

Facility Condition Assessment



Chevy Chase Community Center
5601 CONNECTICUT AVENUE NW
WASHINGTON, DC 20015
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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 RSMMeans Construction Data to a specific city. The appropriate CCI can be selected from a list compiled by RSMMeans 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. Means™

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. $SCI = \$ FCI \text{ Requirement Costs for a particular System (divided by) } \$ \text{ System Replacement Cost}$. 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 (\$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.

Building Detail Report

By Asset Name

Region: _Work in Progress
Agency: DPR - Specturm

Building: Chevy Chase Community Center
Building Number: CHEVY75A2021

Buildings are ordered by Asset Name Currency:

Statistics

FCI Cost:	244,910	FCI:	0.02
FCI 5 Year Cost:	3,414,086	FCI 5 Year:	0.26
FCI 10 year Cost:	6,783,003	FCI 10 Year:	0.51
RI Cost:	6,991,917	RI:	0.53
Total Requirements Cost:	6,991,918		
Current Replacement Value:	13,275,926	Date of most Recent Assessment:	Feb 15, 2021

Type	Building	Construction Type	
Area	31,066 SF	Historical Category	None
Use	Recreational Center	City	WASHINGTON
Floors	3	State/Province/Region	UNITED STATES OF AMERICA
Address 1	5601 CONNECTICUT AVENUE NW	Zip/Postal Code	20015
Address 2	-	Architect	-
Year Constructed	1971	Commission Date	-
Year Renovated	1999	Decommission Date	-
Ownership	-		
Active Assessment?:	No	Power Meter Number:	KZD341208454

Photo



Chevy Chase Community Center Exterior Overview

Building Description

The Chevy Chase Community Center (“the Property”) located at 5601 Connecticut Avenue in Northwest Washington D.C. consists of an expansive recreational facility. The Property contains a three-story (2 + basement) concrete-framed recreation building, and a community playground and basketball court all contained upon a site of approximately 1.68 acre (73,290 square feet). The basement level contains a community room, classrooms, mechanical rooms, and theatre changing rooms. The first floor contains the classrooms, offices, and the community theatre. The second level is comprised of a community room, various classrooms and offices. The recreational building contains a measured gross floor area of 31,066 square feet.

Occupancy Type

In accordance with Section 304.1 of the 2012 edition of the International Building Code (IBC), the building occupancy is classified as Assembly Group A-3 (Assembly) and per Chapter 6, Section 601 the building construction is Type 2B (Unprotected Non-Combustible) as determined from field observations. The building appeared to be compliant with the requirements of the IBC.

Architectural

The building is founded on a series of mild-steel reinforced cast-in-place concrete foundation walls and spread footings. The building contained a basement with two levels; one level contains classrooms and a community room and the other level contains the main mechanical room. The basement levels contained a cast-in-place (CIP) concrete floor slab enclosed at the below grade areas concrete walls. The upper floor of the structure consisted of precast concrete floor planks supported on the framework of conventionally-reinforced concrete 12” x 12” columns and concrete beams and the load bearing concrete masonry unit (CMU) walls.

The exterior wall system consisted of the exterior brick and precast panels. Windows consisted of double glazed insulated glazing units contained within anodized aluminum framing members. The south elevation has an addition that includes exterior storefront system with fixed thermal panes. The building contained eight perimeter doors which comprised of 36” hollow core metal doors set in metal frames. Other entrance doors consist of anodized aluminum glazed exterior storefront door assemblies. The building consists of one primary low-sloped roof area, the low-slope roof over the penthouse mechanical space and the low-slope roof provided over the entrance canopy. Each roof area is covered with a three-ply asphaltic-based built-up roofing system with a hot-mopped granular-surface SBS modified bitumen cap sheet. Site systems consist of various prefabricated fiberglass and steel pieces of playground equipment over a poured-in-place bed, an asphalt bound basketball court, and a parking lot.

HVAC

The building is heated using low pressure hot water piped through radiators and various air handling units throughout the building. Hot water is provided by two gas boilers rated at 1,368,900 British Thermal Units per Hour (BTUH). The equipment is located in the basement mechanical room. The air handling units are located throughout the building. Each unit provides heating and cooling and consists of a chilled water coils and a supply fan. Supply air is routed to the space through sheet metal ducts and distributed overhead and discharged to the space via ceiling-mounted diffusers throughout the building. Wall mounted radiators supply heat to the areas throughout the building not serviced by the air handling units. Chilled water for the air handler systems’ cooling coils was supplied from an air cooled roof top cooling tower via an insulated steel piping system to the chiller which is located in the basement mechanical room. The building contains multiple exhaust systems. Dedicated exhaust systems collect air from the toilet rooms. Exhaust air is ducted up to exhaust fans on the roof. Controls for the HVAC systems consist of local digital thermostats. Thermostats were located within offices and upper floor common corridors.

Plumbing

Domestic cold water enters the building in the basement mechanical room. The piping observed within the building is copper. Supply pressure is supplied from the cold water intake pressure. Domestic cold water is routed to all the plumbing fittings within the building. Domestic hot water is generated by 100-gallon capacity water heater located within the basement mechanical room. Sanitary waste is collected from riser stacks throughout the building and tied to horizontal mains that are routed out of the building under the first floor via gravity drain lines to the site sanitary sewer system. The sanitary waste and vent piping is cast iron with localized sections of polyvinyl chloride (PVC) piping. The building is constructed with flat roofs. Storm water drainage on flat roof areas is via roof drains routed to 4" vertical risers and out of the building through gravity lines to the municipal storm water system. These downspouts are routed to the site storm drainage system via a duct tile iron piping system. Washington Gas supplies natural gas service to the property. The pressure reducing station and gas meter are located outside on the North side of the building. Gas service is routed to the rooftop air handling units and the hot water heater. Gas piping is black steel.

Fire

The structure consisted of reinforced concrete slab, concrete floors, and steel framing and masonry walls. Common area corridors were constructed with a one hour fire rating. Doors at offices typically consisted of ¾-hr fire resistance rated doors. Exterior doors consisted of 3/4-hr fire resistance rated metal doors with automatic door closers. The facility is provided with seven exits serving the first floor distributed throughout the building and leading to the exterior at each level. The building is fully protected with an automatic fire suppression sprinkler system or a standpipe. Handheld fire extinguishers, located in recessed wall cabinets, were provided in the corridors and larger assembly rooms on each floor. The building is protected by an addressable fire alarm control panel (FACP) which is located in the basement electrical room. Audio bells, pull stations, and hard-wired smoke detectors have been provided throughout the building.

Electrical

The building receives electrical service from a transformer supplied by Potomac Electric Power Company (PEPCO). Service characteristics are 277/480-volt, 3-phase, 4-wire. Underground ducts are routed from the utility company's transformer to a current transformer (CT) cabinet in the electrical room located on the basement floor. The main distribution panel for the building was manufactured by Siemens and is a type SWBD panel. The panel is located in the first floor electrical room. The incoming service has a capacity of 2,500 Amps at 277/480 volts. Numerous additional branch electrical panels and disconnects are located throughout the building. All of these are 120/208 volt or 277/480 volt equipment.

Elevators

The building contains one hydraulic passenger elevator which was manufactured by Dover. The elevator accesses the basement, 1st and 2nd floors and has a capacity of 2,100 pounds. The building also contains two chair lifts.

Replacement Value Based on System Cost with Overheads

System Costs

System	System Name	Cost
A - Substructure	Caissons (Drilled Pier) in Stable Ground	194,982
A - Substructure	Foundation Wall and Footings 10-Ft - Full Basement	305,898
A - Substructure	Structural Slab on Grade - Non-Industrial	160,202
B10 - Superstructure	Concrete Superstructure	1,905,017

System	System Name	Cost
B2010 - Exterior Walls	Exterior Architectural Elements - Precast Concrete	1,658,806
B2020 - Exterior Windows	Aluminum Windows	809,096
B2020 - Exterior Windows	Precast-to-Precast Sealants	69,785
B2030 - Exterior Doors	Door Assembly - Pair - Aluminum Storefront	78,044
B2030 - Exterior Doors	Door Assembly - Single - Hollow Metal (Roof + Generator Enclosure)	11,033
B2030 - Exterior Doors	Door Assembly - Single - Hollow Metal	33,099
B30 - Roofing	Built Up Roof	257,015
B3021 - Glazed Roof Openings	Skylight	57,508
C1010 - Partitions	CMU Block Partitions - Plain	258,211
C1020 - Interior Doors	Swinging Doors - Commercial - Glazed	24,133
C1020 - Interior Doors	Swinging Doors - Commercial - Hollow Metal	225,696
C1020 - Interior Doors	Double Swinging Doors - Commercial - Glazed	65,519
C1030 - Fittings	Toilet Partitions - Painted Steel	24,732
C20 - Stairs	Stairs - Concrete	537,898
C3010 - Wall Finishes	Ceramic Wall Tile (Restrooms)	33,408
C3010 - Wall Finishes	Painted Finish	75,651
C3020 - Floor Finishes	VCT (12" x 12")	239,674
C3020 - Floor Finishes	Wood Flooring - Pre-School Play Room	62,962
C3020 - Floor Finishes	Ceramic Floor Tile (Restrooms)	15,434
C3030 - Ceiling Finishes	GWB Ceiling System - Painted	6,386
C3030 - Ceiling Finishes	ACT System - Standard	428,569
D1010 - Elevators and Lifts	Hydraulic Elevator	261,969
D1013 - Lifts	Wheelchair Lift - 750lb (# 2)	43,598
D1013 - Lifts	Wheelchair Lift - 750lb (# 1)	43,598
D2010 - Plumbing Fixtures	Water Cooler - Exterior Grade	7,513
D2010 - Plumbing Fixtures	Water Coolers - Floor Mounted	36,395
D2010 - Plumbing Fixtures	Restroom Fixtures - Multi-Stall Restrooms	92,341
D2010 - Plumbing Fixtures	Restroom Fixtures - Single Restrooms	6,596
D2020 - Domestic Water Distribution	Water Heater - Gas - Comm - 100 Gallons	21,777
D2020 - Domestic Water Distribution	Domestic Water Distribution Piping	217,522
D2030 - Sanitary Waste	Sewage Ejector Pumps - Duplex	15,909
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	105,501
D2040 - Rain Water Drainage	Roof Drainage - Gravity (Low-Slope Roofs)	57,159
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 3" Feed	80,974

System	System Name	Cost
D3021 - Boilers	Boiler - Cast Iron Sectional - 1690 MBH (# 2)	109,588
D3021 - Boilers	Boiler - Cast Iron Sectional - 1690 MBH (# 1)	109,588
D3030 - Cooling Generating Systems	Chiller - Scroll - 94 Ton	236,959
D3030 - Cooling Generating Systems	Cooling Tower - Galvanized Steel - 107 Ton	126,095
D3040 - Distribution Systems	HVAC Pump - Chilled / Hot Water - Base-Mounted (P1) - 7.5 HP	16,041
D3040 - Distribution Systems	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 5) - 2,000 CFM	49,122
D3040 - Distribution Systems	Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water	317,426
D3040 - Distribution Systems	HVAC Pump - Chilled / Hot Water - Base-Mounted (P3) - 10 HP	17,250
D3040 - Distribution Systems	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 1) - 2,000 CFM	49,122
D3040 - Distribution Systems	HVAC Pump - Chilled / Hot Water - Base-Mounted (P2) - 10 HP	17,250
D3040 - Distribution Systems	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 3) - 2,000 CFM	49,122
D3040 - Distribution Systems	HVAC Ductwork - Supply - Multi-Zone	626,136
D3040 - Distribution Systems	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 2) - 2,000 CFM	49,122
D3040 - Distribution Systems	Exhaust Ventilator - Roof - (1,500 CFM)	4,254
D3063 - Heating/Cooling Air Handling Units	Vertical Fan Coil Floor Mounted (100") - (Original Installation)	5,300
D3063 - Heating/Cooling Air Handling Units	Vertical Fan Coil Floor Mounted (100") - (1999 Installation)	37,103
D3063 - Heating/Cooling Air Handling Units	Vertical Fan Coil Floor Mounted (56") - (1999 Installation)	12,140
D3063 - Heating/Cooling Air Handling Units	Vertical Fan Coil Floor Mounted (56") - (Original Installation)	40,467
D4010 - Sprinklers	Sprinkler System - Wet - Ordinary Hazard	474,103
D4011 - Sprinkler Water Supply	Sprinkler System - Backflow Preventer 6"	13,069
D5012 - Low Tension Service and Dist.	Main Distribution Switchboard - 2500A 480/277V 3 phase	208,302
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	308,796
D5022 - Lighting Equipment	Lighting Fixtures (Exc. Auditorium)	297,244
D5022 - Lighting Equipment	Lighting - Exterior - Pole-Mounted - HID - 10'	33,794
D5022 - Lighting Equipment	Lighting - Exterior - Pole-Mounted - HID - 12'	28,583

System	System Name	Cost
D5022 - Lighting Equipment	Lighting (Auditorium)	69,208
D5033 - Telephone Systems	Telephone System	150,290
D5037 - Fire Alarm Systems	Fire Alarm System - FACP	27,531
D5037 - Fire Alarm Systems	Fire Alarm System - Wiring and Devices	253,395
D5038 - Security and Detection Systems	Security System - Intrusion Alarm	34,020
D5092 - Emergency Light and Power Systems	Emergency Generator - 80kW - Diesel	93,548
D5092 - Emergency Light and Power Systems	Automatic Transfer Switch - 150 Amp (Elevator)	5,725
D5092 - Emergency Light and Power Systems	Automatic Transfer Switch - 104 Amp (General)	3,969
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Light Units & Illuminated Exit Signs	40,731
E2012 - Fixed Casework	Kitchen Cabinets - Stock - Laminate Countertop	15,331
G2020 - Parking Lots	Parking Lot & Roadway - Pavement - Bituminous	77,801
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	147,099
G2033 - Exterior Steps	Exterior Stairs - Concrete	13,030
G2041 - Fences and Gates	Fence at Basketball Court - Chain Link - 10-Ft.	18,650
G2045 - Site Furnishings	Benches (Backless) - 6'	5,842
G2045 - Site Furnishings	3' Square Wood Tables with 4 Seats	5,979
G2047 - Playing Fields	Playground	97,546
G2047 - Playing Fields	Site Development - Basketball Courts - Asphaltic Concrete	419,251
G2047 - Playing Fields	Poured-In-Place Surface at Playground	31,393
Subtotal		13,275,926

Overhead Costs

Description	Cost
	0
Total Replacement Value Based on System Cost with Overheads	13,275,926

Region: _Work in Progress

Agency: DPR - Spectrum

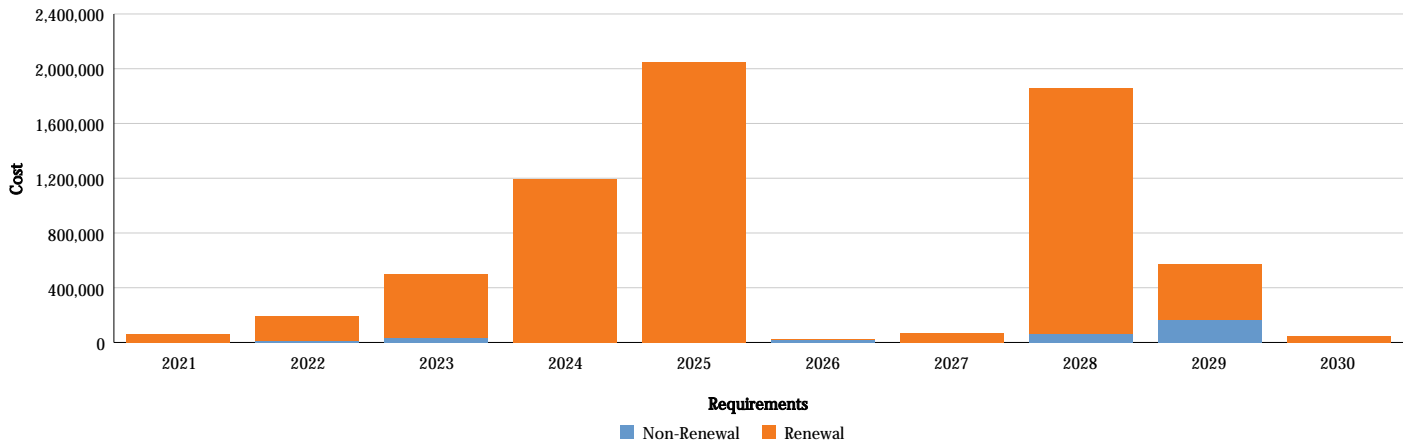
Currency:

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: Chevy Chase Community Center

Year	Renewal Requirements	Non-Renewal Requirements	Total
2021	62,012	0	62,012
2022	179,191	12,302	191,494
2023	464,763	32,655	497,418
2024	1,192,347	0	1,192,347
2025	2,050,453	0	2,050,453
2026	0	22,634	22,634
2027	67,068	0	67,068
2028	1,791,849	61,523	1,853,372
2029	404,796	168,266	573,062
2030	47,462	0	47,462
Total	6,259,941	297,381	6,557,322

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2021	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	B2030 - Exterior Doors	Door Assembly - Single - Hollow Metal (Roof + Generator Enclosure) Renewal	13,791	0	13,791
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D5022 - Lighting Equipment	Lighting - Exterior - Pole-Mounted - HID - 10' Renewal	42,242	0	42,242
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	G2045 - Site Furnishings	3' Square Wood Tables with 4 Seats Renewal	5,979	0	5,979
					Subtotal for 2021	62,012	0	62,012
2022	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D2020 - Domestic Water Distribution	Water Heater - Gas - Comm - 100 Gallons Renewal	25,537	0	25,537
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	G2047 - Playing Fields	Playground Renewal	102,131	0	102,131
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	G2047 - Playing Fields	Poured-In-Place Surface at Playground Renewal	32,868	0	32,868
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	G2030 - Pedestrian Paving	Concrete Sidewalks - Cracked - East Elevation	0	12,302	12,302
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D2030 - Sanitary Waste	Sewage Ejector Pumps - Duplex Renewal	18,656	0	18,656
					Subtotal for 2022	179,191	12,302	191,494
2023	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	B30 - Roofing	Built Up Roof Renewal	352,178	0	352,178
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3063 - Heating/Cooling Air Handling Units	Vertical Fan Coil Floor Mounted (100") - (Original Installation) Renewal	7,263	0	7,263
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	G2047 - Playing Fields	Basketball Court - Color Coat Faded - Exterior	0	25,136	25,136
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D2010 - Plumbing Fixtures	Water Coolers - Floor Mounted Renewal	49,871	0	49,871
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	G2047 - Playing Fields	Asphalt Parking Lot - Life Cycle Maintenance - East Elevation	0	7,519	7,519
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3063 - Heating/Cooling Air Handling Units	Vertical Fan Coil Floor Mounted (56") - (Original Installation) Renewal	55,451	0	55,451
					Subtotal for 2023	464,763	32,655	497,418
2024	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3040 - Distribution Systems	HVAC Pump - Chilled / Hot Water - Base-Mounted (P3) - 10 HP Renewal	24,748	0	24,748
	_Work in Progress	DPR - Specturm	Chevy Chase Community	C3030 - Ceiling Finishes	ACT System - Standard	614,853	0	614,853

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2024			Center		Renewal			
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D5038 - Security and Detection Systems	Security System - Intrusion Alarm Renewal	48,807	0	48,807
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3040 - Distribution Systems	HVAC Pump - Chilled / Hot Water - Base-Mounted (P2) - 10 HP Renewal	24,748	0	24,748
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	E2012 - Fixed Casework	Kitchen Cabinets - Stock - Laminate Countertop Renewal	21,995	0	21,995
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	C3020 - Floor Finishes	VCT (12" x 12") Renewal	343,852	0	343,852
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3040 - Distribution Systems	HVAC Pump - Chilled / Hot Water - Base-Mounted (P1) - 7.5 HP Renewal	23,014	0	23,014
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	C3020 - Floor Finishes	Wood Flooring - Pre-School Play Room Renewal	90,330	0	90,330
					Subtotal for 2024	1,192,347	0	1,192,347
2025			Chevy Chase Community Center	B2020 - Exterior Windows	Aluminum Windows Renewal	1,215,336	0	1,215,336
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D5037 - Fire Alarm Systems	Fire Alarm System - Wiring and Devices Renewal	380,623	0	380,623
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	C1020 - Interior Doors	Double Swinging Doors - Commercial - Glazed Renewal	98,416	0	98,416
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	B2020 - Exterior Windows	Precast-to-Precast Sealants Renewal	83,859	0	83,859
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D5037 - Fire Alarm Systems	Fire Alarm System - FACP Renewal	41,355	0	41,355
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	C3010 - Wall Finishes	Painted Finish Renewal	113,635	0	113,635
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	B2030 - Exterior Doors	Door Assembly - Pair - Aluminum Storefront Renewal	117,229	0	117,229
					Subtotal for 2025	2,050,453	0	2,050,453
2026			Chevy Chase Community Center	D5092 - Emergency Light and Power Systems	Emergency Generator - General Wear - At-Grade	0	22,634	22,634
	_Work in Progress	DPR - Specturm			Subtotal for 2026	0	22,634	22,634
2027			Chevy Chase Community Center	D5092 - Emergency Light and Power Systems	Emergency Battery Pack Light Units & Illuminated Exit Signs Renewal	67,068	0	67,068
	_Work in Progress	DPR - Specturm			Subtotal for 2027	67,068	0	67,068

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2028	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D2010 - Plumbing Fixtures	Water Cooler - Exterior Grade Renewal	12,953	0	12,953
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3030 - Cooling Generating Systems	Cooling Tower - Galvanized Steel - 107 Ton Renewal	217,388	0	217,388
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	G2020 - Parking Lots	Asphalt Parking Lot & Roadway - Wearing Surface Will Exceed Life - East Elevation	0	61,523	61,523
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D5033 - Telephone Systems	Telephone System Renewal	259,100	0	259,100
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3063 - Heating/Cooling Air Handling Units	Vertical Fan Coil Floor Mounted (100") - (1999 Installation) Renewal	63,965	0	63,965
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3040 - Distribution Systems	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 2) - 2,000 CFM Renewal	84,686	0	84,686
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3063 - Heating/Cooling Air Handling Units	Vertical Fan Coil Floor Mounted (56") - (1999 Installation) Renewal	20,930	0	20,930
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3040 - Distribution Systems	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 1) - 2,000 CFM Renewal	84,686	0	84,686
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3040 - Distribution Systems	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 5) - 2,000 CFM Renewal	84,686	0	84,686
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3040 - Distribution Systems	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 3) - 2,000 CFM Renewal	84,686	0	84,686
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3021 - Boilers	Boiler - Cast Iron Sectional - 1690 MBH (# 2) Renewal	188,929	0	188,929
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D5022 - Lighting Equipment	Lighting - Exterior - Pole-Mounted - HID - 12' Renewal	49,277	0	49,277
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D3021 - Boilers	Boiler - Cast Iron Sectional - 1690 MBH (# 1) Renewal	188,929	0	188,929
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D1010 - Elevators and Lifts	Hydraulic Elevator Renewal	451,635	0	451,635
					Subtotal for 2028	1,791,849	61,523	1,853,372
2029	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D2010 - Plumbing Fixtures	Restroom Fixtures - Single Restrooms Renewal	11,906	0	11,906
	_Work in Progress	DPR - Specturm	Chevy Chase Community	G2047 - Playing Fields	Basketball Court - Asphalt	0	168,266	168,266

Detail of Funding Needed by Year

Year	Region	Agency	Building	System	Requirement Name	Renewal	Non-Renewal	Total
2029			Center		Surface will Exceed Life - Exterior			
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	G2041 - Fences and Gates	Fence at Basketball Court - Chain Link - 10-Ft. Renewal	33,663	0	33,663
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	D2010 - Plumbing Fixtures	Restroom Fixtures - Multi-Stall Restrooms Renewal	166,677	0	166,677
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	C3020 - Floor Finishes	Ceramic Floor Tile (Restrooms) Renewal	27,859	0	27,859
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	C1030 - Fittings	Toilet Partitions - Painted Steel Renewal	44,643	0	44,643
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	B2030 - Exterior Doors	Door Assembly - Single - Hollow Metal Renewal	59,745	0	59,745
	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	C3010 - Wall Finishes	Ceramic Wall Tile (Restrooms) Renewal	60,303	0	60,303
					Subtotal for 2029	404,796	168,266	573,062
2030	_Work in Progress	DPR - Specturm	Chevy Chase Community Center	G2047 - Playing Fields	Poured-In-Place Surface at Playground Renewal	47,462	0	47,462
					Subtotal for 2030	47,462	0	47,462
					Total	6,259,941	297,381	6,557,322

Element No.	Component Description	EUL (Yrs)	RUL (Yrs)	QTY	Units	Unit Cost	Plan Type	Priority	2021 Deferred	2022 Scheduled	2023 Scheduled	2024 Scheduled	2025 Scheduled	2026 Scheduled	2027 Scheduled	2028 Scheduled	2029 Scheduled	2030 Scheduled	Total
B2020	Aluminum Windows Renewal	35	4	4105	SF	197.10	Capital Replacement	3 - Due within 5 Years of Inspection						\$1,011,369					\$1,011,369
	Precast-to-Precast Sealants Renewal	20	4	410	LF	170.21	Deferred Maintenance	3 - Due within 5 Years of Inspection						\$69,785					\$69,785
B2030	Door Assembly - Pair - Aluminum Storefront Renewal	30	4	5	Each	15608.70	Capital Replacement	3 - Due within 5 Years of Inspection					\$97,554						\$97,554
	Door Assembly - Single - Hollow Metal (Roof - Generator Enclosure) Renewal	25	0	2	Each	5516.90	Capital Replacement	1 - Due within 1 Year of Inspection	\$13,791										\$13,791
	Door Assembly - Single - Hollow Metal Renewal	25	8	6	Each	5516.90	Capital Replacement	4 - Due within 10 Years of Inspection							\$41,374				\$41,374
B300	Built Up Roof Renewal	20	2	11079	SF	23.20	Capital Replacement	2 - Due within 2 Years of Inspection			\$321,269								\$321,269
B3021	Skylight Renewal	30	10	170	SF	338.28	Capital Replacement	4 - Due within 10 Years of Inspection											
C1020	Double Swinging Doors - Commercial - Glazed Renewal	50	4	2	Each	32759.58	Capital Replacement	3 - Due within 5 Years of Inspection						\$81,899					\$81,899
C1030	Toilet Partitions - Painted Steel Renewal	40	8	12	Each	2061.04	Capital Replacement	4 - Due within 10 Years of Inspection									\$30,916		\$30,916
C3010	Ceramic Wall Tile (Restrooms) Renewal	40	8	1090	SF	30.65	Capital Replacement	4 - Due within 10 Years of Inspection									\$41,761		\$41,761
	Painted Finish Renewal	15	4	37094	SF	2.04	Capital Replacement	3 - Due within 5 Years of Inspection						\$94,564					\$94,564
C3020	Ceramic Floor Tile (Restrooms) Renewal	40	8	653	SF	23.64	Capital Replacement	4 - Due within 10 Years of Inspection									\$19,293		\$19,293
	VCT (12" x 12") Renewal	20	3	31066	SF	7.72	Capital Replacement	3 - Due within 5 Years of Inspection					\$299,593						\$299,593
	Wood Flooring - Pre-School Play Room Renewal	25	3	1578	SF	39.90	Capital Replacement	3 - Due within 5 Years of Inspection					\$78,703						\$78,703
C3030	ACT System - Standard Renewal	20	3	30966	SF	13.84	Capital Replacement	3 - Due within 5 Years of Inspection					\$535,712						\$535,712
D1010	Hydraulic Elevator Renewal	30	7	1	Each	261969.40	Capital Replacement	4 - Due within 10 Years of Inspection								\$327,462			\$327,462
D1013	Wheelchair Lift - 750lb (# 1) Renewal	25	10	1	Each	43597.86	Capital Replacement	4 - Due within 10 Years of Inspection											
	Wheelchair Lift - 750lb (# 2) Renewal	25	10	1	Each	43597.86	Capital Replacement	4 - Due within 10 Years of Inspection											
D2010	Restroom Fixtures - Multi-Stat Restrooms Renewal	30	8	7	Each	13191.52	Capital Replacement	4 - Due within 10 Years of Inspection									\$115,420		\$115,420
	Restroom Fixtures - Single Restrooms Renewal	30	8	1	Each	6595.76	Capital Replacement	4 - Due within 10 Years of Inspection										\$8,245	\$8,245
	Water Cooler - Exterior Grade Renewal	20	7	1	Each	7513.34	Capital Replacement	4 - Due within 10 Years of Inspection									\$9,392		\$9,392
	Water Coolers - Floor Mounted Renewal	20	2	8	Each	4549.40	Capital Replacement	2 - Due within 2 Years of Inspection				\$45,494							\$45,494
D2020	Domestic Water Distribution Piping Renewal	30	10	31068	SF	7.00	Capital Replacement	4 - Due within 10 Years of Inspection											
	Water Heater - Gas - Comm - 100 Gallons Renewal	15	1	1	Each	21776.98	Capital Replacement	1 - Due within 1 Year of Inspection	\$24,390										\$24,390
D2030	Sanitary Waste - Gravity Discharge Renewal	50	10	31066	SF	3.40	Capital Replacement	4 - Due within 10 Years of Inspection											
	Sewage Ejector Pumps - Duplex Renewal	15	1	1	Each	15099.30	Capital Replacement	1 - Due within 1 Year of Inspection	\$17,816										\$17,816
D2040	Roof Drainage - Gravity (Low-Slope Roofs) Renewal	50	10	15020	SF	3.81	Capital Replacement	4 - Due within 10 Years of Inspection											
D2090	Natural Gas Supply for Bldg - 3" Feed Renewal	40	10	31066	SF	2.61	Capital Replacement	4 - Due within 10 Years of Inspection											
D3021	Boiler - Cast Iron Sectional - 1600 MBH (# 1) Renewal	25	7	1	Each	109587.60	Capital Replacement	4 - Due within 10 Years of Inspection									\$136,985		\$136,985
	Boiler - Cast Iron Sectional - 1600 MBH (# 2) Renewal	25	7	1	Each	109587.60	Capital Replacement	4 - Due within 10 Years of Inspection									\$136,985		\$136,985
D3030	Cooling Tower - Galvanized Steel - 107 Ton Renewal	28	7	1	Each	126095.32	Capital Replacement	4 - Due within 10 Years of Inspection									\$157,619		\$157,619
D3040	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 1) - 2,000 CFM Renewal	30	7	1	Each	49121.68	Capital Replacement	4 - Due within 10 Years of Inspection											\$61,402
	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 2) - 2,000 CFM Renewal	30	7	1	Each	49121.68	Capital Replacement	4 - Due within 10 Years of Inspection											\$61,402
	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 3) - 2,000 CFM Renewal	30	7	1	Each	49121.68	Capital Replacement	4 - Due within 10 Years of Inspection											\$61,402
	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 5) - 2,000 CFM Renewal	30	7	1	Each	49121.68	Capital Replacement	4 - Due within 10 Years of Inspection											\$61,402
	Exhaust Ventilator - Roof - (1,500 CFM) Renewal	40	10	1	Each	4254.30	Capital Replacement	4 - Due within 10 Years of Inspection											\$61,402
	HVAC Pump - Chilled / Hot Water - Base-Mounted (P1) - 7.5 HP Renewal	30	3	1	Each	16041.48	Capital Replacement	3 - Due within 5 Years of Inspection				\$20,052							\$20,052
	HVAC Pump - Chilled / Hot Water - Base-Mounted (P2) - 10 HP Renewal	30	3	1	Each	17250.14	Capital Replacement	3 - Due within 5 Years of Inspection					\$21,563						\$21,563
	HVAC Pump - Chilled / Hot Water - Base-Mounted (P3) - 10 HP Renewal	30	3	1	Each	17250.14	Capital Replacement	3 - Due within 5 Years of Inspection					\$21,563						\$21,563
	Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water Renewal	30	10	31066	SF	10.22	Capital Replacement	4 - Due within 10 Years of Inspection											
D3063	Vertical Fan Coil Floor Mounted (100") - (1999 Installation) Renewal	25	7	7	Each	5300.40	Capital Replacement	4 - Due within 10 Years of Inspection							\$46,379				\$46,379
	Vertical Fan Coil Floor Mounted (100") - (Original Installation) Renewal	25	2	1	Each	5300.40	Capital Replacement	2 - Due within 2 Years of Inspection			\$6,626								\$6,626
	Vertical Fan Coil Floor Mounted (66") - (1999 Installation) Renewal	25	7	3	Each	4046.74	Capital Replacement	4 - Due within 10 Years of Inspection							\$15,175				\$15,175
	Vertical Fan Coil Floor Mounted (66") - (Original Installation) Renewal	25	2	10	Each	4046.74	Capital Replacement	2 - Due within 2 Years of Inspection			\$50,584								\$50,584
D4011	Sprinkler System - Backflow Preventer 6" Renewal	30	10	1	Each	13069.18	Capital Replacement	4 - Due within 10 Years of Inspection											
D5022	Lighting - Exterior - Pole-Mounted - HID - 10' Renewal	20	0	6	Each	5632.30	Capital Replacement	1 - Due within 1 Year of Inspection	\$42,242										\$42,242
	Lighting - Exterior - Pole-Mounted - HID - 12' Renewal	20	7	5	Each	5716.64	Capital Replacement	4 - Due within 10 Years of Inspection							\$35,729				\$35,729
	Lighting (Auditorium) Renewal	20	10	32	Each	2162.76	Capital Replacement	4 - Due within 10 Years of Inspection											
	Lighting Fixtures (Elec. Auditorium) Renewal	20	10	2814	SF	10.57	Capital Replacement	4 - Due within 10 Years of Inspection											
D5033	Telephone System Renewal	10	7	31066	SF	4.84	Capital Replacement	4 - Due within 10 Years of Inspection									\$187,863		\$187,863
D5037	Fire Alarm System - FACP Renewal	15	4	1	Each	27531.32	Capital Replacement	3 - Due within 5 Years of Inspection					\$34,414						\$34,414
	Fire Alarm System - Wiring and Devices Renewal	15	4	31066	SF	8.16	Capital Replacement	3 - Due within 5 Years of Inspection					\$316,744						\$316,744
D5038	Security System - Intrusion Alarm Renewal	10	3	31066	SF	1.10	Capital Replacement	3 - Due within 5 Years of Inspection				\$42,526							\$42,526
D5092	Automatic Transfer Switch - 104 Amp (General) Renewal	20	10	1	Each	3969.18	Capital Replacement	4 - Due within 10 Years of Inspection											\$61,402
	Automatic Transfer Switch - 150 Amp (Elevator) Renewal	20	10	1	Each	5724.78	Capital Replacement	4 - Due within 10 Years of Inspection											\$61,402
	Emergency Battery Pack Light Units & Illuminated Exit Signs Renewal	10	6	31066	SF	1.31	Capital Replacement	4 - Due within 10 Years of Inspection							\$50,914				\$50,914
	Emergency Generator - 80KW - Diesel Renewal	20	10	1	Each	93547.82	Capital Replacement	4 - Due within 10 Years of Inspection											\$17,990
	Emergency Generator - General Wear - At-Grade	20	10	1	Each	93547.82	Capital Replacement	3 - Due within 5 Years of Inspection						\$17,990					\$17,990
E2012	Kitchen Cabinets - Stock - Laminate Countertop Renewal	15	3	23	LF	666.58	Capital Replacement	3 - Due within 5 Years of Inspection				\$19,164							\$19,164
G2020	Asphalt Parking Lot & Roadway - Wearing Surface Will Exceed Life - East Elevation	25	20	1125	SY	69.16	Deferred Maintenance	4 - Due within 10 Years of Inspection									\$44,608		\$44,608
G2030	Concrete Sidewalks - Cracked - East Elevation	25	15	10910	SF	13.48	Deferred Maintenance	1 - Due within 1 Year of Inspection				\$11,750							\$11,750
G2041	Fence at Basketball Court - Chain Link - 10-Ft. Renewal	20	8	215	LF	86.74	Capital Replacement	4 - Due within 10 Years of Inspection							\$23,312				\$23,312
G2045	3' Square Wood Tables with 4 Seats Renewal	15	0	2	Each	2989.66	Capital Replacement	1 - Due within 1 Year of Inspection	\$5,979										\$5,979
	Benches (Backless) - 6' Renewal	15	10	4	Each	1460.44	Capital Replacement	4 - Due within 10 Years of Inspection											
G2047	Asphalt Parking Lot - Life Cycle Maintenance - East Elevation	20	20	1.5	Each	279500.40	Capital Replacement	2 - Due within 2 Years of Inspection			\$6,859								\$6,859
	Basketball Court - Asphalt Surface will Exceed Life - Exterior	20	20	1.5	Each	279500.40	Capital Replacement	4 - Due within 10 Years of Inspection								\$116,526			\$116,526
	Basketball Court - Color Coat Faded - Exterior	20	20	1.5	Each	279500.40	Capital Replacement	3 - Due within 5 Years of Inspection				\$22,930							\$22,930
	Playground Surface	15	1	1	Each	97546.20	Capital Replacement	1 - Due within 1 Year of Inspection					\$97,546						\$97,546
	Poured-in-Place Surface at Playground Renewal	8	1	2168	SF	14.48	Capital Replacement	1 - Due within 1 Year of Inspection					\$31,333						\$31,333
Total									\$62,012	\$182,897	\$453,762	\$1,038,875	\$1,706,329	\$17,990	\$50,914	\$1,343,805	\$396,853		\$5,253,437

Region:

_Work in Progress

Agency:

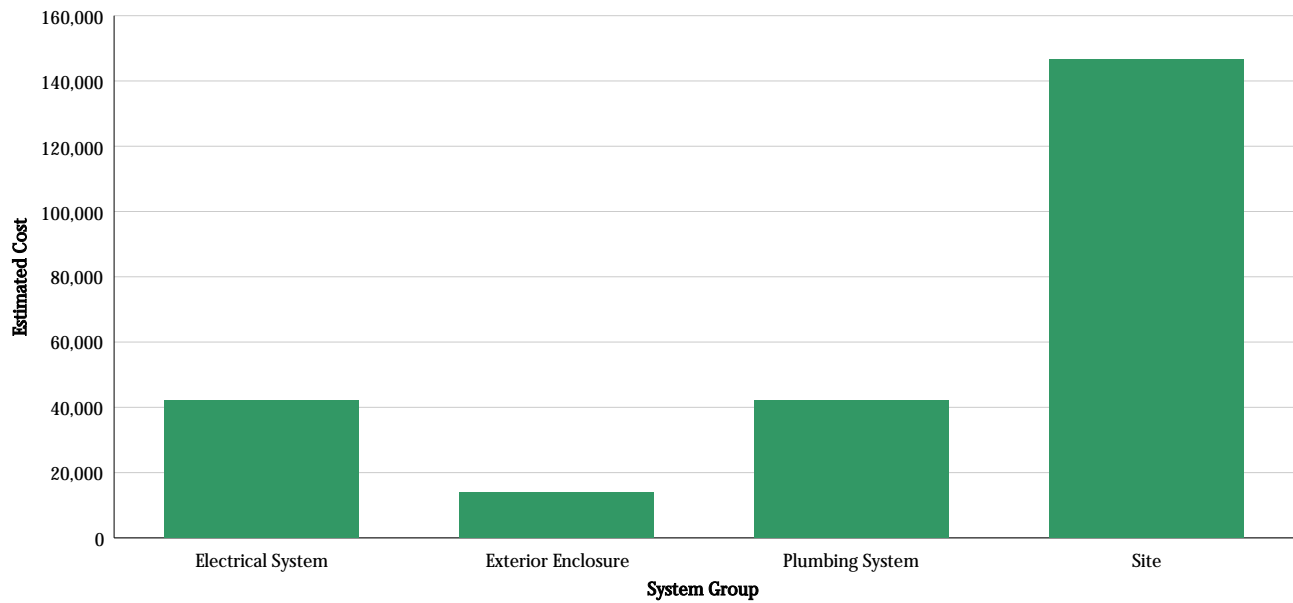
DPR - Specturm

Building:

Chevy Chase Community Center-CHEVY75A2021

Currency:

System Group	Percentage of Total Cost	Estimated Cost
Electrical System	17%	42,242
Exterior Enclosure	6%	13,791
Plumbing System	17%	42,208
Site	60%	146,668
Total		244,909



Region:

_Work in Progress

Agency:

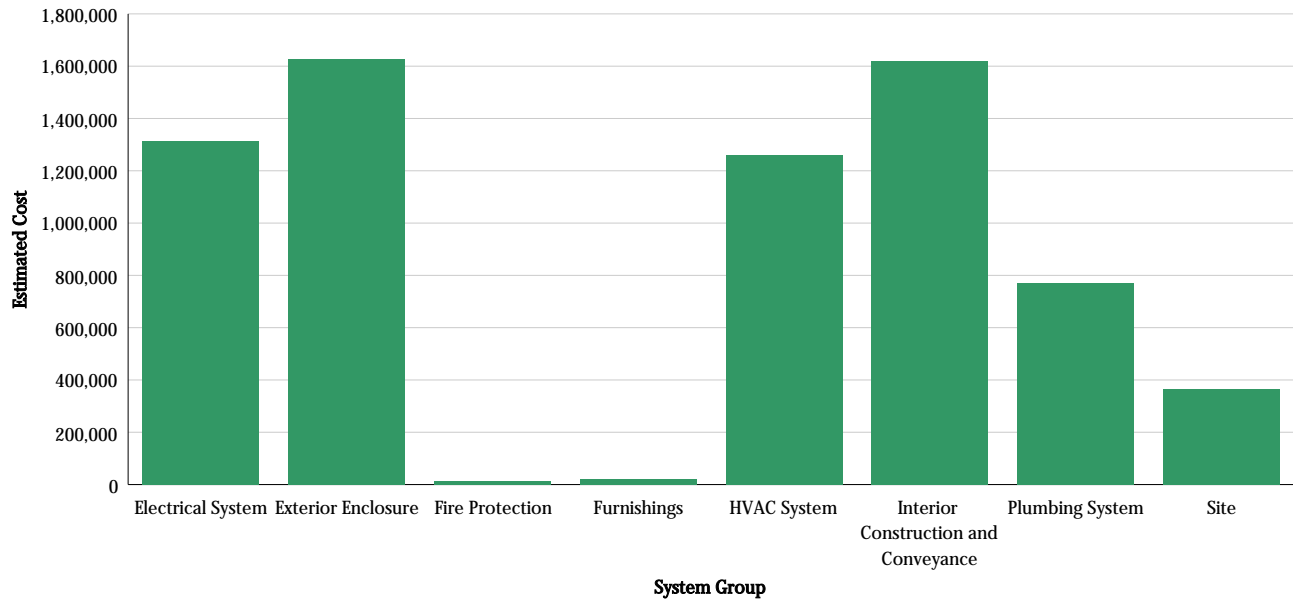
DPR - Specturm

Building:

Chevy Chase Community Center-CHEVY75A2021

Currency:

System Group	Percentage of Total Cost	Estimated Cost
Electrical System	19%	1,315,538
Exterior Enclosure	23%	1,627,027
Fire Protection	0%	14,376
Furnishings	0%	19,164
HVAC System	18%	1,261,239
Interior Construction and Conveyance	23%	1,618,897
Plumbing System	11%	768,932
Site	5%	366,745
Total		6,991,918



Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5012 - Low Tension Service and Dist.	Name:	Main Distribution Switchboard - 2500A 480/277V 3 phase
Quantity:	1.00	Lifetime:	40
Unit Cost:	208,301.63	Years Remaining:	20 (Observed)
Replacement Cost:	208,301.63	% Used:	50% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2041

Renewal Action FY: 2041

% Renew: 125.00

Renewal Action Cost: 260,377.03

Description

The building includes a three section front access 2500A, 480Y/277V, 3 phase distribution switchboard located in the main electrical room. System includes a main disconnecting means, circuit breaker, fused/pressure disconnect switch with ground fault capability, instrumentation, distribution feeder circuit breakers, and switchboard sections.

System was in good condition. Replacement is life-cycle driven.

Inventory Fields

Inventory Tag Number: 0002080

System Costs

Unit Cost Basis: 1.00

Linked Photos



Main Distribution Switchboard - 2500A 480/277V 3 phase

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5021 - Branch Wiring Devices	Name:	Branch Wiring - Equipment & Devices
Quantity:	31,066.00	Lifetime:	40
Unit Cost:	9.94	Years Remaining:	18 (Observed)
Replacement Cost:	308,796.04	% Used:	55% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2039

Renewal Action FY: 2039

% Renew: 125.00

Renewal Action Cost: 385,995.05

Description

Branch circuit wiring for this building includes interior and exterior branch wiring, devices, outlets, miscellaneous power and utilization equipment. Branch wiring includes the circuit conductors and raceways between the final overcurrent device protecting the circuit and the outlets.

Wiring appeared to be in good condition and replaced when the electrical equipment was replaced in circa 1999.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Branch Wiring - Equipment & Devices

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5022 - Lighting Equipment	Name:	Lighting - Exterior - Pole-Mounted - HID - 10'
Quantity:	6.00	Lifetime:	20
Unit Cost:	5,632.30	Years Remaining:	0 (Observed)
Replacement Cost:	33,793.80	% Used:	100% (Observed)
Unit of Measure:	Each	Year Installed:	1990
		Date Inspected:	Feb 15, 2021
		SCI:	1.25

Renewal

Modeled Renewal FY:	2021	Renewal Action FY:	2021
% Renew:	125.00	Renewal Action Cost:	42,242.25

Description

Lighting across the pedestrian routes was provided by steel light poles containing HID fixtures.

Light poles and fixtures are in poor condition with areas of poor stability, pole deterioration and deteriorated fixtures. Poles should be replaced in the near-term..

System Costs

Unit Cost Basis: 1.00

Linked Photos



Lighting - Exterior - Pole-Mounted - HID - 10'

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Lighting - Exterior - Pole-Mounted - HID - 10' Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Feb 15, 2021	42,242.00
				Total	42,242.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5022 - Lighting Equipment	Name:	Lighting - Exterior - Pole-Mounted - HID - 12'
Quantity:	5.00	Lifetime:	20
Unit Cost:	5,716.64	Years Remaining:	7 (Observed)
Replacement Cost:	28,583.20	% Used:	65% (Observed)
Unit of Measure:	Each	Year Installed:	2000
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2028

Renewal Action FY: 2028

% Renew: 125.00

Renewal Action Cost: 35,729.00

Description

Lighting across portions of the site was provided by steel light poles containing HID fixtures.

Light poles and fixtures are in fair condition and should be programmed for replacement within the next five to ten years.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Lighting - Exterior - Pole-Mounted - HID - 12'

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Lighting - Exterior - Pole-Mounted - HID - 12' Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	35,729.00
Total					35,729.00



System Detail Report

By System Group

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5022 - Lighting Equipment	Name:	Lighting (Auditorium)
Quantity:	32.00	Lifetime:	20
Unit Cost:	2,162.76	Years Remaining:	10 (Observed)
Replacement Cost:	69,208.32	% Used:	50% (Observed)
Unit of Measure:	Each	Year Installed:	2005
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2031

Renewal Action FY: 2031

% Renew: 125.00

Renewal Action Cost: 86,510.40

Description

HID lights are mounted from the roof structure at the auditorium.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Lighting (Auditorium) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	86,510.00
Total					86,510.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5022 - Lighting Equipment	Name:	Lighting Fixtures (Exc. Auditorium)
Quantity:	28,114.00	Lifetime:	20
Unit Cost:	10.57	Years Remaining:	10 (Observed)
Replacement Cost:	297,244.15	% Used:	50% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	371,555.19

Description

Fluorescent lighting is used in most areas of the building including administrative office areas, community room, kitchen, locker rooms and classrooms. Lamp and ballast types vary. Most fixtures seem to utilize the efficient type F32T8 lamps and electronic ballasts.

Ceiling mounted high-intensity discharge (HID) fixtures provide lighting in the multi-purpose room. Emergency egress lighting is provided by battery powered fixtures. Illuminated exit signs are installed at exit doors and along the path of egress. Lighting control is via local switching in the respective rooms.

System is in adequate condition. Replacement is life cycle driven.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Lighting Fixtures (Exc. Auditorium) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	371,555.00
Total					371,555.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Specturm

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5033 - Telephone Systems	Name:	Telephone System
Quantity:	31,066.00	Lifetime:	10
Unit Cost:	4.84	Years Remaining:	7 (Observed)
Replacement Cost:	150,290.47	% Used:	30% (Observed)
Unit of Measure:	SF	Year Installed:	2015
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2028

Renewal Action FY: 2028

% Renew: 125.00

Renewal Action Cost: 187,863.09

Description

The building includes telecommunication infrastructure emanating from the point of provider demarcation to end user access points. System includes telephone outlet devices, copper wiring to device locations and wiring support hardware consisting of J-hooks. Telephone infrastructure equipment is located in the main electrical room.

System appears to be in adequate condition. Replacement is life-cycle driven.

Inventory Fields

Inventory Tag Number: 0002084

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Telephone System

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Telephone System Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	187,863.00
				Total	187,863.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5037 - Fire Alarm Systems	Name:	Fire Alarm System - FACP
Quantity:	1.00	Lifetime:	15
Unit Cost:	27,531.32	Years Remaining:	4 (Observed)
Replacement Cost:	27,531.32	% Used:	73% (Observed)
Unit of Measure:	Each	Year Installed:	2005
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2025

Renewal Action FY: 2025

% Renew: 125.00

Renewal Action Cost: 34,414.15

Description

The building is protected by an addressable Fire-Lite MS-9200UDLS fire alarm control panel (FACP) installed in 2005 and located in the main electrical room. Audible/visible alarm devices, manual pull stations, and hard-wired smoke detectors have been provided throughout the building. An annunciator panel is located in the entrance vestibule. In the event of an alarm, the control panel activates signaling devices (horns and strobes) located in the common areas and provides a local-only alarm.

Panel is in good condition. However, it has been discontinued by Fire-Lite. As such, continued support and replacement parts will be limited. This is likely to force replacement within the next five years.

Inventory Fields

Inventory Tag Number: 0002081

System Costs

Unit Cost Basis: 1.00

Linked Photos



Fire Alarm System - FACP

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Fire Alarm System - FACP Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2025	34,414.00
Total					34,414.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5037 - Fire Alarm Systems	Name:	Fire Alarm System - Wiring and Devices
Quantity:	31,066.00	Lifetime:	15
Unit Cost:	8.16	Years Remaining:	4 (Observed)
Replacement Cost:	253,395.23	% Used:	73% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	316,744.04

Description

This building includes an average density fire alarm system. The fire alarm system includes: pull stations, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections. The fire alarm control panel is captured as a separate asset.

The wiring and devices appeared to be in good condition. However, the fire alarm panel (captured as a separate asset) is obsolete and should be programmed for replacement within the next five years. Devices should be programmed for replacement at that time to ensure compatibility.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Fire Alarm System - Wiring and Devices Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2025	316,744.00
Total					316,744.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5038 - Security and Detection Systems	Name:	Security System - Intrusion Alarm
Quantity:	31,066.00	Lifetime:	10
Unit Cost:	1.10	Years Remaining:	3 (Observed)
Replacement Cost:	34,019.63	% Used:	70% (Observed)
Unit of Measure:	SF	Year Installed:	2015
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	42,524.54

Description

The building utilizes a standard security burglar alarm system. The system includes an alarm control panel, located in the main electrical room with battery back-up, keypads, panic buttons, door contacts, glass break sensors, shock/vibration sensors, motion detectors, installation hardware, conduit and wiring.

System is in good condition. Replacement will be obsolescence driven.

Inventory Fields

Inventory Tag Number: 0003532

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Security System - Intrusion Alarm

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Security System - Intrusion Alarm Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2024	42,525.00
Total					42,525.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5092 - Emergency Light and Power Systems	Name:	Automatic Transfer Switch - 104 Amp (General)
Quantity:	1.00	Lifetime:	20
Unit Cost:	3,969.18	Years Remaining:	10 (Observed)
Replacement Cost:	3,969.18	% Used:	50% (Observed)
Unit of Measure:	Each	Year Installed:	2006
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	4,961.48

Description

The emergency power system includes an automatic transfer switch which provides emergency power to the chiller and boiler.

System is in good condition. With on-going maintenance, replacement can be deferred for the next eight to ten years.

Inventory Fields

Inventory Tag Number: 0002082

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Automatic Transfer Switch - 104 Amp (General) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	4,961.00
Total					4,961.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5092 - Emergency Light and Power Systems	Name:	Automatic Transfer Switch - 150 Amp (Elevator)
Quantity:	1.00	Lifetime:	20
Unit Cost:	5,724.78	Years Remaining:	10 (Observed)
Replacement Cost:	5.724.78	% Used:	50% (Observed)
Unit of Measure:	Each	Year Installed:	2006
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	7,155.98

Description

The emergency power system includes an automatic transfer switch which provides emergency power to the elevator. System is in good condition. With on-going maintenance, replacement can be deferred for the next eight to ten years.

Inventory Fields

Inventory Tag Number: 0002083

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Automatic Transfer Switch - 150 Amp (Elevator) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	7,156.00
Total					7,156.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5092 - Emergency Light and Power Systems	Name:	Emergency Battery Pack Light Units & Illuminated Exit Signs
Quantity:	31,066.00	Lifetime:	10
Unit Cost:	1.31	Years Remaining:	6 (Observed)
Replacement Cost:	40,731.25	% Used:	40% (Observed)
Unit of Measure:	SF	Year Installed:	2010
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2027	Renewal Action FY:	2027
% Renew:	125.00	Renewal Action Cost:	50,914.07

Description

The emergency lighting system includes illuminated exit lights and self contained battery pack light units with batteries, integral charging capability and incandescent and CFL lamped light heads.

System is in adequate condition. Replacement is life cycle driven.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Emergency Battery Pack Light Units & Illuminated Exit Signs Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2027	50,914.00
Total					50,914.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Electrical System

Currency: USD

System Uniformat:	D5092 - Emergency Light and Power Systems	Name:	Emergency Generator - 80kW - Diesel
Quantity:	1.00	Lifetime:	20
Unit Cost:	93,547.82	Years Remaining:	10 (Observed)
Replacement Cost:	93,547.82	% Used:	50% (Observed)
Unit of Measure:	Each	Year Installed:	2006
System Condition Rating:	Fair - Good	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	116,934.78

Description

The building emergency power system includes a diesel-engine powered stand-by emergency generator rated at 80kW / 100 kVA, 480V, 3 phase and located at-grade. The generator powers life safety loads to the elevator, chiller and boilers. The system includes the generator, battery charger, silencer/muffler and feeder connection to the automatic transfer switches (ATS).

Generator is in good condition and is exercised weekly. Replacement is life-cycle driven and assumes that a top end re-build is completed as outlined in the corresponding requirement entitled "Emergency Generator - General Wear - At-Grade".

Inventory Fields

Inventory Tag Number: 0002086

System Costs

Unit Cost Basis: 1.00

Linked Photos



Emergency Generator - 80kW - Diesel

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Emergency Generator - 80kW - Diesel Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	116,935.00
Emergency Generator - General Wear - At-Grade	Maintenance	3 - Due within 5 Years of Inspection	Aric - Zito	Feb 15, 2026	17,990.00
				Total	134,925.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2010 - Exterior Walls	Name:	Exterior Architectural Elements - Precast Concrete
Quantity:	14,920.00	Lifetime:	75
Unit Cost:	111.18	Years Remaining:	25 (Observed)
Replacement Cost:	1,658,805.60	% Used:	67% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2046

Renewal Action FY: 2046

% Renew: 25.00

Renewal Action Cost: 414,701.40

Description

The exterior closures is formed from aluminum windows, the concrete columns and precast cladding panels. Precast cladding panels consisted of precast concrete panels which run horizontally at the roof and floor levels, and by brick faced panels which are provided vertically.

The precast elements appeared to be in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Exterior Architectural Elements - Precast Concrete

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2020 - Exterior Windows	Name:	Aluminum Windows
Quantity:	4,105.00	Lifetime:	35
Unit Cost:	197.10	Years Remaining:	4 (Observed)
Replacement Cost:	809.095.50	% Used:	89% (Observed)
Unit of Measure:	SF	Year Installed:	1984
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2025

Renewal Action FY: 2025

% Renew: 125.00

Renewal Action Cost: 1,011,369.38

Description

The building contains 144 windows. The exterior windows consisted of anodized aluminum framed fixed panel units containing marginally insulated glazing units.

Installed in 1984, windows are in fair to poor condition. We noted numerous areas of broken thermal panes, contracted gaskets and deterioration of the anodizing to the framing members. Based upon these conditions, the poor thermal properties of the glazing units and their age, we recommend budgeting for window replacement within the next five years.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Detached Window Gasket



Aluminum Windows



Aluminum Windows

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Aluminum Windows Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2025	1,011,369.00
Total					1,011,369.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2020 - Exterior Windows	Name:	Precast-to-Precast Sealants
Quantity:	410.00	Lifetime:	20
Unit Cost:	170.21	Years Remaining:	4 (Observed)
Replacement Cost:	69,785.12	% Used:	80% (Observed)
Unit of Measure:	LF	Year Installed:	1990
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2025

Renewal Action FY: 2025

% Renew: 100.00

Renewal Action Cost: 69,785.12

Description

Precast concrete cladding panels are provided externally at the floor levels. The connection between each cladding panel is sealed with a 1/2" wide urethane sealant.

The sealant is in fair to poor condition with adhesive and cohesive failure noted. The sealant and associated backer rod should be replaced within the next five years. Replacement should be aligned with window replacement as included within an associated recommendation.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Precast-to-Precast Sealants

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Precast-to-Precast Sealants Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2025	69,785.00
				Total	69,785.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Door Assembly - Pair - Aluminum Storefront
Quantity:	5.00	Lifetime:	30
Unit Cost:	15,608.70	Years Remaining:	4 (Observed)
Replacement Cost:	78,043.50	% Used:	87% (Observed)
Unit of Measure:	Each	Year Installed:	1984
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	97,554.38

Description

Doors at the main entrances consist of double 36" x 95" aluminum framed storefront type entrance doors.

Doors are in fair condition but should be replaced when windows are replaced (see accompanying requirement).

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - Pair - Aluminum Storefront Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2025	97,554.00
Total					97,554.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Door Assembly - Single - Hollow Metal
Quantity:	6.00	Lifetime:	25
Unit Cost:	5,516.50	Years Remaining:	8 (Observed)
Replacement Cost:	33,099.00	% Used:	68% (Observed)
Unit of Measure:	Each	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2029	Renewal Action FY:	2029
% Renew:	125.00	Renewal Action Cost:	41,373.75

Description

Flush panel metal doors provide secondary entrance and access to the building.

Doors are in fair condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - Single - Hollow Metal Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2029	41,374.00
Total					41,374.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B2030 - Exterior Doors	Name:	Door Assembly - Single - Hollow Metal (Roof + Generator Enclosure)
Quantity:	2.00	Lifetime:	25
Unit Cost:	5,516.50	Years Remaining:	0 (Observed)
Replacement Cost:	11,033.00	% Used:	100% (Observed)
Unit of Measure:	Each	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	1.25

Renewal

Modeled Renewal FY: 2021

Renewal Action FY: 2021

% Renew: 125.00

Renewal Action Cost: 13,791.25

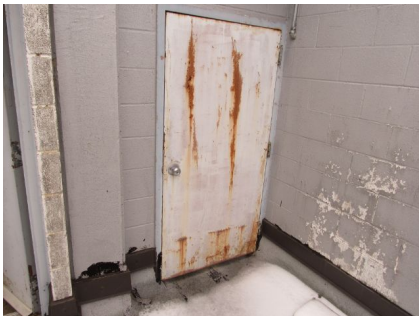
Description

A flush panel metal door provides access to the roof-level cooling tower enclosure and to the grade-level generator enclosure. Each door is heavily corroded and should be replaced in the near-term.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Corroded Door at Roof



Door Assembly - Single - Hollow Metal (Roof + Generator Enclosure)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - Single - Hollow Metal (Roof + Generator Enclosure) Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Feb 15, 2021	13,791.00
Total					13,791.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Specturm

Building Number: CHEVY75A2021

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B30 - Roofing	Name:	Built Up Roof
Quantity:	11,079.00	Lifetime:	20
Unit Cost:	23.20	Years Remaining:	2 (Observed)
Replacement Cost:	257,015.07	% Used:	90% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2023	Renewal Action FY:	2023
% Renew:	125.00	Renewal Action Cost:	321,268.84

Description

The building consists of one primary low-sloped roof area, the low-slope roof over the penthouse mechanical space and the low-slope roof provided over the entrance canopy. Each roof area is covered with a three-ply asphaltic-based built-up roofing system with a hot-mopped granular-surface SBS modified bitumen cap sheet. The roofs are installed over a concrete deck and are internally drained through 10 four inch diameter drains. Overflow drainage is not provided. The roofs do not have parapet walls. The perimeter of the roofs is surrounded by aluminum gravel stops.

The roof is in fair to poor condition with numerous areas of fracturing and asphaltic exposure noted, areas of softness which indicates the presence of moisture within the roof system, and a history of water ingress. Based upon observed conditions, we recommend that the roof is replaced within the next three years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Modified Bitumen Roof

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Built Up Roof Renewal	Lifecycle	2 - Due within 2 Years of Inspection	System Renewal	Feb 15, 2023	321,269.00
				Total	321,269.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Exterior Enclosure

Currency: USD

System Uniformat:	B3021 - Glazed Roof Openings	Name:	Skylight
Quantity:	170.00	Lifetime:	30
Unit Cost:	338.28	Years Remaining:	10 (Observed)
Replacement Cost:	57,507.60	% Used:	67% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2031

Renewal Action FY: 2031

% Renew: 125.00

Renewal Action Cost: 71,884.50

Description

A skylight comprised of a fixed frame unit with glazing is contained at the roof level.

The skylight appeared to be in good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Skylight

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Skylight Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	71,885.00

Name	Category	Priority	Inspector	Action Date	Cost
				Total	71,885.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Fire Protection

Currency: USD

System Uniformat:	D4010 - Sprinklers	Name:	Sprinkler System - Wet - Ordinary Hazard
Quantity:	31,066.00	Lifetime:	35
Unit Cost:	15.26	Years Remaining:	12 (Observed)
Replacement Cost:	474,103.45	% Used:	66% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2033

Renewal Action FY: 2033

% Renew: 125.00

Renewal Action Cost: 592,629.31

Description

The fire protection systems include an ordinary hazard, wet fire sprinkler system. This System includes a double check valve assembly for backflow protection and standpipes. The main enters the building in the fire sprinkler room.

The system was in good condition.

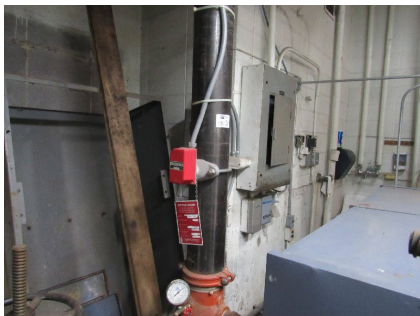
Inventory Fields

Inventory Tag Number: 0002250

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Sprinkler System

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Specturm

Building Number: CHEVY75A2021

System Group: Fire Protection

Currency: USD

System Uniformat:	D4011 - Sprinkler Water Supply	Name:	Sprinkler System - Backflow Preventer 6"
Quantity:	1.00	Lifetime:	30
Unit Cost:	13,069.18	Years Remaining:	10 (Observed)
Replacement Cost:	13,069.18	% Used:	67% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2031

Renewal Action FY: 2031

% Renew: 110.00

Renewal Action Cost: 14,376.10

Description

The building is protected by an ordinary hazard wet pipe fire suppression system. The system is served by a 6" backflow preventer located at the incoming line in the main sprinkler room.

The backflow preventer was in good condition.

Inventory Fields

Inventory Tag Number: 0002197

System Costs

Unit Cost Basis: 1.00

Linked Photos



Sprinkler System - Backflow Preventer 6"

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Sprinkler System - Backflow Preventer 6" Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	14,376.00
Total					14,376.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Furnishings

Currency: USD

System Uniformat:	E2012 - Fixed Casework	Name:	Kitchen Cabinets - Stock - Laminate Countertop
Quantity:	23.00	Lifetime:	15
Unit Cost:	666.58	Years Remaining:	3 (Observed)
Replacement Cost:	15,331.34	% Used:	80% (Observed)
Unit of Measure:	LF	Year Installed:	1998
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024

Renewal Action FY: 2024

% Renew: 125.00

Renewal Action Cost: 19,164.18

Description

Fixed casework was contained within the kitchen. Casework consisted of stock kitchen cabinets with plastic laminate counter tops.

System is in fair to poor condition. Budget for replacement within the next three years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Kitchen Cabinets - Stock - Laminate Countertop

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Kitchen Cabinets - Stock - Laminate Countertop Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2024	19,164.00
				Total	19,164.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3021 - Boilers	Name:	Boiler - Cast Iron Sectional - 1690 MBH (# 1)
Quantity:	1.00	Lifetime:	25
Unit Cost:	109,587.60	Years Remaining:	7 (Observed)
Replacement Cost:	109,587.60	% Used:	72% (Observed)
Unit of Measure:	Each	Year Installed:	2005
System Condition Rating:	Fair - Good	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	136,984.50

Description

Heating hot water for coils within the air handling units and fan coil units is supplied by a gas-fired cast iron sectional boiler. The boiler is rated at approximately 1690 MBH, is a LGB14 series unit manufactured by Weil-McLain in 2005.

Although corrosion and damage was noted at the outer enclosure, the boiler is in fair condition with repairs and sections replaced as-needed. We anticipate that the boiler will remain serviceable for the next five to seven years.

Inventory Fields

Inventory Tag Number: 0002199

System Costs

Unit Cost Basis: 1.00

Linked Photos



Boiler - Cast Iron Sectional - 1690 MBH (# 1)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Boiler - Cast Iron Sectional - 1690 MBH (# 1) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	136,985.00
Total					136,985.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3021 - Boilers	Name:	Boiler - Cast Iron Sectional - 1690 MBH (# 2)
Quantity:	1.00	Lifetime:	25
Unit Cost:	109,587.60	Years Remaining:	7 (Observed)
Replacement Cost:	109,587.60	% Used:	72% (Observed)
Unit of Measure:	Each	Year Installed:	2005
System Condition Rating:	Fair - Good	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2028

Renewal Action FY: 2028

% Renew: 125.00

Renewal Action Cost: 136,984.50

Description

Heating hot water for coils within the air handling units and fan coil units is supplied by a gas-fired cast iron sectional boiler. The boiler is rated at approximately 1690 MBH, is a LGB14 series unit manufactured by Weil-McLain in 2005.

Although corrosion and damage was noted at the outer enclosure, the boiler is in fair condition with repairs and sections replaced as-needed. We anticipate that the boiler will remain serviceable for the next five to seven years.

Inventory Fields

Inventory Tag Number: 0002201

System Costs

Unit Cost Basis: 1.00

Linked Photos



Boiler - Cast Iron Sectional - 1690 MBH (# 2)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Boiler - Cast Iron Sectional - 1690 MBH (# 2) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	136,985.00
Total					136,985.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3030 - Cooling Generating Systems	Name:	Chiller - Scroll - 94 Ton
Quantity:	1.00	Lifetime:	28
Unit Cost:	236,958.92	Years Remaining:	15 (Observed)
Replacement Cost:	236,958.92	% Used:	46% (Observed)
Unit of Measure:	Each	Year Installed:	2014
System Condition Rating:	Good	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2036

Renewal Action FY: 2036

% Renew: 125.00

Renewal Action Cost: 296,198.65

Description

Chilled water for the air handling units and fan coil units is produced by a water-cooled scroll chiller located in the basement level Boiler Room. The chiller is a YCWL model manufactured by York and rated with a cooling capacity of 94 tons. The unit is comprised of a packaged system complete with cooler, condensers, compressors, controls, and internal piping and wiring.

The chiller is in good condition having been installed in 2014. Based upon the age of the chiller and its use of compliant R410A refrigerant, we recommend budgeting for its replacement within the next 10 to 15 years.

Inventory Fields

Inventory Tag Number: 0002202

System Costs

Unit Cost Basis: 1.00

Linked Photos



Chiller - Scroll - 94 Ton

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3030 - Cooling Generating Systems	Name:	Cooling Tower - Galvanized Steel - 107 Ton
Quantity:	1.00	Lifetime:	28
Unit Cost:	126,095.32	Years Remaining:	7 (Observed)
Replacement Cost:	126,095.32	% Used:	75% (Observed)
Unit of Measure:	Each	Year Installed:	2002
System Condition Rating:	Fair	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2028

Renewal Action FY: 2028

% Renew: 125.00

Renewal Action Cost: 157,619.15

Description

A single cell open cooling tower manufactured by Baltimore Air Coil provides heat rejection from the chilled water system. The cooling tower connects to the basement level liquid chiller.

Install in 2002, the cooling tower is in fair condition with minor corrosion noted at the basin and drives. We recommend that the cooling tower is replaced within the next five to seven years.

Inventory Fields

Inventory Tag Number: 0002045

System Costs

Unit Cost Basis: 1.00

Linked Photos



Cooling Tower - Galvanized Steel - 107 Ton

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Cooling Tower - Galvanized Steel - 107 Ton Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	157,619.00
Total					157,619.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 1) - 2,000 CFM
Quantity:	1.00		
Unit Cost:	49,121.68	Lifetime:	30
Replacement Cost:	49,121.68	Years Remaining:	7 (Observed)
Unit of Measure:	Each	% Used:	77% (Observed)
System Condition Rating:	Fair	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	61,402.10

Description

An air handling unit provides distribution of heated and cooled air. The unit contains hot water and chilled water coils and a supply fan. Supply air is routed to the space through sheet metal ducts and distributed overhead and discharged to the space via ceiling-mounted diffusers throughout the building. Chilled water is supplied by the basement level chiller. Heating hot water is provided by the basement level boilers.

The AHU appeared to be in fair condition. As deterioration of the coils, fan, motor and related elements continues, full replacement should be anticipated. We recommend that this full replacement is completed within the next five to ten years.

Inventory Fields

Inventory Tag Number: 0002079

System Costs

Unit Cost Basis: 1.00

Linked Photos



Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 1) - 2,000 CFM

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 1) - 2,000 CFM Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	61,402.00
Total					61,402.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 2) - 2,000 CFM
Quantity:	1.00		
Unit Cost:	49,121.68	Lifetime:	30
Replacement Cost:	49,121.68	Years Remaining:	7 (Observed)
Unit of Measure:	Each	% Used:	77% (Observed)
System Condition Rating:	Fair	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	61,402.10

Description

An air handling unit provides distribution of heated and cooled air. The unit contains hot water and chilled water coils and a supply fan. Supply air is routed to the space through sheet metal ducts and distributed overhead and discharged to the space via ceiling-mounted diffusers throughout the building. Chilled water is supplied by the basement level chiller. Heating hot water is provided by the basement level boilers.

The AHU appeared to be in fair condition. As deterioration of the coils, fan, motor and related elements continues, full replacement should be anticipated. We recommend that this full replacement is completed within the next five to ten years.

Inventory Fields

Inventory Tag Number: 0002077

System Costs

Unit Cost Basis: 1.00

Linked Photos



Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 2) - 2,000 CFM

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 2) - 2,000 CFM Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	61,402.00
Total					61,402.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 3) - 2,000 CFM
Quantity:	1.00		
Unit Cost:	49,121.68	Lifetime:	30
Replacement Cost:	49,121.68	Years Remaining:	7 (Observed)
Unit of Measure:	Each	% Used:	77% (Observed)
System Condition Rating:	Fair	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	61,402.10

Description

An air handling unit provides distribution of heated and cooled air. The unit contains hot water and chilled water coils and a supply fan. Supply air is routed to the space through sheet metal ducts and distributed overhead and discharged to the space via ceiling-mounted diffusers throughout the building. Chilled water is supplied by the basement level chiller. Heating hot water is provided by the basement level boilers.

The AHU appeared to be in fair condition. As deterioration of the coils, fan, motor and related elements continues, full replacement should be anticipated. We recommend that this full replacement is completed within the next five to ten years.

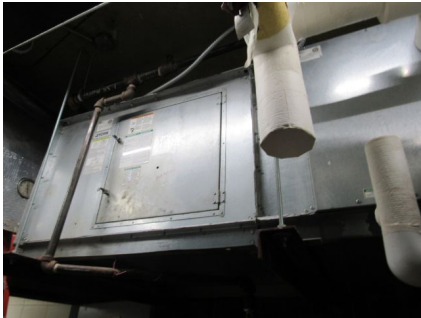
Inventory Fields

Inventory Tag Number: 0002078

System Costs

Unit Cost Basis: 1.00

Linked Photos



Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 3) - 2,000 CFM

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 3) - 2,000 CFM Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	61,402.00
Total					61,402.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 5) - 2,000 CFM
Quantity:	1.00		
Unit Cost:	49,121.68	Lifetime:	30
Replacement Cost:	49,121.68	Years Remaining:	7 (Observed)
Unit of Measure:	Each	% Used:	77% (Observed)
System Condition Rating:	Fair	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	61,402.10

Description

An air handling unit provides distribution of heated and cooled air. The unit contains hot water and chilled water coils and a supply fan. Supply air is routed to the space through sheet metal ducts and distributed overhead and discharged to the space via ceiling-mounted diffusers throughout the building. Chilled water is supplied by the basement level chiller. Heating hot water is provided by the basement level boilers.

The AHU appeared to be in fair condition. As deterioration of the coils, fan, motor and related elements continues, full replacement should be anticipated. We recommend that this full replacement is completed within the next five to ten years.

Inventory Fields

Inventory Tag Number: 0002193

System Costs

Unit Cost Basis: 1.00

Linked Photos



Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 5) - 2,000 CFM

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 5) - 2,000 CFM Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	61,402.00
Total					61,402.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Exhaust Ventilator - Roof - (1,500 CFM)
Quantity:	1.00	Lifetime:	40
Unit Cost:	4,254.30	Years Remaining:	10 (Observed)
Replacement Cost:	4,254.30	% Used:	75% (Observed)
Unit of Measure:	Each	Year Installed:	1998
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	5,317.88

Description

Exhaust is provided by a belt drive centrifugal exhaust ventilator manufactured by Breidert.

The ventilator is in fair condition. Replacement date is life cycle driven.

Inventory Fields

Inventory Tag Number: 0002046

System Costs

Unit Cost Basis: 1.00

Linked Photos



Exhaust Ventilator - Roof - (1,500 CFM)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Exhaust Ventilator - Roof - (1,500 CFM) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	5,318.00
				Total	5,318.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	HVAC Ductwork - Supply - Multi-Zone
Quantity:	31,066.00	Lifetime:	40
Unit Cost:	20.16	Years Remaining:	15 (Observed)
Replacement Cost:	626,136.16	% Used:	62% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2036

Renewal Action FY: 2036

% Renew: 125.00

Renewal Action Cost: 782,670.20

Description

The HVAC system includes multi-zone supply air distribution ductwork. Includes ductwork, dampers, insulation, and air terminal outlets (grilles, registers and diffusers).

Ductwork was in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



HVAC Ductwork - Supply - Multi-Zone

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	HVAC Pump - Chilled / Hot Water - Base-Mounted (P1) - 7.5 HP
Quantity:	1.00	Lifetime:	30
Unit Cost:	16,041.48	Years Remaining:	3 (Observed)
Replacement Cost:	16,041.48	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1999
System Condition Rating:	Poor - Fair	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024

Renewal Action FY: 2024

% Renew: 125.00

Renewal Action Cost: 20,051.85

Description

Chilled or hot water circulation from the scroll chiller or boiler is circulated to the air handling units and fan coil units by a vertical split case 360 GPM pump with a 7.5-HP motor. The pump is base-mounted, manufactured by Baldor and installed in 1999.

The pump was in adequate condition. Replacement should be completed within the next three to five years.

Inventory Fields

Inventory Tag Number: 0002204

System Costs

Unit Cost Basis: 1.00

Linked Photos



HVAC Pump - Chilled / Hot Water - Base-Mounted (P1) - 7.5 HP

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
HVAC Pump - Chilled / Hot Water - Base-Mounted (P1) - 7.5 HP Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2024	20,052.00
				Total	20,052.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	HVAC Pump - Chilled / Hot Water - Base-Mounted (P2) - 10 HP
Quantity:	1.00	Lifetime:	30
Unit Cost:	17,250.14	Years Remaining:	3 (Observed)
Replacement Cost:	17,250.14	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1999
System Condition Rating:	Poor - Fair	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024

Renewal Action FY: 2024

% Renew: 125.00

Renewal Action Cost: 21,562.67

Description

Chilled or hot water circulation from the scroll chiller or boiler is circulated to the air handling units and fan coil units by a vertical split case 360 GPM pump with a 10-HP motor. The pump is base-mounted, manufactured by Baldor and installed in 1999.

The pump was in adequate condition. Budget for replacement within the next three to five years.

Inventory Fields

Inventory Tag Number: 0002070

System Costs

Unit Cost Basis: 1.00

Linked Photos



HVAC Pump - Chilled / Hot Water - Base-Mounted (P2) - 10 HP

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
HVAC Pump - Chilled / Hot Water - Base-Mounted (P2) - 10 HP Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2024	21,563.00
				Total	21,563.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	HVAC Pump - Chilled / Hot Water - Base-Mounted (P3) - 10 HP
Quantity:	1.00	Lifetime:	30
Unit Cost:	17,250.14	Years Remaining:	3 (Observed)
Replacement Cost:	17,250.14	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1999
System Condition Rating:	Poor - Fair	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024

Renewal Action FY: 2024

% Renew: 125.00

Renewal Action Cost: 21,562.67

Description

Chilled or hot water circulation from the scroll chiller or boiler is circulated to the air handling units and fan coil units by a vertical split case 360 GPM pump with a 10-HP motor. The pump is base-mounted, manufactured by Baldor and installed in 1999.

The pump was in adequate condition. Budget for replacement within the next three to five years.

Inventory Fields

Inventory Tag Number: 0002071

System Costs

Unit Cost Basis: 1.00

Linked Photos



HVAC Pump - Chilled / Hot Water - Base-Mounted (P3) - 10 HP

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
HVAC Pump - Chilled / Hot Water - Base-Mounted (P3) - 10 HP Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2024	21,563.00
				Total	21,563.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3040 - Distribution Systems	Name:	Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water
Quantity:	31,066.00	Lifetime:	30
Unit Cost:	10.22	Years Remaining:	10 (Observed)
Replacement Cost:	317,425.55	% Used:	67% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2031

Renewal Action FY: 2031

% Renew: 125.00

Renewal Action Cost: 396,781.94

Description

Chilled or hot water is distributed to the fan coil units through a two-pipe hydronic distribution system with hot and chilled water supply and return piping, valves, fittings, and insulation. Condenser water is supplied from the liquid chiller located in the Boiler Room to the cooling tower.

Piping was in good condition. Replacement is life-cycle driven.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	396,782.00
				Total	396,782.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3063 - Heating/Cooling Air Handling Units	Name:	Vertical Fan Coil Floor Mounted (100") - (1999 Installation)
Quantity:	7.00	Lifetime:	25
Unit Cost:	5,300.40	Years Remaining:	7 (Observed)
Replacement Cost:	37,102.80	% Used:	72% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2028

Renewal Action FY: 2028

% Renew: 125.00

Renewal Action Cost: 46,378.50

Description

Heating and cooling of the individual rooms was through a two-pipe chilled water or heating water system which connected to fan coil units. Fan coil units consisted of vertical floor-mounted units. Units were typically manufactured by York.

Fan coil units were in fair to good condition with some corrosion noted at drip pans and some fin deterioration noted.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Vertical Fan Coil Floor Mounted (100") - (1999 Installation)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Vertical Fan Coil Floor Mounted (100") - (1999 Installation) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	46,379.00
				Total	46,379.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Specturm

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3063 - Heating/Cooling Air Handling Units	Name:	Vertical Fan Coil Floor Mounted (100") - (Original Installation)
Quantity:	1.00	Lifetime:	25
Unit Cost:	5,300.40	Years Remaining:	2 (Observed)
Replacement Cost:	5,300.40	% Used:	92% (Observed)
Unit of Measure:	Each	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2023

Renewal Action FY: 2023

% Renew: 125.00

Renewal Action Cost: 6,625.50

Description

Heating and cooling of the individual rooms was through a two-pipe chilled water or heating water system which connected to fan coil units. Fan coil units consisted of vertical floor-mounted units.

The fan coil unit was in fair to poor condition with corrosion noted at drip pans and fin deterioration noted.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Vertical Fan Coil Floor Mounted (100") - (Original Installation)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Vertical Fan Coil Floor Mounted (100") - (Original Installation) Renewal	Lifecycle	2 - Due within 2 Years of Inspection	System Renewal	Feb 15, 2023	6,626.00
				Total	6,626.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3063 - Heating/Cooling Air Handling Units	Name:	Vertical Fan Coil Floor Mounted (56") - (1999 Installation)
Quantity:	3.00	Lifetime:	25
Unit Cost:	4,046.74	Years Remaining:	7 (Observed)
Replacement Cost:	12,140.22	% Used:	72% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	15,175.28

Description

Heating and cooling of the individual rooms was through a two-pipe chilled water or heating water system which connected to fan coil units. Fan coil units consisted of vertical floor-mounted units. Units were typically manufactured by York.

Fan coil units were in fair to good condition with some corrosion noted at drip pans and some fin deterioration noted.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Vertical Fan Coil Floor Mounted (56") - (1999 Installation)



Vertical Fan Coil Floor Mounted (56") - (1999 Installation)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Vertical Fan Coil Floor Mounted (56") - (1999 Installation) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	15,175.00
Total					15,175.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: HVAC System

Currency: USD

System Uniformat:	D3063 - Heating/Cooling Air Handling Units	Name:	Vertical Fan Coil Floor Mounted (56") - (Original Installation)
Quantity:	10.00	Lifetime:	25
Unit Cost:	4,046.74	Years Remaining:	2 (Observed)
Replacement Cost:	40,467.40	% Used:	92% (Observed)
Unit of Measure:	Each	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2023	Renewal Action FY:	2023
% Renew:	125.00	Renewal Action Cost:	50,584.25

Description

Heating and cooling of the individual rooms was through a two-pipe chilled water or heating water system which connected to fan coil units. Fan coil units consisted of vertical floor-mounted units.

Fan coil units were in fair to poor condition with corrosion noted at drip pans and fin deterioration noted. Replacement should be completed in the near-term.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Vertical Fan Coil Floor Mounted (56") - (Original Installation)

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Vertical Fan Coil Floor Mounted (56") - (Original Installation) Renewal	Lifecycle	2 - Due within 2 Years of Inspection	System Renewal	Feb 15, 2023	50,584.00
				Total	50,584.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1010 - Partitions	Name:	CMU Block Partitions - Plain
Quantity:	11,082.00	Lifetime:	75
Unit Cost:	23.30	Years Remaining:	30 (Observed)
Replacement Cost:	258,210.60	% Used:	60% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2051	Renewal Action FY:	2051
% Renew:	25.00	Renewal Action Cost:	64,552.65

Description

Interior partitions primarily consist of painted hollow core concrete masonry unit walls.

Walls were in good condition. Replacement is life-cycle driven.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



CMU Block Partitions - Plain

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and
Conveyance

Currency: USD

System Uniformat:	C1020 - Interior Doors	Name:	Double Swinging Doors - Commercial - Glazed
Quantity:	2.00	Lifetime:	50
Unit Cost:	32,759.58	Years Remaining:	4 (Observed)
Replacement Cost:	65,519.16	% Used:	92% (Observed)
Unit of Measure:	Each	Year Installed:	1984
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2025
% Renew: 125.00

Renewal Action FY: 2025
Renewal Action Cost: 81,898.95

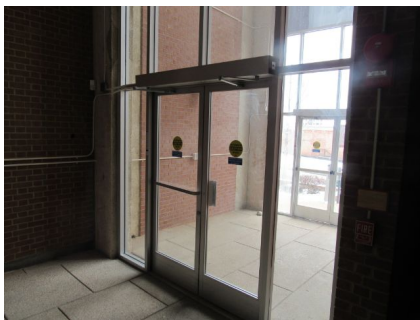
Description

Interior doors include a set of aluminum framed glazed double doors.
Doors are in fair condition. Replacement is life-cycle driven.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Double Swinging Doors - Commercial - Glazed

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Double Swinging Doors - Commercial - Glazed Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2025	81,899.00
Total					81,899.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1020 - Interior Doors	Name:	Swinging Doors - Commercial - Glazed
Quantity:	8.00	Lifetime:	50
Unit Cost:	3,016.68	Years Remaining:	28 (Observed)
Replacement Cost:	24,133.44	% Used:	44% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2049	Renewal Action FY:	2049
% Renew:	125.00	Renewal Action Cost:	30,166.80

Description

Interior doors include glazed units within anodized aluminum framing members at the administrative areas.

Doors were in good condition. Replacement is life-cycle driven.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Specturm

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1020 - Interior Doors	Name:	Swinging Doors - Commercial - Hollow Metal
Quantity:	65.00	Lifetime:	50
Unit Cost:	3,472.24	Years Remaining:	15 (Observed)
Replacement Cost:	225,695.60	% Used:	70% (Observed)
Unit of Measure:	Each	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2036

Renewal Action FY: 2036

% Renew: 125.00

Renewal Action Cost: 282,119.50

Description

Interior doors include painted commercial duty swinging hollow metal single door and frame assemblies.

Doors are in good condition. Replacement is life-cycle driven.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Swinging Doors - Commercial - Hollow Metal

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C1030 - Fittings	Name:	Toilet Partitions - Painted Steel
Quantity:	12.00	Lifetime:	40
Unit Cost:	2,061.04	Years Remaining:	8 (Observed)
Replacement Cost:	24,732.48	% Used:	80% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2029	Renewal Action FY:	2029
% Renew:	125.00	Renewal Action Cost:	30,915.60

Description

Painted steel partitions are installed at the side and outer perimeters of the various toilet stalls.

Partitions were in fair to good condition. Budget for restroom refurbishment within the next five to ten years.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Toilet Partitions - Painted Steel

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Toilet Partitions - Painted Steel	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2029	30,916.00



System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Renewal					
				Total	30,916.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C20 - Stairs	Name:	Stairs - Concrete
Quantity:	20.00	Lifetime:	75
Unit Cost:	26,894.88	Years Remaining:	30 (Observed)
Replacement Cost:	537,897.60	% Used:	60% (Observed)
Unit of Measure:	Each	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2051

Renewal Action FY: 2051

% Renew: 37.00

Renewal Action Cost: 199,022.11

Description

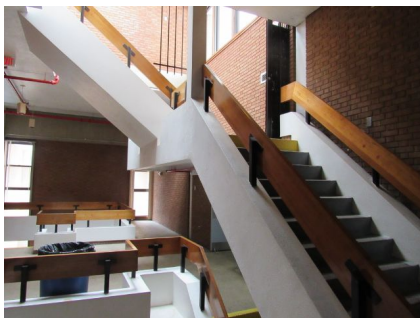
There are five stairways at the building. Three stairways provide access to the public areas at the basement, first, and second floors of the building. The fourth stairway accesses the mechanical penthouse area from the second floor of the building. The fifth stairway provides access to the lowest level mechanical room from the basement level of the building. Both of the stairways consisted of reinforced solid concrete stairs and landings with steel railing assemblies.

Stairs were in good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Stairs - Concrete

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and
Conveyance

Currency: USD

System Uniformat:	C3010 - Wall Finishes	Name:	Ceramic Wall Tile (Restrooms)
Quantity:	1,090.00	Lifetime:	40
Unit Cost:	30.65	Years Remaining:	8 (Observed)
Replacement Cost:	33,408.50	% Used:	80% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2029
% Renew: 125.00

Renewal Action FY: 2029
Renewal Action Cost: 41,760.63

Description

Interior wall finishes at the restrooms consist of a combination of glazed CMU and thin set ceramic decorative tiles.

Tiles are in fair to good condition. Replacement should be included as part of a larger restroom refurbishment project towards the end of the 10 year study period.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Ceramic Wall Tile (Restrooms)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Ceramic Wall Tile (Restrooms) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2029	41,761.00
Total					41,761.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3010 - Wall Finishes	Name:	Painted Finish
Quantity:	37,084.00	Lifetime:	15
Unit Cost:	2.04	Years Remaining:	4 (Observed)
Replacement Cost:	75,651.36	% Used:	73% (Observed)
Unit of Measure:	SF	Year Installed:	1999
System Condition Rating:	Fair - Good	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2025	Renewal Action FY:	2025
% Renew:	125.00	Renewal Action Cost:	94,564.20

Description

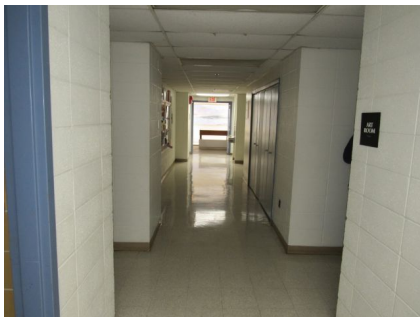
Interior walls consisted of a combination of painted concrete masonry units (CMU) walls and painted gypsum wallboard. Ceilings consisted of a combination of suspended acoustical ceiling tiles and painted gypsum board.

The painted finish throughout the interior areas was in fair condition. Budget for complete interior repainting of the painted walls and ceiling within the next four to six years. Repaint painted doors and re-varnish wood doors at this time also.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Painted Finish

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Painted Finish Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2025	94,564.00
				Total	94,564.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3020 - Floor Finishes	Name:	Ceramic Floor Tile (Restrooms)
Quantity:	653.00	Lifetime:	40
Unit Cost:	23.64	Years Remaining:	8 (Observed)
Replacement Cost:	15,434.31	% Used:	80% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2029	Renewal Action FY:	2029
% Renew:	125.00	Renewal Action Cost:	19,292.89

Description

Flooring within the restrooms consisted of 1" x 1" ceramic tile.

Tiles in fair to good condition. Budget for restroom refurbishment project towards the end of the 10 year study period. Refurbishment project should include for replacement of tiles.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Ceramic Floor Tile (Restrooms)

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Ceramic Floor Tile (Restrooms) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2029	19,293.00
Total					19,293.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and
Conveyance

Currency: USD

System Uniformat:	C3020 - Floor Finishes	Name:	VCT (12" x 12")
Quantity:	31,066.00	Lifetime:	20
Unit Cost:	7.72	Years Remaining:	3 (Observed)
Replacement Cost:	239,674.19	% Used:	85% (Observed)
Unit of Measure:	SF	Year Installed:	1990
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024
% Renew: 125.00

Renewal Action FY: 2024
Renewal Action Cost: 299,592.74

Description

Flooring within the majority of the building consisted of 12" x 12" resilient vinyl floor tiles.

The vinyl tiles were in fair condition with numerous areas of cracking and staining noted. Tiles should be replaced within the next three years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



VCT (12" x 12")

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
VCT (12" x 12") Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2024	299,593.00

Name	Category	Priority	Inspector	Action Date	Cost
				Total	299,593.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3020 - Floor Finishes	Name:	Wood Flooring - Pre-School Play Room
Quantity:	1,578.00	Lifetime:	25
Unit Cost:	39.90	Years Remaining:	3 (Observed)
Replacement Cost:	62,962.20	% Used:	88% (Observed)
Unit of Measure:	SF	Year Installed:	1990
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2024	Renewal Action FY:	2024
% Renew:	125.00	Renewal Action Cost:	78,702.75

Description

Flooring within the pre school play room consists of polyurethane coated maple strip.

Flooring is in fair condition with areas of warping noted. Budget for replacement within the next three years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Wood Flooring - Pre-School Play Room

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Wood Flooring - Pre-School Play Room Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2024	78,703.00
Total					78,703.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3030 - Ceiling Finishes	Name:	ACT System - Standard
Quantity:	30,966.00	Lifetime:	20
Unit Cost:	13.84	Years Remaining:	3 (Observed)
Replacement Cost:	428,569.44	% Used:	85% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2024

Renewal Action FY: 2024

% Renew: 125.00

Renewal Action Cost: 535,711.80

Description

Interior ceiling finishes at the majority of areas excluding the auditorium, restrooms and mechanical spaces consist of standard 2' x 4' suspended ACT ceiling system set in T-bar grids.

The ceiling was in fair to poor condition with areas curled corners and areas of damage noted. Replacement of the ceiling system should be anticipated within the next three to five years.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



ACT System - Standard

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
ACT System - Standard Renewal	Lifecycle	3 - Due within 5 Years of Inspection	System Renewal	Feb 15, 2024	535,712.00
				Total	535,712.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	C3030 - Ceiling Finishes	Name:	GWB Ceiling System - Painted
Quantity:	653.00	Lifetime:	50
Unit Cost:	9.78	Years Remaining:	30 (Observed)
Replacement Cost:	6,386.34	% Used:	40% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2051
 % Renew: 125.00

Renewal Action FY: 2051
 Renewal Action Cost: 7,982.93

Description

Ceilings within the restrooms consisted of painted gypsum board.

Ceilings were in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



GWB Ceiling System - Painted

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	D1010 - Elevators and Lifts	Name:	Hydraulic Elevator
Quantity:	1.00	Lifetime:	30
Unit Cost:	261,969.40	Years Remaining:	7 (Observed)
Replacement Cost:	261,969.40	% Used:	77% (Observed)
Unit of Measure:	Each	Year Installed:	1999
System Condition Rating:	Fair - Good	Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2028	Renewal Action FY:	2028
% Renew:	125.00	Renewal Action Cost:	327,461.75

Description

The building contained one elevator. The elevator consists of a direct plunger hydraulic unit containing an in-ground hydraulic jack assembly and controlled by an early generation microprocessor controller. The system is a DMC-1 unit installed by the Dover Elevator Company in 1999. The elevator is rated with a speed of 100 feet per minute and a capacity of 2,100 lbs.

The elevator appeared to be in fair to good condition and is currently maintained by Thyssen Krupp (as successors to Dover). Maintenance records reviewed did not show any areas of oil leakage through the cylinder or other major issues. However, based upon the age of the elevator and controller obsolescence, but considering the low usage the system has and is likely to receive, we have recommended budgeting for modernization within the next five to seven years. Modernization should include replacement of the in-ground cylinder, car top equipment, car finishes and all elements within the machine room.

Inventory Fields

Inventory Tag Number: 0002073

System Costs

Unit Cost Basis: 1.00

Linked Photos



Hydraulic Elevator

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Hydraulic Elevator Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	327,462.00
Total					327,462.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	D1013 - Lifts	Name:	Wheelchair Lift - 750lb (# 1)
Quantity:	1.00	Lifetime:	25
Unit Cost:	43,597.86	Years Remaining:	10 (Observed)
Replacement Cost:	43,597.86	% Used:	60% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2031

Renewal Action FY: 2031

% Renew: 125.00

Renewal Action Cost: 54,497.33

Description

The conveying equipment includes an electric vertical wheelchair lift rated at 750 lbs and located at the stage.

The lift was in good condition. Replacement is life-cycle driven.

Inventory Fields

Inventory Tag Number: 0002191

System Costs

Unit Cost Basis: 1.00

Linked Photos



Wheelchair Lift - 750lb (# 1)

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Wheelchair Lift - 750lb (# 1) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	54,497.00
Total					54,497.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Interior Construction and Conveyance

Currency: USD

System Uniformat:	D1013 - Lifts	Name:	Wheelchair Lift - 750lb (# 2)
Quantity:	1.00	Lifetime:	25
Unit Cost:	43,597.86	Years Remaining:	10 (Observed)
Replacement Cost:	43,597.86	% Used:	60% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	54,497.33

Description

The conveying equipment includes an electric vertical wheelchair lift rated at 750 lbs and located at the stage.

The lift was in good condition. Replacement is life-cycle driven.

Inventory Fields

Inventory Tag Number: 0002194

System Costs

Unit Cost Basis: 1.00

Linked Photos



Wheelchair Lift - 750lb (# 2)

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Wheelchair Lift - 750lb (# 2) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	54,497.00
Total					54,497.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2010 - Plumbing Fixtures	Name:	Restroom Fixtures - Multi-Stall Restrooms
Quantity:	7.00	Lifetime:	30
Unit Cost:	13,191.52	Years Remaining:	8 (Observed)
Replacement Cost:	92,340.64	% Used:	73% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2029	Renewal Action FY:	2029
% Renew:	125.00	Renewal Action Cost:	115,425.80

Description

The multi-stall restrooms each contained victorious china wall-hung water closets and lavatories. The male restroom also contained urinals.

Fixtures were in good condition. Replacement is life cycle driven.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Restroom Fixtures - Multi-Stall Restrooms

Linked Requirements



System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Restroom Fixtures - Multi-Stall Restrooms Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2029	115,426.00
				Total	115,426.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2010 - Plumbing Fixtures	Name:	Restroom Fixtures - Single Restrooms
Quantity:	1.00	Lifetime:	30
Unit Cost:	6,595.76	Years Remaining:	8 (Observed)
Replacement Cost:	6,595.76	% Used:	73% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2029

Renewal Action FY: 2029

% Renew: 125.00

Renewal Action Cost: 8,244.70

Description

The unisex and single commode restrooms contained a victorious china commode and a lavatory.

Restrooms were in fair to good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Restroom Fixtures - Single Restrooms

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Restroom Fixtures - Single	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2029	8,245.00

Name	Category	Priority	Inspector	Action Date	Cost
Restrooms Renewal					
				Total	8,245.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Specturm

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2010 - Plumbing Fixtures	Name:	Water Cooler - Exterior Grade
Quantity:	1.00	Lifetime:	20
Unit Cost:	7,513.34	Years Remaining:	7 (Observed)
Replacement Cost:	7,513.34	% Used:	65% (Observed)
Unit of Measure:	Each	Year Installed:	2007
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2028

Renewal Action FY: 2028

% Renew: 125.00

Renewal Action Cost: 9,391.68

Description

An exterior prefinished steel hi-lo drinking fountain is located adjacent to the playground.

The drinking fountain was in fair to good condition. Replacement is life-cycle driven.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Water Cooler - Exterior Grade

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Water Cooler - Exterior Grade	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2028	9,392.00

Name	Category	Priority	Inspector	Action Date	Cost
Renewal					
				Total	9,392.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2010 - Plumbing Fixtures	Name:	Water Coolers - Floor Mounted
Quantity:	8.00	Lifetime:	20
Unit Cost:	4,549.40	Years Remaining:	2 (Observed)
Replacement Cost:	36,395.20	% Used:	90% (Observed)
Unit of Measure:	Each	Year Installed:	1990
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2023

Renewal Action FY: 2023

% Renew: 125.00

Renewal Action Cost: 45,494.00

Description

A building contains a series of free standing water coolers.

The water coolers are dated, have areas of base level corrosion and are not compliant with current disabled access requirements. We recommend that the water coolers are replaced within the next five years.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Water Coolers - Floor Mounted

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Water Coolers - Floor Mounted Renewal	Lifecycle	2 - Due within 2 Years of Inspection	System Renewal	Feb 15, 2023	45,494.00
Total					45,494.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2020 - Domestic Water Distribution	Name:	Domestic Water Distribution Piping
Quantity:	31,066.00	Lifetime:	30
Unit Cost:	7.00	Years Remaining:	10 (Observed)
Replacement Cost:	217,521.72	% Used:	67% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	112.00	Renewal Action Cost:	243,624.33

Description

Domestic cold water enters the building at the boiler room. The piping observed within the building is copper. Supply pressure is supplied from the cold water intake pressure. Domestic hot and cold water is routed to all the plumbing fitments within the building.

Piping is in fair to good condition with no leaks reported or noted. However, as the piping continues to age, its wall thickness will diminish to a level whereby pinhole leaks occur. At this time, the piping should be replaced.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Domestic Water Distribution Piping Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	243,624.00
Total					243,624.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2020 - Domestic Water Distribution	Name:	Water Heater - Gas - Comm - 100 Gallons
Quantity:	1.00	Lifetime:	15
Unit Cost:	21,776.98	Years Remaining:	1 (Observed)
Replacement Cost:	21,776.98	% Used:	93% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	1.12

Renewal

Modeled Renewal FY: 2022

Renewal Action FY: 2022

% Renew: 112.00

Renewal Action Cost: 24,390.22

Description

Domestic hot water for the restrooms and locker rooms is heated by a gas-fired, 75 MBH 100 gallon capacity commercial-grade tank type water heater located in the Boiler Room. The water heater was manufactured by State.

The water heater was in fair to poor condition. Replacement should be completed within the next one to three years.

Inventory Fields

Inventory Tag Number: 0002203

System Costs

Unit Cost Basis: 1.00

Linked Photos



Water Heater - Gas - Comm - 100 Gallons

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Water Heater - Gas - Comm - 100 Gallons Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Feb 15, 2022	24,390.00
				Total	24,390.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Specturm

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2030 - Sanitary Waste	Name:	Sanitary Waste - Gravity Discharge
Quantity:	31,066.00	Lifetime:	50
Unit Cost:	3.40	Years Remaining:	10 (Observed)
Replacement Cost:	105,500.83	% Used:	80% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	131,876.04

Description

Sanitary waste is collected from riser stacks throughout the building and tied to horizontal mains that are routed out of the building under the floor slab via gravity drain lines to the site sanitary sewer system. The sanitary waste and vent piping is cast iron with localized sections of polyvinyl chloride (PVC) piping.

Piping is in fair to good condition with no leaks reported or noted. However, as the piping continues to age, its wall thickness will diminish to a level whereby pinhole leaks occur. At this time, the piping should be replaced.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Sanitary Waste - Gravity Discharge Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	131,876.00
Total					131,876.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2030 - Sanitary Waste	Name:	Sewage Ejector Pumps - Duplex
Quantity:	1.00	Lifetime:	15
Unit Cost:	15,909.30	Years Remaining:	1 (Observed)
Replacement Cost:	15,909.30	% Used:	93% (Observed)
Unit of Measure:	Each	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	1.12

Renewal

Modeled Renewal FY: 2022

Renewal Action FY: 2022

% Renew: 112.00

Renewal Action Cost: 17,818.42

Description

The sanitary waste system includes duplex 5 HP sewage ejector pumps located in the boiler room.

Pumps were not visible. Replacement date is based upon useful life.

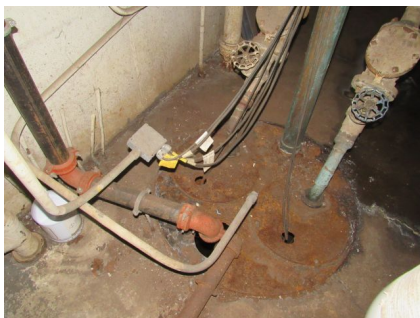
Inventory Fields

Inventory Tag Number: 0002200

System Costs

Unit Cost Basis: 1.00

Linked Photos



Sewage Ejector Pumps - Duplex

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Sewage Ejector Pumps - Duplex Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Feb 15, 2022	17,818.00
Total					17,818.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2040 - Rain Water Drainage	Name:	Roof Drainage - Gravity (Low-Slope Roofs)
Quantity:	15,020.00	Lifetime:	50
Unit Cost:	3.81	Years Remaining:	10 (Observed)
Replacement Cost:	57,158.94	% Used:	80% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	125.00	Renewal Action Cost:	71,448.68

Description

Rain water drainage at the low-slope roofs consists of PVC piping, roof drains and 4" inch discharge piping by gravity flow to a municipal main.

Piping is in fair to good condition with no leaks reported or noted. However, as the piping continues to age, its wall thickness will diminish to a level whereby pinhole leaks occur. At this time, the piping should be replaced.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Roof Drainage - Gravity (Low-Slope Roofs) Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	71,449.00
Total					71,449.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Specturm

Building Number: CHEVY75A2021

System Group: Plumbing System

Currency: USD

System Uniformat:	D2090 - Other Plumbing Systems	Name:	Natural Gas Supply for Bldg - 3" Feed
Quantity:	31,066.00	Lifetime:	40
Unit Cost:	2.61	Years Remaining:	10 (Observed)
Replacement Cost:	80,974.37	% Used:	75% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2031

Renewal Action FY: 2031

% Renew: 125.00

Renewal Action Cost: 101,217.96

Description

The building contain a natural gas supply and distribution system.

Despite its age, the system appeared to be in fair condition.

Inventory Fields

Inventory Tag Number: 0002196

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Natural Gas Supply for Bldg - 3" Feed

Linked Requirements

System Detail Report

By System Group

Name	Category	Priority	Inspector	Action Date	Cost
Natural Gas Supply for Bldg - 3" Feed Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	101,218.00
				Total	101,218.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Site

Currency: USD

System Uniformat:	G2020 - Parking Lots	Name:	Parking Lot & Roadway - Pavement - Bituminous
Quantity:	1,125.00	Lifetime:	25
Unit Cost:	69.16	Years Remaining:	20 (Observed)
Replacement Cost:	77,800.95	% Used:	20% (Observed)
Unit of Measure:	SY	Year Installed:	2000
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2041

Renewal Action FY: 2041

% Renew: 62.50

Renewal Action Cost: 48,625.59

Description

An asphalt paved rectangular shaped surface parking lot is contained at the east of the building. The sectional detail of the lot consists of a 6" aggregate base, 3" binder course and 1 1/2" wearing course.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Parking Lot & Roadway - Pavement - Bituminous

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Asphalt Parking Lot & Roadway	Mission	4 - Due within 10 Years of Inspection	Aric - Zito	Feb 15, 2028	44,608.00

Name	Category	Priority	Inspector	Action Date	Cost
- Wearing Surface Will Exceed Life - East Elevation					
				Total	44,808.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Site

Currency: USD

System Uniformat:	G2030 - Pedestrian Paving	Name:	Pedestrian Pavement - Concrete
Quantity:	10,910.00	Lifetime:	25
Unit Cost:	13.48	Years Remaining:	15 (Observed)
Replacement Cost:	147,098.66	% Used:	40% (Observed)
Unit of Measure:	SF	Year Installed:	1999
		Date Inspected:	Feb 15, 2021
		SCI:	0.08

Renewal

Modeled Renewal FY: 2036

Renewal Action FY: 2036

% Renew: 62.50

Renewal Action Cost: 91,936.66

Description

Cast-in-place broom finished concrete sidewalks are provided across the site. Sidewalks are stamped into 3' x 3', 4' x 4' and 5' x 5' panels.

Sidewalks were in generally good condition. However, nine 3' x 3' panels at the east of the building were cracked and should be replaced. See accompanying requirement entitled "Concrete Sidewalks - Cracked - East Elevation" for details.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Pedestrian Pavement - Concrete

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Concrete Sidewalks - Cracked - East Elevation	Reliability	1 - Due within 1 Year of Inspection	Aris - Dutton	Feb 15, 2022	11,750.00
Total					11,750.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Site

Currency: USD

System Uniformat:	G2033 - Exterior Steps	Name:	Exterior Stairs - Concrete
Quantity:	7.00	Lifetime:	30
Unit Cost:	1,861.44	Years Remaining:	15 (Observed)
Replacement Cost:	13,030.08	% Used:	50% (Observed)
Unit of Measure:	Each	Year Installed:	2000
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2036	Renewal Action FY:	2036
% Renew:	125.00	Renewal Action Cost:	16,287.60

Description

Concrete steps provide access to the front (south) entrance. Steps are of cast in place concrete construction, and are 7-ft wide.

Steps are in good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Site

Currency: USD

System Uniformat:	G2041 - Fences and Gates	Name:	Fence at Basketball Court - Chain Link - 10-Ft.
Quantity:	215.00	Lifetime:	20
Unit Cost:	86.74	Years Remaining:	8 (Observed)
Replacement Cost:	18,649.58	% Used:	60% (Observed)
Unit of Measure:	LF	Year Installed:	2005
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2029	Renewal Action FY:	2029
% Renew:	125.00	Renewal Action Cost:	23,311.98

Description

A 10' tall chain link fence is provided at the perimeter of the sport court and playground. The fence consists of vinyl coated chain-link sections supported on 2" posts.

The fence is in good condition with some areas of damage. Areas of damage should be addressed as part of routine maintenance. Replacement of the fence should be completed when the court is milled and overlaid.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Fence at Basketball Court - Chain Link - 10-Ft. Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2029	23,312.00
Total					23,312.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Site

Currency: USD

System Uniformat:	G2045 - Site Furnishings	Name:	3' Square Wood Tables with 4 Seats
Quantity:	2.00	Lifetime:	15
Unit Cost:	2,989.66	Years Remaining:	0 (Observed)
Replacement Cost:	5,979.32	% Used:	100% (Observed)
Unit of Measure:	Each	Year Installed:	1995
		Date Inspected:	Feb 15, 2021
		SCI:	1.00

Renewal

Modeled Renewal FY: 2021

Renewal Action FY: 2021

% Renew: 100.00

Renewal Action Cost: 5,979.32

Description

The site contains various 3' square wood tables with 4 seats. Tables were in poor condition and should be replaced within the "DPR Standard" 3' steel tables and seat system.

System Costs

Unit Cost Basis: 1.00

Linked Photos



3' Square Wood Tables with 4 Seats

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
3' Square Wood Tables with 4 Seats Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Feb 15, 2021	5,979.00

Name	Category	Priority	Inspector	Action Date	Cost
				Total	5,979.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Site

Currency: USD

System Uniformat:	G2045 - Site Furnishings	Name:	Benches (Backless) - 6'
Quantity:	4.00	Lifetime:	15
Unit Cost:	1,460.44	Years Remaining:	10 (Observed)
Replacement Cost:	5,841.76	% Used:	33% (Observed)
Unit of Measure:	Each	Year Installed:	2007
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY:	2031	Renewal Action FY:	2031
% Renew:	100.00	Renewal Action Cost:	5,841.76

Description

A series of 6' long cast steel backless benches are provided across the site.

Furniture is in good condition and durable. Replacement date is based upon statistical useful life.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Benches (Backless) - 6' Renewal	Lifecycle	4 - Due within 10 Years of Inspection	System Renewal	Feb 15, 2031	5,842.00
Total					5,842.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Site

Currency: USD

System Uniformat:	G2047 - Playing Fields	Name:	Playground
Quantity:	1.00	Lifetime:	15
Unit Cost:	97,546.20	Years Remaining:	1 (Observed)
Replacement Cost:	97,546.20	% Used:	93% (Observed)
Unit of Measure:	Each	Year Installed:	2007
System Condition Rating:	Fair - Good	Date Inspected:	Feb 15, 2021
		SCI:	1.00

Renewal

Modeled Renewal FY:	2022	Renewal Action FY:	2022
% Renew:	100.00	Renewal Action Cost:	97,546.20

Description

Various prefabricated steel and fiberglass play structures are contained at the Property. The playground has a poured-in-place surface which is captured in a separate line item.

Playground is in fair condition. However, the playground is basic in comparison with other DPR facilities. We recommend budgeting for near-term replacement and expansion.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Playground Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Feb 15, 2022	97,546.00
Total					97,546.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Site

Currency: USD

System Uniformat:	G2047 - Playing Fields	Name:	Poured-In-Place Surface at Playground
Quantity:	2,168.00	Lifetime:	8
Unit Cost:	14.48	Years Remaining:	1 (Observed)
Replacement Cost:	31,392.64	% Used:	88% (Observed)
Unit of Measure:	SF	Year Installed:	2007
System Condition Rating:	Poor - Fair	Date Inspected:	Feb 15, 2021
		SCI:	1.00

Renewal

Modeled Renewal FY:	2022	Renewal Action FY:	2022
% Renew:	100.00	Renewal Action Cost:	31,392.64

Description

The playground contains a poured-in-place surface.

Surface is in fair to poor condition and is becoming brittle with areas of fracturing and cracking noted. Replacement should be completed as part of the recommended near-term replacement of the playground.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Poured-In-Place Surface at Playground Renewal	Lifecycle	1 - Due within 1 Year of Inspection	System Renewal	Feb 15, 2022	31,393.00
Total					31,393.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Site

Currency: USD

System Uniformat:	G2047 - Playing Fields	Name:	Site Development - Basketball Courts - Asphaltic Concrete
Quantity:	1.50	Lifetime:	20
Unit Cost:	279,500.40	Years Remaining:	20 (Observed)
Replacement Cost:	419,250.60	% Used:	0% (Observed)
Unit of Measure:	Each	Year Installed:	2005
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2041

Renewal Action FY: 2041

% Renew: 93.00

Renewal Action Cost: 389,903.06

Description

An asphalt bound basketball court is located at the north side of the Property. The court has an acrylic color coat.

System Costs

Unit Cost Basis: 1.00

Linked Photos



Site Development - Basketball Court - Asphaltic Concrete

Linked Requirements

Name	Category	Priority	Inspector	Action Date	Cost
Asphalt Parking Lot - Life Cycle Maintenance - East Elevation	Mission	2 - Due within 2 Years of Inspection	Aris - Dutton	Feb 15, 2023	6,859.00

Name	Category	Priority	Inspector	Action Date	Cost
Basketball Court - Asphalt Surface will Exceed Life - Exterior	Mission	4 - Due within 10 Years of Inspection	Aris - Dutton	Feb 15, 2029	116,526.00
Basketball Court - Color Coat Faded - Exterior	Mission	3 - Due within 5 Years of Inspection	Aris - Dutton	Feb 15, 2023	22,930.00
				Total	146,315.00

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Structure

Currency: USD

System Uniformat:	A - Substructure	Name:	Caissons (Drilled Pier) in Stable Ground
Quantity:	17.00	Lifetime:	75
Unit Cost:	11,469.50	Years Remaining:	30 (Observed)
Replacement Cost:	194,981.50	% Used:	60% (Observed)
Unit of Measure:	Each	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2051

Renewal Action FY: 2051

% Renew: 6.00

Renewal Action Cost: 11,698.89

Description

The concrete superstructure is supported on concrete caissons, approx. 50-ft. deep in stable ground.

The foundation system appeared to be in good condition.

System Costs

Unit Cost Basis: 1.00

Linked Photos

No photo available.

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Structure

Currency: USD

System Uniformat:	A - Substructure	Name:	Foundation Wall and Footings 10-Ft - Full Basement
Quantity:	488.00	Lifetime:	75
Unit Cost:	626.84	Years Remaining:	30 (Observed)
Replacement Cost:	305.897.92	% Used:	60% (Observed)
Unit of Measure:	LF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2051

Renewal Action FY: 2051

% Renew: 6.00

Renewal Action Cost: 18,353.88

Description

The building footprint contained a basement with two levels; one level contains classrooms and a community room and the other level contains the main mechanical room. The basement levels contained a cast-in-place (CIP) concrete floor slab enclosed at the below grade areas by 12" to 14" thick CIP concrete walls. Walls are supported on the spread footing foundations.

System is in adequate condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos

No photo available.

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Structure

Currency: USD

System Uniformat:	A - Substructure	Name:	Structural Slab on Grade - Non-Industrial
Quantity:	11,079.00	Lifetime:	75
Unit Cost:	14.46	Years Remaining:	30 (Observed)
Replacement Cost:	160,202.34	% Used:	60% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2051

Renewal Action FY: 2051

% Renew: 6.00

Renewal Action Cost: 9,612.14

Description

The floor system consisted of a 5" thick welded wire mesh reinforced cast-in-place concrete slab cast over a vapor barrier and compacted gravel fill.

The floor slab appeared to be in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Structural Slab on Grade - Non-Industrial

Linked Requirements

No data available.

Region: _Work in Progress

Building: Chevy Chase Community Center

Agency: DPR - Spectrum

Building Number: CHEVY75A2021

System Group: Structure

Currency: USD

System Uniformat:	B10 - Superstructure	Name:	Concrete Superstructure
Quantity:	31,066.00	Lifetime:	75
Unit Cost:	61.32	Years Remaining:	30 (Observed)
Replacement Cost:	1,905,016.83	% Used:	60% (Observed)
Unit of Measure:	SF	Year Installed:	1971
		Date Inspected:	Feb 15, 2021
		SCI:	0.00

Renewal

Modeled Renewal FY: 2051

Renewal Action FY: 2051

% Renew: 6.00

Renewal Action Cost: 114,301.01

Description

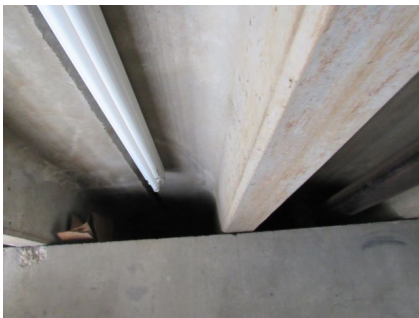
The upper floor of the structure consisted of 14" thick mild-steel conventionally-reinforced pre-cast concrete floor planks supported on the framework of conventionally-reinforced concrete 12" x 12" columns and concrete beams.

The structural system appeared to be in good condition.

System Costs

Unit Cost Basis: 1,000.00

Linked Photos



Concrete Superstructure



Concrete Superstructure

Linked Requirements

No data available.



Pre-Assessment Questionnaire

Your Name: __César Enríquez__ Title: _Building Engineer Date: _2/19/2021_

Building Name: _Chevy Chase Community Center_____ Building Number: CHEVY75A2021_____

Building Construction Date: __1971_____ Renovations? (Y / N) Dates: _1999_____

Please complete all pages. This form may be copied and divided and distributed according to engineering discipline.

The evaluation team (an architect and one or two engineers) will be conducting a thorough “walk-through” inspection of the building. Please identify any significant problems that the team should examine. We are particularly interested in issues that might not be readily-apparent such as occasional water/rain leaks or periodic noises.

What are your top three special concerns about this building?

Special Conditions: _____ General comments: Old building, Inefficient space use and systems.

General Building Issues

	Yes	No	Location/ Room Number /Comments
1. Does the roof leak when it rains?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
2. Do the windows leak when it rains?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
3. Do the windows lock properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
4. Do exterior doors leak when it rains?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
5. Do exterior doors lock properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
6. Are exterior doors easy to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
7. Are there any structural cracks in the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
8. Are their any unusual noises in the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
9. Are you aware of any pest problems (ants, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
10. Are there problems with the floor tile or carpet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
11. Do the exterior doors seal tight?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
12. Do you feel safe inside this building?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

General Building Issues, Continued:

Accessibility and Hazardous Materials

	Yes	No	Location/ Room Number /Comments
14. Have there been any ACCESSIBILITY upgrades to toilet facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
15. Have there been any ACCESSIBILITY upgrades to access ways, i.e. ramps, entries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
16. Do you have a copy of an ACCESSIBILITY study that can be given to our surveyors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
17. Is there any known Asbestos containing material in the buildings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
18. If so, what type and where?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
19. Do you have a copy of the Asbestos study which can be reviewed by our surveyors?	<input type="checkbox"/>	<input type="checkbox"/>	N/A

General Building Issues, Continued:

Life Safety and Code Issues

	Yes	No	Location/ Room Number /Comments
20. Does the fire alarm system perform adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
21. Does the security system perform adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
22. Is there a Sprinkler system, and does it perform adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
23. Is there an Emergency Generator?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
24. Does the Generator have an automatic switch?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
25. Is the emergency lighting adequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
26. Are there any problems with exit signs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
27. Are there any problems with exit doors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
28. Are there any known concerns of the local Fire Marshal or Building Inspector?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
29. Are there any open citations against the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Building Issues – Summary Comments

Are there any other improvements, repairs, or changes that you could recommend for the building in general? (Attach separate page if needed.)

Good building

Don't hold back. If there is an issue or a project, we want to know about it. We can bring the required expertise to investigate any condition or design issue.

If you need to draw something, please use this space:

End of Architecture Section – Questionnaire Continues with “Trades” Sections

Please keep going!!



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Plumbing		Yes	No	Location/Comments (Identify room number(s), if possible)
30.	Is the quality of the drinking water good?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
31.	Is the water ever cloudy, perhaps after a long weekend or vacation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
32.	Do all of the water fountains work?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
33.	Is the water pressure adequate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
34.	Do all the sink faucets work adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
35.	Do the exhaust air systems perform adequately? (Bathroom exhaust fans, fume hoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
36.	Do the drains clog or run slowly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

HVAC / Controls		Yes	No	Location/Comments (Identify room number(s), if possible)
37.	Does the heating system perform adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
38.	Does the air conditioning system perform adequately?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
39.	Are the rooms comfortable in the summer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
40.	Are the rooms comfortable in the winter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
41.	Do the exhaust air systems perform adequately? i.e. bathroom exhaust fans, fume hoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Plumbing or HVAC Improvements

Are there any other Plumbing/HVAC, repairs, or changes that you could recommend for the building in general?
(Attach separate page if needed.)

No

Are there any Plumbing/HVAC issues that might require special investigations or testing?

No

End of HVAC/Plumbing Section



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Electrical

		YES	NO	Location/Comments (Identify room number(s), if possible)
42.	Do administrative areas have enough electrical outlets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
43.	Are there enough outlets to serve the present computer needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
44.	Are there any problems with the electrical outlets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
45.	Do circuit breakers trip frequently?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
46.	Are there frequent power outages?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
47.	Is the room lighting adequate for its use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
48.	Are there any problems with the lighting system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
49.	Is there an emergency lighting system, i.e. battery backup?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
50.	Does the intercom system perform adequately?	<input type="checkbox"/>	<input type="checkbox"/>	No intercom system _____
51.	Is the public address system in all buildings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
52.	Does the public address system work?	<input type="checkbox"/>	<input type="checkbox"/>	No intercom system _____
53.	Does the clock system work?	<input type="checkbox"/>	<input type="checkbox"/>	No central clock _____
54.	Does the elevator work properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____



Pre-Assessment Questionnaire

Your Name: _____ Title: _____ Date: _____

Site/Building Name: _____ Building Number: _____

Electrical Improvements

Are there any other electrical, repairs, or changes that you could recommend for the building in general? (Attach separate page if needed.)

Are there any Electrical issues that might require special investigations or testing?

No

End of Electrical Section

You made it to the end. THANK YOU!!

Region: Work in Progress

Agency: DPR - Specturm

Building: Chevy Chase Community Center - CHEVY75A2021

Photo Category: Architectural



Restroom Fixtures - Single Restrooms
Restroom Fixtures - Single Restrooms
March 27, 2021

Photo Category: Mechanical



HVAC Pump - Chilled / Hot Water - Base-Mounted (P2) - 10 HP
HVAC Pump - Chilled / Hot Water - Base-Mounted (P2) - 10 HP
March 27, 2021

Photo Category: Architectural



Parking Lot & Roadway - Pavement - Bituminous
Parking Lot & Roadway - Pavement - Bituminous
March 27, 2021

Photo Category: Architectural



CMU Block Partitions - Plain
CMU Block Partitions - Plain
March 27, 2021

Photo Category: Electrical



Water Coolers - Floor Mounted
Water Coolers - Floor Mounted
March 27, 2021

Photo Category: Mechanical



Vertical Fan Coil Floor Mounted (56") - (Original Installation)
Vertical Fan Coil Floor Mounted (56") - (Original Installation)
March 27, 2021

Photo Category: Mechanical



Sprinkler System - Backflow Preventer 6"
Sprinkler System - Backflow Preventer 6"
March 27, 2021

Photo Category: Architectural



Pedestrian Pavement - Concrete
Pedestrian Pavement - Concrete
March 27, 2021

Photo Category: Electrical



Telephone System
Telephone System
March 27, 2021

Photo Category: Architectural



Ceramic Wall Tile (Restrooms)
Ceramic Wall Tile (Restrooms)
March 27, 2021

Photo Category: Mechanical



Sprinkler System - Wet - Ordinary Hazard
Sprinkler System
March 27, 2021

Photo Category: Mechanical



Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 5) - 2,000 CFM
Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 5) - 2,000 CFM
March 27, 2021

Photo Category: Electrical



Emergency Generator - General Wear - At-Grade
Emergency Generator - General Wear - At-Grade
March 27, 2021

Photo Category: Architectural



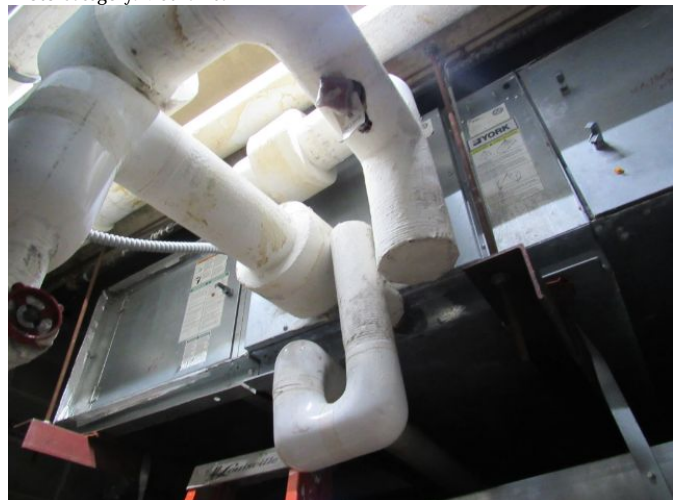
GWB Ceiling System - Painted
GWB Ceiling System - Painted
March 27, 2021

Photo Category: Architectural



Basketball Court - Color Coat Faded - Exterior
Basketball Court - Color Coat Faded - Exterior
March 27, 2021

Photo Category: Mechanical



Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 1) - 2,000 CFM
Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 1) - 2,000 CFM
March 27, 2021

Photo Category: Architectural



Basketball Court - Asphalt Surface will Exceed Life - Exterior
Basketball Court - Asphalt Surface will Exceed Life - Exterior
March 27, 2021

Photo Category: Mechanical



HVAC Pump - Chilled / Hot Water - Base-Mounted (P3) - 10 HP
HVAC Pump - Chilled / Hot Water - Base-Mounted (P3) - 10 HP
March 27, 2021

Photo Category: Architectural



Wood Flooring - Pre-School Play Room
Wood Flooring - Pre-School Play Room
March 27, 2021

Photo Category: Architectural



Asphalt Parking Lot & Roadway - Wearing Surface Will Exceed Life - East Elevation
Asphalt Parking Lot & Roadway - Wearing Surface Will Exceed Life - East Elevation
March 27, 2021

Photo Category: Mechanical



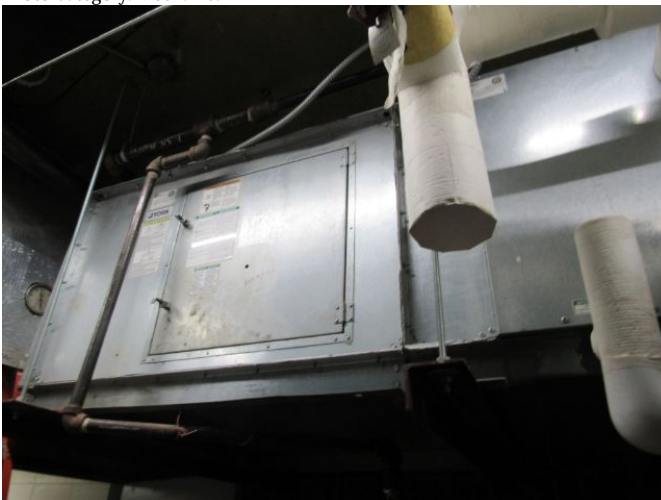
Chiller - Scroll - 94 Ton
Chiller - Scroll - 94 Ton
March 27, 2021

Photo Category: Architectural



Aluminum Windows
Detached Window Gasket
March 27, 2021

Photo Category: Mechanical



Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 2) - 2,000 CFM
Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 2) - 2,000 CFM
March 27, 2021

Photo Category: Architectural



Concrete Superstructure
Concrete Superstructure
March 27, 2021

Photo Category: Mechanical



Boiler - Cast Iron Sectional - 1690 MBH (# 2)
Boiler - Cast Iron Sectional - 1690 MBH (# 2)
March 27, 2021

Photo Category: Mechanical



Vertical Fan Coil Floor Mounted (56") - (1999 Installation)
Vertical Fan Coil Floor Mounted (56") - (1999 Installation)
March 27, 2021

Photo Category: Architectural



Site Development - Basketball Court - Asphaltic Concrete
Site Development - Basketball Court - Asphaltic Concrete
March 27, 2021

Photo Category: Architectural



Concrete Superstructure
Concrete Superstructure
March 27, 2021

Photo Category: Architectural



Painted Finish
Painted Finish
March 27, 2021

Photo Category: Mechanical



Vertical Fan Coil Floor Mounted (56") - (1999 Installation)
Vertical Fan Coil Floor Mounted (56") - (1999 Installation)
March 27, 2021

Photo Category: Electrical



Main Distribution Switchboard - 2500A 480/277V 3 phase
Main Distribution Switchboard - 2500A 480/277V 3 phase
March 27, 2021

Photo Category: Mechanical



Water Heater - Gas - Comm - 100 Gallons
Water Heater - Gas - Comm - 100 Gallons
March 27, 2021

Photo Category: Electrical



Branch Wiring - Equipment & Devices
Branch Wiring - Equipment & Devices
March 27, 2021

Photo Category: Electrical



Lighting - Exterior - Pole-Mounted - HID - 12'
Lighting - Exterior - Pole-Mounted - HID - 12'
March 27, 2021

Photo Category: Electrical



Security System - Intrusion Alarm
Security System - Intrusion Alarm
March 27, 2021

Photo Category: Mechanical



Boiler - Cast Iron Sectional - 1690 MBH (# 1)
Boiler - Cast Iron Sectional - 1690 MBH (# 1)
March 27, 2021

Photo Category: Mechanical



Exhaust Ventilator - Roof - (1,500 CFM)
Exhaust Ventilator - Roof - (1,500 CFM)
March 27, 2021

Photo Category: Electrical



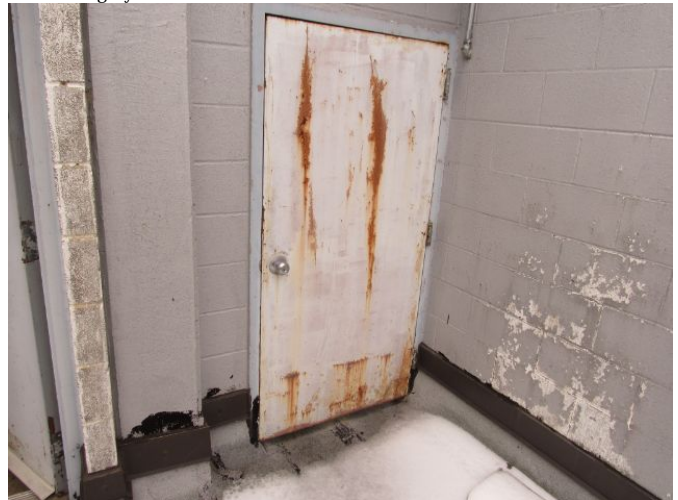
Wheelchair Lift - 750lb (# 1)
Wheelchair Lift - 750lb (# 1)
March 27, 2021

Photo Category: Architectural



Aluminum Windows
Aluminum Windows
March 27, 2021

Photo Category: Architectural



Door Assembly - Single - Hollow Metal (Roof + Generator Enclosure)
Corroded Door at Roof
March 27, 2021

Photo Category: Mechanical



Sewage Ejector Pumps - Duplex
Sewage Ejector Pumps - Duplex
March 27, 2021

Photo Category: Mechanical



Cooling Tower - Galvanized Steel - 107 Ton
Cooling Tower - Galvanized Steel - 107 Ton
March 27, 2021

Photo Category: Architectural



Precast-to-Precast Sealants
Precast-to-Precast Sealants
March 27, 2021

Photo Category: Architectural



Concrete Sidewalks - Cracked - East Elevation
Concrete Sidewalks - Cracked - East Elevation
March 27, 2021

Photo Category: Architectural



Ceramic Floor Tile (Restrooms)
Ceramic Floor Tile (Restrooms)
March 27, 2021

Photo Category: Architectural



Structural Slab on Grade - Non-Industrial
Structural Slab on Grade - Non-Industrial
March 27, 2021

Photo Category: Architectural



Aluminum Windows
Aluminum Windows
March 27, 2021

Photo Category: Mechanical



Hydraulic Elevator
Hydraulic Elevator
March 27, 2021

Photo Category: Architectural



Toilet Partitions - Painted Steel
Toilet Partitions - Painted Steel
March 27, 2021

Photo Category: Architectural



Asphalt Parking Lot - Life Cycle Maintenance - East Elevation
Asphalt Parking Lot - Life Cycle Maintenance - East Elevation
March 27, 2021

Photo Category: Architectural



Modified Bitumen Roof
Modified Bitumen Roof
March 27, 2021

Photo Category: Electrical



Wheelchair Lift - 750lb (# 2)
Wheelchair Lift - 750lb (# 2)
March 27, 2021

Photo Category: Mechanical



Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 3) - 2,000 CFM
Air Handling Unit - Single Zone, Low Pressure Central Station (AHU 3) - 2,000 CFM
March 27, 2021

Photo Category: Mechanical



HVAC Pump - Chilled / Hot Water - Base-Mounted (P1) - 7.5 HP
HVAC Pump - Chilled / Hot Water - Base-Mounted (P1) - 7.5 HP
March 27, 2021

Photo Category: Electrical



Emergency Generator - 80kW - Diesel
Emergency Generator - 80kW - Diesel
March 27, 2021

Photo Category: Architectural



VCT (12" x 12")
VCT (12" x 12")
March 27, 2021

Photo Category: Architectural



3' Square Wood Tables with 4 Seats
3' Square Wood Tables with 4 Seats
March 27, 2021

Photo Category: Architectural



Double Swinging Doors - Commercial - Glazed
Double Swinging Doors - Commercial - Glazed
March 27, 2021

Photo Category: Electrical



Lighting - Exterior - Pole-Mounted - HID - 10'
Lighting - Exterior - Pole-Mounted - HID - 10'
March 27, 2021

Photo Category: Mechanical



Vertical Fan Coil Floor Mounted (100") - (Original Installation)
Vertical Fan Coil Floor Mounted (100") - (Original Installation)
March 27, 2021

Photo Category: Architectural



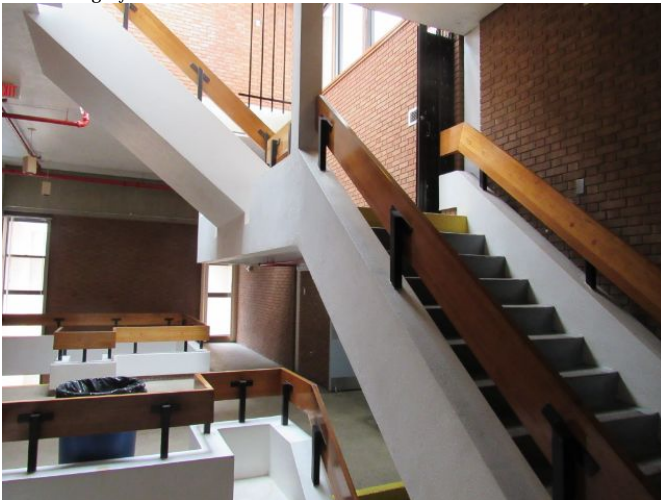
Chevy Chase Community Center
Exterior Overview
March 27, 2021

Photo Category: Mechanical



Water Cooler - Exterior Grade
Water Cooler - Exterior Grade
March 27, 2021

Photo Category: Architectural



Stairs - Concrete
Stairs - Concrete
March 27, 2021

Photo Category: Mechanical



Vertical Fan Coil Floor Mounted (100") - (1999 Installation)
Vertical Fan Coil Floor Mounted (100") - (1999 Installation)
March 27, 2021

Photo Category: Architectural



Skylight
Skylight
March 27, 2021

Photo Category: Architectural



Door Assembly - Single - Hollow Metal (Roof + Generator Enclosure)
Door Assembly - Single - Hollow Metal (Roof + Generator Enclosure)
March 27, 2021

Photo Category: Architectural



Swinging Doors - Commercial - Hollow Metal
Swinging Doors - Commercial - Hollow Metal
March 27, 2021

Photo Category: Electrical



Fire Alarm System - FACP
Fire Alarm System - FACP
March 27, 2021

Photo Category: Mechanical



Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water
Piping Distribution - 2 Pipe - Hot / Chilled / Condenser Water
March 27, 2021

Photo Category: Architectural



Exterior Architectural Elements - Precast Concrete
Exterior Architectural Elements - Precast Concrete
March 27, 2021

Photo Category: Architectural



ACT System - Standard
ACT System - Standard
March 27, 2021

Photo Category: Mechanical



Natural Gas Supply for Bldg - 3" Feed
Natural Gas Supply for Bldg - 3" Feed
March 27, 2021

Photo Category: Architectural



Kitchen Cabinets - Stock - Laminate Countertop
Kitchen Cabinets - Stock - Laminate Countertop
March 27, 2021

Photo Category: Mechanical



HVAC Ductwork - Supply - Multi-Zone
HVAC Ductwork - Supply - Multi-Zone
March 27, 2021

Photo Category: Architectural



Restroom Fixtures - Multi-Stall Restrooms
Restroom Fixtures - Multi-Stall Restrooms
March 27, 2021