



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Accessibility
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Drinking Fountain: Not ADA Compliant		
Requirement ID	REQ-2613	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Accessibility	Finish Date	
Prime System	D2010 - Plumbing Fixtures	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	4,253

Requirement Description

The existing drinking fountain located in the front corner of the warehouse does not meet ADA requirements per section 4.1.3(10). The drinking fountain is a wall mounted cooler that sits atop an 8" high concrete curb and cannot be accessed by handicapped personnel. Per the afore mentioned section, drinking fountains are to be made accessible to people in wheelchairs and with limited bending mobility.

No photo available.

Actions

Action Name Replace Fountain
Option Conventional
Prime Action Yes
Description It is recommended that the existing drinking fountain be replaced with an ADA compliant dual level drinking fountain. As the existing drinking fountain is in good condition, its re-use elsewhere is expected. Provide necessary electrical and plumbing accessories required.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	0.10	Ton	86.94	9
220505101601	Fixture, water fountain, free standing, selective demolition	1.00	Ea.	52.53	53
224713102820	Drinking fountain, wall mounted, non-recessed, stainless steel, dual level for handicapped type, single bubbler, for connection to cold water supply	1.00	Ea.	1,849.22	1,849
224713103980	Drinking fountain, wall mounted, non-recessed, for connection to cold water supply, for rough-in, supply and waste, add	1.00	Ea.	689.96	690
260519900030	Wire, copper solid, 600 volt, #12, type THW, in raceway	3.00	C.L.F.	73.70	221
260533140200	Electric metallic tubing, 1/2" diameter, to 15' high, includes 11 couplings per 100'	100.00	L.F.	1.92	192
260533160150	Outlet boxes, pressed steel, 4" square	2.00	Ea.	35.14	70



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	1.00	Ea.	11.81	12
260533160460	Outlet boxes, pressed steel, covers, raised device, 4-11/16" square	1.00	Ea.	21.12	21
262726202470	Duplex receptacle, grounded, 120 volt, 20 amp	1.00	Ea.	33.71	34
				Subtotal:	3,150
				Adjustment Factor:	1.3500
				Grand Total:	4,253



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Actions: Both Green and Conventional Actions

Requirement Name	Interior Doors: Hardware Not ADA/UFAS Compliant		
Requirement ID	REQ-3324	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Accessibility	Finish Date	
Prime System	C1020 - Interior Doors	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	3,091

Requirement Description

The warehouse door hardware is primarily knob type and does not conform with the Uniform Federal Accessibility Standard 4.1.2 (7) or ADA section 4.13.9.

No photo available.

Actions

Action Name Hardware
Option Conventional
Prime Action Yes
Description Provide compliant lever hardware along accessible building routes such as corridor doors; public spaces such as offices, restrooms, conference rooms and storage areas.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
087120400500	Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	12.00	Ea.	190.80	2,290
				Subtotal:	2,290
				Adjustment Factor:	1.3500
				Grand Total:	3,091



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Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Ramp: Missing at Conference Room Entrance		
Requirement ID	REQ-1551	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Accessibility	Finish Date	
Prime System	C3020 - Floor Finishes	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	17,210

Requirement Description

The existing conference room adjacent to the office areas does not comply with the ADA/UFAS code for accessibility. The change in floor elevation is approximately six inches and is non-accessible by a wheelchair. Per ADA/UFAS code 4.5.2 'Changes in Level' greater than 1/2" shall be accomplished by means of a ramp that complies with 4.7 & 4.8.

No photo available.

Actions

Action Name Add ramp
Option Conventional
Prime Action Yes
Description Provide a ramp for accessibility to the conference room and adjoining office area. Ramp must comply with ADA/UFAS code section 4.8.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
033053404525	Structural concrete, in place, handicap access ramp (4000 psi), railing both sides, 5' wide, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	12.00	L.F.	683.54	8,202
CARPI	Carpenters (JourneyMan)	32.00	hour	64.81	2,074
PORDJ	Painters, Ordinary (JourneyMan)	8.00	hour	54.50	436
	Allowance for construction of ramp	1.00	Job	1,357.00	1,357
	Ramp edge protection	1.00	Is.	678.51	679
Subtotal:					12,748
Adjustment Factor:					1.3500
Grand Total:					17,210



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Category: Accessibility
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Restroom: Unisex Restroom is Not ADA/UFAS Compliant		
Requirement ID	REQ-3503	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Accessibility	Finish Date	
Prime System	D2010 - Plumbing Fixtures	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	70,645

Requirement Description

The uni-sex restroom adjacent to the staff office and conference area was originally designed for personnel that were handicapped or with limited mobility. Though the restroom does consist of a handicap accessible sink and toilet stall, codes for handicapped accessible restrooms have changed over the years and become more stringent. Door hardware is not ADA compliant and broken. The automatic door opener is antiquated and operates poorly. Access to the activation pad is block by the conference room door and must be relocated to a more accessible location. Existing passage width, fixture heights and wheelchair movement and access are below UFAS and ADA code requirements. It is recommended that a full renovation for this restroom be addressed.

No photo available.

Actions

Action Name Renovation
Option Conventional
Prime Action Yes
Description Renovate unisex restroom to comply with ADA sections 4.16 through 4.21.8 and 4.23.8. Replace all existing fixtures with water conserving ADA/UFAS compliant fixtures. Expansion of this restroom area should be considered in order to provide adequate and compliant passage past sink and the possible addition of an ADA compliant shower as non accessible showers are located on the second floor. Provide a new ventilation system. work to include connection to existing building sanitary, domestic water and electrical services.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	2.00	Week	857.60	1,715
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	30.00	Ton	86.94	2,608
080505100500	Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	1.00	Ea.	19.82	20
080505102000	Door demolition, door frames, metal, remove and reset	1.00	Ea.	61.98	62
081213250200	Door frames, steel channels with anchors and bar stops, 8" channel@ 11.5 lb/LF, 6' x 8' door, weighs 275 lb	1.00	Ea.	775.55	776



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
081416200180	Doors, wood, fire, particle core, 7 face plies, "B" label, 1 hour, oak face, 1-3/4" x 3'-0" x 6'-8"	1.00	Ea.	574.04	574
087113101750	Door hardware, automatic openers, commercial, for handicap actuator buttons (2), incl. 12 V DC wiring, add	1.00	Pr.	849.10	849
087120152550	Door hardware, school, single, classroom, ANSI F84, incl. lever handle	1.00	Door	1,097.56	1,098
087120307400	Door hardware, door closer-holder, electronic, hinge face mount, concealed arm, incl. built-in detector	1.00	Ea.	766.66	767
087120400500	Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	1.00	Ea.	190.80	191
087120550100	Door hardware, push plate, aluminum, .050" thick x 4" x 16"	1.00	Ea.	53.56	54
087120903440	Door hardware, hinges, half surface, half mortise, or full surface, average frequency, brass base, US26D, 4-1/2" x 4-1/2"	2.00	Pr.	189.77	380
087120950020	Door hardware, kick plate, stainless steel, .05", 16 ga, 8" x 28"	2.00	Ea.	74.98	150
090505101120	Ceiling demolition, gypsum plaster, on metal lath, remove	70.00	S.F.	1.48	104
090505202020	Flooring demolition, tile, ceramic, mud set	70.00	S.F.	1.18	83
090505300280	Walls and partitions demolition, concrete block, 8" thick, remove damaged blocks	150.00	S.F.	1.98	297
090505303820	Walls and partitions demolition, toilet partitions, metal or plastic	4.00	Ea.	46.20	185
092116337600	Partition wall, interior, fire & water resistant, 2 layers, 2 hour, taped both sides, installed on & incl. 25 ga, NLB metal studs, 3-5/8" wide, 16" O.C., 8' to 12' high, 5/8" gypsum drywall	350.00	S.F.	5.65	1,978
093013100100	Ceramic tile, base, thin set, using 1' x 4" high piece with 1" x 1" tiles	50.00	L.F.	10.88	544
093013100400	Ceramic tile, for 2" x 2" tile face, add	350.00	L.F.	0.41	144
093013103310	Ceramic tile, floors, glazed, porcelain type, thin set, 1 color, color group 2, 2" x 2" or 2" x 1"	150.00	S.F.	10.06	1,509
093013103360	Ceramic tile, 1" x 1", floors, porcelain type, for random blend, 4 colors, add	150.00	S.F.	1.50	225
093013105400	Ceramic tile, walls, interior, thin set, 4-1/4" x 4-1/4"	500.00	S.F.	6.38	3,190
095123300800	Complete suspended ceilings, mineral fiber, lay-in board, 2' x 2' x 3/4", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	150.00	S.F.	4.30	645
102113131000	Partitions, toilet, cubicles, floor & ceiling anchored, powder coated steel	1.00	Ea.	871.78	872
102113131400	Partitions, toilet, cubicles, floor & ceiling anchored, incl. 52" grab bars, for handicap units, add	1.00	Ea.	325.60	326
102113134200	Entrance screens, toilet, floor mounted, powder coated steel, 58" h x 48" w	1.00	Ea.	340.46	340
102113134704	Entrance screens, toilet, urinal screen, ceiling braced, powder coated steel, 18" w	2.00	Ea.	407.72	815
102813131100	Toilet accessories, grab bars, straight, stainless steel, 36" long	3.00	Ea.	70.20	211
220505101200	Fixture, lavatory, wall hung, selective demolition, includes 10' piping	1.00	Ea.	64.58	65
220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	1.00	Ea.	80.73	81
220719100245	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam,	1.00	Ea.	69.18	69



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	velcro tabs, p trap, 1-1/4" or 1-1/2"				
220719100265	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, valve and supply cover, 1/2", 3/8", and 7/16" pipe size	2.00	Ea.	88.82	89
220719100285	Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, tailpiece offset (wheelchair), 1-1/4" pipe size	1.00	Ea.	40.22	40
221113232140	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	80.00	L.F.	11.58	926
221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	80.00	L.F.	14.05	1,124
221316204120	Pipe, cast iron soil, no hub, 2" diameter, includes couplings 10' O.C., clevis hanger assemblies 5' O.C.	40.00	L.F.	27.47	1,099
221316204160	Pipe, cast iron soil, no hub, 4" diameter, includes couplings 10' O.C., clevis hanger assemblies 5' O.C.	20.00	L.F.	38.43	769
221316209000	Pipe, cast iron soil, minimum labor/equipment charge	2.00	Job	159.37	319
221426130200	Drain, cornice, cast iron, 45 Deg. or 90 Deg. outlet, 3" and 4" pipe size	1.00	Ea.	491.62	492
224116106210	Lavatory, wall hung, vitreous china, white, with backsplash, wheelchair type, single bowl, 27" x 20", includes trim	1.00	Ea.	1,060.43	1,060
224123203210	Shower, stall, fiberglass, one piece with three walls, handicap, 1-1/2" OD grab bars, nonskid floor, corner seat, 48" x 34-1/2" x 72", includes drain only, excludes valve control and door/curtain	1.00	Ea.	988.50	988
224123203260	Shower, stall, fiberglass, for thermostatic valve, add	1.00	Ea.	643.50	644
224123204200	Shower, stall, rough-in, supply, waste and vent for above shower	1.00	Ea.	1,153.75	1,154
224123405000	Shower, built-in head and arm, 2.5 GPM valve	1.00	Ea.	247.37	247
224123405200	Shower, built-in head, arm, by-pass, integral stops, handles	1.00	Ea.	457.58	458
224139106410	Faucets/fittings, stop and waste valves, bronze, straightway, threaded, 1/2"	2.00	Ea.	44.11	88
224139109000	Faucets/fittings, minimum labor/equipment charge	1.00	Job	159.37	159
224213403400	Water closet, children's size bowl only, floor mounted, tankless, rough-in, supply, waste and vent	1.00	Ea.	855.05	855
224216341490	Sink, laboratory, rough-in, supply, waste and vent	1.00	Ea.	808.97	809
224313403370	Water closet, healthcare, bowl only, floor mounted, tankless, hospital type, slotted rim for bed pan, elongated bowl, top spud, includes flush valve and seat	1.00	Ea.	636.50	636
233113130100	Metal ductwork, fabricated rectangular, under 100 lb., aluminum alloy 3003-H14, includes fittings, joints, supports and allow for a flexible connections field sketches, excludes as-built drawings and insulation	100.00	Lb.	26.63	2,663
233423106672	Fans, residential, bath exhaust, grille, back draft damper, 180 CFM	1.00	Ea.	177.10	177
233713300140	Grille, aluminum, air supply, adjustable, single deflection, 8" x 8"	2.00	Ea.	30.59	61
260505109000	Electrical demolition, minimum labor/equipment charge	3.00	Job	163.85	492
260519209040	Metal clad cable, copper, steel clad, 600 volt, 2 wire, #12	15.00	C.L.F.	347.66	5,215
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	4.00	Ea.	11.81	47
260533160650	Switch boxes, pressed steel	3.00	Ea.	29.82	89
262726200500	Toggle switch, quiet type, single pole, 20 amp	2.00	Ea.	34.22	68
262726202480	Duplex receptacle, ground fault interrupting, 15 amp	1.00	Ea.	66.64	67



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
262726202600	Wall plates, stainless steel, 1 gang	3.00	Ea.	11.05	33
265113500400	Fluorescent fixture, interior, acrylic lens, grid recess ceiling mounted, 2-40 W, 2' W x 4' L, incl lamps, mounting hardware and connections	2.00	Ea.	180.15	360
	Expansion into adjacent space	1.00	EA.	10,177.52	10,178
				Subtotal:	52,329
				Adjustment Factor:	1.3500
				Grand Total:	70,645



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Actions: Both Green and Conventional Actions

Requirement Name	Signs: Room Type not ADA/UFAS Compliant		
Requirement ID	REQ-3146	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Accessibility	Finish Date	
Prime System	C1020 - Interior Doors	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	5,691

Requirement Description

The warehouse permanent room signing does not conform with the Uniform Federal Accessibility Standard 4.1.2 (15). and ADA section 4.30 Signage.

No photo available.

Actions

Action Name Signs
Option Conventional
Prime Action Yes
Description Provide UFAS/ADA compliant permanent room signage.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Furnish and install signs	35.00	Ea.	67.85	2,375
	Remove and patch existing signs	35.00	Ea.	52.59	1,841
				Subtotal:	4,215
				Adjustment Factor:	1.3500
				Grand Total:	5,691



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Air and Water Quality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Domestic Water Infrastructure: Replace		
Requirement ID	REQ-4036	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Air and Water Quality	Finish Date	
Prime System	D2020 - Domestic Water Distribution	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	107,491

Requirement Description

For the most part, the domestic water infrastructure is from the buildings original construction in 1924. During the inspection it was observed that water piping consisted mostly of galvanized piping with some newer cooper piping installed at the drinking fountain and first and second floor restrooms. The galvanized domestic water piping observed was in poor condition with excessive corrosion visible on the inside of valves located at columns.

No photo available.

Actions

Action Name Domestic Water Piping

Option Conventional

Prime Action Yes

Description Provide new domestic water piping infrastructure throughout warehouse with the exception of areas indicated that have newer cooper piping.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Allowance for Piping Infrastructure	33,455.00	SF	2.38	79,623
				Subtotal:	79,623
				Adjustment Factor:	1.3500
				Grand Total:	107,491



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Category: Air and Water Quality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Ductwork: Clean		
Requirement ID	REQ-3986	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Air and Water Quality	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Shah	Estimated Cost	8,337

Requirement Description

The supply air duct system that serves the offices, conference room, the storage & staff office of this building should be cleaned and rebalance. At the time of inspection numerous dirty diffusers were observed and building occupants complained of poor air quality.

No photo available.

Actions

Action Name Air System Cleaning

Option Conventional

Prime Action Yes

Description Clean and rebalance the supply air ducts for the air handling called out in deficiency including registers. Coordinate with additional deficiency for the recommended addition of outside air supply duct(s) and office area ceiling tile replacement.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
019313150920	Ductwork, round, clean, 6"	600.00	L.F.	2.56	1,536
230593102700	Balancing, air conditioning equipment, package A.C. unit, (Subcontractor's quote including material & labor)	5.00	Ea.	325.62	1,628
230593103000	Balancing, air conditioning equipment, supply, return, exhaust, registers and diffusers, average ceiling height, (Subcontractor's quote including material & labor)	30.00	Ea.	77.76	2,333
	Allowance for Cutting, Patching, Matching and Accessibility	1.00	L.S.	678.51	679
Subtotal:					6,175
Adjustment Factor:					1,3500
Grand Total:					8,337



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Category: Appearance
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Ceilings: Replace Ceiling tiles		
Requirement ID	REQ-2683	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Appearance	Finish Date	
Prime System	C3030 - Ceiling Finishes	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	11,688

Requirement Description

The acoustical ceiling tiles in the office and upper restroom areas are in poor condition due to age and water damage. The tiles are dirty; some are missing, deteriorating and falling from the grid. These ceilings should be replaced to ensure the integrity of the ceiling and to prevent any further deterioration.

No photo available.

Actions

Action Name Replace tiles
Option Conventional
Prime Action Yes
Description Replace all acoustical ceiling tiles in office and upper restroom areas. Repair suspended grid where necessary.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	1.00	Ton	86.94	87
090505101200	Ceiling demolition, suspended ceiling, mineral fiber, 2 x 2 or 2 x 4, remove	3,056.00	S.F.	0.49	1,497
095123101115	Suspended acoustic ceiling tiles, mineral fiber tile, lay-in, rough texture, 2' x 2' or 2' x 4', 5/8" thick	3,056.00	S.F.	2.13	6,509
Subtotal:					8,658
Adjustment Factor:					1.3500
Grand Total:					11,688



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Category: Appearance
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Site Lighting: Provide Missing Fixtures		
Requirement ID	REQ-1552	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Appearance	Finish Date	
Prime System	D5020 - Lighting and Branch Wiring	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	3,871

Requirement Description

At the time of inspection 2 lighting fixtures were observed missing from the front of the building.

No photo available.

Actions

Action Name	Add site lighting
Option	Conventional
Prime Action	Yes
Description	Add 2 extra lighting fixtures with vandal cages to match existing in front of building & verify operation of remainder of site lighting around perimeter of building.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
055313100112	Floor grating, aluminum, 1" x 1/8" bearing bars @ 1-3/16" O.C., cross bars @ 4" O.C., over 300 S.F., field fabricated from panels	24.00	S.F.	20.50	492
055319300020	Grating frame, aluminum, 1" to 1-1/2" D, field fabricated	24.00	L.F.	14.42	346
055319300100	Grating frame, aluminum, 1" to 1-1/2" D, field fabricated, for each corner, add	16.00	Ea.	6.16	99
260519209040	Metal clad cable, copper, steel clad, 600 volt, 2 wire, #12	2.00	C.L.F.	347.66	695
260519900100	Wire, copper, stranded, 600 volt, #12, type THW, in raceway	2.00	C.L.F.	75.91	152
260533140200	Electric metallic tubing, 1/2" diameter, to 15' high, includes 11 couplings per 100'	60.00	L.F.	1.92	115
260533160150	Outlet boxes, pressed steel, 4" square	2.00	Ea.	35.14	70
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	2.00	Ea.	11.81	24



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
265623101170	High pressure sodium fixture, exterior, wall pack, 150 Watt, incl lamps	2.00	Ea.	437.24	874
				Subtotal:	2,867
				Adjustment Factor:	1.3500
				Grand Total:	3,871



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Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Abandoned Hydraulic Cylinder: Remove Oil and Seal		
Requirement ID	REQ-3985	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	E1099 - Other Equipment	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	2,513

Requirement Description

At the time of inspection and abandoned hydraulic lift cylinder pit was observed in the warehouse at the south east end near the roll-up doors. The abandoned pit contained hydraulic oil. From an environmental standpoint, the pit should be drained and infilled.

No photo available.

Actions

Action Name Oil sump in warehouse

Option Conventional

Prime Action Yes

Description It is recommended that the oil be pumped out and disposed of per local and Federal environmental guidelines. In addition, it is recommended that the pit be infilled with concrete to prevent a potential tripping hazard. Coordinate with additional deficiency for warehouse floor repair.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
013113200160	Field personnel, general purpose laborer, average	0.20	Week	2,187.00	437
033113350200	Structural concrete, ready mix, heavyweight, 3500 psi, includes local aggregate, sand, Portland cement (Type I) and water, delivered, excludes all additives and treatments	0.50	C.Y.	134.88	67
	Allowance to Remove Oil	1.00	L.S.	1,357.00	1,357
				Subtotal:	1,862
				Adjustment Factor:	1.3500
				Grand Total:	2,513



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Additional outlets: Provide		
Requirement ID	REQ-2890	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D5010 - Electrical Service and Distribution	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	44,281

Requirement Description

There are numerous extension cords operating everything from multiple offices and computer equipment to a refrigerator in a office closet. The cords are subject to damage & shorting as they are draped over the steel structure, jammed in a steel door and running across warehouse floors. There are several plug strips plugged into each other accommodating office equipment.

No photo available.

Actions

Action Name Add new outlets
Option Conventional
Prime Action Yes
Description Install miscellaneous outlets in offices, tool room, warehouse & in warehouse office areas to alleviate extension cord situation.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260519901200	Wire, copper, stranded, 600 volt, #12, type THWN-THHN, in raceway	108.00	C.L.F.	77.32	8,351
260533140200	Electric metallic tubing, 1/2" diameter, to 15' high, includes 11 couplings per 100'	3,600.00	L.F.	1.92	6,912
260533160150	Outlet boxes, pressed steel, 4" square	72.00	Ea.	35.14	2,530
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	36.00	Ea.	11.81	425
260533160260	Outlet boxes, pressed steel, covers, raised device, 4" square	36.00	Ea.	13.19	475
262416105500	Load centers, 3 phase, 4 wire, main breaker, indoor, 120/208 V, 200 amp, 42 circuits, incl 20 A 1 pole plug-in breakers	1.00	Ea.	3,036.53	3,037



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
262726202470	Duplex receptacle, grounded, 120 volt, 20 amp	36.00	Ea.	33.71	1,214
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	200.00	L.F.	49.29	9,858
				Subtotal:	32,801
				Adjustment Factor:	1.3500
				Grand Total:	44,281



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency : USD
Actions: Both Green and Conventional Actions

Requirement Name	Air Handlers: Provide Outside Air Duct		
Requirement ID	REQ-1485	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	30,474

Requirement Description

First and second floor south side office areas and locker rooms as well as a west side "testing" room are provided conditioned air via rooftop heat pumps with ceiling mounted evaporators. Although the heat pumps appeared to be in relatively good condition, no provisions for outside Code required air were observed. Presently the system work by drawing return air from the space through ceiling registers to the evaporator section. Per the International mechanical code section No. 403.2 the minimum outside air required is 20 CFM per person. Also the GSA recognizes the importance of adequate ventilation to maintain air quality. The outside air and ventilation rates of ASHRAE standard 62 are the minimum acceptable in GSA buildings.

Additionally, the filters in the evaporator sections were observed to be extremely dirty.

No photo available.

Actions

Action Name Outside air
Option Conventional
Prime Action Yes

Description It is recommended that the air distribution from each heat pump serving these offices, conference room and storage area on lower and upper level be modified to include Code required outside air and proper return air distribution. In addition, it is recommended that the filters be replaced with new to ensure proper indoor air quality.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119251200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	60.00	L.F.	6.38	383
230505101200	Air conditioner, ductwork, rigid, 10" x 12", selective demolition	60.00	L.F.	3.36	202
233113130120	Metal ductwork, fabricated rectangular, 500 to 1000 lb., aluminum alloy 3003-H14, includes fittings, joints, supports and allow for a flexible connections field sketches, excludes as-built drawings and insulation	700.00	Lb.	20.32	14,224
233713301100	Grille, steel, air return, 12" x 12"	5.00	Ea.	56.68	283
233715402500	Louver, aluminum, extruded, with screen, mill finish, dual combination, automatic, intake or exhaust	5.00	S.F.	91.88	459



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Allowance for Carpentry and Misc. Patching Materials	1.00	Job.	6,785.01	6,785
	Allowance for New Filter and Replacement	5.00	Ea.	47.48	237
				Subtotal:	22,574
				Adjustment Factor:	1.3500
				Grand Total:	30,474



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Bathroom Floor Drains: Provide		
Requirement ID	REQ-3095	Action Date	Jan 19, 2007
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D2030 - Sanitary Waste	Status	Open
Priority	3 - Within 3 to 5 Years	Actual Cost	0
Inspector	Shah	Estimated Cost	9,506

Requirement Description

GSA PBS-PQ100.1 requires that multiple fixture restrooms contain floor drains. The two second floor locker room/restrooms did not have floor drains installed.

No photo available.

Actions

Action Name Bathroom Drains & Spigots

Option Conventional

Prime Action Yes

Description It is recommended that floor drains be provided outside the curb area in the two second floor locker rooms/ restrooms. In addition, to prevent eventual sewer gas odors from dried out traps, it is recommended that hose bibs with vacuum breakers be provided for floor drain priming. Coordinate with additional deficiencies for domestic water infrastructure replacement.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
0201250702	96 Core drill reinf concrete slab, up to 6" thick, 6" diameter	2.00	Ea.	44.19	88
220523201460	Valves, bronze, ball, 150 psi, 3/4", threaded	2.00	Ea.	57.07	114
221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	50.00	L.F.	14.05	702
221119640200	Hydrant, wall type, moderate climate, bronze, anti-siphon, encased, 3/4" I.P.S. connection	2.00	Ea.	815.34	1,631
221119641240	Hydrant, wall type, non-freeze, bronze, exposed, for 3/4" adapter type vacuum breaker, add	2.00	Ea.	66.00	132
221316203020	Pipe, cast iron soil, single hub, service weight, 3" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' O.C.	20.00	L.F.	33.83	677
221316203050	Pipe, cast iron soil, single hub, service weight, 6" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' O.C.	10.00	L.F.	58.45	584
221316304330	Reducer, cast iron soil, hub and spigot, service weight, 6" x 3", gasket joint, includes gaskets	2.00	Ea.	172.20	344



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
221316304640	Y, cast iron soil, hub and spigot, service weight, 6", gasket joint, includes gaskets	2.00	Ea.	370.17	740
221316603170	Traps, cast iron, service weight, P trap, no-hub, 3" pipe size	2.00	Ea.	122.11	244
221319132120	Drain, floor, medium duty, cast iron, deep flange, with polished bronze top, 7" diameter top	2.00	Ea.	320.10	640
PLUHJ	Plumber Helpers (JourneyMan)	8.00	hour	63.34	507
PLUMJ	Plumbers (JourneyMan)	8.00	hour	79.60	637
				Subtotal:	7,041
				Adjustment Factor:	1.3500
				Grand Total:	9,506



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Battery Room: Non Compliant		
Requirement ID	REQ-2753	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	C1010 - Partitions	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	24,266

Requirement Description

At the time of inspection, the 'Battery Storage' room located along the northwest side of the first floor was open to the warehouse space. There was no door assembly, non-rated gypsum wallboard filled-in former openings within CMU walls and a single wood framed glass window exists on the front wall of this storage room. Battery storage is classified as a hazardous material. Per BOCA section 313.1.2 'Separated Use Groups', this room and the warehouse area must be separated by a 2-hour fire rated separation assembly. In addition, Code required ventilation and an emergency eyewash/shower station was not observed as required by ANSI Z358.1. Per ASHRAE and the 1996 International Mechanical Code, the battery room shall be ventilated with a minimum of 6 air changes per hour. Also per PQ100.1, the battery room must be exhausted with 3 air changes per hour minimum.

No photo available.

Actions

Action Name Reconstruct
Option Conventional
Prime Action Yes

Description Reconstruct existing Battery Storage room with the proper fire separation assemblies required. Remove window, non-rated gypsum and wood stud fillers. Remove all non-compliant material such as wood shelves and janitorial equipment from this room. Provide new CMU walls to fill in openings and install new fire rate door assembly and associated hardware. Install appropriate shelving that complies with a hazardous material storage room. Provide a ventilation system to exhaust 300 CFM of air. The exhaust fan shall have explosion proof construction. Also provide emergency eyewash/shower in or immediately adjacent to the room. The lighting fixture must be also explosion proof. A general convenience outlet is provided for battery charging in the room.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	1.00	Ton	86.94	87
080505202060	Window demolition, wood, to 50 S.F., includes trim	1.00	Ea.	30.48	30
087120306000	Door hardware, door closer-holder, hinge face mount, all sizes, exposed arm	1.00	Ea.	298.04	298
087120400500	Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder	1.00	Ea.	190.80	191



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	function				
087120500020	Door hardware, doorstops, holder and bumper, floor or wall	1.00	Ea.	53.56	54
087120650800	Thresholds, rubber, 2-3/4" wide x 1/2" thick	1.00	Ea.	66.16	66
090505301000	Walls and partitions demolition, drywall, nailed or screwed	250.00	S.F.	0.37	92
220523201470	Valves, bronze, ball, 150 psi, 1", threaded	1.00	Ea.	69.23	69
221113232200	Pipe, copper, tubing, solder, 1" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	100.00	L.F.	18.01	1,801
230593101300	Balancing, air, heating and ventilating equipment, propeller and wall fan, (Subcontractor's quote including material & labor)	1.00	Ea.	110.81	111
233113130100	Metal ductwork, fabricated rectangular, under 100 lb., aluminum alloy 3003-H14, includes fittings, joints, supports and allow for a flexible connections field sketches, excludes as-built drawings and insulation	50.00	Lb.	26.63	1,332
233416107100	Fans, roof exhauster, centrifugal, aluminum housing, bird screen, back draft damper, direct drive, 1/4" S.P., 320 CFM, 12" galvanized curb, 11" sq. damper	1.00	Ea.	928.56	929
260519209230	Metal clad cable, copper, aluminum clad, 600 volt, 2 wire, #12	1.00	C.L.F.	319.72	320
260519900100	Wire, copper, stranded, 600 volt, #12, type THW, in raceway	1.00	C.L.F.	75.91	76
260533140500	Rigid galvanized steel conduit, 1/2" diameter, to 15' high, includes 11 couplings per 100'	30.00	L.F.	6.45	194
260533160150	Outlet boxes, pressed steel, 4" square	2.00	Ea.	35.14	70
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	2.00	Ea.	11.81	24
260533161400	Outlet boxes, cast, 1 gang, FS, 1/2" hub, 2" deep	3.00	Ea.	75.23	226
262726200500	Toggle switch, quiet type, single pole, 20 amp	1.00	Ea.	34.22	34
262726202180	Receptacle, explosionproof, single outlet, 20 amp	1.00	Ea.	479.52	480
262816207610	Safety switches, explosion proof, 3 pole, nonfusible, 600 volt, 30 amp, NEMA 7	1.00	Ea.	1,766.52	1,767
265413206600	Fluorescent fixture, interior, explosionproof, ceiling mounted, R.S., 2-40 W, 4' L, incl lamps, mounting hardware and connections	1.00	Ea.	3,434.15	3,434
C10101022000	Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish	250.00	S.F.	8.38	2,095
C10201167220	Labeled metal door/metal frame, hollow, 3 hr, 18 ga full panel, 3'-0" x 7'-0", welded frame, 8-3/4"	1.00	Ea.	1,402.89	1,403
ELECJ	Electricians (JourneyMan)	8.00	hour	73.14	585
PLUHJ	Plumber Helpers (JourneyMan)	8.00	hour	63.34	507
PLUMJ	Plumbers (JourneyMan)	8.00	hour	79.60	637
	Eye wash station	1.00	Ea.	501.62	502
	Subtotal:				17,975
	Adjustment Factor:				1.3500
	Grand Total:				24,266



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Branch circuits: Obsolete		
Requirement ID	REQ-3628	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D5010 - Electrical Service and Distribution	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	37,883

Requirement Description

Approximately 25% of the branch circuits observed were obsolete, utilizing cloth insulation, frequently involving outlet circuits run without a ground. These circuits should be replaced. As part of this replacement, circuits should be traced to complete panel directories. Additionally, a plug-in test should be run on all outlets to determine if they are properly grounded.

No photo available.

Actions

Action Name Replace obsolete circuits & add outlets

Option Conventional

Prime Action Yes

Description Trace all branch circuits and complete panel directories. Replace all obsolete branch circuits.

Additional outlets are needed in offices and to prevent the numerous extension cords to power remote office configurations in warehouse areas.

Add additional GFI outlets in tool room, mechanical spaces & at equipment on roof as per NEC210-63 & 210-8-b.2.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260533140200	Electric metallic tubing, 1/2" diameter, to 15' high, includes 11 couplings per 100'	800.00	L.F.	1.92	1,536
262726202482	Duplex receptacle, ground fault interrupting, 20 amp	8.00	Ea.	68.90	551
D50201200600	Receptacles and wall switches, 400 SF, 8 receptacles	5,056.00	S.F.	3.98	20,123
ELECJ	Electricians (JourneyMan)	80.00	hour	73.14	5,851
				Subtotal:	28,061
				Adjustment Factor:	1.3500
				Grand Total:	37,883



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Egress: Additional Means of Egress		
Requirement ID	REQ-3143	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	B2020 - Exterior Windows	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	24,730

Requirement Description

A portion of the 49 L Street Building lacks the means of egress complying with ADA/Uniform Federal Accessibility Standard section 4.3.10 and BOCA sections 1007.1 Accessible Means of Egress & 1017.2 Number or Egress Doorways. Exits to the exterior are non-existent in the northwest storage area and the existing interior overhead door is the only access to this area, which does not meet the requirement as an exit or exit access door. The addition of an exterior egress door and an interior exit door in this area are required. The Staff Office area at the front of the building, has two means of egress or exit doors, however, the length of travel from either of the exit doors to the nearest exterior egress is greater than the approved distance required. The addition of a single exterior egress door on the 'L' Street elevation should be considered. An Engineering study should be conducted and a plan developed to properly locate the two exterior door locations.

No photo available.

Actions

Action Name Additional Egress Locations
Option Conventional
Prime Action Yes
Description Provide one interior exit and two exterior means of egress with the proper signage, locks and latches, emergency hardware and exterior landings where required. Conduct an engineering study and develop a plan for accessible means of egress and exit locations. Door criteria shall follow the BOCA National Building Code sections 1014.8.3 & 716.1

This project should be coordinated with the "Cut & Point" project for the exterior brick facade.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024116130080	Building demolition, large urban projects, masonry, includes 20 mile haul, excludes foundation demolition, dump fees	1.00	C.F.	0.36	0
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	1.00	Ton	86.94	87
031113653000	C.I.P. concrete forms, slab on grade, edge, wood, to 6" high, 4 use, includes erecting, bracing, stripping and	36.00	L.F.	3.18	114



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	cleaning				
033113350200	Structural concrete, ready mix, heavyweight, 3500 psi, includes local aggregate, sand, Portland cement (Type I) and water, delivered, excludes all additives and treatments	1.00	C.Y.	134.88	135
051223452600	Lintel angle, structural, unpainted, 4"x3-1/2"x1/4" T, 5'-0" long, shop fabricated	2.00	Ea.	64.08	128
087120350210	Door hardware, panic device, single door, bar and vertical rod, outside key and pull	2.00	Ea.	1,161.06	2,322
087120400500	Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	1.00	Ea.	190.80	191
087120650800	Thresholds, rubber, 2-3/4" wide x 1/2" thick	9.00	Ea.	66.16	595
087120950020	Door hardware, kick plate, stainless steel, .05", 16 ga, 8" x 28"	3.00	Ea.	74.98	225
090505300100	Walls and partitions demolition, brick, 4" to 12" thick	64.00	C.F.	9.45	605
090505301000	Walls and partitions demolition, drywall, nailed or screwed	32.00	S.F.	0.37	12
BRICJ	Bricklayers (JourneyMan)	32.00	hour	63.66	2,037
C10201168020	Labeled metal door/metal frame, mineral core, 1.5 hr, 20ga full panel, 3'-0" x 7'-0", welded frame, 8-3/4"	3.00	Ea.	1,599.70	4,799
CARPJ	Carpenters (JourneyMan)	48.00	hour	64.81	3,111
	Investigate	1.00	LS.	3,392.51	3,393
				Subtotal:	18,318
				Adjustment Factor:	1.3500
				Grand Total:	24,730



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Exterior Windows: Remove Windows at Back of Building		
Requirement ID	REQ-3343	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	C1010 - Partitions	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	29,805

Requirement Description

Window openings through the exterior wall at the rear, north, of the building are not in compliance with the Fire Separation Codes per BOCA section 705.3. The building adjacent to the rear of 49 L Street is owned and operated by the Sunoco Gasoline company, and is less than 12" from the exterior wall. Section 705.3 states no openings are permitted in a fire separation if the distance is less than 36". These windows must be removed and the openings to be filled in with a fire rated non-combustible construction material to match the existing building construction and to maintain the integrity of the fire separation barrier.

No photo available.

Actions

Action Name	Remove Windows
Option	Conventional
Prime Action	Yes
Description	Remove existing windows at rear of building. Fill-in openings with material to match building construction. Coordinate with additional deficiencies for the replacement of the window air conditioning unit serving the mezzanine space and the mezzanine fire separation assembly deficiency.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015423700090	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excl. planks	35.00	C.S.F.	194.42	6,805
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	1.00	Ton	86.94	87
080505200280	Window demolition, aluminum, to 50 S.F.	6.00	Ea.	79.26	476
080505200620	Window demolition, glass, maximum	280.00	S.F.	2.64	739
B20101341000	Brick wall, cavity, standard face, 4" common back-up, 10" thick, styrofoam cavity fill	280.00	S.F.	31.41	8,795



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
BRHEJ	Bricklayer Helpers (JourneyMan)	40.00	hour	51.66	2,066
BRICJ	Bricklayers (JourneyMan)	40.00	hour	63.66	2,546
				Subtotal:	22,078
				Adjustment Factor:	1.3500
				Grand Total:	29,805



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Fire Protection System: Flush and Test		
Requirement ID	REQ-3984	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D4010 - Sprinklers	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	20,226

Requirement Description

Although the exact age of the fire suppression system is unknown, the type and age of the sprinkler heads observed indicate that the fire suppression system is fairly old. Based on the estimated age of the fire suppression system and the condition of some of the sprinkler heads observed, it is recommended that the system be flushed and tested to ensure proper operation.

No photo available.

Actions

Action Name Sprinklers
Option Conventional
Prime Action Yes
Description Flush and Test the entire fire sprinklers system. An allowance to replace 20% of the sprinkler heads is being provided and based on an average coverage of 100 square feet per sprinkler head.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
211313503740	Sprinkler system components, sprinkler heads, standard spray, pendent or upright, brass, 135 to 286 degrees F, 1/2" NPT, 1/2" orifice, excludes supply piping	66.00	Ea.	50.80	3,353
	Crew Q-13 (Sprinkler Foreman, 2 Sprinkler Installers and Apprentice)	5.00	Ea.	2,325.85	11,629
				Subtotal:	14,982
				Adjustment Factor:	1.3500
				Grand Total:	20,226



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Fire Separation Assemblies: Tool Room and Office Areas		
Requirement ID	REQ-3602	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	C1010 - Partitions	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	39,194

Requirement Description

The Tool Room and the Conference Room are constructed of 8" CMU and gypsum perimeter walls, rise to the elevation of 10' above the finish floor, leaving an open plenum to the steel roof deck. Both these areas as well as the adjoining office areas and corridors are classified as Group 'B' Business use, while the warehouse and storage areas are classified as Group 'S' Storage use. Per BOCA section 313.1.2 Separated Use Groups, these areas must be separated by a 2-hour fire rated separation assembly. It is recommended that a 2-hour fire rated gypsum wall be erected atop the conference and tool room perimeter wall to the underside of the roof deck. There are three single pane interior windows and four doors leading into the business use areas also need to be replaced in accordance with this code section. The addition of a rated door at the corridor leading to the handicap restroom and the office area also need to be addressed. All penetrations to be filled to ensure the integrity of the fire separation assembly required.

No photo available.

Actions

Action Name Fire Separation

Option Conventional

Prime Action Yes

Description Construct a deck high 2-hour fire rated partition above the existing conference and tool rooms. Add 2-hr fire rated doors at the Staff office entrance, janitorial closet adjacent to the staff office, two corridor entrances and the Tool room entrance. Remove non-rated glass windows in the Tool room and fill in openings with the proper Fire Separation Assembly components and material. Repair interior deck high brick wall surrounding the Staff Office area and the Uni-sex restroom to comply with the same codes. Extend back wall in janitorial closet to the underside of the roof deck and patch left side gypsum wall. Replace two steel doors and three single pane window leading to the tool room and office entrance. All penetrations to be sealed to comply with the Fire Separation Assemblies codes.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015423700460	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building interior, wall face, 6'-4" x 5' frames, up to 16' high, excl. planks	30.00	C.S.F.	129.61	3,888
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	10.00	Ton	86.94	869



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
042210341650	Concrete block partitions, lightweight blocks, hollow, 2000 psi, 8" x 8" x 16", tooled joints both sides, includes mortar and horizontal joint reinforcing every other course, excludes scaffolding and vertical reinforcing	50.00	S.F.	8.61	430
080505100500	Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	4.00	Ea.	19.82	79
080505102000	Door demolition, door frames, metal, remove and reset	4.00	Ea.	61.98	248
080505201040	Window demolition, steel, to 50 S.F., remove old mesh	1.00	Ea.	99.08	99
081213250100	Door frames, steel channels with anchors and bar stops, 6" channel@ 8.2 lb/LF, 3' x 7' door, weighs 150 lb	5.00	Ea.	468.96	2,345
081313150080	Doors, fire, steel, flush, "B" label, 90 minute, full panel, 20 ga., 3'-0" x 7'-0"	5.00	Ea.	556.03	2,780
087120306000	Door hardware, door closer-holder, hinge face mount, all sizes, exposed arm	5.00	Ea.	298.04	1,490
087120400500	Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	5.00	Ea.	190.80	954
087120501600	Door hardware, doorstops, holder and bumper, for floor, aluminum	5.00	Ea.	24.43	122
087120650800	Thresholds, rubber, 2-3/4" wide x 1/2" thick	5.00	Ea.	66.16	331
087120950020	Door hardware, kick plate, stainless steel, .05", 16 ga, 8" x 28"	5.00	Ea.	74.98	375
092116337600	Partition wall, interior, fire & water resistant, 2 layers, 2 hour, taped both sides, installed on & incl.25 ga, NLB metal studs, 3-5/8" wide, 16" O.C., 8' to 12' high, 5/8" gypsum drywall	400.00	S.F.	5.65	2,260
BRICJ	Bricklayers (JourneyMan)	16.00	hour	63.66	1,019
CARPJ	Carpenters (JourneyMan)	120.00	hour	64.81	7,777
CLABJ	Common Building Laborers (JourneyMan)	32.00	hour	51.80	1,658
PORDJ	Painters, Ordinary (JourneyMan)	32.00	hour	54.50	1,744
				Subtotal:	29,033
				Adjustment Factor:	1.3500
				Grand Total:	39,194



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Fire Separation Assemblies: Warehouse and Vault Storage		
Requirement ID	REQ-2812	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	C1010 - Partitions	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	47,159

Requirement Description

The warehouse and vault storage areas are presently separated by a non-fire rated gypsum wall extending to the underside of the overhead steel, leaving an open plenum above the vault storage and adjoining office areas. The adjoining office area and interior corridor are classified as Group 'B' Business use, while the warehouse and vault storage areas are classified as Group 'S' Storage use. Per BOCA section 313.1.2 Separated Use Groups, these areas must be separated by a 2-hour fire rated separation assembly. It is recommended that this wall be removed and reconstructed with a 2-hour fire rated gypsum perimeter wall to the underside of the roof deck to separate the warehouse area from the vault and office areas, and closing off the open plenum. All penetrations to be filled to ensure the integrity of the fire separation assembly required.

No photo available.

Actions

Action Name Fire Separation

Option Conventional

Prime Action Yes

Description Construct a 2-hour fire rated partition separating the warehouse area from the vault and adjoining offices. All penetrations to be sealed to comply with the Fire Separation Assemblies codes.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015423700460	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building interior, wall face, 6'-4" x 5' frames, up to 16' high, excl. planks	30.00	C.S.F.	129.61	3,888
024119190800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	857.60	858
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	10.00	Ton	86.94	869
090505301020	Walls and partitions demolition, drywall, two layers, glued and nailed	1,500.00	S.F.	0.41	615
092116337600	Partition wall, interior, fire & water resistant, 2 layers, 2 hour, taped both sides, installed on & incl. 25 ga. NLB metal studs, 3-5/8" wide, 16" O.C., 8' to 12' high, 5/8"	2,400.00	S.F.	5.65	13,560



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	gypsum drywall				
CARPJ	Carpenters (JourneyMan)	200.00	hour	64.81	12,962
PORDJ	Painters, Ordinary (JourneyMan)	40.00	hour	54.50	2,180
				Subtotal:	34,932
				Adjustment Factor:	1.3500
				Grand Total:	47,159



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Garage Ventilation: Provide		
Requirement ID	REQ-1381	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	19,495

Requirement Description

At the time of inspection, building occupants reported poor air quality and hot conditions during summer months in the warehouse/garage. Building occupants further reported that the existing propeller type exhaust fans mounted at the clearstory windows did not operate. Per ASHRAE and the 1996 International Mechanical Code the garage shall be ventilated with minimum of 6 air changes per hour. Also per PQ100.1, outside air and total ventilation rates must comply with the latest edition of ASHRAE.

No photo available.

Actions

Action Name Exhaust fan
Option Conventional
Prime Action Yes
Description Since there is nor ventilation of the garage, it is recommended that a ventilation system be provide to exhaust 4,000 CFM of air. Also provide low level exhaust to purge carbon monoxide.

This project to coincide with 'Roof Replacement' project. See separate deficiency.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
230593101400	Balancing, air, heating and ventilating equipment, roof exhaust fan, (Subcontractor's quote including material & labor)	1.00	Ea.	259.52	260
230943101100	Pneumatic control system, unit ventilator, day/night operation, freezestat, ASHRAE, cycle 2	1.00	Ea.	5,226.71	5,227
233113130100	Metal ductwork, fabricated rectangular, under 100 lb., aluminum alloy 3003-H14, includes fittings, joints, supports and allow for a flexible connections field sketches, excludes as-built drawings and insulation	100.00	Lb.	26.63	2,663
233416103560	Fans, centrifugal, airfoil, motor and drive complete, 4000 CFM, 3 H.P.	1.00	Ea.	3,681.34	3,681
233713300480	Grille, aluminum, air supply, adjustable, single deflection, 30" x 18"	2.00	Ea.	73.02	146
233715405000	Louver, aluminum, extruded, with screen, mill finish, thinline, fixed blade, under 4" thick	8.00	S.F.	41.54	332



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
239110106190	Curbs/pads prefabricated, pad, condenser, fiberglass reinforced concrete with polystyrene foam core, 2" thick, 30" x 30"	1.00	Ea.	90.28	90
260519209040	Metal clad cable, copper, steel clad, 600 volt, 2 wire, #12	2.00	C.L.F.	347.66	695
262816200100	Safety switches, general duty, 3 pole, fusible, 240 volt, 30 amp, NEMA 1	1.00	Ea.	301.97	302
283146505420	Detection system, smoke detector, duct type, addressable, excl. wires & conduit	1.00	Ea.	751.93	752
ELECI	Electricians (JourneyMan)	4.00	hour	73.14	293
				Subtotal:	14,441
				Adjustment Factor:	1.3500
				Grand Total:	19,495



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	GFCI outlets: Provide		
Requirement ID	REQ-2201	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D5010 - Electrical Service and Distribution	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	465

Requirement Description

The following restrooms have outlets which are not GFCI rated. This is a violation of N.E. C. section 210-8b. Both second floor restrooms/Locker rooms, First floor - restroom.

No photo available.

Actions

Action Name Install GFCI outlets
Option Conventional
Prime Action Yes
Description Provide GFCI outlets in bathrooms and locker rooms.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
262726202482	Duplex receptacle, ground fault interrupting, 20 amp	5.00	Ea.	68.90	344
				Subtotal:	344
				Adjustment Factor:	1.3500
				Grand Total:	465



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Hose Bibs: Provide		
Requirement ID	REQ-4053	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D2020 - Domestic Water Distribution	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	7,654

Requirement Description

At the time of inspection hose bibs were not observed at the exterior walls of the building as is required by the GSA PBS PQ100.1.

No photo available.

Actions

Action Name New hose bibs
Option Conventional
Prime Action Yes
Description Provide four new freeze proof hose bibs including new vacuum breakers, shut off valves and piping as needed.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
220523201460	Valves, bronze, ball, 150 psi, 3/4", threaded	4.00	Ea.	57.07	228
221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	120.00	L.F.	14.05	1,686
221113250500	Tee, copper, wrought, copper x copper, 3/4"	4.00	Ea.	67.09	268
221119641120	Hydrant, wall type, non-freeze, bronze, exposed, 3/4" I.P.S connection, 10" to 14" thick wall	4.00	Ea.	619.62	2,478
221119641280	Hydrant, wall type, non-freeze, bronze, exposed, 3/4" I.P.S connection, for anti-syphon type, add	4.00	Ea.	138.60	554
PLUMJ	Plumbers (JourneyMan)	4.00	hour	79.60	318
	Allowance for Misc. Patching of Exterior Wall	4.00	Ea.	33.92	136
Subtotal:					5,870
Adjustment Factor:					1,3500
Grand Total:					7,654



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Interior Stairways: Not Code Compliant		
Requirement ID	REQ-3326	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	C20 - Stairs	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	124,678

Requirement Description

Both stairways leading to the upper restroom locations and the stairway to the basement level are not compliant with BOCA 1014.6.2. The 8 inch and 8 1/2 inch risers are not uniform height and the 10" tread sizes are also not compliant. The landing widths to the upper restrooms are 32 inches and the intermediate landing at the basement stairway is 40". Handrails on all three stairway systems are 33" in height. Per BOCA 1022.2.2 handrails shall not be less than 34" or exceed 38" in height.

No photo available.

Actions

Action Name Stairs
Option Conventional
Prime Action Yes
Description Reconstruct or modify the three stairways indicated.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	910.47	910
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	10.00	Ton	86.94	869
055213500930	Railing, pipe, steel, wall rail, primed, 1-1/4" dia, shop fabricated	200.00	L.F.	30.95	6,190
C20101100620	Stairs, CIP concrete, w/landing, 24 risers, with nosing	3.00	Flight	8,989.22	26,968
PORDJ	Painters, Ordinary (JourneyMan)	40.00	hour	54.50	2,180
	Masonry demolition, remove old masonry steps	265.00	S.F.	208.44	55,237
Subtotal:					92,354
Adjustment Factor:					1.3500
Grand Total:					124,678



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Mezzanine Window Air Conditioner: Replace		
Requirement ID	REQ-1486	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	4,289

Requirement Description

The 1300 square foot mezzanine located at the north end of the building is presently cooled by an aged 1/2 ton window air conditioning unit. Besides being aged, the window air conditioning unit penetrates a wall which is required to be fire rated, refer to separate deficiency.

No photo available.

Actions

Action Name Split System
Option Conventional
Prime Action Yes
Description It is recommended that the window units be replaced with 1 new 3 Ton split system air conditioning

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
230505100150	Air conditioner, split unit air conditioner, package unit, 3 ton, selective demolition	1.00	Ea.	612.84	613
236213100300	Condensing unit, air cooled, compressor, 3 ton, includes standard controls	1.00	Ea.	2,564.15	2,564
				Subtotal:	3,177
				Adjustment Factor:	1.3500
				Grand Total:	4,289



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Mezzanine: Provide Fire Separation Assembly		
Requirement ID	REQ-1502	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	C1010 - Partitions	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	46,854

Requirement Description

There is a 1300 square foot steel mezzanine located at the north end of the building within the warehouse area. The upper floor of the mezzanine was constructed for additional office and lab space. The level below is used for additional storage. Perimeter walls are constructed of wood studs faced with plywood on the lower level and wood paneling on the upper floor; open studs face the warehouse side. A wooden staircase along the exterior wall is used to access the upper level. This unit has improper railing heights and guard spacing. It appeared insecure and unstable.

The upper office area is classified as Group 'B' Business use, while the warehouse and adjacent storage areas are classified as Group 'S' Storage use. Per BOCA section 313.1.2 Separated Use Groups, these areas must be separated by a 2-hour fire rated separation assembly. It is recommended that 2-layers of gypsum wallboard be added to the perimeter walls to separate the warehouse area from the office area. The wood frame doors leading to the office area, as well as the set of plywood doors at the lower level, be replaced with properly rated door assemblies and associated hardware. The wood stair unit should be replaced with a steel stair assembly with the proper rail heights, tread, riser and landing sizes. All penetrations to be filled to ensure the integrity of the fire separation assembly required.

No photo available.

Actions

Action Name Fire Separation

Option Conventional

Prime Action Yes

Description Install 2-layers of gypsum wallboard on the mezzanine perimeter walls facing the open warehouse. Replace two wood framed door units located at the upper office and lower storage areas. Replace the non-compliant wood stair system with approved steel stair system. All penetrations to be filled to ensure the integrity of the fire separation assembly required. Coordinate with additional deficiency for the replacement of the mezzanine area window air conditioning unit.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	1.00	Ton	86.94	87
060505104240	Selective demolition, wood framing, joists, 2" x 8"	80.00	L.F.	0.74	59



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
060505106200	Selective demolition, wood framing, stairs and stringers, minimum	12.00	Riser	17.46	210
060505106600	Selective demolition, wood framing, studs, 2" x 4"	24.00	L.F.	0.35	8
087120400500	Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	3.00	Ea.	190.80	572
092910302150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 5/8" thick	3,200.00	S.F.	1.35	4,320
C10201168020	Labeled metal door/metal frame, mineral core, 1.5 hr, 20ga full panel, 3'-0" x 7'-0", welded frame, 8-3/4"	1.00	Ea.	1,599.70	1,600
C10201168180	Labeled metal door/metal frame, mineral core, 1.5 hr, 20 ga full panel, 6'-0" x 7'-0", welded frame, 8-3/4"	2.00	Ea.	2,709.00	5,418
C20101100640	Stairs, steel, grate type w/nosing & rails, 12 risers, with landing	1.00	Flight	9,651.94	9,652
CARPJ	Carpenters (JourneyMan)	80.00	hour	64.81	5,185
PORDJ	Painters, Ordinary (JourneyMan)	32.00	hour	54.50	1,744
SSWLJ	Welders, Structural Steel (JourneyMan)	64.00	hour	82.62	5,288
				Subtotal:	34,706
				Adjustment Factor:	1.3500
				Grand Total:	46,854



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Obsolete telecomm. cable: Remove		
Requirement ID	REQ-3389	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D5030 - Communications and Security	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	29,956

Requirement Description

The present method of distributing telecomm. cable is inefficient, aesthetically unacceptable, and likely to present operational problems in the near future as rapid changes are dictated by technological advances. A planned infrastructure coordinated with new closets and removal of obsolete cable (outlined in other deficiencies) is strongly recommended

The vast majority of cat 5 cable observed in the building is type CMR, not plenum rated. This cable is run in the open warehouse space and above suspended ceilings, office areas, which are used as return air plenums. This is a violation of N.E.C. sec 800-53 (a)

Old, unused telephone and computer cable has built up to present a significant problem aesthetically and in ability to plan & control cable runs.

Both inappropriate (CMR) and obsolete cable should be removed and replaced. This work should be performed in conjunction with installation of new infrastructure (cable tray).

No photo available.

Actions

Action Name Remove obsolete telecomm cable

Option Conventional

Prime Action Yes

Description Remove and replace obsolete telecom. cable. This should be a part of a coordinated effort to provide a reliable pre-planned infrastructure for telephone.

Installation of a cable tray system above office ceilings is the recommended system for this existing building and existing conditions. Document PQ100.1 discourages this in GSA buildings where avoidable. Other methods (e.g. raised floor) are practical when projects involve major building changes. If practical, this project should be included in such a total building improvement.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260536200220	Cable tray, solid bottom, galvanized steel, 3" deep, 6" wide, to 15' elevation, incl fittings & supports	100.00	L.F.	27.30	2,730
271513132370	Telephone jack, eight pins	72.00	Ea.	25.95	1,868
271513135400	Unshielded twisted pair (UTP) cable, solid, plenum, #24, 2 pair, category 3	38.00	C.L.F.	78.42	2,980
271513137100	Unshielded twisted pair (UTP) cable, solid, plenum, #24, 4 pair, category 5	38.00	C.L.F.	145.03	5,511



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Removal of 25 pair cable	10,000.00	L.F.	0.72	7,200
	Removal of Two pair cable (cat 3, cat 5, telephone. , etc.)	10,000.00	L.F.	0.19	1,900
				Subtotal:	22,190
				Adjustment Factor:	1.3500
				Grand Total:	29,956



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Penetrations: Protect in Fire Separation Assemblies		
Requirement ID	REQ-3145	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	C1010 - Partitions	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	24,210

Requirement Description

Penetrations through fire resistance rated wall, partition, floor, ceiling or roof assemblies shall be protected to maintain the integrity of the fire barrier per BOCA section 714.0.

No photo available.

Actions

Action Name	Penetrations
Option	Conventional
Prime Action	Yes
Description	<p>Protect penetrations in the fire separations assemblies as follows:</p> <ol style="list-style-type: none"> 1. Walls and floors from ground level to basement level, electrical and telephone rooms, basement stairwell, corridor walls, janitorial areas, exterior walls, warehouse and storage walls. 2. Miscellaneous such as: upper level Men's and Women's toilets.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015423704100	Scaffolding, steel tubular, regular, labor only to setup & dismantle, building ext. 6' -4" x 5' frames, 2 stories, excl. planks	15.00	C.S.F.	194.42	2,916
BRICJ	Bricklayers (JourneyMan)	40.00	hour	63.66	2,546
CARPJ	Carpenters (JourneyMan)	40.00	hour	64.81	2,592
	Allowance to Seal penetrations of fire rated assemblies, items 1 and 2 above.	1.00	Job	8,820.53	8,821
	Remove scaffold	15.00	C.S.F.	70.53	1,058
				Subtotal:	17,934
				Adjustment Factor:	1.3500
				Grand Total:	24,210



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Restroom's Ventilation: Provide		
Requirement ID	REQ-1634	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D3040 - Distribution Systems	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	2,732

Requirement Description

At the time of inspection, restroom ventilation for the first floor unisex toilet was not observed. Building occupants reported foul odors in the restroom. Section 403.3 of the 1996 International Mechanical Code requires 75 CFM per water closet or urinal.

No photo available.

Actions

Action Name Restroom's Exhaust
Option Conventional
Prime Action Yes
Description Provide exhaust fan for first floor unisex restroom. Work to include new electrical service.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119251200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	24.00	L.F.	6.38	153
233113130110	Metal ductwork, fabricated rectangular, 100 to 500 lb., aluminum alloy 3003-H14, includes fittings, joints, supports and allow for a flexible connections field sketches, excludes as-built drawings and insulation	50.00	Lb.	23.81	1,190
233416107100	Fans, roof exhauster, centrifugal, aluminum housing, bird screen, back draft damper, direct drive, 1/4" S.P., 320 CFM, 12" galvanized curb, 11" sq. damper	0.25	Ea.	928.56	232
233715402020	Louver, aluminum, extruded, with screen, mill finish, cooling tower and mechanical equipment, screens, standard weight	1.00	S.F.	62.40	62
260519200150	Armored cable, copper, solid, 600 V, 2 conductor, #12, BX, exposed	0.75	C.L.F.	346.53	260
260533160150	Outlet boxes, pressed steel, 4" square	1.00	Ea.	35.14	35
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	1.00	Ea.	11.81	12
260533160560	Handy boxes, pressed steel, covers, device	1.00	Ea.	11.59	12



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260533160652	Switch boxes, steel	1.00	Ea.	32.86	33
262726200500	Toggle switch, quiet type, single pole, 20 amp	1.00	Ea.	34.22	34
				Subtotal:	2,024
				Adjustment Factor:	1.3500
				Grand Total:	2,732



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Rooftop outlets: Provide		
Requirement ID	REQ-3564	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D5010 - Electrical Service and Distribution	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	2,384

Requirement Description

No service outlets associated with HVAC equipment were observed at the time of inspection. The NEC sections 210-63 and 210-8 requires ground fault circuit interrupter (GFCI) receptacles located on roofs for servicing of mechanical equipment. Receptacles are required to be located at the same roof level as and within 25 feet of the mechanical equipment. GFCI outlets for rooftop A/C equipment areas should be added for maintenance.

No photo available.

Actions

Action Name Install HVAC service outlets
Option Conventional
Prime Action Yes
Description Install service outlets at two locations on the roof locations & mechanical room.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260519901200	Wire, copper, stranded, 600 volt, #12, type THWN-THHN, in raceway	9.00	C.L.F.	77.32	696
260533140200	Electric metallic tubing, 1/2" diameter, to 15' high, includes 11 couplings per 100'	300.00	L.F.	1.92	576
260533161430	Outlet boxes, cast, 1 gang, FD, 3/4" hub, 2-11/16" deep	3.00	Ea.	75.52	227
262726202482	Duplex receptacle, ground fault interrupting, 20 amp	3.00	Ea.	68.90	207
262726203170	Switch cover, weatherproof, 1 gang	3.00	Ea.	20.24	61
				Subtotal:	1,766
				Adjustment Factor:	1.3500
				Grand Total:	2,384



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Siamese Connection: Provide Covers		
Requirement ID	REQ-3269	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D4010 - Sprinklers	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	92

Requirement Description

The Siamese connection located outside the south side of the building did not have hose caps/thread caps installed; allowing debris to enter the Siamese connection.

No photo available.

Actions

Action Name Siamese Connection
Option Conventional
Prime Action Yes
Description Provide two caps on siamese connection located on south side of building.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Allowance for Caps	1.00	L.S.	67.85	68
				Subtotal:	68
				Adjustment Factor:	1.3500
				Grand Total:	92



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Sprinkler Backflow Prevention: Provide		
Requirement ID	REQ-2783	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D4010 - Sprinklers	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	17,240

Requirement Description

The 1999 Boca National Building Code section 2905.4.2 requires that domestic water systems serving sprinkler and standpipe systems be protected by a double check valve assembly or reduced pressure backflow preventer. Although exceptions are provided, they do not apply as the building is equipped with fire department connections. The 1997 International Plumbing Code 608.16.4 requires the same. The 6" sprinkler main entering in the first floor office area sprinkler room is not equipped with either a double check valve assembly or reduced pressure backflow preventer.

No photo available.

Actions

Action Name Backflow Prevention
Option Conventional
Prime Action Yes
Description Provide a double check valve assembly on the incoming sprinkler main in accordance with the afore mentioned Codes.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
221113232240	Pipe, copper, tubing, solder, 1-1/2" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	15.00	L.F.	28.04	421
221113480610	Pipe, fittings and valves, steel, black, grooved joint, 6" diameter, schedule 10, includes coupling & clevis type hanger 10' O.C.	15.00	L.F.	60.20	903
221119425120	Backflow preventer, reduced pressure principle, bronze, automatic operation, OS&Y valves, flanged, 6" pipe size, includes valves and four test cocks	1.00	Ea.	10,220.00	10,220
SPRIJ	Sprinkler Installers (JourneyMan)	16.00	hour	76.67	1,227
Subtotal:					12,770
Adjustment Factor:					1.3500
Grand Total:					17,240



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Sprinkler Coverage: Provide Throughout Building		
Requirement ID	REQ-3305	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D4010 - Sprinklers	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	61,498

Requirement Description

The 1999 Boca National Building Code section 904.7, for group S: Throughout all buildings be equipped with an automatic sprinkler system. Per BOCA 1011.4, corridors in a business use group are required to be 1 hour fire resistance rated without a sprinkler system. With a full sprinkler system, the corridor walls do not have to be fire resistance rated but due to the construction type of the building they should be non combustible. Although the building contains sprinkler protection in most areas, coverage varies greatly as follow:

- Lower self storage area 1,225 sq. ft. does not have sprinklers.
- Basement area 2,000 sq. ft. does not have sprinklers.
- Room # 101 (main office), storage closet does not have sprinkler.
- Room # 106 (conf. Rm.), Telephone room does not have sprinkler.
- Corridor 80 sq. ft. does not have sprinklers.
- Women rest room on second floor does not have sprinkler head.

No photo available.

Actions

Action Name Sprinkler Coverage
Option Conventional
Prime Action Yes
Description Provide sprinkler coverage throughout, 100%, building. Non sprinkler areas have been identified in deficiency description.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
211313506000	Sprinkler system components, sprinkler head guards, bright zinc, 1/2" NPT, excludes supply piping	30.00	Ea.	6.27	188
221113440610	Pipe, steel, black, threaded, 2" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	50.00	L.F.	27.77	1,388
221113441330	Pipe, steel, galvanized, threaded, 1", schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	100.00	L.F.	18.74	1,874
D40104101020	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 1000 SF	1,525.00	S.F.	17.54	13,374



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
D40104101040	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 2000 SF	2,000.00	S.F.	8.55	17,100
	Crew Q-13 (Sprinkler Foreman, 1Sprinkler Installers and Apprentice)	5.00	Ea.	2,325.85	11,629
				Subtotal:	45,554
				Adjustment Factor:	1.3500
				Grand Total:	61,498



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Stairs: Basement Stairwell Not Rated		
Requirement ID	REQ-3327	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	C20 - Stairs	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	47,296

Requirement Description

The existing basement stair system is not enclosed with a fire resistance rated construction per BOCA 1014.11. This stairway is the only means of access to and from the basement and is considered an exit stair. Presently the stairwell is enclosed with a combination of a ceiling high steel frame, glass window system and open stud and gypsum wall. No door was observed at the top of the stairwell enclosure. An old wood framed door is located at the bottom of the stairwell.

No photo available.

Actions

Action Name	Stairs not enclosed
Option	Conventional
Prime Action	Yes
Description	Remove existing wood ceiling and wall construction surrounding stairwell. Replace with proper Fire Separation Assembly construction. Provide two new fire rated door assemblies at the top and bottom of the stairwell.12.5

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015423700090	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excl. planks	13.00	C.S.F.	194.42	2,527
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	10.00	Ton	86.94	869
080505201040	Window demolition, steel, to 50 S.F., remove old mesh	8.00	Ea.	99.08	793
081213250100	Door frames, steel channels with anchors and bar stops, 6" channel@ 8.2 lb/LF, 3' x 7' door, weighs 150 lb	2.00	Ea.	468.96	938
081313150180	Doors, fire, steel, flush, "B" label, 90 minute, full panel, 18 ga., 3'-0" x 7'-0"	2.00	Ea.	614.36	1,229
081313150240	Doors, for vision lite, add	2.00	Ea.	170.57	341
087120306000	Door hardware, door closer-holder, hinge face mount,	2.00	Ea.	298.04	596



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	all sizes, exposed arm				
087120400500	Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	2.00	Ea.	190.80	382
087120500020	Door hardware, doorstops, holder and bumper, floor or wall	2.00	Ea.	53.56	107
087120650800	Thresholds, rubber, 2-3/4" wide x 1/2" thick	6.00	Ea.	66.16	397
087120900012	Door hardware, hinges, full mortise, average frequency, steel base, USP, 4-1/2" x 4-1/2"	4.00	Pr.	39.72	159
087120950020	Door hardware, kick plate, stainless steel, .05", 16 ga, 8" x 28"	2.00	Ea.	74.98	150
090505301020	Walls and partitions demolition, drywall, two layers, glued and nailed	625.00	S.F.	0.41	256
092116337600	Partition wall, interior, fire & water resistant, 2 layers, 2 hour, taped both sides, installed on & incl. 25 ga, NLB metal studs, 3-5/8" wide, 16" O.C., 8' to 12' high, 5/8" gypsum drywall	1,350.00	S.F.	5.65	7,628
092216132800	Metal stud partition, non-load bearing, galvanized, 10' high, 3-5/8" wide, 20 gauge, 16" O.C., includes top & bottom track	3,300.00	S.F.	1.67	5,511
092910302150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 5/8" thick	825.00	S.F.	1.35	1,114
099123720840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, roller	2,600.00	S.F.	0.65	1,690
CARPJ	Carpenters (JourneyMan)	120.00	hour	64.81	7,777
PORDJ	Painters, Ordinary (JourneyMan)	20.00	hour	54.50	1,090
	Remove scaffold	13.00	C.S.F.	70.53	917
				Subtotal:	35,034
				Adjustment Factor:	1.3500
				Grand Total:	47,296



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Storm Leaders: Provide Support		
Requirement ID	REQ-4134	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	E1099 - Other Equipment	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	2,470

Requirement Description

Roof drain leaders discharge via 4" leaders that run vertically adjacent to warehouse columns. The PVC pipe that runs vertically was not properly supported causing the piping to "sag" at flexible connections.

No photo available.

Actions

Action Name Storm Water Piping
Option Conventional
Prime Action Yes
Description Provide proper support of roof drain leaders by providing pipe hangers securely attached to the adjacent building columns.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
050519200600	Anchor, expansion shield, zinc, 1/2" dia x 2-1/16" L, single, in concrete, brick or stone, excl layout & drilling	24.00	Ea.	9.38	225
220529102350	Pipe hanger / support, split ring, malleable iron, for non-insulated pipe, 4" pipe size, type number 11 per MSS-SP58	8.00	Ea.	26.37	211
220529102690	Pipe hanger / support, rods, carbon steel, continuous thread, 1/2" thread size	16.00	L.F.	7.48	120
PLUMJ	Plumbers (JourneyMan)	16.00	hour	79.60	1,274
				Subtotal:	1,829
				Adjustment Factor:	1.3500
				Grand Total:	2,470



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Utility Sink: Provide		
Requirement ID	REQ-4139	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D2010 - Plumbing Fixtures	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	11,026

Requirement Description

At the time of inspection a utility sink was not observed in the building. Per the 1997 International Plumbing Code table 403.1, a service sink is required. In addition, per the 1996 International Mechanical Code, 75 CFM per closet is required for ventilation.

No photo available.

Actions

Action Name Slop Sink
Option Conventional
Prime Action Yes
Description Provide utility sink in first floor janitorial closet located adjacent to the main entrance. Plumbing and mechanical work to include addition of utility sink, connection to building sanitary and domestic water infrastructure and new exhaust fan.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
220523201450	Valves, bronze, ball, 150 psi, 1/2", threaded	2.00	Ea.	44.28	89
220523201460	Valves, bronze, ball, 150 psi, 3/4", threaded	1.00	Ea.	57.07	57
221113232140	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	40.00	L.F.	11.58	463
221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	20.00	L.F.	14.05	281
221316203020	Pipe, cast iron soil, single hub, service weight, 3" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' O.C.	25.00	L.F.	33.83	846
221316304330	Reducer, cast iron soil, hub and spigot, service weight, 6" x 3", gasket joint, includes gaskets	1.00	Ea.	172.20	172
221316304640	Y, cast iron soil, hub and spigot, service weight, 6", gasket joint, includes gaskets	1.00	Ea.	370.17	370
221316603170	Traps, cast iron, service weight, P trap, no-hub, 3" pipe size	1.00	Ea.	122.11	122
224216407100	Sink, service, wall, porcelain enamel on cast iron, roll	1.00	Ea.	1,205.37	1,205



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	rim, 24" x 20", includes faucet and drain				
224216409000	Sink, minimum labor/equipment charge	1.00	Job	286.87	287
233313163260	Duct accessories, fire damper, curtain type, vertical, 24" x 14", U.L. label, 1-1/2 hour rated	1.00	Ea.	108.76	109
233313251138	Duct accessories, exhaust vent damper, automatic, opposed blade, 18" x 8", includes electric actuator	1.00	Ea.	119.87	120
233423106100	Fans, propeller exhaust, wall shutter, direct drive, .075" S.P., one speed, 653 CFM, 1/30 H.P.	0.50	Ea.	339.24	170
233713605180	Register, air return, ceiling or wall, fixed face blades, anodized aluminum, 45 Deg., 12" x 18", includes adjustable opposed blade damper	1.00	Ea.	62.24	62
233715402020	Louver, aluminum, extruded, with screen, mill finish, cooling tower and mechanical equipment, screens, standard weight	1.00	S.F.	62.40	62
260519900100	Wire, copper, stranded, 600 volt, #12, type THW, in raceway	1.00	C.L.F.	75.91	76
260533135000	Electric metallic tubing (EMT), 1/2" diameter, to 15' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF	30.00	L.F.	4.49	135
260533160150	Outlet boxes, pressed steel, 4" square	1.00	Ea.	35.14	35
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	1.00	Ea.	11.81	12
260533160650	Switch boxes, pressed steel	1.00	Ea.	29.82	30
262726200500	Toggle switch, quiet type, single pole, 20 amp	1.00	Ea.	34.22	34
PLUHJ	Plumber Helpers (JourneyMan)	24.00	hour	63.34	1,520
PLUMJ	Plumbers (JourneyMan)	24.00	hour	79.60	1,910
				Subtotal:	8,167
				Adjustment Factor:	1.3500
				Grand Total:	11,026



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Vacuum breakers: Provide		
Requirement ID	REQ-3268	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D2020 - Domestic Water Distribution	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	267

Requirement Description

At the time of inspection hose bibs located at columns in the warehouse area were observed without vacuum breakers. The 1997 International Plumbing Code section 608.15.4.2 requires that hose connection be protected by an atmospheric-type or pressure - type vacuum breaker.

No photo available.

Actions

Action Name Hose Bib
Option Conventional
Prime Action Yes
Description Install three new vacuum breakers, on existing hose bibs.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
221119641240	Hydrant, wall type, non-freeze, bronze, exposed, for 3/4" adapter type vacuum breaker, add	3.00	Ea.	66.00	198
				Subtotal:	198
				Adjustment Factor:	1.3500
				Grand Total:	267



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Vent Stacks: Extend		
Requirement ID	REQ-3178	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	D2010 - Plumbing Fixtures	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Shah	Estimated Cost	607

Requirement Description

Three vent stacks located on the roof of this building extended 7" above the roof line. The 1997 International Plumbing Code section 904.1 requires that they extend a minimum of 12".

No photo available.

Actions

Action Name Vents
Option Conventional
Prime Action Yes
Description Extend vent stacks in order to comply with the referenced Code.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
221316203020	Pipe, cast iron soil, single hub, service weight, 3" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' O.C.	1.00	L.F.	33.83	34
221316203050	Pipe, cast iron soil, single hub, service weight, 6" diameter, push-on gasket joints 10' OC, includes clevis hanger assemblies 5' O.C.	1.00	L.F.	58.45	58
221316304960	Gasket and making push-on joint, cast iron soil, hub and spigot, 3", gasket joint, includes gasket	1.00	Ea.	46.21	46
221316304990	Gasket and making push-on joint, cast iron soil, hub and spigot, 6", gasket joint, includes gasket	1.00	Ea.	72.12	72
PLUMJ	Plumbers (JourneyMan)	3.00	hour	79.60	239
Subtotal:					449
Adjustment Factor:					1.3500
Grand Total:					607



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Building Code
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Wall Surfaces: Repair Drywall		
Requirement ID	REQ-2964	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Building Code	Finish Date	
Prime System	C3010 - Wall Finishes	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	12,270

Requirement Description

Some of the gypsum wallboard surfaces within the building are damaged, missing or the finish paint is peeling in the following spaces: Sprinkler riser room, coat closet, telephone/data closet, back wall in tool room, upper men's room at the ceiling, and the roof access room within the upper women's restroom. All these areas need repair or replacement to ensure the buildings integrity and any fire separation code requirements. All penetrations to be sealed to comply with the Fire Separation Assemblies codes.

No photo available.

Actions

Action Name Repair Drywall
Option Conventional
Prime Action Yes
Description Repair, replace or add gypsum wallboard in areas indicated.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
092910302150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 5/8" thick	750.00	S.F.	1.35	1,012
092910303150	Gypsum wallboard, on ceilings, fire resistant, taped & finished (level 4 finish), 5/8" thick	100.00	S.F.	1.59	159
099123720840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, roller	850.00	S.F.	0.65	552
CARPI	Carpenters (JourneyMan)	80.00	hour	64.81	5,185
PORDJ	Painters, Ordinary (JourneyMan)	40.00	hour	54.50	2,180
Subtotal:					9,089
Adjustment Factor:					1.3500
Grand Total:					12,270



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Energy
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Exterior Doors: Install Overhead Door Heaters		
Requirement ID	REQ-3364	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Energy	Finish Date	
Prime System	D3060 - Controls and Instrumentation	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Shah	Estimated Cost	75,284

Requirement Description

At the time of inspection building personnel reported that during winter months the warehouse was cold due to overhead doors being kept open in the normal course of everyday operations. Seeing as how there are 5 large overhead doors in the warehouse, it would be prudent to provide overhead door heaters to alleviate the uncomfortable temperature conditions and to conserve energy. This project should coincide with the 'Overhead Door Replacement' deficiency.

No photo available.

Actions

Action Name Overhead door heaters

Option Conventional

Prime Action Yes

Description Provide five natural gas overhead door heaters at the overhead doors in the warehouse. Work to include connection to existing gas infrastructure and new electrical service to overhead door heaters.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	0.10	Ton	86.94	9
221113440570	Pipe, steel, black, threaded, 3/4" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	200.00	L.F.	13.94	2,788
221113440580	Pipe, steel, black, threaded, 1" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	200.00	L.F.	17.13	3,426
221119102240	Flexible connectors, corrugated, water, copper tubing, dielectric separators, 7/8" OD x 1/2" ID, 18" long	5.00	Ea.	40.81	204
262413400180	Circuit breakers, 3 pole, 240 V, 15 to 60 amp, FA frame, for feeder section	1.00	Ea.	530.35	530
262816200100	Safety switches, general duty, 3 pole, fusible, 240 volt, 30 amp, NEMA 1	5.00	Ea.	301.97	1,510



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
D50201550200	Motor feeder systems, single phase, feed up to 115 V 1 HP or 230 V 2 HP	200.00	L.F.	9.99	1,998
PLUHJ	Plumber Helpers (JourneyMan)	16.00	hour	63.34	1,013
PLUMJ	Plumbers (JourneyMan)	16.00	hour	79.60	1,274
	Gas fire door Heaters	5.00	Ea.	8,602.86	43,014
				Subtotal:	55,766
				Adjustment Factor:	1.3500
				Grand Total:	75,284



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Energy
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Exterior Doors: Replace Overhead Doors		
Requirement ID	REQ-1283	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Energy	Finish Date	
Prime System	B2020 - Exterior Windows	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	45,684

Requirement Description

The existing exterior overhead roll-up doors are old and antiquated. Building manager reports various problems such as leaking, difficulty in operating and some deterioration. The weather stripping has deteriorated in some instances. These doors should be considered for replacement with a more efficient operating unit.

No photo available.

Actions

Action Name Overhead Door Replacement

Option Conventional

Prime Action Yes

Description Replace four (4) overhead doors at exterior locations. Repair or rest concrete aprons where necessary for proper seal at closure of door. Provide an interior low-grade ramp for overhead door at the West Side storage area. Provide all associated electrical to complete the installation of doors. Coordinate with the recommended addition of overhead door heaters.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	3.00	Ton	86.94	261
080505103400	Door demolition, special doors, overhead, commercial, 12' x 12' high, remove	4.00	Ea.	247.91	992
B20302205150	Door, steel, overhead, rolling, electric operator, 12'-0" x 12'-0" opening	2.00	Opng.	4,536.39	9,073
B20302205200	Door, steel, overhead, rolling, electric operator, 14'-0" x 14'-0" opening	2.00	Opng.	6,349.71	12,699
CARPJ	Carpenters (JourneyMan)	80.00	hour	64.81	5,185



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
ELECJ	Electricians (JourneyMan)	40.00	hour	73.14	2,926
PSSTJ	Painters, Structural Steel (JourneyMan)	32.00	hour	66.91	2,141
				Subtotal:	33,840
				Adjustment Factor:	1.3500
				Grand Total:	45,684



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Energy
Requirements: All Requirements

Currency : USD
Actions: Both Green and Conventional Actions

Requirement Name	Lighting: Inefficient		
Requirement ID	REQ-3388	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Energy	Finish Date	
Prime System	D5020 - Lighting and Branch Wiring	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	263,850

Requirement Description

Lighting in this building consists mostly of 2 types of fixtures, 2x2 troffers mounted in grids in offices and strip fixtures hanging in all warehouse & other space. Based on observations where lamps could be seen, it is estimated that all were fluorescent fixtures utilizing T12 lamps and magnetic ballasts.

The use of T12 lamps and magnetic ballasts does not represent current energy efficient standards. The lighting levels and wide variety in fixture types are not consistent with GSA guidelines which call for 600mmx 600mm or 600mmx1200mm fixtures with T8 or CFL lamps and electronic ballasts and lighting levels of 500 lux.

No photo available.

Actions

- Action Name** Replace lighting
- Option** Conventional
- Prime Action** Yes
- Description**

Replace existing 2x4 troffer lighting in all of the office portion of building with T8 lamps and electronic ballasts. (5056 Square Feet).

Replace existing strip fixtures with new high bay metal halide lighting in all of the warehouse portion of building at 20' & 14' as to align with bottom cord of steel trusses. (25624 Square Feet)

Install new strip lighting with T8 lamps and electronic ballasts in all of the other portions of building (i.e. basement, mechanical, hallways, etc.) which is presently equipped with T12 lamps and magnetic ballasts. (4242 Square Feet)

The new installations will reflect the guidelines of document PQ100.1. These standards call for similarity of fixtures, T8 fluorescent lamps, electronic ballasts, and light levels of 500/300/200 lux.

Branch circuit wiring to feed fixtures is included.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260505100200	Conduit, electric metallic tubing (EMT), 1/2" to 1" diameter, electrical demolition, remove conduit to 15' high, including fittings & hangers	2,000.00	L.F.	1.66	3,320
260505100290	Armored cable, (BX), #14, 3 wire, average 50' runs, electrical demolition, remove	500.00	L.F.	1.15	575



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260505102100	Fluorescent fixtures, interior, 2 lamp, 2' x 2', electrical demolition, remove, recessed drop-in, to 15' high, including supports & whips	50.00	Ea.	37.45	1,872
260505102340	Fluorescent fixtures, interior, strip fixture, 2 lamp, 4' long, electrical demolition, remove, surface mount, to 15' high, including supports & whips	360.00	Ea.	26.22	9,439
D50202081640	Fluorescent fixtures, type D, 12 fixtures per 600 SF	4,242.00	S.F.	12.59	53,407
D50202100320	Fluorescent fixtures recess mounted in ceiling, 4 watt per SF, 80 FC, 20 fixtures @40 watt per 1000 SF	5,056.00	S.F.	10.54	53,290
D50202300280	HID fixture, 20' above work plane, 1 watt/SF, type G, 50 FC, 1 fixtures per 1000 SF	25,624.00	S.F.	5.74	73,541
				Subtotal:	195,445
				Adjustment Factor:	1.3500
				Grand Total:	263,850



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Environmental
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Abandoned Oil Tank: Remove		
Requirement ID	REQ-2374	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Environmental	Finish Date	
Prime System	E1099 - Other Equipment	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	9,482

Requirement Description

At the time of inspection and abandoned, approx. 2,000 gallon oil tank, was observed buried above grade in a sand enclosure. The exact state of the tank could not be determined. It is uncertain if the tank still contains oil. From an environmental standpoint, the tank should be further investigated, drained as necessary and removed completely as the boiler which it use to serve is no longer present in the building.

No photo available.

Actions

Action Name Oil Tank

Option Conventional

Prime Action Yes

Description It is recommended that the oil to be pumped out, as necessary, and disposed of appropriately. In addition, it is recommended that the block enclosure around the tank be removed, sand removed and tank disposed of. All work to be performed in accordance with local and Federal environmental regulations.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
013113200160	Field personnel, general purpose laborer, average	1.00	Week	2,187.00	2,187
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	4.00	Ton	86.94	348
026510300110	Removal of underground storage tanks, petroleum storage tanks, non-leaking, excavate and load onto trailer, 3000 - 5000 gallon tank	1.00	Ea.	746.36	746
026510301111	Removal of underground storage tanks, petroleum storage tanks, non-leaking, disposal of contaminated soil to landfill, maximum	6.00	C.Y.	427.68	2,566



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
050521100200	Cutting, steel, to 1" thick, by hand, incl prep, torch cutting & grinding, excl staging	60.00	L.F.	4.93	296
090505300280	Walls and partitions demolition, concrete block, 8" thick, remove damaged blocks	160.00	S.F.	1.98	317
				Subtotal:	7,024
				Adjustment Factor:	1.3500
				Grand Total:	9,482



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Functionality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Abandoned Exhaust System: Remove		
Requirement ID	REQ-2305	Action Date	Jan 19, 2007
Linked System		Date Inspected	Jan 19, 2004
Category	Functionality	Finish Date	
Prime System	E1099 - Other Equipment	Status	Open
Priority	3 - Within 3 to 5 Years	Actual Cost	0
Inspector	Shah	Estimated Cost	785

Requirement Description

At the time of inspection an abandoned garage exhaust system was observed along the east side of the warehouse just below the trusses.

No photo available.

Actions

Action Name Remove exhaust system

Option Conventional

Prime Action Yes

Description It is recommended that the exhaust system be removed including electrical disconnection and abandoned duct work.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
230505101020	Air conditioner, ductwork, rigid, 4" x 10", selective demolition	100.00	L.F.	2.21	221
230505103000	HVAC, mechanical equipment, light items; unit is weight, not cooling, selective demolition	0.15	Ton	1,313.23	197
260505109000	Electrical demolition, minimum labor/equipment charge	1.00	Job	163.85	164
				Subtotal:	582
				Adjustment Factor:	1.3500
				Grand Total:	785



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Functionality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Disconnect Switches: Replace		
Requirement ID	REQ-2200	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Functionality	Finish Date	
Prime System	D5010 - Electrical Service and Distribution	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	3,982

Requirement Description

The six disconnect switches located on and serving the six rooftop heat pumps are showing signs of corrosion and should be replaced to ensure the continued service of the heat pumps.

No photo available.

Actions

Action Name Replace switches
Option Conventional
Prime Action Yes
Description Replace rusting disconnect switches.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
262816204510	Safety switches, heavy duty, 3 pole, fusible, 240 volt, 30 amp, NEMA 3R	6.00	Ea.	491.59	2,950
				Subtotal:	2,950
				Adjustment Factor:	1.3500
				Grand Total:	3,982



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Functionality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Exterior Walls: Provide Expansion Joints		
Requirement ID	REQ-3342	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Functionality	Finish Date	
Prime System	B2010 - Exterior Walls	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	1,756

Requirement Description

The 49th and L street building was built without the installation of expansion or control joints on the brick exterior walls. The recommendation is to add expansion joints during the cut and point process of the brick exterior walls to avoid potential heaving of the exterior facade.

No photo available.

Actions

Action Name Exterior Walls: Add Expansion Joints
Option Conventional
Prime Action Yes
Description Provide new expansion joints at exterior brick wall locations. Utilize staging already in place for "Cut & Point" project of brick facade.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
079123100090	Pre-formed joint seals, backer rod, polyethylene, 1" dia	2.86	C.L.F.	113.86	326
079213203900	Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 1" x 1/2"	286.00	L.F.	3.41	975
				Subtotal:	1,301
				Adjustment Factor:	1.3500
				Grand Total:	1,758



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Functionality
Requirements: All Requirements

Currency : USD
Actions: Both Green and Conventional Actions

Requirement Name	Fire alarm system: Replace Aged System		
Requirement ID	REQ-3073	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Functionality	Finish Date	
Prime System	D5030 - Communications and Security	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	46,787

Requirement Description

The existing fire alarm system seems to be in operating condition, but is overextended due to the size of the building and number of zones. It is also at the end of its reliable life & devices are beyond life & do not meet NFPA and ADA requirements for visual and audible intensities.

No photo available.

Actions

- Action Name** Install new fire alarm system
- Option** Conventional
- Prime Action** Yes
- Description**

Install a new addressable fire alarm system including new initiating devices where needed to replace extremely old existing devices. Existing alarm devices are beyond life expectancy.

The quantity and distribution of existing fire alarm audible only and audible/visual devices does not provide sufficient visual coverage in accordance with the American with Disabilities Act (ADA section 4.28.1) and the NFPA 72 National Fire Code requirements.

Areas such as common use areas where not currently installed, require visual notification where the direct or indirect viewing of corridor visual devices is not possible. Also, areas such as mechanical rooms where relatively high ambient noise levels occur and where audibility of nearby devices within the areas is suspect, should be provided with combination audible/visual units. Additional fire alarm visual devices should be provided in bathrooms & in conference rooms as required. The addition of new compliant audible/visual devices is required to assure complete building evacuation in the event of a fire condition.

It was noted that there were few audio & no visual alarm units. The reconfigure of office space & paths of egress change should be reviewed. Audio/visual devices are to be placed 80" above the highest floor level within the space or 6" below the ceiling, whichever is lower per ADA requirements.

NFPA section 7-6.2.3 states that a manual fire alarm station shall be provided in the natural path of escape near each required exit from an area. Also that they be mounted at a maximum height of 48" as per ADA requirements.

Install alarm initiating device such as pull stations, smoke detectors, heat detectors and flow switches as per NFPA & ADA requirements.

All junction boxes, pull box covers, etc for fire alarm should be identified (Painted Red). NEC 760-10.



Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
260505100100	Conduit, rigid galvanized steel, 1/2" to 1" diameter, electrical demolition, remove conduit to 15' high, including fittings & hangers	350.00	L.F.	2.71	948
260533140220	Electric metallic tubing, 3/4" diameter, to 15' high, includes 11 couplings per 100'	1,400.00	L.F.	3.35	4,690
260533160150	Outlet boxes, pressed steel, 4" square	50.00	Ea.	35.14	1,757
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	50.00	Ea.	11.81	590
280513231900	Fire alarm cable, FEP teflon, 150 volt, to 200 Deg.C, #18, 2 pair	15.00	C.L.F.	246.30	3,694
283123504160	Detection system, fire alarm control panel, addressable without voice, up to 200 points, excluding wires & conduits	1.00	Ea.	5,967.38	5,967
283123504175	Detection system, fire alarm control panel, addressable interface device, excluding wires & conduits	7.00	Ea.	233.00	1,631
283123504200	Detection system, fire alarm control panel, battery & rack, excluding wires & conduits	1.00	Ea.	608.14	608
283123504400	Detection system, fire alarm control panel, battery & rack, automatic charger, excluding wires & conduits	1.00	Ea.	716.57	717
283123504800	Detection system, signal bell for fire alarm, trouble buzzer or manual station, excluding wires & conduits	16.00	Ea.	169.32	2,709
283123505610	Detection system, strobe & horn, ADA type, excluding wires & conduits	24.00	Ea.	284.70	6,833
283146505420	Detection system, smoke detector, duct type, addressable, excl. wires & conduit	6.00	Ea.	751.93	4,512
				Subtotal:	34,657
				Adjustment Factor:	1.3500
				Grand Total:	46,787



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Functionality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Flooring: Replace Carpeting		
Requirement ID	REQ-2901	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Functionality	Finish Date	
Prime System	C3020 - Floor Finishes	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	60,742

Requirement Description

The carpet in the Staff offices, Conference room and upper restrooms is in poor condition due to age, wear, staining, and possible poor installation. The carpet has outlived its life expectancy and should be replaced.

No photo available.

Actions

Action Name Carpet replacement
Option Conventional
Prime Action Yes
Description Replace carpet in all office areas, conference room and upper restroom areas.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	857.60	858
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	12.00	Ton	86.94	1,043
090505200400	Flooring demolition, carpet, bonded, includes surface scraping	3,200.00	S.F.	0.37	1,184
096513131150	Wall base, rubber corners, standard colors, 2 1/2" high, 1/8" thick	600.00	Ea.	3.45	2,070
096816103100	Carpet, commercial grades, direct cement, nylon, plush, 42 oz., medium to heavy traffic	355.00	S.Y.	57.99	20,586
102219435550	Partitions, excludes doors; do not deduct door openings from total LF, for acoustical type, add, maximum	1,100.00	S.F.	11.88	13,068
CARPJ	Carpenters (JourneyMan)	32.00	hour	64.81	2,074



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
ELECI	Electricians (JourneyMan)	32.00	hour	73.14	2,340
	Walls & partitions demo, remove demountable partitions for reuse	200.00	L.F.	8.85	1,770
				Subtotal:	44,994
				Adjustment Factor:	1.3500
				Grand Total:	60,742



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Functionality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Gutter: Replace		
Requirement ID	REQ-2306	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Functionality	Finish Date	
Prime System	E1099 - Other Equipment	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Shah	Estimated Cost	285

Requirement Description

At the time of inspection a damaged gutter and leader were observed along the south side of the building "bump-out".

No photo available.

Actions

Action Name Gutters

Option Conventional

Prime Action Yes

Description It is recommended that the gutter and leader indicated be replaced. Work to include splash block and gutter guard.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
077123100400	Aluminum downspouts, enameled, 3" x 4", .024" thick	10.00	L.F.	7.35	74
077123300012	Aluminum gutters, stock units, plain, 5" box, .027" thick	10.00	L.F.	7.54	75
077123350100	Gutter guard, vinyl mesh, 6" wide	10.00	L.F.	3.51	35
	Allowance for Splash Block	1.00	Ea.	27.15	27
				Subtotal:	211
				Adjustment Factor:	1.3500
				Grand Total:	285



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Functionality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Intercom/PA/CCTV/TV system: Replace		
Requirement ID	REQ-2202	Action Date	Jan 19, 2007
Linked System		Date Inspected	Jan 19, 2004
Category	Functionality	Finish Date	
Prime System	D5030 - Communications and Security	Status	Open
Priority	3 - Within 3 to 5 Years	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	67,857

Requirement Description

The Intercom/PA/CCTV/TV system installed is a Nutone residential system installed in wooden boxes with wires hanging out of the ceiling to speakers and master controls. The system is inadequate for use and is installed incorrectly. The antenna systems wiring does not conform and equipment is falling apart, the antenna support is damaging the roof. In addition, remnants of an abandoned CCTV exists & should be removed.

No photo available.

Actions

Action Name New intercom, PA, music, TV system

Option Conventional

Prime Action Yes

Description Install new intercom PA system. Install new TV System & remove old antenna on roof. Remove old CCTV system remnants.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
D50309100600	Communication and alarm systems, includes outlets, boxes, conduit and wire, intercom systems, 50 stations	0.60	Ea.	65,733.52	39,440
D50309100920	Communication and alarm systems, includes outlets, boxes, conduit and wire, master TV antenna systems, 6 outlets	1.00	Ea.	8,483.61	8,484
ELECJ	Electricians (JourneyMan)	32.00	hour	73.14	2,340
				Subtotal:	50,264
				Adjustment Factor:	1.3500
				Grand Total:	67,857



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Functionality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Interior Doors: Replace Basement Doors		
Requirement ID	REQ-3325	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Functionality	Finish Date	
Prime System	C1020 - Interior Doors	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	17,787

Requirement Description

The basement doors consist of solid wood frames and doors. These doors are antiquated, operate poorly and show signs of deterioration. These doors are to be replaced for better functionality.

No photo available.

Actions

Action Name Replace Doors
Option Conventional
Prime Action Yes
Description Replace existing wood framed doors and associated hardware for the following locations:
 1. Single 36" door under stairs, and single 36" door into file storage room.
 2. Double 30" door system into "Boiler Room"

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	1.00	Ton	86.94	87
080505102200	Door demolition, door frames, wood, remove	4.00	Ea.	30.99	124
081313130040	Doors, hollow metal, commercial, steel, flush, full panel, hollow core, 1-3/8" thick, 20 ga., 2'-8" x 6'-8"	2.00	Ea.	437.97	876
081313130060	Doors, hollow metal, commercial, steel, flush, full panel, hollow core, 1-3/8" thick, 20 ga., 3'-0" x 6'-8"	2.00	Ea.	441.22	882
087120100020	Door hardware, bolts, flush, standard, concealed	1.00	Ea.	96.76	97
087120152600	Door hardware, school, single, classroom, ANSI F88, incl. lever	3.00	Door	1,163.76	3,491
087120306000	Door hardware, door closer-holder, hinge face mount, all sizes, exposed arm	4.00	Ea.	298.04	1,192



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
087120400500	Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	4.00	Ea.	190.80	763
087120500020	Door hardware, doorstops, holder and bumper, floor or wall	4.00	Ea.	53.56	214
087120650800	Thresholds, rubber, 2-3/4" wide x 1/2" thick	11.00	Ea.	66.16	728
087120900040	Door hardware, hinges, full mortise, average frequency, steel base, US26D, 4-1/2" x 4-1/2"	8.00	Pr.	71.71	574
087120950020	Door hardware, kick plate, stainless steel, .05", 16 ga, 8" x 28"	6.00	Ea.	74.98	450
CARPJ	Carpenters (JourneyMan)	32.00	hour	64.81	2,074
PORDJ	Painters, Ordinary (JourneyMan)	16.00	hour	54.50	872
	Prepare door for finish	4.00	Ea.	46.89	188
				Subtotal:	13,176
				Adjustment Factor:	1.3500
				Grand Total:	17,787



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Functionality
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Trench Drain Grating: Damaged		
Requirement ID	REQ-3288	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Functionality	Finish Date	
Prime System	D2030 - Sanitary Waste	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Shah	Estimated Cost	31,822

Requirement Description

At the time of inspection 40 - 14" wide x 24" long floor trench steel grating sections were observed broken and bent in warehouse.

No photo available.

Actions

Action Name Floor trench steel grating
Option Conventional
Prime Action Yes
Description Remove the broken and bent floor steel gratings and replace with new as required.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
055413700020	Trench cover, cast iron grating with bar stops and angle frame, to 18" W, field fabricated	80.00	L.F.	294.65	23,572
				Subtotal:	23,572
				Adjustment Factor:	1.3500
				Grand Total:	31,822



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Integrity
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Chimney: Remove Brick Chimneys		
Requirement ID	REQ-3280	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Integrity	Finish Date	
Prime System	B10 - Superstructure	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	36,449

Requirement Description

There are two brick chimneys associated with this structure. Both are no longer used for the purpose of mechanical boiler exhaust as they were intended for and are abandoned in place. Bricks are loose and missing in areas and there is no lightning protection installed as required. These structures now pose a safety hazard and are costly from a maintenance standpoint. With the possibility of the roof being replaced, as these chimneys serve no function nor are they vital to the facility, it is recommended they be removed and the roof deck be patched prior to any roof replacement project.

No photo available.

Actions

Action Name Remove Chimneys
Option Conventional
Prime Action Yes
Description Remove two brick and concrete chimneys. Repair roof deck where chimneys were located. This project should be completed in conjunction with the roof replacement project.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015433601800C	Rent crane truck mount, cable 8x4 drive 30 ton, 10' radius (Crew)	4.00	Ea.	1,025.00	4,100
015433602500C	Rent crane truck mounted, hydraulic, 25 ton capacity (Crew)	4.00	Ea.	683.15	2,733
015433603100C	Rent crane self-propelled, 4x4 telescoping boom 25 ton (Crew)	4.00	Ea.	556.20	2,225
024119180400	Selective demolition, disposal only, urban buildings with salvage value allowed, masonry construction, includes loading and 5 mile haul to dump	26.00	C.Y.	12.09	314
024119190800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	857.60	858
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	10.00	Ton	86.94	869



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
031113352250	C.I.P. concrete forms, elevated slab, flat slab with drop panels, 15' to 20' high ceilings, 4 use, includes shoring, erecting, bracing, stripping and cleaning	60.00	S.F.	8.12	487
033053403150	Structural concrete, in place, elevated slab (4000 psi), 4" slab, concrete (Portland cement Type I), placing and finishing, excl forms, reinforcing	60.00	S.F.	3.29	197
040505105020	Selective demolition, masonry, veneers, brick, hard mortar, remove	3,165.00	S.F.	2.92	9,242
EQHVJ	Equipment Operators, Crane or Shovel (JourneyMan)	32.00	hour	69.80	2,234
EQOLJ	Equipment Operators, Oilers (JourneyMan)	32.00	hour	60.46	1,935
WRCKJ	*Wrecking (JourneyMan)	32.00	hour	56.43	1,806
				Subtotal:	28,999
				Adjustment Factor:	1.3500
				Grand Total:	38,449



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Integrity
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Electrical switchboards: obsolete & deteriorated		
Requirement ID	REQ-3747	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Integrity	Finish Date	
Prime System	D5010 - Electrical Service and Distribution	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	149,710

Requirement Description

The entire main 208 volt service, meter, CT cabinet, switchboards and most distribution, primarily located in the basement mechanical room, are believed to be beyond their reliable life. The conditions observed shows rusting of boxes, piping & switchgear beyond the support of internal parts & rusting boxes completely through the metal. Some service wiring insulation is deteriorated to the point of almost no insulating value. Plans should be established to replace them ASAP.

No photo available.

Actions

Action Name Replace service & distribution

Option Conventional

Prime Action Yes

Description Replace entire service. Replace distribution FPE panels, feeders & conduits. Reuse 4 newer Square D Panelboards & feeders & rebalance loads for entire building.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
013113200120	Field personnel, field engineer, average	2.00	Week	2,041.20	4,082
013113200160	Field personnel, general purpose laborer, average	2.00	Week	2,187.00	4,374
024116130605	Building demolition, small buildings or single buildings, concrete, plain, includes 20 mile haul, excludes salvage, foundation demolition or dump fees	15.00	C.Y.	143.57	2,154
260505100120	Conduit, rigid galvanized steel, 1-1/4" to 2" diameter, electrical demolition, remove conduit to 15' high, including fittings & hangers	500.00	L.F.	3.28	1,640
260505100140	Conduit, rigid galvanized steel, 2-1/2" to 3-1/2" diameter, electrical demolition, remove conduit to 15' high, including fittings & hangers	150.00	L.F.	4.34	651
260505101270	Panelboards, 4 wire, 120/208 V, 200 amp, to 42 circuits, electrical demolition, remove, including removal of all breakers, conduit terminations & wire connections	3.00	Ea.	546.17	1,639
260526802200	Water pipe ground clamps, heavy duty, bronze, 2-1/2" to	2.00	Ea.	164.59	329



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	3" diameter				
260526803800	Insulated ground wire, copper, stranded, 2/0	1.00	C.L.F.	587.51	588
260526805130	Copper Electrolytic ground rod system, straight vertical type, 2" diameter, 8.5' long, incl exothermic weld connection	1.00	Ea.	1,194.68	1,195
262416301000	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 amp, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	4.00	Ea.	3,452.77	13,811
D50101200360	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 600 A	1.00	Ea.	10,444.14	10,444
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	500.00	L.F.	49.29	24,645
D50102300360	Feeder installation 600 V, including RGS conduit and XHHW wire, 600 A	150.00	L.F.	170.44	25,566
D50102400240	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 600 A	1.00	Ea.	13,928.29	13,928
ELECJ	Electricians (JourneyMan)	80.00	hour	73.14	5,851
				Subtotal:	110,897
				Adjustment Factor:	1.3500
				Grand Total:	149,710



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Integrity
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Exterior Walls: Cut and Point Brick Facade		
Requirement ID	REQ-3983	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Integrity	Finish Date	
Prime System	B2010 - Exterior Walls	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	422,727

Requirement Description

The brick facade is in deteriorating condition from the roof parapet walls to the grade elevation. It is evident that over the years many alterations have been done to the buildings exterior walls and the choice of brick for patching and replacement has been poor. There are loose and missing bricks at the parapets. There is spalling of the brick facade due to age and weather as well as deteriorating and spalling at the mortar joints. It is recommended that the entire building facade be cut and pointed.

No photo available.

Actions

Action Name Exterior walls: Point brick Facade
Option Conventional
Prime Action Yes
Description Cut and Point the brick exterior walls and the front facade. Coordinate this work with the repairs to the concrete lintels and structure at the upper roof elevation and upper window replacement.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
0152556550	98 Scaffolding specialties, stair unit, interior, rent/mo	10.00	Ea.	33.37	334
015423700090	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excl. planks	240.00	C.S.F.	194.42	46,661
040120200300	Pointing masonry, tuck, cut and re-point, hard mortar, running bond	16,200.00	S.F.	6.10	98,820
040130200310	Cleaning masonry, heavy restoration, average soil, biological staining, by chemical, high pressure wash, brush and rinse, excludes scaffolding	16,200.00	S.F.	2.18	35,316
040130204000	Cleaning masonry, add for masking doors and windows	2,200.00	S.F.	0.49	1,078
BRHEJ	Bricklayer Helpers (JourneyMan)	1,100.00	hour	51.66	56,826
BRICJ	Bricklayers (JourneyMan)	1,100.00	hour	63.66	70,026



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Structural evaluation for staging and set-up	24.00	Hrs.	169.60	4,070
				Subtotal:	313,131
				Adjustment Factor:	1.3500
				Grand Total:	422,727



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Integrity
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Exterior Windows: Remove Broken Units in Basement		
Requirement ID	REQ-2920	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Integrity	Finish Date	
Prime System	B2020 - Exterior Windows	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	9,870

Requirement Description

There are four window units in the basement at grade level. These window units have been covered over from the exterior with face brick and mortar. The units were left in place and have become broken and have deteriorated over the years and should be removed. Proper exterior in-fill walls are to be constructed for both the window openings and the former coal shoot.

No photo available.

Actions

Action Name Fill in windows

Option Conventional

Prime Action Yes

Description Remove broken and deteriorating window frames and glass. Replace window openings and former coal shoot opening with new CMU exterior wall construction.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	1.00	Ton	86.94	87
042210260550	Concrete block, foundation wall, trowel cut joints, normal weight, solid, 2000 psi, 8" x 8" x 16", includes mortar and horizontal joint reinforcing every other course, excludes scaffolding, grout and vertical reinforcing	330.00	S.F.	9.18	3,029
080505201040	Window demolition, steel, to 50 S.F., remove old mesh	5.00	Ea.	99.08	495
BRHEJ	Bricklayer Helpers (JourneyMan)	20.00	hour	51.66	1,033



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
BRICJ	Bricklayers (JourneyMan)	20.00	hour	63.66	1,273
CLABJ	Common Building Laborers (JourneyMan)	16.00	hour	51.80	829
				Subtotal:	7,311
				Adjustment Factor:	1.3500
				Grand Total:	9,870



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Integrity
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Exterior Windows: Replace Clearstory Units		
Requirement ID	REQ-3430	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Integrity	Finish Date	
Prime System	B2020 - Exterior Windows	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	327,412

Requirement Description

The clearstory window units are of single pane; non-insulated glass with a steel frame and supports. The windows were constructed in 1924 and are original to the building. These clearstory windows are in poor condition due to age, deteriorated sealant and glazing compound, peeling paint and deteriorated frames. Many of the windows leak air and water and are inoperable due to the frame deterioration. These windows should be replaced with more energy efficient units.

No photo available.

Actions

Action Name Replace Windows
Option Conventional
Prime Action Yes
Description Replace clearstory windows on east and west sides of the building. Coordinate this installation with the brick facade "Cut & Point" project.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
015433602800C	Rent crane self-propelled, 4x4 telescoping boom 5 ton (Crew)	2.00	Ea.	256.48	513
024119190700	Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	563.90	564
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	4.00	Ton	86.94	348
079213203655	Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 1/2" x 1/4"	750.00	L.F.	2.03	1,522
080505200620	Window demolition, glass, maximum	1,800.00	S.F.	2.64	4,752
085166100900	Window screens, security screen, steel grate, painted, on steel frame	1,800.00	S.F.	15.02	27,036
088130100500	Insulating glass, double glazed, tinted, 1/4" float, for 1" thick unit, 30-70 SF	1,800.00	S.F.	39.90	71,820



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
U 085113102100	Windows, aluminum sash, custom, grade 3, excl. glazing, max	1,800.00	S.F.	75.54	135,972
				Subtotal:	242,527
				Adjustment Factor:	1.3500
				Grand Total:	327,412



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Integrity
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Roof Drain Covers: Provide		
Requirement ID	REQ-17418	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Integrity	Finish Date	
Prime System	B30 - Roofing	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	1,761

Requirement Description

At the time of inspection none of the 16 roof drains were observed to have covers. In addition, several of the roof drains were observed to be clogged with debris causing water to pond on the roof.

No photo available.

Actions

Action Name Covers
Option Conventional
Prime Action Yes
Description Provide 16 roof drain covers. Work to include removal of debris at the time of cover installation. Coordinate with additional deficiency for roof replacement.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
013113200160	Field personnel, general purpose laborer, average	0.10	Week	2,187.00	219
	Allowance for Roof Drain Covers	16.00	Ea.	67.85	1,086
				Subtotal:	1,304
				Adjustment Factor:	1.3500
				Grand Total:	1,761



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Integrity
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Roof: Replace Existing Built up Roof		
Requirement ID	REQ-3335	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Integrity	Finish Date	
Prime System	B30 - Roofing	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	300,162

Requirement Description

The roof is a ballasted built-up-roof system, and although the roof was installed approximately 10-12 years ago, the building manager has reported a series of leaks. There are vast areas of ponding water between the open roof drains, which indicates the roof surface is not properly pitched. These drains have no cover grates and debris and loose ballast have blocked proper water drainage in three of the sixteen locations. Roof flashing at the parapet walls is loose, broken or missing. With continual ponding water and improper drainage, the roof will continue to deteriorate and its life expectancy will decrease. This roof needs to be pitched properly and roof drains need to have grated covers installed to prevent blockage. All flashings need to be replaced to deter any further water damage to the parapet walls, cap and the concrete roof deck. Existing roof hatch operates poorly and does not open fully or close securely. The hatch is old antiquated and should be replaced.

No photo available.

Actions

Action Name Replace Roof
Option Conventional
Prime Action Yes
Description Replace entire roof system. Provide proper roof pitch and reset roof drains for storm water run-off. Provide new flashing at all locations. Replace existing antiquated roof hatch.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
024119190800	Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	4.00	Week	857.60	3,430
024119200100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	40.00	Ton	86.94	3,478
070505100220	Selective demolition, thermal and moisture protection, flashing, sheet metal	1,410.00	S.F.	1.34	1,889
070505102520	Selective demolition, thermal and moisture protection, roof insulation board, to 2" thick	28,756.00	S.F.	0.50	14,378
070505103730	Selective demolition, thermal and moisture protection, roofing, built-up, gravel removal, maximum	28,756.00	S.F.	0.98	28,181
077233100500	Roof hatch, with curb, 1" fiberglass insulation, aluminum curb & cover, 2'-6" x 3'-0"	1.00	Ea.	1,403.66	1,404



Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
A B30103201200	Insulation, rigid, roof deck, foamglass, tapered for drainage	2,912.00	S.F.	2.17	6,319
B30101204500	Roofing, single ply membrane, mb, app modified,granule surf cap sheet,torched,180 mils	28,756.00	S.F.	2.12	60,963
B30103200650	Insulation, rigid, roof deck, fiberglass, 3'x4' or 4'x8' sheets, 2-7/16" thick, R10	25,844.00	S.F.	2.52	65,127
B30104201700	Roof edges, aluminum, painted, .050" thick, 6" face	1,410.00	L.F.	26.18	36,914
U 070601102670	Roofing and siding demolition, roof hatch, 30" x 36", remove and reset	1.00	Ea.	259.76	260
				Subtotal:	222,342
				Adjustment Factor:	1.3500
				Grand Total:	300,162



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Integrity
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Structure: Structural Engineering Evaluation		
Requirement ID	REQ-2833	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Integrity	Finish Date	
Prime System	B10 - Superstructure	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	507,456

Requirement Description

During our investigation major deterioration and heaving was observed at the concrete lintels, parapet and spandrel walls on the upper story and roof area. Exposed rebar, stress fractures, fallen concrete, missing and loose brick facing were constant throughout the exterior investigation. Separation of the brick façade and the concrete structure also was apparent. Continual water damage has caused massive spalling and cracking to the parapet and spandrel walls and forced them out of plumb. Yearly attempts to Band-Aid this problem have failed and deterioration has accelerated in recent years.

Interior observations revealed stress fractures of the concrete roof deck were consistent at every steel truss location. These fractures ranged from ¼" to 1". Signs of deflection of the steel cross members between the trusses were also noted. It is our recommendation that a structural engineering evaluation be conducted to accurately define a course of repair or replacement action. A dollar allowance has been given in the correction portion of this deficiency for possible roof deck removal and the addition of support and reinforcing steel to the roof structure. This figure is based on a square foot number and should be used only for estimate purposes. The structural engineer and his/her design criteria will determine final cost and course of action.

No photo available.

Actions

Action Name Engineering Study
Option Conventional
Prime Action Yes
Description Conduct a structural engineering study and prepare a corrective course of action for repair.

Note: This allowance does not reflect the cost for new roof cover. Replacement cost for the roof cover is listed in a separate deficiency within this report. (Roof: Replacement)

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
	Allowance for structural renovations	1.00	Job	339,250.48	339,250
	Structural Engineer	180.00	hr.	203.57	36,643
				Subtotal:	375,893
				Adjustment Factor:	1.3500
				Grand Total:	507,456



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Life Safety
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Emergency Eye Wash: Relocate		
Requirement ID	REQ-2752	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Life Safety	Finish Date	
Prime System	D2010 - Plumbing Fixtures	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Shah	Estimated Cost	1,509

Requirement Description

At the time of inspection an emergency eye wash station was observed located in the warehouse adjacent to the main entrance and drinking fountain. The eye wash station was located in such a way as to prohibit access from three sides. ANSI Z358.1 requires that emergency eye wash stations be located in such a way to be readily accessible and provide access from three sides. In addition, the station was provided water via a 1/2" supply line, manufactures of similar units recommend a 3/4" supply line to provide adequate volume of water. Also, the eye wash was located in such a way that required a user to step up and onto a concrete pad, resulting in a potential tripping hazard during an emergency condition.

No photo available.

Actions

Action Name Eye wash
Option Conventional
Prime Action Yes
Description It is recommended that the existing unit be relocated/repositioned to provide access from three sides and to alleviate the potential tripping hazard presented by the concrete pad. Work to include new 3/4" supply line.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
220523201460	Valves, bronze, ball, 150 psi, 3/4", threaded	1.00	Ea.	57.07	57
221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	30.00	L.F.	14.05	422
221113250500	Tee, copper, wrought, copper x copper, 3/4"	1.00	Ea.	67.09	67
PLUHJ	Plumber Helpers (JourneyMan)	4.00	hour	63.34	253
PLUMJ	Plumbers (JourneyMan)	4.00	hour	79.60	318
Subtotal:					1,117
Adjustment Factor:					1.3500
Grand Total:					1,509



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Life Safety
Requirements: All Requirements

Currency : USD
Actions: Both Green and Conventional Actions

Requirement Name	Emergency lights: Replace		
Requirement ID	REQ-3398	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Life Safety	Finish Date	
Prime System	D5092 - Emergency Light and Power Systems	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	37,807

Requirement Description

Battery backup low voltage fixtures provide emergency egress lighting in the common areas, hallways and stairwells. The emergency lighting is mostly beyond life expectancy and the majority of those tested during the inspection were inoperable. Emergency egress lighting needs to be studied in conjunction with paths of egress to ensure they provide adequate lighting for egress, Life Safety Code 101-a-5-9.1.1 & 5.9.2.1 and as required under NFPA 101 Section 5-8.1.3 and NEC Section 700-1.

In addition, there are no exterior emergency lights at the exits from this building. NFPA Life Safety Code sec. A.5.8.1.1 calls for illumination of exitways to continue to a public way or a safe distance from the building.

No photo available.

Actions

Action Name Install emergency lights

Option Conventional

Prime Action Yes

Description Install exterior emergency battery powered unit lights at all exits from the building. Verify all installed lighting operation , add units at locations with paths of egress. Provide new backup lighting fixtures at all interior egress paths to provide the required illumination, 1 ft-candle, and outside discharge paths to a public way. Provide new branch circuit wiring connecting to emergency lighting branch circuits for interior and exterior lighting fixtures as necessary.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
265213100700	Emergency lighting units, nickel cadmium battery operated, twin sealed beam light, 25 W, 6 V each	30.00	Ea.	909.45	27,284
265213100780	Emergency lighting units, additional remote mount, sealed beam, 25 W 6 V	12.00	Ea.	60.13	722
Subtotal:					28,005
Adjustment Factor:					1.3500
Grand Total:					37,807



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Life Safety
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Exit signs: Provide Exit Signs and Egress Maps Needed		
Requirement ID	REQ-3746	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Life Safety	Finish Date	
Prime System	D5092 - Emergency Light and Power Systems	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Rita, Carlos	Estimated Cost	31,255

Requirement Description

Exit signs at all exits and wall maps depicting paths of egress do not exist.

No photo available.

Actions

Action Name Install new exit signs

Option Conventional

Prime Action Yes

Description Install approximately thirty new illuminated led exit signs to all doors exiting building and wall mounted maps depicting paths of egress as determined by study of egress plan.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
013113200120	Field personnel, field engineer, average	0.50	Week	2,041.20	1,021
260519209040	Metal clad cable, copper, steel clad, 600 volt, 2 wire, #12	18.00	C.L.F.	347.66	6,258
260533140200	Electric metallic tubing, 1/2" diameter, to 15' high, includes 11 couplings per 100'	700.00	L.F.	1.92	1,344
260533160150	Outlet boxes, pressed steel, 4" square	30.00	Ea.	35.14	1,054
260533160250	Outlet boxes, pressed steel, covers, blank, 4" square	30.00	Ea.	11.81	354
265313100260	Exit lighting, LED w/ battery unit, double face, ceiling or wall mount	30.00	Ea.	324.27	9,728
	Allowance for development of detail wall mounted egress maps	1.00	Job	3,392.51	3,393
Subtotal:					23,152
Adjustment Factor:					1.3500
Grand Total:					31,255



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Life Safety
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Exterior Roof Ladders: Replace		
Requirement ID	REQ-3147	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Life Safety	Finish Date	
Prime System	B2010 - Exterior Walls	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	3,296

Requirement Description

The aged ladders from the upper roof to the lower roofs are in deteriorating condition and are not secure to the building exterior walls. They also do not contain the proper extension above roof line for safe access and hand hold.

No photo available.

Actions

Action Name Ladders
Option Conventional
Prime Action Yes
Description Replace two deteriorating roof access ladders on either side of building as indicated.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
055133130400	Ladder, shop fabricated, aluminum, 20" W, bolted to concrete, excl cage	16.00	V.L.F.	90.65	1,450
SSWKJ	Structural Steel Workers (JourneyMan)	12.00	hour	82.62	991
				Subtotal:	2,442
				Adjustment Factor:	1.3500
				Grand Total:	3,296



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Life Safety
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Flooring: Repair Concrete		
Requirement ID	REQ-3017	Action Date	Jan 19, 2006
Linked System		Date Inspected	Jan 19, 2004
Category	Life Safety	Finish Date	
Prime System	C3020 - Floor Finishes	Status	Open
Priority	2 - Within 1 to 2 Years	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	27,821

Requirement Description

The concrete floor surface in certain areas within the warehouse and basement spaces is in poor condition due to settlement and prior repairs that did not hold. Control joints are deteriorated and missing in some areas. Areas where motor pool equipment was removed were poorly filled and patched. These areas are unlevel and deteriorating causing a possible safety hazard. These areas are to be repaired to restore proper elevation and floor surface integrity.

No photo available.

Actions

Action Name Floors
Option Conventional
Prime Action Yes
Description Cut and patch concrete flooring within the basement and warehouse areas. Replace control joints on the concrete floor in the warehouse spaces. Repaint entire warehouse and basement floors.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
079213202700	Joint sealants, caulking and sealants, polysulfide compounds, in place, 1 or 2 component, 154 LF per gal, 1/2" x 1/4"	850.00	L.F.	2.11	1,794
099123400160	Paints & coatings, floors, interior, concrete, latex, roller, 1st coat	21,160.00	S.F.	0.38	8,041
099123400170	Paints & coatings, floors, interior, concrete, latex, roller, 2nd coat	21,160.00	S.F.	0.26	5,502
	Repair concrete flooring	750.00	S.F.	7.03	5,272
Subtotal:					20,608
Adjustment Factor:					1.3500
Grand Total:					27,821



Requirement Detail Report

By Asset Name and Requirement Category

Region: 11 - National Capital Region
Service_Center: Metropolitan Service Center

Asset: 49 L STREET SE
Asset Number: DC0053ZZ

Category: Life Safety
Requirements: All Requirements

Currency: USD
Actions: Both Green and Conventional Actions

Requirement Name	Stairs: Add Slip Resistant Treads		
Requirement ID	REQ-1487	Action Date	Jan 19, 2005
Linked System		Date Inspected	Jan 19, 2004
Category	Life Safety	Finish Date	
Prime System	C20 - Stairs	Status	Open
Priority	1 - Immediate / First Year	Actual Cost	0
Inspector	Helmer, Tom	Estimated Cost	6,632

Requirement Description

The existing basement stairs is comprised of a poured in place concrete system, which has been painted with an oil base paint. The original tread pads adhered to the concrete have broken away and are missing on most treads. This condition poses a slippery surface and a possible safety hazard. New non-slip resistant rubber tread covers are to be installed to deter any future injuries.

No photo available.

Actions

Action Name Slip Resistant Treads
Option Conventional
Prime Action Yes
Description Remove old tread pads and prep stair treads for new application. Install new slip-resistant tread covers to basement stairs, intermediate and lower level landings.

Estimate

Code Label	Line Item Description	Quantity	Unit	Unit Cost	Total Cost
096513230900	Stair treads & risers, rubber, grip strip safety tread, colors, 5/16" thick	72.00	L.F.	29.44	2,120
096516106000	Resilient flooring, rubber, sheet goods, 3' w, 1/4" thick	56.00	S.F.	19.35	1,084
CARPJ	Carpenters (JourneyMan)	12.00	hour	64.81	778
CRPTJ	Carpet & Linoleum Layers (JourneyMan)	16.00	hour	58.21	931
				Subtotal:	4,912
				Adjustment Factor:	1.3500
				Grand Total:	6,632