

Facility Condition Assessment



Whittier Education Campus
6201 5TH STREET NW
WASHINGTON, DC 20011
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Submitted To:
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Building Assessment 2022
Whittier Education Campus

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EXECUTIVE SUMMARY

1.1 Introduction

The building assessment program at the District of Columbia Department of General Services (DGS) is intended to provide capital planning budgetary information and suggested capital asset maintenance action information to best serve the interests of the District of Columbia with regard to long-term fiscally responsible capital asset management. Accordingly, DGS has contracted with various qualified professional services firms to undertake Facility Condition Assessments (FCAs) for DGS facilities.

This report provides a summary of the facility information known to the professional assessment firm (“the Contractor”) at the time of the study. The report includes a discussion of the FCA methodology, the FCA key findings for this building Asset, and definitions of terms.

The FCA key findings (results) include:

- The Facility Condition Index (FCI) of the building
- A listing of the Systems in the building Asset, including major equipment ‘inventoried’ as individual Systems
- A listing of the capital expenditure needs (“Requirements”) for the Asset
- A forecast of capital expenditures anticipated over the next 10 years.

The expenditure forecast does not account for typical preventative maintenance actions valued under \$5000 (such as changing filters at fan-coil units). The expenditure forecast does include more substantial system renewal costs which rise to the level of being capital budget expenditures, or reinvestments in capital assets. Estimates of the costs are constructed using the latest version of the RS Means™ database, which is localized and updated annually to reflect local regional market rates. The data in this report represent an opinion of probable cost of system renewal actions and is made on the basis of the experience, qualifications, and best judgment of the Contractor and general familiarity with the construction industry.

The FCI is used in Capital Planning and Facilities Management as a benchmark to compare the relative condition of a single asset with another asset, or to compare the relative condition of a portfolio of assets, with another portfolio of similar assets. The FCI benchmark is the key indicator of overall asset conditions, and as such it is used to support asset management initiatives of federal, state, and local government facilities organizations.

The FCI is the ratio of FCI Cost to the Current Replacement Value (CRV) for an Asset calculated by dividing the FCI Cost by the CRV.

$$\text{FCI} = \text{FCI Cost} / \text{Current Replacement Value (CRV)}$$

The numerator, “FCI Cost” is the sum of Deferred Maintenance + Capital Renewal values. FCI cost calculations do not include ‘optional’ sorts of desirable programmatic expansion costs. FCI costs do include a time factor: past-due Deferred Maintenance plus Capital Renewal values projected for a specified period of years into the future. The VFA.facility database for DC_DGS is currently reporting a 1-Year FCI (past due, plus 1 future year of renewals), a 5-Year FCI (past due plus 5 years future) and a 10-year FCI (past due plus 10 years) for each building asset. In all cases, Capital Renewal costs are calculated based upon present-day values (uninflated) within the FCI calculations.

The denominator, “CRV” is the sum of the current System values, and does not consider potential future building enhancements or programmatic expansions or upgrades.

With few exceptions, both the FCI Cost and the CRV values are based upon a 1:1 replacement of existing systems with the same quality and types of materials but substituting currently available construction-industry equivalents for older unavailable systems and technologies. (For school facilities, published target upgrade specifications for various

systems, have been accounted for within the calculated FCI Cost and CRV values.)

Acceptable ranges may vary by mission criticality of the Asset, but as a general guideline the FCI scoring system is as shown in the image below.

APPA Terminology:	Showpiece Facility	Comprehensive Stewardship	Managed Care	Reactive Management	Crisis Response
	0 - 6%	6% - 15%	15% - 45%	45% - 60%	60% +
	Excellent	Good	Fair	Poor	Very Poor

Accounting principles indicate that a value of 60% - 65%, or the “rule of two-thirds”, be utilized for the FCI threshold for identifying potential replacement candidates. Once the current repair costs reach 65%, or roughly two-thirds of the full replacement value, it may not be prudent to continue to fund repairs. In cases where aggressive facilities planning is expected to be necessary, this threshold may be adjusted to address more pressing needs.

1.2 Methodology

The FCA’s were carried out by the Contractor and included a complete and thorough visual, nondestructive assessment of each facility. The Contractor followed ASTM standard E2018-15 for conducting observation-based property condition assessments, as well as guidance from DGS regarding additional survey information, recently completed capital projects, and known issues. The FCA process included the following:

- Review of existing documentation provided by DGS and interviews with building engineers and onsite personnel regarding aspects of each facility.
- Physical assessment following ASTM standards for an appropriate in-person observation-based walk-through assessment of each individual building asset, conducted by qualified professionals
- Identification and categorization of each major building System component for predictive maintenance, testing and/or inspection, preventative maintenance, emergency maintenance and/or routine maintenance needs. A minimum threshold of \$5000 is being used for capital vs. maintenance for non-life-safety requirements.
- Building Systems (elements) surveyed included:
 - Core and shell: These elements include superstructure, floors, bearing walls, columns, beams, and exterior envelope components.
 - Interiors: These elements include interior finishes of floors, walls, ceilings, stairways, etc.
 - Building equipment and systems: These elements include HVAC systems, and electrical systems, fire protection systems, and conveyor systems.
 - Fixed equipment and non-movable furnishings: These elements include fixed-in-place equipment such as kitchen equipment, audio equipment, public address systems, etc.
 - Building Site Improvements: These elements include paved surfaces, playground equipment, fencing, recreational elements, site lighting, general site drainage and landscaping.
- The assessors also evaluated additional elements based on answers to questionnaires. These questionnaires were answered by interviewing the facility staff and included items such as:
 - ADA accessibility: questions relating to accessibility barriers of interior and exterior elements
 - Safety and security: questions relating to safety and security of the facility such as fire protection systems
 - Access control: questions relating to controlled access to the facility such as intrusion detection systems and component hardware
 - Hazardous materials: questions relating to the existence of hazardous materials at each facility

- LEED opportunities: questions relating to existing components and improving LEED certification points
- Additional space considerations: additional questions relating to space allocation and the existence of special feature (although programmatic space needs values are not estimated by the assessors or included in the capital planning needs lists of Requirements.)

1.3 Definitions

% Renew

The percentage of the System that is repaired or replaced when it reaches the end of its useful life, in order to make it 'like new'. In some cases, % Renew values are also used (increased) to estimate necessary 'upgrade' values of renewals.

Actions (Requirement Action)

Is the strategy for correcting a Requirement that includes the scope of work to be done and an itemized estimate of the construction cost. Also see Requirement.

Adjustment Factor

A number assigned to a system to account for additional costs due to design, and general contractor overhead and profit margins in a construction project.

Asset

An individual building or other type of facility infrastructure that is physically defined and needs capital investment for maintenance over time.

Category (Requirement Category)

The cause or reason for a capital expenditure on a system or asset. The basis of the need to invest in capital renewal. Examples: "Beyond Useful Life" or "Not Code Compliant". The image below shows the current Categories being used in the VFA.facility database as of January 2021:

Category Name	Category Parent	Use in FCI
Reliability	Integrity	Yes
Lifecycle	Integrity	Yes
Technological Improvements	Optimization	
Capacity	Optimization	
Maintenance	Optimization	
Abandoned	Optimization	
Sustainability	Optimization	
Mission	Optimization	
Energy	Optimization	
HazMat	Regulatory	Yes
Life Safety	Regulatory	Yes
Building Code	Regulatory	Yes
Accessibility	Regulatory	Yes
Optimization		
Integrity		Yes
Regulatory		Yes

City Cost Index (CCI)

A factor used to adjust RSMeans Construction Data to a specific city. The appropriate CCI can be selected from a list compiled by RSMeans that includes most major U.S. and Canadian cities.

Construction Type

The building-code-defined type of construction, which is relative to structural elements and their fire protection ratings.

Current Replacement Value (CRV)

The cost required to replace a building in kind, with equivalent current technology, materials, and methods, CRV is the sum of the values of all Systems in an Asset. Does not include design, planning, site acquisition or site development costs.

Facility Condition Index (FCI)

An index that measures the relative condition of assets. The sum of the value of the Requirements (needs) divided into the sum of the value of the Systems (which is the CRV of the building) within a certain period of time (the 'FCI Window') is the FCI for the Asset. Generally, the higher the FCI, the poorer the condition of the facility. On this project, we are calculating a 1-year FCI, a 5-Year FCI and a 10-Year FCI. 'Standard' reports will run based upon the 1-Year FCI Window setting in the database.

Facility Condition Assessment Report (FCA Report)

The work product resulting from completing a FCA is a FCA Report. The FCA Report presents the capital planning needs of an Asset (or of a group of Assets) and incorporates the information obtained during the Walk-Through Site Assessment Survey, the Document Review, and Interviews.

FCI Cost

The sum of needs, or Requirements, within a defined period of time. The numerator in the FCI calculation. Includes both past due deferred maintenance, and anticipated capital renewal needs.

FCI Window

The length of time, in years, included in the calculation of the sum of FCI Costs, or needs, which are established by Requirements. Requirements which are expected to become due within the FCI window, are included in the sum of FCI Costs. In early 2021, the current FCI window within the VFA.facility DGS database is 1 year; but the database is also setup to calculate and report on a 5-year FCI and a 10-year FCI.

Lifetime or Useful Life

The number of years a System is expected to be useful, given normal maintenance. Also see 'Remaining Useful Life.'

Physical Deficiencies

In customary practice for conducting a baseline FCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies mean the presence of conspicuous defects or deferred maintenance of a subject property's material systems, components, or equipment as observed during the assessor's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance or misc. minor repairs (valued under \$5000). Within VFA.facility Physical Deficiencies are termed "Requirements". And Requirements are further broken down into 'Renewal Requirements' and 'Non-Renewal Requirements'.

Planning Window

The normal forward-looking capital budget planning cycle period of time, in years. With VFA.facility, the Planning Window controls the length of the list of Requirements visible on the screen within the database. Currently set at 10 years.

Priority (Requirement Priority)

The time and/or sense of urgency as the basis to perform an Action and resolve a Requirement. For time-based repetitive System Renewals, Priority is determined by the number of years remaining in the Useful Life of the System. For custom-written renewals, Priority also carries the sense of importance of the required capital expenditure. The table below shows the parameters for Priority settings within the VFA.facility database as of January 2021.

Priority Name	Year Offset (in Reports)	Applies to Renewal Requirements?
Priority 1 – Due within 1 year	1	Yes
Priority 2 – Due within 2 Years of Inspection	2	Yes
Priority 3 – Due within 3-5 Years of Inspection	5	Yes
Priority 4 – Due within 6-10 years	10	Yes
Priority 5 – Not Time-Based	Not Applicable	No

Present Value (PV)

An approach used in capital budgeting that compares the current value of a dollar versus the value of that same dollar in the future after discounting. Net Present Value (NPV) is calculated by removing the accumulated inflation over the funding period.

R.S. MeansTM

Industry-standard construction cost data source. Commonly used in the USA for construction cost estimating. RS Means is a division of The Gordian Companies, which is owned by Accruent, LLC, which in turn is held by Fortive Corporation based in Seattle, Washington.

RS Means Line Item

A discrete value in the detailed cost of a System. It includes the class, the code, the description, the number of units, the unit of measurement, a cost per unit and a total, which includes Overhead and Profit for the given trade.

Record

A collection of data about your facility. It contains all the information for an item, such as a campus or asset.

Renewal Cost

The cost of replacing a System as it reaches or exceeds the end of its useful life. (If a renewal is further than 10 years in the future, it will not appear in the standard Requirement List reports. The values further in the future however are calculated and reflected in funding analysis forecast reports.)

Requirement

A Requirement is a facility need or a deficient condition that should be addressed, including deferred maintenance, code issues, functional requirements, and capital improvements. Requirement records are created underneath the Asset where the condition occurs. Each Requirement should have an Action, which is a remedy for the condition that includes itemized cost estimates. The estimated cost of the Requirement is taken directly from its prime Action. See Actions.

Size (Asset Size or Area)

The gross area of an asset in square feet or in square meters. The accuracy of the size calculation affects the asset's replacement value.

System

An assembly, a major item of equipment, an element of a building, and/or a collection of similar finishes, fixtures, one or more pieces of equipment, or other components that makes up an asset. Examples: Ceilings of different types are individual Systems; lighting of a certain age and type is a System; air-conditioning ductwork is a System.

System Condition Index (SCI)

The System Condition Index (SCI) is a benchmarking matrix that measures the relative condition of a System, similar to FCI. $SCI = \frac{\$ \text{ FCI Requirement Costs for a particular System}}{\$ \text{ System Replacement Cost}}$. For example: A System with a Replacement Cost of \$50,000 and linked FCI-categorized Requirements of \$10,000 has an SCI of 0.20 ($\frac{\$10,000}{\$50,000}$).

System Model

The relevant information for each System in an asset, including age, remaining life, quantity, description, and value.

System Renewal

The replacement or significant rehabilitation of a System as it reaches or exceeds the end of its useful life.

Uniformat™

Uniformat is a system of organizing the products and materials that go into buildings and other construction projects. Uniformat is promulgated by the Construction Specifications Institute (CSI) and is widely used in North America. Uniformat II is the current version and has four levels of classifications of asset systems.

Years Remaining or 'Remaining Useful Life'

The number of years of the system's service life estimated to be remaining at the time of inspection. Years Remaining is used to calculate the year the next System Renewal is expected to be required.

1.4 Limiting Conditions

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

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

The assessment of the building/site components was performed using methods and procedures that are consistent with standard practice as outlined in ASTM Standard E 2018-15 for FCA work. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

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

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

The cost estimates are intended for general budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a thorough design process under the guidance of a licensed design professional, which typically includes a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

Buildings are ordered by Asset Name Currency:

Statistics

FCI Cost:	0	FCI:	0.00
FCI 5 Year Cost:	4,682,385	FCI 5 Year:	0.13
FCI 10 year Cost:	13,801,621	FCI 10 Year:	0.37
RI Cost:	13,801,621	RI:	0.37
Total Requirements Cost:	13,801,619		
Current Replacement Value:	37,432,110	Date of most Recent Assessment:	Jul 26, 2022

Type	Building	Construction Type	
Area	63,516 SF	Historical Category	
Use	Education - Middle School	City	WASHINGTON
Floors	3	State/Province/Region	UNITED STATES OF AMERICA
Address 1	6201 5TH STREET NW	Zip/Postal Code	20011
Address 2	-	Architect	-
Year Constructed	1926	Commission Date	-
Year Renovated	2010	Decommission Date	-
Ownership	-		

Active Assessment?: No **Agency:** DC Public Schools

Photo



Whittier Education Campus

Building Description

Whittier Educational Campus located at 6201 5th street Northwest (NW), Washington, D.C 20011, consists of a multi-story concrete-framed school building. The building was constructed in 1926 and contains a gross floor area of 63,516 square feet.

Site areas consist of an artificial turf and asphalt paved parking lot.

ARCHITECTURAL

The building contains a multi-Story - Cast-in-Place Concrete with a brick masonry exterior, Aluminum windows with aluminum frames storefront.

MECHANICAL

HVAC

Heating is provided by a hydronic 2 pipe hot water system. The system consists of two 2,929 MBH Gas-fired boilers, circulation pumps, radiators, heaters and unit-ventilators. Air conditioned air is provided to the classrooms in the main buildings through the air handlers connected to the heat pumps installed on the roof.

PLUMBING

Domestic water is supplied at City pressure to a network of copper pipes. Domestic hot water is provided by a storage-tank gas-fired water heater. Sanitary piping and storm water piping both consist of cast iron.

FIRE PROTECTION

Only the cafeteria area is served by a fire suppression sprinkler system.

ELEVATORS

The building is not served by an elevator.

ELECTRICAL

It has a main electrical capacity of 208/120VAC, 2000 amps.

Replacement Value Based on System Cost with Overheads

System Costs

System	System Name	Cost
A - Substructure	Structural Slab on Grade - Non-Industrial	507,866
A - Substructure	Concrete Footings - Addition	29,953
A - Substructure	Structural Slab on Grade - Non-Industrial - Addition	93,598
A - Substructure	Concrete Footings	162,529
B10 - Superstructure	Multi-Story - Concrete	4,693,497
B1014 - Ramps	Accessible Ramp - Exterior Concrete	215,340
B1014 - Ramps	Accessible Ramp - Interior Concrete	32,304
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	58,622
B2010 - Exterior Walls	Metal Wall Panels - Corrugated Panels - Additional	174,889

System	System Name	Cost
B2010 - Exterior Walls	Solid Brick Walls	2,909,141
B2013 - Exterior Louvers, Screens, and Fencing	Metal Wall Louvers	40,520
B2020 - Exterior Windows	Curtain Wall System - Standard - Addition	84,386
B2020 - Exterior Windows	Window Guards - Steel Mesh	46,350
B2020 - Exterior Windows	Aluminum Windows	1,650,532
B2030 - Exterior Doors	Door Assembly - Pair - Aluminum Storefront	16,402
B2030 - Exterior Doors	Door Assembly - Single - Glazed Hollow Metal	37,557
B2030 - Exterior Doors	Door Assembly - Pair - Aluminum Storefront - Addition	32,804
B2030 - Exterior Doors	Door Assembly - Pair - Glazed Hollow Metal	73,674
B30 - Roofing	Single-Ply EPDM with Pavers on Roof - Addition	518,884
B30 - Roofing	BUR (Built-Up Roofing)	307,269
B30 - Roofing	Metal Roofing - Batten Seam	1,056,441
B3021 - Glazed Roof Openings	Skylights - Dome Types	15,799
B3022 - Roof Hatches	Roof Hatch	3,068
C1010 - Partitions	CMU Walls - Glazed 1 Side	143,629
C1010 - Partitions	CMU Block Walls - Plain	714,265
C1010 - Partitions	GWB Partitions - Standard	331,452
C1010 - Partitions	Solid Brick Partitions	1,041,816
C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - NR	144,871
C1020 - Interior Doors	Swinging Doors - 3 x 7 - Half Glass	278,071
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - Rated	728,611
C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - Rated	299,770
C1020 - Interior Doors	Overhead Doors - Rolling Counter Door - Small	6,321
C1020 - Interior Doors	Swinging Doors - Specialty - Glazed Wood	47,751
C1030 - Fittings	Toilet Partitions	4,634
C1033 - Storage Shelving and Lockers	Fixed Lockers - Wood - Athletic Lockers	107,403
C1033 - Storage Shelving and Lockers	Fixed Lockers - Metal	387,075
C20 - Stairs	Stairs - Wood - Stage	7,255
C20 - Stairs	Stairs - Concrete	41,480
C20 - Stairs	Stairs - Steel Grate	20,623
C20 - Stairs	Stairs - Concrete Filled Metal Pan	2,526,979
C3010 - Wall Finishes	Ceramic Wall Tile	496,711

System	System Name	Cost
C3010 - Wall Finishes	Wood Wall Paneling - High End	22,706
C3020 - Floor Finishes	Rubber Sheet Goods	31,381
C3020 - Floor Finishes	Ceramic Floor Tile	190,570
C3020 - Floor Finishes	Carpeting - Tile	8,681
C3020 - Floor Finishes	Carpeting - Broadloom - Standard	26,501
C3020 - Floor Finishes	Vinyl Sheet Goods - Addition	60,288
C3020 - Floor Finishes	Wood Flooring - Parquet	304,898
C3020 - Floor Finishes	VCT - Standard	255,358
C3020 - Floor Finishes	Vinyl Sheet Goods	14,788
C3020 - Floor Finishes	Wood Flooring - Gymnasium	50,717
C3030 - Ceiling Finishes	ACT System - Standard	609,981
C3030 - Ceiling Finishes	Metal Paneled System - Aluminum - Addition	136,952
C3030 - Ceiling Finishes	GWB Ceiling System - Painted	147,425
D2010 - Plumbing Fixtures	Restroom Fixtures	285,696
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	51,254
D2010 - Plumbing Fixtures	Water Coolers - Floor-Mounted	5,005
D2010 - Plumbing Fixtures	Sinks - Laboratory - Polypropylene	14,254
D2010 - Plumbing Fixtures	Sinks - Custodial/Utility	40,283
D2010 - Plumbing Fixtures	Commercial Sink - Triple Basin	12,709
D2010 - Plumbing Fixtures	Commercial Kitchen Sink - Double Basin	7,445
D2020 - Domestic Water Distribution	Water Heater - Gas - Comm - 250 MBH	43,507
D2020 - Domestic Water Distribution	Domestic Water Distribution Piping	523,985
D2020 - Domestic Water Distribution	Domestic Water - Backflow Preventer 4"	21,166
D2030 - Sanitary Waste	Sanitary Waste - Gravity Disch	336,861
D2040 - Rain Water Drainage	Roof Drainage - Gravity	253,228
D3020 - Heat Generating Systems	Condensate Tank w/2 HP Double Pumps	120,126
D3021 - Boilers	Boiler - Steam - Gas-Fired - 2929 MBH (2)	202,033
D3021 - Boilers	Boiler - Steam - Gas-Fired - 2929 MBH (1)	202,033
D3040 - Distribution Systems	Air Handling Unit - (1001 - 2000 CFM)	1,167,288
D3040 - Distribution Systems	Exhaust Fan - Roof	8,421
D3040 - Distribution Systems	Exhaust Hood - Commercial Kitchen	28,023
D3040 - Distribution Systems	Exhaust System - General Building and Restroom	201,549
D3040 - Distribution Systems	Heat Exchanger - Steam/HW - Shell and Tube	567,322
D3040 - Distribution Systems	HVAC Ductwork - Return	330,856
D3040 - Distribution Systems	HVAC Ductwork - Supply - Single Zone	551,427

System	System Name	Cost
D3040 - Distribution Systems	HVAC Pump - Hot Water - Base-Mounted - 5 HP (1)	23,680
D3040 - Distribution Systems	HVAC Pump - Hot Water - Base-Mounted - 5 HP (2)	23,680
D3040 - Distribution Systems	Perimeter Heat System - Hydronic CI Radiators	1,935,256
D3040 - Distribution Systems	Piping Distribution w/Pumps - 2-Pipe - Hot Water	1,330,904
D3040 - Distribution Systems	Unit Ventilators - Heating and Cooling (Each)	636,798
D3050 - Terminal and Package Units	Packaged Rooftop Unit - 8 Ton	25,640
D3050 - Terminal and Package Units	Unit Heaters - Electric	8,357
D3050 - Terminal and Package Units	Cabinet Unit Heaters - Hot Water	151,913
D3050 - Terminal and Package Units	Air-Cooled Heat Pump - (3.5 - 5) Ton	373,987
D3050 - Terminal and Package Units	Packaged Rooftop Unit - 12 (1)	33,570
D3050 - Terminal and Package Units	Packaged Rooftop Unit - 12 (2)	33,570
D3050 - Terminal and Package Units	Split System Heat Pump - 2 Ton	11,305
D40 - Fire Protection	Wet Sprinkler System - Ordinary Hazard	89,180
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet (SF)	3,962
D4011 - Sprinkler Water Supply	Sprinkler System - Backflow Preventer 4"	11,091
D4095 - Hood and Duct Fire Protection	Fire Suppression System - Commercial Kitchen Hood	17,050
D5012 - Low Tension Service and Dist.	Electrical Distribution Safety Disconnect - 100A - 2	1,250
D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 100A 208Y/120V - 2	8,389
D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 225A 120/240V	10,389
D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 225A 208Y/120V - 3	59,406
D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 225A 208Y/120V - 2	29,703
D5012 - Low Tension Service and Dist.	Main Distribution Switchboard - 1200A 208Y/120V 3 Phase	106,148
D5012 - Low Tension Service and Dist.	Main Electrical Service - 2000A 208Y/120V	294,467
D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 225A 208Y/120V - 1	14,852
D5012 - Low Tension Service and Dist.	Electrical Distribution Safety Disconnect - 100A - 1	1,250

System	System Name	Cost
D5012 - Low Tension Service and Dist.	Electrical Distribution Safety Disconnect - 60A	934
D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 800A 208Y/120V - 1	59,902
D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 400A 208Y/120V - 1	30,340
D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 250A 208Y/120V	14,852
D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 100A 208Y/120V - 1	25,167
D5020 - Lighting and Branch Wiring	Lighting Fixtures - Interior - LED	51,608
D5020 - Lighting and Branch Wiring	Lighting Fixtures - Interior - HB HID	45,768
D5020 - Lighting and Branch Wiring	Lighting Fixtures - Interior	649,533
D5020 - Lighting and Branch Wiring	Lighting Fixtures - Exterior - HID Wall Packs	30,280
D5020 - Lighting and Branch Wiring	Lighting Fixture - Exterior - CFL	6,637
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	422,033
D5031 - Public Address and Music Systems	Public Address System	241,126
D5031 - Public Address and Music Systems	Scoreboard Single-Sided – College/High School Arena (Lower End)	7,258
D5036 - Clock and Program Systems	Clock System	490,494
D5037 - Fire Alarm Systems	Fire Alarm System - FACP	32,127
D5037 - Fire Alarm Systems	Fire Alarm System - Initiating & Alarm Devices - Addressable	104,308
D5038 - Security and Detection Systems	Security System - Access Control System	197,669
D5038 - Security and Detection Systems	Security System - CCTV Video	186,676
D5038 - Security and Detection Systems	Security System - Video Intercom System - Entrances	17,816
D5039 - Local Area Networks	LAN & VoIP System	416,239
D5091 - Grounding Systems	Lightning Protection System - Bldg Under 75'	113,662
D5092 - Emergency Light and Power Systems	Exit Signs	24,800
D5092 - Emergency Light and Power Systems	Emergency Generator - 35kW	46,561
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Light Unit - Battery	24,234
D5092 - Emergency Light and Power Systems	Emergency Battery Lamp Ballast	55,746
D5092 - Emergency Light and Power Systems	Automatic Transfer Switch - 80A	9,986
D5092 - Emergency Light and Power Systems	Exit Signs - LED	4,015
D5092 - Emergency Light and Power Systems	UPS System - 20kVA - Batteries	40,896
E - Equipment and Furnishings	Kitchen Equipment	61,305
E10 - Equipment	Access Ladder	4,548

System	System Name	Cost
E2013 - Blinds and Other Window Treatment	Window Treatments - Blinds	1,459
G2011 - Bases and Sub-Bases	Roadway Flexible Pavement - Base Course	41,995
G2012 - Paving and Surfacing	Roadway Rigid Pavement (Concrete) - Surface Course	10,857
G2022 - Paving and Surfacing	Parking Lot Flexible Pavement - Surface Course	35,754
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	165,693
G2041 - Fences and Gates	Fencing - Chain Link	111,813
G2042 - Retaining Walls	Retaining Wall - Concrete - Top Rails - 12-Ft.	797,460
G2045 - Site Furnishings	Equipment - Bike Racks - Loop	11,781
G2045 - Site Furnishings	Playground Equipment - Medium	96,408
G2047 - Playing Fields	Multi-Purpose Field - Artificial Turf	352,500
G2048 - Flagpoles	Flagpoles - Aluminum - 30' High	10,679
G3061 - Fuel Piping	Fuel Distribution - Gas Service Piping - 2" Steel	179,563
G4021 - Fixtures and Transformers	Site Lighting - Campus Illuminated Signage	38,974
Subtotal		37,432,110

Overhead Costs

Description	Cost
	0
Total Replacement Value Based on System Cost with Overheads	37,432,110

Region: DC DGS

Agency: DC Public Schools

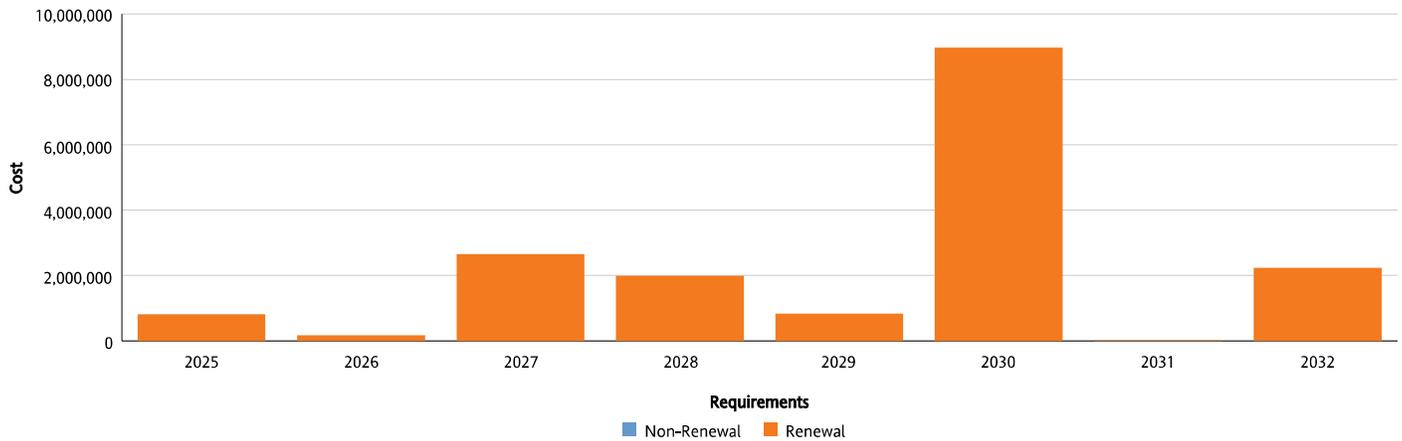
Currency:

Period: 10 years

Inflation: %

The current year is always the Period start date. If "Include past due Action Dates/Renewals" is selected, the cost of those past due Requirements is included in the current year cost.

Summary of Funding Needed by Requirement Type and Year



Building: Whittier Education Campus

Year	Renewal Requirements	Non-Renewal Requirements	Total
2025	814,775	0	814,775
2026	169,214	0	169,214
2027	2,654,439	0	2,654,439
2028	1,991,323	0	1,991,323
2029	832,189	0	832,189
2030	8,967,581	0	8,967,581
2031	18,753	0	18,753
2032	2,235,017	0	2,235,017
Total	17,683,290	0	17,683,290

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2025	DC DGS	DC Public Schools	Whittier Education Campus	D2020 - Domestic Water Distribution	Water Heater - Gas - Comm - 250 MBH Renewal	53,415	0	53,415
	DC DGS	DC Public Schools	Whittier Education Campus	D3050 - Terminal and Package Units	Split System Heat Pump - 2 Ton Renewal	15,490	0	15,490
	DC DGS	DC Public Schools	Whittier Education Campus	D3050 - Terminal and Package Units	Unit Heaters - Electric Renewal	10,261	0	10,261
	DC DGS	DC Public Schools	Whittier Education Campus	D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 225A 208Y/120V - 1 Renewal	20,350	0	20,350
	DC DGS	DC Public Schools	Whittier Education Campus	D5031 - Public Address and Music Systems	Scoreboard Single-Sided - College/High School Arena (Lower End) Renewal	9,946	0	9,946
	DC DGS	DC Public Schools	Whittier Education Campus	D5036 - Clock and Program Systems	Clock System Renewal	672,105	0	672,105
	DC DGS	DC Public Schools	Whittier Education Campus	D5092 - Emergency Light and Power Systems	Emergency Battery Pack Light Unit - Battery Renewal	33,208	0	33,208
					Subtotal for 2025	814,775	0	814,775
2026	DC DGS	DC Public Schools	Whittier Education Campus	D3050 - Terminal and Package Units	Packaged Rooftop Unit - 12 (1) Renewal	48,162	0	48,162
	DC DGS	DC Public Schools	Whittier Education Campus	D3050 - Terminal and Package Units	Packaged Rooftop Unit - 12 (2) Renewal	48,162	0	48,162
	DC DGS	DC Public Schools	Whittier Education Campus	D3050 - Terminal and Package Units	Packaged Rooftop Unit - 8 Ton Renewal	36,784	0	36,784
	DC DGS	DC Public Schools	Whittier Education Campus	D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 100A 208Y/120V - 1 Renewal	36,106	0	36,106
					Subtotal for 2026	169,214	0	169,214
2027	DC DGS	DC Public Schools	Whittier Education Campus	C1010 - Partitions	CMU Walls - Glazed 1 Side Renewal	107,009	0	107,009
	DC DGS	DC Public Schools	Whittier Education Campus	C1033 - Storage Shelving and Lockers	Fixed Lockers - Wood - Athletic Lockers Renewal	161,329	0	161,329
	DC DGS	DC Public Schools	Whittier Education Campus	C3010 - Wall Finishes	Wood Wall Paneling - High End Renewal	34,107	0	34,107
	DC DGS	DC Public Schools	Whittier Education Campus	C3020 - Floor Finishes	Carpeting - Broadloom - Standard Renewal	39,807	0	39,807
	DC DGS	DC Public Schools	Whittier Education Campus	C3020 - Floor Finishes	Carpeting - Tile Renewal	13,040	0	13,040
	DC DGS	DC Public Schools	Whittier Education Campus	C3020 - Floor Finishes	Rubber Sheet Goods Renewal	47,137	0	47,137
	DC DGS	DC Public Schools	Whittier Education Campus	C3020 - Floor Finishes	Vinyl Sheet Goods - Addition	90,557	0	90,557

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2027					Renewal			
	DC DGS	DC Public Schools	Whittier Education Campus	C3020 - Floor Finishes	Vinyl Sheet Goods Renewal	22,212	0	22,212
	DC DGS	DC Public Schools	Whittier Education Campus	D2020 - Domestic Water Distribution	Domestic Water - Backflow Preventer 4" Renewal	27,978	0	27,978
	DC DGS	DC Public Schools	Whittier Education Campus	D3021 - Boilers	Boiler - Steam - Gas-Fired - 2929 MBH (1) Renewal	303,472	0	303,472
	DC DGS	DC Public Schools	Whittier Education Campus	D3021 - Boilers	Boiler - Steam - Gas-Fired - 2929 MBH (2) Renewal	303,472	0	303,472
	DC DGS	DC Public Schools	Whittier Education Campus	D3040 - Distribution Systems	HVAC Pump - Hot Water - Base-Mounted - 5 HP (1) Renewal	35,570	0	35,570
	DC DGS	DC Public Schools	Whittier Education Campus	D3040 - Distribution Systems	Heat Exchanger - Steam/HW - Shell and Tube Renewal	852,171	0	852,171
	DC DGS	DC Public Schools	Whittier Education Campus	D5037 - Fire Alarm Systems	Fire Alarm System - FACP Renewal	48,258	0	48,258
	DC DGS	DC Public Schools	Whittier Education Campus	D5037 - Fire Alarm Systems	Fire Alarm System - Initiating & Alarm Devices - Addressable Renewal	156,680	0	156,680
	DC DGS	DC Public Schools	Whittier Education Campus	D5038 - Security and Detection Systems	Security System - Access Control System Renewal	296,917	0	296,917
	DC DGS	DC Public Schools	Whittier Education Campus	D5092 - Emergency Light and Power Systems	Exit Signs Renewal	37,252	0	37,252
	DC DGS	DC Public Schools	Whittier Education Campus	D5092 - Emergency Light and Power Systems	UPS System - 20kVA - Batteries Renewal	61,430	0	61,430
	DC DGS	DC Public Schools	Whittier Education Campus	G2048 - Flagpoles	Flagpoles - Aluminum - 30' High Renewal	16,041	0	16,041
					Subtotal for 2027	2,654,439	0	2,654,439
2028	DC DGS	DC Public Schools	Whittier Education Campus	C3020 - Floor Finishes	VCT - Standard Renewal	401,599	0	401,599
	DC DGS	DC Public Schools	Whittier Education Campus	D3040 - Distribution Systems	HVAC Pump - Hot Water - Base-Mounted - 5 HP (2) Renewal	37,242	0	37,242
	DC DGS	DC Public Schools	Whittier Education Campus	D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 100A 208Y/120V - 2 Renewal	13,193	0	13,193
	DC DGS	DC Public Schools	Whittier Education Campus	D5012 - Low Tension Service and Dist.	Electrical Distribution Safety Disconnect - 100A - 1 Renewal	1,966	0	1,966
	DC DGS	DC Public Schools	Whittier Education Campus	D5031 - Public Address and Music Systems	Public Address System Renewal	379,217	0	379,217

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2028	DC DGS	DC Public Schools	Whittier Education Campus	D5038 - Security and Detection Systems	Security System - CCTV Video Renewal	293,583	0	293,583
	DC DGS	DC Public Schools	Whittier Education Campus	D5038 - Security and Detection Systems	Security System - Video Intercom System - Entrances Renewal	28,018	0	28,018
	DC DGS	DC Public Schools	Whittier Education Campus	D5091 - Grounding Systems	Lightning Protection System - Bldg Under 75' Renewal	178,755	0	178,755
	DC DGS	DC Public Schools	Whittier Education Campus	D5092 - Emergency Light and Power Systems	Automatic Transfer Switch - 80A Renewal	15,705	0	15,705
	DC DGS	DC Public Schools	Whittier Education Campus	D5092 - Emergency Light and Power Systems	Emergency Battery Lamp Ballast Renewal	87,671	0	87,671
	DC DGS	DC Public Schools	Whittier Education Campus	G2047 - Playing Fields	Multi-Purpose Field - Artificial Turf Renewal	554,374	0	554,374
					Subtotal for 2028	1,991,323	0	1,991,323
2029	DC DGS	DC Public Schools	Whittier Education Campus	C20 - Stairs	Stairs - Concrete Filled Metal Pan Renewal	832,189	0	832,189
					Subtotal for 2029	832,189	0	832,189
2030	DC DGS	DC Public Schools	Whittier Education Campus	B30 - Roofing	BLUR (Built-Up Roofing) Renewal	529,732	0	529,732
	DC DGS	DC Public Schools	Whittier Education Campus	C3030 - Ceiling Finishes	ACT System - Standard Renewal	1,051,606	0	1,051,606
	DC DGS	DC Public Schools	Whittier Education Campus	D2010 - Plumbing Fixtures	Water Coolers - Floor-Mounted Renewal	8,629	0	8,629
	DC DGS	DC Public Schools	Whittier Education Campus	D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted Renewal	88,362	0	88,362
	DC DGS	DC Public Schools	Whittier Education Campus	D3040 - Distribution Systems	Exhaust Hood - Commercial Kitchen Renewal	48,311	0	48,311
	DC DGS	DC Public Schools	Whittier Education Campus	D3040 - Distribution Systems	Perimeter Heat System - Hydronic CI Radiators Renewal	3,336,378	0	3,336,378
	DC DGS	DC Public Schools	Whittier Education Campus	D4095 - Hood and Duct Fire Protection	Fire Suppression System - Commercial Kitchen Hood Renewal	29,394	0	29,394
	DC DGS	DC Public Schools	Whittier Education Campus	D5020 - Lighting and Branch Wiring	Lighting Fixtures - Exterior - HID Wall Packs Renewal	52,202	0	52,202
	DC DGS	DC Public Schools	Whittier Education Campus	D5020 - Lighting and Branch Wiring	Lighting Fixtures - Interior - HB HID Renewal	78,904	0	78,904
	DC DGS	DC Public Schools	Whittier Education Campus	D5020 - Lighting and Branch Wiring	Lighting Fixtures - Interior Renewal	1,119,793	0	1,119,793

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2030	DC DGS	DC Public Schools	Whittier Education Campus	D5039 - Local Area Networks	LAN & VoIP System Renewal	717,596	0	717,596
	DC DGS	DC Public Schools	Whittier Education Campus	E - Equipment and Furnishings	Kitchen Equipment Renewal	105,690	0	105,690
	DC DGS	DC Public Schools	Whittier Education Campus	G2041 - Fences and Gates	Fencing - Chain Link Renewal	192,766	0	192,766
	DC DGS	DC Public Schools	Whittier Education Campus	G2042 - Retaining Walls	Retaining Wall - Concrete - Top Rails - 12-Ft. Renewal	1,374,820	0	1,374,820
	DC DGS	DC Public Schools	Whittier Education Campus	G2045 - Site Furnishings	Playground Equipment - Medium Renewal	166,207	0	166,207
	DC DGS	DC Public Schools	Whittier Education Campus	G4021 - Fixtures and Transformers	Site Lighting - Campus Illuminated Signage Renewal	67,191	0	67,191
					Subtotal for 2030	8,967,581	0	8,967,581
2031	DC DGS	DC Public Schools	Whittier Education Campus	D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 225A 120/240V Renewal	18,753	0	18,753
					Subtotal for 2031	18,753	0	18,753
2032	DC DGS	DC Public Schools	Whittier Education Campus	A - Substructure	Concrete Footings Renewal	14,744	0	14,744
	DC DGS	DC Public Schools	Whittier Education Campus	A - Substructure	Structural Slab on Grade - Non-Industrial Renewal	47,990	0	47,990
	DC DGS	DC Public Schools	Whittier Education Campus	B10 - Superstructure	Multi-Story - Concrete Renewal	425,763	0	425,763
	DC DGS	DC Public Schools	Whittier Education Campus	B2010 - Exterior Walls	Solid Brick Walls Renewal	549,788	0	549,788
	DC DGS	DC Public Schools	Whittier Education Campus	C1010 - Partitions	CMU Block Walls - Plain Renewal	669,532	0	669,532
	DC DGS	DC Public Schools	Whittier Education Campus	C1010 - Partitions	Solid Brick Partitions Renewal	393,778	0	393,778
	DC DGS	DC Public Schools	Whittier Education Campus	D5012 - Low Tension Service and Dist.	Electrical Distribution Panel Board - 225A 208Y/120V - 2 Renewal	56,135	0	56,135
	DC DGS	DC Public Schools	Whittier Education Campus	D5092 - Emergency Light and Power Systems	UPS System - 20kVA - Batteries Renewal	77,288	0	77,288
					Subtotal for 2032	2,235,017	0	2,235,017
					Total	17,683,290	0	17,683,290

Element No.	Component Description	EUL (Yrs)	RUL (Yrs)	QTY	Units	Unit Cost	Plan Type	Priority	2023 Deferred	2024 Scheduled	2025 Scheduled	2026 Scheduled	2027 Scheduled	2028 Scheduled	2029 Scheduled	2030 Scheduled	2031 Scheduled	2032 Scheduled	Total	
A	Concrete Footings Renewal	75	10	28,758	SF	5.65	Capital Replacement	4 - Due within 10 Years of Inspection											\$9,752	\$9,752
	Structural Slab on Grade - Non-Industrial Renewal	75	10	28,758	SF	17.66	Capital Replacement	4 - Due within 10 Years of Inspection											\$31,742	\$31,742
B10	Multi-Story - Concrete Renewal	75	10	63,516	SF	73.89	Capital Replacement	4 - Due within 10 Years of Inspection											\$281,610	\$281,610
B2010	Solid Brick Walls Renewal	75	10	27,860	SF	104.42	Capital Replacement	4 - Due within 10 Years of Inspection											\$363,643	\$363,643
B30	BUR (Built-Up Roofing) Renewal	20	8	13,577	SF	22.63	Capital Replacement	4 - Due within 10 Years of Inspection								\$384,087				\$384,087
C1010	CMU Block Walls - Plain Renewal	50	10	33,660	SF	21.22	Capital Replacement	4 - Due within 10 Years of Inspection											\$442,844	\$442,844
	CMU Walls - Glazed 1 Side Renewal	50	5	2,790	SF	51.48	Capital Replacement	3 - Due within 5 Years of Inspection				\$89,050								\$89,050
	Solid Brick Partitions Renewal	75	10	12,450	SF	83.68	Capital Replacement	4 - Due within 10 Years of Inspection											\$260,454	\$260,454
C1033	Fixed Lockers - Wood - Athletic Lockers Renewal	30	5	30	Each	3,580.10	Capital Replacement	3 - Due within 5 Years of Inspection					\$134,254							\$134,254
C20	Stairs - Concrete Filled Metal Pan Renewal	75	7	99	Each	25,525.04	Capital Replacement	4 - Due within 10 Years of Inspection							\$631,745					\$631,745
C3010	Wood Wall Paneling - High End Renewal	30	5	225	SF	100.92	Capital Replacement	3 - Due within 5 Years of Inspection					\$28,383							\$28,383
C3020	Carpeting - Broadloom - Standard Renewal	10	5	2,266	SF	11.70	Capital Replacement	3 - Due within 5 Years of Inspection					\$33,126							\$33,126
	Carpeting - Tile Renewal	10	5	750	SF	11.58	Capital Replacement	3 - Due within 5 Years of Inspection					\$10,852							\$10,852

Element No.	Component Description	EUL RUL		QTY	Units	Unit Cost	Plan Type	Priority	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
		(Yrs)	(Yrs)						Deferred	Scheduled									
C3020	Rubber Sheet Goods Renewal	12	5	2,542	SF	12.35	Capital Replacement	3 - Due within 5 Years of Inspection					\$39,226						\$39,226
	VCT - Standard Renewal	10	6	34,438	SF	7.42	Capital Replacement	4 - Due within 10 Years of Inspection						\$319,197					\$319,197
	Vinyl Sheet Goods - Addition Renewal	12	5	5,300	SF	11.38	Capital Replacement	3 - Due within 5 Years of Inspection					\$75,359						\$75,359
	Vinyl Sheet Goods Renewal	12	5	1,300	SF	11.38	Capital Replacement	3 - Due within 5 Years of Inspection					\$18,484						\$18,484
C3030	ACT System - Standard Renewal	20	8	40,025	SF	15.24	Capital Replacement	4 - Due within 10 Years of Inspection								\$762,476			\$762,476
D2010	Water Coolers - Floor-Mounted Renewal	20	8	1	Each	5,005.04	Capital Replacement	4 - Due within 10 Years of Inspection								\$6,256			\$6,256
	Water Coolers - Wall-Mounted Renewal	20	8	10	Each	5,125.42	Capital Replacement	4 - Due within 10 Years of Inspection								\$64,068			\$64,068
D2020	Domestic Water - Backflow Preventer 4" Renewal	30	5	1	Each	21,165.66	Capital Replacement	3 - Due within 5 Years of Inspection					\$23,282						\$23,282
	Water Heater - Gas - Comm - 250 MBH Renewal	15	3	1	Each	43,506.64	Capital Replacement	3 - Due within 5 Years of Inspection			\$48,727								\$48,727
D3021	Boiler - Steam - Gas-Fired - 2929 MBH (1) Renewal	30	5	1	Each	202,032.67	Capital Replacement	3 - Due within 5 Years of Inspection					\$252,541						\$252,541
	Boiler - Steam - Gas-Fired - 2929 MBH (2) Renewal	30	5	1	Each	202,032.67	Capital Replacement	3 - Due within 5 Years of Inspection					\$252,541						\$252,541
D3040	Exhaust Hood - Commercial Kitchen Renewal	20	8	1	Each	28,022.58	Capital Replacement	4 - Due within 10 Years of Inspection								\$35,028			\$35,028
	HVAC Pump - Hot Water - Base-Mounted - 5 HP (1) Renewal	30	5	1	Each	23,680.50	Capital Replacement	3 - Due within 5 Years of Inspection					\$29,601						\$29,601

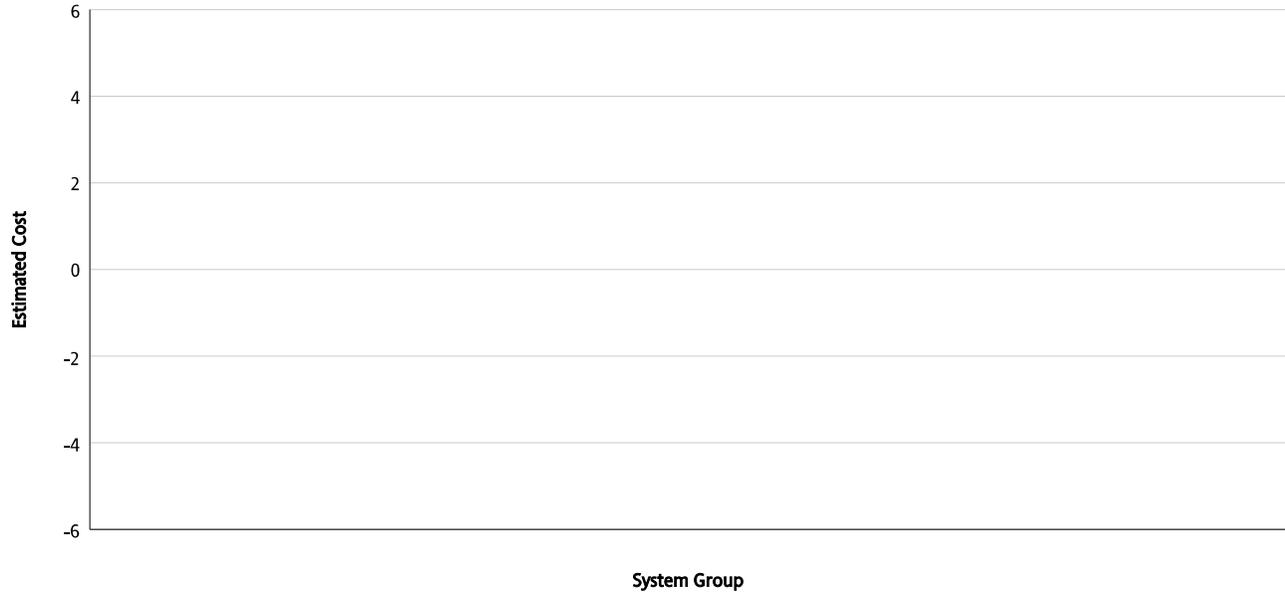
Element No.	Component Description	EUL (Yrs)	RUL (Yrs)	QTY	Units	Unit Cost	Plan Type	Priority	2023 Deferred	2024 Scheduled	2025 Scheduled	2026 Scheduled	2027 Scheduled	2028 Scheduled	2029 Scheduled	2030 Scheduled	2031 Scheduled	2032 Scheduled	Total		
D3040	HVAC Pump - Hot Water - Base-Mounted - 5 HP (2) Renewal	30	6	1	Each	23,680.50	Capital Replacement	4 - Due within 10 Years of Inspection												\$29,601	
	Heat Exchanger - Steam/HW - Shell and Tube Renewal	20	5	63,516	SF	8.93	Capital Replacement	3 - Due within 5 Years of Inspection					\$709,153								\$709,153
	Perimeter Heat System - Hydronic CI Radiators Renewal	30	8	63,516	SF	30.47	Capital Replacement	4 - Due within 10 Years of Inspection									\$2,419,070				\$2,419,070
D3050	Air-Cooled Heat Pump - (3.5 - 5) Ton Renewal	15	11	30	Each	12,466.22	Capital Replacement	4 - Due within 10 Years of Inspection													
	Packaged Rooftop Unit - 12 (1) Renewal	15	4	1	Each	33,569.96	Capital Replacement	3 - Due within 5 Years of Inspection				\$41,962									\$41,962
	Packaged Rooftop Unit - 12 (2) Renewal	15	4	1	Each	33,569.96	Capital Replacement	3 - Due within 5 Years of Inspection				\$41,962									\$41,962
	Packaged Rooftop Unit - 8 Ton Renewal	15	4	1	Each	25,639.58	Capital Replacement	3 - Due within 5 Years of Inspection				\$32,049									\$32,049
	Split System Heat Pump - 2 Ton Renewal	15	3	1	Each	11,304.58	Capital Replacement	3 - Due within 5 Years of Inspection					\$14,131								\$14,131
	Unit Heaters - Electric Renewal	15	3	4	Each	2,089.30	Capital Replacement	3 - Due within 5 Years of Inspection													
D4095	Fire Suppression System - Commercial Kitchen Hood Renewal	20	8	1	Each	17,050.17	Capital Replacement	4 - Due within 10 Years of Inspection									\$21,313				\$21,313
D5012	Electrical Distribution Panel Board - 100A 208Y/120V - 1 Renewal	30	4	3	Each	8,389.02	Capital Replacement	3 - Due within 5 Years of Inspection				\$31,459									\$31,459
	Electrical Distribution Panel Board - 100A 208Y/120V - 2 Renewal	30	6	1	Each	8,389.02	Capital Replacement	4 - Due within 10 Years of Inspection						\$10,486							\$10,486
	Electrical Distribution Panel Board - 225A 120/240V Renewal	30	9	1	Each	10,389.44	Capital Replacement	4 - Due within 10 Years of Inspection										\$12,987			\$12,987

Element No.	Component Description	EUL (Yrs)	RUL (Yrs)	QTY	Units	Unit Cost	Plan Type	Priority	2023 Deferred	2024 Scheduled	2025 Scheduled	2026 Scheduled	2027 Scheduled	2028 Scheduled	2029 Scheduled	2030 Scheduled	2031 Scheduled	2032 Scheduled	Total		
D5012	Electrical Distribution Panel Board - 225A 208Y/120V - 1 Renewal	30	3	1	Each	14,851.52	Capital Replacement	3 - Due within 5 Years of Inspection			\$18,564									\$18,564	
	Electrical Distribution Panel Board - 225A 208Y/120V - 2 Renewal	30	10	2	Each	14,851.52	Capital Replacement	4 - Due within 10 Years of Inspection											\$37,129	\$37,129	
	Electrical Distribution Safety Disconnect - 100A - 1 Renewal	30	6	1	Each	1,250.10	Capital Replacement	4 - Due within 10 Years of Inspection							\$1,563						\$1,563
D5020	Lighting Fixture - Exterior - CFL Renewal	20	11	8	Each	829.62	Capital Replacement	4 - Due within 10 Years of Inspection													
	Lighting Fixtures - Exterior - HID Wall Packs Renewal	20	8	24	Each	1,261.66	Capital Replacement	4 - Due within 10 Years of Inspection									\$37,850				\$37,850
	Lighting Fixtures - Interior - HB HID Renewal	20	8	16	Each	2,860.52	Capital Replacement	4 - Due within 10 Years of Inspection									\$57,210				\$57,210
	Lighting Fixtures - Interior - LED Renewal	20	11	5,300	SF	9.74	Capital Replacement	4 - Due within 10 Years of Inspection													
	Lighting Fixtures - Interior Renewal	20	8	59,246	SF	10.96	Capital Replacement	4 - Due within 10 Years of Inspection									\$811,916				\$811,916
D5031	Public Address System Renewal	15	6	63,516	SF	3.80	Capital Improvement	4 - Due within 10 Years of Inspection							\$301,407						\$301,407
	Scoreboard Single-Sided – College/High School Arena (Lower End) Renewal	15	3	1	Each	7,258.26	Capital Replacement	3 - Due within 5 Years of Inspection			\$9,073										\$9,073
D5036	Clock System Renewal	10	3	63,516	SF	7.72	Capital Replacement	3 - Due within 5 Years of Inspection			\$613,118										\$613,118
D5037	Fire Alarm System - FACP Renewal	15	5	1	Each	32,127.24	Capital Replacement	3 - Due within 5 Years of Inspection					\$40,159								\$40,159
	Fire Alarm System - Initiating & Alarm Devices - Addressable Renewal	10	5	63,516	SF	1.64	Capital Replacement	3 - Due within 5 Years of Inspection					\$130,384								\$130,384

Element No.	Component Description	EUL (Yrs)	RUL (Yrs)	QTY	Units	Unit Cost	Plan Type	Priority	2023 Deferred	2024 Scheduled	2025 Scheduled	2026 Scheduled	2027 Scheduled	2028 Scheduled	2029 Scheduled	2030 Scheduled	2031 Scheduled	2032 Scheduled	Total	
D5038	Security System - Access Control System Renewal	10	5	63,516	SF	3.11	Capital Replacement	3 - Due within 5 Years of Inspection						\$247,086						\$247,086
	Security System - CCTV Video Renewal	10	6	63,516	SF	2.94	Capital Replacement	4 - Due within 10 Years of Inspection							\$233,345					\$233,345
	Security System - Video Intercom System - Entrances Renewal	10	6	2	Each	8,907.78	Capital Replacement	4 - Due within 10 Years of Inspection							\$22,269					\$22,269
D5039	LAN & VoIP System Renewal	15	8	63,516	SF	6.55	Capital Replacement	4 - Due within 10 Years of Inspection								\$520,299				\$520,299
D5091	Lightning Protection System - Bldg Under 75' Renewal	30	6	63,516	SF	1.79	Capital Replacement	4 - Due within 10 Years of Inspection							\$142,077					\$142,077
D5092	Automatic Transfer Switch - 80A Renewal	20	6	1	Each	9,985.99	Capital Replacement	4 - Due within 10 Years of Inspection							\$12,482					\$12,482
	Emergency Battery Lamp Ballast Renewal	10	6	57,641	SF	0.97	Capital Replacement	4 - Due within 10 Years of Inspection							\$69,682					\$69,682
	Emergency Battery Pack Light Unit - Battery Renewal	10	3	58,756	SF	0.41	Capital Replacement	3 - Due within 5 Years of Inspection			\$30,293									\$30,293
	Exit Signs - LED Renewal	20	11	5,300	SF	0.76	Capital Replacement	4 - Due within 10 Years of Inspection												
	Exit Signs Renewal	10	5	59,246	SF	0.42	Capital Replacement	3 - Due within 5 Years of Inspection					\$31,000							\$31,000
	UPS System - 20kVA - Batteries Renewal	5	5	8	Each	5,112.04	Capital Replacement	3 - Due within 5 Years of Inspection					\$51,120							\$51,120
E	Kitchen Equipment Renewal	20	8	1	Each	61,305.10	Capital Replacement	4 - Due within 10 Years of Inspection									\$76,631			\$76,631
G2041	Fencing - Chain Link Renewal	20	8	1,502	LF	74.44	Capital Replacement	4 - Due within 10 Years of Inspection									\$139,767			\$139,767

Currency:

No data available.



Region:

DC DGS

Agency:

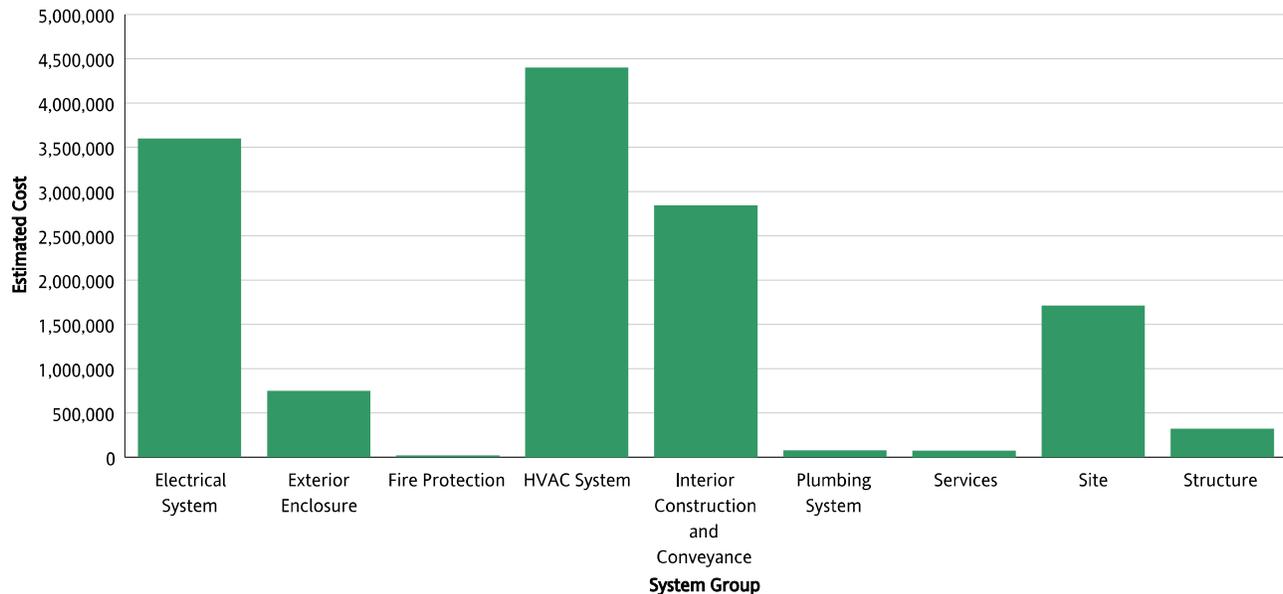
DC Public Schools

Building:

Whittier Education Campus-WHITT77_2022

Currency: USD

System Group	Percentage of Total Cost	Estimated Cost
Electrical System	26%	3,599,500
Exterior Enclosure	5%	747,730
Fire Protection	0%	21,313
HVAC System	32%	4,398,550
Interior Construction and Conveyance	21%	2,845,450
Plumbing System	1%	78,265
Services	1%	76,631
Site	12%	1,711,076
Structure	2%	323,104
Total		13,801,619





System Detail Report

By System Group

Whittier Education Campus

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Panel Board - 100A 208Y/120V - 1
Quantity:	3.00	Lifetime:	30
Unit Cost:	8,389.02	Years Remaining:	4 (Observed)
Replacement Cost:	25,167.06	% Used:	87% (Observed)
Unit of Measure:	Each	Year Installed:	1979
System Condition Rating:	Poor - Fair	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2026	Renewal Action FY:	2026
% Renew:	125.00	Renewal Action Cost:	31,458.83

Description

The buildings electrical distribution system includes a 100A 208Y/120V panel board with supply feeder cabling included. Note: The system has exceeded its expected useful life(EUL), but considering it's in working condition its remaining useful life(RUL) has been extended.

Inventory Fields

Manufacturer: Underwriters

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262416300750	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 100 amp, 24 circuits, NQ, incl 20 A 1 pole bolt-on breakers	1.00	2,612.51	Ea.	2,612.51
RSMEANS2022	A	D50102300240	Feeder installation 600 V, including RGS conduit and XHHW wire, 100 A	50.00	31.64	L.F.	1,582.00
						Subtotal:	4,194.51
						Adjustment Factor:	2.0000
						Total:	8,389.02

Linked Photos

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Panel Board - 100A 208Y/120V - 2
Quantity:	1.00	Lifetime:	30
Unit Cost:	8,389.02	Years Remaining:	6 (Observed)
Replacement Cost:	8,389.02	% Used:	80% (Observed)
Unit of Measure:	Each	Year Installed:	1998
System Condition Rating:	Fair	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	10,486.28

Description

The buildings electrical distribution system includes a 100A 208Y/120V panel board with supply feeder cabling included.

Inventory Fields

Manufacturer:	Challenger	Model Number:	Not Available
Serial Number:	Not Available		

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262416300750	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 100 amp, 24 circuits, NQ, incl 20 A 1 pole bolt-on breakers	1.00	2,612.51	Ea.	2,612.51
RSMEANS2022	A	D50102300240	Feeder installation 600 V, including RGS conduit and XHHW wire, 100 A	50.00	31.64	L.F.	1,582.00
Subtotal:							4,194.51
Adjustment Factor:							2.0000
Total:							8,389.02

Linked Photos



Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Electrical Distribution Panel Board - 100A 208Y/120V - 2 Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Jul 26, 2028	10,486.00
				Total	10,486.00

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Panel Board - 225A 120/240V
Quantity:	1.00	Lifetime:	30
Unit Cost:	10,389.44	Years Remaining:	9 (Observed)
Replacement Cost:	10,389.44	% Used:	70% (Observed)
Unit of Measure:	Each	Year Installed:	2001
System Condition Rating:	Fair - Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	12,986.80

Description

The buildings electrical distribution system includes a 225A 120/240V single phase panel board with supply feeder cabling included.

Inventory Fields

Manufacturer: Square D

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262416101000	Load centers, 1 phase, 3 wire, main lugs, indoor, 120/240 V, 200 amp, 40 circuits, incl 20 A 1 pole plug-in breakers	1.00	2,575.22	Ea.	2,575.22
RSMEANS2022	A	D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	50.00	52.39	L.F.	2,619.50
						Subtotal:	5,194.72
						Adjustment Factor:	2.0000
						Total:	10,389.44

Linked Photos



Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Electrical Distribution Panel Board - 225A 120/240V Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Jul 26, 2031	12,987.00
Total					12,987.00

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Panel Board - 225A 208Y/120V - 1
Quantity:	1.00	Lifetime:	30
Unit Cost:	14,851.52	Years Remaining:	3 (Observed)
Replacement Cost:	14,851.52	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1970
System Condition Rating:	Poor - Fair	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	18,564.40

Description

The buildings electrical distribution system includes a 225A 208Y/120V panel board with supply feeder cabling included. Note: The system has exceeded its expected useful life(EUL), but considering it's in working condition its remaining useful life(RUL) has been extended.

Inventory Fields

Manufacturer:	General Electric	Model Number:	Not Available
Serial Number:	Not Available		

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262416300950	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 amp, 36 circuits, NQ, incl 20 A 1 pole bolt-on breakers	1.00	4,806.26	Ea.	4,806.26
RSMEANS2022	A	D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	50.00	52.39	L.F.	2,619.50
						Subtotal:	7,425.76
						Adjustment Factor:	2.0000
						Total:	14,851.52

Linked Photos



Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Electrical Distribution Panel Board - 225A 208Y/120V - 1 Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Jul 26, 2025	18,564.00
Total					18,564.00

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Panel Board - 225A 208Y/120V - 2
Quantity:	2.00	Lifetime:	30
Unit Cost:	14,851.52	Years Remaining:	10 (Observed)
Replacement Cost:	29,703.04	% Used:	67% (Observed)
Unit of Measure:	Each	Year Installed:	2002
System Condition Rating:	Fair - Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2032	Renewal Action FY:	2032
% Renew:	125.00	Renewal Action Cost:	37,128.80

Description

The buildings electrical distribution system includes a 225A 208Y/120V panel board with supply feeder cabling included.

Inventory Fields

Manufacturer: Square D

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262416300950	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 amp, 36 circuits, NQ, incl 20 A 1 pole bolt-on breakers	1.00	4,806.26	Ea.	4,806.26
RSMEANS2022	A	D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	50.00	52.39	L.F.	2,619.50
						Subtotal:	7,425.76
						Adjustment Factor:	2.0000
						Total:	14,851.52

Linked Photos



Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Electrical Distribution Panel Board - 225A 208Y/120V - 2 Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Jul 26, 2032	37,129.00
Total					37,129.00

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Panel Board - 225A 208Y/120V - 3
Quantity:	4.00	Lifetime:	30
Unit Cost:	14,851.52	Years Remaining:	18 (Observed)
Replacement Cost:	59,406.08	% Used:	40% (Observed)
Unit of Measure:	Each	Year Installed:	2010
System Condition Rating:	Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2040	Renewal Action FY:	2040
% Renew:	125.00	Renewal Action Cost:	74,257.60

Description

The buildings electrical distribution system includes a 225A 208Y/120V panel board with supply feeder cabling included.

Inventory Fields

Manufacturer:	General Electric	Model Number:	Not Available
Serial Number:	Not Available		

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262416300950	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 amp, 36 circuits, NQ, incl 20 A 1 pole bolt-on breakers	1.00	4,806.26	Ea.	4,806.26
RSMEANS2022	A	D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	50.00	52.39	L.F.	2,619.50
						Subtotal:	7,425.76
						Adjustment Factor:	2.0000
						Total:	14,851.52

Linked Photos



Linked Requirements

No linked requirements.

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Panel Board - 250A 208Y/120V
Quantity:	1.00	Lifetime:	30
Unit Cost:	14,851.52	Years Remaining:	30 (Observed)
Replacement Cost:	14,851.52	% Used:	0% (Observed)
Unit of Measure:	Each	Year Installed:	2022
System Condition Rating:	Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2052	Renewal Action FY:	2052
% Renew:	125.00	Renewal Action Cost:	18,564.40

Description

The buildings electrical distribution system includes a 225A 208Y/120V panel board with supply feeder cabling included.

Inventory Fields

Manufacturer:	Siemens	Model Number:	Not Available
Serial Number:	Not Available		

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262416300950	Panelboards, 3 phase 4 wire, main lugs, 120/208 V, 225 amp, 36 circuits, NQ, incl 20 A 1 pole bolt-on breakers	1.00	4,806.26	Ea.	4,806.26
RSMEANS2022	A	D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	50.00	52.39	L.F.	2,619.50
						Subtotal:	7,425.76
						Adjustment Factor:	2.0000
						Total:	14,851.52

Linked Photos



Linked Requirements

No linked requirements.

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Panel Board - 400A 208Y/120V - 1
Quantity:	1.00	Lifetime:	30
Unit Cost:	30,340.12	Years Remaining:	18 (Observed)
Replacement Cost:	30,340.12	% Used:	40% (Observed)
Unit of Measure:	Each	Year Installed:	2010
System Condition Rating:	Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2040	Renewal Action FY:	2040
% Renew:	125.00	Renewal Action Cost:	37,925.15

Description

The buildings electrical distribution system includes a 400A 208Y/120V panel board with supply feeder cabling included.

Inventory Fields

Inventory Tag Number:	15039	Manufacturer:	General Electric
Model Number:	Not Available	Serial Number:	Not Available

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262416302300	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 400 amp, 42 circuits, NQ, incl 20 A 1 pole bolt-on breakers	1.00	9,931.06	Ea.	9,931.06
RSMEANS2022	A	D50102300320	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	50.00	104.78	L.F.	5,239.00
						Subtotal:	15,170.06
						Adjustment Factor:	2.0000
						Total:	30,340.12

Linked Photos



Linked Requirements

No linked requirements.

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Panel Board - 800A 208Y/120V - 1
Quantity:	1.00	Lifetime:	30
Unit Cost:	59,902.20	Years Remaining:	18 (Observed)
Replacement Cost:	59,902.20	% Used:	40% (Observed)
Unit of Measure:	Each	Year Installed:	2010
System Condition Rating:	Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2040	Renewal Action FY:	2040
% Renew:	125.00	Renewal Action Cost:	74,877.75

Description

The buildings electrical distribution system includes a 800A 208Y/120V panel board with supply feeder cabling included.

Inventory Fields

Inventory Tag Number:	15038	Manufacturer:	General Electric
Model Number:	Not Available	Serial Number:	Not Available

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262416302350	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 600 amp, 42 circuits, NQ, incl 20 A 1 pole bolt-on breakers	1.25	14,582.48	Ea.	18,228.10
RSMEANS2022	A	D50102300400	Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	50.00	234.46	L.F.	11,723.00
						Subtotal:	29,951.10
						Adjustment Factor:	2.0000
						Total:	59,902.20

Linked Photos



Linked Requirements

No linked requirements.

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Safety Disconnect - 100A - 1
Quantity:	1.00	Lifetime:	30
Unit Cost:	1,250.10	Years Remaining:	6 (Observed)
Replacement Cost:	1,250.10	% Used:	80% (Observed)
Unit of Measure:	Each	Year Installed:	1998
System Condition Rating:	Fair	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	1,562.63

Description

The buildings electrical distribution system includes 100A safety disconnect.

Inventory Fields

Manufacturer:	Cutler Hammer	Model Number:	Not Available
Serial Number:	Not Available		

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262816200300	Safety switches, general duty, 3 pole, fusible, 240 volt, 100 amp, NEMA 1	1.00	625.05	Ea.	625.05
						Subtotal:	625.05
						Adjustment Factor:	2.0000
						Total:	1,250.10

Linked Photos



Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Electrical Distribution Safety Disconnect - 100A - 1 Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Jul 26, 2028	1,563.00
Total					1,563.00

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Safety Disconnect - 100A - 2
Quantity:	1.00	Lifetime:	30
Unit Cost:	1,250.10	Years Remaining:	18 (Observed)
Replacement Cost:	1,250.10	% Used:	40% (Observed)
Unit of Measure:	Each	Year Installed:	2010
System Condition Rating:	Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2040	Renewal Action FY:	2040
% Renew:	125.00	Renewal Action Cost:	1,562.63

Description

The buildings electrical distribution system includes 100A safety disconnect.

Inventory Fields

Manufacturer:	General Electric	Model Number:	Not Available
Serial Number:	Not Available		

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262816200300	Safety switches, general duty, 3 pole, fusible, 240 volt, 100 amp, NEMA 1	1.00	625.05	Ea.	625.05
						Subtotal:	625.05
						Adjustment Factor:	2.0000
						Total:	1,250.10

Linked Photos



Linked Requirements

No linked requirements.

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Electrical Distribution Safety Disconnect - 60A
Quantity:	1.00	Lifetime:	30
Unit Cost:	933.72	Years Remaining:	18 (Observed)
Replacement Cost:	933.72	% Used:	40% (Observed)
Unit of Measure:	Each	Year Installed:	2010
System Condition Rating:	Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2040	Renewal Action FY:	2040
% Renew:	125.00	Renewal Action Cost:	1,167.15

Description

The buildings electrical distribution system includes 60A safety disconnect.

Inventory Fields

Manufacturer:	General Electric	Model Number:	Not Available
Serial Number:	Not Available		

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262816200200	Safety switches, general duty, 3 pole, fusible, 240 volt, 60 amp, NEMA 1	1.00	466.86	Ea.	466.86
Subtotal:							466.86
Adjustment Factor:							2.0000
Total:							933.72

Linked Photos



Linked Requirements

No linked requirements.

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Main Distribution Switchboard - 1200A 208Y/120V 3 Phase
Quantity:	1.00	Lifetime:	40
Unit Cost:	106,147.66	Years Remaining:	28 (Observed)
Replacement Cost:	106,147.66	% Used:	30% (Observed)
Unit of Measure:	Each	Year Installed:	2010
System Condition Rating:	Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2050	Renewal Action FY:	2050
% Renew:	125.00	Renewal Action Cost:	132,684.58

Description

The building includes a 1200A, 208Y/120V, 3 phase distribution switchboard located in Electrical Room 138. System includes a main disconnecting means circuit breaker instrumentation, distribution feeder circuit breakers, and switchboard sections.

Inventory Fields

Inventory Tag Number:	11339	Manufacturer:	General Electric
Model Number:	Not Available	Serial Number:	Not Available

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262413100600	Switchboards, no main disconnect, 4 wire, 120/208 V, 1,200 amp, incl CT compartment, excl CT's or PT's	1.00	8,550.43	Ea.	8,550.43
RSMEANS2022	U	262413200440	Switchboards, main circuit breaker, 3 pole, 3 wire, to 600 volt, 1,200 amp	1.00	12,653.43	Ea.	12,653.43
RSMEANS2022	U	262413202040	Switchboards, current/potential transformer metering compartment, w/watt meter, 1,200 amp	1.00	11,212.49	Ea.	11,212.49
RSMEANS2022	U	262413300500	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 1,200 amp, excl breakers	2.00	5,437.38	Ea.	10,874.76
RSMEANS2022	U	262413400180	Circuit breakers, 3 pole, 240 V, 15 to 60 amp, FA frame, for feeder section	2.00	669.30	Ea.	1,338.60
RSMEANS2022	U	262413400320	Circuit breakers, 3 pole, 240 V, 70 to 100 amp, FA frame, for feeder section	2.00	811.05	Ea.	1,622.10
RSMEANS2022	U	262413400420	Circuit breaker, 3 pole, 480 V, 70 to 225 amp, KA frame, for feeder section	1.00	1,778.42	Ea.	1,778.42
RSMEANS2022	U	262413400430	Circuit breaker, 3 pole, 480 V, 125 to 400 amp, LA frame, for feeder section	1.00	5,043.60	Ea.	5,043.60

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Main Electrical Service - 2000A 208Y/120V
Quantity:	1.00	Lifetime:	30
Unit Cost:	294,467.02	Years Remaining:	18 (Observed)
Replacement Cost:	294,467.02	% Used:	40% (Observed)
Unit of Measure:	Each	Year Installed:	2010
System Condition Rating:	Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2040	Renewal Action FY:	2040
% Renew:	125.00	Renewal Action Cost:	368,083.78

Description

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. Located in Electrical Room 138.

Inventory Fields

Inventory Tag Number:	11338	Manufacturer:	General Electric
Model Number:	Not Available	Serial Number:	Not Available

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	262413103200	Switchboards, pressure switch, 4 wire, 120/208 V, 1,600 amp, incl CT compartment, excl CT's or PT's	1.20	29,442.95	Ea.	35,331.54
RSMEANS2022	U	262413300600	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 1,600 amp, excl breakers	2.40	7,441.05	Ea.	17,858.52
RSMEANS2022	U	262413400270	Circuit breakers, 3 pole, 600 V, 15 to 60 amp, FA frame, for feeder section	4.00	740.30	Ea.	2,961.20
RSMEANS2022	U	262413400420	Circuit breaker, 3 pole, 480 V, 70 to 225 amp, KA frame, for feeder section	8.00	1,778.42	Ea.	14,227.36
RSMEANS2022	U	262413400430	Circuit breaker, 3 pole, 480 V, 125 to 400 amp, LA frame, for feeder section	4.00	5,043.60	Ea.	20,174.40
RSMEANS2022	U	262413400470	Circuit breaker, 3 pole, 600 V, 700 to 800 amp, MA frame, for feeder section	3.00	7,085.29	Ea.	21,255.87
RSMEANS2022	A	D50101200520	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1600 A	1.00	35,424.62	Ea.	35,424.62
Subtotal:							147,233.51
Adjustment Factor:							2.0000
Total:							294,467.02

Linked Photos



Linked Requirements

No linked requirements.

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5020 - Lighting and Branch Wiring	Name:	Lighting Fixture - Exterior - CFL
Quantity:	8.00	Lifetime:	20
Unit Cost:	829.62	Years Remaining:	11 (Observed)
Replacement Cost:	6,636.96	% Used:	45% (Observed)
Unit of Measure:	Each	Year Installed:	2013
System Condition Rating:	Fair - Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2033	Renewal Action FY:	2033
% Renew:	125.00	Renewal Action Cost:	8,296.20

Description

Exterior lighting includes CFL wall-mounted lanterns. Line items used to approximate value.

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	260519900031	Wire, copper solid, 600 volt, #12, type THW, normal installation conditions in wireway, conduit, cable tray	75.00	0.91	L.F.	68.25
RSMEANS2022	U	260533140200	Electric metallic tubing, 1/2" diameter, to 10' high, includes 11 couplings per 100'	25.00	2.47	L.F.	61.75
RSMEANS2022	U	265623100400	Quartz fixture, exterior, wall mounted, 500 watt, incl lamps	1.00	284.81	Ea.	284.81
						Subtotal:	414.81
						Adjustment Factor:	2.0000
						Total:	829.62

Linked Photos



Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Lighting Fixture - Exterior - CFL Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Jul 26, 2033	8,296.00
Total					8,296.00

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5020 - Lighting and Branch Wiring	Name:	Lighting Fixtures - Exterior - HID Wall Packs
Quantity:	24.00	Lifetime:	20
Unit Cost:	1,261.66	Years Remaining:	8 (Observed)
Replacement Cost:	30,279.84	% Used:	60% (Observed)
Unit of Measure:	Each	Year Installed:	2010
System Condition Rating:	Fair - Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2030	Renewal Action FY:	2030
% Renew:	125.00	Renewal Action Cost:	37,849.80

Description

Exterior lighting consists of HID wall pack units.

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	26051990031	Wire, copper solid, 600 volt, #12, type THW, normal installation conditions in wireway, conduit, cable tray	75.00	0.91	L.F.	68.25
RSMEANS2022	U	260533140200	Electric metallic tubing, 1/2" diameter, to 10' high, includes 11 couplings per 100'	25.00	2.47	L.F.	61.75
RSMEANS2022	U	265623101170	High pressure sodium fixture, exterior, wall pack, 150 Watt, incl lamps	1.00	500.83	Ea.	500.83
						Subtotal:	630.83
						Adjustment Factor:	2.0000
						Total:	1,261.66

Linked Photos



Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Lighting Fixtures - Exterior - HID Wall Packs Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Jul 26, 2030	37,850.00
Total					37,850.00

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5020 - Lighting and Branch Wiring	Name:	Lighting Fixtures - Interior
Quantity:	59,246.00	Lifetime:	20
Unit Cost:	10.96	Years Remaining:	8 (Observed)
Replacement Cost:	649,532.62	% Used:	60% (Observed)
Unit of Measure:	SF	Year Installed:	2010
System Condition Rating:	Fair - Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2030	Renewal Action FY:	2030
% Renew:	125.00	Renewal Action Cost:	811,915.77

Description

The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.

System Costs

Unit Cost Basis: 1,000.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	260519901200	Wire, copper, stranded, 600 volt, #12, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray	4.00	110.72	C.L.F.	442.88
RSMEANS2022	U	260533135020	Electric metallic tubing (EMT), 3/4" diameter, to 10' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF	100.00	7.48	L.F.	748.00
RSMEANS2022	U	260533160150	Outlet boxes, pressed steel, 4" square	10.00	42.12	Ea.	421.20
RSMEANS2022	U	262726200500	Toggle switch, quiet type, single pole, 20 amp	5.00	33.94	Ea.	169.70
RSMEANS2022	U	262726203110	Wall plate, brown plastic, 1 gang	5.00	10.35	Ea.	51.75
RSMEANS2022	U	265113500400	Fluorescent fixture, interior, acrylic lens, grid recess ceiling mounted, 2-40 W, 2' W x 4' L, incl lamps, mounting hardware and connections	8.00	213.27	Ea.	1,706.16
RSMEANS2022	U	266123100100	Fluorescent lamp, rapid start, cool white, 40 watt, 4' long	1.60	1,213.73	C	1,941.97
						Subtotal:	5,481.66
						Adjustment Factor:	2.0000
						Total:	10,963.32

Linked Photos



Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Lighting Fixtures - Interior Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Jul 26, 2030	811,916.00
Total					811,916.00

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5020 - Lighting and Branch Wiring	Name:	Lighting Fixtures - Interior - HB HID
Quantity:	16.00	Lifetime:	20
Unit Cost:	2,860.52	Years Remaining:	8 (Observed)
Replacement Cost:	45,768.32	% Used:	60% (Observed)
Unit of Measure:	Each	Year Installed:	2010
System Condition Rating:	Fair - Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2030	Renewal Action FY:	2030
% Renew:	125.00	Renewal Action Cost:	57,210.40

Description

The interior lighting consist of high bay HID fixtures in the Cafeteria.

System Costs

Unit Cost Basis: 1.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	260519900031	Wire, copper solid, 600 volt, #12, type THW, normal installation conditions in wireway, conduit, cable tray	75.00	0.91	L.F.	68.25
RSMEANS2022	U	260533140200	Electric metallic tubing, 1/2" diameter, to 10' high, includes 11 couplings per 100'	25.00	2.47	L.F.	61.75
RSMEANS2022	U	265113401080	High pressure sodium fixture, interior, pendent, round, 150 W, incl lamps and mounting hardware	1.00	1,300.26	Ea.	1,300.26
						Subtotal:	1,430.26
						Adjustment Factor:	2.0000
						Total:	2,860.52

Linked Photos



Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Lighting Fixtures - Interior - HB HID Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Jul 26, 2030	57,210.00
Total					57,210.00

Region: DC DGS
Agency: DC Public Schools

Building: Whittier Education Campus
Building Number: WHITT77_2022

System Group: Electrical System

Currency: USD

System Uniformat:	D5020 - Lighting and Branch Wiring	Name:	Lighting Fixtures - Interior - LED
Quantity:	5,300.00	Lifetime:	20
Unit Cost:	9.74	Years Remaining:	11 (Observed)
Replacement Cost:	51,607.69	% Used:	45% (Observed)
Unit of Measure:	SF	Year Installed:	2013
System Condition Rating:	Fair - Good	Date Inspected:	Jul 26, 2022
		SCI:	0.00

Renewal

Modeled Renewal FY:	2033	Renewal Action FY:	2033
% Renew:	125.00	Renewal Action Cost:	64,509.61

Description

The building includes a average density LED Lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.

System Costs

Unit Cost Basis: 1,000.00

Cost Source	Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
RSMEANS2022	U	260519901200	Wire, copper, stranded, 600 volt, #12, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray	4.00	110.72	C.L.F.	442.88
RSMEANS2022	U	260533135020	Electric metallic tubing (EMT), 3/4" diameter, to 10' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF	100.00	7.48	L.F.	748.00
RSMEANS2022	U	260533160150	Outlet boxes, pressed steel, 4" square	10.00	42.12	Ea.	421.20
RSMEANS2022	U	262726200500	Toggle switch, quiet type, single pole, 20 amp	5.00	33.94	Ea.	169.70
RSMEANS2022	U	262726203110	Wall plate, brown plastic, 1 gang	5.00	10.35	Ea.	51.75
RSMEANS2022	U	265113551020	Interior LED fixtures, troffer, recess mounted, 6,400 lumens, 2' x 4', replaces four T8 lamp, incl lamps, mounting hardware and connections	8.00	379.39	Ea.	3,035.12
						Subtotal:	4,868.65
						Adjustment Factor:	2.0000
						Total:	9,737.30

Linked Photos