



Kenilworth Elementary School
1300 44th Street NE
Washington, DC

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

May 13, 2013

Submitted to:

Ms. Cassandra White
Capital Program Financial & Systems Manager
Department of General Services – Construction Division
2000 14th Street NW, 8th Floor
Washington, DC 20009

4tell™ Solutions, LP
15 Franklin St
Portland, ME 04101
207.828.7900
www.4tellsolutions.com



This report includes data that shall not be disclosed outside the District and shall not be duplicated, used or disclosed in whole or in part for any purpose except for use in DC Department of General Services' capital planning process.



Kenilworth Elementary School

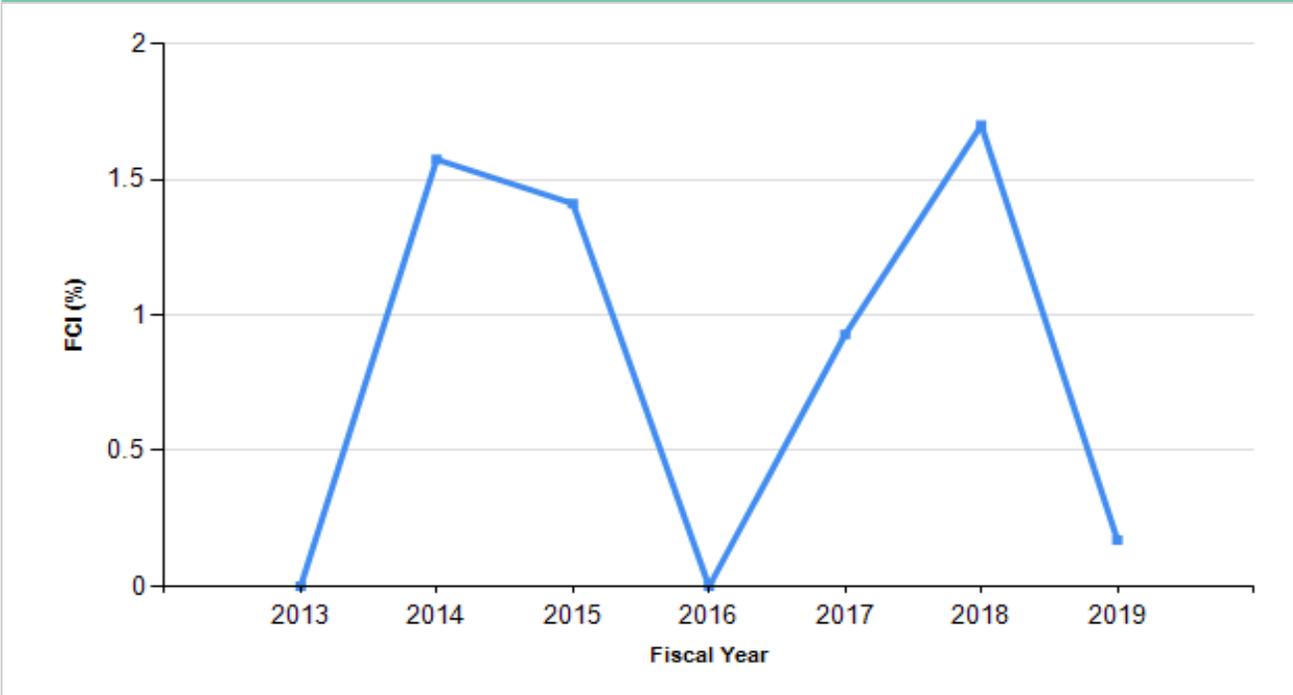
Date Assessed: 3/21/2013

Assessed By: Assessor 1, Assessor 2

DCPS PCA Property Rollup



Facility Condition Index (FCI) by Year for Kenilworth Elementary School



DCPS PCA Property Rollup



Capital Expenditures for Kenilworth Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
							\$		0	1	2	3	4	5	6	
A. SUBSTRUCTURE																
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. SHELL																
B30	ROOFING															
B3011	Replace Roof Coverings	Poor - Fair	15	2	32,736.00	SF	\$5.90	Capital Replacement			\$193,142					\$193,142
B. SHELL SUB-TOTALS									\$0	\$0	\$193,142	\$0	\$0	\$0	\$0	\$193,142
C. INTERIORS																
C10	INTERIOR CONSTRUCTION															
C1021	Replace Double Wood Door	Fair	30	5	19.00	EACH	\$800.00	Capital Replacement						\$15,200		\$15,200
C30	INTERIOR FINISHES															
C3012	Repaint interior walls	Fair	7	4	96,320.00	SF	\$1.53	Capital Replacement					\$147,572			\$147,572
C3025	Replace Carpet	Fair	10	4	633.00	SY	\$45.74	Capital Replacement					\$28,953			\$28,953
C. INTERIORS SUB-TOTALS									\$0	\$0	\$0	\$0	\$176,525	\$15,200	\$0	\$191,725
D. SERVICES																
D20	PLUMBING															
D2022	Replace Domestic Hot Water Boiler	Good	15	2	420.00	MBH	\$42.89	Capital Replacement			\$18,014					\$18,014
D2042	Replace Roof Drains	Fair	15	5	1,200.00	LF	\$14.98	Capital Replacement						\$17,976		\$17,976
D30	HVAC															
D3021	Replace Boiler Gas Fired	Poor - Fair	30	5	3,015.00	MBH	\$17.64	Capital Replacement						\$53,185		\$53,185
D3021	Replace Boiler Gas Fired	Poor - Fair	30	5	3,015.00	MBH	\$17.64	Capital Replacement						\$53,185		\$53,185
D3022	Replace Condensate Duplex pumping station	Fair - Good	20	5	2.00	EACH	\$8,031.49	Capital Replacement						\$16,063		\$16,063
D3023	Replace Fin-Tube Convectors - Wall	Fair	20	5	520.00	LF	\$130.00	Capital Replacement						\$67,600		\$67,600
D3041	Replace Central AHU - Constant Volume	Poor	25	2	4,500.00	CFM	\$3.00	Capital Replacement			\$13,500					\$13,500
D3041	Replace Central AHU - Constant Volume	Poor	25	2	2,500.00	CFM	\$3.00	Capital Replacement			\$7,500					\$7,500
D3041	Replace Central AHU - Constant Volume	Poor	25	2	4,500.00	CFM	\$3.00	Capital Replacement			\$13,500					\$13,500
D3041	Replace Central AHU - Constant Volume	Poor	25	2	2,500.00	CFM	\$3.00	Capital Replacement			\$7,500					\$7,500
D3051	Replace Unit Ventilators	Poor	15	1	37.00		\$7,685.00	Capital Replacement		\$284,345						\$284,345
D3051	Replace Unit Heater Hot Water	Fair	15	5	3.00	EACH	\$2,775.00	Capital Replacement						\$8,325		\$8,325
D40	FIRE PROTECTION SYSTEMS															
D4031	Replace Fire Extinguishers	Fair - Good	10	6	13.00	EACH	\$250.00	Capital Replacement							\$3,250	\$3,250
D50	ELECTRICAL SYSTEMS															
D5037	Replace Fire Alarm Control Panel (FACP)	Fair	15	2	1.00	EACH	\$4,329.47	Capital Replacement			\$4,329					\$4,329
D5037	Replace Manual Pull Stations	Fair	15	5	15.00	EACH	\$157.00	Capital Replacement						\$2,355		\$2,355
D5038	Replace Burglar Alarm System	Fair	10	6	57,100.00	SF	\$0.51	Capital Replacement							\$29,161	\$29,161
D. SERVICES SUB-TOTALS									\$0	\$284,345	\$64,343	\$0	\$0	\$218,688	\$32,411	\$599,787
E. EQUIPMENT & FURNISHING																
E10	EQUIPMENT															
E1093	Replace Walk-in Refrigerator	Fair	20	5	1.00	EACH	\$14,880.00	Capital Replacement						\$14,880		\$14,880
E1093	Replace Convection Oven	Fair - Good	15	5	1.00	EACH	\$12,000.00	Capital Replacement						\$12,000		\$12,000
E1093	Replace Walk-in Refrigerator	Fair	20	5	1.00	EACH	\$14,880.00	Capital Replacement						\$14,880		\$14,880
E1093	Replace Walk-in Refrigerator	Fair	20	5	1.00	EACH	\$14,880.00	Capital Replacement						\$14,880		\$14,880
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$56,640	\$0	\$56,640
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

DCPS PCA Property Rollup



G. BUILDING SITEMWORK																	
G20	SITE IMPROVEMENTS																
G2021	Replace Parking Lot	Fair - Good	5	2	800.00	SY	\$3.00	Capital Replacement			\$2,400						\$2,400
G2021	Replace Asphalt Playgrounds and Parking areas	Fair	5	2	2,851.00	SY	\$3.00	Capital Replacement			\$8,553						\$8,553
G2047	Replace Synthetic Playground area	Fair	10	5	2,960.00	SF	\$11.10	Capital Replacement						\$32,856			\$32,856
G30	SITE CIVIL/MECHANICAL UTILITIES																
G3063	Remove UST	Poor	15	1	1.00	EACH	\$15,000.00	Capital Replacement		\$15,000							\$15,000
G. BUILDING SITEMWORK SUB-TOTALS									\$0	\$15,000	\$10,953	\$0	\$0	\$32,856	\$0	\$58,809	
Z. GENERAL																	
Z. GENERAL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Expenditure Totals per Year									\$0	\$299,345	\$268,439	\$0	\$176,525	\$323,384	\$32,411	\$1,100,104	
FCI† By Year									0.00%	1.57%	1.41%	0.00%	0.93%	1.70%	0.17%		
CRV*** \$19,018,868																	

Notes

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

DCPS PCA Property Rollup



Routine Maintenance Expenditures for Kenilworth Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
							\$		0	1	2	3	4	5	6	
A. SUBSTRUCTURE																
A10	FOUNDATIONS															
A1011	Inspect exterior foundation for cracks, leaks, plant intrusions	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect interior foundation for cracks or leaks	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
A. SUBSTRUCTURE SUB-TOTALS									\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$700
B. SHELL																
B10	SUPERSTRUCTURE															
B1032	Inspect floors for leaks, beam displacement or deflection, etc.	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect roof for leaks, weathertight integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B20	EXTERIOR ENCLOSURE															
B2011	Inspect doors for breakage, seals and caulking, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B2011	Inspect doors for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B2021	Inspect doors for breakage, seals and caulking, etc	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B2039	Inspect doors for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect façade for water intrusion, cracks, deflection, etc.	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows and doors for proper operation and safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect windows for breakage, seals and caulking, etc	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B30	ROOFING															
B3011	Inspect roof hatches for operation, safety, leaks, and weathertight integrity	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
B. SHELL SUB-TOTALS									\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$6,650

Routine Maintenance Expenditures for Kenilworth Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
C. INTERIORS																
C20	STAIRS															
C2011	Inspect for safety of handrails including ballastrades	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for safety tread nosguards and anti slip measures	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect for tile lift on stair treads	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C30	INTERIOR FINISHES															
C3012	Inspect for tile lift on flooring	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for malicious damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C3025	Inspect for tile lift on flooring	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for malicious damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect walls, ceilings, and floors for worn and faded paint and wallcovering	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
C. INTERIORS SUB-TOTALS									\$450	\$3,150						
D. SERVICES																
D20	PLUMBING															
D2011	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2012	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2018	Inspect all fixtures for leaks and corosion	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2021	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Routine Maintenance Expenditures for Kenilworth Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
D2022	Inspect all fixtures for leaks and corosion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2031	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2042	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D2043	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D30	HVAC															
D3012	Inspect all compressors, pumps, and motors for operation and integrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect condensate drains for proper operation and no clogging	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect filters for unusual build-up before cycle change	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Measure performance of system against factory published standards	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D3051	Annual Maint: Sink, Drain - D2015 100 4950	Fair	1	0	1.00	Per Fixture	\$30.50	Routine Maint Minor Repairs	\$31	\$31	\$31	\$31	\$31	\$31	\$31	\$214
	Inspect all fixtures for leaks and corosion	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect chemical test strips for pipe deterioration	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect water chemistry for safety	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Pressure test systems for integrity	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D40	FIRE PROTECTION SYSTEMS															
D4031	Ensure Government Entity certifies and provides paperwork	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any alarm panel against factory published standards	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any operable test flow valves against alarm panel	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect time sensitive equipment for compliance	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350

Routine Maintenance Expenditures for Kenilworth Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
D50	ELECTRICAL SYSTEMS															
D5012	Infrared Inspection of circuit breaker panels	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any security panel against factory published standards	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect functionality of emergency generating system	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect overall lighting adequacy	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D5037	Ensure Government Entity certifies and provides paperwork	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any alarm panel against factory published standards	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect and test any operable test flow valves against alarm panel	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect time sensitive equipment for compliance	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
D. SERVICES SUB-TOTALS									\$2,631	\$2,631	\$2,631	\$2,631	\$2,631	\$2,631	\$2,631	\$18,414
E. EQUIPMENT & FURNISHING																
F. EQUIPMENT & FURNISHING SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G. BUILDING SITEWORK																
G20	SITE IMPROVEMENTS															
G2021	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2021	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2031	Inspect landscaping and hardscaping for damage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2041	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2042	Inspect landscaping and hardscaping for damage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G2047	Inspect landscaping and hardscaping for damage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
	Inspect landscaping and hardscaping for proper drainage	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$350
G. BUILDING SITEWORK SUB-TOTALS									\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$4,200

Routine Maintenance Expenditures for Kenilworth Elementary School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***	
Z. GENERAL																	
Z10	GENERAL REQUIREMENTS																
Z1010.1	Consider Access Control improvements. Refer to the report for details.	Good	20	1	1.00	LS	\$86,032.00	Plant Adaptation		\$86,032						\$86,032	
Z1010.2	Consider facility upgrades to improve accessibility. Refer to the report for details.	Good	20	1	1.00	LS	\$77,280.00	Plant Adaptation		\$77,280						\$77,280	
Z1010.3	Consider Fire Protection improvements. Refer to the report for details.	Good	20	1	1.00	LS	\$453,483.00	Plant Adaptation		\$453,483						\$453,483	
Z1010.4	Consider engineering evaluation of flat roof structures to support Green Roof.	Good	50	1	1.00	EACH	\$4,500.00	Plant Adaptation		\$4,500						\$4,500	
Z1010.4	Consider installing Green Roofing on eligible flat room sections.	Good	50	1	27,450.00	SF	\$12.23	Plant Adaptation		\$335,659						\$335,659	
Z1010.6	Consider facility upgrades to achieve LEED Silver certification. Refer to the report for details.	Good	20	1	1.00	LS	\$64,180.00	Plant Adaptation		\$64,180						\$64,180	
Z1010.7	Consider Safety and Security improvements. Refer to the report for details.	Good	20	1	1.00	LS	\$139,819.00	Plant Adaptation		\$139,819						\$139,819	
Z. GENERAL SUB-TOTALS									\$0	\$1,160,953	\$0	\$0	\$0	\$0	\$0	\$1,160,953	
									Expenditure Totals per Year								
									\$4,731	\$1,165,683	\$4,731	\$4,731	\$4,731	\$4,731	\$4,731	\$4,731	\$1,194,066
									CRV*** \$19,018,868								

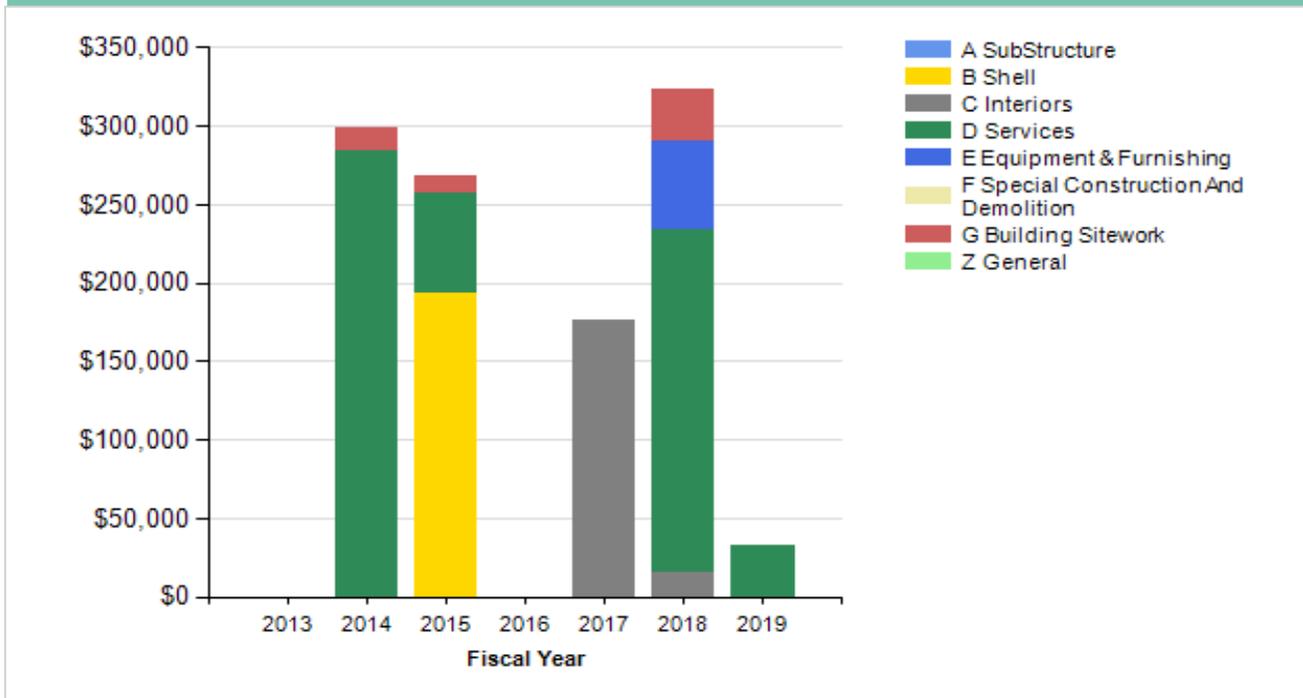
Notes

- * - EUL is the Estimated Useful Life of an Asset
- ** - RUL is the Remaining Useful Life of an Asset
- *** - Non-Escalated and Non-Inflated Adjusted Dollars

DCPS PCA Property Rollup



Capital Expenditure Costing By Level 1 Uniformat by Year for Kenilworth Elementary School



DCPS PCA Property Rollup



Access Control Questionnaire for Kenilworth Elementary School

Access Control	Yes/ No	Comments
1 Does the facility have a key card proximity entry system?	No	
2 Are all windows at grade level locked or fixed at all times (to prevent passing of contraband into the facility)?	Yes	
3 There is one clearly marked and designated entrance for visitors?	Yes	
4 Signs are posted for visitors to report to main office or through a designated entrance?	Yes	
6 Access to bus loading area is restricted to other vehicles during loading/unloading?	N/A	
7 Lighting is provided at entrances and points of possible intrusion?	Yes	
8 Outside hardware has been removed from all doors except at points of entry?	No	
9 Basement windows are protected with grill or well cover?	Yes	Only one exists
10 "Restricted" areas are properly identified?	Yes	
11 Access to electrical panels is restricted?	No	Several panels exposed without locks
12 Are there control gates to separate gym, cafeteria, stage, lobby and restrooms from rest of school and classrooms during after hours without changing means of egress?	No	
13 Are all perimeter doors equipped with recessed magnetic contact – door position door sensors?	No	
14 Are interior doors with specific vulnerability equipped with door position monitoring sensors?	No	

DCPS PCA Property Rollup



ADA Questionnaire for Kenilworth Elementary School Parking

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Adequate number of designated parking stalls and signage for cars are not provided?	0	\$165.00	EACH	\$0
Adequate number of designated parking stalls and signage for vans are not provided?	0	\$220.00	EACH	\$0
Signage indicating accessible parking spaces for cars and vans are not provided? 1 IN EVERY 8 ACCESSIBLE SPACES SHOULD BE DESIGNATED FOR A VAN WITH A MINIMUM OF ONE PROVIDED.	0	\$120.00	EACH	\$0
Access aisles adjacent to parking spaces, crossing hazardous vehicle areas, from main roadways or public transportation stops to the building sidewalks and entrances are not provided?	0	\$6.50	LF	\$0
Curb ramps are required from the parking area to the sidewalks providing access to the building?	0	\$950.00	EACH	\$0
Passenger drop off areas are not provided at the building entrances or access routes? Drop off area is for shuttle service, etc. Individual cars and vans use the HC space. Limit use to enclosed malls and properties with known needs.	0		EACH	
Signage directing to accessible parking or accessible building entrances to the facility are not provided? Use when main entrance is not accessible and directions are required to alternate entrance.	0	\$120.00	EACH	\$0
Comments: No parking, teachers use playground for parking				
Parking Estimated Cost:				\$0

Ramps

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
The building requires the construction of a straight entrance ramp with handrails to allow wheelchair access? limit assessment to cases where the barrier is three steps or less (30" rise) and provide cost. Otherwise note only in checklist "consult a design professional".	0	\$325.00	LF	\$0
Existing exterior ramps and stairs are not equipped with the required handrails?	2	\$40.00	LF	\$80
Comments: Ramps have handrails but missing extensions				
Ramps Estimated Cost:				\$80

ADA Questionnaire for Kenilworth Elementary School

Entrances/Exits

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Install buzzer or intercom for assistance and service at exterior entrance doors or parking space?	0	\$500.00	EACH	\$0
Existing entrance doors are not wide enough to accommodate wheelchair access and clear floor space beside the door swing is lacking?	0	\$1,250.00	EACH	\$0
Vestibule doors are set too close to the front doors for wheelchair access?	0	\$2,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	0	\$65.00	EACH	\$0
Comments:				
Entrances/Exits Estimated Cost:				\$0

Paths of Travel

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Obstacle or protrusion from wall impeding access? Describe condition, location, and repair scope to correct.	0			
Existing carpeting is not securely attached or has a pile thickness exceeding 1/2"?	0		SY	
Stair handrails do not extend beyond the top and bottom risers?	112	\$350.00	EACH	\$39,200
Compliant signage indicating accessible entrances and general information is not provided?	0	\$60.00	EACH	\$0
Stair handrails do not extend beyond the top and bottom risers?	112	\$125.00	EACH	\$14,000
Modify location of telephones installed higher than what is essential for basic operation?	0	\$400.00	EACH	\$0
Lower objects mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles? Watercoolers and telephones may be an issue if they are wall mounted above 27". ADAAG intent is to enable the cane of a blind person to detect the object before bumping into it.	0		EACH	
Add visual alarm to existing audible fire alarm? Only if audible alarm is present, required by building codes in affect when constructed.	96	\$250.00	EACH	\$24,000
Install cup dispenser at an existing non-conforming water fountain?	0	\$25.00	EACH	\$0
Comments:				
Paths of Travel Estimated Cost:				\$77,200

ADA Questionnaire for Kenilworth Elementary School

Elevators

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

Restrooms

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

Total Estimated Cost: \$77,280

DCPS PCA Property Rollup



Fire Protection Questionnaire for Kenilworth Elementary School

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

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

Fire Protection Questionnaire for Kenilworth Elementary School

Alarm and Annunciators		Yes/ No	Comments
1	Does the facility have monitored fire alarm system?	Yes	
2	Is the fire alarm control panel solid-state, modular design type, incorporating the following standard features: lamp test, red alarm and amber LEDs per zone, positive and negative ground fault indicators, power ON indicator, two (2) auxiliary form C alarm contacts with disconnect switches and lights, one (1) auxiliary form C trouble contact, regulated 24Vdc four-wire smoke detector power supply, and remote reset connection?	No	
3	Is the power supply to the fire alarm control panel from an individual circuit?	N/A	Could not be determined
4	Does the activation of any initiating device including but not limited to manual pull stations, smoke detectors, heat detectors and flow switches shall cause all signals to sound continuously until manually reset; flash all visual alarm indicator lights; illuminate respective zone indicator lamps in the control panel; illuminate respective zone indicator lamps in the graphic display on the door of the control panel; and illuminate respective zone indicator lamps in the remote annunciator?	Yes	
5	Are the audible and visual devices such as combination horn/strobe indicating type wired to separate zones so that audible devices correctly provide code three temporal output and visual devices correctly provide ADA compliant strobe effect?	Yes	However only bells exist
6	Is the fire alarm wiring enclosed in ¾" metal conduit raceway to the manufacturer's instructions?	No	
7	Is there a smoke detector directly above the fire alarm control panel?	No	
8	Are there smoke detectors within 5'-0" on each side of the fire doors? Are detectors tied into magnetic door holders to release fire doors upon alarm?	No	
9	Are there duct-type smoke detectors on the supply side of HVAC units rated greater than 2000 cfm but less than 15,000 cfm?	No	
10	Are there duct-type smoke detectors on both the supply side and return side of the HVAC units rated 15,000 cfm or more?	No	
11	Are there duct-type smoke detectors at all smoke damper locations within the HVAC system ductwork? Is there additional wiring to close the damper and turn off the associated HVAC unit?	No	

DCPS PCA Property Rollup



Green Roof Questionnaire for Kenilworth Elementary School

Green Roof-1 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Z1010.4 Consider: Green Roof Investments	1 EACH	\$4,500.00	\$4,500.00
Location			
Is the roof a sloped system?	No		
Is the roof less than 5 years in age?	No		
Does the roof have significant amounts of penetration and equipment?	No		
Will structural modification need to be made to support a green roof?	Yes		
Comments	Need inspection to determine if roof can take		

Green Roof-2 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Consider Green Roof	27450 SF	\$12.23	\$335,658.60
Location			
Is the roof a sloped system?	No		
Is the roof less than 5 years in age?	No		
Does the roof have significant amounts of penetration and equipment?	No		
Will structural modification need to be made to support a green roof?	Yes		
Comments	Needs inspection		

DCPS PCA Property Rollup



Haz Mat Questionnaire for Kenilworth Elementary School

Asbestos Containing Building Materials		Yes/ No	Comments
1	Does the facility have a current AHERA Asbestos Inspection on File?	Yes	
2	Does the facility currently have a Asbestos Containing material O&M plan in place?	Yes	
3	Has all the material identified in the AHERA report been abated?	Yes	

Lead in Paint / Water		Yes/ No	Comments
1	Has the facility been tested for Lead Paint?	Yes	
2	Does the facility have a Lead containing paint O&M plan in place?	Yes	
3	Has all the lead identified in the LBP report been abated?	Yes	
4	Has the facility been tested for Lead in Water?	Yes	
5	Does the facility have a Lead in water O&M plan in place?	Yes	

Fuel Storage Tanks		Yes/ No	Comments
1	Does the facility have a UST?	Yes	Is however capped off, no longer in use
2	Does the tank have a leak detection system?	No	
3	Does the facility have a AST?	No	
4	Does the AST have a leak containment system?	N/A	

PCBs		Yes/ No	Comments
1	Are transformers PCBs free?	N/A	
2	Is there any known PCB containing equipment onsite?	No	

DCPS PCA Property Rollup



LEED Scoresheet for Kenilworth Elementary School Sustainable Sites

Possible Points: 26
Existing

Credit 1	Is the school LEED Certified Design and Construction? Level of Effort to Achieve: Not Feasible	No	0
Credit 2	Does the facility have a Building Exterior and Hardscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 3	Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 4	Does the facility provide car pooling or Alternative Commuting Transportation options or incentives? Level of Effort to Achieve: Easy	No	0
Credit 5	Does the way the site is developed Protect or Restore Open Habitat? Level of Effort to Achieve: Hard	No	0
Credit 6	Does the facility have retention ponds rain gardens to control the quantity of Storm water? Level of Effort to Achieve: Hard	No	0
Credit 7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete? Level of Effort to Achieve: Easy	No	0
Credit 7.2	Does the facility have a cool roof (white or light color roof surface) ?	Yes	1
Credit 8	Are measures installed preventing operable exterior lighting from encroaching on adjacent properties? Level of Effort to Achieve: Easy	No	0
Total:			1

LEED Scoresheet for Kenilworth Elementary School

Water Efficiency

Possible Points: 14
Existing

Prereq 1	The facility has a Minimum Indoor Plumbing Fixture and Fitting Efficiency policy? Level of Effort to Achieve: Easy	No	
Credit 1	Does the facility have a water meter for the whole building?	Yes	1
Credit 1	Does the facility have sub meters for boiler water, cooling tower water, irrigation water, fire sprinkler? Level of Effort to Achieve: Easy	No	0
Credit 2	Are all of the plumbing fixtures at the facility non-water saving devices?		0
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)?	Yes	3
	Are all of the plumbing fixture at the facility water saving devices (100%)? Level of Effort to Achieve:	No	0
Credit 3	Does the school use native planting that does not require irrigation?	Yes	2
	Does the school have an irrigation system with a rain gauge and time system? Level of Effort to Achieve: Hard	No	0
	Does the school hand water on an as needed basis? Level of Effort to Achieve: Easy	No	0
Credit 4	Does the Cooling Tower utilize a Chemical Management System? Level of Effort to Achieve: Not Feasible	No	0
	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)? Level of Effort to Achieve: Not Feasible	No	0
Total:			6

LEED Scoresheet for Kenilworth Elementary School

Energy and Atmosphere

Possible Points: 35
Existing

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

LEED Scoresheet for Kenilworth Elementary School

Materials and Resources

Possible Points: **10**
Existing

Prereq 1	Does the school have a Sustainable Purchasing Policy? Level of Effort to Achieve: Easy	No	
Prereq 2	Does the school have a Solid Waste Management Policy? Level of Effort to Achieve: Easy	No	
Credit 1	Does the school have a Sustainable Purchasing program for Ongoing Consumables? Level of Effort to Achieve: Easy	No	0
Credit 2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment? Level of Effort to Achieve: Easy	No	0
Credit 2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture? Level of Effort to Achieve: Easy	No	0
Credit 3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions? Level of Effort to Achieve: Easy	No	0
Credit 4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased? Level of Effort to Achieve: Easy	No	0
Credit 5	Is a Sustainable Purchasing policy used when making Food purchases at the school? Level of Effort to Achieve: Easy	No	0
Credit 6	Has the school performed a Waste Stream Audit? Level of Effort to Achieve: Easy	No	0
Credit 7	Has the school implemented a policy to reduce the quantity Ongoing Consumables going into landfills? Level of Effort to Achieve: Easy	No	0
Credit 8	Has the school implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills? Level of Effort to Achieve: Easy	No	0
Credit 9	Does the school recycle building materials during construction which prevents material going to landfill? Level of Effort to Achieve: Easy	No	0
		Total:	0

LEED Scoresheet for Kenilworth Elementary School

Indoor Environmental Quality

Possible Points: 15
Existing

Prereq 1	Has the school performed a Minimum Indoor Air Quality (IAQ) Performance evaluation of the facility? Level of Effort to Achieve: Easy	No	
Prereq 2	Is the facility and surrounding area smoke free - Environmental Tobacco Smoke (ETS) Control?	Yes	
Prereq 3	Does the school have a Green Cleaning Policy? Level of Effort to Achieve: Easy	No	
Credit 1.1	Does the school have an Indoor Air Quality Management Program? Level of Effort to Achieve: Easy	No	0
Credit 1.2	Does the school have Outdoor Air Delivery Monitoring? Level of Effort to Achieve: Easy	No	0
Credit 1.3	Has the school modified the HVAC systems to allow Increased Ventilation? Level of Effort to Achieve: Hard	No	0
Credit 1.4	Does the school have a plan to Reduce Particulates in Air Distribution? Level of Effort to Achieve: Easy	No	0
Credit 1.5	Does the school have a policy to enhance IAQ performance during Facility Alterations and Additions? Level of Effort to Achieve: Easy	No	0
Credit 2.1	Has the school performed an Occupant Survey for IAQ? Level of Effort to Achieve: Easy	No	0
Credit 2.2	Does the school allow for the Controllability of Systems—Lighting by occupants? Level of Effort to Achieve: Easy	No	0
Credit 2.3	Does the school allow for the Occupant Comfort—Thermal Comfort Monitoring? Level of Effort to Achieve: Easy	No	0
Credit 2.4	Does the school take advantage of Daylight and Views for tenant comfort?	Yes	1
Credit 3.1	Does the school have a High Performance Cleaning Program? Level of Effort to Achieve: Easy	No	0
Credit 3.2	Does the school have a Custodial Effectiveness Assessment? Level of Effort to Achieve: Easy	No	0
Credit 3.3	Does the school Purchase Sustainable Cleaning Products and Materials ? Level of Effort to Achieve: Easy	No	0
Credit 3.4	Does the school use Sustainable Cleaning Equipment? Level of Effort to Achieve: Hard	No	0
Credit 3.5	Does the school have Indoor Chemical and Pollutant Source Control? Level of Effort to Achieve: Easy	No	0
Credit 3.6	Does the school have an Indoor Integrated Pest Management? Level of Effort to Achieve: Easy	No	0
		Total:	1

LEED Scoresheet for Kenilworth Elementary School

Innovation in Operations		Possible Points: 6 Existing	
Credit 1.1	Does the school have an Innovation in Operations program? Level of Effort to Achieve: Easy	No	0
Credit 2	Does the school have a LEED Accredited Professional on staff? Level of Effort to Achieve: Easy	No	0
Credit 3	Is the school Documenting Sustainable Building Cost Impacts? Level of Effort to Achieve: Easy	No	0
Total:			0

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

Total: 10
30 Points to LEED Certification

DCPS PCA Property Rollup



Safety-Security Questionnaire for Kenilworth Elementary School

Communication		Yes/ No	Comments
1	Do all areas of the school, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System?	Yes	
2	Do all areas of the school have the ability to privately call the main office or for emergency?	Yes	
3	Does the general office, principal's office, assistant principal's office have CCTV receptacles?	No	Security office does, principle has capacity on computer, and there is no assistant principal
4	Is there an automated notification system to lockdown the building envelope at all exits including service doors and loading docks or all classrooms as necessary?	No	

Monitoring		Yes/ No	Comments
1	Does the facility have a monitored burglar alarm system?	Yes	
2	Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detectors?	Yes	
3	Are all general corridor or lobby areas plus rooms with specific vulnerability (e.g., main office, principal's office, library, computer rooms, etc.) equipped with motion detectors?	Yes	
4	Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads?	Yes	Two exist, both in main staff area on first floor
5	Are alarm monitoring and response performed by DCPS via their existing central alarm monitoring facility via either dial-up telephone lines or LAN/WAN?	Yes	

Surveillance		Yes/ No	Comments
1	Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points?	Yes	
2	Does the facility have monitored video surveillance system at the interior?	Yes	
3	Does the facility have monitored video surveillance system at the exterior?	Yes	

Safety-Security Questionnaire for Kenilworth Elementary School

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

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

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

DCPS PCA Property Rollup



Space Utilization for Kenilworth Elementary School

Entire School Comments [From Pathways 2012 Data]	
2003 Capacity: 430	Proposed Capacity (2012): 242
Bldg SF: 1,713,000	SF per Student: 7,078.50
Rationale: Inst Coach/level reading rm/top floor used by co-location -8 rms	

TBD

Room [From Pathways]	Design ID [From Pathways]	Room Type [From Pathways]	Program Occupancy [From Pathways]	Design Occupancy [From Pathways]	Space (SQF) (Design) [From Pathways]	Space (SQF) (Actual) [From iPlan]	Comments [From Pathways]
100	19	ElemKind	20	20	1175	726	
101	18	ElemPrimary	20	20	900	814	1st
102	21	Temporary Office	20	20	850	704	intervention coach
104	14	ElemPrimary	20	20	900	704	2nd
106	12	Vacant	20	20	900	660	collaboration rm
108	11	ElemArt	0	0	1150	770	
122	61	ElemPreK	20	20	1175	966	
125	125	ElemMusic	0	0	1000	736	
129	64	ElemPreS	16	16	1175	2,167	
145	47	ElemResource	0	0	350	726	sped
147	48	ElemParentRes	0	0	200	713	
201	120	ElemComputer	0	0	900	704	
202	121	Vacant	20	20	900	704	After school
203	119	ElemComputer	0	0	900	704	
211	127	ElemOther1	0	0	900	736	Teacher work room
212	126	Vacant	20	20	900	704	Storage
214	105	ElemPrimary	20	20	900	816	3rd
215	103	ElemOther1	0	0	900	816	Level reading rm
216	108	ElemIntermedia te	23	23	900	792	4th
218	95	ElemIntermedia te	23	23	900	816	5th
219	101	ElemScience	0	0	1100	816	
223	97	ElemOther1	0	0	900	816	Inst coach
301	139	Elem Non- DCPS	0	20	900	682	Parks and Rec
302	138	Elem Non- DCPS	0	20	900	704	Parks and Rec
303	137	Elem Non- DCPS	0	20	900	672	Parks and Rec
304	136	Elem Non- DCPS	0	20	900	861	Parks and Rec
310	144	Elem Non- DCPS	0	20	900	704	DC Promising Neighborhood- tutorial
311	143	Elem Non- DCPS	0	20	900	704	DC Promising Neighborhood- tutorial
312	142	Elem Non- DCPS	0	20	900	704	DC Promising Neighborhood- tutorial
313	141	Elem Non- DCPS	0	20	900	736	DC Promising Neighborhood- tutorial
Floor Totals:			242	402		23,877	

Property Totals:			242	402		23,877	
-------------------------	--	--	------------	------------	--	---------------	--

DCPS PCA Property Rollup



Uniformat Level 2 Asset Condition Rating For Kenilworth Elementary School

Condition	Score	2012 iPlan Scoring			Rating
		From	To		
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
A10 Foundations														
Capital Replacement	Fair - Good	A10 Foundations	Foundation Strip Footing	1,060.00	LF	24.96	26,457.60	8	10.00	14%	1.10	1.37		
Capital Replacement	Fair	A10 Foundations	Foundation Wall and Footings up to	333.00	CY	500.00	166,500.00	6	10.00	86%	5.18	8.63		
Capital Replacement	Good	A10 Foundations	A10 Foundations	1.00	SF	11.60	11.60	10	10.00	0%	0.00	0.00		
A10 Foundations							192,969.20	24			6.27	10.00	37%	Fair
A20 Basement Construction														
Capital Replacement	Good	A20 Basement Construction	A20 Basement Construction	1.00	SF	8.90	8.90	10	10.00	100%	10.00	10.00		
A20 Basement Construction							8.90	10			10.00	10.00	0%	Good
B10 SuperStructure														
Capital Replacement	Fair	B10 SuperStructure	Super Structure 1933 Section	16,640.00	SF	15.67	260,742.14	6	10.00	44%	2.61	4.36		
Capital Replacement	Fair - Good	B10 SuperStructure	Super Structure 1962 Section	41,460.00	SF	8.15	337,899.00	8	10.00	56%	4.52	5.64		
Capital Replacement	Good	B10 SuperStructure	B10 SuperStructure	1.00	SF	13.40	13.40	10	10.00	0%	0.00	0.00		
B10 SuperStructure							598,654.54	24			7.13	10.00	29%	Fair
B20 Exterior Enclosure														
Capital Replacement	Good	B20 Exterior Enclosure	Double Hollow Metal (HM) Door	7.00	EACH	2,870.00	20,090.00	10	10.00	1%	0.12	0.12		
Capital Replacement	Good	B20 Exterior Enclosure	Exterior Windows Aluminum	12,846.00	SF	62.80	806,728.80	10	10.00	47%	4.68	4.68		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Metal Single Exterior Doors	5.00	EACH	1,500.00	7,500.00	8	10.00	0%	0.03	0.04		
Capital Replacement	Fair	B20 Exterior Enclosure	Stone Veneer	2,304.00	SF	60.00	138,240.00	6	10.00	8%	0.48	0.80		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Brick Veneer	28,878.00	SF	25.96	749,672.88	8	10.00	44%	3.48	4.35		
B20 Exterior Enclosure							1,722,231.68	42			8.80	10.00	12%	Good
B30 Roofing														
Capital Replacement	Poor - Fair	B30 Roofing	Roof Coverings	32,736.00	SF	5.90	193,142.40	4	10.00	100%	4.00	10.00		
B30 Roofing							193,142.40	4			4.00	10.00	60%	Poor
C10 Interior Construction														
Capital Replacement	Fair - Good	C10 Interior Construction	Composite Restroom Partitions	17.00	SF	1,030.00	17,510.00	8	10.00	10%	0.83	1.04		
Capital Replacement	Good	C10 Interior Construction	C10 Interior Construction	1.00	SF	11.46	11.46	10	10.00	0%	0.00	0.00		
Capital Replacement	Fair	C10 Interior Construction	Single Hollow Metal Door	51.00	EACH	1,200.00	61,200.00	6	10.00	36%	2.19	3.64		
Capital Replacement	Fair	C10 Interior Construction	Single Wood Door	41.00	EACH	400.00	16,400.00	6	10.00	10%	0.59	0.98		
Capital Replacement	Fair	C10 Interior Construction	Double Hollow Metal Doors	24.00	EACH	2,400.00	57,600.00	6	10.00	34%	2.06	3.43		
Capital Replacement	Fair	C10 Interior Construction	Double Wood Door	19.00	EACH	800.00	15,200.00	6	10.00	9%	0.54	0.91		
C10 Interior Construction							167,921.46	42			6.21	10.00	38%	Fair
C20 Stairs														
Capital Replacement	Good	C20 Stairs	C20 Stairs	1.00	SF	0.08	0.08	10	10.00	0%	0.00	0.00		
Capital Replacement	Fair - Good	C20 Stairs	Interior Stairs	18.00	Flight	5,144.43	92,599.74	8	10.00	100%	8.00	10.00		
C20 Stairs							92,599.82	18			8.00	10.00	20%	Good

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
C30 Interior Finishes														
Capital Replacement	Fair - Good	C30 Interior Finishes	Acoustic Ceiling System - Standard	42,190.00	SF	7.88	332,457.20	8	10.00	26%	2.12	2.65		
Capital Replacement	Fair - Good	C30 Interior Finishes	Gypsum Wall Board Ceilings	12,661.00	SF	1.84	23,296.24	8	10.00	2%	0.15	0.19		
Capital Replacement	Fair - Good	C30 Interior Finishes	Vinyl Sheet	80.00	SF	8.37	669.60	8	10.00	0%	0.00	0.01		
Capital Replacement	Fair	C30 Interior Finishes	Ceramic Tile	3,677.00	SF	17.38	63,906.26	6	10.00	5%	0.31	0.51		
Capital Replacement	Fair	C30 Interior Finishes	Painted Finish - Standard	96,320.00	SF	1.53	147,571.87	6	10.00	12%	0.70	1.17		
Capital Replacement	Good	C30 Interior Finishes	Exposed Brick	4,770.00	SF	15.97	76,176.90	10	10.00	6%	0.61	0.61		
Capital Replacement	Fair - Good	C30 Interior Finishes	Concrete Ceiling	8,077.00	SF	11.60	93,693.20	8	10.00	7%	0.60	0.75		
Capital Replacement	Good	C30 Interior Finishes	Concrete Floor	3,075.00	SF	4.08	12,546.00	10	10.00	1%	0.10	0.10		
Capital Replacement	Fair	C30 Interior Finishes	Terrazzo Tile	2,110.00	SF	23.36	49,289.60	6	10.00	4%	0.24	0.39		
Capital Replacement	Fair	C30 Interior Finishes	Ceramic Wall Finishes	5,370.00	SF	10.19	54,720.30	6	10.00	4%	0.26	0.44		
Capital Replacement	Fair	C30 Interior Finishes	Wood Flooring - Standard	3,033.00	SF	21.97	66,635.01	6	10.00	5%	0.32	0.53		
Capital Replacement	Fair	C30 Interior Finishes	Carpet	633.00	SY	45.74	28,953.42	6	10.00	2%	0.14	0.23		
Capital Replacement	Fair - Good	C30 Interior Finishes	Vinyl Tile	4,517.00	SY	67.75	306,026.75	8	10.00	24%	1.95	2.44		
C30 Interior Finishes							1,255,942.35	96			7.49	10.00	25%	Fair
D20 Plumbing														
Capital Replacement	Fair - Good	D20 Plumbing	Water Coolers	13.00	EACH	2,545.00	33,085.00	8	10.00	6%	0.47	0.58		
Capital Replacement	Fair	D20 Plumbing	Domestic Water Distribution	57,100.00	SF	3.15	179,865.00	6	10.00	32%	1.91	3.18		
Capital Replacement	Fair	D20 Plumbing	Sanitary Waste Piping	57,100.00	SF	2.70	154,170.00	6	10.00	27%	1.63	2.72		
Capital Replacement	Fair	D20 Plumbing	Sump Pump	1.00	EACH	533.00	533.00	6	10.00	0%	0.01	0.01		
Capital Replacement	Fair	D20 Plumbing	Wall Hung Lavatory	38.00	EACH	1,400.00	53,200.00	6	10.00	9%	0.56	0.94		
Capital Replacement	Fair	D20 Plumbing	Water Closet	51.00	EACH	1,455.00	74,205.00	6	10.00	13%	0.79	1.31		
Capital Replacement	Fair	D20 Plumbing	Roof Drains	1,200.00	LF	14.98	17,976.00	6	10.00	3%	0.19	0.32		
Capital Replacement	Fair	D20 Plumbing	Urinal	19.00	EACH	1,235.00	23,465.00	6	10.00	4%	0.25	0.41		
Capital Replacement	Good	D20 Plumbing	Domestic Hot Water Boiler	420.00	MBH	42.89	18,013.80	10	10.00	3%	0.32	0.32		
Capital Replacement	Fair	D20 Plumbing	Sink, Service Floor Mounted	5.00	EACH	2,355.00	11,775.00	6	10.00	2%	0.12	0.21		
D20 Plumbing							566,287.80	66			6.24	10.00	38%	Fair
D30 HVAC														
Capital Replacement	Fair - Good	D30 HVAC	Condensate Pumps	3.00	EACH	10,000.00	30,000.00	8	10.00	0%	0.02	0.03		
Capital Replacement	Fair - Good	D30 HVAC	Condensate Duplex pumping station	2.00	EACH	8,031.49	16,062.98	8	10.00	0%	0.01	0.02		
Capital Replacement	Poor	D30 HVAC	Unit Ventilators	37.00		7,685.00	284,345.00	2	10.00	3%	0.06	0.28		
Capital Replacement	Poor	D30 HVAC	Central AHU - Constant Volume	4,500.00	CFM	3.00	13,500.00	2	10.00	0%	0.00	0.01		
Capital Replacement	Good	D30 HVAC	Heat Exchanger Shell and Tube	120.00	GPM	14,122.48	1,694,697.60	10	10.00	17%	1.66	1.66		
Capital Replacement	Good	D30 HVAC	Heat exchanger Shell and Tube	240.00	GPM	32,362.63	7,767,031.20	10	10.00	76%	7.63	7.63		
Capital Replacement	Fair	D30 HVAC	Fin-Tube Convectors - Wall	520.00	LF	130.00	67,600.00	6	10.00	1%	0.04	0.07		
Capital Replacement	Poor	D30 HVAC	Central AHU - Constant Volume	2,500.00	CFM	3.00	7,500.00	2	10.00	0%	0.00	0.01		
Capital Replacement	Poor	D30 HVAC	Central AHU - Constant Volume	4,500.00	CFM	3.00	13,500.00	2	10.00	0%	0.00	0.01		
Capital Replacement	Good	D30 HVAC	Natural Gas Piping	500.00	LF	190.00	95,000.00	10	10.00	1%	0.09	0.09		
Capital Replacement	Poor - Fair	D30 HVAC	Boiler Gas Fired	3,015.00	MBH	17.64	53,184.60	4	10.00	1%	0.02	0.05		
Capital Replacement	Poor - Fair	D30 HVAC	Boiler Gas Fired	3,015.00	MBH	17.64	53,184.60	4	10.00	1%	0.02	0.05		
Capital Replacement	Fair	D30 HVAC	Through Wall / Window A/C Unit	65.00	EACH	1,127.00	73,255.00	6	10.00	1%	0.04	0.07		
Capital Replacement	Fair	D30 HVAC	Unit Heater Hot Water	3.00	EACH	2,775.00	8,325.00	6	10.00	0%	0.00	0.01		
Capital Replacement	Poor	D30 HVAC	Central AHU - Constant Volume	2,500.00	CFM	3.00	7,500.00	2	10.00	0%	0.00	0.01		
D30 HVAC							10,184,685.98	82			9.61	10.00	4%	Good
D40 Fire Protection Systems														
Capital Replacement	Fair - Good	D40 Fire Protection Systems	Fire Extinguishers	13.00	EACH	250.00	3,250.00	8	10.00	100%	8.00	10.00		
D40 Fire Protection Systems							3,250.00	8			8.00	10.00	20%	Good
D50 Electrical Systems														
Capital Replacement	Fair	D50 Electrical Systems	Fire Alarm Control Panel (FACP)	1.00	EACH	4,329.47	4,329.47	6	10.00	4%	0.26	0.43		
Capital Replacement	Fair	D50 Electrical Systems	Burglar Alarm System	57,100.00	SF	0.51	29,160.97	6	10.00	29%	1.72	2.87		
Capital Replacement	Fair - Good	D50 Electrical Systems	Main Service	800.00	AMP	26.96	21,568.00	8	10.00	21%	1.70	2.12		
Capital Replacement	Fair - Good	D50 Electrical Systems	Exit Light	37.00	EACH	151.00	5,587.00	8	10.00	5%	0.44	0.55		
Capital Replacement	Fair - Good	D50 Electrical Systems	Panelboards - 120/208volts, 200amp	11.00	EACH	3,525.00	38,775.00	8	10.00	38%	3.05	3.81		
Capital Replacement	Fair	D50 Electrical Systems	Manual Pull Stations	15.00	EACH	157.00	2,355.00	6	10.00	2%	0.14	0.23		
D50 Electrical Systems							101,775.44	42			7.30	10.00	27%	Fair

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
E10 Equipment														
Capital Replacement	Fair	E10 Equipment	Walk-in Refrigerator	1.00	EACH	14,880.00	14,880.00	6	10.00	26%	1.58	2.63		
Capital Replacement	Fair - Good	E10 Equipment	Convection Oven	1.00	EACH	12,000.00	12,000.00	8	10.00	21%	1.69	2.12		
Capital Replacement	Fair	E10 Equipment	Walk-in Refrigerator	1.00	EACH	14,880.00	14,880.00	6	10.00	26%	1.58	2.63		
Capital Replacement	Fair	E10 Equipment	Walk-in Refrigerator	1.00	EACH	14,880.00	14,880.00	6	10.00	26%	1.58	2.63		
E10 Equipment							56,640.00	26			6.42	10.00	36%	Fair
E20 Furnishings														
Capital Replacement	Good	E20 Furnishings	E20 Furnishings	1.00	SF	0.13	0.13	10	10.00	100%	10.00	10.00		
E20 Furnishings							0.13	10			10.00	10.00	0%	Good
G20 Site Improvements														
Capital Replacement	Fair - Good	G20 Site Improvements	Parking Lot	800.00	SY	3.00	2,400.00	8	10.00	2%	0.15	0.19		
Capital Replacement	Good	G20 Site Improvements	Loading Dock	120.00	SF	100.00	12,000.00	10	10.00	9%	0.94	0.94		
Capital Replacement	Fair - Good	G20 Site Improvements	Exterior Stairs	180.00	SF	87.00	15,660.00	8	10.00	12%	0.98	1.22		
Capital Replacement	Fair - Good	G20 Site Improvements	Concrete Pedestrian Paving	640.00	LF	33.13	21,203.20	8	10.00	17%	1.32	1.65		
Capital Replacement	Fair	G20 Site Improvements	Asphalt Playgrounds and Parking areas	2,851.00	SY	3.00	8,553.00	6	10.00	7%	0.40	0.67		
Capital Replacement	Fair	G20 Site Improvements	Synthetic Playground area	2,960.00	SF	11.10	32,856.00	6	10.00	26%	1.54	2.56		
Capital Replacement	Fair	G20 Site Improvements	Fencing, Chainlink	1,200.00	LF	29.61	35,532.00	6	10.00	28%	1.66	2.77		
G20 Site Improvements							128,204.20	52			6.99	10.00	30%	Fair
G30 Site Civil/Mechanical Utilities														
Capital Replacement	Good	G30 Site Civil/Mechanical Utilities	G30 Site Civil/Mechanical Utilities	1.00	SF	0.56	0.56	10	10.00	0%	0.00	0.00		
Capital Replacement	Poor	G30 Site Civil/Mechanical Utilities	Underground Fuel Storage Tank	1.00	EACH	15,000.00	15,000.00	2	10.00	100%	2.00	10.00		
G30 Site Civil/Mechanical Utilities							15,000.56	12			2.00	10.00	80%	Poor
G40 Site Electrical Utilities														
Capital Replacement	Good	G40 Site Electrical Utilities	G40 Site Electrical Utilities	1.00	SF	0.89	0.89	10	10.00	100%	10.00	10.00		
G40 Site Electrical Utilities							0.89	10			10.00	10.00	0%	Good
Z10 General Requirements														
Plant Adaptation	Good	Z10 General Requirements	Z1010.6 Consider: LEED Investments	1.00	LS	64,180.00	64,180.00	10	10.00	6%	0.55	0.55		
Plant Adaptation	Good	Z10 General Requirements	Z1010.4 Consider: Green Roof	1.00	EACH	4,500.00	4,500.00	10	10.00	0%	0.04	0.04		
Plant Adaptation	Good	Z10 General Requirements	Consider Green Roof	27,450.00	SF	12.23	335,658.60	10	10.00	29%	2.89	2.89		
Plant Adaptation	Good	Z10 General Requirements	Z1010.7 Consider: Safety Security	1.00	LS	139,819.00	139,819.00	10	10.00	12%	1.20	1.20		
Plant Adaptation	Good	Z10 General Requirements	Z1010.1 Consider: Access Contro	1.00	LS	86,032.00	86,032.00	10	10.00	7%	0.74	0.74		
Plant Adaptation	Good	Z10 General Requirements	Z1010.2 Consider: ADA Investments	1.00	LS	77,280.00	77,280.00	10	10.00	7%	0.67	0.67		
Plant Adaptation	Good	Z10 General Requirements	Z1010.3 Consider: Fire Protection	1.00	LS	453,483.00	453,483.00	10	10.00	39%	3.91	3.91		
Z10 General Requirements							1,160,952.60	70			10.00	10.00	0%	Good

DCPS PCA Property Rollup



Assessment Images for Kenilworth Elementary School Property Images

Primary Image:

Front Elevation



Image 1:

South Elevation



Image 3:

North Elevation



Property Images

Image 4:

West Elevation



Asset Images

A1011 - WALL FOUNDATIONS

Foundation Strip Footing

Foundation:

Asset Photo: Foundation Strip Footing.1



Foundation Wall and Footings up to 12FT - Full Basement

Foundation Wall:

Asset Photo: Foundation Wall and Footings up to 12FT - Full Basement.1



B1032 - CONCRETE FRAME STRUCTURE

Super Structure 1933 Section

1933 Super Structure:

Asset Photo: Super Structure 1933 Section.1



Asset Images

Super Structure 1962 Section

Super Structure:

Asset Photo: Super Structure 1962 Section.1



1962 Super Structure:

Asset Photo: Super Structure 1962 Section.2



B2011 - EXTERIOR WALL CONSTRUCTION

Stone Veneer

Stone Veneer:

Asset Photo: Stone Veneer.1



Asset Images

Brick Veneer

Brick Veneer:

Asset Photo: Brick Veneer.1



B2021 - WINDOWS

Exterior Windows Aluminum

Exterior Windows:

Asset Photo: Exterior Windows Aluminum.1



B2039 - OTHER DOORS & ENTRANCES

Double Hollow Metal (HM) Door

Exterior Double Hollow Metal Door:

Asset Photo: Double Hollow Metal (HM) Door.1



Asset Images

Metal Single Exterior Doors

Exterior Single metal Door:

Asset Photo: Metal Single Exterior Doors.1



B3011 - ROOF FINISHES

Roof Coverings

Roof Covering:

Asset Photo: Roof Coverings.1



C1021 - INTERIOR DOORS

Single Hollow Metal Door

Single Hollow Metal Door:

Asset Photo: Single Hollow Metal Door.1



Asset Images

Single Wood Door

Single Wood Door:

Asset Photo: Single Wood Door.1



Double Hollow Metal Doors

Double Metal Doors:

Asset Photo: Double Hollow Metal Doors.1



Double Wood Door

Double Wood Doors:

Asset Photo: Double Wood Door.1



Asset Images

C1031 - FABRICATED TOILET PARTITIONS

Composite Restroom Partitions

Partitions:

Asset Photo: Composite Restroom Partitions.1

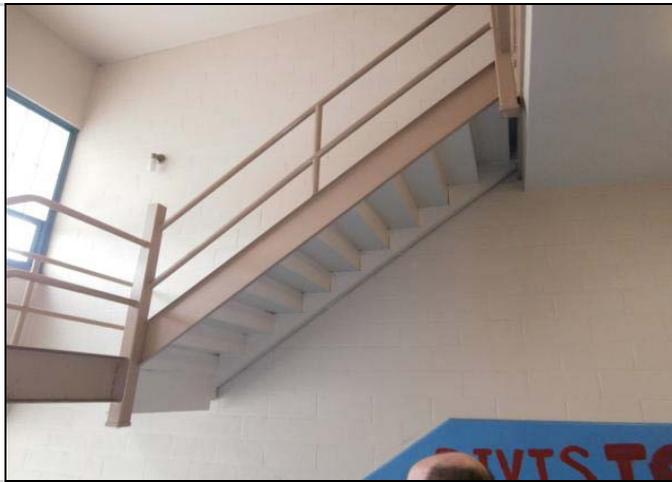


C2011 - REGULAR STAIRS

Interior Stairs

Interior Stairs:

Asset Photo: Interior Stairs.1

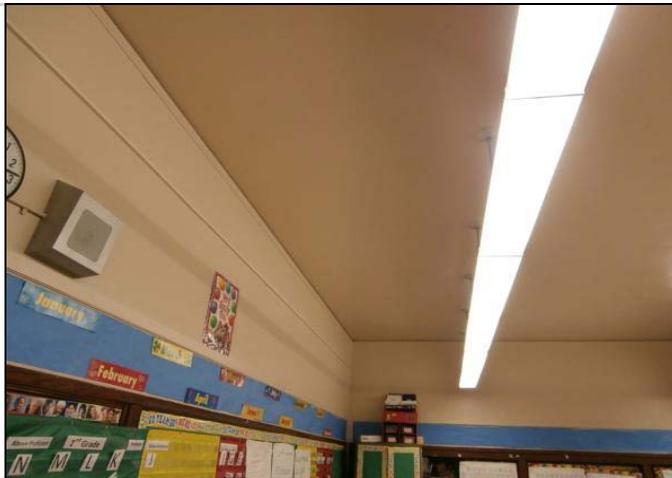


C3012 - WALL FINISHES TO INTERIOR WALLS

Painted Finish - Standard

Painted Finish:

Asset Photo: Painted Finish - Standard.1



Asset Images

Exposed Brick

Interior Brick:

Asset Photo: Exposed Brick.1



Ceramic Wall Finishes

Ceramic Wall Tile:

Asset Photo: Ceramic Wall Finishes.1



C3024 - FLOORING

Ceramic Tile

Ceramic Tile:

Asset Photo: Ceramic Tile.1



Asset Images

Concrete Floor

Concrete Floor:

Asset Photo: Concrete Floor.1



Terrazzo Tile

Terrazzo Flooring:

Asset Photo: Terrazzo Tile.1



Wood Flooring - Standard

Wood Flooring:

Asset Photo: Wood Flooring - Standard.1



Asset Images

Vinyl Tile

Vinyl Tile:

Asset Photo: Vinyl Tile.1



C3025 - CARPETING

Carpet

Carpet:

Asset Photo: Carpet.1

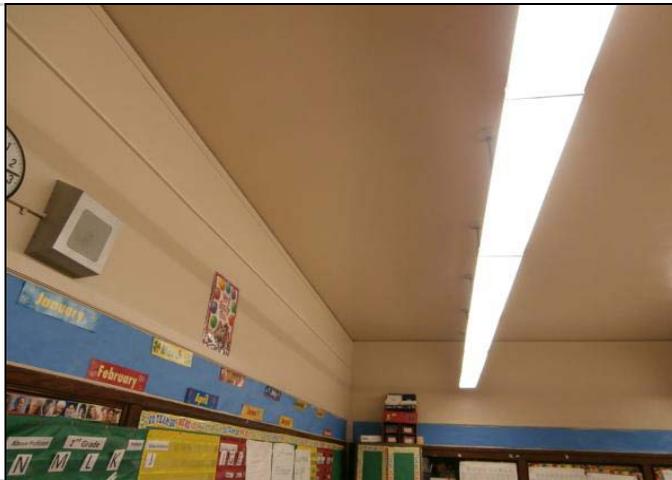


C3031 - CEILING FINISHES

Gypsum Wall Board Ceilings

Gypsum Wall Board:

Asset Photo: Gypsum Wall Board Ceilings.1



Asset Images

C3032 - SUSPENDED CEILINGS

Acoustic Ceiling System - Standard

Acoustic Ceiling Tiles:

Asset Photo: Acoustic Ceiling System - Standard.1



C3033 - OTHER CEILINGS

Concrete Ceiling

Concrete Ceiling:

Asset Photo: Concrete Ceiling.1



D2011 - WATER CLOSETS

Water Closet

Water Closet:

Asset Photo: Water Closet.1



Asset Images

D2013 - LAVATORIES

Wall Hung Lavatory

Lavatory:

Asset Photo: Wall Hung Lavatory.1



D2014 - SINKS

Sink, Service Floor Mounted

Service Sink:

Asset Photo: Sink, Service Floor Mounted.1



D2018 - DRINKING FOUNTAINS AND COOLERS

Water Coolers

Water Cooler:

Asset Photo: Water Coolers.1



Asset Images

D2021 - COLD WATER SERVICE

Domestic Water Distribution

Domestic Water distribution:

Asset Photo: Domestic Water Distribution.1



D2022 - HOT WATER SERVICE

Domestic Hot Water Boiler

Domestic Hot Water Boiler:

Asset Photo: Domestic Hot Water Boiler.1



D2042 - ROOF DRAINS

Roof Drains

Roof Drains:

Asset Photo: Roof Drains.1



Asset Images

D2043 - RAINWATER DRAINAGE EQUIPMENT

Sump Pump

Sump Pump:

Asset Photo: Sump Pump.1



D3012 - GAS SUPPLY SYSTEM

Natural Gas Piping

Natural Gas Piping:

Asset Photo: Natural Gas Piping.1



D3021 - BOILERS

Boiler Gas Fired

Boiler Gas Fired:

Asset Photo: Boiler Gas Fired.1



Asset Images

Boiler Gas Fired

Boiler Gas Fired:

Asset Photo: Boiler Gas Fired.1



D3022 - BOILER ROOM PIPING & SPECIALTIES

Condensate Pumps

Condensate Pump Station:

Asset Photo: Condensate Pumps.1



Condensate Duplex pumping station

Duplex Condensate Pump:

Asset Photo: Condensate Duplex pumping station.1



Asset Images

Heat Exchanger Shell and Tube

Heat Exchanger:

Asset Photo: Heat Exchanger Shell and Tube.1



Heat exchanger Shell and Tube

Heat Exchanger:

Asset Photo: Heat exchanger Shell and Tube .1



D3023 - AUXILIARY EQUIPMENT

Fin-Tube Convectors - Wall

Fin Tube:

Asset Photo: Fin-Tube Convectors - Wall.1



Asset Images

D3041 - AIR DISTRIBUTION SYSTEMS

Central AHU - Constant Volume

Air Handler:

Asset Photo: Central AHU - Constant Volume.1



Central AHU - Constant Volume

Air Handler:

Asset Photo: Central AHU - Constant Volume.1



Central AHU - Constant Volume

Air Handler:

Asset Photo: Central AHU - Constant Volume.1



Asset Images

Central AHU - Constant Volume

Air Handler:

Asset Photo: Central AHU - Constant Volume.1



D3051 - TERMINAL SELF-CONTAINED UNITS

Unit Ventilators

Unit Ventilator:

Asset Photo: Unit Ventilators.1



Through Wall / Window A/C Unit

A/C Unit:

Asset Photo: Through Wall / Window A/C Unit.1



Unit Heater Hot Water

Asset Images

Hot Water Unit Heater:

Asset Photo: Unit Heater Hot Water.1



Asset Images

D4031 - FIRE EXTINGUISHERS

Fire Extinguishers

Fire Extinguishers:

Asset Photo: Fire Extinguishers.1



D5012 - LOW TENSION SERVICE & DIST.

Main Service

Main Service:

Asset Photo: Main Service.1



Panelboards - 120/208volts, 200amp

Panelboards:

Asset Photo: Panelboards - 120/208volts, 200amp.1



Asset Images

D5037 - FIRE ALARM SYSTEMS

Fire Alarm Control Panel (FACP)

FACP:

Asset Photo: Fire Alarm Control Panel (FACP).1



Manual Pull Stations

Pull Station:

Asset Photo: Manual Pull Stations.1



D5038 - SECURITY AND DETECTION SYSTEMS

Burglar Alarm System

Burglar Alarm:

Asset Photo: Burglar Alarm System.1



Asset Images

D5092 - EMERGENCY LIGHT & POWER SYSTEMS

Exit Light

Exit Light:

Asset Photo: Exit Light.1



E1093 - FOOD SERVICE EQUIPMENT

Walk-in Refrigerator

Walk-in Refrigerator:

Asset Photo: Walk-in Refrigerator.1



Convection Oven

Convection Oven:

Asset Photo: Convection Oven.1



Asset Images

Walk-in Refrigerator

Walk in Refrigerator:

Asset Photo: Walk-in Refrigerator.1



Walk-in Refrigerator

Walk In Refrigerator:

Asset Photo: Walk-in Refrigerator.1



G2011 - BASES AND SUB-BASES

Concrete Roadway, Parking and Drive

Concrete Roadway:

Asset Photo: Concrete Roadway, Parking and Drive.1



Asset Images

G2021 - BASES AND SUB-BASES

Parking Lot

Parking Lot:

Asset Photo: Parking Lot.1



Asphalt Playgrounds and Parking areas

Asphalt Parking and Play area:

Asset Photo: Asphalt Playgrounds and Parking areas.1



G2031 - PAVING & SURFACING

Concrete Pedestrian Paving

Concrete Paving:

Asset Photo: Concrete Pedestrian Paving.1



Asset Images

G2033 - EXTERIOR STEPS

Exterior Stairs

Exterior Concrete Stairs:

Asset Photo: Exterior Stairs.1



G2041 - FENCES & GATES

Fencing, Chainlink

Chain link Fencing:

Asset Photo: Fencing, Chainlink.1



G2042 - RETAINING WALLS

Loading Dock

Loading Dock:

Asset Photo: Loading Dock.1



Asset Images

G2047 - PLAYING FIELDS

Synthetic Playground area

Synthetic Playground Area:

Asset Photo: Synthetic Playground area.1



G3063 - FUEL STORAGE TANKS

Underground Fuel Storage Tank

Fuel Storage Tank:

Asset Photo: Underground Fuel Storage Tank.1



Z1010.4 - CONSIDER: GREEN ROOF INVESTMENTS

Z1010.4 Consider: Green Roof Investments

:

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



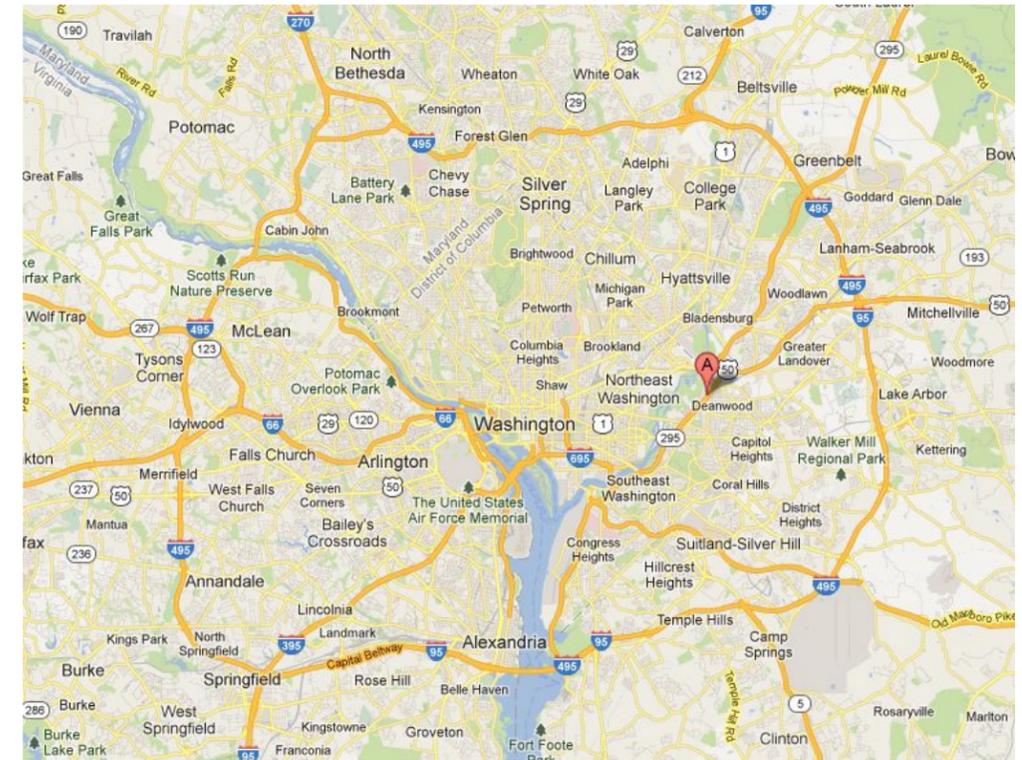
Asset Images

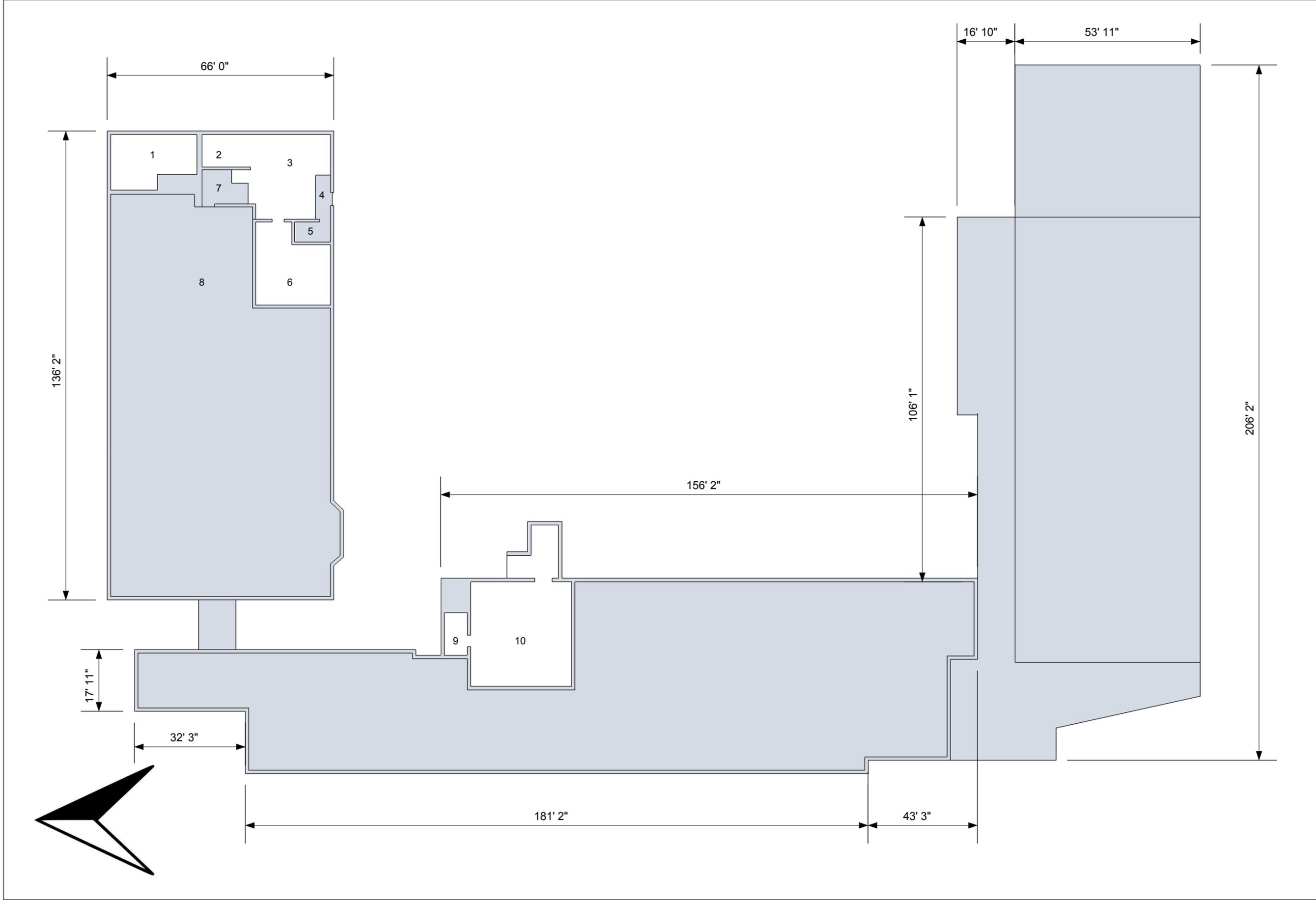
Consider Green Roof

:

Asset Photo: TEMPLATE: Green Roof.1







**Basement Floor
Kenilworth
Elementary**

ISSUE 05.01.2013
PREPARED BY C1 - 4tell / EMG

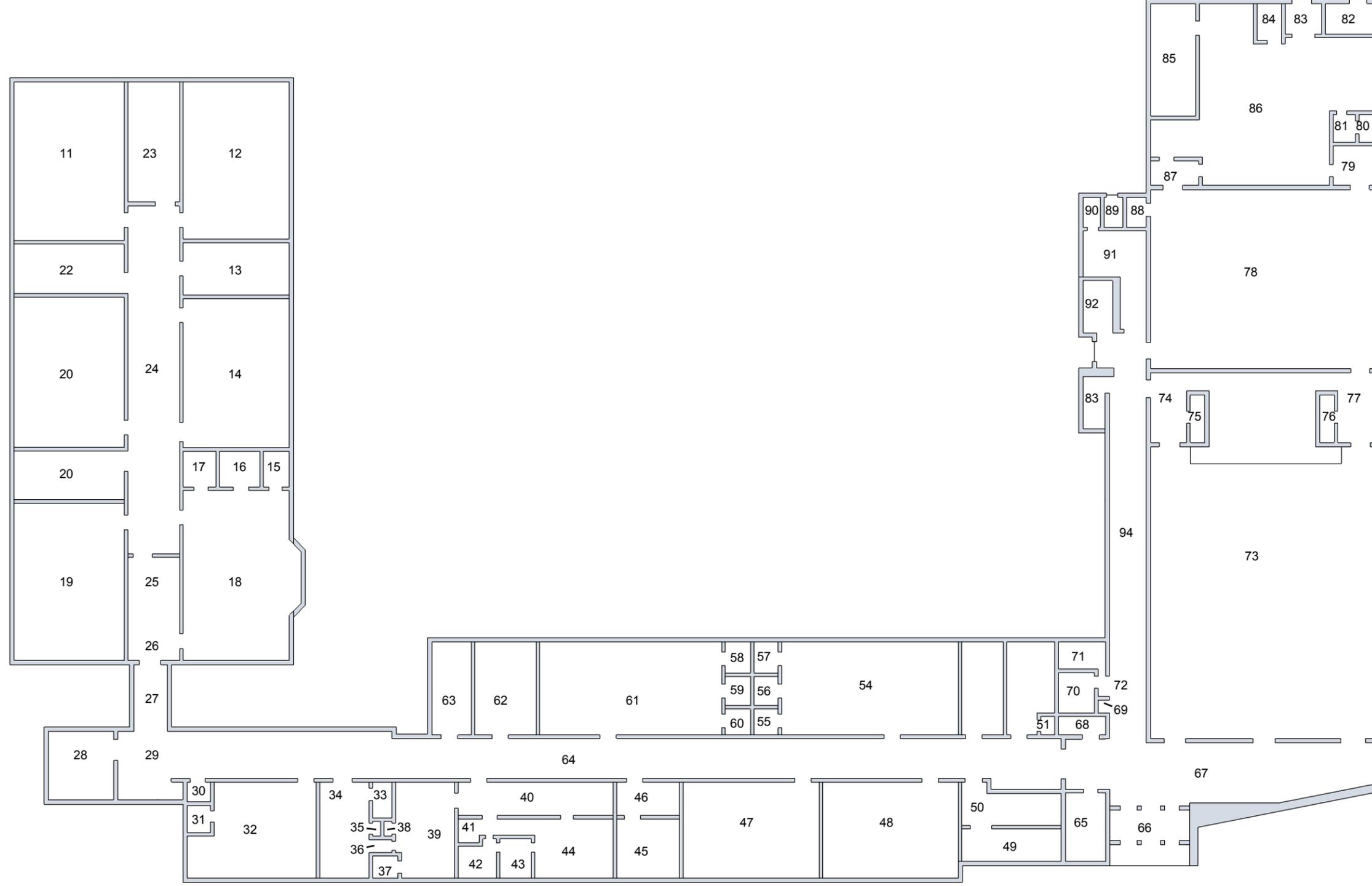
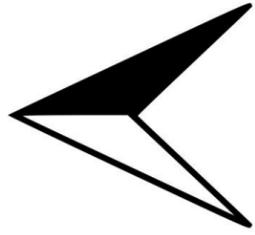
PROJECT DCPS
Space Analysis

CLIENT District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424

4tell
Innovation for the Built Environment
economic • energy • environmental • social





1st Floor Kenilworth Elementary

ISSUE
05.01.2013
PREPARED BY
C1 - 4tell / EMG

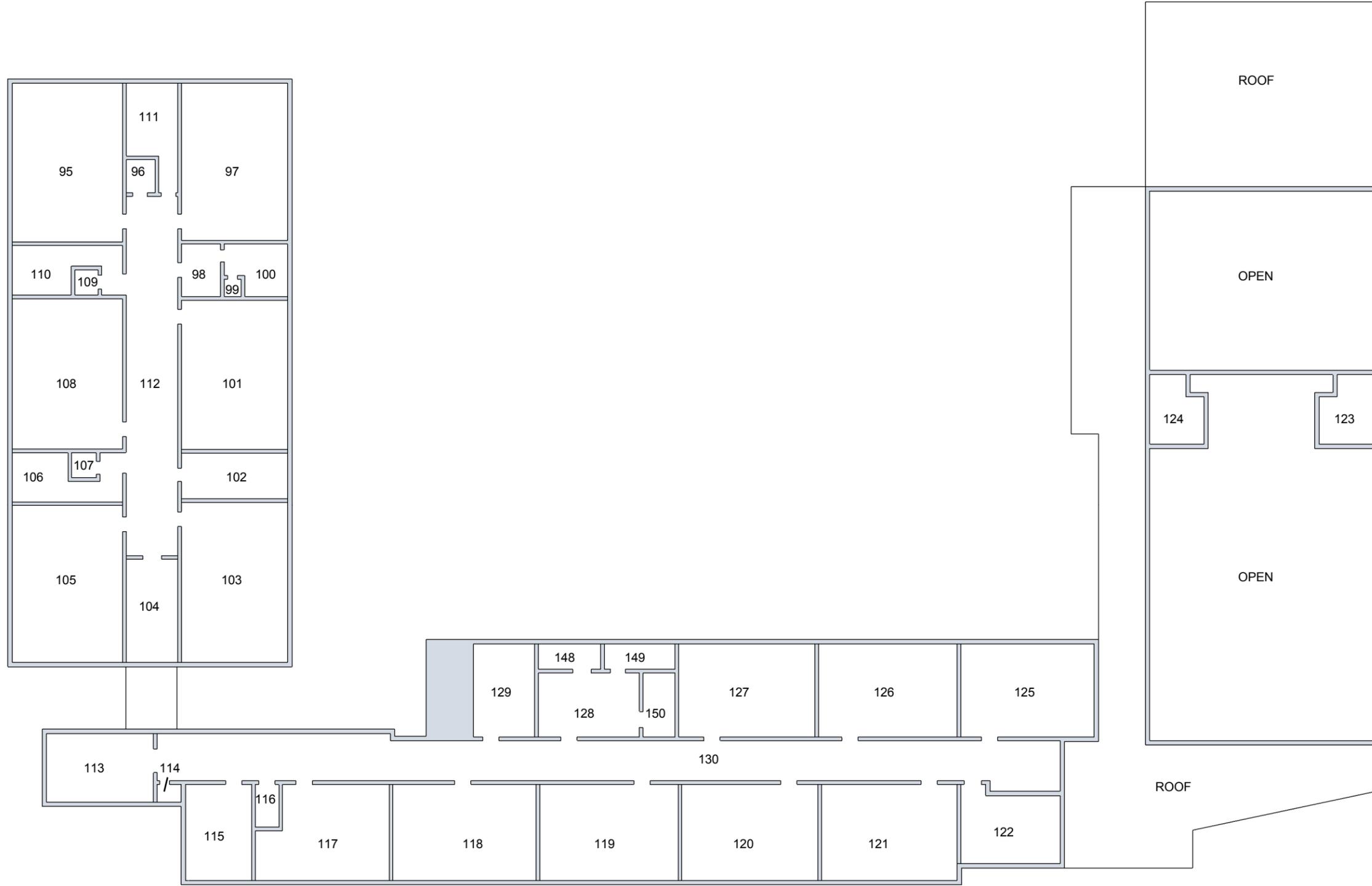
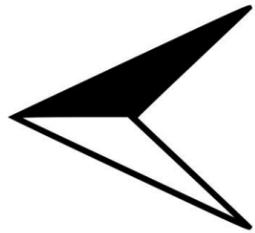
PROJECT
DCPS
Space Analysis

CLIENT
District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424

4tell
Innovation for the Built Environment™
economic • energy • environmental • social





2nd Floor Kenilworth Elementary

ISSUE 05.01.2013
PREPARED BY C1 - 4tell / EMG

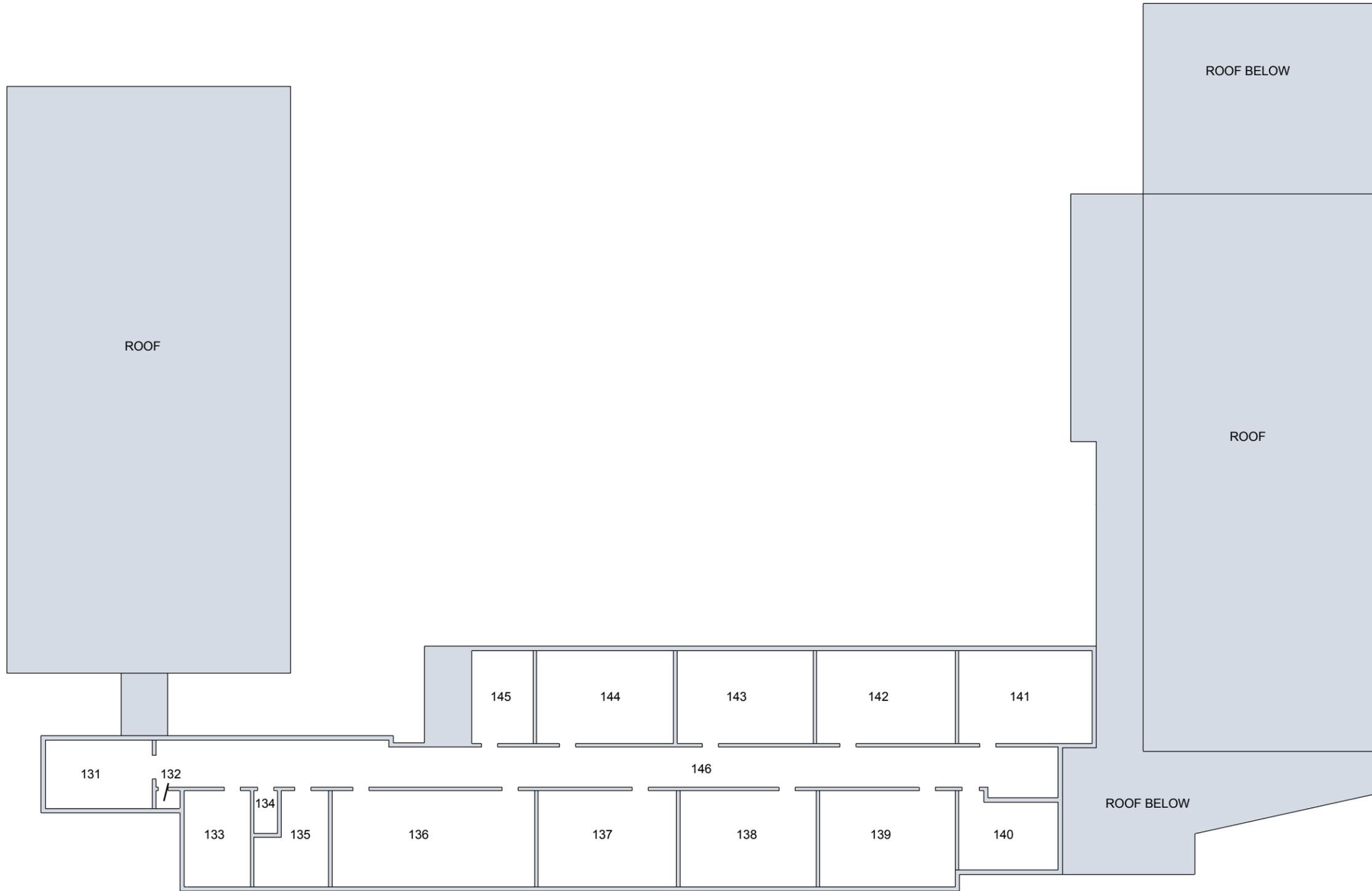
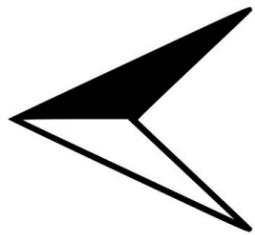
PROJECT DCPS
Space Analysis

CLIENT District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424

4tell
Innovation for the Built Environment™
economic • energy • environmental • social





**3rd Floor
Kenilworth
Elementary**

ISSUE 05.01.2013
PREPARED BY CI - 4tell / EMG

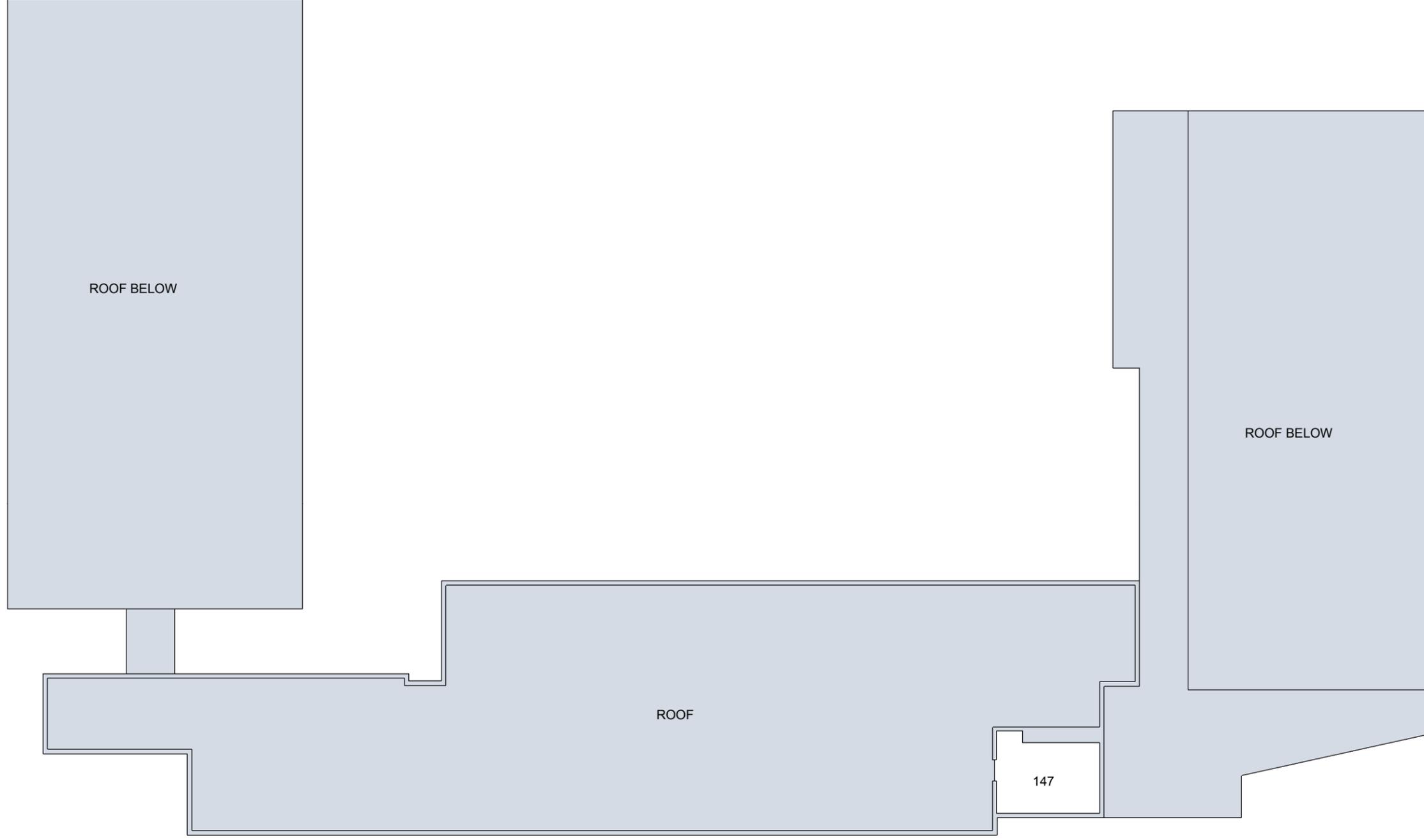
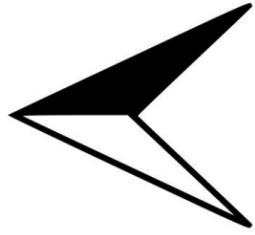
PROJECT DCPS
Space Analysis

CLIENT District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424

4tell
Innovation for the Built Environment™
economic • energy • environmental • social





**Penthouse Floor
Kenilworth
Elementary**

ISSUE
05.01.2013

PREPARED BY
C1 - 4tell / EMG

PROJECT
DCPS
Space Analysis

CLIENT
District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424

4tell[™]

Innovation for the Built Environment[™]
economic • energy • environmental • social



Room Inventory		Kenilworth Elementary School			1300 44th St NE Washington DC		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
1		Building Services	Mech Room			0	
2		Building Services	Mech Room			12	24 12
3		Building Services	Mech Room			22	23 22
4		Building Services	Stairs			10	5 10
5		Building Services	Stairs			5	5 5
6		Building Services	Mech Room			21	23 21
7		Building Services	Stairs			0	
8		Building Services	Pipe Tunnel			40	115 40
9		Building Services	Stairs			6	10 6
10		Building Services	Boiler Room			31	31 31
11		Instruction	Classroom			22	35 22
12		Instruction	Classroom			30	22 30
13		Building Services	Storage			26	15 26
14		Instruction	Classroom			22	32 22
15		Building Services	Storage			6	9 6
16		Building Services	Storage			8	10 8
17		Building Services	Storage			6	9 6
18		Instruction	Classroom			37	22 37
19		Instruction	Classroom			33	22 33
20		Building Services	Toilet	Girls		11	22 11
21		Instruction	Classroom			32	22 32
22		Building Services	Toilet	Boys		11	22 11
23		Building Services	Stairs			12	24 12
24		Building Services	Corridor			12	78 12
25		Building Services	Stairs			12	25 12
26		Building Services	Vestibule			12	6 12
27		Building Services	Stairs			9	12 9
28		Building Services	Stairs			14	16 14
29		Building Services	Vestibule			17	15 17
30		Building Services	Storage	Teachers Lounge		6	5 6
31		Building Services	Storage	Teachers Lounge		6	5 6
32		Building Services	Teachers Lounge			29	21 29
33		Building Services	Storage			4	7 4
34		Administration	Office	Main		22	13 22
35		Building Services	Storage	Office		4	7 4
36		Building Services	Passage			23	14 23
37		Building Services	Toilet	Principal		5	6 5
38		Building Services	Storage	Principal		3	5 3
39		Administration	Office	Principal		22	15 22
40		Auxiliary	Health Suite			9	36 9
41		Auxiliary	Health Suite			5	6 5
42		Auxiliary	Health Suite			7	11 7
43		Auxiliary	Health Suite			9	11 9

Room Inventory		Kenilworth Elementary School			1300 44th St NE Washington DC		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
44		Auxiliary	Health Suite			14	19 14
45		Administration	Office			13	14 13
46		Administration	Office			12	9 12
47		Auxiliary	Multi Purpose Room			33	22 33
48		Instruction	Classroom			31	23 31
49		Building Services	Vestibule			7	8 7
50		Building Services	Stairs			7	22 7
51		Building Services	Closet	Custodian		4	5 4
52		Building Services	Toilet	Boys		10	22 10
53		Building Services	Toilet	Girls		8	23 8
54		Instruction	Classroom	Classroom	Kindergarten	42	23 42
55		Building Services	Storage	Kindergarten		6	6 6
56		Building Services	Storage	Kindergarten		6	6 6
57		Building Services	Toilet	Kindergarten		8	6 8
58		Building Services	Toilet	Kindergarten		9	6 9
59		Building Services	Storage	Kindergarten		7	6 7
60		Building Services	Storage	Kindergarten		7	6 7
61		Instruction	Classroom	Classroom	Kindergarten	42	23 42
62		Building Services	Storage			20	23 20
63		Building Services	Stairs			6	10 6
64		Building Services	Corridor			11	197 11
65		Building Services	Storage			5	11 5
66		Building Services	Vestibule			19	7 19
67		Building Services	Lobby			13	70 13
68		Building Services	Toilet	Staff		5	11 5
69		Building Services	Alcove			0	
70		Building Services	Storage			7	7 7
71		Building Services	Toilet	Staff		11	8 11
72		Building Services	Corridor			8	20 8
73		Auxiliary	Auditorium			51	60 51
74		Building Services	Vestibule			9	15 9
75		Building Services	Storage			10	4 10
76		Building Services	Storage			9	15 9
77		Building Services	Vestibule			10	4 10
78		Auxiliary	Lunch Room			40	52 40
79		Building Services	Vestibule			4	9 4
80		Building Services	Kitchen Area			6	3 6
81		Building Services	Kitchen Area			7	6 7
82		Building Services	Kitchen Area			8	6 8
83		Building Services	Vestibule			6	9 6
84		Building Services	Kitchen Area			7	7 7
85		Building Services	Kitchen Area			22	8 22

Room Inventory Kenilworth Elementary

ISSUE
05.01.2013

PREPARED BY
C1 - 4tell / EMG

PROJECT
DCPS
Space Analysis

CLIENT
District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424



Innovation for the Built Environment™
economic • energy • environmental • social



Room Inventory		Kenilworth Elementary School			1300 44th St NE Washington DC		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
86		Building Services	Kitchen			32	30 32
87		Building Services	Vestibule			4	10 4
88		Building Services	Storage			8	10 8
89		Building Services	Storage			8	10 8
90		Building Services	Storage			10	7 10
91		Building Services	Storage			10	8 10
92		Building Services	Toilet	Girls		0	
93		Building Services	Toilet	Boys		11	6 11
94		Building Services	Corridor			70	8 70
95		Instruction	Classroom			34	24 34
96		Building Services	Storage			8	8 8
97		Instruction	Classroom			34	24 34
98		Administration	Office			13	8 13
99		Building Services	Storage			5	4 5
100		Administration	Office			12	16 12
101		Instruction	Classroom			34	24 34
102		Building Services	Storage			35	24 35
103		Instruction	Classroom			34	24 34
104		Building Services	Stairs			12	22 12
105		Instruction	Classroom			24	34 24
106		Building Services	Toilet	Girls		0	
107		Building Services	Closet	Custodian		6	5 6
108		Instruction	Classroom			33	24 33
109		Building Services	Closet	Custodian		5	6 5
110		Building Services	Toilet	Boys		9	22 9
111		Building Services	Stairs			12	15 12
112		Building Services	Corridor			12	80 12
113		Building Services	Stairs			14	25 14
114		Building Services	Storage			4	7 4
115		Building Services	Toilet	Girls		14	22 14
116		Building Services	Storage			10	5 10
117		Building Services	Book Room			23	29 23
118		Auxiliary	Library			34	23 34
119		Instruction Support	Computer Lab			32	22 32
120		Instruction Support	Computer Lab			32	22 32
121		Instruction	Classroom			32	22 32
122		Building Services	Stairs			23	16 23
123		Building Services	Mech Room			0	
124		Building Services	Mech Room			0	
125		Instruction	Classroom			32	23 32
126		Instruction Support	Computer Lab			32	22 32

Room Inventory		Kenilworth Elementary School			1300 44th St NE Washington DC		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
127		Instruction	Classroom			32	23 32
128		Administration	Office			11	26 11
129		Building Services	Toilet	Boys		0	
130		Building Services	Corridor			11	205 11
131		Building Services	Stairs			24	14 24
132		Building Services	Storage			4	4 4
133		Building Services	Toilet	Girls		14	21 14
134		Building Services	Storage			10	5 10
135		Building Services	Storage			20	15 20
136		Auxiliary	Multi Purpose Room			41	21 41
137		Instruction	Classroom			32	21 32
138		Instruction	Classroom			32	22 32
139		Instruction	Classroom			31	22 31
140		Building Services	Stairs			23	10 23
141		Instruction	Classroom			32	23 32
142		Instruction	Classroom			32	22 32
143		Instruction	Classroom			32	22 32
144		Instruction	Classroom			32	22 32
145		Building Services	Toilet	Boys		13	22 13
146		Building Services	Corridor			11	205 11
147		Building Services	Stairs			23	10 23
148		Administration	Office			17	11 17
149		Administration	Office			13	11 13
150		Administration	Office			4	11 4
Approximate Gross Square Footage - Basement Floor						2628	
Approximate Gross Square Footage - 1st Floor						29543	
Approximate Gross Square Footage - 2nd Floor						18313	
Approximate Gross Square Footage - 3rd Floor						9830	
Approximate Gross Square Footage - Penthouse Floor						380	
[Note 1] Source - Government of DC - Office of Public Facility Modernization - Recommendation to Revised Official Building Capacity							

Room Inventory Kenilworth Elementary

ISSUE 05.01.2013
PREPARED BY C1 - 4tell / EMG

PROJECT DCPS
Space Analysis

CLIENT District of Columbia
Department of
General Services

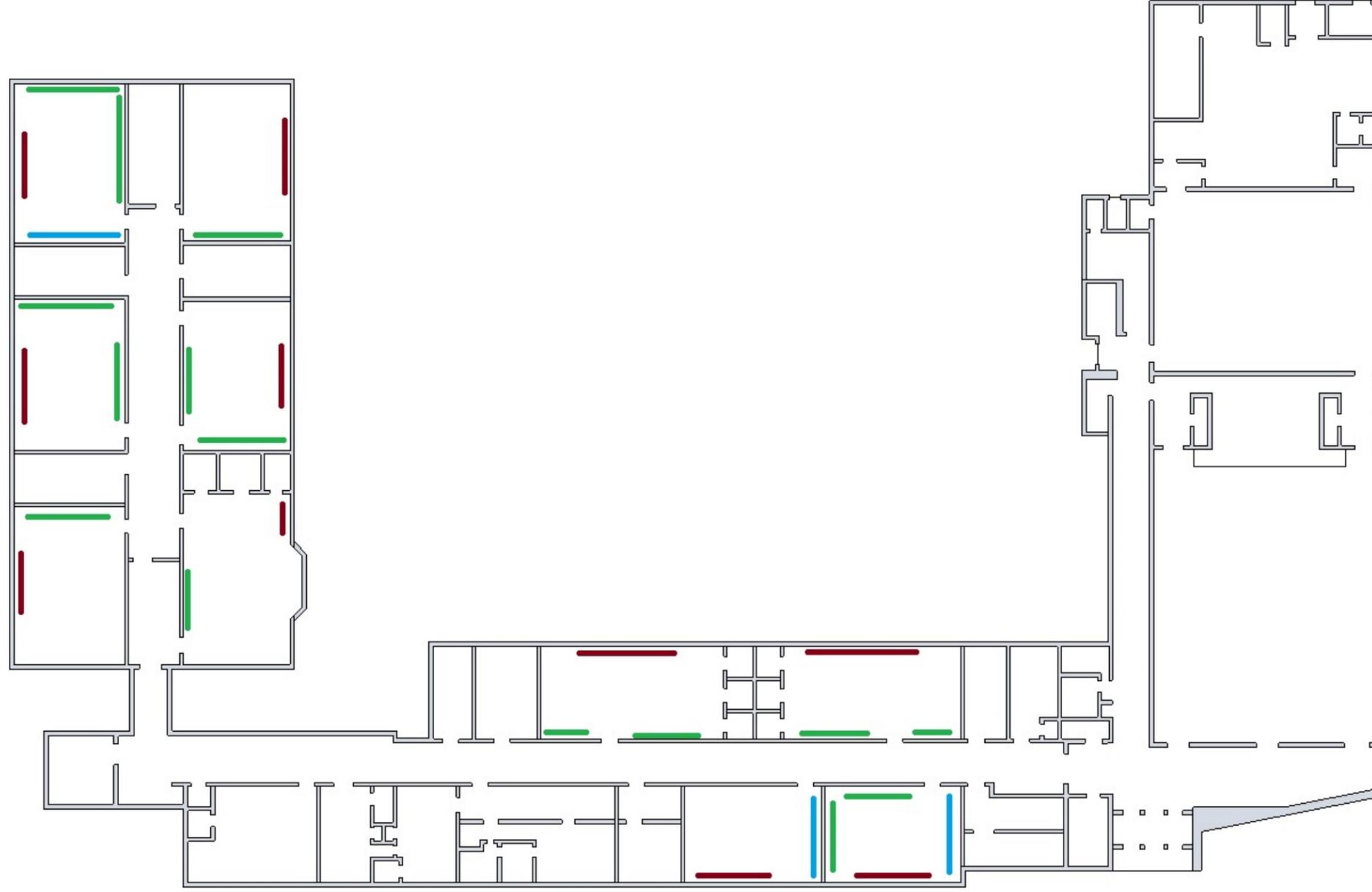
4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424



Innovation for the Built Environment[™]
economic • energy • environmental • social



1st Floor



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

Fixture Diagrams Kenilworth Elementary

ISSUE 05.01.2013
PREPARED BY C1 - 4tell / EMG

PROJECT DCPS
Space Analysis

CLIENT District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424

4tell
Innovation for the Built Environment™
economic • energy • environmental • social



2nd Floor



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

Fixture Diagrams Kenilworth Elementary

ISSUE 05.01.2013
PREPARED BY C1 - 4tell / EMG

PROJECT DCPS
Space Analysis

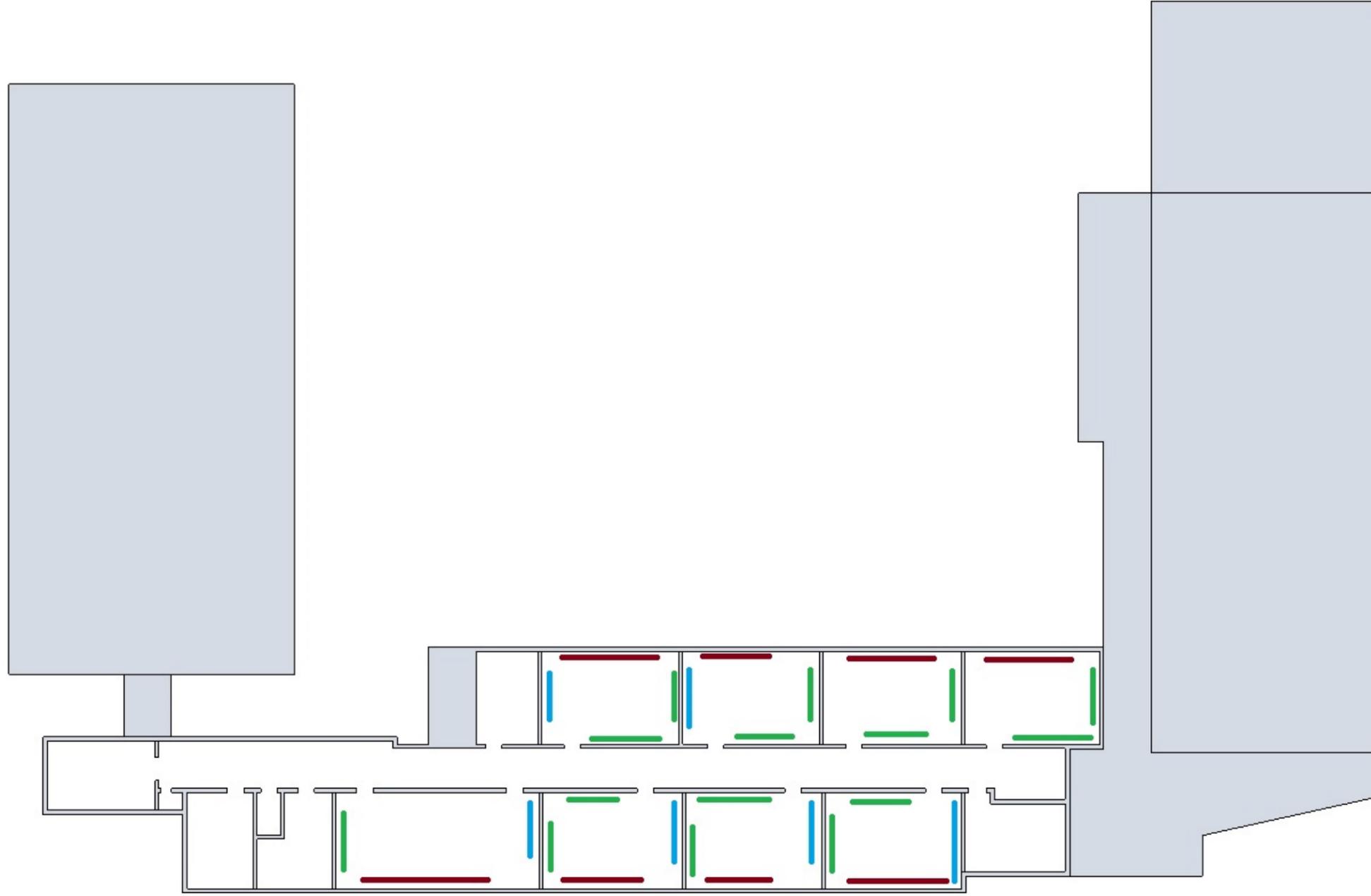
CLIENT District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424

4tell
Innovation for the Built Environment™
economic • energy • environmental • social



3rd Floor



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

Fixture Diagrams Kenilworth Elementary

ISSUE 05.01.2013
PREPARED BY C1 - 4tell / EMG

PROJECT DCPS
Space Analysis

CLIENT District of Columbia
Department of
General Services

4TELL SOLUTIONS
15 Franklin Street
Portland, ME 04101
800.750.4424

4tell
Innovation for the Built Environment™
economic • energy • environmental • social

