Roofing	48,739.00	SF	10.19	496,650.41	6	10.00	100%	6.00	10.00		
							496,650.41	6			6.00	10.00	40%	Fair
C10 Interior Construction														
Capital Replacement	Fair	C10 Interior Construction	Interior Construction	45,800.00	LS	11.46	524,868.00	6	10.00	100%	6.00	10.00		
							524,868.00	6			6.00	10.00	40%	Fair
C20 Stairs														
Capital Replacement	Fair	C20 Stairs	Regular Stairs	45,800.00	SF	0.08	3,664.00	6	10.00	100%	6.00	10.00		
							3,664.00	6			6.00	10.00	40%	Fair
C30 Interior Finishes														
Capital Replacement	Fair - Good	C30 Interior Finishes	Ceramic Tile Floor Finishes	1,300.00	SF	17.38	22,594.00	8	10.00	5%	0.37	0.46		
Capital Replacement	Fair - Good	C30 Interior Finishes	Paint Interior Walls	92,000.00	SF	1.78	163,760.00	8	10.00	33%	2.68	3.35		
Capital Replacement	Good	C30 Interior Finishes	Ceiling Finishes	1,300.00	SF	34.95	45,435.00	10	10.00	9%	0.93	0.93		
Capital Replacement	Fair - Good	C30 Interior Finishes	Vinyl Floor Finishes	3,800.00	SY	67.75	257,450.00	8	10.00	53%	4.21	5.26		
							489,239.00	34			8.19	10.00	18%	Good
D20 Plumbing														
Capital Replacement	Good	D20 Plumbing	Domestic Electric Water Heater	40.00	GALS	50.00	2,000.00	10	10.00	2%	0.17	0.17		
Capital Replacement	Fair	D20 Plumbing	Restroom Sinks	20.00	EACH	1,400.00	28,000.00	6	10.00	24%	1.42	2.36		
Capital Replacement	Good	D20 Plumbing	Drinking Fountains	26.00	EACH	2,545.00	66,170.00	10	10.00	56%	5.57	5.57		
Capital Replacement	Fair	D20 Plumbing	Restroom Toilets	10.00	EACH	1,455.00	14,550.00	6	10.00	12%	0.74	1.23		
Capital Replacement	Fair - Good	D20 Plumbing	Showers	5.00	EACH	1,599.00	7,995.00	8	10.00	7%	0.54	0.67		
							118,715.00	40			8.43	10.00	16%	Good
D30 HVAC														
Capital Replacement	Good	D30 HVAC	Gas-Fired Boiler for Pool	250.00	MBH	20.97	5,242.50	10	10.00	1%	0.13	0.13		
Capital Replacement	Good	D30 HVAC	Water Cooled Chillers	160.00	TON	685.00	109,600.00	10	10.00	28%	2.76	2.76		
Capital Replacement	Fair - Good	D30 HVAC	Gas-Fired Heating Boilers	9,010.00	MBH	20.97	188,939.70	8	10.00	48%	3.80	4.75		
Capital Replacement	Fair	D30 HVAC	Central Air Handling Units	28,000.00	CFM	3.00	84,000.00	6	10.00	21%	1.27	2.11		
Capital Replacement	Fair - Good	D30 HVAC	HVAC Expansion Tanks	2.00	EACH	4,944.77	9,889.54	8	10.00	2%	0.20	0.25		
							397,671.74	42			8.16	10.00	18%	Good
D50 Electrical Systems														
Deferred Maintenance	Poor - Fair	D50 Electrical Systems	Upgrade Older Light Fixtures	100.00	SF	2.80	280.00	4	10.00	2%	0.09	0.23		
Capital Replacement	Fair	D50 Electrical Systems	Fire Alarm Panel	1.00	EACH	12,000.00	12,000.00	6	10.00	98%	5.86	9.77		
							12,280.00	10			5.95	10.00	40%	Poor
E10 Equipment														
Capital Replacement	Fair	E10 Equipment	Commercial Kitchen Food Service	1.00	LS	50,000.00	50,000.00	6	10.00	100%	6.00	10.00		
							50,000.00	6			6.00	10.00	40%	Fair
E20 Furnishings														

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
Capital Replacement	Fair	E20 Furnishings	Furnishings	45,800.00	SF	0.13	5,954.00	6	10.00	100%	6.00	10.00		
E20 Furnishings							5,954.00	6			6.00	10.00	40%	Fair
G20 Site Improvements														
Capital Replacement	Fair - Good	G20 Site Improvements	Metal Benches	6.00	EACH	546.00	3,276.00	8	10.00	1%	0.12	0.15		
Deferred Maintenance	Poor	G20 Site Improvements	Overlay Asphalt Pavement at Entrance	135.00	SY	12.00	1,620.00	2	10.00	1%	0.01	0.07		
Capital Replacement	Fair - Good	G20 Site Improvements	Flagpole-metal-59' ht	1.00	EACH	4,994.22	4,994.22	8	10.00	2%	0.18	0.23		
Capital Replacement	Fair - Good	G20 Site Improvements	Gate- vehicular-rolling- 30' length	30.00	LF	5.00	150.00	8	10.00	0%	0.01	0.01		
Capital Replacement	Fair - Good	G20 Site Improvements	Overlay Asphalt Pavement	1,584.00	SY	12.00	19,008.00	8	10.00	9%	0.69	0.86		
Capital Replacement	Good	G20 Site Improvements	Vinyl Coated Chain Link Fence- 4' ht with	22.00	LF	5.00	110.00	10	10.00	0%	0.00	0.00		
Capital Replacement	Good	G20 Site Improvements	Chain Link Galvanized Gate-double	64.00	LF	5.00	320.00	10	10.00	0%	0.01	0.01		
Deferred Maintenance	Poor	G20 Site Improvements	Repair playground rubber surface	5.00	SF Surf.	35.00	175.00	2	10.00	0%	0.00	0.01		
Capital Replacement	Fair - Good	G20 Site Improvements	Steel Ornamental Fence	239.00	LF	29.96	7,160.44	8	10.00	3%	0.26	0.33		
Deferred Maintenance	Poor	G20 Site Improvements	Seal Coat Asphalt Pavement	1,584.00	SY	3.00	4,752.00	2	10.00	2%	0.04	0.22		
Capital Replacement	Fair - Good	G20 Site Improvements	Chain Link Galvanized Gate- vehicular	20.00	LF	5.00	100.00	8	10.00	0%	0.00	0.00		
Capital Replacement	Fair - Good	G20 Site Improvements	Aluminum Ornamental gate- vehicular-	20.00	LF	24.96	499.20	8	10.00	0%	0.02	0.02		
Capital Replacement	Good	G20 Site Improvements	Playground rubber playing surface	3,519.00	SF Surf.	35.00	123,165.00	10	10.00	56%	5.59	5.59		
Capital Replacement	Good	G20 Site Improvements	Double rail tubular steel fence	84.00	LF	29.96	2,516.64	10	10.00	1%	0.11	0.11		
Capital Replacement	Fair - Good	G20 Site Improvements	Aluminum Ornamental Fence-	260.00	LF	24.96	6,489.60	8	10.00	3%	0.24	0.29		
Capital Replacement	Fair - Good	G20 Site Improvements	Aluminum Ornamental Fence-6' ht	80.00	LF	24.96	1,996.80	8	10.00	1%	0.07	0.09		
Capital Replacement	Fair - Good	G20 Site Improvements	Retaining wall- timber, average ht. 2'	225.00	SF	26.42	5,944.50	8	10.00	3%	0.22	0.27		
Capital Replacement	Fair	G20 Site Improvements	Chain Link Galvanized gate- pedestrian	300.00	LF	5.00	1,500.00	6	10.00	1%	0.04	0.07		
Capital Replacement	Good	G20 Site Improvements	Play Equipment – Various	6.00	LS	250.00	3,000.00	10	10.00	1%	0.14	0.14		
Deferred Maintenance	Poor	G20 Site Improvements	Settled concrete sidewalk	24.00	SF	33.13	795.12	2	10.00	0%	0.01	0.04		
Capital Replacement	Fair - Good	G20 Site Improvements	Chain Link Galvanized Fence- 6' ht	191.00	LF	5.00	955.00	8	10.00	0%	0.03	0.04		
Capital Replacement	Fair	G20 Site Improvements	Chain link fence 12' ht -3 sided chiller	60.00	LF	5.00	300.00	6	10.00	0%	0.01	0.01		
Capital Replacement	Fair	G20 Site Improvements	Wood platform 8' x 8'	64.00	SF	5.00	320.00	6	10.00	0%	0.01	0.01		
Deferred Maintenance	Poor	G20 Site Improvements	Install swings at swing set	2.00	EACH	125.00	250.00	2	10.00	0%	0.00	0.01		
Capital Replacement	Fair	G20 Site Improvements	Chain Link Galvanized Fence- 8' ht.	342.00	LF	5.00	1,710.00	6	10.00	1%	0.05	0.08		
Capital Replacement	Good	G20 Site Improvements	Pool Filter Equipment	1.00	LS	5,000.00	5,000.00	10	10.00	2%	0.23	0.23		
Capital Replacement	Good	G20 Site Improvements	Playground Equipment	2.00	LS	12,000.00	24,000.00	10	10.00	11%	1.09	1.09		
Capital Replacement	Fair	G20 Site Improvements	Pedestrian gate- 6' ht	32.00	LF	5.00	160.00	6	10.00	0%	0.00	0.01		
G20 Site Improvements							220,267.52	198			9.19	10.00	8%	Good
G30 Site Civil/Mechanical Utilities														
Capital Replacement	Fair	G30 Site Civil/Mechanical Utilities	Site Civil/Mechanical Utilities	45,800.00	LS	0.56	25,648.00	6	10.00	100%	6.00	10.00		
G30 Site Civil/Mechanical Utilities							25,648.00	6			6.00	10.00	40%	Fair
G40 Site Electrical Utilities														
Capital Replacement	Fair	G40 Site Electrical Utilities	Site Electrical Utilities	45,800.00	LS	0.89	40,762.00	6	10.00	100%	6.00	10.00		
G40 Site Electrical Utilities							40,762.00	6			6.00	10.00	40%	Fair
Z10 General Requirements														
Plant Adaptation	Fair - Good	Z10 General Requirements	Consider: Haz Mat Investments	1.00	LS	500.00	500.00	8	10.00	0%	0.00	0.00		
Plant Adaptation	Fair	Z10 General Requirements	Consider: Access Control Investments	1.00	LS	71,878.00	71,878.00	6	10.00	6%	0.35	0.58		
Plant Adaptation	Fair	Z10 General Requirements	Green Roof Investments	48,739.00	SF	12.23	595,980.49	6	10.00	48%	2.87	4.78		
Plant Adaptation	Fair	Z10 General Requirements	Consider: ADA Investments	1.00	LS	8,953.00	8,953.00	6	10.00	1%	0.04	0.07		
Plant Adaptation	Fair	Z10 General Requirements	Consider: LEED Investments	1.00	LS	95,806.00	95,806.00	6	10.00	8%	0.46	0.77		
Plant Adaptation	Fair	Z10 General Requirements	Consider: Safety Security Investments	1.00	LS	126,922.00	126,922.00	6	10.00	10%	0.61	1.02		
Plant Adaptation	Fair	Z10 General Requirements	Consider: Fire Protection Investments	1.00	LS	346,243.00	346,243.00	6	10.00	28%	1.67	2.78		
Z10 General Requirements							1,246,282.49	44			6.00	10.00	40%	Fair

DCPS PCA Property Rollup

Assessment Images for Mamie D. Lee School

Property Images

Primary Image:

Front Elevation



Image 1:

Front Elevation



Image 2:

Side Elevation



Property Images

Image 3:

Rear Elevation



Image 4:

Court Yard Elevation



DCPS PCA Property Rollup



Asset Images

B2021 - WINDOWS

Exterior Windows

Windows:

Asset Photo: B2020 Exterior Windows.1



B3011 - ROOF FINISHES

Roofing

Roof:

Asset Photo: B30 Roofing.1



C3012 - WALL FINISHES TO INTERIOR WALLS

Paint Interior Walls

Interior painting:

Asset Photo: C30 Interior Painted CMU Finishes.1



C3024 - FLOORING

Ceramic Tile Floor Finishes

Asset Images

Ceramic Floor Tile:

Asset Photo: C3020 Floor Finishes Tile.1



Vinyl Floor Finishes

Vinyl Floor Finishes:

Asset Photo: C3020 Floor Finishes Vinyl.1



D2011 - WATER CLOSETS

Restroom Toilets

Toilet:

Asset Photo: D2010 Plumbing Fixtures Toilet.1



D2013 - LAVATORIES

Restroom Sinks

Asset Images

Sink:

Asset Photo: D2010 Plumbing Fixtures Sink.1



Sink:

Asset Photo: D2010 Plumbing Fixtures Sink.1

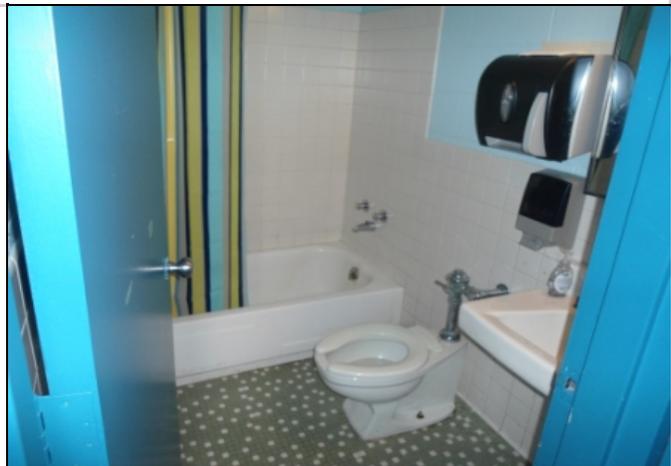


D2017 - SHOWERS

Showers

Tub-Shower:

Asset Photo: D2010 Plumbing Fixtures Shower.1



D2022 - HOT WATER SERVICE

Domestic Electric Water Heater

Asset Images

Water Heater:

Asset Photo: D3020 Heat Generation Systems.1



D3021 - BOILERS

Gas-Fired Boiler for Pool

Boiler:

Asset Photo: HW - Gas - 1010 to 4505 MBH.1



Gas-Fired Heating Boilers

Boiler:

Asset Photo: HW - Gas - 1010 to 4505 MBH.1



D3041 - AIR DISTRIBUTION SYSTEMS

Central Air Handling Units

Asset Images

Package Unit:

Asset Photo: D30 HVAC Package Unit.1



D5037 - FIRE ALARM SYSTEMS

Fire Alarm Panel

Fire Panel:

Asset Photo: D40 Fire Protection Systems.1



E1093 - FOOD SERVICE EQUIPMENT

Commercial Kitchen Food Service Equipment

Kitchen Equipment:

Asset Photo: E10 Kitchen Equipment.1



G2011 - BASES AND SUB-BASES

Overlay Asphalt Pavement at Entrance

Asset Images

Overlay asphalt pavement:

Asset Photo: Mill and overlay- drop-off area.1



:

Asset Photo: Mill and overlay- drop-off area.2



G2021 - BASES AND SUB-BASES

Overlay Asphalt Pavement

:

Asset Photo: Mill and Overlay-secondary parking lot.1



Seal Coat Asphalt Pavement

Asset Images

:

Asset Photo: Seal coat- secondary parking lot .1



G2031 - PAVING & SURFACING

Settled concrete sidewalk

Settled concrete sidewalk:

Asset Photo: Replace concrete section to eliminate tripping hazard.1



G2041 - FENCES & GATES

Gate- vehicular-rolling- 30' length

Gate:

Asset Photo: Gate- vehicular-rolling- 30' length.1



Vinyl Coated Chain Link Fence- 4' ht with double vehicular gate

Asset Images

Fence:

Asset Photo: Vinyl Coated Chain Link Fence- 4' ht.1



Chain Link Galvanized Gate-double vehicular- 6' ht

Gate:

Asset Photo: Chain Link Galvanized Gate-double vehicular- 6' ht.1



Steel Ornamental Fence

Fence:

Asset Photo: Steel Ornamental Fence.1



Chain Link Galvanized Gate- vehicular double-8' ht

Asset Images

Gate:

Asset Photo: Chain Link Galvanized Gate- vehicular double-8' ht.1



Aluminum Ornamental gate- vehicular- 20'

Gate:

Asset Photo: Steel Ornamental gate- vehicular- 20' .1



Double rail tubular steel fence

Steel fence:

Asset Photo: Double rail tubular steel fence.1



Aluminum Ornamental Fence- playground- 5' ht

Asset Images

Fence:

Asset Photo: Aluminum Ornamental Fence.1



Aluminum Ornamental Fence-6' ht

Fence:

Asset Photo: Aluminum Ornamental Fence-6' ht.1



Chain Link Galvanized gate- pedestrian

Gate:

Asset Photo: Chain Link Galvanized gate- pedestrian.1



Chain Link Galvanized Fence- 6' ht

Asset Images

Fence:

Asset Photo: Chain Link Galvanized Fence- 6' ht.1



Chain link fence 12' ht -3 sided chiller enclosure 10' x 20' x12' ht- top enclosed

Fence:

Asset Photo: Chain link fence -chiller enclosure x 16' ht- top enclosed.1



Chain Link Galvanized Fence- 8' ht.

Fence:

Asset Photo: Chain Link Galvanized Fence- 8' ht..1



Pedestrian gate- 6' ht

Asset Images

Gate:

Asset Photo: Pedestrian gate- 6' ht.1



G2042 - RETAINING WALLS

Retaining wall- timber, average ht. 2'

Retaining wall:

Asset Photo: Retaining wall- timber, average ht. 2'.1



G2045 - SITE FURNISHINGS

Metal Benches

Bench:

Asset Photo: Bench with back-metal mesh- stationary.1



Wood platform 8' x 8'

Asset Images

Wood platform:

Asset Photo: Stage- wood- 8' x 8'.1



G2046 - FOUNTAINS, POOLS, & WATERCOURSES

Pool Filter Equipment

Pool Equipment:

Asset Photo: G2040 Pool Equipment.1



G2047 - PLAYING FIELDS

Repair playground rubber surface

Deteriorated playground surface:

Asset Photo: Poured-in-place rubber.1



Asset Images

:

Asset Photo: Poured-in-place rubber.2



G2048 - FLAGPOLES

Flagpole-metal-59' ht

Flag pole:

Asset Photo: Flagpole-metal-50' ht.1



G2049 - MISCELLANEOUS STRUCTURES

Play Equipment – Various

Play equipment:

Asset Photo: Play elements- individual.1



Asset Images

Play equipment:

Asset Photo: Play elements- individual.2



Play equipment:

Asset Photo: Play elements- individual.3



Play equipment:

Asset Photo: Play elements- individual.4



Play equipment :

Asset Photo: Play Equipment – Various.5



Asset Images

Play equipment :

Asset Photo: Play Equipment – Various.6



Install swings at swing set

Swing set:

Asset Photo: Swing set with 2 swings.1



Playground Equipment

Playground Equipment:

Asset Photo: Play structure- age 5 to 12- medium-large.1



Asset Images

Playground Equipment:

Asset Photo: Play structure- age 5 to 12- medium-large.2



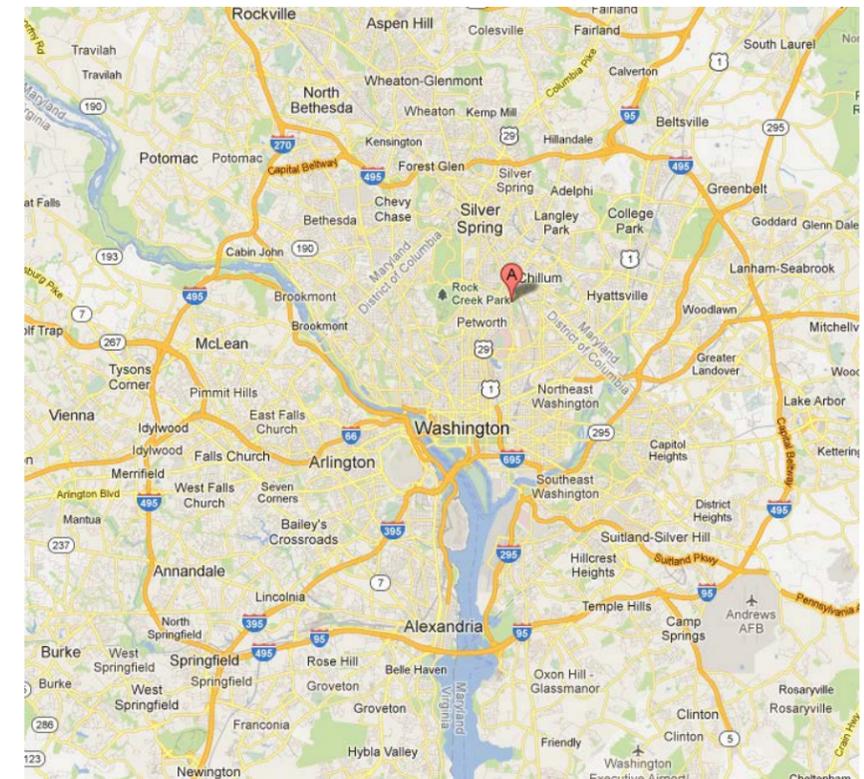
Z1010.4 - CONSIDER: GREEN ROOF INVESTMENTS

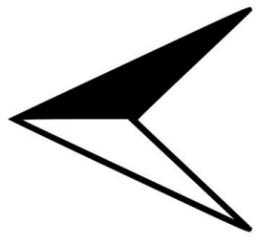
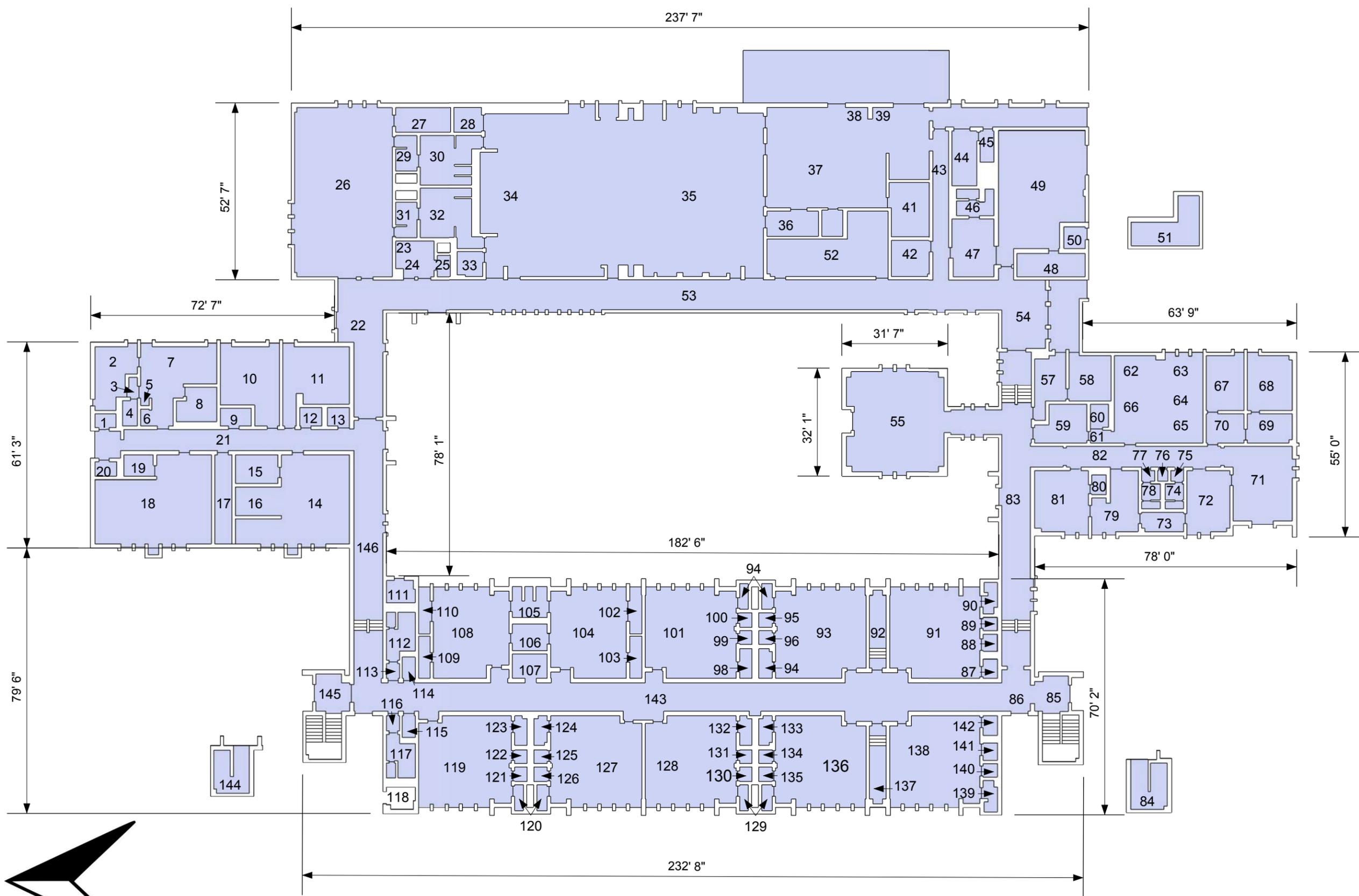
Green Roof Investments

Green roof not feasible on sloped roof:

Asset Photo: Z1010.4 Consider: Green Roof Investments.1







**1st Floor
Lee Special
Education School**

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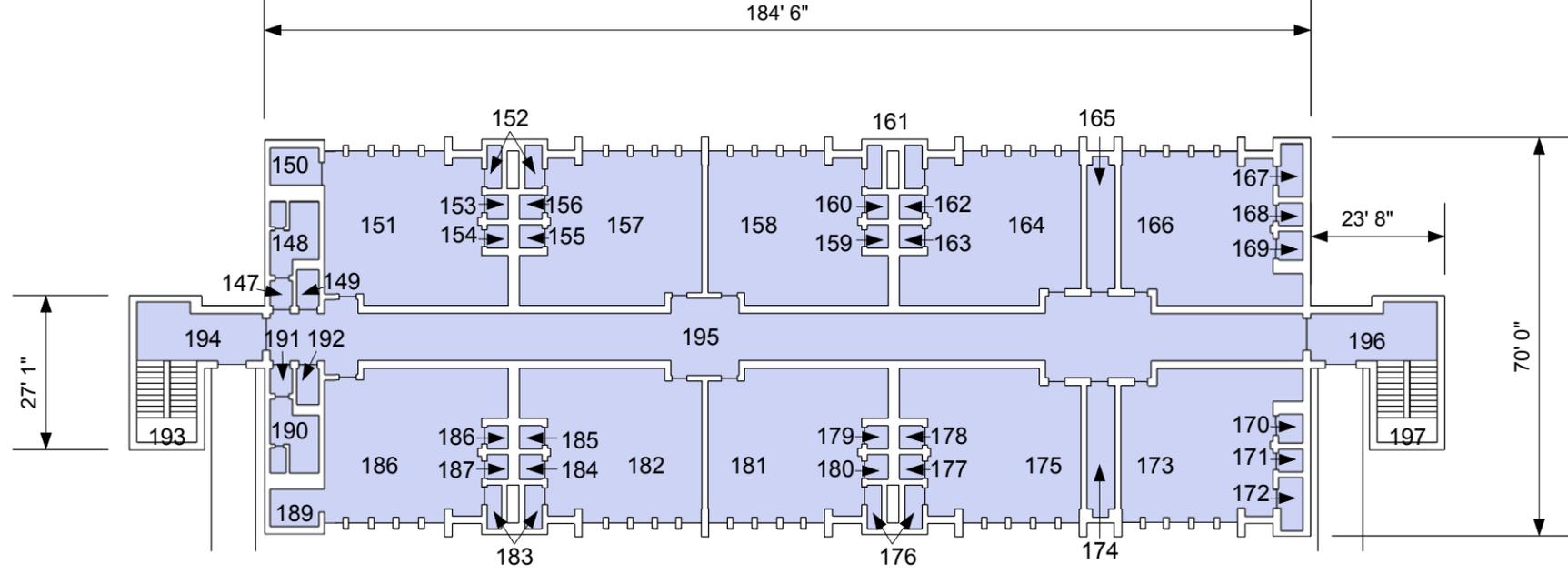
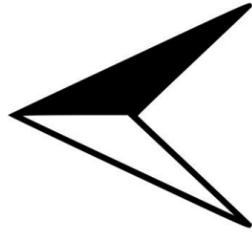
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2nd Floor Lee Special Education School

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Room Inventory		Mamie D. Lee Special Education School			100 Gallatin Street, N.E. 20011-7517		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
1		Building Services	Toilet			24	4x6
2		Building Services	Bedroom			252	14X18
3		Building Services	Closet			6	2X3
4		Building Services	Bathroom			15	5X3
5		Building Services	Closet			4	2X2
6		Building Services	Closet			15	5X3
7		Building Services	Living/Dining Room			294	21X14
8		Building Services	Kitchen			108	12X9
9		Auxiliary	Obeservation Room			45	5X9
10		Auxiliary	Beauty Shop			200	20X10
11		Building Services	Teachers Lounge			180	18X10
12		Building Services	Toilet			30	5X6
13		Building Services	Toilet			30	5X6
14	14	Instruction Support	Clothing Lab	PT/OT	Life Skills	480	24X20
15		Building Services	Storage Room			96	12X8
16		Building Services	Fitting Room			96	12X8
17		Auxiliary	Obeservation Room			100	5X20
18	18	Auxiliary	General Shop	ElemResource	Speech	640	32X20
19		Administration	Office			56	7X8
20		Building Services	Toilet			24	4x6
21		Building Services	Corridor			384	6X64
22		Building Services	Corridor w/Stairs			216	27X8
23		Building Services	Closet			14	2X7
24		Administration	Office			90	9X10
25		Building Services	Toilet/Shower			36	4X9
26	26	Auxiliary	Swimming Pool	Elem PE	Pool	1104	23X48
27		Building Services	Filter Room			112	7X16
28		Building Services	Storage			56	7X8
29		Building Services	Shower Room			72	6X12
30		Building Services	Toilet/Lockers			195	13X15
31		Building Services	Shower Room			78	6X13
32		Building Services	Toilet/Lockers			195	13X15
33		Building Services	Storage Room			42	6X7
34	34	Auxiliary	Auditorium/Gymnasium	Elem PE	Adaptive PE	1755	45X39
35		Auxiliary	Cafeteria			792	22X36
36		Building Services	Dishwashing Room			105	15X7
37		Building Services	Kitchen			729	27X27
38		Auxiliary	Office			63	9X7
39		Building Services	Can Wash			42	7X6
40		Building Services	Toilet/Lockers			63	9X7
41		Building Services	Storage			151	14X11
42		Building Services	Storage Room			121	11X11
43		Building Services	Corridor			200	5X40

Room Inventory		Mamie D. Lee Special Education School			100 Gallatin Street, N.E. 20011-7517		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
44		Building Services	Incinerator Room			84	12X7
45		Building Services	Trash Room			40	8X5
46		Building Services	Toilet/Showers			80	8X10
47		Building Services	Office			184	12X16
48		Building Services	Electrical Room			114	6X19
49		Building Services	Boiler Room			281	27X11
50		Building Services	Flammable/Exterior Storage			36	6X6
51		Building Services	Mechanical Room			300	20X15
52		Building Services	General Storage			242	11X22
53		Building Services	Corridor			1448	181X8
54		Building Services	Lobby			120	12X10
55	55	Auxiliary	Library	ElemMusic	Prior Library	729	27X27
56		Building Services	Corridor			105	7X15
57		Administration	Outer Office			168	12X14
58		Administration	Office			120	12X10
59		Administration	Office			140	10X14
60		Building Services	Toilet			30	6X5
61		Building Services	Passage			24	4X6
62		Auxiliary	Rest Area			120	15X8
63		Auxiliary	Office			100	10X10
64		Auxiliary	X-Ray Room			96	16X6
65		Building Services	Compressor Room			30	6X5
66		Auxiliary	Health Suite			255	15X17
67		Administration	Office			161	15X11
68		Administration	Office			172	15X12
69		Administration	Outer Office			96	12X8
70		Auxiliary	Waiting Room			88	11X8
71		Building Services	Lobby			320	20X16
72		Administration	Office			120	12X10
73		Building Services	Passage			72	12X6
74		Building Services	Toilet			55	5X11
75		Building Services	Vestibule			9	3x3
76		Building Services	Telephone Booth			9	3x3
77		Building Services	Vestibule			9	3x3
78		Building Services	Toilet			55	5X11
79		Administration	Office			320	16X20
80		Building Services	Toilet			25	5X5
81		Building Services	Main Office			180	12X15
82		Building Services	Corridor			258	43X6
83		Building Services	Corridor w/Stairs and Ramp			640	80x8
84		Building Services	Storage Room			100	10X10
85		Building Services	Stairwell			90	9X10
86		Building Services	Hallway			100	10X10

Room Inventory Lee Special Education School

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Room Inventory		Mamie D. Lee Special Education School			100 Gallatin Street, N.E. 20011-7517		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
87		Building Services	Storage Room			25	5X5
88		Building Services	Toilet			20	4X5
89		Building Services	Toilet			20	4X5
90		Building Services	Shower Room			40	5X8
91	10	Instruction	Classroom	Elem Special Ed	Social Studies	600	24X25
92		Auxiliary	Observation Room			272	17X16
93	12A	Instruction	Classroom	Elem Special Ed	Reading	600	24X25
94		Building Services	Drying/Shower Room			54	9X6
95		Building Services	Toilet			20	4X5
96		Building Services	Toilet			20	4X5
97		Building Services	Storage Room			20	4X5
98		Building Services	Storage Room			20	4X5
99		Building Services	Toilet			28	4X7
100		Building Services	Toilet			28	4X7
101	15	Instruction	Classroom	Elem Special Ed	Math	600	24X25
102		Building Services	Coat Area			48	12X4
103		Building Services	Storage Room			48	12X4
104	16	Instruction	Kindergarten	ElemOther	Teachers Lounge	480	24X20
105		Building Services	Toilet/Tub			54	9X6
106		Building Services	Work Area			42	7X6
107		Auxiliary	Observation Room			72	8X9
108	19	Instruction	Kindergarten	ElemArt		600	24X25
109		Building Services	Storage Room			76	4X19
110		Building Services	Coat Area			52	4X13
111		Building Services	Exterior Storage			42	6X8
112		Building Services	Toilet			77	7X11
113		Building Services	Vestibule			28	7X4
114		Building Services	Custodians Closet			20	4X5
115		Building Services	Toilet			20	4X5
116		Building Services	Vestibule			28	7X4
117		Building Services	Toilet			77	7X11
118		Building Services	Exterior Storage			48	8X6
119	20	Instruction	Classroom	Elem Special Ed		600	24X25
120		Building Services	Drying/Shower Room			54	9X6
121		Building Services	Toilet			28	4X7
122		Building Services	Toilet			28	4X7
123		Building Services	Storage Room			28	4X7
124		Building Services	Storage Room			28	4X7
125		Building Services	Toilet			28	4X7
126		Building Services	Toilet			28	4X7
127	17	Instruction	Classroom	Elem Special Ed		600	24X25
128	13	Instruction	Classroom	Temporary	School Store	600	24X25

Room Inventory		Mamie D. Lee Special Education School			100 Gallatin Street, N.E. 20011-7517		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
				Office			
129		Building Services	Drying/Shower Room			54	9X6
130		Building Services	Toilet			20	4X5
131		Building Services	Toilet			20	4X5
132		Building Services	Storage Room			28	4X7
133		Building Services	Storage Room			28	4X7
134		Building Services	Toilet			20	4X5
135		Building Services	Toilet			20	4X5
136	12	Instruction	Classroom	ElemOther1	InstCoach	600	24X25
137		Auxiliary	Observation Room			170	17X10
138	11	Instruction	Classroom	ElemComputer		600	24X25
139		Building Services	Shower Room			40	5X8
140		Building Services	Toilet			20	4X5
141		Building Services	Toilet			20	4X5
142		Building Services	Storage Room			40	5X8
143		Building Services	Corridor			1472	8X184
144		Building Services	Storage Room			36	9X4
145		Building Services	Stairwell			100	10X10
146		Building Services	Corridor w/Ramp			640	8x80
147		Building Services	Vestibule			28	7X4
148		Building Services	Toilet			77	7X11
149		Building Services	Toilet			20	4X5
150		Building Services	Storage Room			48	6X8
151	21	Instruction	Classroom	ElemResource		600	24X25
152		Building Services	Drying/Shower Room			54	9X6
153		Building Services	Toilet			20	4X5
154		Building Services	Toilet			20	4X5
155		Building Services	Toilet			20	4X5
156		Building Services	Toilet			20	4X5
157	23	Instruction	Classroom	Temporary Office	SPEC Coordinator	600	24X25
158	25	Instruction	Classroom	Temporary Office	Collaboration Room	600	24X25
159		Building Services	Toilet			20	4X5
160		Building Services	Toilet			20	4X5
161		Building Services	Drying/Shower Room			54	9X6
162		Building Services	Toilet			20	4X5
163		Building Services	Toilet			20	4X5
164	27	Instruction	Classroom	Elem Special Ed		600	24X25
165		Auxiliary	Observation Room			170	17X10
166	29	Instruction	Classroom	Elem Special Ed		600	24X25
167		Building Services	Shower Room			40	5X8

Room Inventory Lee Special Education School

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DC School NO.
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Room Inventory		Mamie D. Lee Special Education School			100 Gallatin Street, N.E. 20011-7517		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approximate Square Footage [EMG Field Team]	Approximate Dimension in Feet [EMG Field Team]
168		Building Services	Toilet			20	4X5
169		Building Services	Toilet			20	4X5
170		Building Services	Toilet			20	4X5
171		Building Services	Toilet			20	4X5
172		Building Services	Shower Room			40	5X8
173	28	Instruction	Classroom	Elem Special Ed		600	24X25
174		Auxiliary	Observation Room			170	17X10
175	22A	Instruction	Classroom	Elem Special Ed		600	24X25
176		Building Services	Drying/Shower Room			54	9X6
177		Building Services	Toilet			20	4X5
178		Building Services	Toilet			20	4X5
179		Building Services	Toilet			20	4X5
180		Building Services	Toilet			20	4X5
181	24	Instruction	Classroom	Elem Special Ed	OT/PT	600	24X25
182	22	Instruction	Classroom	Elem Special Ed		600	24X25
183		Building Services	Drying/Shower Room			54	9X6
184		Building Services	Toilet			20	4X5
185		Building Services	Toilet			20	4X5
186		Building Services	Toilet			20	4X5
187		Building Services	Toilet			20	4X5
188	20A	instruction	Classroom	Elem Special Ed		600	24X25
189		Building Services	Storage Room			48	8X6
190		Building Services	Toilet			77	7X11
191		Building Services	Vestibule			28	7X4
192		Building Services	Custodians Closet			20	4X5
193		Building Services	Stairwell			100	10X10
194		Building Services	Corridor			180	18X10
195		Building Services	Corridor			1472	8X184
196		Building Services	Corridor			180	18X10
197		Building Services	Stairwell			32	8X4
Approximate Gross Square Footage - 1st Floor						35032	
Approximate Gross Square Footage - 2nd Floor						10977	
[NOTE 1] Source - Government of DC - Office of Public Education Facility Modernization - Recommendation to Revise Official Building Capacity							



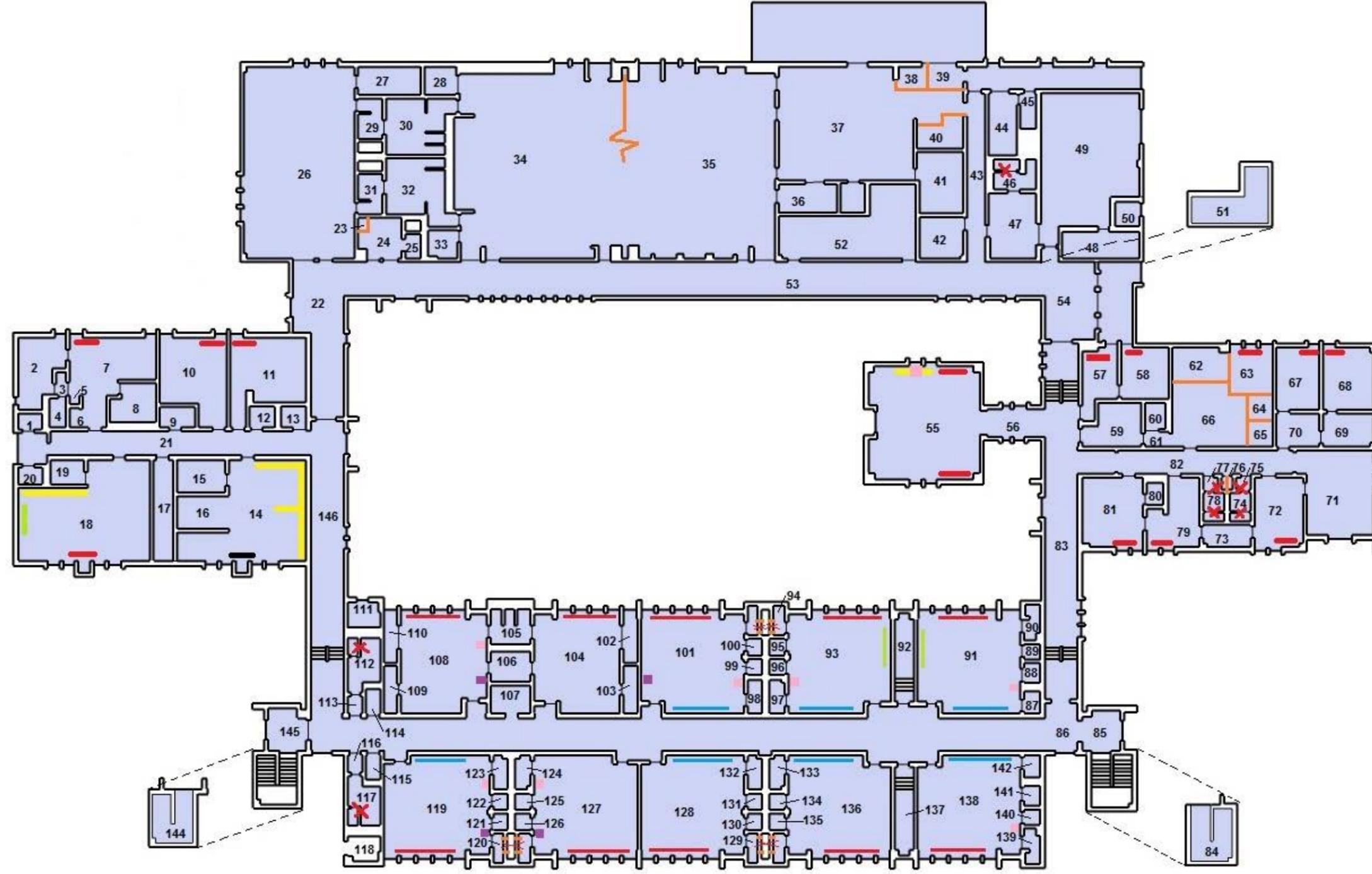
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Room Inventory Lee Special Education School



- Drinking Fountain
- Sinks
- Radiators and Univents
- Lockers
- Chalk Boards and Smart Boards
- Cabinets
- New Walls
- / Sliding or Folding Wall
- X Removed Wall

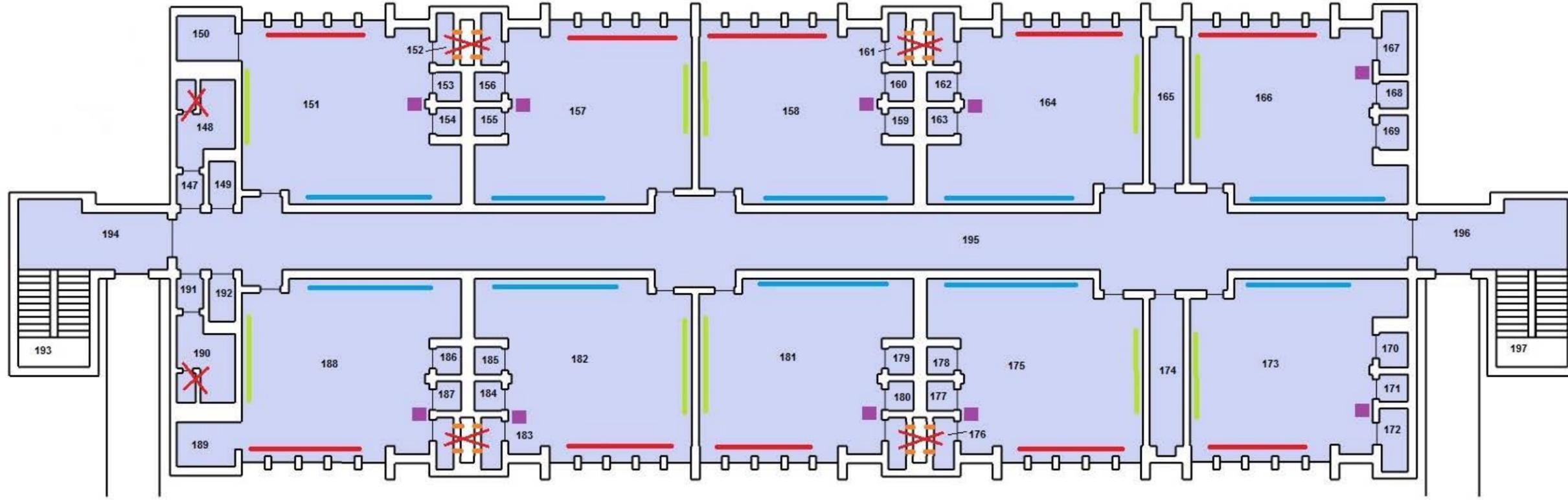
Fixture Diagram Lee Special Education School

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-  Drinking Fountain
-  Sinks
-  Radiators and Univents
-  Lockers
-  Chalk Boards and Smart Boards
-  Cabinets
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Fixture Diagram Lee Special Education School

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