



Winston Education Campus
3100 Erie Street SE
Washington, DC

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

May 13, 2013

Submitted to:

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Winston Education Campus

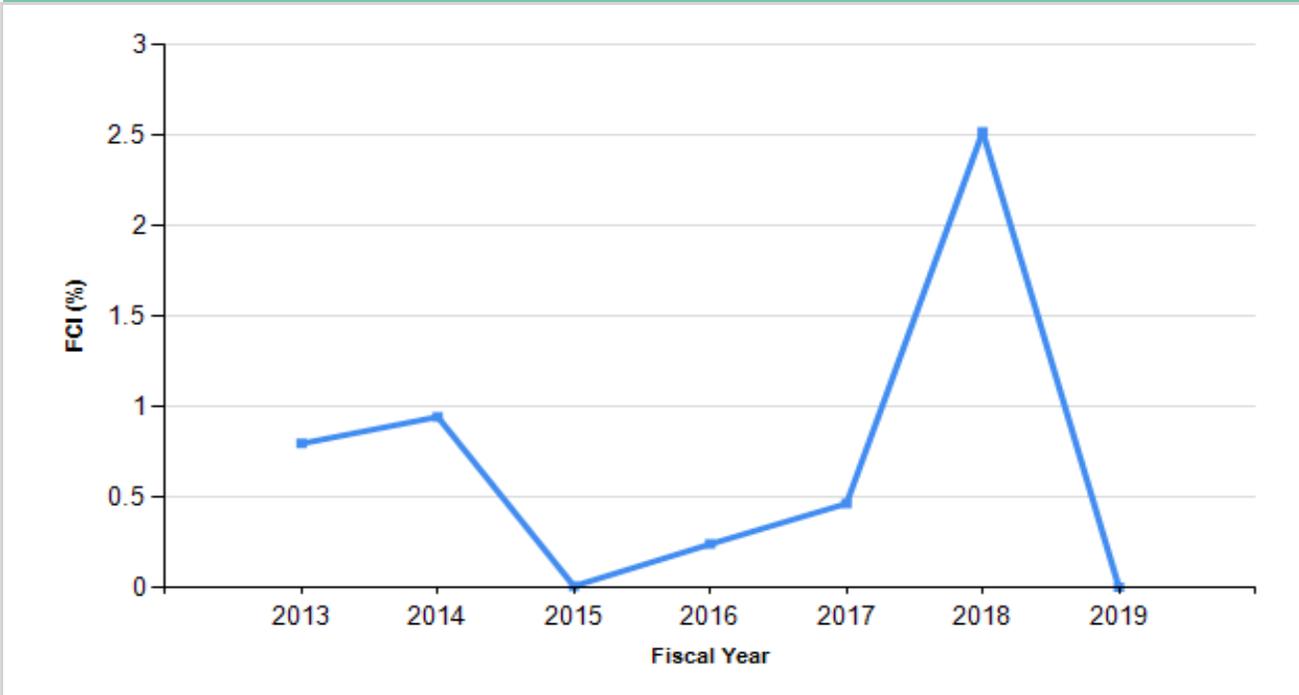
Date Assessed: 3/26/2013

Assessed By: Mark F. Chamberlain, Tracy Trisko

DCPS PCA Property Rollup



Facility Condition Index (FCI) by Year for Winston Education Campus



DCPS PCA Property Rollup



Capital Expenditures for Winston Education Campus

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															
A1011	Water Infiltration Study (garage electric room)	Poor	30	1	1.00	EACH	\$7,500.00	Deferred Maintenance		\$7,500						\$7,500
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$7,500
B. SHELL																
B10	SUPERSTRUCTURE															
B1032	Repair Cracked Concrete Block Walls (CMU)	Poor	40	1	1.00	LS	\$1,800.00	Deferred Maintenance		\$1,800						\$1,800
B20	EXTERIOR ENCLOSURE															
B2011	Repair	Poor	75	1	800.00	SF	\$25.96	Deferred Maintenance		\$20,768						\$20,768
B2021	Paint Exterior Metals Grates at Windows	Poor	10	1	110.00	1.75	\$50.00	Deferred Maintenance		\$5,500						\$5,500
B2021	Replace Windows	Poor	30	1	360.00	SF	\$62.80	Deferred Maintenance		\$22,608						\$22,608
B2039	Replace Exterior Hollow Metal Doors	Poor - Fair	25	3	4.00	EACH	\$1,500.00	Deferred Maintenance				\$6,000				\$6,000
B. SHELL SUB-TOTALS									\$0	\$50,676	\$0	\$6,000	\$0	\$0	\$0	\$56,676
C. INTERIORS																
C30	INTERIOR FINISHES															
C3012	Repaint interior walls.	Fair - Good	8	4	96,390.00	SF	\$1.78	Capital Replacement					\$171,574			\$171,574
C3025	Replace Carpet	Fair - Good	10	5	3,435.00	SY	\$67.40	Deferred Maintenance						\$231,519		\$231,519
C3032	Replace Acoustic Ceiling System	Fair - Good	20	5	100,070.00	SF	\$7.88	Capital Replacement						\$788,552		\$788,552
C. INTERIORS SUB-TOTALS									\$0	\$0	\$0	\$0	\$171,574	\$1,020,071	\$0	\$1,191,645
D. SERVICES																
D10	CONVEYING SYSTEMS															
D1011	Replace Traction Elevators	Poor - Fair	35	3	2.00	EACH	\$39,630.88	Capital Replacement				\$79,262				\$79,262
D20	PLUMBING															
D2013	Replace Wall Hung Lavatory Sinks	Fair - Good	35	5	29.00	EACH	\$1,400.00	Capital Replacement						\$40,600		\$40,600
D2018	Replace Drinking Fountains	Fair - Good	20	5	19.00	EACH	\$2,545.00	Capital Replacement						\$48,355		\$48,355
D30	HVAC															
D3068	Replace Building Automation System (BAS)	Poor	20	1	137,700.00	SF	\$1.75	Deferred Maintenance		\$240,975						\$240,975
D40	FIRE PROTECTION SYSTEMS															
D4090	Replace Central Fire Alarm Panel	Fair	20	3	1.00	LS	\$12,000.00	Capital Replacement				\$12,000				\$12,000
D4095	Install	Poor	10	1	2.00	EACH	\$25,979.40	Deferred Maintenance		\$51,959						\$51,959
D50	ELECTRICAL SYSTEMS															
D5022	Replace Upgrade to T8 Fixtures	Poor	20	0	130,212.00	SF	\$2.80	Capital Replacement	\$364,594							\$364,594
D5037	Replace existing horn with horn/strobe	Poor	15	1	35.00	EACH	\$308.04	Deferred Maintenance		\$10,781						\$10,781
D. SERVICES SUB-TOTALS									\$364,594	\$303,715	\$0	\$91,262	\$0	\$88,955	\$0	\$848,526
E. EQUIPMENT & FURNISHING																
E10	EQUIPMENT															

Capital Expenditures for Winston Education Campus

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
E1092	Replace Compactors - Heavy Duty	Poor	15	1	1.00	EACH	\$7,585.98	Deferred Maintenance		\$7,586						\$7,586
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$0	\$7,586	\$0	\$0	\$0	\$0	\$0	\$7,586
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															
G2012	Replace Parking Lot Entrance Concrete Aprons	Fair	30	3	500.00	SF	\$8.09	Capital Replacement				\$4,045				\$4,045
G2021	Replace Asphalt Pavement Seal Coat and Re-stripping	Fair	5	2	960.00	SY	\$3.00	Capital Replacement			\$2,880					\$2,880
G2021	Replace Overlay Site Asphalt Pavement	Fair	20	5	960.00	SY	\$12.00	Capital Replacement						\$11,520		\$11,520
G2025	Replace Restripe Garage Parking Stalls	Good	5	4	39.00	EACH	\$11.00	Capital Replacement					\$429			\$429
G2031	Replace	Poor	25	1	225.00	LF	\$33.13	Deferred Maintenance		\$7,454						\$7,454
G2031	Replace Site Concrete Sidewalks	Fair - Good	25	5	900.00	LF	\$33.13	Capital Replacement						\$29,817		\$29,817
G2031	Replace Site Brick Pavers	Fair - Good	40	4	3,000.00	SF	\$13.40	Capital Replacement					\$40,200			\$40,200
G2041	Replace Perimeter Fencing	Fair	15	3	277.00	LF	\$29.61	Capital Replacement				\$8,202				\$8,202
G2042	Install Missing CMU Masonry Blocks	Poor	50	1	1.00	LS	\$500.00	Deferred Maintenance		\$500						\$500
G2042	Repair Deteriorated Concrete Retaining Walls	Poor	50	1	1,200.00	SF	\$42.72	Deferred Maintenance		\$51,264						\$51,264
G2044	Replace Property Identification Sign	Good	10	5	1.00	LS	\$5,000.00	Capital Replacement						\$5,000		\$5,000
G30	SITE CIVIL/MECHANICAL UTILITIES															
G3030	Repair and clean clogged storm drain	Poor	70	1	1.00	EACH	\$1,200.00	Deferred Maintenance		\$1,200						\$1,200
G40	SITE ELECTRICAL UTILITIES															
G4092	Remove Abandoned Generator and Fuel Storage Tank	Poor	25	1	1.00	EACH	\$2,500.00	Capital Replacement		\$2,500						\$2,500
G. BUILDING SITEWORK SUB-TOTALS									\$0	\$62,918	\$2,880	\$12,247	\$40,629	\$46,337	\$0	\$165,011
Z. GENERAL																
Z. GENERAL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditure Totals per Year									\$364,594	\$432,395	\$2,880	\$109,509	\$212,203	\$1,155,363	\$0	\$2,276,944
FCI† By Year									0.79%	0.94%	0.01%	0.24%	0.46%	2.52%	0.00%	
CRV*** \$45,865,116																

Notes

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

DCPS PCA Property Rollup



Routine Maintenance Expenditures for Winston Education Campus

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																
B. SHELL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
C. INTERIORS																
C. INTERIORS SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
D. SERVICES																
D10	CONVEYING SYSTEMS															
D1011	Annual Maint: Elevator, Electric, Pass/Frieght - D1015 100 1950	Poor - Fair	1	0	1.00	Lump Sum	\$6,425.00	Routine Maint Minor Repairs	\$6,425	\$6,425	\$6,425	\$6,425	\$6,425	\$6,425	\$6,425	\$44,975
	Ensure Government Entity certifies and provides paperwork	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect all emergency operation sequecnes of events for elevator/escalators	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect all normal operation sequecnes of events for elevator/escalators	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D20	PLUMBING															
D2021	Inspect all fixtures for leaks and corosion	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
D2031	Inspect all fixtures for leaks and corosion	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															
D3031	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
	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 Handler Unit, 3 to 24 ton - D3045 110 1950	Good	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	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 Handler 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

Routine Maintenance Expenditures for Winston Education Campus

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
	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
D40	FIRE PROTECTION SYSTEMS															
D4090	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 and test any alarm 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 and test any operable test flow valves against alarm panel	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect time sensitive equipment for compliance	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D4095	Ensure Government Entity certifies and provides paperwork	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any alarm panel against factory published standards	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any operable test flow valves against alarm panel	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect time sensitive equipment for compliance	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D50	ELECTRICAL SYSTEMS															
D5012	Infrared Inspection of circuit breaker panels	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D5012	Infrared Inspection of circuit breaker panels	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D5022	Inspect overall lighting adequacy	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D. SERVICES SUB-TOTALS									\$8,533	\$59,731						
E. EQUIPMENT & FURNISHING																
E10	EQUIPMENT															
E1093	Annual Maint: Misc Food Service Equipment - E1095 334 1950	Good	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	Good	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	Good	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	Good	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	Good	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									\$2,940	\$20,580						
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0							
G. BUILDING SITEWORK																
G20	SITE IMPROVEMENTS															
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	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
G2042	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

Routine Maintenance Expenditures for Winston Education Campus

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***		
G30	SITE CIVIL/MECHANICAL UTILITIES																	
G3010	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	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350		
G40	SITE ELECTRICAL UTILITIES																	
G4092	Annual Maint: Emergency Generator, Over 15 KVA - D5095 210 2950	Good	1	0	1.00	Lump Sum	\$1,300.00	Routine Maint Minor Repairs	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$9,100		
	Inspect for visually for frayed or damaged wiring, sinkholes at transformers and underground wiring and perform infrared testing of distribution panels and switchgear	Good	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									\$1,796	\$1,796	\$1,796	\$1,796	\$1,796	\$1,796	\$1,796	\$12,572		
Z. GENERAL																		
Z10	GENERAL REQUIREMENTS																	
Z1010.1	Consider Access Control upgrades. Refer to the report for details.	Good	20	1	1.00	LS	\$60,877.00	Plant Adaptation		\$60,877						\$60,877		
Z1010.2	Consider facility upgrades to improve accessibility. Refer to the report for details.	Good	20	1	1.00	LS	\$62,013.00	Plant Adaptation		\$62,013						\$62,013		
Z1010.3	Consider Fire Protection upgrades. Refer to the report for details.	Good	20	1	1.00	LS	\$90,908.00	Plant Adaptation		\$90,908						\$90,908		
Z1010.4	Consider Green roof installation.	Good	20	1	24,650.00	SF	\$12.23	Plant Adaptation		\$301,420						\$301,420		
Z1010.4	Green roof inappropriate in area of multiple penetrations	Poor	20	1	13,000.00	SF	\$12.22	Plant Adaptation		\$158,860						\$158,860		
Z1010.5	Consider programmatic HAZMAT improvements. Refer to the report for details.	Good	20	1	1.00	LS	\$8,000.00	Plant Adaptation		\$8,000						\$8,000		
Z1010.6	Consider facility upgrades to achieve LEED Silver Certification. Refer to the report for details.	Good	20	1	1.00	LS	\$64,347.00	Plant Adaptation		\$64,347						\$64,347		
Z1010.7	Consider Safety and Security upgrades. Refer to the report for details.	Good	20	1	1.00	LS	\$285,237.00	Plant Adaptation		\$285,237						\$285,237		
Z. GENERAL SUB-TOTALS									\$0	\$1,031,662	\$0	\$0	\$0	\$0	\$0	\$1,031,662		
									Expenditure Totals per Year		\$13,269	\$1,044,931	\$13,269	\$13,269	\$13,269	\$13,269	\$13,269	\$1,124,545
									CRV*** \$45,865,116									

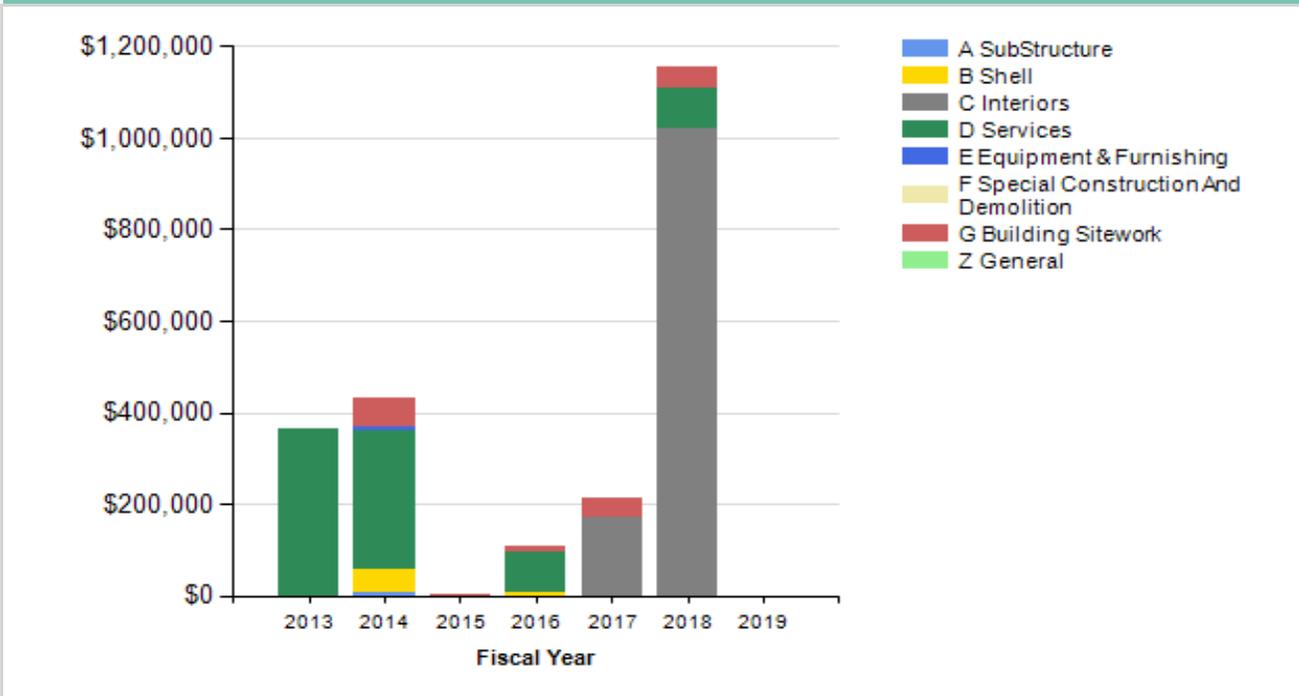
Notes

- * - 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 Winston Education Campus



DCPS PCA Property Rollup



Access Control Questionnaire for Winston Education Campus

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	
3	There is one clearly marked and designated entrance for visitors?	Yes	
4	Signs are posted for visitors to report to main office or through a designated entrance?	Yes	
6	Access to bus loading area is restricted to other vehicles during loading/unloading?	N/A	The school is not served by buses and does not have a loading/unloading area.
7	Lighting is provided at entrances and points of possible intrusion?	Yes	
8	Outside hardware has been removed from all doors except at points of entry?	Yes	
9	Basement windows are protected with grill or well cover?	N/A	
10	"Restricted" areas are properly identified?	Yes	Mechanical rooms not locked
11	Access to electrical panels is restricted?	Yes	
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?	Yes	Gates located at the 3rd floor lobby and side entrance behind gym
13	Are all perimeter doors equipped with recessed magnetic contact – door position door sensors?	Yes	
14	Are interior doors with specific vulnerability equipped with door position monitoring sensors?	No	

DCPS PCA Property Rollup



ADA Questionnaire for Winston Education Campus

Parking

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.	2	\$120.00	EACH	\$240
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.	1		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.	1	\$120.00	EACH	\$120
Comments: Provide one van space in public parking. Provide one car space and one van space each in garage staff parking. Parking lot space will require grading due to excessive slope.				
Parking Estimated Cost:				\$923

Ramps

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?	0	\$40.00	LF	\$0
Comments:				
Ramps Estimated Cost:				\$325

Entrances/Exits

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Install buzzer or intercom for assistance and service at exterior entrance doors or parking space?	2	\$500.00	EACH	\$1,000

ADA Questionnaire for Winston Education Campus

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?	1	\$65.00	EACH	\$65
Comments: The main entrance at the rear of the building is not accessible. The front entrance is not signed for accessibility.				
Entrances/Exits Estimated Cost:				\$1,065

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.	5			
Drinking fountains in Rms. 163, 212, 252 extend more than 4" into passage. Sinks in Rms. 245 and 248 extend more than 4" into passage.				
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?	32	\$350.00	EACH	\$11,200
Compliant signage indicating accessible entrances and general information is not provided?	1	\$60.00	EACH	\$60
Stair handrails do not extend beyond the top and bottom risers?	32	\$125.00	EACH	\$4,000
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 aisles?	2		EACH	
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.				
Add visual alarm to existing audible fire alarm? Only if audible alarm is present, required by building codes in affect when constructed.	40	\$250.00	EACH	\$10,000
Install cup dispenser at an existing non-conforming water fountain?	8	\$25.00	EACH	\$200
Comments: Drinking cup dispenser is not recommended in school locations due to vandalism. Install hi-lo drinking fountains.				
Paths of Travel Estimated Cost:				\$25,460

Elevators

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Elevator control panel and hall buttons are mounted higher than 54" above the floor?	1	\$6,000.00	EACH	\$6,000
Raised elevator markings at control panel and hall buttons are not provided in Braille and Standard Alphabet?	1	\$350.00	EACH	\$350

ADA Questionnaire for Winston Education Campus

Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival?	1	\$400.00	EACH	\$400
Add visual alarm to existing audible fire alarm?	1	\$250.00	EACH	\$250
Safety stops not installed in elevator doors?	0	\$6,000.00	EACH	\$0
Elevator communication equipment not set up for speech impaired communication?	1	\$2,600.00		\$2,600
Comments: Emergency call located at 55 1/2" to bottom of call box				
Elevators Estimated Cost:				\$9,600

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 is lacking?	0	\$1,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	26	\$65.00	EACH	\$1,690
Install grab bars in accessible stalls at 36" above the floor?	26	\$325.00	EACH	\$8,450
Modify existing toilet room accessories and mirrors?	26	\$200.00	EACH	\$5,200
Modify existing lavatory faucets to paddle type faucets?	25	\$300.00	EACH	\$7,500
Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces?	26	\$50.00	EACH	\$1,300
Add pull station alarm in unisex bathroom?	1	\$500.00	EACH	\$500
Comments: None of the existing restrooms have compliant wheelchair and ambulatory stalls. Rms. 245 and 248 require moving sink and providing roll-in showers to accommodate wheelchairs. Rooms 123 and 136 require roll-in showers. Rooms 144,175, 183, and 184 are too small to make compliant. Restrms. 205 and 206 have sinks in the classroom instead of in the restrooms, and the sinks are not accessible. Rooms 217 and 218 have sinks in inaccessible locations. None of the sinks have wrapped piping.				
Restrooms Estimated Cost:				\$24,640

Total Estimated Cost: \$62,013

DCPS PCA Property Rollup



Fire Protection Questionnaire for Winston Education Campus

Sprinkler and Suppression		Yes/ No	Comments
1	Does the facility have a fire sprinkler system?	Yes	
2	Does the facility have wall mounted fire extinguishers?	Yes	Inspected Feb. 2013
3	Does the kitchen and cooking area have hood vent mounted fire suppression systems?	No	Kitchens do not have hoods. Convection ovens only are used.
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?	No	Open violations
2	A record of Fire Inspection by the local or state Fire Officer is maintained?	Yes	Annual inspections are made.
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	Requires dial-up by personnel to the DCPS central office.
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	The control panel is located in Utility Room (Room 5) on the basement level. The annunciator is located on the first floor.
3	Is the power supply to the fire alarm control panel from an individual circuit?	Yes	
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?	No	The system does not have strobe visual alarms, only audible alarms.
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?	No	The audible devices are wired in separate zones, but the system does not have visual alarms.

Fire Protection Questionnaire for Winston Education Campus

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	

DCPS PCA Property Rollup



Green Roof Questionnaire for Winston Education Campus

Green Roof-1 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Z1010.4 Green Roof- open roof area	24650 SF	\$12.23	\$301,420.20
Location	Roof		
Is the roof a sloped system?	No		
Is the roof less than 5 years in age?	Yes		
Does the roof have significant amounts of penetration and equipment?	No		
Will structural modification need to be made to support a green roof?	No		
Comments	Load bearing capacity of metal roof structure		

Green Roof-2 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Z1010.4 Green Roof- inappropriate area	13000 SF	\$12.22	\$158,860.00
Location	area of roof with multiple penetrations		
Is the roof a sloped system?	No		
Is the roof less than 5 years in age?	Yes		
Does the roof have significant amounts of penetration and equipment?	Yes		
Will structural modification need to be made to support a green roof?	No		
Comments	Penetrations and equipment located on the		

DCPS PCA Property Rollup



Haz Mat Questionnaire for Winston Education Campus

Asbestos Containing Building Materials		Yes/ No	Comments
1	Does the facility have a current AHERA Asbestos Inspection on File?	Yes	File is located in the main office.
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?	No	No known testing has been conducted.
2	Does the facility have a Lead containing paint O&M plan in place?	No	
3	Has all the lead identified in the LBP report been abated?	No	
4	Has the facility been tested for Lead in Water?	Yes	Water was tested for lead in 2009.
5	Does the facility have a Lead in water O&M plan in place?	Yes	

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?	Yes	The facility has two AST's. The exterior generator has a belly tank.
4	Does the AST have a leak containment system?	No	

PCBs		Yes/ No	Comments
1	Are transformers PCBs free?	Yes	Transformers are located in the electrical room, the chiller room, the gymnasium mechanical room, and the 1st, 2nd, and 3rd floor mechanical rooms.
2	Is there any known PCB containing equipment onsite?	No	

DCPS PCA Property Rollup



LEED Scoresheet for Winston Education Campus 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? Level of Effort to Achieve: Easy	No	0
Credit 5	Does the way the site is developed Protect or Restore Open Habitat? Level of Effort to Achieve: Not Feasible	No	0
Credit 6	Does the facility have retention ponds rain gardens to control the quantity of Storm water? Level of Effort to Achieve: Not Feasible	No	0
Credit 7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete?	Yes	1
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?	Yes	1
		Total:	3

Water Efficiency

Possible Points: 14
Existing

Prereq 1	The facility has a Minimum Indoor Plumbing Fixture and Fitting Efficiency policy? Level of Effort to Achieve: Easy	No	
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: Hard	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: Not Feasible	No	0
	Does the school hand water on an as needed basis?	Yes	1

LEED Scoresheet for Winston Education Campus

Credit 4	Does the Cooling Tower utilize a Chemical Management System?	Yes	0
	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)? Level of Effort to Achieve: Hard	No	0
Total:			5

Energy and Atmosphere Possible Points: 35 Existing

Prereq 1	Does the school have an Energy Efficiency Best Management Practices policy? Level of Effort to Achieve: Easy	No	
Prereq 2	Has an energy audit been performed and were ECMs implemented to achieve Minimum Energy Efficiency Performance?	Yes	
Prereq 3	Does the school have a Fundamental Refrigerant Management program? Level of Effort to Achieve: Easy	No	
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?	Yes	1
Credit 3.2	Are the HVAC and lighting systems individually metered at 40%? Level of Effort to Achieve: Hard	No	0
	Are the HVAC and lighting systems individually metered at 80% ? Level of Effort to Achieve: Hard	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:			1

Materials and Resources Possible Points: 10 Existing

Prereq 1	Does the school have a Sustainable Purchasing Policy? Level of Effort to Achieve: Easy	No	
Prereq 2	Does the school have a Solid Waste Management Policy? Level of Effort to Achieve: Easy	No	
Credit 1	Does the school have a Sustainable Purchasing program for Ongoing Consumables?	No	0

LEED Scoresheet for Winston Education Campus

	Level of Effort to Achieve: Easy		
Credit 2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment?	No	0
	Level of Effort to Achieve: Easy		
Credit 2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture?	No	0
	Level of Effort to Achieve: Hard		
Credit 3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions?	N/A	0
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?	N/A	0
Total:			2

Indoor Environmental Quality

Possible Points: 15
Existing

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

LEED Scoresheet for Winston Education Campus

Credit 2.4	Does the school take advantage of Daylight and Views for tenant comfort? Level of Effort to Achieve: Hard	No	0
Credit 3.1	Does the school have a High Performance Cleaning Program? Level of Effort to Achieve: Easy	No	0
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 ? Level of Effort to Achieve: Easy	No	0
Credit 3.4	Does the school use Sustainable Cleaning Equipment? Level of Effort to Achieve: Hard	No	0
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:			3

Innovation in Operations

Possible Points: 6
Existing

Credit 1.1	Does the school have an Innovation in Operations program? Level of Effort to Achieve: Hard	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: Hard	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: 14

26 Points to LEED Certification

DCPS PCA Property Rollup



Safety-Security Questionnaire for Winston Education Campus

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	Restrooms do not have P. A. speakers.
2	Do all areas of the school have the ability to privately call the main office or for emergency?	No	Only classrooms and select offices have the ability.
3	Does the general office, principal's office, assistant principal's office have CCTV receptacles?	No	Only the principal's office and the security desk on the 3rd floor have CCTV receptacles.
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	

Monitoring		Yes/ No	Comments
1	Does the facility have a monitored burglar alarm system?	Yes	The burglar alarm system is monitored by the DCPS central office.
2	Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detectors?	No	Parking garage and the 3rd floor main entrance, main office and library
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?	No	
4	Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads?	No	
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	Dial up is required.

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	Garage entry and upper parking lot only.
2	Does the facility have monitored video surveillance system at the interior?	Yes	Stairwells, first and third floor classrooms, lobbies, and the security desk
3	Does the facility have monitored video surveillance system at the exterior?	Yes	Garage entry and upper parking lot only.

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

Safety-Security Questionnaire for Winston Education Campus

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

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?	Yes	main entrance on 3rd floor
2	Does the facility have equipment that allows announcements to be made during large gatherings?	Yes	

DCPS PCA Property Rollup



Space Utilization for Winston Education Campus

Entire School Comments [From Pathways 2012 Data]	
2003 Capacity: 700	Proposed Capacity (2012): 422
Bldg SF: 3,993,300	SF per Student: 9,462.70
Rationale: Design capacity 600/ open space school	

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]
100	39f	MiddleAcad	20			540	6th
101	71d	ElemResource	0	0	350	11,349	sped
102	39e	Elem Non-DCPS	0	20	900	150	City Year
103	71e	ElemPrimary	20	20	900	150	1st
104	39d	MiddleAcad	20			150	6th
105	71f	ElemPrimary	20	20	900	150	2nd
106	39c	ElemResource	0	0	350	150	
107	71a	ElemResource	0	0	350	300	sped
108	39b	ElemIntermediate	23	23	900	400	5th
109	71b	ElemPrimary	20	20	900	120	3rd
110	39a	ElemArt	0	0	1150	300	
111	71c	ElemIntermediate	23	23	900	150	4th
200	91f	ElemResource	0	0	350	40	sped
201	121d	Vacant	20	20	900	11,349	
202	91e	Vacant	20	20	900	11,349	
203	121e	MiddleAcad	20			682	Health
204	91d	MiddleAcad	20			150	8th
205	121f	MiddleAcad	20			105	7th
206	91c	Vacant	20	20	900	105	
207	121a	Vacant	20	20	900	375	
208	91b	Vacant	20	20	900	150	
209	121b	Vacant	20	20	900	270	
210	91a	MiddleAcad	20			2,600	8th
211	121c	MiddleAcad	20			400	7th
308	212	ElemKind	20	20	1175	2,600	
310	188	ElemComputer	0	0	900	651	
322	190-191	ElemMusic	0	0	1000	648	
324	210b	ElemPreS	16	16	1175	1,300	
326	210	ElemPreK	20	20	1175	1,300	
Floor Totals:			422	302		47,983	

Property Totals:			422	302		47,983	
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DCPS PCA Property Rollup



Uniformat Level 2 Asset Condition Rating For Winston Education Campus

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														
Deferred Maintenance	Poor	A10 Foundations	Water Infiltration Study	1.00	EACH	7,500.00	7,500.00	2	10.00	2%	0.05	0.23		
Capital Replacement	Good	A10 Foundations	Foundations	27,540.00	SF	11.60	319,464.00	10	10.00	98%	9.77	9.77		
A10 Foundations							326,964.00	12			9.82	10.00	2%	Good
A20 Basement Construction														
Capital Replacement	Good	A20 Basement Construction	Basement Construction	27,540.00	SF	8.90	245,106.00	10	10.00	100%	10.00	10.00		
A20 Basement Construction							245,106.00	10			10.00	10.00	0%	Good
B10 SuperStructure														
Capital Replacement	Good	B10 SuperStructure	SuperStructure	137,700.00	SF	13.40	1,845,180.00	10	10.00	100%	9.99	9.99		
Deferred Maintenance	Poor	B10 SuperStructure	Cracked Concrete Block Walls (CMU)	1.00	LS	1,800.00	1,800.00	2	10.00	0%	0.00	0.01		
B10 SuperStructure							1,846,980.00	12			9.99	10.00	0%	Good
B20 Exterior Enclosure														
Deferred Maintenance	Poor - Fair	B20 Exterior Enclosure	Exterior Hollow Metal Doors	4.00	EACH	1,500.00	6,000.00	4	10.00	1%	0.05	0.12		
Capital Replacement	Good	B20 Exterior Enclosure	Tuck Pointing Exterior Brick Walls	16,625.00	SF	25.96	431,585.00	10	10.00	83%	8.32	8.32		
Deferred Maintenance	Poor	B20 Exterior Enclosure	Paint Exterior Metals Grates at Windows	110.00	1.75	50.00	5,500.00	2	10.00	1%	0.02	0.11		
Deferred Maintenance	Poor	B20 Exterior Enclosure	Repairs/Tuck Pointing Exterior Brick	800.00	SF	25.96	20,768.00	2	10.00	4%	0.08	0.40		
Capital Replacement	Good	B20 Exterior Enclosure	Garage entrance door	1.00	EACH	3,600.00	3,600.00	10	10.00	1%	0.07	0.07		
Capital Replacement	Good	B20 Exterior Enclosure	Exterior Hollow Metal Doors	19.00	EACH	1,500.00	28,500.00	10	10.00	5%	0.55	0.55		
Deferred Maintenance	Poor	B20 Exterior Enclosure	Windows	360.00	SF	62.80	22,608.00	2	10.00	4%	0.09	0.44		
B20 Exterior Enclosure							518,561.00	40			9.18	10.00	8%	Good
B30 Roofing														
Capital Replacement	Good	B30 Roofing	Roof Skylights	140.00	SF	39.94	5,591.60	10	10.00	1%	0.12	0.12		
Capital Replacement	Good	B30 Roofing	TPO Flat Roof	37,630.00	SF	12.22	459,838.60	10	10.00	99%	9.88	9.88		
B30 Roofing							465,430.20	20			10.00	10.00	0%	Good
C10 Interior Construction														
Capital Replacement	Good	C10 Interior Construction	Interior Hollow Metal Doors	110.00	EACH	1,200.00	132,000.00	10	10.00	8%	0.77	0.77		
Capital Replacement	Good	C10 Interior Construction	Interior Construction	137,700.00	SF	11.46	1,578,042.00	10	10.00	92%	9.23	9.23		
C10 Interior Construction							1,710,042.00	20			10.00	10.00	0%	Good
C20 Stairs														
Capital Replacement	Good	C20 Stairs	Stairs	3,200.00	SF	0.08	256.00	10	10.00	100%	10.00	10.00		
C20 Stairs							256.00	10			10.00	10.00	0%	Good
C30 Interior Finishes														
Capital Replacement	Fair - Good	C30 Interior Finishes	Vinyl Tile	7,227.00	SY	67.75	489,629.25	8	10.00	23%	1.84	2.30		
Deferred Maintenance	Fair - Good	C30 Interior Finishes	Carpet	3,435.00	SY	67.40	231,519.00	8	10.00	11%	0.87	1.09		
Capital Replacement	Good	C30 Interior Finishes	Ceramic Tile	4,200.00	SF	17.38	72,996.00	10	10.00	3%	0.34	0.34		
Capital Replacement	Fair - Good	C30 Interior Finishes	Interior Painting	96,390.00	SF	1.78	171,574.20	8	10.00	8%	0.64	0.81		
Capital Replacement	Good	C30 Interior Finishes	Wood Flooring - Premium	7,488.00	SF	50.00	374,400.00	10	10.00	18%	1.76	1.76		
Capital Replacement	Fair - Good	C30 Interior Finishes	Acoustic Ceiling System	100,070.00	SF	7.88	788,551.60	8	10.00	37%	2.96	3.70		
C30 Interior Finishes							2,128,670.05	52			8.42	10.00	16%	Good
D10 Conveying Systems														
Capital Replacement	Poor - Fair	D10 Conveying Systems	Traction Elevators	2.00	EACH	39,630.88	79,261.76	4	10.00	100%	4.00	10.00		
D10 Conveying Systems							79,261.76	4			4.00	10.00	60%	Poor

Uniformat Level 2 Asset Condition Rating For Winston Education Campus

D20 Plumbing														
Capital Replacement	Good	D20 Plumbing	Domestic Hot Water Heater - Electric	80.00	GALS	50.00	4,000.00	10	10.00	0%	0.05	0.05		
Capital Replacement	Fair - Good	D20 Plumbing	Drinking Fountains	19.00	EACH	2,545.00	48,355.00	8	10.00	6%	0.47	0.58		
Capital Replacement	Good	D20 Plumbing	Sanitary Waste Piping	137,700.00	SF	1.37	188,649.00	10	10.00	23%	2.27	2.27		
Capital Replacement	Good	D20 Plumbing	Domestic Water Heater 2	120.00	GALS	50.00	6,000.00	10	10.00	1%	0.07	0.07		
Capital Replacement	Good	D20 Plumbing	Domestic Water Heater 3	120.00	GALS	50.00	6,000.00	10	10.00	1%	0.07	0.07		
Capital Replacement	Good	D20 Plumbing	Domestic Water Distribution Piping	137,700.00	SF	3.15	433,755.00	10	10.00	52%	5.21	5.21		
Capital Replacement	Fair - Good	D20 Plumbing	Wall Hung Lavatory Sinks	29.00	EACH	1,400.00	40,600.00	8	10.00	5%	0.39	0.49		
Capital Replacement	Good	D20 Plumbing	Domestic Water Heater 1	120.00	GALS	50.00	6,000.00	10	10.00	1%	0.07	0.07		
Capital Replacement	Fair - Good	D20 Plumbing	Floor Mounted Toilets	55.00	EACH	1,455.00	80,025.00	8	10.00	10%	0.77	0.96		
Capital Replacement	Fair - Good	D20 Plumbing	Wall Hung Urinals	15.00	EACH	1,235.00	18,525.00	8	10.00	2%	0.18	0.22		
D20 Plumbing							831,909.00	92			9.55	10.00	5%	Good
D30 HVAC														
Capital Replacement	Good	D30 HVAC	Chilled Water Distribution Piping	137,700.00	SF	2.50	344,250.00	10	10.00	24%	2.42	2.42		
Capital Replacement	Good	D30 HVAC	Central Air Handling Units	16.00	EACH	7,200.00	115,200.00	10	10.00	8%	0.81	0.81		
Capital Replacement	Good	D30 HVAC	Cooling Tower - Galvanized - Outdoor	325.00	TON	207.00	67,275.00	10	10.00	5%	0.47	0.47		
Capital Replacement	Fair	D30 HVAC	Central Air Handling Units	6.00	EACH	15,000.00	90,000.00	6	10.00	6%	0.38	0.63		
Capital Replacement	Good	D30 HVAC	Water Cooled Chiller	300.00	TON	1,700.00	510,000.00	10	10.00	36%	3.59	3.59		
Capital Replacement	Good	D30 HVAC	Chilled Water Recirculation Pumps,	3.00	EACH	17,345.00	52,035.00	10	10.00	4%	0.37	0.37		
Deferred Maintenance	Poor	D30 HVAC	Building Automation System (BAS)	137,700.00	SF	1.75	240,975.00	2	10.00	17%	0.34	1.70		
D30 HVAC							1,419,735.00	58			8.39	10.00	16%	Good
D40 Fire Protection Systems														
Capital Replacement	Good	D40 Fire Protection Systems	Illuminated Exit Signs	40.00	EACH	345.32	13,812.80	10	10.00	18%	1.78	1.78		
Capital Replacement	Fair	D40 Fire Protection Systems	Central Fire Alarm Panel	1.00	LS	12,000.00	12,000.00	6	10.00	15%	0.93	1.54		
Deferred Maintenance	Poor	D40 Fire Protection Systems	Hood & Duct Fire Protection	2.00	EACH	25,979.40	51,958.79	2	10.00	67%	1.34	6.68		
D40 Fire Protection Systems							77,771.59	18			4.04	10.00	60%	Poor
D50 Electrical Systems														
Capital Replacement	Poor	D50 Electrical Systems	Upgrade to T8 Fixtures	130,212.00	SF	2.80	364,593.60	2	10.00	68%	1.35	6.75		
Capital Replacement	Good	D50 Electrical Systems	Switchboard - 120/208volts, 400 to	3,000.00	AMP	26.96	80,880.00	10	10.00	15%	1.50	1.50		
Capital Replacement	Good	D50 Electrical Systems	Switchboard - 120/208volts, 400 to	2,000.00	AMP	26.96	53,920.00	10	10.00	10%	1.00	1.00		
Deferred Maintenance	Poor	D50 Electrical Systems	Replace existing horn with horn/strobe	35.00	EACH	308.04	10,781.40	2	10.00	2%	0.04	0.20		
Capital Replacement	Good	D50 Electrical Systems	Building Exterior LED Light Fixtures	42.00	EACH	709.32	29,791.44	10	10.00	6%	0.55	0.55		
D50 Electrical Systems							539,966.44	34			4.44	10.00	56%	Poor
E10 Equipment														
Capital Replacement	Good	E10 Equipment	Gym LED Scoreboard	1.00	EACH	16,685.00	16,685.00	10	10.00	34%	3.39	3.39		
Capital Replacement	Good	E10 Equipment	Commercial Kitchen Food Service	1.00	LS	25,000.00	25,000.00	10	10.00	51%	5.07	5.07		
Deferred Maintenance	Poor	E10 Equipment	Compactors - Heavy Duty	1.00	EACH	7,585.98	7,585.98	2	10.00	15%	0.31	1.54		
E10 Equipment							49,270.98	22			8.77	10.00	12%	Good
E20 Furnishings														
Capital Replacement	Good	E20 Furnishings	Furnishings	137,700.00	SF	0.13	17,901.00	10	10.00	100%	10.00	10.00		
E20 Furnishings							17,901.00	10			10.00	10.00	0%	Good
G20 Site Improvements														
Capital Replacement	Fair	G20 Site Improvements	Asphalt Pavement Seal Coat and Re-	960.00	SY	3.00	2,880.00	6	10.00	1%	0.07	0.11		
Capital Replacement	Good	G20 Site Improvements	Site Concrete Steps	160.00	SF	87.00	13,920.00	10	10.00	5%	0.55	0.55		
Capital Replacement	Fair	G20 Site Improvements	Parking Lot Entrance Concrete Aprons	500.00	SF	8.09	4,045.00	6	10.00	2%	0.10	0.16		
Deferred Maintenance	Poor	G20 Site Improvements	Damaged Concrete Sidewalks	225.00	LF	33.13	7,454.25	2	10.00	3%	0.06	0.29		
Deferred Maintenance	Poor	G20 Site Improvements	Install Missing CMU Masonry Blocks	1.00	LS	500.00	500.00	2	10.00	0%	0.00	0.02		
Capital Replacement	Fair - Good	G20 Site Improvements	Site Concrete Sidewalks	900.00	LF	33.13	29,817.00	8	10.00	12%	0.94	1.17		
Capital Replacement	Good	G20 Site Improvements	Property Identification Sign	1.00	LS	5,000.00	5,000.00	10	10.00	2%	0.20	0.20		
Capital Replacement	Good	G20 Site Improvements	Concrete Masonry Retaining Wall	1,843.00	SF	42.72	78,732.96	10	10.00	31%	3.10	3.10		
Capital Replacement	Good	G20 Site Improvements	Restripe Garage Parking Stalls	39.00	EACH	11.00	429.00	10	10.00	0%	0.02	0.02		
Deferred Maintenance	Poor	G20 Site Improvements	Repair Deteriorated Concrete Retaining	1,200.00	SF	42.72	51,264.00	2	10.00	20%	0.40	2.02		
Capital Replacement	Fair	G20 Site Improvements	Perimeter Fencing	277.00	LF	29.61	8,201.97	6	10.00	3%	0.19	0.32		
Capital Replacement	Fair	G20 Site Improvements	Overlay Site Asphalt Pavement	960.00	SY	12.00	11,520.00	6	10.00	5%	0.27	0.45		
Capital Replacement	Fair - Good	G20 Site Improvements	Site Brick Pavers	3,000.00	SF	13.40	40,200.00	8	10.00	16%	1.27	1.58		
G20 Site Improvements							253,964.18	86			7.16	10.00	28%	Fair

Uniformat Level 2 Asset Condition Rating For Winston Education Campus

G30 Site Civil/Mechanical Utilities

Capital Replacement	Good	G30 Site Civil/Mechanical Utilities	Water Main to Building	150.00	LF	84.54	12,681.00	10	10.00	22%	2.20	2.20		
Deferred Maintenance	Poor	G30 Site Civil/Mechanical Utilities	Settled and Clogged Storm Drain	1.00	EACH	1,200.00	1,200.00	2	10.00	2%	0.04	0.21		
Capital Replacement	Good	G30 Site Civil/Mechanical Utilities	Site Civil/Mechanical Utilities	78,240.00	SF	0.56	43,814.40	10	10.00	76%	7.59	7.59		
G30 Site Civil/Mechanical Utilities							57,695.40	22			9.83	10.00	2%	Good

G40 Site Electrical Utilities

Capital Replacement	Good	G40 Site Electrical Utilities	Site Electrical Utilities	78,240.00	SF	0.89	69,633.60	10	10.00	84%	8.41	8.41		
Capital Replacement	Good	G40 Site Electrical Utilities	Generator Sets, Diesel Engine - 75 kW	1.00	EACH	10,703.51	10,703.51	10	10.00	13%	1.29	1.29		
Capital Replacement	Poor	G40 Site Electrical Utilities	Abandoned Generator and Fuel Storage	1.00	EACH	2,500.00	2,500.00	2	10.00	3%	0.06	0.30		
G40 Site Electrical Utilities							82,837.11	22			9.76	10.00	2%	Good

Z10 General Requirements

Plant Adaptation	Good	Z10 General Requirements	Z1010.7 Consider: Safety Security	1.00	LS	285,237.00	285,237.00	10	10.00	28%	2.76	2.76		
Plant Adaptation	Good	Z10 General Requirements	Z1010.4 Green Roof- open roof area	24,650.00	SF	12.23	301,420.20	10	10.00	29%	2.92	2.92		
Plant Adaptation	Good	Z10 General Requirements	Z1010.3 Consider: Fire Protection	1.00	LS	90,908.00	90,908.00	10	10.00	9%	0.88	0.88		
Plant Adaptation	Good	Z10 General Requirements	Z1010.6 Consider: LEED Investments	1.00	LS	64,347.00	64,347.00	10	10.00	6%	0.62	0.62		
Plant Adaptation	Good	Z10 General Requirements	Z1010.5 Consider: Haz Mat Investments	1.00	LS	8,000.00	8,000.00	10	10.00	1%	0.08	0.08		
Plant Adaptation	Good	Z10 General Requirements	Z1010.1 Consider: Access Contro	1.00	LS	60,877.00	60,877.00	10	10.00	6%	0.59	0.59		
Plant Adaptation	Good	Z10 General Requirements	Z1010.2 Consider: ADA Investments	1.00	LS	62,013.00	62,013.00	10	10.00	6%	0.60	0.60		
Plant Adaptation	Poor	Z10 General Requirements	Z1010.4 Green Roof- inappropriate area	13,000.00	SF	12.22	158,860.00	2	10.00	15%	0.31	1.54		
Z10 General Requirements							1,031,662.20	72			8.77	10.00	12%	Good

DCPS PCA Property Rollup

Assessment Images for Winston Education Campus

Property Images

Primary Image:

Project Site



Image 2:

Front elevation of building



Image 3:

Left side elevation of building



Assessment Images for Winston Education Campus

Image 4:

Right side elevation of building



Image 5:

Rear elevation of building



Image 6:

Roof



Image 7:

Parking garage



Assessment Images for Winston Education Campus

Image 8:

Parking lot



Asset Images

A1011 - WALL FOUNDATIONS

Water Infiltration Study

Water infiltration in garage electric room:

Asset Photo: Water Infiltration Study.1



B1032 - CONCRETE FRAME STRUCTURE

Cracked Concrete Block Walls (CMU)

Cracked CMU wall 4th floor cafeteria storage room:

Asset Photo: Cracked Concrete Block Walls (CMU).1



Cracked CMU wall penthouse mechanical room:

Asset Photo: Cracked Concrete Block Walls (CMU).2



Asset Images

B2011 - EXTERIOR WALL CONSTRUCTION

Tuck Pointing Exterior Brick Walls

Exterior brick masonry:

Asset Photo: Tuck Pointing Exterior Brick Walls.1



Repairs/Tuck Pointing Exterior Brick Walls

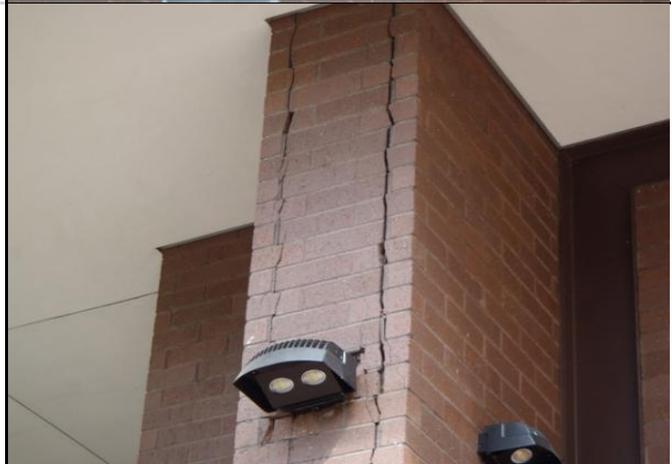
Exterior stairwell cracking brick masonry :

Asset Photo: Repairs/Tuck Pointing Exterior Brick Walls.1



Front cracking brick masonry:

Asset Photo: Repairs/Tuck Pointing Exterior Brick Walls.2



Asset Images

B2021 - WINDOWS

Paint Exterior Metals Grates at Windows

Rusting window metal grates:

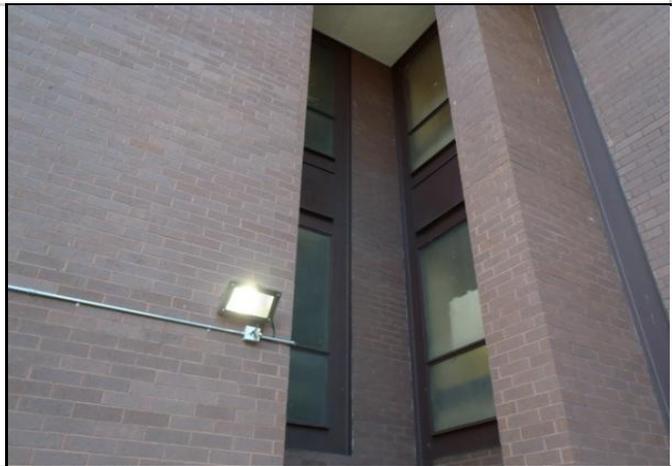
Asset Photo: Paint Exterior Metals Grates at Windows.1



Windows

Windows:

Asset Photo: Windows.1



B2034 - OVERHEAD DOORS

Garage entrance door

Garage door:

Asset Photo: Garage entrance door.1



Asset Images

B2039 - OTHER DOORS & ENTRANCES

Exterior Hollow Metal Doors

Condition of rear entrance doors:

Asset Photo: Exterior Hollow Metal Doors.1



Exterior Hollow Metal Doors

Exterior doors:

Asset Photo: Exterior Hollow Metal Doors.1



B3011 - ROOF FINISHES

TPO Flat Roof

Roof:

Asset Photo: TPO Flat Roof.1



Asset Images

B3021 - GLAZED ROOF OPENINGS

Roof Skylights

Roof skylights:

Asset Photo: Roof Skylights.1



C1021 - INTERIOR DOORS

Interior Hollow Metal Doors

Interior doors:

Asset Photo: Interior Hollow Metal Doors.1

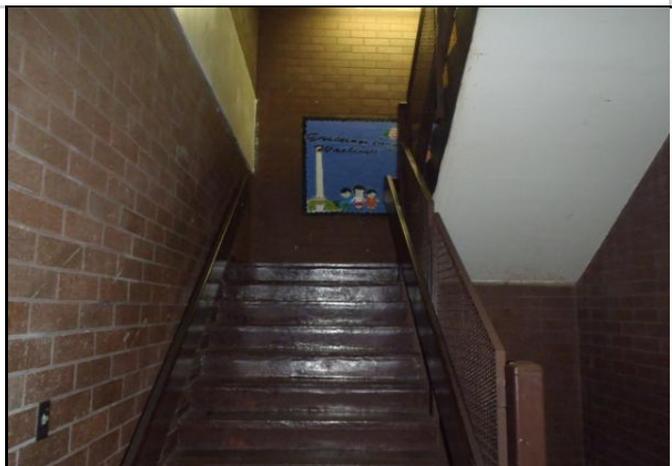


C20 - STAIRS

Stairs

Interior stairs:

Asset Photo: Stairs.1



Asset Images

C3012 - WALL FINISHES TO INTERIOR WALLS

Interior Painting

Interior finishes:

Asset Photo: Interior Painting.1



C3024 - FLOORING

Vinyl Tile

Vinyl tile flooring:

Asset Photo: Vinyl Tile.1



Ceramic Tile

Lobby floor finishes:

Asset Photo: Ceramic Tile.1



Asset Images

Wood Flooring - Premium

Gym wood flooring:

Asset Photo: Wood Flooring - Premium.1



C3025 - CARPETING

Carpet

Condition of carpet flooring:

Asset Photo: Carpet.1



C3032 - SUSPENDED CEILINGS

Acoustic Ceiling System

Ceiling tiles:

Asset Photo: Acoustic Ceiling System .1



Asset Images

D1011 - PASSENGER ELEVATORS

Traction Elevators

Elevator machinery and controls:

Asset Photo: Traction Elevators.1



D2011 - WATER CLOSETS

Floor Mounted Toilets

Restroom toilet:

Asset Photo: Floor Mounted Toilets.1



D2012 - URINALS

Wall Hung Urinals

Restroom urinals:

Asset Photo: Wall Hung Urinals.1



Asset Images

D2013 - LAVATORIES

Wall Hung Lavatory Sinks

Wall-hung lavatory sinks:

Asset Photo: Wall Hung Lavatory Sinks.1

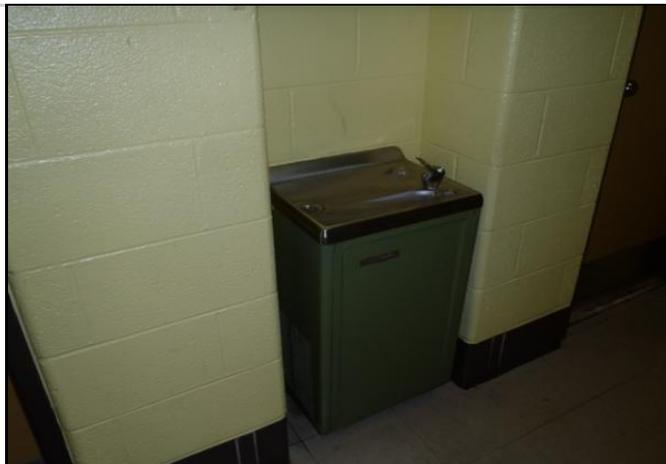


D2018 - DRINKING FOUNTAINS AND COOLERS

Drinking Fountains

Wall-mounted drinking fountain:

Asset Photo: Drinking Fountains.1



D2022 - HOT WATER SERVICE

Domestic Hot Water Heater - Electric

Domestic water heater:

Asset Photo: Domestic Hot Water Heater - Electric.1



Asset Images

Domestic Water Heater 2

Domestic water heater 2:

Asset Photo: Domestic Water Heater 2.1



Domestic Water Heater 3

Domestic water heater 3:

Asset Photo: Domestic Water Heater 3.1



Domestic Water Heater 1

Domestic water heater 1:

Asset Photo: Domestic Water Heater 1.1



Asset Images

D3031 - CHILLED WATER SYSTEMS

Cooling Tower - Galvanized - Outdoor Unit

Rooftop cooling tower:

Asset Photo: Cooling Tower - Galvanized - Outdoor Unit.1



Water Cooled Chiller

Chiller:

Asset Photo: Water Cooled Chiller.1



D3041 - AIR DISTRIBUTION SYSTEMS

Central Air Handling Units

Newer air handling unit:

Asset Photo: Central Air Handling Units.1



Asset Images

Central Air Handling Units

Older air handling unit:

Asset Photo: Central Air Handling Units.1



D3045 - CHILLED WATER DISTRIBUTION

Chilled Water Distribution Piping

Chilled water piping:

Asset Photo: Chilled Water Distribution Piping .1



Chilled Water Recirculation Pumps, 25HP

Chilled water recirculation pumps:

Asset Photo: Chilled Water Recirculation Pumps, 25HP.1



Asset Images

D4090 - OTHER FIRE PROTECTION SYSTEMS

Illuminated Exit Signs

Illuminated exit sign:

Asset Photo: Illuminated Exit Signs.1



Central Fire Alarm Panel

Central fire alarm panel:

Asset Photo: Central Fire Alarm Panel.1

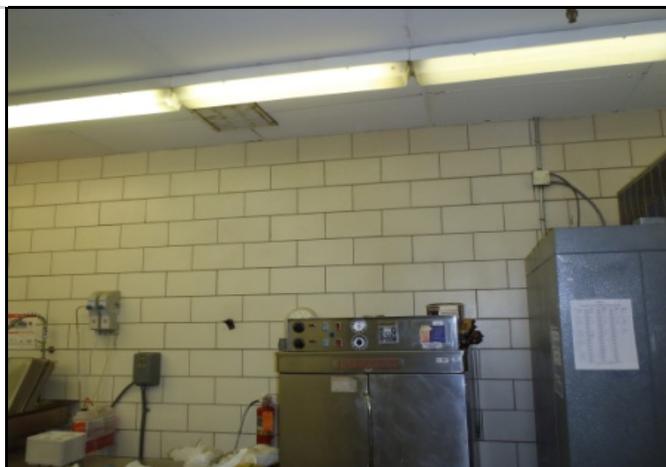


D4095 - HOOD & DUCT FIRE PROTECTION

Hood & Duct Fire Protection

No exhaust hood in each kitchen:

Asset Photo: Hood & Duct Fire Protection.1



Asset Images

D5012 - LOW TENSION SERVICE & DIST.

Switchboard - 120/208volts, 400 to 3000amp

Electrical main:

Asset Photo: Switchboard - 120/208volts, 400 to 3000amp.1



Switchboard - 120/208volts, 400 to 2000amp

Electrical main:

Asset Photo: Switchboard - 120/208volts, 400 to 2000amp.1



D5022 - LIGHTING EQUIPMENT

Upgrade to T8 Fixtures

Upgrade lights fixtures :

Asset Photo: Upgrade to T8 Fixtures.1



Asset Images

Building Exterior LED Light Fixtures

Building exterior lights:

Asset Photo: Building Exterior LED Light Fixtures.1



D5037 - FIRE ALARM SYSTEMS

Replace existing horn with horn/strobe

Fire alarm horn and pull station:

Asset Photo: Replace existing horn with horn/strobe .1



E1090 - OTHER EQUIPMENT

Gym LED Scoreboard

Gym scoreboard:

Asset Photo: Gym LED Scoreboard.1



Asset Images

E1092 - SOLID WASTE HANDLING EQUIPMENT

Compactors - Heavy Duty

Trash compactor:

Asset Photo: Compactors - Heavy Duty.1



E1093 - FOOD SERVICE EQUIPMENT

Commercial Kitchen Food Service Equipment

Commercial kitchen equipment:

Asset Photo: Commercial Kitchen Food Service Equipment.1



G2012 - PAVING & SURFACING

Parking Lot Entrance Concrete Aprons

Parking lot entrance concrete apron:

Asset Photo: Parking Lot Entrance Concrete Aprons.1



Asset Images

G2021 - BASES AND SUB-BASES

Asphalt Pavement Seal Coat and Re-stripping

Asphalt paved parking lot:

Asset Photo: Asphalt Pavement Seal Coat and Re-stripping.1



Overlay Site Asphalt Pavement

Overlay asphalt paved parking lot:

Asset Photo: Overlay Site Asphalt Pavement .1



G2025 - MARKINGS & SIGNAGE

Restripe Garage Parking Stalls

Parking garage:

Asset Photo: Restripe Garage Parking Stalls.1



Asset Images

G2031 - PAVING & SURFACING

Damaged Concrete Sidewalks

Cracked and settled concrete sidewalk:

Asset Photo: Damaged Concrete Sidewalks.1



Site Concrete Sidewalks

Concrete sidewalks along front of building:

Asset Photo: Site Concrete Sidewalks.1



Site Brick Pavers

Site brick pavers:

Asset Photo: Site Brick Pavers.1



Asset Images

G2033 - EXTERIOR STEPS

Site Concrete Steps

Site concrete steps:

Asset Photo: Site Concrete Steps.1



G2041 - FENCES & GATES

Perimeter Fencing

Site perimeter chain link fencing:

Asset Photo: Perimeter Fencing.1



G2042 - RETAINING WALLS

Install Missing CMU Masonry Blocks

Concrete masonry blocks missing:

Asset Photo: Repair Damaged CMU Retaining Wall.1



Asset Images

Concrete Masonry Retaining Wall

Concrete retaining walls:

Asset Photo: Concrete Masonry Retaining Wall.1



Repair Deteriorated Concrete Retaining Walls

Condition of concrete retaining wall:

Asset Photo: Repair Damaged Concrete Retaining Walls.1



G2044 - SIGNAGE

Property Identification Sign

Property sign:

Asset Photo: Property Identification Sign.1



Asset Images

G3030 - STORM SEWER

Settled and Clogged Storm Drain

Settled and clogged storm drain:

Asset Photo: Settled and Clogged Storm Drain.1



G4092 - SITE EMERGENCY POWER GENERATION

Generator Sets, Diesel Engine - 75 kW

Pad mount emergency generator:

Asset Photo: Generator Sets, Diesel Engine - 75 kW.1



Abandoned Generator and Fuel Storage Tank

Abandoned generator and fuel tank:

Asset Photo: Abandoned Generator and Fuel Storage Tank.1



Asset Images

Z1010.4 - CONSIDER: GREEN ROOF INVESTMENTS

Z1010.4 Green Roof- open roof area

Roof covering installed in Oct 2012:

Asset Photo: Z1010.4 Green Roof- open roof area.1

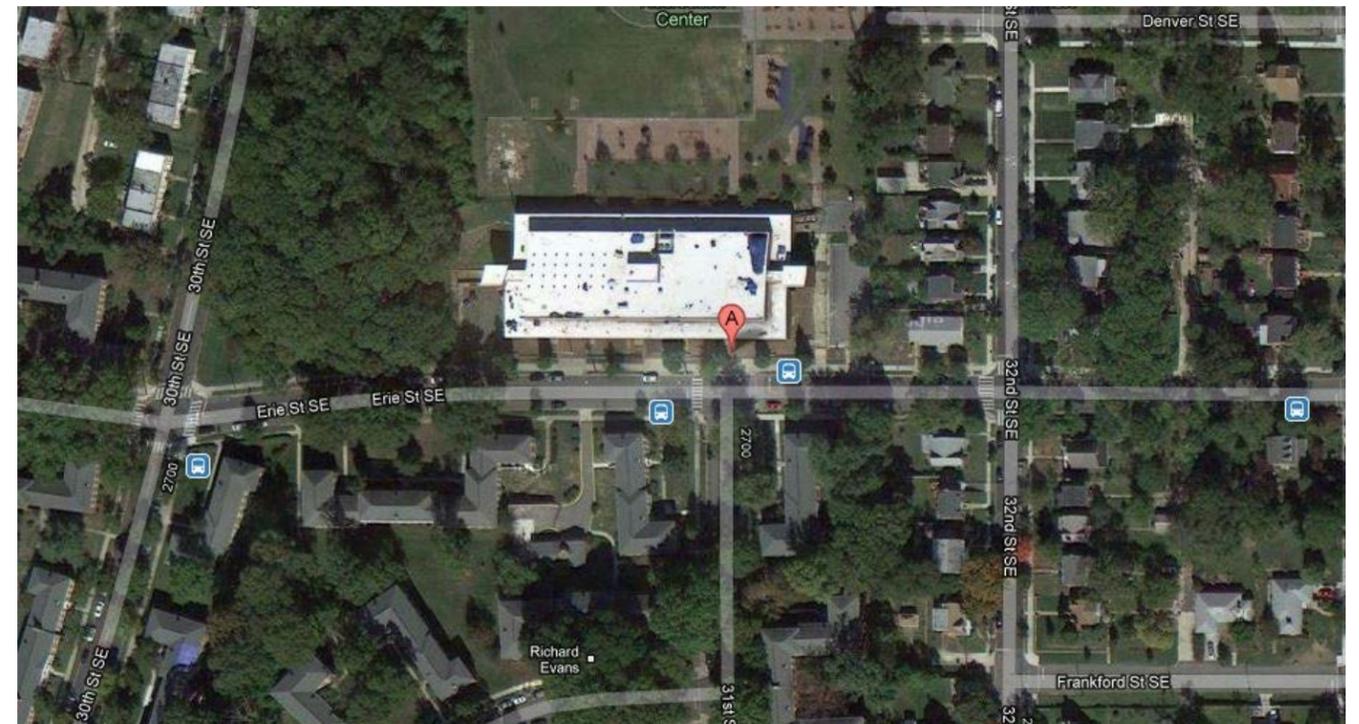
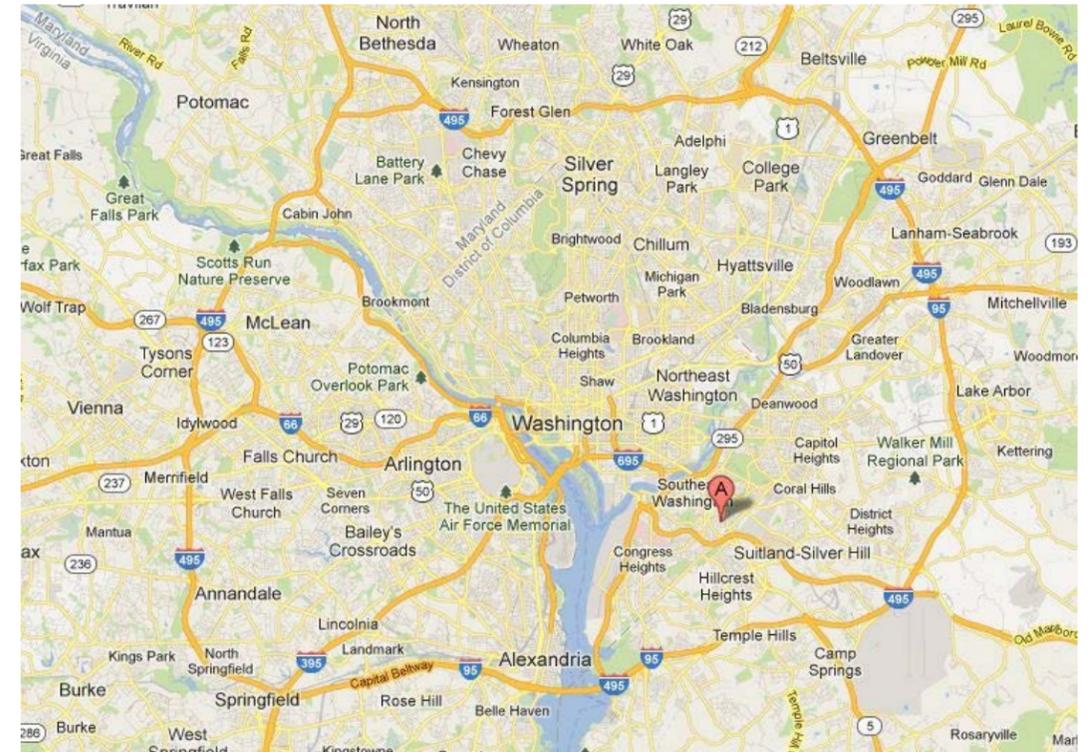


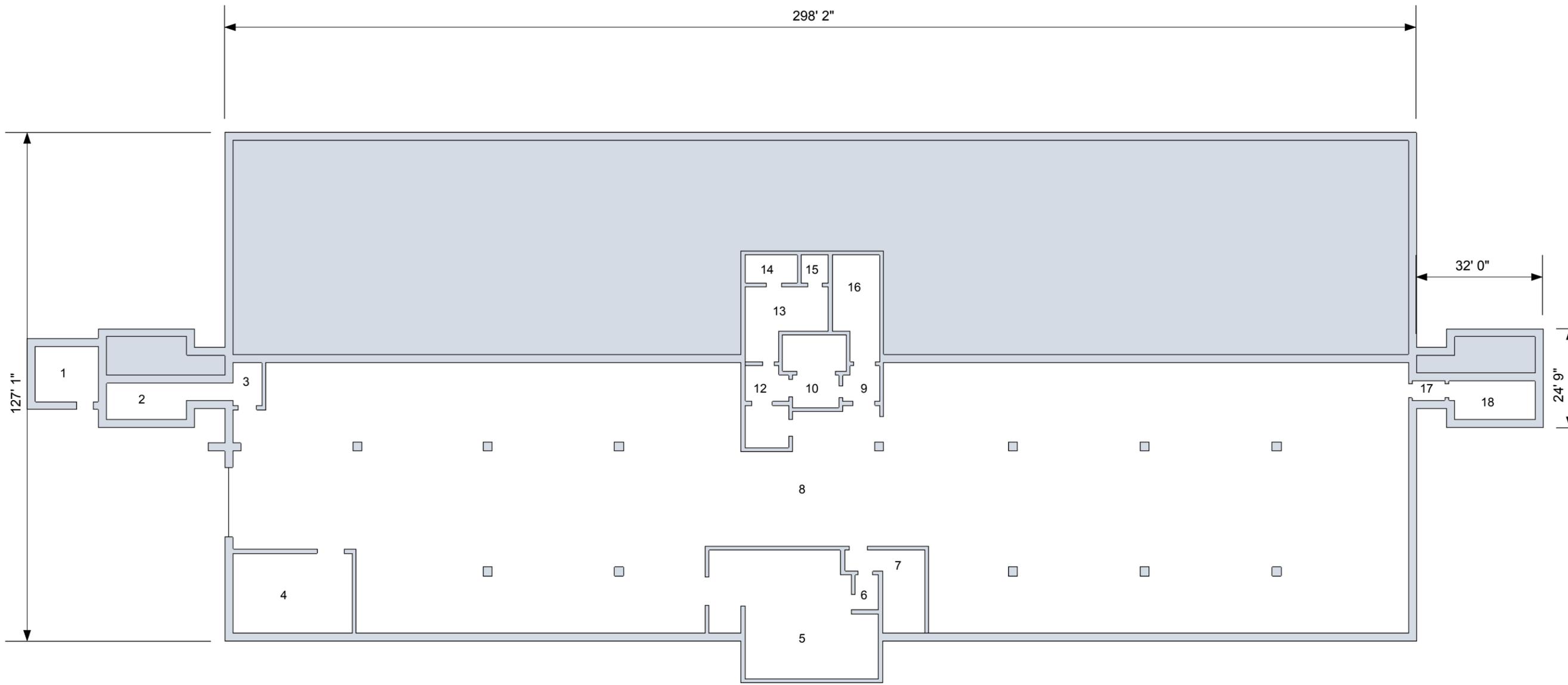
Z1010.4 Green Roof- inappropriate area

Area of multiple penetrations in roof:

Asset Photo: Z1010.4 Green Roof- inappropriate area.1







**Basement Floor
Winston
Elementary**

ISSUE 05.01.2013
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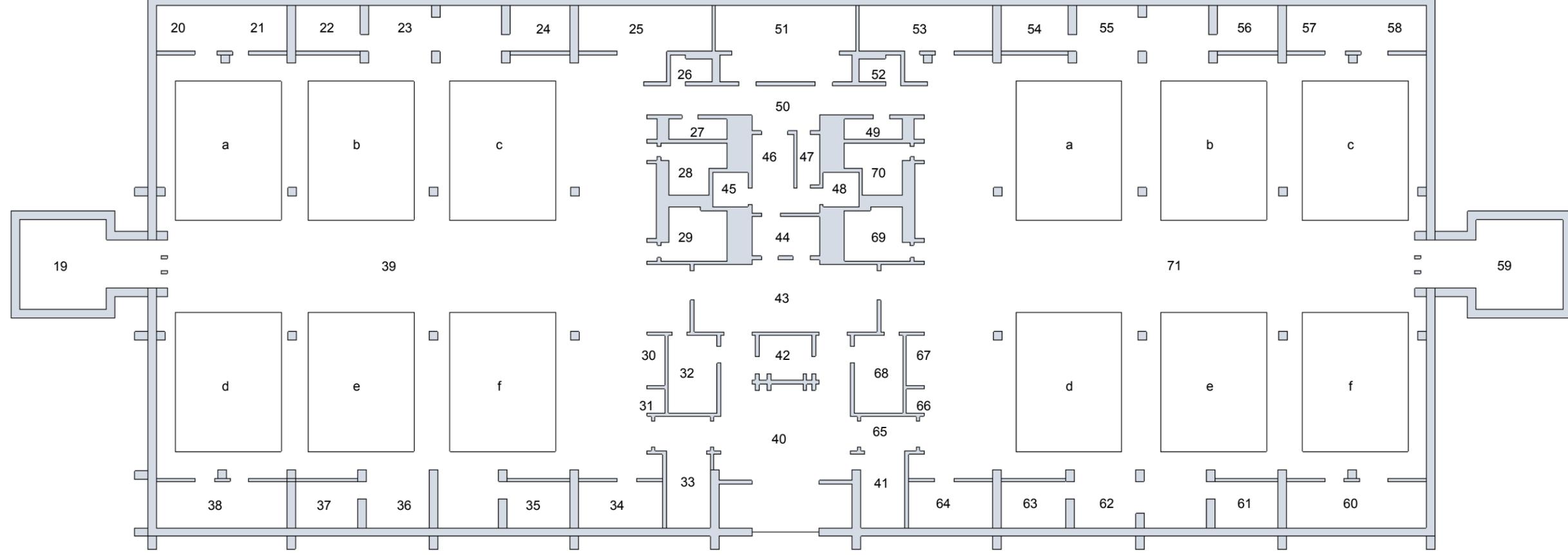
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1st Floor Winston Elementary

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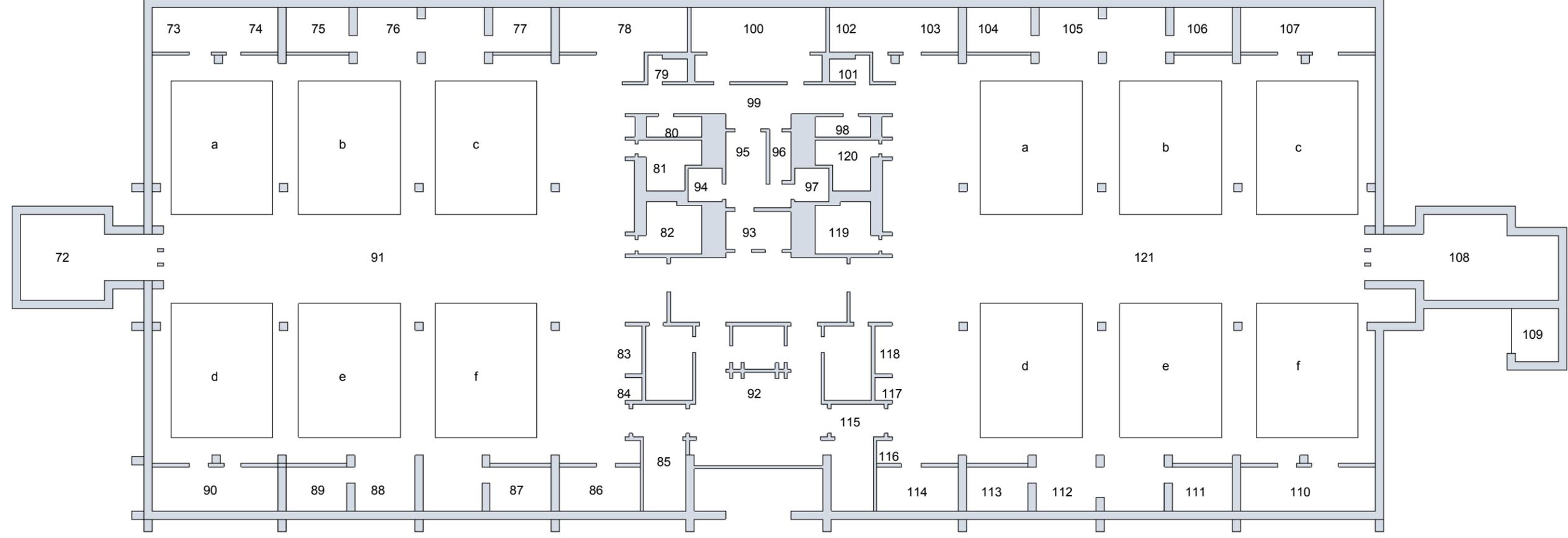
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2nd Floor Winston Elementary

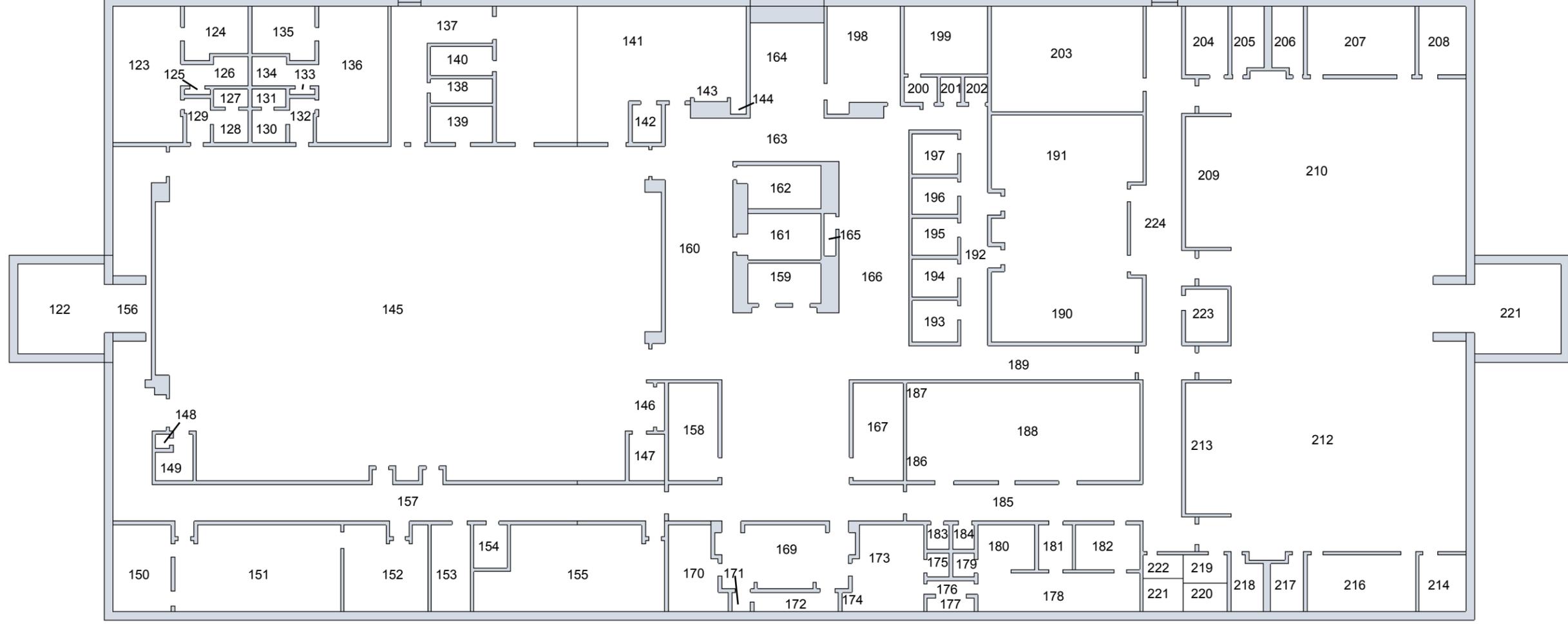
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**3rd Floor
Winston
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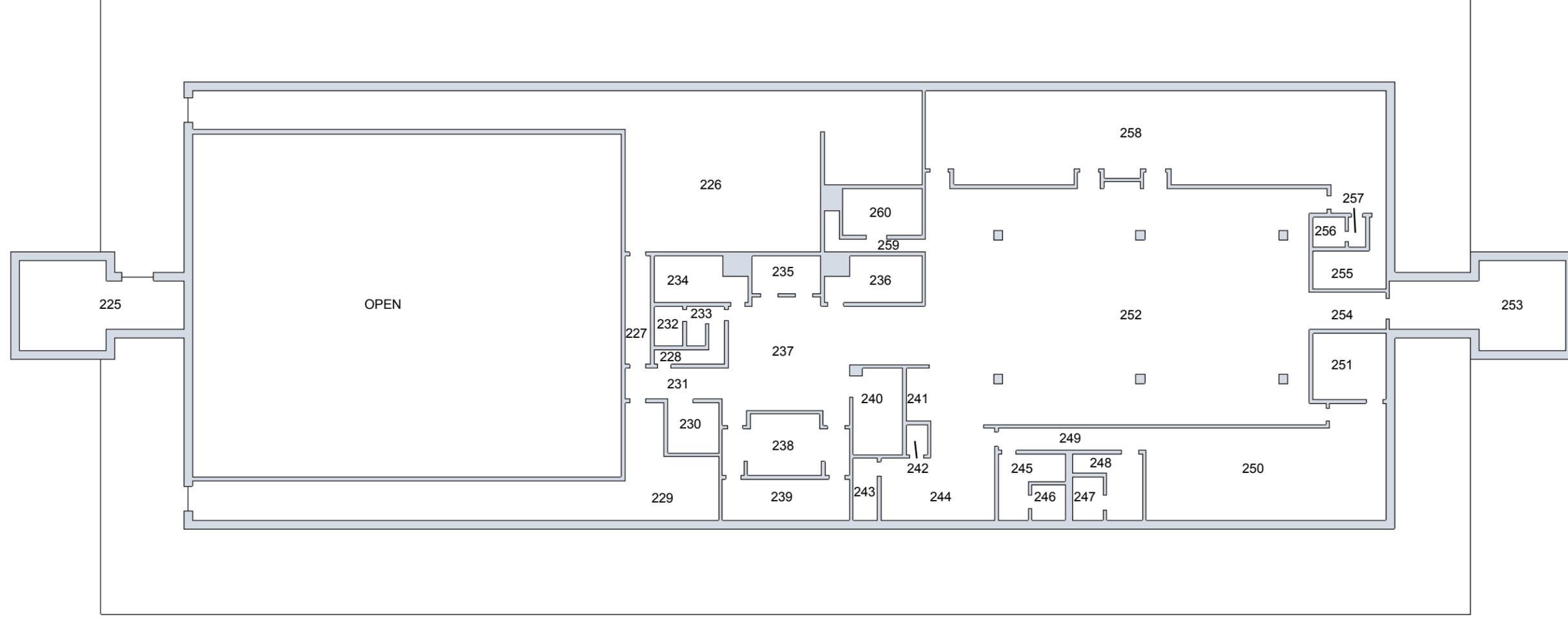
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Room Inventory		Winston Elementary			3100 Erie Street SE 20020-1472			
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]	
1		Building Services	Flammable Storage			192	12	16
2		Building Services	Stairwell			252	9	28
3		Building Services	Vestibule			80	8	10
4		Building Services	Trash Room			364	14	26
5		Building Services	Utility Room			429	39	11
6		Building Services	Landing/Stairs			48	8	6
7		Building Services	Stairwell			99	9	11
8		Building Services	Garage			19698	67	294
9		Building Services	Vestibule			72	8	9
10		Building Services	Vestibule			108	12	9
11		Building Services	Elevator			130	13	10
12		Building Services	Vestibule			81	9	9
13		Building Services	Locker Room	Custodian		102	6	17
14		Building Services	Toilet/Showers	Custodian		60	6	10
15		Building Services	Storage Room	Custodian		30	5	6
16		Instruction Support	Computer Lab			272	17	16
17		Building Services	Vestibule			56	7	8
18		Building Services	Stairwell			180	18	10
19		Building Services	Stairwell			400	20	20
20		Instruction Support	Resource Rm	Flexible		400	20	20
21		Instruction Support	Resource Rm	Flexible		400	20	20
22		Building Services	Storage room			400	20	20
23		Building Services	Wet Area	Art		400	20	20
24		Building Services	Storage Room			400	20	20
25		Auxiliary	Teachers Prep Room			400	20	20
26		Building Services	Toilet	Girls		400	20	20
27		Building Services	Custodians Closet			130	10	13
28		Building Services	Toilet	Boys		54	6	9
29		Building Services	Toilet	Girls		154	14	11
30		Building Services	Electrical Closet			30	2	15
31		Building Services	Storage Closet			30	2	15
32		Administration	Office	Counselor		187	17	11
33		Building Services	Stairwell			216	24	9
34		Auxiliary	Teachers Prep Room			200	10	20
35		Building Services	Storage Room			200	10	20
36		Building Services	Wet Area	Science		200	10	20
37		Building Services	Storage Room			200	10	20
38		Auxiliary	Teachers Prep Room			300	10	30
39		Auxiliary	Learning Center			11349	97	117
40		Building Services	Lobby			91	13	7
41		Building Services	Stairs			80	4	20
42		Instruction Support	Resource Room			91	13	7
43		Building Services	Lobby			520	13	40

Room Inventory		Winston Elementary			3100 Erie Street SE 20020-1472			
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]	
44		Building Services	Elevator			130	13	10
45		Building Services	Storage Room			56	8	7
46		Building Services	Hallway			135	9	15
47		Building Services	Trash Room			50	5	10
48		Building Services	Storage Room			56	8	7
49		Building Services	Custodians Closet			130	10	13
50		Building Services	Corridor			348	6	58
51		Building Services	Teachers' Lounge			540	18	30
52		Building Services	Toilet	Boys		50	5	10
53		Instruction Support	Computer Lab			300	10	30
54		Building Services	Storage Room			150	10	15
55		Building Services	Wet Area	Art		300	10	30
56		Building Services	Storage Room			150	10	15
57		Auxiliary	Teachers Prep Room			150	10	15
58		Auxiliary	Teachers Prep Room			150	10	15
59		Building Services	Stairwell			400	20	20
60		Auxiliary	Teachers Prep Room			300	10	30
61		Building Services	Storage Room			150	10	15
62		Building Services	Wet Area	Science		150	10	15
63		Building Services	Storage Room			150	10	15
64		Auxiliary	Teachers Prep Room			200	10	20
65		Building Services	Stairwell			120	5	24
66		Building Services	Storage Closet			10	5	2
67		Building Services	Electrical Closet			24	12	2
68		Administration	Office	Asst Principal		187	17	11
69		Building Services	Toilet	Girls		154	11	14
70		Building Services	Toilet	Boys		154	11	14
71		Auxiliary	Learning Center			11349	97	117
72		Building Services	Stairwell			400	20	20
73		Auxiliary	Teachers Prep Room			400	20	20
74		Auxiliary	Teachers Prep Room			400	20	20
75		Building Services	Storage Room.			400	20	20
76		Building Services	Wet Area	Art		400	20	20
77		Building Services	Storage Room			400	20	20
78		Auxiliary	Teachers Prep Room			400	20	20
79		Building Services	Toilet			400	20	20
80		Building Services	Custodians Closet			130	10	13
81		Building Services	Toilet	Boys		54	6	9
82		Building Services	Toilet	Girls		154	14	11
83		Building Services	Electrical Closet			30	2	15
84		Building Services	Storage Closet			30	2	15
85		Building Services	Stairwell			400	10	40
86		Auxiliary	Teachers Prep Room			200	10	20

**Room Inventory
Winston
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Room Inventory		Winston Elementary			3100 Erie Street SE 20020-1472		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
87		Auxiliary	Teachers Prep Room			150	10 15
88		Building Services	Wet Area	Science		150	10 15
89		Building Services	Storage Room			150	10 15
90		Auxiliary	Teachers Prep Room			300	10 30
91		Auxiliary	Learning Center			11349	97 117
92		Auxiliary	Library			1500	50 30
93		Building Services	Elevator			130	13 10
94		Building Services	Storage Room			56	8 7
95		Building Services	Hallway			135	9 15
96		Building Services	Trash Room			50	5 10
97		Building Services	Storage Room			56	8 7
98		Building Services	Custodians Closet			130	10 13
99		Building Services	Corridor			348	6 58
100		Building Services	Teachers' Lounge			540	18 30
101		Building Services	Toilet	Boys		50	5 10
102		Instruction Support	Resource Rm	Flexible		150	10 15
103		Instruction Support	Resource Rm	Flexible		150	10 15
104		Building Services	Storage Room			150	10 15
105		Building Services	Wet Area	Art		150	10 15
106		Building Services	Storage Room			150	10 15
107		Instruction Support	Resource Room			300	10 30
108		Building Services	Stairwell			400	20 20
109		Building Services	Landing / Stairs			120	12 10
110		Instruction Support	Computer Lab			300	10 30
111		Building Services	Storage Room			150	10 15
112		Building Services	Wet Area	Science		150	10 15
113		Building Services	Storage Room			150	10 15
114		Instruction Support	Resource Room			200	10 20
115		Building Services	Stairwell			400	10 40
116		Building Services	Storage Area			14	7 2
117		Building Services	Storage Closet			10	2 5
118		Building Services	Electrical Closet			30	2 15
119		Building Services	Toilet	Girls		154	14 11
120		Building Services	Toilet	Boys		99	11 9
121		Auxiliary	Learning Center			11349	97 117
122		Building Services	Stairwell			400	20 20
123		Building Services	Locker Room	Boys		496	31 16
124		Building Services	Shower Room	Boys		168	12 14
125		Building Services	Closet			10	2 5
126		Building Services	Toilet	Boys		60	4 15
127		Building Services	Toilet/Shower	Phys. Ed.		28	4 7
128		Administration	Office	Phys. Ed.		49	7 7
129		Building Services	Passage			60	6 10

Room Inventory		Winston Elementary			3100 Erie Street SE 20020-1472		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
130		Administration	Office	Phys. Ed.		49	7 7
131		Building Services	Toilet/Shower	Phys. Ed.		28	4 7
132		Building Services	Passage			50	5 10
133		Building Services	Closet			10	2 5
134		Building Services	Toilet	Girls		60	4 15
135		Building Services	Shower Room	Girls		140	10 14
136		Building Services	Locker Room	Girls		496	31 16
137		Building Services	Landing/Stairs			216	8 27
138		Building Services	Storage Room			78	13 6
139		Building Services	Storage Room			91	7 13
140		Building Services	Storage Room	Kitchen		72	12 6
141		Building Services	Kitchen			840	28 30
142		Administration	Office	Dietician		48	8 6
143		Building Services	Locker Room	Kitchen		28	4 7
144		Building Services	Toilet	Kitchen		28	7 4
145		Auxiliary	Gymnasium			7488	72 104
146		Building Services	Electrical Closet			10	1 10
147		Building Services	Storage Room			80	10 8
148		Building Services	Electrical Closet			80	10 8
149		Building Services	Storage Room	Chairs		48	6 8
150		Auxiliary	Practice Room			260	20 13
151		Instruction Support	Music Room			760	20 38
152		Auxiliary	Observation Room			400	20 20
153		Building Services	Storage Room			160	20 8
154		Building Services	Custodian Closet			70	7 10
155		Building Services	Book Room			880	20 44
156		Building Services	Corridor			800	80 10
157		Building Services	Corridor			952	119 8
158		Building Services	Stairwell			170	10 17
159		Building Services	Elevator			130	13 10
160		Building Services	Corridor			715	55 13
161		Building Services	Toilet	Boys		171	19 9
162		Building Services	Toilet	Girls		171	19 9
163		Building Services	Corridor			216	24 9
164		Building Services	Stairwell			255	17 15
165		Building Services	Trash Room			18	3 6
166		Building Services	Corridor			715	55 13
167		Building Services	Stairwell			180	9 20
168		Administration	Outer Office			1161	43 27
169		Administration	Main Office			348	29 12
170		Administration	Office	Asst Principal		190	19 10
171		Building Services	Vestibule			69	23 3
172		Building Services	Storage Room			76	4 19

Room Inventory Winston Elementary

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173		Administration	Office	Principal		270	18	15
174		Building Services	Closet			3	3	1
175		Building Services	Toilet	Principal		20	4	5
176		Building Services	Passage			33	3	11
177		Building Services	Closet	Principal		22	2	11
178		Auxiliary	Health Suite			297	9	33
179		Building Services	Toilet	Health		20	4	5
180		Auxiliary	Rest Area	Health		56	8	7
181		Auxiliary	Waiting Room	Health		32	8	4
182		Auxiliary	Teachers Prep Room			104	8	13
183		Building Services	Toilet	Girls		16	4	4
184		Building Services	Toilet	Boys		16	4	4
185		Building Services	Corridor			408	8	51
186		Building Services	Telephone Closet			20	2	10
187		Building Services	Electrical Closet			20	2	10
188		Instruction Support	Computer Lab			651	21	31
189		Building Services	Corridor			376	8	47
190		Instruction Support	Resource Room	Flexible		648	24	27
191		Instruction Support	Resource Room	Flexible		648	24	27
192		Building Services	Corridor			282	6	47
193		Administration	Office			88	11	8
194		Administration	Office			88	11	8
195		Administration	Office			88	11	8
196		Administration	Office	Asst Principal		88	11	8
197		Administration	Office			88	11	8
198		Administration	Office			324	18	18
199		Administration	Office			324	18	18
200		Administration	Outer Office			40	5	8
201		Building Services	Toilet	Boys		16	4	4
202		Building Services	Toilet	Girls		16	4	4
203		Building Services	General Storage			682	22	31
204		Building Services	Vault			150	15	10
205		Building Services	Toilet	Boys		105	15	7
206		Building Services	Toilet	Girls		105	15	7
207		Auxiliary	Work room			375	15	25
208		Building Services	Vault			150	15	10
209		Building Services	Coat Area	PreK		270	10	27
210		Instruction	Pre-Kindergarten			2600	50	52
211		Building Services	Stairwell			400	20	20
212		Instruction	Kindergarten			2600	50	52
213		Building Services	Coat Area	Kindergarten		270	10	27
214		Building Services	Storage Room			150	15	10
215		Administration	Conference Room			150	15	10

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216		Administration	Conference Room			150	15	10
217		Building Services	Toilet	Girls		105	15	7
218		Building Services	Toilet	Boys		105	15	7
219		Building Services	Vault			60	6	10
220		Building Services	Electrical Room			60	6	10
221		Building Services	Storage Room			70	7	10
222		Building Services	Custodian Closet			50	5	10
223		Auxiliary	Observation Room			90	9	10
224		Building Services	Corridor w/Stairs			528	8	66
225		Building Services	Mechanical Room			400	20	20
226		Building Services	Mechanical Room			1400	40	35
227		Building Services	Corridor			92	23	4
228		Building Services	Elevator Machine Room			132	12	11
229		Building Services	Mechanical Room			192	8	24
230		Building Services	Stairwell			90	10	9
231		Building Services	Passage w/Steps			85	17	5
232		Building Services	Storage Room	Custodian		63	9	7
233		Building Services	Custodian Closet			63	9	7
234		Building Services	Toilet	Girls		160	8	20
235		Building Services	Elevator			130	13	10
236		Building Services	Toilet	Boys		160	8	20
237		Building Services	Lobby			648	27	24
238		Instruction Support	Resource Room			297	11	27
239		Instruction Support	Resource Room			216	27	8
240		Building Services	Stairwell			90	10	9
241		Building Services	Electrical Closet			10	10	1
242		Building Services	Storage Closet			24	6	4
243		Building Services	Storage Room			56	4	14
244		Administration	Office			312	13	24
245		Building Services	Toilet/Lockers	Boys		168	14	12
246		Building Services	Shower	Boys		56	8	7
247		Building Services	Shower	Girls		63	9	7
248		Building Services	Toilet/Locker	Girls		168	14	12
249		Building Services	Passage			93	31	3
250		Instruction Support	Resource Room			1176	49	24
251		Building Services	Vault			225	15	15
252		Building Services	Lounge			4752	54	88
253		Building Services	Stairwell			1121	59	19
254		Building Services	Passage			105	15	7
255		Building Services	Storage Room			126	9	14
256		Building Services	Wet Area			36	6	6
257		Building Services	Vestibule			18	3	6

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Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]	
258		Instruction Support	Resource Room	Flexible		1649	17	97
259		Building Services	Trash Room			60	20	3
260		Building Services	Storage Room			128	8	16
Approximate Gross Square Footage - Basement Floor						21250		
Approximate Gross Square Footage - 1st Floor						34834		
Approximate Gross Square Footage - 2nd Floor						34744		
Approximate Gross Square Footage - 3rd Floor						42138		
Approximate Gross Square Footage - 4th Floor						19561		
[Note 1] Source - Government of DC - Office of Public Facility Modernization - Recommendation to Revised Official Building Capacity								

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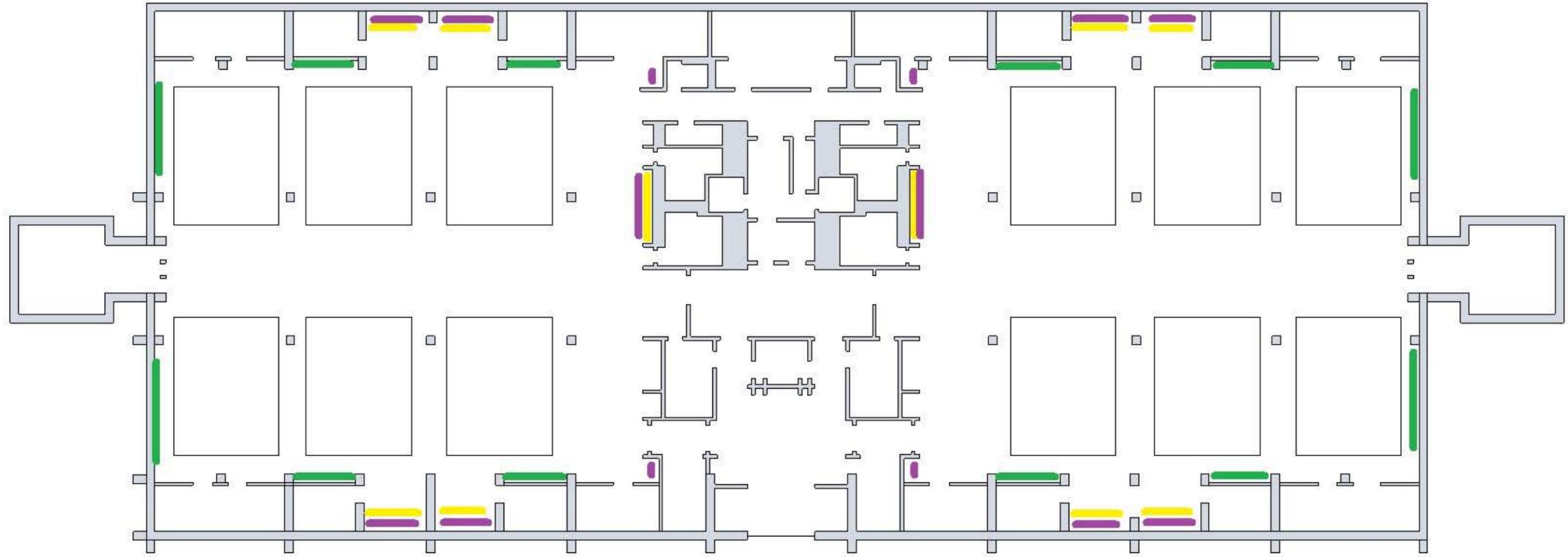
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1st Floor

	Drinking Fountain
	Sinks
	Radiators and Univents
	Lockers
	Chank Boards and Smart Boards
	Cabinets
	New Walls
	Sliding or Folding Wall
	Removed Wall

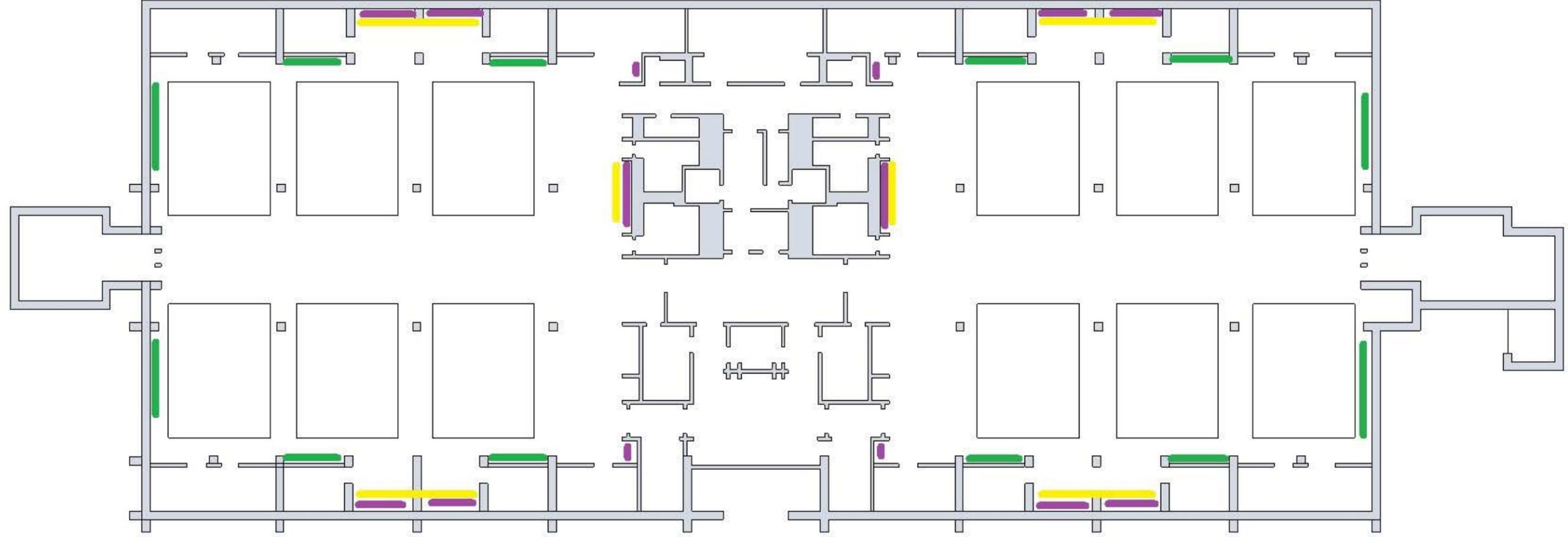
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2nd Floor

	Drinking Fountain
	Sinks
	Radiators and Univents
	Lockers
	Chank Boards and Smart Boards
	Cabinets
	New Walls
	Sliding or Folding Wall
	Removed Wall

Fixture Diagrams
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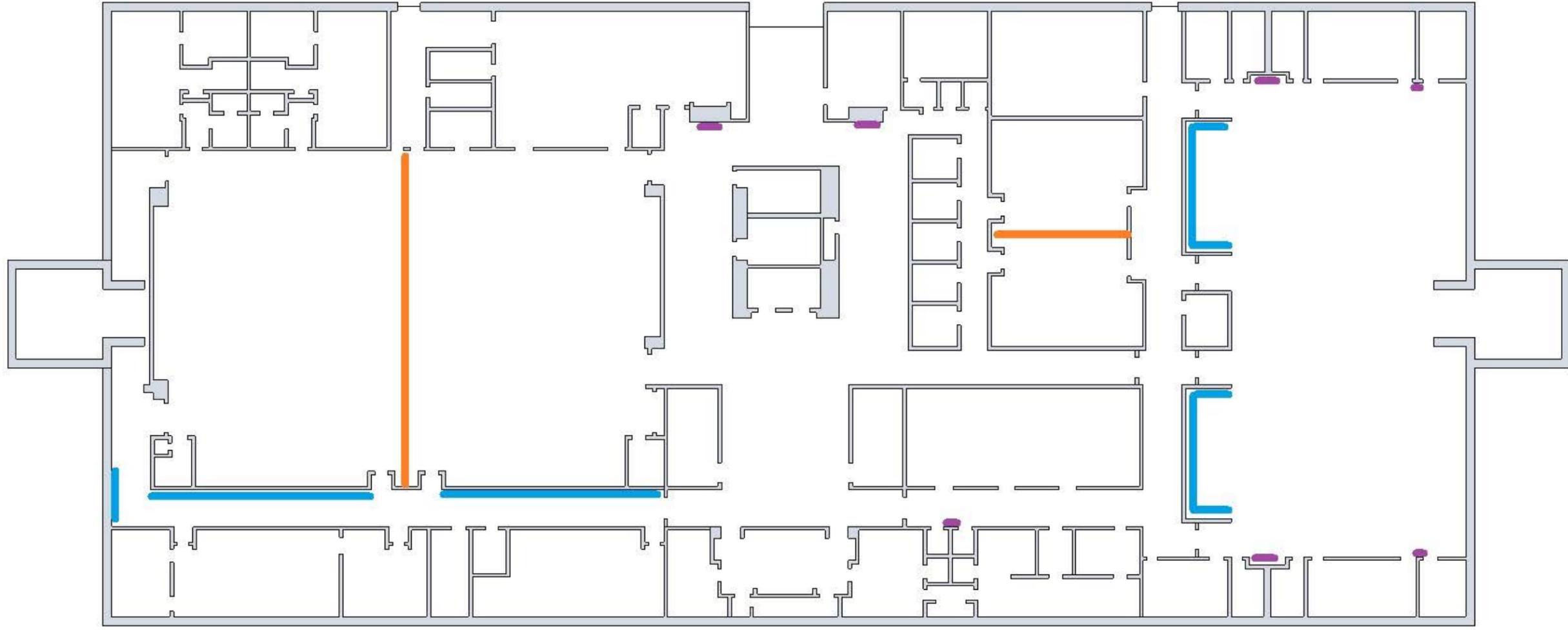
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3rd Floor

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

Fixture Diagrams
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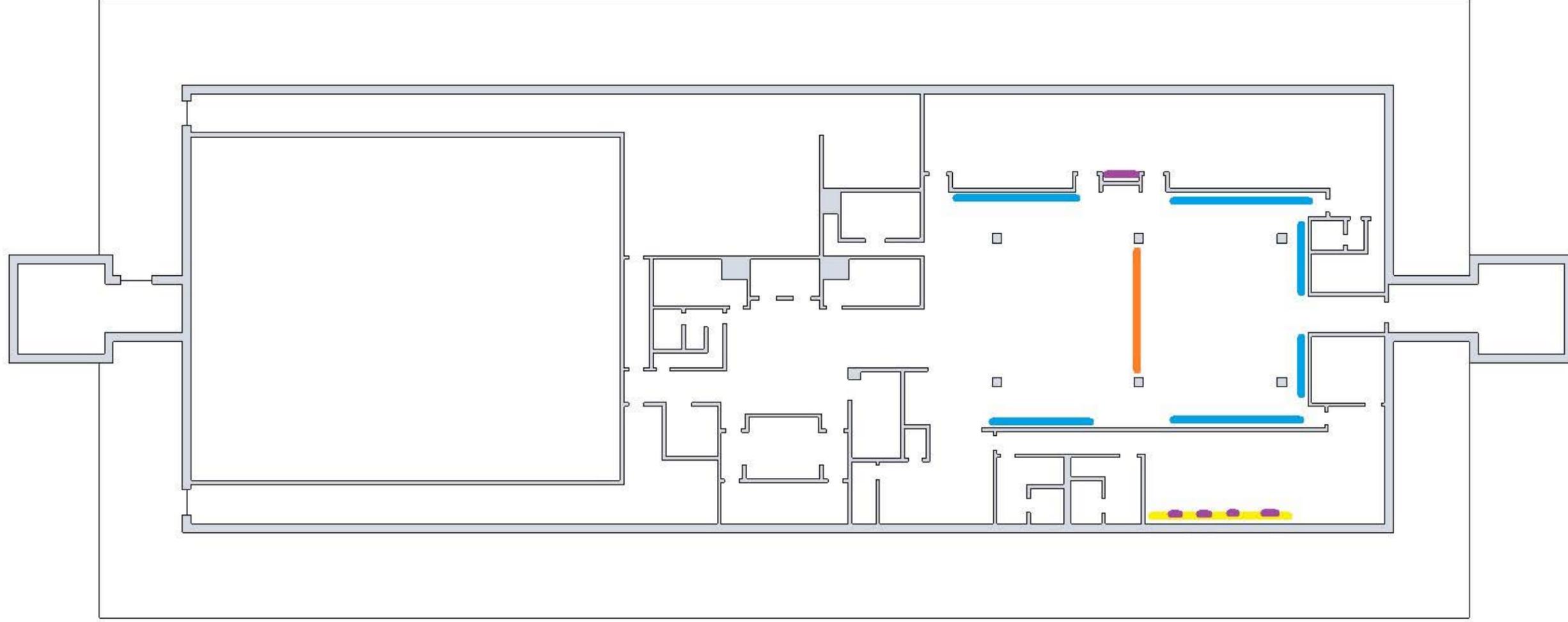
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4th Floor

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

Fixture Diagrams
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