

**Region:** Buildings **Asset:** Falcon Hall  
**Campus:** Takoma Park/Silver Spring - Buildings **Asset Number:** FH

**Assets are ordered by Asset Name** **Currency:** USD

**Statistics**

<b>FCI Cost:</b>	4,761,171	<b>FCI:</b>	0.48
<b>RI Cost:</b>	5,132,628	<b>RI:</b>	0.52
<b>Total Requirements Cost:</b>	5,132,628		
<b>Current Replacement Value:</b>	9,931,669	<b>Date of most Recent Assessment:</b>	Sep 3, 2013

<b>Type</b>	Building	<b>Construction Type</b>	IBC - Type II A
<b>Area</b>	39,063 SF	<b>Historical Category</b>	None
<b>Use</b>	Athletic	<b>City</b>	Takoma Park
<b>Floors</b>	2	<b>State/Province/Region</b>	UNITED STATES OF AMERICA
<b>Address 1</b>	7600 Takoma Avenue	<b>Zip/Postal Code</b>	20912
<b>Address 2</b>	-	<b>Architect</b>	-
<b>Year Constructed</b>	1978	<b>Commission Date</b>	-
<b>Year Renovated</b>	-	<b>Decommission Date</b>	-
<b>Ownership</b>	Client Owned		

**Photo**



Exterior Elevation Front Elevation - Falcon Hall

**Asset Description**

**ARCHITECTURAL**

Falcon Hall is located on the Montgomery College Takoma Park Campus, in Takoma Park, Maryland. The building is located on the southwest corner of the campus on the corner of Fenton Street and Takoma Avenue. Constructed in 1978, this two-story

athletic facility contains 39,063 square feet of space and houses the student athletic and recreational functions. The first floor contains an Olympic size swimming pool, a handball court, locker/shower facilities, classrooms and faculty administrative offices. The second floor contains a full size Gymnasium with an elevated running track and a large weight room. The building is built into an embankment with the Second Floor entrance along the west elevation with a walkout First Floor along the east elevation. The site within ten feet of the building includes concrete walkways, shrubs and lawns.

Per the 2003 International Building Code, Falcon Hall is classified as Assembly, Group A-3 Occupancy. Per the 2003 International Building Code, Falcon Hall is classified as Construction Type 2A.

The facilities accessibility was assessed utilizing 28 CFR part 36, ADAAG and the Maryland Accessibility Code at COMAR 05.02.02 dated March 1, 2002. The main entrances on the east and west sides are considered accessible and contain automatic door opening systems. A non-accessible elevator provides vertical access between floors. The restrooms throughout the facility are partially accessible based on various modifications having been made to install grab bars and reverse toilet stall doors. The pool is considered accessible equipped with a lift device at the shallow end. All areas within the building are deemed accessible with the exception of the antiquated elevator, the elevated running track and the handball court which is only accessible via a spiral staircase from the First Floor level.

The substructure is comprised of cast in place concrete foundation walls with slabs on grade floor. The superstructure of consists of reinforced concrete frame construction with cast in place concrete floor decks and a metal roof deck supported by steel joists. This narrative on structure is based on VFA field observations.

The exterior facades consist of a combination of vertical ribbed Transite panels secured with metal clips to the structure and stucco finished surfaces. Reportedly, the Transite panels contain suspected non-friable asbestos. Exterior windows are comprised of a brushed aluminum frame assembly with operable and fixed units and non-insulated glazing. The exterior doors consist of aluminum storefront style assemblies with non-insulating glazing with pull handle access and panic bar egress hardware at the east and west entrance locations. Additional exterior doors are comprised of painted metal panel and frame assemblies equipped with pull handle access and emergency panic bar exit hardware at the west and southeast basement level egress locations. The center core of the building contains a built-up roofing system with a gravel-wearing course on the upper flat and a painted standing seam metal panel roof application for the sloped roof sections along the east, west and south building perimeters. A large metal frame enclosure on the north section of the roof conceals the roof top mechanical equipment.

The building contains one exit stairwell, centrally located in the main entrance lobby of the Second Floor, which provides access and egress to and from the First and Second Floors. This stairwell also provides access to the roof level. The building contains one 'Otis' hydraulic passenger type elevator with a maximum load capacity of 3,000 lbs, adjacent to the centrally located stairwell in the main entrance lobby and providing access to the First and Second Floor levels.

The primary building interior finishes generally consist of vinyl composition floor tile in the corridors, lobbies and office areas with various areas containing carpet. The Gymnasium contains an athletic rubber type flooring application with Oak flooring in the Dance Studio and Racquet Ball court and ceramic tile throughout the pool and locker/shower room areas. Walls are generally painted CMU construction and gypsum wallboard. Ceilings are typically acoustical tile ceilings set in a suspended grid throughout with an open and exposed structure in the Gymnasium and pool areas. The restrooms and locker/shower areas contain ceramic tile floors, painted concrete masonry units walls with painted metal toilet partitions. The interior door assemblies typically consist of painted metal door panel and frame assemblies equipped with knob style hardware.

## MECHANICAL

## HVAC

Heating hot water is supplied from the central plant located in the Student Services Building. Chilled water has been supplied to the building and capped off upon entry in the mechanical room, to allow for the future addition of cooling in the building. The building has four Mammoth oil-fired rooftop air handlers to provide heating and ventilation only. Units S1 and S2 service the gymnasium and Unit S3 services the first floor locker rooms and S4 serves the lobby. AHU-5 is located on the lower level and serves the first floor offices. The HVAC system utilizes pneumatic controls, with the air compressor located in the Science South Building. Pneumatic zoned thermostats control the roof top unit zone dampers. Hot water reheat coils have had new electronic control valves recently installed.

Ventilation is provided in the restrooms, locker/shower rooms, and gymnasium via rooftop exhaust fans and the pool area from wall-mounted exhaust units. The pool equipment room, mechanical rooms, and other various rooms have wall- or door-mounted fixed grills or louvers to provide fresh air.

## PLUMBING

Domestic water is provided to the building from the city water main on the east side of the building to four inch main without backflow preventer. There is a meter in the pool equipment room along the east foundation wall.

Domestic hot water is provided by two plate and frame heat exchanger with ~325 gallon hot water storage tanks. Pool heating is accomplished by a 400 gpm shell and tube heat exchanger located in the lower level pool mechanical room.

A 10,000-gallon under ground storage tank (UST) containing #2 fuel oil for the heating system is located between the building and the stairs at the northeast corner. A fill cap is visible near the concrete walk/stairs. There is one and a half-inch steel piping to two pumps to the boilers in the areaway room (northwest corner of the building). Building distribution is black steel pipe with welded joints.

Sanitary drainage is mostly cast iron gravity piping from 2 to 8-inches to the city sewer system via a 10-inch cast iron pipe on the north side of the building. Rainwater is removed from the roof by roof drains to internal cast iron leaders which discharge to the municipal system.

There are four pumps in the pool equipment room for the floor drains and pool discharge water and two pumps in the Handball Court area that are below the site storm water line and then discharges into the city sewer system via 8-inch pipes on the north side.

The restroom fixtures consist of vitreous china wall mounted lavatories, urinals, and floor mounted water closet fixtures.

## FIRE PROTECTION

Fire protection water is provided to the building from the building water line in the Domestic Hot Water Room on the south side of the building. The building has a wet system but is limited to only a few rooms (Storage Room 107, Janitor's Closet 107A, and Mechanical/Boiler Rooms). Handheld type ABC fire extinguishers are positioned in wall cabinets throughout the facility.

## ELECTRICAL

## ELECTRICAL SERVICE

The Falcon Hall building receives power from the Potomac Electric Power Company, the electric utility company. The main

power lines are fed underground to a 400A 480V disconnect with main lug panelboard in electric room #113A, located at the First Floor level.

In the Electric Room, power is fed to three main panels. Panel GSP is rated at 400 amp, 277/480-volt, 3-phase, 4 wire, and contains ten fused disconnects, ranging in size from 30 to 200 amps. Panel DP1 is rated at 400 amp, 277/480 volt, 3-phase, 4 wire, and contains eight fused disconnects, ranging in size from 60 to 200 amps. Panel HSP is rated at 400 amp 277/480 volt, 3-phase, 4 wire, and contains eight fused disconnects, ranging in size from 30 to 100 amps. The Electric Room also contains one transformer, rated at 480 delta to 208Y/120 volt, 112.5 KVA.

## ELECTRICAL DISTRIBUTION

General power for this building is handled primarily through the panelboards in the Electric Room. In addition to the 277/480 volt panels, room #113A also contains three additional circuit breaker panels. These panels GR1, GL1 and Emg are rated at: 120/208 volt, 225-amp, 42-circuit; 277/480-volt, 100-amp, 12-circuit; and 240-volt, 50-amp, 12-circuit.

Additional circuit breaker panels are located in Room 112A, in the Gymnasium, Weight Room and in the Basement of the pool area.

## EMERGENCY POWER

Emergency backup power for lighting and Exit signs in Falcon Hall is provided by a separate electrical feed from the Science North Building. The main electric feed to the Science North building comes from a different utility company grid than the main feed to Falcon Hall. If both of these utility company feed lines should fail, emergency power would then be supplied from a 45-KW, natural gas-fired emergency generator, located on the ground floor of the Science North building.

Emergency battery pack lights are installed in the elevator and the fire alarm system is fed from the emergency generator.

## LIGHTING

The basic building lighting fixtures consist of 277-volt, 2' X 4' recessed fluorescent fixtures with magnetic or electronic ballast, T12 or T8 lamps and parabolic lenses. Most utility areas have suspended fluorescent fixtures with magnetic ballast, T12 lamps and no diffusers. The lobbies have recessed down lights with High-Pressure Sodium lamps and the pool area has 2' X 2' ceiling fixtures with 250 and 400-watt Metal Halide lamps.

Lighted Exit signs are installed in all hallways and at all egress doors.

Exterior lighting is accomplished with several pole-mounted lighting fixtures, with High-Pressure Sodium lamps. Four wall-pack fixtures provide additional lighting along the north side of the building. The wall packs facing the tennis courts are controlled by a photo electric eye while the others are time clock controlled.

Interior lighting control is by wall switches. The exterior pole lights are controlled by a timer. A photoelectric eye controls the wall-pack fixtures on the north side.

## FIRE ALARM

The building is equipped with an Ellenco, zoned fire alarm system. The main fire alarm panel is located in the building's Electric Room #113A, located at the First Floor level. Three indicator lamps in the Second Floor lobby would indicate an alarm from any one of the fire alarm zones. Manual pull stations and fire alarm bells are located in the main hallways. Smoke detectors



# Asset Detail Report

## *By Asset Name*

are located in the hallways and in the HVAC ductwork.

The fire alarm system provides local alarm only. The system is not connected to a Fire Department, Security office or outside monitoring company. Maintenance of the system is performed by Montgomery College staff.

### COMMUNICATIONS AND SECURITY

The building has typical telephone and LAN systems with drops at each workstation. The LAN system has a fiber optic backbone, with distribution to workstations by UTP cabling. Wireless access points are positioned throughout the building. The main telephone switch is located in the Mathematics Pavilion. Telephone and data service enters the Falcon Hall building in the First Floor Telephone Closet room #112A.

A security system is installed throughout the building with door contacts, motion sensors, electromagnetic locks, and card readers.

### Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	105,811
Access Ladder Renewal	Yes	E10 - Equipment	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	2,373
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	125,799
BUR (Built-Up Roofing) Renewal	Yes	B30 - Roofing	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	199,340
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	144,192
Branch Wiring Devices - Firestopping Lacking	No	D5021 - Branch Wiring Devices	Life Safety	1 - Due 13-24 Months	Sep 18, 2007	5,978
Branch Wiring Devices - Rooftop Receptacles Non-Compliant	No	D5021 - Branch Wiring Devices	Building Code	11 - Does Not Meet Current Codes / Standards		2,514
Branch Wiring Devices - Safety Switches Rusted	No	D5021 - Branch Wiring Devices	Integrity	2 - Due 25-36 Months	Sep 3, 2015	5,465
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	13,957
Ceramic Tile Walls Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	18,039
Concrete - Painted Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	1,136
Curtain Wall System - Standard	Yes	B2020 - Exterior	Beyond	5 - Due 61-72	Sep 3, 2018	53,200



# Asset Detail Report

## By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Renewal		Windows	Useful Life	Months		
Custodial/Utility Sinks - Floor Mtd Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	7,773
Distribution Equipment, Panelboards, and Feeders - 400A 480Y/277V & 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	215,004
Distribution Systems - Janitor Closet Lacking Exhaust Fan	No	D3040 - Distribution Systems	Air and Water Quality	11 - Does Not Meet Current Codes / Standards		1,559
Domestic Water Distribution - Backflow Preventer Lacking	No	D2020 - Domestic Water Distribution	Building Code	11 - Does Not Meet Current Codes / Standards		5,652
Domestic Water Distribution - Lacking Water Filtration	No	D2020 - Domestic Water Distribution	Air and Water Quality	10- Recommended		14,932
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	15,347
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	24,966
Door Assembly - Sliding Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	15,667
Electrical Service and Distribution - Arc Flash Labels Missing	No	D5012 - Low Tension Service and Dist.	Building Code	11 - Does Not Meet Current Codes / Standards		1,398
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	50,375
Exhaust System - Restroom w/Roof Fan Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	22,352
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	33,910
Exterior Stairs - Wood - Roof Renewal	Yes	B1015 - Exterior Stairs and Fire	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	2,874



# Asset Detail Report

*By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Escapes				
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Beyond Useful Life	2 - Due 25-36 Months	Sep 3, 2015	200,010
Fire Alarm Systems - Visual Notification Lacking	No	D5037 - Fire Alarm Systems	Accessibility	11 - Does Not Meet Current Codes / Standards		11,019
Fire Extinguishers - Dry Chem w/Cabinet Renewal	Yes	D40 - Fire Protection	Beyond Useful Life	7 - Due 85-96 Months	Sep 3, 2020	1,471
Fire Protection - Sprinkler System Lacking	No	D40 - Fire Protection	Building Code	11 - Does Not Meet Current Codes / Standards		263,366
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	28,575
Gutters and Downspouts - Aluminum Renewal	Yes	B30 - Roofing	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	6,885
HHW Distribution System w/Pump Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	365,756
Hydraulic Passenger Elevator - 3,000 lb. - 2 Floors Renewal	Yes	D1010 - Elevators and Lifts	Beyond Useful Life	7 - Due 85-96 Months	Sep 3, 2020	96,558
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	8 - Due 97-108 Months	Sep 3, 2021	121,717
Lighting - Exterior - HID Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	5,370
Lighting - Interior HID Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	7 - Due 85-96 Months	Sep 3, 2020	122,760
Lighting - Interior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	7 - Due 85-96 Months	Sep 3, 2020	230,245
Lighting and Branch Wiring - Exterior Egress Lighting Inadequate	No	D5020 - Lighting and Branch Wiring	Life Safety	0 - Due within 12 Months	Sep 19, 2006	2,819
Lighting and Branch Wiring - Inadequate Rooftop Lighting	No	D5020 - Lighting and Branch Wiring	Capacity/Design	10-Recommended		1,836
Lighting and Branch Wiring - Non-Energy Efficient Fixtures	No	D5022 - Lighting Equipment	Energy	3 - Due 37-48 Months	Sep 3, 2016	15,262



# Asset Detail Report

## By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lockers Renewal	Yes	E - Equipment and Furnishings	Beyond Useful Life	7 - Due 85-96 Months	Sep 3, 2020	249,480
Main Electrical Service - 400A 480Y/277V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	25,857
Metal Wall Panels - Roof Renewal	Yes	B2013 - Exterior Louvers, Screens, and Fencing	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	107,745
Natural Gas Distribution - Covert from Oil	No	D2091 - Gas Distribution	Energy	10- Recommended		49,854
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	9,964
Plumbing Fixtures - Drinking Fountains Non-Compliant	No	D2010 - Plumbing Fixtures	Accessibility	11 - Does Not Meet Current Codes / Standards		12,275
Pneumatic Controls Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	84,047
Restroom Fixtures - Group Locker Room Showers Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	466,500
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	102,036
Roof Walkway Mats Renewal	Yes	B30 - Roofing	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	2,300
Scoreboard - Single-Sided - Basketball Court Renewal	Yes	D5031 - Public Address and Music Systems	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	9,612
Split Ductless AC Units - 2004 Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	14,043
Split System AC Unit - 3 Ton Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	2 - Due 25-36 Months	Sep 3, 2015	9,745
Split System AC Unit - 7.5 Ton Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	20,887
Stairs - Lack Code Compliant Handrails	No	B1015 - Exterior Stairs and Fire	Building Code	11 - Does Not Meet Current		7,049





# Asset Detail Report

*By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Escapes		Codes / Standards		
Swimming Pool - Municipal Renewal	Yes	G2046 - Fountains, Pools, and Watercourses	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	869,490
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	82,327
Underground Fuel Tank - Fbgl - 10000 Gal Renewal	Yes	D3011 - Oil Supply System	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	97,054
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	45,181
Water Coolers - Wall-Mounted - 1978 Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	17,739
Water Coolers - Wall-Mounted - 1999 Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	14,782
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	138,850
Water Heater - Liquid/Liquid - Shell and Tube - Pool Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	4 - Due 49-60 Months	Sep 3, 2017	97,074
Wood Flooring - Racquetball Court Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	35,475
<b>Total</b>						<b>5,132,628</b>

Region: Buildings Asset: Science North  
Campus: Takoma Park/Silver Spring - Buildings Asset Number: SN

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	3,600,357	FCI:	0.41
RI Cost:	4,163,391	RI:	0.48
Total Requirements Cost:	4,163,388		
Current Replacement Value:	8,727,208	Date of most Recent Assessment:	Oct 22, 2013

Type	Building	Construction Type	IBC - Type II A
Area	39,950 SF	Historical Category	None
Use	Research	City	Takoma Park
Floors	3	State/Province/Region	UNITED STATES OF AMERICA
Address 1	7600 Takoma Avenue	Zip/Postal Code	20912
Address 2	-	Architect	-
Year Constructed	1978	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	Client Owned		

Projects Under Consideration: NA

Photo



Science North Building

Asset Description

ARCHITECTURAL

The Science North Building is located on the Montgomery College Takoma Park Campus, in Takoma Park, Maryland. The

building is located off Fenton Street on the north side of the campus. Constructed around 1978, this three-story structure contains 39,950 square feet of space and houses laboratories, classrooms and administrative offices. The main entrances are located along the east elevation. The site within ten feet of the building includes concrete walkways, mulch, shrubs and lawns. The Science South building is adjacent and connected to Science North via a covered exterior walkway and pedestrian bridge along the south elevation. The bridge joins the buildings on the Second and Third Floors and provides a covered walkway connection on the First Floor level.

Per the 2003 International Building Code, the Science North building is classified as Business, Group B Occupancy. Per the 2003 International Building Code, the Science North building is classified as Construction Type 2A.

The facilities accessibility was assessed utilizing 28 CFR part 36, ADAAG and the Maryland Accessibility Code at COMAR 05.02.02 dated March 1, 2002. The designated accessible entrance is at the southeast corner elevation on the First Floor level. An additional accessible entrance is at the northeast corner which contains access to the tiered lecture hall at ground level as well as an accessible chair-lift that provides access to the below grade portion of the First Floor, lecture hall and the elevator. Additional accessibility is via the pedestrian walkway and bridge to Science South. The public restrooms on each floor generally do not meet ADAAG requirements.

The substructure is comprised of cast in place concrete foundation walls footings and foundation walls creating the lower First Floor level with a slab on grade floor. The superstructure consists of steel frame construction with concrete filled metal floor decks and a metal roof deck supported by steel joists. This narrative on structure is based on VFA field observations.

The exterior facades consist of a combination of vertical ribbed Transite panels secured with metal clips to the structure and stucco finished surfaces. Reportedly, the Transite panels contain suspected non-friable asbestos. Exterior windows are comprised of a brushed aluminum frame assembly with operable and fixed units and insulated glazing. Exterior door assemblies consist of painted metal panel and frame assemblies with full vision glass and equipped with pull handle access and emergency panic bar exit hardware. A newer brushed aluminum storefront type door and window assembly closes in the covered exterior walkway at the southeast entrance on the First Floor. The building contains a fully adhered PVC membrane roof application on the upper flat and a painted standing seam metal panel roof application for the sloped canopy roof sections along the north and east building perimeters.

The building contains one internal enclosed exit stairwell located in the south portion of the building and one exterior exit stairwell on the north elevation, each providing access and egress to and from the First, Second and Third Floors. The south stairwell provides access to the roof via a roof top door. The building also contains one hydraulic passenger type elevator with a maximum load capacity of 3,000 lbs, located in the northwest corner of the building. The elevator provides access to the First, Second and Third Floors.

The primary building interior finishes generally consist of vinyl composition floor tile in the corridors and labs with various classrooms and administration office containing carpet. Walls are generally painted CMU partitions with various areas of gypsum wallboard. Ceilings are typically acoustical tile ceilings set in a suspended grid throughout. The restrooms contain ceramic tile floors, painted concrete masonry walls, painted metal toilet partitions and painted gypsum ceilings. The interior door assemblies typically consist of solid core door panel with a painted veneer finish set in painted metal frames and equipped with a combination of knob and accessible lever style hardware.

## MECHANICAL

### HVAC

The building mechanical systems consist of four Nesbitt air 50-Ton rooftop units equipped with electric heat. Three are 100% fresh air and the other is a ducted supply and return air unit. Electric baseboard resistant heaters are located in various areas (stairwells, mechanical rooms, corridors, etc.). First Floor classrooms (101, 102, & 103) have ceiling mounted electric unit heater and electric radiant heat ceiling panels in addition to forced air system. A 20-Ton rooftop unit is dedicated fro Lecture Room #100. There are two rooftop and one pad-mounted air condition compressors for individual office spaces. The maintenance area Rooms 113, 114, and 115 have ceiling-mounted electric space heaters. There is also an abandoned glycerol preheat equipment (four units) from the fume exhaust system.

Ventilation is provided in the toilets by ceiling exhaust fans. A wall-mounted exhaust fan provides ventilation in the emergency generator room. There are also wall-and door-mounted fixed grills to various rooms.

Laboratories contain chemical fume hoods with rooftop fan equipment.

## PLUMBING

Domestic water is provided to the building from the city water main on the south side of the building via a 4-inch ductile iron main with a city meter and a double check valve assembly, as a substitute for a backflow prevention in Mechanical Room 104B. Piping reduces to various size of copper piping to a half-inch at fixtures.

There is a 119-gallon electric domestic water heater in Storage Room 301B with insulated one and a half-inch copper piping main distribution then reducing to a half-inch at fixtures.

A gas line from the Science South 3-inch gas service enters the building along the east wall of the Generator Room #116. Building distribution is black steel pipe with welded joints reducing to one inch steel pipe.

There is a water filtration system due to the laboratory sinks in Mechanical Room 104B.

The restroom fixtures appear to be original to the building and are in acceptable condition.

Sanitary drain from the laboratory sinks is mostly 2 and a half-inch glass (acid resistant) and steel and cast iron for the sanitary waste gravity piping feeding an 8-inch cast iron gravity piping, and then discharges directly into the city sewer system. The lab sinks and drinking fountains lack a trap but do drain to a floor drain that is trapped below the floor.

## FIRE PROTECTION

Fire protection water is not provided to the building. There are ABC-type fire extinguishers (recessed cabinet and wall-mounted) through out the building.

## ELECTRICAL

### ELECTRICAL SERVICE

The Science North building receives power from the Potomac Electric Power Company (PEPCo), the electric utility company. The 13,200V power lines are fed underground via a PEPCo pad mounted transformer to a 2000 amp and 1200 amp panelboard in Electric Room #112, located on the First Floor.

### ELECTRICAL DISTRIBUTION

Power for this building is distributed through panel boards and transformers installed in electric closets located at each of the three floor levels. Panels and transformers are located in rooms #103A and #116 on the first floor. Second floor panels are located in rooms #203A and #209A. Third floor has panels in room #310A.

### EMERGENCY POWER

Emergency backup power for lighting and Exit signs in Science North is provided by a 45-KW, natural gas-fired emergency generator, located in room #116 on the ground floor of the building. The fire alarm system obtains backup power from the emergency generator.

### LIGHTING

The basic building lighting fixtures consist of 277-volt, 2' X 4' recessed fluorescent fixtures with magnetic or electronic ballast, T12 or T8 lamps and parabolic lenses. Most utility areas have suspended fluorescent fixtures with magnetic ballast, T12 lamps and no diffusers. The lobbies have recessed down lights with High-Pressure Sodium lamps.

Lighted Exit signs are installed in hallways and at egress doors.

Exterior lighting is accomplished several pole-mounted lighting fixtures, with High-Pressure Sodium lamps. Wall-pack fixtures controlled by time clocks provide additional lighting.

### FIRE ALARM

The building is equipped with an Ellenco Inc., zoned fire alarm system. The main fire alarm panel is located in the building's Electric Room #112, located at the First Floor level. Manual pull stations and fire alarm bells are located in the main hallways.

The fire alarm system provides local alarm only. The system is not connected to a Fire Department, Security office or outside monitoring company. Maintenance of the system is performed by Montgomery College staff.

### COMMUNICATIONS

The main telephone switch is located in the Mathematics Pavilion. Telephone and data service enters the Science North building in the First Floor Telephone Closet rooms #104A and #104B.

### OTHER SYSTEMS

Science North does not have any security cameras or alarm systems.

### Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	6 - Due 73-84 Months	Oct 22, 2019	270,889
Acid Treatment: Install	No	D2092 - Acid Waste Systems	Building Code	1 - Due 13-24 Months	Oct 22, 2014	11,122
Aluminum Windows Renewal	Yes	B2020 - Exterior	Beyond Useful	0 - Due within	Oct 22,	161,700



# Asset Detail Report

*By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	Windows D5021 - Branch Wiring Devices	Life Beyond Useful Life	12 Months 0 - Due within 12 Months	2013 Oct 22, 2013	149,436
Carpeting - Broadloom - Economy Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	7,767
Communications and Security: Obsolete Fire Alarm System	No	D5030 - Communications and Security	Integrity	2 - Due 25-36 Months	Oct 22, 2015	192,424
Communications and Security: Security System Not Adequate	No	D5030 - Communications and Security	Functionality	10- Recommended		276,608
Distribution Equipment, Panelboards, and Feeders Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	102,508
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	12,790
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	43,174
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	33,288
Electrical Service and Distribution: Electrical Maintenance Required	No	D5012 - Low Tension Service and Dist.	Building Code	1 - Due 13-24 Months	Oct 22, 2014	5,807
Emergency Battery Pack Lights Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	45,137
Emergency Call Box System Renewal	Yes	D5032 - Intercommunication and Paging System	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	3,392
Emergency Eyewash and Shower Units Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	21,329
Exhaust System - Fume Hood - Ductwork/Fan Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	2 - Due 25-36 Months	Oct 22, 2015	456,515
Exhaust System - Restroom w/Roof Fan Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	7 - Due 85-96 Months	Oct 22, 2020	36,606
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	5 - Due 61-72 Months	Oct 22, 2018	34,680
Exterior Stairs - Handrails Not Compliant	No	B1015 - Exterior Stairs and Fire	Building Code	11 - Does Not Meet Current		7,747



# Asset Detail Report

*By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Escapes		Codes / Standards		
Fan Coil System - Cabinet Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	7 - Due 85-96 Months	Oct 22, 2020	45,288
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	29,223
Interior Doors - Hardware Non-Compliant	No	C1020 - Interior Doors	Accessibility	11 - Does Not Meet Current Codes / Standards		5,925
Laboratory Equipment - College Renewal	Yes	E - Equipment and Furnishings	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	904,695
Laboratory Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	191,917
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	7 - Due 85-96 Months	Oct 22, 2020	295,373
Lighting and Branch Wiring: Recommend Rooftop Lighting	No	D5022 - Lighting Equipment	Functionality	10- Recommended		1,836
Main Electrical Service Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	49,535
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	7 - Due 85-96 Months	Oct 22, 2020	72,439
Roofing - Single-Ply Membrane - Lacking Fall Protection	No	B30 - Roofing	Life Safety	1 - Due 13-24 Months	Oct 22, 2014	4,410
Split DX AC Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	4,460
Sprinkler Coverage: Provide Throughout	No	D4010 - Sprinklers	Modernization	10- Recommended		258,251
Stairs - Handrails Not Compliant	No	C20 - Stairs	Building Code	11 - Does Not Meet Current Codes / Standards		12,666
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	103,188
Through-Wall Units - Cooling w/Electric Heat Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	2 - Due 25-36 Months	Oct 22, 2015	8,311
Toilet Partitions - Average Renewal	Yes	C1030 - Fittings	Beyond Useful Life	5 - Due 61-72 Months	Oct 22, 2018	15,638



## Asset Detail Report *By Asset Name*

<b>Requirement Name</b>	<b>Renewal</b>	<b>Prime System</b>	<b>Category</b>	<b>Priority</b>	<b>Action Date</b>	<b>Estimated Cost</b>
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	8 - Due 97-108 Months	Oct 22, 2021	138,806
Water Coolers - Wall-Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	7 - Due 85-96 Months	Oct 22, 2020	6,505
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	0 - Due within 12 Months	Oct 22, 2013	142,003
<b>Total</b>						<b>4,163,388</b>



Region: Buildings Asset: Science South  
Campus: Takoma Park/Silver Spring - Buildings Asset Number: SS

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	3,304,230	FCI:	0.60
RI Cost:	3,729,723	RI:	0.67
Total Requirements Cost:	3,729,726		
Current Replacement Value:	5,535,767	Date of most Recent Assessment:	Sep 3, 2013

Type	Building	Construction Type	IBC - Type II A
Area	23,757 SF	Historical Category	None
Use	Classroom	City	Takoma Park
Floors	4	State/Province/Region	UNITED STATES OF AMERICA
Address 1	7600 Takoma Avenue	Zip/Postal Code	20912
Address 2	-	Architect	-
Year Constructed	1959	Commission Date	-
Year Renovated	2003	Decommission Date	-
Ownership	Client Owned		

Projects Under Consideration: NA

Photo



Exterior Elevation Front Elevation - Science South Building

Asset Description

ARCHITECTURAL

The Science South Building is located on the Montgomery College Takoma Park Campus, in Takoma Park, Maryland. The

building is located off Fenton Street on the west side of the campus. Constructed around 1959, this three-story structure with partial basement contains 23,757 square feet of space and houses laboratories, classrooms, administrative offices and a greenhouse. The facility also contains a separate planetarium building located in the southwest corner of the facility and connected via a covered walkway and the main common use entrance along the west elevation. Secondary entrances are on the east and north elevations. The site within ten feet of the building includes concrete walkways, mulch, shrubs and lawns. The Science North building is adjacent and connected to Science South via a covered exterior walkway and pedestrian bridge along the north elevation. The bridge joins the buildings on the Second and Third Floors and provides a covered walkway connection on the First Floor level.

Per the 2003 International Building Code, the Science South building is classified as Business, Group B Occupancy. Per the 2003 International Building Code, the Science South building is classified as Construction Type 2A.

The facilities accessibility was assessed utilizing 28 CFR part 36, ADAAG and the Maryland Accessibility Code at COMAR 05.02.02 dated March 1, 2002. The designated main entrance along the west elevation contains automatic door openers and accessible hardware. A second accessible entrance is located north elevation at the pedestrian bridge connection with accessibility on the Second and Third Floors from Science North. The entrance to the Planetarium also meets accessibility requirements. However, the restrooms throughout the building and the Planetarium are not ADAAG accessible.

The substructure is comprised of cast in place footings and foundation walls creating the partial basement level, with slabs on grade floor levels. The superstructure consists of a reinforced concrete frame construction with one-way beams and concrete floor and roof decks. This narrative on structure is based on VFA field observations.

The exterior facades consist of composite brick walls on the east and west elevations with aluminum frame window wall systems on the north and south elevations and the west stair tower. Various sections of the south and north façade elevations contain Ashlar masonry veneer. Exterior windows are comprised of brushed aluminum frame assemblies with operable and fixed units and non-insulated glazing. Exterior door assemblies consist of painted metal panel and frame assemblies with full vision glass and equipped with pull handle access and emergency panic bar exit hardware. The building contains a flat built-up roofing system with a gravel-wearing course.

The greenhouse is located on the roof of the First Floor south with access from the Second Floor corridor. The greenhouse is a metal frame structure with glazed walls and roof.

The building contains two enclosed exit stairwells, one on the west elevation and the other in the southeast corner elevation. Each providing access and egress to and from the First, Second and Third Floors. The southeast stairwell provides access to the roof via a roof hatch. The building also contains one antiquated hydraulic passenger type elevator with a maximum load capacity of 2,000 lbs, located in the main building corridor. The elevator provides access to the Second and Third Floors.

The primary interior finishes consist of vinyl composition floor tiles in the classrooms and corridors with minimal carpeting in various administration areas. Walls are typically painted CMU with various areas of painted gypsum wallboard. Ceilings are typically acoustical tile ceilings set in a suspended grid throughout. The interior door assemblies consist of solid core door panel with a natural oak veneer finish set in painted metal frames and equipped with accessible lever style hardware. The restrooms contain ceramic tile floors, painted concrete masonry walls, painted metal toilet partitions and painted gypsum ceilings.

## MECHANICAL

### HVAC

There are three 12.5 ton DX split systems with Trane air-handling units located above the ceiling at the south end of each floor corridor and are equipped with hot water heat. The classrooms and offices have heat pumps with auxiliary electric heat or AC units with full electric heat. There are radiant heat units in the ceiling at the building entrances on the 1st Floor and ceiling-mounted electric unit heater in the mechanical room and maintenance areas (carpentry shop, storage, lunch room, etc.). There are also supplemental duct heaters. Smaller split DX units serve individual spaces (Planetarium, carpentry shop, Maintenance offices, private offices, etc.) by the service dock area.

Ventilation is provided in the toilets by ceiling exhaust fans. A wall-mounted exhaust fans provides ventilation in the stairwells. There are three exhaust fans on the main roof and two units on the low roof for various classrooms and the carpentry shop. There are also wall-and door-mounted fixed grills to various rooms.

## PLUMBING

Domestic water is provided to the building from the city water main on the east side of the building via a 3-inch cast iron main with a city meter and a double check valve assembly, as a substitute for a backflow prevention in Mechanical Room 122. Piping reduces to various size of copper piping from 2-inch to a half-inch at fixtures.

There are two 80-gallon indirect (HHW to DHW) water heaters located in the mechanical room with insulated 1.5-inch copper piping main distribution then reducing to a half-inch at fixtures.

A 3-inch gas service with a meter enters the building along the east wall of the main Mechanical Room #122. Building distribution is black steel pipe with welded joints reducing to one inch steel pipe.

The restroom fixtures consist of vitreous china wall mounted lavatories, urinals, and floor mounted water closet fixtures. There are two abandoned employee shower/washrooms in the basement next to the Employee Lunchroom #05.

The sanitary system is mostly cast iron gravity feed piping which discharges to the municipal system. Rainwater is removed from the roof by roof drains to internal cast iron leaders which discharge to the municipal system.

Sanitary drains are mostly cast iron gravity piping from 2 to 4-inch to a 5-inch cast iron pipe on the north side and then discharges into the city sewer system. The lab sinks and drinking fountains lack a trap but do drain to a floor drain that is trapped below the floor.

## FIRE PROTECTION

Fire protection water is not provided to the building. There are ABC-type fire extinguishers (recessed cabinet and wall-mounted) through out the building.

## ELECTRICAL

### ELECTRICAL SERVICE

The Science South Building receives power from the Potomac Electric Power Company, the electric utility company. The main power lines are fed underground, from pole-mounted transformers, to the Electric Room #123A, located at the First Floor level.

In the Electric Room, power is fed to an 800A 480V main switch with main lug panelboard.

## ELECTRICAL DISTRIBUTION

Additional circuit breaker panels are located in room #122. The room contains a Square D Saflex Distribution Panel board as well as two 120/208 volt, 3 phase, 4 wire circuit breaker panels, one rated at 200 amps and the other rated at 225-amps.

Additional circuit breaker panels and Square D Saflex Distribution Panels are located in the corridors on each of the three floor level.

## EMERGENCY POWER

Emergency backup power for lighting and Exit signs in the Science South building is provided by a separate electrical feed from the Science North Building. The main electric feed to the Science North building comes from a different utility company grid than the main feed to Science South. If both of these utility company feed lines should fail, emergency power would then be supplied from a 45-KW, natural gas-fired emergency generator, located on the ground floor of the Science North building.

Emergency battery pack lights are installed in the elevator and the fire alarm system obtains backup power from the emergency generator.

## LIGHTING

The basic building lighting fixtures consist of 1' X 4' and 2' X 4' recessed fluorescent fixtures with electronic ballast, T8 lamps and acrylic or parabolic lenses. Most utility areas have suspended fluorescent fixtures with magnetic ballast, T12 lamps and no diffusers.

Lighted Exit signs are installed in all hallways and at all egress doors that have been retrofitted with LED kits.

Exterior lighting is accomplished by HID wall-pack fixtures.

## FIRE ALARM

The building is equipped with an Ellenco, Inc. zoned fire alarm system. The main fire alarm panel is located in Electric Room #123A, located at the First Floor level. Manual pull stations and fire alarm bells are located in the main hallways. Smoke detectors are located in the hallways and within the HVAC ductwork.

The fire alarm system provides local alarm only. The system is not connected to a Fire Department, Security office or outside monitoring company. Maintenance of the system is performed by Montgomery College staff.

## COMMUNICATIONS AND SECURITY

The building has typical telephone and LAN systems with drops at each workstation. The LAN system has a fiber optic backbone, with distribution to workstations by UTP cabling. Wireless access points are positioned throughout the building. The main telephone switch is located in the Mathematics Pavilion. Telephone and data service enters the Science South building in the Lower Level utility room.

Science South does not contain any security cameras but has had card access system recently installed.



# Asset Detail Report

*By Asset Name*

## Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	136,503
ADA - Chair Lift Required	No		Accessibility	11 - Does Not Meet Current Codes / Standards		17,033
Acid Treatment - Lacking	No		Building Code	1 - Due 13-24 Months	Sep 3, 2014	30,343
Acrylic Panels - Greenhouse Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	2 - Due 25-36 Months	Sep 3, 2015	9,638
Acrylic Wall Panels - Greenhouse Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	2 - Due 25-36 Months	Sep 3, 2015	11,565
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	827,750
Automatic Openers - Pair Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	7 - Due 85-96 Months	Sep 3, 2020	24,833
BUR (Built-Up Roofing) Renewal	Yes	B30 - Roofing	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	86,595
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	87,694
Branch Wiring Devices - Rooftop Receptacles Non-Compliant	No	D5021 - Branch Wiring Devices	Building Code	11 - Does Not Meet Current Codes / Standards		2,514
Branch Wiring Devices - Electrical Maintenance Required	No	D5021 - Branch Wiring Devices	Building Code	1 - Due 13-24 Months	Sep 3, 2014	2,904
Branch Wiring Devices - Fire Stopping Lacking	No	D5021 - Branch Wiring Devices	Life Safety	1 - Due 13-24 Months	Sep 3, 2014	3,465
Branch Wiring Devices - Safety Switches Rusted	No		Reliability	2 - Due 25-36 Months	Sep 3, 2015	2,732
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	31,817
Ceramic Tile Floors Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	12,369
Communications and Security - Security System Inadequate	No	D5030 - Communications and Security	Mission	10- Recommended		165,456
Concrete - Painted Renewal	Yes	C3020 - Floor	Beyond Useful	0 - Due within	Sep 3, 2013	1,082



## Asset Detail Report *By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Custodial/Utility Sinks - Floor Mtd Renewal	Yes	Finishes D2010 - Plumbing Fixtures	Life	Beyond Useful Life	12 Months 3 - Due 37-48 Months	Sep 3, 2016 11,659
Distribution Systems - Missing Janitor Closet Exhaust Fan	No	D3040 - Distribution Systems	Capacity/Design	Beyond Useful Life	11 - Does Not Meet Current Codes / Standards	4,919
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	10,232
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	4,797
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	49,932
Elastomeric Coating - Dome Renewal	Yes	B30 - Roofing	Beyond Useful Life	2 - Due 25-36 Months	Sep 3, 2015	2,508
Electrical Service and Dist. - Arc Flash Labels Missing	No	D5012 - Low Tension Service and Dist.	Building Code	11 - Does Not Meet Current Codes / Standards		1,398
Electrical Service and Distribution - Exposed Live Conductors	No	D5012 - Low Tension Service and Dist.	Building Code	11 - Does Not Meet Current Codes / Standards		1,267
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	30,637
Exhaust System - Restroom w/Roof Fan Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	13,594
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	20,623
Exterior Walls - Brick Re-Pointing Required	No	B2010 - Exterior Walls	Integrity	2 - Due 25-36 Months	Sep 3, 2015	156,254
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Beyond Useful Life	2 - Due 25-36 Months	Sep 3, 2015	121,641
Fire Extinguishers - Dry Chem w/Cabinet Renewal	Yes	D40 - Fire Protection	Beyond Useful Life	7 - Due 85-96 Months	Sep 3, 2020	895
Fire Protection - Sprinkler	No	D40 - Fire	Modernization	10-		230,236



# Asset Detail Report

## By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
System Lacking		Protection		Recommended		
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	17,378
Fixed Casework - Basement Renewal	Yes	E - Equipment and Furnishings	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	23,418
Gutters and Downspouts - Aluminum Renewal	Yes	B30 - Roofing	Beyond Useful Life	2 - Due 25-36 Months	Sep 3, 2015	695
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	8 - Due 97-108 Months	Sep 3, 2021	74,025
Laboratory Sinks - Polyethylene Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	12,794
Lighting - Interior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	7 - Due 85-96 Months	Sep 3, 2020	181,949
Lighting Equipment - Non-Energy Efficient Fixtures	No	D5022 - Lighting Equipment	Energy	3 - Due 37-48 Months	Sep 3, 2016	9,736
Lighting and Branch Wiring - Exterior Egress Lighting Inadequate	No	D5020 - Lighting and Branch Wiring	Life Safety	0 - Due within 12 Months	Sep 3, 2013	1,410
Lighting and Branch Wiring - Rooftop Lighting Lacking	No	D5020 - Lighting and Branch Wiring	Capacity/Design	10-Recommended		2,668
Lockers Renewal	Yes	E - Equipment and Furnishings	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	41,580
Main Electrical Service - 800A 480Y/277V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	47,174
Metal Pipe Railings Renewal	Yes	B2015 - Balcony Walls and Handrails	Beyond Useful Life	7 - Due 85-96 Months	Sep 3, 2020	6,013
Metal Wall Louvers Renewal	Yes	B2013 - Exterior Louvers, Screens, and Fencing	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	5,001
Overhead Rolling Doors - Electric Operation Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	6,176
Platform Lift Renewal	Yes	E - Equipment and Furnishings	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	13,991
Pneumatic Controls Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	34,928



## Asset Detail Report By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom - Complete - Double Renewal	Yes	C10 - Interior Construction	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	156,313
Restroom - Complete - Single - Planetarium Renewal	Yes	C10 - Interior Construction	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	23,754
Restroom Fixtures - Tiled Individual Shower Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	11,549
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	64,192
Roof Drainage - Gravity Renewal	Yes	D2040 - Rain Water Drainage	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	57,323
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	74,380
Skylights - Dome Types Renewal	Yes	B3021 - Glazed Roof Openings	Beyond Useful Life	2 - Due 25-36 Months	Sep 3, 2015	1,018
Split Ductless AC Units - 1995 Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	4,284
Split System AC Unit - 12.5 Ton Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	169,738
Split System AC Unit - 2 Ton Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	2 - Due 25-36 Months	Sep 3, 2015	7,375
Swinging Doors - 3 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	140,184
Swinging Doors - Pair - 6 x 7 Wd - Rated Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	60,823
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	50,069
Thru-Wall Units - Cooling w/Electric Heat Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	137,135
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	0 - Due within 12 Months	Sep 3, 2013	76,489
Water Coolers - Wall-Mounted - 1999 Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	8,869
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3 - Due 37-48 Months	Sep 3, 2016	84,445





# Asset Detail Report

*By Asset Name*

<b>Requirement Name</b>	<b>Renewal</b>	<b>Prime System</b>	<b>Category</b>	<b>Priority</b>	<b>Action Date</b>	<b>Estimated Cost</b>
Water Heater - Storage Tank - Indirect Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	6 - Due 73-84 Months	Sep 3, 2019	7,965
<b>Total</b>						<b>3,729,726</b>