105th Congress, 2d Session – – – – – – – – – – – – – House Document 105–230

DISTRICT OF COLUMBIA COURT'S BUDGET REQUEST

MESSAGE

FROM

THE PRESIDENT OF THE UNITED STATES

TRANSMITTING

THE DISTRICT OF COLUMBIA COURT'S FISCAL YEAR 1999 BUDGET REQUEST

MARCH 16, 1998.—Message and accompanying papers referred to the Committee on Appropriations and ordered to be printed

U.S. GOVERNMENT PRINTING OFFICE

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To the Congress of the United States:

In accordance with the District of Columbia Code, as amended, I am transmitting the District of Columbia Court's FY 1999 budget request.

The District of Columbia Courts has submitted a FY 1999 budget request for $133 million for its operating expenditures and authorization for multiyear capital funding totalling $58 million for courthouse renovation and improvements. My FY 1999 Budget includes recommended funding levels of $121 million for operations and $21 million for capital improvements for the District Courts. My transmittal of the District Court's budget request does not represent an endorsement of its contents.

I look forward to working with the Congress throughout the FY 1999 appropriation process.

WILLIAM J. CLINTON.

THE WHITE HOUSE, *March 16, 1998.*

DISTRICT OF COLUMBIA COURTS
FY 1999 BUDGET REQUEST

Court of Appeals
F.Y. 1999 Budget Request

F.Y. 1998 Appropriation (96 FTEs)		$ 6,313,000
Requested Adjustments		
Revitalization Act Costs:		
Federal Benefits/Employer's Costs		+ 158,000
Statutorily Mandated Costs:		
Compensation Adjustment (Judicial)	$+ 30,000	
Civil Service Retirement System Employer's Contribution	+ 20,000	+ 50,000
Compensation Comparability:		
Compensation Adjustment (Non-Judicial)		+ 542,000
Technological Requirements:		
Upgrade Primary Network Services, PCs and Printers for an Enhanced Information System with Automated Interfaces		+ 330,000
F.Y. 1999 Budget Request (96 FTEs)		$ 7,393,000

Superior Court
F.Y. 1999 Budget Request

F.Y. 1998 Appropriation (1,249 FTEs)		$ 77,901,000
Adjustment for Transfer of Adult Probation (-158 FTEs)		-10,514,000
Adjusted F.Y. 1998 Budget Base (1,091 FTEs)		$ 67,387,000
Requested Adjustments		
Revitalization Act Costs:		
Federal Benefits/Employer's Costs		+ 1,164,000
Statutorily Mandated Costs:		
Compensation Adjustment (Judicial)	$+ 183,000	
Civil Service Retirement System Employer's Contribution	+ 389,000	
Counsel for Child Abuse and Neglect Program	+ 750,000	+ 1,322,000
Compensation Comparability:		
Compensation Adjustment (Non-Judicial)	+6,843,000	
Counsel for Child Abuse and Neglect Rate Adjustment	+1,200,000	+ 8,043,000
Technological Requirements:		
Integrated Case Management System (Domestic Violence/Criminal/Civil/ Family Cases)	$+1,500,000	
Jury Management System	+ 189,000	+ 1,689,000
On-Going Operational Cost Requirements:		
Child Support Enforcement Program (+8 FTEs)	$+ 70,000*	
Child Abuse Program Services	+ 32,000	
Urban Services Program Contracts	+ 45,000	
Telecommunication Service	+ 132,000	
Procurement Staff (+2 FTEs)	+ 78,000	+ 357,000
Court Improvement Initiative:		
Juvenile Drug Court		+ 465,000
F.Y. 1999 Budget Request (1,101 FTEs)		$ 80,427,000

* = Costs partially reimbursable through the federal Title IV-D program.

Court System
F.Y. 1999 Budget Request

F.Y. 1998 Appropriation (120 FTEs)		$ 38,786,000
Requested Adjustments		
Revitalization Act Costs:		
Federal Benefits/Employer's Costs	$+ 132,000	
Payroll/Accounting/Disbursement Services	+ 400,000	
Audit Services	+ 100,000	+ 632,000
Statutorily Mandated Costs:		
Compensation Adjustment* (Judicial)	$+ 3,000	
Civil Service Retirement System Employer's Contribution	+ 47,000	+ 50,000
Compensation Comparability:		
Compensation Adjustment (Non-Judicial)	$+ 891,000	
Criminal Justice Act Program Rate Adjustment	+4,670,000	+ 5,561,000
Technological Requirement:		
Telecommunication Disaster-Recovery System		+ 90,000
On-Going Operational Cost Requirements:		
Security Equipment	$+ 200,000	
Building Operations Staff (+3 FTEs)	+ 99,000	
Court Security	+ 93,000	
Janitorial Services	+ 27,000	+ 419,000
F.Y. 1999 Budget Request (123 FTEs)		$ 45,538,000

* = Executive Officer Position

COMBINED DISTRICT OF COLUMBIA COURTS
F.Y. 1999 BUDGET REQUEST

Operating Budget	FTEs	1999 Amount
Court of Appeals	96	$ 7,393,000
Superior Court	1,101	80,427,000
Court System	123	45,538,000
Operating Budget Totals	1,320	$133,358,000

The District of Columbia Judicial Retirement and Survivors Annuity Fund	$ 5,100,000

Capital Budget

Project Title	Project Authority 1999 - 2003	Financing
Courtrooms and Chambers	$ 2,070,000	$ 2,070,000
General Improvement	18,064,000	5,032,000
Moultrie Building Elevator and Escalator Replacement	2,550,000	900,000
Restoration of 451 Indiana Ave.	34,963,000	6,463,000
Capital Budget Totals	$57,647,000	$ 14,465,000

Combined F.Y. 1999 Budget Request	$152,923,000

DISTRICT OF COLUMBIA COURTS
FY 1999 BUDGET REQUEST

Supporting Documentation

COURT OF APPEALS

Revitalization Act Costs

Federal Benefits/Employer's Costs, $158,000: With the passage of the "National Capital Revitalization and Self-Government Improvement Act of 1997" (Public Law 105-33), the Court's non-judicial staff who are not enrolled in the Civil Service Retirement System became eligible for the Federal Employees Retirement System (FERS) and the Thrift Savings Program (TSP). The FERS program requires a 10.7% employer contribution which is more than twice the 5% previously contributed by the Court to the District's retirement program available to these employees. With TSP the Court is assessed, for the first time, a 1% flat charge and contribute matching funds in cases where employees participate in this program. The District had no employer contribution, deferred compensation program. Therefore, $158,000 is required in order to provide for these additional fringe benefit costs.

Statutorily Mandated Costs

Compensation Adjustment (Judicial), $30,000: A 2.3% pay adjustment was provided by statute for judges in fiscal year 1998. This is the first adjustment for judges since January 1993. Only $30,000 is required to finance this pay adjustment.

Civil Service Retirement System Employer's Contribution, $20,000: "The Balanced Budget Act of 1997" (Public Law 105-33) mandated that the employer's contribution rate for employees enrolled in the Civil Service Retirement System program be increased by 1.51%, and $20,000 is required to finance this additional cost.

Compensation Comparability

Compensation Adjustment (Non-Judicial), $542,000: During the past five years, there has been an increasing disparity between the compensation rates of Court employees and those of federal employees performing the same or comparable job responsibilities. Prior to December 1997, the last pay scale adjustment for the Court's non-judicial employees was effective October 1, 1993. The average differential between the Court's October 1993 pay scale and the federal rates of pay, effective January 1998, is more than 18%. This situation has had an adverse impact on the Court's ability to retain employees and in recruiting the most qualified potential applicants. In an effort to reduce partially this differential, effective on December 7, 1997, the Joint Committee on Judicial Administration authorized a 7% pay scale adjustment. In order to fund total compensation comparability in F.Y. 1999, $542,000 is requested.

Technological Requirements

Primary Network Services Upgrade, $330,000: The D.C. Court of Appeals has a Local Area Network (LAN) which operates with 100 PCs and 20 printers. This system is used for word processing, legal research (LEXIS and Westlaw can be accessed through the LAN), and internal E-mail, among other things. The court's LAN operates with Compaq 486 Pcs, and was installed in 1993.

Upgrading the Court of Appeals' LAN would provide more memory and increased processing capacity to address several critical issues:

- The court's LAN server is running out of disk capacity; a new system would expand that capacity;
- Dictated in part by funding arrangements with GSA, the court is planning to establish Internet access; the current system does not have sufficient memory and processing capacity to adequately serve Internet access in a LAN-based environment;
- The speed and efficiency of the court's communications capacity, used for LEXIS legal research and the electronic transmission of opinions, would be improved greatly; and
- The court's LAN is reaching the limit as to the number of printers that can be served by it in its current configuration. A new system would allow for the service of an increased number of printers, which may be needed in the next 3-5 years.

$330,000 is requested to finance these critical network system upgrades.

SUPERIOR COURT

Revitalization Act Costs

Federal Benefits/Employer's Costs, $1,164,000: With the passage of the "National Capital Revitalization and Self-Government Improvement Act of 1997" (Public Law 105-33), the Court's non-judicial staff who are not enrolled in the Civil Service Retirement System became eligible for the Federal Employees Retirement System (FERS) and the Thrift Savings Program (TSP). The FERS program requires a 10.7% employer contribution for most employees and 23.3% for Probation Officers, much more than the 5% previously contributed by the Court to the District's retirement program available to these employees. With TSP the Court is assessed, for the first time, a 1% flat charge and must contribute matching funds in cases where employees participate in this program. The District had no employer contribution, deferred compensation program. The sum of $1,164,000 is required in order to provide for these additional fringe benefits costs.

Statutorily Mandated Costs

Compensation Adjustment (Judicial), $183,000: A 2.3% pay adjustment was provided by statute for judges in fiscal year 1998. This is the first adjustment for the judges since January 1993. Only $183,000 is required to finance this pay adjustment.

Civil Service Retirement System Employer's Contribution, $389,000: "The Balanced Budget Act of 1997" (Public Law 105-33) mandated that the employer's contribution rate for employees enrolled in the Civil Service Retirement System program be increased by 1.51%; therefore, $389,000 is requested to finance this additional cost.

Counsel for Child Abuse and Neglect Program, $750,000: Payment levels for the Counsel for Child Abuse and Neglect (CCAN) Program for fiscal years 1987 through 1997 have risen steadily from $1,077,100 to nearly $6,200,000. Child abuse and neglect case filings have increased 94% in the last five years, from 832 in 1991 to 1,615 in 1996. Since the CCAN Program operates on a cash basis, that is with the extended cost of CCAN cases being payable in future fiscal years, it is projected that the fee payments for this program will be $6,900,000 in FY 1999, or $750,000 above the program's current base. This is not a discretionary expenditure because legal representation in child abuse and neglect cases is constitutionally mandated, and the rates of compensation are set by statute.

Compensation Comparability

Compensation Adjustment (Non-Judicial), $6,843,000: During the past five years, there has been an increasing disparity between the compensation rates of Court employees and those of federal employees performing the same or comparable job responsibilities. Prior to December 1997, the last pay scale adjustment for the Court's non-judicial employees was effective October 1, 1993. The average differential between the Court's October 1993 pay scale and the federal rates of pay, effective January 1998, is more than 18%. This condition has had an adverse impact on the Court's ability to retain employees and in recruiting the most qualified potential applicants. To reduce partially this differential, effective on December 7, 1997, the Joint Committee on Judicial Administration authorized a 7% pay scale adjustment. In order to authorize and fund total compensation comparability in F.Y. 1999, $6,843,000 is requested.

Counsel for Child Abuse and Neglect Rate Adjustment, $1,200,000: Since January of 1990, court appointed counsel assigned to cases in the federal court here in the District have been paid at a rate of $75.00 per hour. Beginning in 1993, attorneys appointed by the Superior Court to represent clients in abuse and neglect cases have been compensated at only $50.00 per hour. From this fee, attorneys are expected to pay for all of their overhead expenses, self-employment taxes, etc. This is to request funding for the cost of raising the hourly rate for attorney services in this program from $50.00 to $75.00 per hour. While on an annual basis this increase will amount to $3,000,000, only 40%, or $1,200,000 would be the projected impact of vouchers paid in fiscal year 1999 at the new $75.00 per hour rate.

Technological Requirements

Integrated Case Management System, $1,500,000: The Superior Court's management information system consists of 18 separate databases. These are single-purpose, mainframe-based systems that cannot be linked or shared. For example, in the Family Division there is a juvenile and neglect information system, another separate system for divorce and custody matters, and still another for paternity and child support cases, making it impossible for judges to secure comprehensive information on family-related cases. It is critical for a judge to be able to identify quickly all aspects of an individual's involvement with the criminal justice system.

In addition to the inability to communicate internally, the Court's computerized information systems are not able to communicate with other criminal justice agencies, such as the Metropolitan Police Department, the U.S. Attorneys Office and the Pretrial Services Agency. As a result, the Court cannot provide information to, or access information from, the D.C. WAN (Wide Area Network) -- the cornerstone of the District's justice system network. As a

result, the District of Columbia's ability to reduce crime and enhance public safety is seriously impaired.

The instant and accurate management and transmittal of information on offenders and cases is absolutely essential to Superior Court's ability to meet its responsibilities to the community it serves. An integrated case management information system, compatible with those operating in the Metropolitan Police Department and other criminal justice agencies, would provide: critical links to the existing interagency databases, such as the Criminal Justice Information System (CJIS), National Criminal History Improvement Program (NCHIP), and High Intensity Drug Trafficking Area (HIDTA), and permit instant access to information on offender status, bench warrants and arrest warrants; effective tracking of offender activity in the community; exchange of official documents between agencies; and enhanced public safety. Other benefits of an integrated system include the elimination of courtroom delay, reduction in continuances, speedier case disposition and resolution, and long-term cost savings due to increased efficiencies of operation. The Court requests $1,500,000 to fund this effort.

Jury Management System, $189,000: The Courts' current juror management system is inadequate for today's heavy demand. Among the problems experienced are: the inability to access the juror system when the mainframe computer is down; the continuous malfunction of the system which results in summoning individuals for jury duty too often (or within less than a two year time frame), continuous failed programming of the system to prevent such problems as the summoning of jurors who have recently served on jury duty, and the continuous failure to remove jurors who are deceased, no longer live in the District or are permanently unable to serve due to illness. There are also problems with ensuring that juror summonses are issued and mailed out 45 days in advance of the date of service on a consistent basis. In addition, there are problems with the juror pool counter not working correctly on a consistent basis so that the Juror's Office is never sure how many jurors are available at any given time. There is also the need to have daily statistical reports that accurately reflect staff productivity, juror attendance, the status of juror summonses as well as juror responses to those summonses and the need to produce these reports on a consistent basis. Additional problems include jurors receiving duplicate summonses to serve on different dates and the inability to find staff time to correct addresses in the system so that the summonses are not returned. All of these factors contribute to the Court's inability to reach its goals of improving the quality of the master jury wheel, increasing jury summons yield, and maximizing office productivity and efficiency.

In order to assist the Court in accomplishing the latter goals, it is necessary to move away from the computer mainframe as a sole means of jury management. A commercial automated jury system would help the Court reach these goals, as well as fiscal reduction goals. Such a system is designed to provide the following services that the Court desperately needs:

- the ability to eliminate duplicate names among the multiple lists (voter and driver's license lists), so that jurors do not receive duplicate summonses from the mater list for different dates

- the ability to eliminate from the source lists anyone unable to serve as a juror, such as the deceased, persons who have recently served on jury duty, current felons, etc.

- the ability to summon jurors 45 days in advance to a specific date on a consistent basis

- the ability to allow assignment of "group" numbers for use in managing jurors with a call-in or call-off system

- the ability to allow the Court to print summonses without having to rely on and pay the expense of an outside vendor

- the ability to credit jurors with the appropriate pay automatically

- the ability to define juror pay rules to facilitate varying pay policies, such as no pay for the first day of service, different rates for different days of service, etc.

- the ability to produce employer verification forms

- the ability to return jurors to the pool after voir dire by scanning the juror's bar code, even if the mainframe computer does down

- the ability to allow jurors addresses to be updated immediately, thereby eliminating the expense of sending summonses to incorrect addresses

- the ability to provide an automated call-in system whereby citizens can defer juror dates without staff involvement

- the ability to automatically capture (on a daily, monthly and yearly basis) statistics and produce jury management reports that can be analyzed to determine procedures that may be instituted in order to reduce the costs of operating the jury system.

On-Going Operational Cost Requirements

Child Support Enforcement Program, $70,000: The core of the President's welfare reform legislation is an efficient child support establishment and enforcement program. To accomplish this, high performance standards have been set and many new program elements are proposed, some of which were scheduled to be in place on October 1, 1997. To successfully reach the

established standards, legislation requires implementation of several programs, including: an expanded community-based paternity acknowledgment paternity program through the District's hospitals, clinics and birthing centers; administrative establishment of paternity and child support orders for approval by the Court; nationwide new-hire reporting using IRS Form W4; assumption by the Court and the D.C. Office of Corporation Counsel of the federal and local tax intercept program; implementation of revised review and modification procedures and effective use of license revocation as an enforcement tool.

For the District to meet its expected level of performance, in spite of an anticipated 100% jump in case filings, the Court's active partnership with the Office of the Corporation Counsel is essential. Approval of adequate staff resources are absolutely necessary to have a successful program in the District. Total costs for the positions needed by the Court would be reimbursable by at least 66% through a cooperative agreement with the Office of the Corporation Counsel. While the details of many of the necessary changes to the District's program are being worked out, there is a need for the eight positions described below.

In light of the installation of the federally mandated statewide child support computer tracking system, which requires a much greater manipulation of case jackets within the file room including bar code scanning prior to their removal from and after their return to the file room, the Court requests two senior file clerk positions (CS-05). Additionally, Welfare Reform places many more responsibilities on the Court, such as new-hire reporting, greater emphasis on administrative case processing, mandatory review and modification of existing orders and increased use of license revocation processes and greater customer service, to mention a few. Each of these new functional areas will require increased access to the file storage area. Therefore, the demands of the file room warrant at least three file clerk positions.

The Court has also requested funding for two new positions to serve as Title IV-D Intake Clerks (CS-08), Paternity and Child Support Branch of the Family Division to work out of the Domestic Violence Clerk's Office. The Court also seeks to create four additional positions, entitled Enforcement Monitors (CS-08), to fill a variety of new roles. These will include the functional areas established by the Welfare Reform legislation as follows: new-hire reporting, administrative case processing, increased review and modification of existing orders and expanded use of the license revocation processes. There is also a need to create a Customer Service Unit within the Branch which, with staff from Family Finance, should resolve several quality service issues that have been expressed by the public. One of these positions will be used to cover this function. To finance these operational needs, $70,000 is requested.

Child Abuse Program Services, $32,000: The District of Columbia is unique in that the court, rather than the local social service agency, is responsible for supervising children who have been abused. (In many jurisdictions, the Department of Human Services serves this function). This unique

responsibility creates unique program requirements. The D.C. Courts request $32,000 to purchase the services of case aides to meet the needs of child abuse victims.

The Courts' professional staff of social workers and probation officers require assistance with several responsibilities associated with the supervision of child abuse victims, including transporting the children to medical or school appointments and supervising visits with the children's parents. Supervised visits between parent and child are ordered in approximately 20% of the child abuse cases filed at the court. Case aides would also assist or teach families essential skills, such as housekeeping and budgeting. During the past six months, child abuse complaints have doubled, placing even greater demands on case managers responsible for large caseloads. Purchase of service funds are required to ensure that the children under court supervision are safe and secure, as well as that they receive the services that they are entitled.

Urban Services Program Contracts, $45,000: The Urban Services Program (USP), established in October 1995, is an innovative, urban-based correctional option, consisting of a highly-structured, year-long intensive supervision and retraining program which targets youthful offenders aged 14 to 26. The program consists of a 30-day residential boot camp (Phase I), followed by an intensive 11-month aftercare component which includes educational/vocational training and support services (Phase II: Life Preparation) and continuing probation supervision and assistance during re-integration into the community (Phase III: Transformation). Inflation costs for the Urban Services contracts are expected to increase the cost of this program by $45,000 between fiscal year 1997 and fiscal year 1998. The Urban Services Program is one which serves both the Court as well as the Offender Services operation.

In the boot camp phase of the program, offenders are subject to 30 days of strict military-style discipline and intensive physical conditioning, while participating in team building, guided group interaction and counseling sessions. (The boot camp is located at Jones Cottage in Laurel, Maryland on the grounds of Forest Haven, a former minimum security correctional facility.) During Phase II, offenders are under intensive probation supervision at the Family and Youth Resource Center, a day reporting center at Hamilton Junior High School in the District of Columbia, where they receive training which prepares them to either obtain employment or return to school. In Phase III (Transformation), offenders continue to be supervised by probation officers while employed or at school. The Courts' FY 99 request for $45,000 is to cover inflationary adjustments.

Telecommunication Service, $132,000: With the greater utilization of facsimile machines, more dedicated data processing lines, and the general increased cost of basic service, the telecommunication services expenses and utilization have increased and are expected to continue to increase in the near future. The estimated cost in fiscal year 1999 of all court communication costs is expected to amount to $874,000. This is $132,000 above the

court's adjusted base of $742,000. This is an essential cost of doing business, for which full funding needs to be provided.

Currently, the Audix telecommunications system operates with 24 ports. If every Audix user were to retrieve their messages at one time the system would "crash." This would have the following repercussions:. (1) No caller would be able to leave a message through the Audix system; () All callers dialing into the system would receive a busy signal; and (3) All incoming calls (the public) would also receive a busy signal.

The Court proposes a system that would expand the number of ports from 24 to 72 and make the system Year 2000 compliant. The Intuity is ADA compliant for the hearing impaired. Without this upgrade, the system will crash on January 1, 2000.

Procurement Staff. $78,000: The Procurement and Contracts Branch is in need of two additional employees to adjust for the increased workload resulting from the impact of the President's Revitalization Act on the Court. This critical staff will assist in absorbing many of the competitive solicitations that were previously the responsibility of the District of Columbia's Department of Public Works, and the Department of Administrative Services. These contracts are each in excess of the small purchase limits of $25,000 and would each require a formal solicitation. They include contracts for elevator and escalator services, air conditioning preventive maintenance and control systems, trash removal, printing services and real estate leases. In addition, this staff will assist in contracting for the Capital budget expenditures that have been outlined for fiscal year 1999 and beyond. The Court is therefore requesting these additional two (2) Contract Specialists at the CS-11 level to work on negotiated service contracts, leases and other advertised procurements.

Court Improvement Initiative

Juvenile Drug Court. $465,000: Juvenile drug use and related drug offenses represent a continuing concern for the criminal and juvenile justice systems in the District of Columbia. The number of juveniles arrested on drug charges increased 29% between 1992 and 1996, from 544 to 703. Drug offenses comprised nearly one-fifth (19%) of all juvenile cases filed in the Superior Court of the District of Columbia in 1996. Between 1990 and 1996, the percentage of juvenile arrestees testing positive for drug use increased 204%, from 635 to 1,929 juveniles. Last year 64% of juveniles who entered the District's juvenile justice system tested positive for at least one drug. Further, the availability of Alcohol and Other Drugs (AOD) and the prevalence of academic failure, antisocial behavior and family conflict have potentially devastating consequences, such as future delinquent or criminal behavior, teen pregnancy and school drop out.

Current case processing of juvenile drug cases further demonstrates a need for a juvenile drug court in the District. Specifically, in the second half of 1996, only 37% of juvenile cases reached adjudication in 1-3 months, while 18% reached adjudication in 3-6 months, 19% in 6-12 months and 26% in over 12 months. Every juvenile is tested for drug use upon arrest, and the results are made available to the judge prior to the initial hearing. Currently, if a juvenile tests positive, he will continue to be tested and will be referred to the Court's 12-week Drug Education and Support Group. Unfortunately, few additional or individualized services are currently available in the District. At intake, the judge may order treatment, but if the juvenile refuses to participate in treatment or discontinues treatment, there is little recourse available to encourage treatment. Moreover, there is currently no systematic way to sanction juveniles who continue to test positive. It is widely acknowledged that effective drug treatment for juveniles is considerably more complex than for adults, and involves, among other things, consideration of the family environment, peer group influences, educational needs and parental substance abuse history. A juvenile drug court in the District would provide an infrastructure that can effectively support a continuum of care which uses a holistic approach to treating a youth within the family, school and community.

The proposed District of Columbia Superior Court Juvenile Drug Court Program will be a 12 month program aimed at intervening in the lives of youth engaged in substance abuse and delinquent behavior through intensive supervision, comprehensive family services and drug treatment services. It is estimated that up to 300 juveniles will be eligible to participate in the program in the first year. The specific goals of the program would be:

- To reduce drug use and related crime among juveniles through ongoing judicial supervision, drug testing and the provision of offender services, where juveniles will be held accountable for testing positive, while at the same time receiving individualized community-based drug treatment and education;

- To reduce the rates of commitment to juvenile institutions for non-violent drug using juvenile offenders through treatment opportunities, where institutional commitment will be used as a last resort for juveniles who violate their drug court contract;

- To reduce overcrowded dockets in juvenile court; and

- To provide access and opportunity to those juveniles or families with limited financial resources (i.e., minorities, uninsured and the working poor).

The proposed drug court will not only offer treatment, but will also address the multiple and complex needs of substance using youth who are referred to the Court and their families. The program includes regular court appearances

before a Family Court Hearing Judge, mandatory drug and alcohol testing, supervised treatment and drug education. The overall treatment plan is supervised by a Case Manager and includes: court supervision, drug testing, group counseling, individual counseling, family counseling, life skills, educational programming and mentorship.

With the implementation of a juvenile drug court, cases will move to adjudication more quickly than through the regular system of case processing (approximately one-half of delinquency cases currently take over 6 months or 180 days to reach adjudication). It is anticipated that all cases referred to the Juvenile Drug Court through Intake will move to disposition at the first status hearing, which is usually held seven to ten days after the initial hearing. At the first status hearing eligible candidates will enter a plea and agree to participate in the Juvenile Drug Court Program and the disposition hearing will be continued, pending successful completion of the Program. Thus, for cases where the juvenile is detained prior to the initial hearing a case will move to adjudication within approximately 11 days and community cases will move to adjudication within approximately 24 days.

COURT SYSTEM

Revitalization Act Costs

Federal Benefits/Employer's Costs, $132,000: With the passage of the "National Capital Revitalization and Self-Government Improvement Act of 1997" (Public Law 105-33), the Court's non-judicial staff who are not enrolled in the Civil Service Retirement System became eligible for the Federal Employees Retirement System (FERS) and the Thrift Savings Program (TSP). The FERS program requires a 10.7% employer contribution which is more than twice the 5% previously contributed by the Court System to the District's retirement program available to these employees. With TSP the Court System is assessed, for the first time, a 1% flat charge and contribute matching funds in cases where employees participate in this program. The District had no employer contribution, deferred compensation program. In order to provide for these additional fringe benefits costs $132,000 is required.

Payroll/Accounting/Disbursement Services, $400,000: Since Public Law 105-33 prescribes a federal budget process and funding source, it was no longer appropriate or feasible to have payroll, accounting and disbursing services provided by the District. The Court has entered into a memorandum of understanding (MOU) with the General Services Administration to provide these services. It is estimated that the F.Y. 1999 contract will amount to $400,000. Previously, these services were provided by the District at no cost to the Courts.

Audit Services, $100,000: Section 11244 of Public Law 105-33 prescribes that the annual audit of the Courts accounts no longer be performed by the District of Columbia government. These audits had been conducted previously at the conclusion of each fiscal year, at no cost to the Courts. Therefore, the Courts must arrange for an annual independent audit with a qualified auditing firm. This new expense to the Courts is estimated to be $100,000.

Statutorily Mandated Costs

Compensation Adjustment (Executive Officer position), $3,000: In fiscal year 1998, a 2.3% pay adjustment was provided by statute for judges. This is the first adjustment for the judges since January 1993. Title 11-1703(c) of the D.C. Code provides that the Executive Officer is to be compensated at the same rate as an Associate Judge of the Superior Court; therefore, $3,000 is required to finance this pay adjustment.

Civil Service Retirement System Employer's Contribution, $47,000: "The Balanced Budget Act of 1997" (Public Law 105-33) mandated that the employer's contribution rate for employees enrolled in the Civil Service

Retirement System program be increased by 1.51%. $47,000 is requested to finance this additional cost.

Compensation Comparability

Compensation Adjustment (Non-Judicial), $891,000: During the past five years, there has been an increasing disparity between the compensation rates of Court employees and those of federal employees performing the same or similar job duties and comparable responsibilities. Prior to December 1997, the last pay scale adjustment for the Court's non-judicial employees was effective October 1, 1993. The average differential between the Court's October 1993 pay scale and the federal rates of pay, effective January 1998, is more than 18%. This condition has had an adverse effect on the Court's ability to retain employees and in recruiting the most qualified potential applicants. To reduce partially this differential, effective on December 7, 1997, the Joint Committee on Judicial Administration authorized a 7% pay scale adjustment. In order to authorize and fund total compensation comparability in F.Y. 1999, $891,000 is requested.

Criminal Justice Act Program Rate Adjustment, $4,670,000: Since January of 1990, court appointed counsel assigned to criminal cases in the federal court here in the District have been paid at a rate of $75.00 per hour. Beginning in 1993, attorneys appointed in the District of Columbia Courts to represent clients in criminal matters have been compensated at only $50.00 per hour. From this fee, attorneys are expected to pay for all of their overhead expenses, self-employment taxes, etc.

The Courts request funding for the cost of raising the hourly rate for attorney services in this program from $50.00 to $75.00 per hour. While on an annual basis this increase will amount to $11,675,000, only 40%, or $4,670,000 would be the projected impact of vouchers paid in fiscal year 1999 at the new $75.00 per hour rate.

Technological Requirements

Telecommunication Disaster Recovery System, $90,000: This is an upgrade of software to our existing telephone system. It will allow the Court to block out harassing calls from outside of the Court which has been a constant problem for our Judges and certain offices which receive a high volume of calls. This upgrade would also allow the transfer of phones to alternate locations in case of an emergency condition. In many instances our equipment or lines have not malfunctioned, but it still may be impossible to operate our systems from inside of the buildings. This could be a result of events such bomb threats or snow emergencies, which have the effect of shutting down the entire Court for some period of time. This is a one time expense of $50,000.

Additionally the Court is moving to build in redundancy to our existing fiber wiring runs between the Court and our service provider. Another fiber run would be installed to the Southwest Central Office to allow for redundancy in case of an emergency outages. If damage occurs to our lines, the system would automatically switch to the alternate Central Office. This type of emergency has happened in the recent past when persons working in area streets cut our lines, resulting in twenty-five percent of the Court being without telephone service for several days. This is an annual expense of $40,000.

Operational Cost Requirements

Security Equipment, $200,000: Replace three aged X-ray machines in Moultrie Building with newer technology; two at front door and one at John Marshall entrance, and add one new machine in the Mailroom for packages and mail. These current systems do not have the ability to detect non-metallic threats that may be passed through the newer technology. Over one million people each year utilize these entrances, and this represents a significant weakness in our security system. The small mobile X-ray, at a cost of $100,000, would also be used for emergency and for high security trials. The Court has recently upgraded its Linx Keycard system to each of its secured corridor doors throughout the Moultrie Building Courthouse. To expand existing Keycard access system to include secure stairwells and Judge's chambers in Moultrie Building $100,000 is requested.

Building Operations Staff, $99,000: The Court is requesting these three positions (electrician, plumber and a journey-man level building engineer) because of the increased facility needs and the continuing challenges we face in providing safe facilities without extensive building code violations. There are six buildings under the Court's jurisdiction. Three of the buildings are over fifty years old with numerous plumbing and electrical problems. The steam in the older buildings leak which causes severe plumbing leaks. The electrical system in most of the buildings have not been upgraded in a number of years and are not equipped to handle all of the Court's modern technology. As a result, with our computers, facsimiles and copier machines, the electrical system requires the immediate attention of on-site personnel. Years of deferred maintenance have left each of our facility systems, especially our plumbing and electrical systems, in need of immediate and constant attention. These failing systems impact not only our staff, but the Court's users, the general public. We are also attempting to reduce the need for contractual services in both the plumbing and electrical areas. To provide for these essential services, $99,000 is required.

Court Security, $93,000: The full year court security contract between the Courts and the United States Marshal Service amounts to $3,100,000 in fiscal year 1998. Each year, this contract has increased at an average annual

inflationary rate of 3%. In order to provide for the added inflationary costs in fiscal year 1999, $93,000 is requested.

Janitorial Services, $27,000: Janitorial and related service contracts amount to $900,000 per year. The additional inflationary costs anticipated for fiscal year 1999 is $27,000. This increase in costs is a requirement because of the of the increase in the most recent Wage Rate Determination for our janitorial services contract. While this increase is significantly larger, it is expected that there can be cost avoidance for some portion of this increase by resoliciting the contract. Therefore, the $27,000 increase is insufficient to cover the cost of the increase of the hourly wage rates for janitors as mandated by the U.S. Department of Labor.

Appeal of Capital Budget Reductions of $40,000,000

The passback level of $17.6 million represents a reduction of $40 million from the Courts capital funding request of $57.6 million. This $40 million reduction includes $35 million for the restoration of 451 Indiana Avenue. Funding in the full amount of $35,~~000,000~~ is requested to complete the final design and restoration of 451 Indiana Avenue. This restoration is required to accommodate the District of Columbia Courts increasing space needs, and the relocation of the Court of Appeals from the Carl H. Moultrie Courthouse at 500 Indiana Avenue.

The Court has been asked by OMB to conduct a full space study before the 451 Indiana Avenue project moves forward. This request ignores the imminent issues that make this facility both unsafe, and unworthy of being used on a daily basis for citizens, employees, or members of the Judiciary to perform the public's business. The code violations, falling plaster ceilings, failed air-conditioning, antiquated bathrooms and other broken systems are being felt on a daily basis. While such a study would of course give some greater comfort in this decision process, it would unnecessarily delay this project. It would of course be burdensome on the Court to contract for and monitor this study in a time frame to get meaningful information in a timely fashion. This space study would require the Court to devote substantial time, and limited resources to this contract initiative, diverting staff from the increased workload that is already evident. The Court therefore objects to this condition precedent for funding of this project and again requests full funding in the amount of $35 million in capital funding.

We have of course given substantial consideration to our present and future space needs. The Court projects that even with the movement of the Adult Probation function from the Court, and the relocation of Pretrial Services, from Building B, this space will be absorbed by co-locating the D.C. Corporation Counsel and the Superior Court Child Support Enforcement and Paternity Establishment Program. In June 1998 the Court's Use Agreement at Hamilton School with the D.C. Public Schools will end. We have been informed that this building will be sold and that no extensions will be granted. This 19,504 square feet of net usable space houses the Urban Services Program and it would be relocated to the Building B site. Even if some of these employees were impacted by the Adult Probation move, clearly no surplus space would be available in Building B after they are relocated there. The Court has exercised due diligence in looking at its space needs and while a space study is an excellent planning tool, it will not yield a different conclusion on the present state of our available space.

The passback level of $17.6 million not only precludes the restoration of 451 Indiana Avenue, but also fails to support $5 million of capital funding necessary for the Courtrooms and Chambers, critical elevator and escalator replacements, bathrooms renovations, and other structural repairs that are given support by this budget. This would require that some of these projects be eliminated. Attached are condition assessments of each of the Court's buildings that give ample support to the serious infrastructure needs in these buildings. Full funding is again requested for each of these critical projects.

DISTRICT OF COLUMBIA COURTS
FY 1999 CAPITAL BUDGET APPEAL

Appeal of Capital Budget Reductions of $40,000,000

The passback level of $17.6 million represents a reduction of $40 million from the Courts capital funding request of $57.6 million. This $40 million reduction includes $35 million for the restoration of 451 Indiana Avenue. Funding in the full amount of $35 million is requested to complete the final design and restoration of 451 Indiana Avenue. This restoration is required to accommodate the District of Columbia Courts increasing space needs, and the relocation of the Court of Appeals from the Carl H. Moultrie Courthouse at 500 Indiana Avenue.

The Court has been asked by OMB to conduct a full space study before the 451 Indiana Avenue project moves forward. This request ignores the imminent issues that make this facility both unsafe, and unworthy of being used on a daily basis for citizens, employees, or members of the Judiciary to perform the public's business. The code violations, falling plaster ceilings, failed air-conditioning, antiquated bathrooms and other broken systems are being felt on a daily basis. While such a study would of course give some greater comfort in this decision process, it would unnecessarily delay this project. It would of course be burdensome on the Court to contract for and monitor this study in a time frame to get meaningful information in a timely fashion. This space study would require the Court to devote substantial time, and limited resources to this contract initiative, diverting staff from the increased workload that is already evident. The Court therefore objects to this condition precedent for funding of this project and again requests full funding in the amount of $35 million in capital funding.

We have of course given substantial consideration to our present and future space needs. The Court projects that even with the movement of the Adult Probation function from the Court, and the relocation of Pretrial Services, from Building B, this space will be absorbed by co-locating the D.C. Corporation Counsel and the Superior Court Child Support Enforcement and Paternity Establishment Program. In June 1998 the Court's Use Agreement at Hamilton School with the D.C. Public Schools will end. We have been informed that this building will be sold and that no extensions will be granted. This 19,504 square feet of net usable space houses the Urban Services Program and it would be relocated to the Building B site. Even if some of these employees were impacted by the Adult Probation move, clearly no surplus space would be available in Building B after they are relocated there. The Court has exercised due diligence in looking at its space needs and while a space study is an excellent planning tool, it will not yield a different conclusion on the present state of our available space.

The passback level of $17.6 million not only precludes the restoration of 451 Indiana Avenue, but also fails to support $5 million of capital funding necessary for the Courtrooms and Chambers, critical elevator and escalator replacements, bathrooms renovations, and other structural repairs that are given support by this budget. This would require that some of these projects be eliminated. Attached are condition assessments of each of the Court's buildings that give ample support to the serious infrastructure needs in these buildings, as well as Capital Project Schedules which reflect Congressional approval of the 451 Indiana Avenue project since FY 1991. Full funding is again requested for each of these critical projects.

DISTRICT OF COLUMBIA GOVERNMENT — FY 91 CAPITAL BUDGET REQUEST $ THOUSANDS

CAPITAL PROJECT SCHEDULE—REVENUE & EXPENDITURE SUMMARY

3 CAP

FUND: (Name & Code) CAPITAL (300)

(Name & Code) DISTRICT OF COLUMBIA COURTS (FM/FC/FN)

Project Name: Additional Courtrooms and Chambers

Project Number: 828 | Ward(s): DW | Project Location: 500 Indiana Avenue, N.W.

Project Description: To provide additional courtrooms and chambers needed to accommodate the eight newly authorized Superior Court judicial positions. In fiscal year 1990, in order to provide additional judicial staffing to address the mounting criminal, drug related caseload, eight new judicial positions are expected to be established as a result of a Congressional initiative. While each of the eight new judges will require a courtroom and chambers, the Court planned for expansion through an earlier capital project and currently has available four courtrooms and five chambers.

Phase	FY19 91 District Request	FY19 Federal Grant(s)	Prior District Authority	Prior Federal Grant(s)	Future District Request	Future Federal Grant(s)	Total District Authority	Total Federal Grants	Estimated Total Authority (District + Federal)
	Project Budget Authority								
Site	...						...		...
Design	378						378		378
Project Management	285						285		285
Construction	4,687						4,687		4,687
Equipment	...						...		...
TOTAL AUTHORITY	5,350						5,350		5,350

Schedule of Expenditures of FY19 91 District Request and FY 19 Federal Grants

Fiscal Year	General Fund	Bonds/Loans	Grants	Total
1991		5,350		5,350
Out Years				
TOTAL		5,350		5,350

Supplementary Project Information

If grant funded, name the grantor:

Project type	Project Category	Project Objective	Site Information
Infrastructure ○	Repair ○	Restore Services ○	District ●
Government Buildings ●	Renovation ●	Enhance Services ○	Federal ○
Educational Facilities ○	New Construction ○	Expand Services ●	Private ○
Residential Facilities ○	Site acquisition ○		Leased ○
Housing ○	Major Equipment ○	Economic Development ○ Yes No ●	If not Applicable ○ Explain:
		Court Ordered ○ Yes No ●	

Estimated Completion Date	Number of Square feet	Useful Life (Years)
1993	26,750	40

FOR PROJECT TO BE IMPLEMENTED BY THE DEPARTMENT OF PUBLIC WORKS

This project has been scheduled. ○ Yes ○ No

Signed _____ DPW Representative _____ Date

DISTRICT OF COLUMBIA GOVERNMENT FY 91 CAPITAL BUDGET REQUEST

PROJECT JUSTIFICATION & SCOPE OF WORK

4 CAP

Fund Name & Code: CAPITAL (300)

Agency Name & Code: DISTRICT OF COLUMBIA COURTS (FM/FC/FN)

Project Name	Project Number	Project Location
Additional Courtrooms and Chambers	B28	500 Indiana Ave., N.W.

PROJECT JUSTIFICATION

The District of Columbia Courts are requesting $5,360,000 in new capital authority to provide additional courtrooms and chambers needed to accommodate the eight newly authorized Superior Court judicial positions. In fiscal year 1990, in order to provide additional judicial staffing to address the mounting criminal, drug related caseload, eight new judicial positions are expected to be established as a result of a Congressional initiative. While each of the eight new judges will require a courtroom and chambers, the Court planned for expansion through an earlier capital project and currently has available four courtrooms and five chambers. Therefore, this project will require the renovation of existing office space into four courtrooms and three chambers. It is estimated that $5,360,000 in new budget authority will be required in order to complete this project.

OPERATING BUDGET IMPACT

There will be an impact on the operating budget since existing operations will have to be provided with comparable office space elsewhere.

IMPACT ON THE COMMUNITY

As a result of additional judicial staff the community will receive speedier adjudication of criminal matters brought before the Superior Court.

SOURCES OF REVENUE

This project will be financed in whole or in part by proceeds from general obligation bonds issued by the District of Columbia.

SCOPE OF WORK

This project will include but not be limited to the following work:

-- The construction of auxiliary office space to accommodate operations which will have to be relocated in order to construct the courtrooms and chambers;

-- Four courtrooms with standard support technology and anterooms;

-- Three associate judges' chambers for judge and immediate support staff.

DISTRICT OF COLUMBIA GOVERNMENT — FY 91 CAPITAL BUDGET REQUEST $ THOUSANDS

CAPITAL PROJECT SCHEDULE—REVENUE & EXPENDITURE SUMMARY **3** CAP

FUND: CAPITAL (300)

(Agency & Code) DISTRICT OF COLUMBIA COURTS (FM/FC/FN)

Project Name: General Improvements

Project Number: 831 | Ward(s): DW | Project Location: Judiciary Square Complex

Project Description: To provide funding for general improvements to the buildings in the Judiciary Square area which are the responsibility of the District of Columbia Courts to maintain. The improvements will entail architectural, mechanical, electrical, site improvements and provisions for the handicapped.

Project Budget Authority

Phase	FY19 91 District Request	FY19 Federal Grant(s)	Prior District Authority	Prior Federal Grant(s)	Future District Request	Future Federal Grant(s)	Total District Authority	Total Federal Grants	Estimated Total Authority (District + Federal)
Site	...						...		...
Design	137						137		137
Project Management	104						104		104
Construction	1,699						1,699		1,699
Equipment	...						...		...
TOTAL AUTHORITY	1,940						1,940		1,940

Schedule of Expenditures of FY19 91 District Request and FY 19 Federal Grants

Fiscal Year	General Fund	Bonds/Loans	Grants	Total
1991		1,940		1,940
Out Years				
TOTAL		1,940		1,940

Supplementary Project Information

If grant funded, name the grantor:

Project Type	Project Category	Project Objective	Site Information
Infrastructure ○	Repair ○	Restore Services (1)	District (1)
Government Buildings (1)	Renovation (1)	Enhance Services ○	Federal (1)
Educational Facilities ○	New Construction ○	Expand Services ○	Private ○
Residential Facilities ○	Site acquisition ○		Leased ○
Housing ○	Major Equipment ○	Economic Development ○ Yes No (1)	If not Applicable ○ Explain:
		Court Ordered ○ Yes No (1)	

Estimated Completion Date	Number of Square feet	Useful Life (Years)
1992	Not able to determine	30 - 40

A PROJECT TO BE IMPLEMENTED BY THE DEPARTMENT OF PUBLIC WORKS

This project has been scheduled. ○ Yes ○ No

Signed _____ DPW Representative Date

DISTRICT OF COLUMBIA GOVERNMENT FY 91 CAPITAL BUDGET REQUEST

PROJECT JUSTIFICATION & SCOPE OF WORK

4 CAP

FUND: CAPITAL (300)

AGENCY DISTRICT OF COLUMBIA COURTS (FM/FC/FN)

Project Name	Project Number	Project Location
General Improvements	831	Judiciary Square Complex

PROJECT JUSTIFICATION

The District of Columbia Courts are requesting $1,940,000 in new capital authority for general improvements to the buildings in the Judiciary Square area which are the responsibility of the District of Columbia Courts to maintain. The improvements will entail architectural, mechanical, electrical, site improvements and provisions for the handicapped.

OPERATING BUDGET IMPACT

This program will lower costs by decreasing disruptions and preventing unanticipated demands on maintenance budgets, and will provide for timely correction of health and safety hazards in the Court facilities.

IMPACT ON THE COMMUNITY

The project supports the comprehensive plan goal to provide public facilities in good condition for the cost-effective delivery of Court programs and services. There will be no businesses or residences required to relocate because of this project. There will be no new permanent jobs created by this project.

SOURCES OF REVENUE

The project will be financed in whole or in part by proceeds from general obligation bonds issued by the District of Columbia.

SCOPE OF WORK

This project will include but not be limited to the following work:

- -- Provide accessibility for the handicapped;
- -- Replace roofs, including shoring insulation, metal openings, gutters, down-spouts and flashing;
- -- Replace electrical and mechanical systems components;
- -- Replace major heating and cooling components;
- -- Replace plumbing systems, including fixtures as necessary;
- -- Provide landscaping as required;
- -- Provide necessary improvements to meet District and Federal codes; and
- -- Correct cracks and joint separations in exterior walls.

14/90

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DISTRICT OF COLUMBIA GOVERNMENT ★★★ FY 93 CAPITAL BUDGET REQUEST

CAPITAL PROJECT SCHEDULE—REVENUE & EXPENDITURE SUMMARY

3 CAP

FUND: (Name & Code) CAPITAL (300)

(Name & Code) DISTRICT OF COLUMBIA COURTS (FM/FC/FN)

Project Name:	Project Number	Ward(s)	Project Location
Restoration and Renovation of 451 Indiana Avenue, N.W.	834	DW	451 Indiana Avenue, N.W.

Project Description:

To restore the 451 Indiana Avenue structure to be fully functional and totally dedicated for use by District of Columbia Courts.

Phase	Project Budget Authority: FY19 93 District Request	FY19 Federal Grant(s)	Prior District Authority	Prior Federal Grant(s)	Future District Request	Future Federal Grant(s)	Total District Authority	Total Federal Grants	Estimated Total Authority (District + Federal)
Site	...						...		...
Design	700,000						700,000		700,000
Project Management	500,000						500,000		500,000
Construction	8,800,000						8,800,000		8,800,000
Equipment	...						...		...
TOTAL AUTHORITY	10,000,000						10,000,000		10,000,000

Schedule of Expenditures of FY19 93 District Request and FY 19 Federal Grants

Fiscal Year	General Fund	Bonds/Loans	Grants	Total
1993		10,000,000		10,000,000
Out Years				
TOTAL		10,000,000		10,000,000

Supplementary Project Information

If grant funded, name the grantor:

Project type	Project Category	Project Objective	Site Information
Infrastructure ○	Repair ○	Restore Services ○	District ◐
Government Buildings ◐	Renovation ◐	Enhance Services ◐	Federal ○
Educational Facilities ○	New Construction ○	Expand Services ○	Private ○
Residential Facilities ○	Site acquisition ○		Leased ○
Housing ○	Major Equipment ○	Economic Development ○ Yes No ◐	If not Applicable ○ Explain:
		Court Ordered ○ Yes No ◐	

Estimated Completion Date	Number of Square feet	Useful Life (Years)
1995	65,000	40

FOR PROJECT TO BE IMPLEMENTED BY THE DEPARTMENT OF PUBLIC WORKS

This project has been scheduled. ○ Yes ○ No

Signed _____ DPW Representative _____ Date

DISTRICT OF COLUMBIA GOVERNMENT FY 93 CAPITAL BUDGET REQUEST

PROJECT JUSTIFICATION & SCOPE OF WORK

4 CAP

FUND (Name & Code): CAPITAL (300)

(Name & Code) DISTRICT OF COLUMBIA COURTS (FM/FC/FN)

Project Name	Project Number	Project Location
Restoration and Renovation of 451 Indiana Ave., N.W.	834	451 Indiana Avenue, N.W.

PROJECT JUSTIFICATION

The District of Columbia Courts are requesting $10,000,000 in new capital authority to restore and renovate the 451 Indiana Avenue, N.W. building.

Throughout the decade of the 1980's, and with conditions expected to continue into the 1990's, the District of Columbia Courts have experienced increasing caseloads, the necessity to expand its programs and services, and requirements to implement statutorily mandated initiatives. During this period, the District of Columbia Courts have been able to make many modifications to the District of Columbia Courthouse in an attempt to accommodate these ever-expanding demands on this limited space. With the completion of prior, current and pending capital projects in the District of Columbia Courthouse, the District of Columbia Courts believe that little more can be renovated in the District of Columbia Courthouse to accommodate future requirements.

It is now necessary to restore the 451 Indiana Avenue structure to be fully functional and totally dedicated for use by District of Columbia Courts.

In order for complete restoration, and in order to renovate space to meet the specific needs of the District of Columbia Courts, authorization of a $10,000,000 capital project is necessary.

OPERATING BUDGET IMPACT

There will be an impact on the operating budget since existing operation will have to be provided with comparable office space elsewhere.

IMPACT ON THE COMMUNITY

The project supports the comprehensive plan goal to provide public facilities in good condition for the cost-effective delivery of Court programs and services. There will be no commercial businesses or residences required to relocate because of this project. There will be no new permanent jobs created by this project.

SOURCES OF REVENUE

This project will be financed in whole or in part by proceeds from general obligation bonds issued by the District of Columbia.

SCOPE OF WORK

This project will include but not be limited to the following work:

-- Complete restoration and renovation of 451 Indiana Avenue, N.W. (which was built during the period 1820 to 1841) to accommodate the District of Columbia Courts' ever-increasing space needs for programs being relocated from the District of Columbia Courthouse (500 Indiana Avenue, N.W.) in order to accommodate ongoing renovation projects.

-- Demolition and installation of completely new electrical system, switchgear, plumbing, HVAC systems, along with exterior and interior architectural renovations to include maintaining its historical preservation status.

CONDITION ASSESSMENT REPORT

Superior Court Building A

515 5TH Street, NW
Washington, DC

Submitted to

The Department of Public Works
Washington D.C.

SUBMITTED BY PARSONS BRINCKERHOFF

SECTION

1.0 EXECUTIVE SUMMARY

General

A survey was conducted at the Superior Court A on September 6 - 12, 1994. A Quality Assurance Survey was conducted during the first week in November, 1994. The purpose of the surveys was to investigate the facility in order to provide a thorough technical assessment of the present condition of the facility and the associated costs relative to the required upgrade and repair. The subsequent narrative is a brief overview of deficiencies relating to the maintenance and operation of the building.

The superior court A is located at 515 5th Street NW, and is currently utilized as an administrative and judges chambers for Superior Court personnel. The building is a Type I (222) fire protected construction, steel frame and limestone block, three story and basement structure. The windows are wood double hung type, and the exterior doors are solid wood core. The interior exit doors are metal and the office doors are wood. The entire building is in good condition when considering its age. The heating, ventilation and air conditioning (HVAC) system that serves this building consists of a combination of a central plant supplemented by window units. The system also contains: four cooling towers located in the attic; two chillers located in the basement; and four condensing units located outside the building.

The electrical system for this facility is supplied by two 3000 Amp 208/120 Volt switchboards. One switchboard, which was installed in 1937, supplies lighting, power, and limited HVAC equipment. The other, installed in 1969, supplies major HVAC equipment including the chillers. The original switchboard has recently had some wiring upgrades performed on the refrigeration (HVAC) section.

The air handling units are showing signs of a lack of preventative maintenance. The electrical system in general is marginally adequate and there are still major elements that need to be upgraded.

On September 1, 1994, a meeting was held with DPW representatives (Mr. McMillan, Mr. Ellis and Mr. William) and

D.C. Courts representative, Mr. Sutton, to identify those deficiencies known by those most familiar with the facility. The major areas of concern were the following:

- Roof leaks and needs significant repairs.
- Conveying system is old but has as estimated remaining life of 10 years.
- R-11 refrigerant is presently being used in the cooling system.
- Most mechanical systems need to be upgraded.
- Major portions of the electrical system is over 50 years old and needs to be replaced.
- Corridors being used as return air plenums for the HVAC system.

On October 25, 1994, a second meeting was held with Mr. Williams and Mr. McMillan. The major areas of concern were the following:

- Pneumatic controls for the heating system.
- Needs new heating system.
- Inadequate controls and monitoring devices for GSA steam.
- The air conditioning systems are oversized but is about 30 years old.
- Most mechanical systems need to be replaced.
- Air conditioning systems - one system is closed and the other one is open.
- Plumbing system is old, leaking and needs to be replaced.
- Electrical system is undersized.

Replacement Value

The estimated cost to replace the existing 125,700 square foot Superior Court A building with a new 125,700 square foot facility is $12,383,000. The estimated unit cost is $98.51 per square foot.

Projects

Projects to correct the deficiencies identified in this report are subdivided into three project groups; Immediate through 2 years, 3 through 5 years, and 6 through 15 years. The total estimated costs for the three groups are as follows:

Immediate through 2 years	$1,125,841
3 through 5 years	$1,662,276
6 through 15 years	$918,400
Total	$3,706,517

SYSTEM 1

Foundations and Footings

There are no visible signs of deterioration or failure for this system. No project is necessary.

SYSTEM 2

Substructure

The reinforced concrete slab in the basement showed no sign of stress. No project is necessary for this system.

SYSTEM 3

Superstructure

The reinforced concrete columns showed no signs of over-stressing due to uneven settlementation. No project is necessary for this system.

SYSTEM 4

Exterior Closure

Overall, the exterior closure is in good condition. The limestone block exterior facing is recommended for cleaning to remove the exhaust residue. The windows have exceeded their useful life and are recommended for replacement. The exterior doors are suffering from lack of maintenance and old age. It is recommended that these doors be replaced. Some of these doors are kept locked for security reasons, during the time the building is occupied and is in violation of safety fire codes.

24	Replace Windows (Insulated)	$124,000
25	Clean and Reseal Exterior Surface	$118,400
	Subtotal	$242,400

SYSTEM 5

Roofing

The roof consists of a flat portion that is covered by a composition (built-up) roof; a sloped hip roof covered with sheet cooper over wood battens; and a perimeter section that is about 2 to 4 feet in width that is sheet copper over wood battens covered with a single ply membrane. The built-up section is recommended for replacement and the remaining areas are recommended for repairs.

1	Replace Roof (Built-up)	$38,760
53	Repair Roof (Cooper Base)	$3,800
	Subtotal	$42,560

SYSTEM 6

Interior Construction

The interior finish overall, is in very good condition when taking into account the age of the building, which is almost 60 years old. The major problem areas are with the acoustical tile, plaster ceiling and wall interior doors and carpeting. Again, most of this is to be expected due to the age.

2	Repair Replace Doors	$24,340
3	Repair and Repaint Plaster	$349
4	Repair/Replace Drywall Ceiling	$3,684
5	Replace Ceiling Acoustical Tile	$342
6	Repair/Replace Carpet	$4,398
7	Repaint Interior (Soilded Areas)	$7,475
	Subtotal	$40,588

SYSTEM 7

Conveying System

The elevators in this facility need to be replaced. Recently, when these elevators were upgraded to meet Fire Department requirements, little was done to upgrade the elevators themselves. They are now on emergency power and will return to their designated levels in the event of a fire emergency. These elevators have long passed their expected life and although the facility engineer feels that they have 10 remaining years of useful life, we recommend they be replaced and upgraded to meet ADA requirements in project year 5. However, if the funding of the project is jeopardized because of the large amount, it may be

phased over several years, beginning in project year 3.

SYSTEM 8

Mechanical System

The building heating, ventilation and air conditioning (HVAC) system consists of a central system supplemented by window air conditioning units. There are several air handling units located in the attic's mechanical room. These air handling units are multi-zoned. The system also contains: four cooling towers located in the attic; three chillers located in the basement; and several condensing units located outside. The central air handling units also provide steam heat at the air handling units and radiators at windows. Steam is provided from a central plant that is maintained by the General Services Administration. Ductwork located throughout the attic is insulated with asbestos.

Domestic water throughout the building is supplied by electric water heaters located in the basement.

There are bathroom and plumbing fixtures throughout the building that are damaged or inoperative. There are heating and ventilation units that have damaged cabinets and others that are inoperative.

Several circulating pumps located in the basement chiller room have a high level of rust and appear to be in need of a regular maintenance program.

There is a lack of a sufficient amount of fire extinguishers located in both the attic and the basement areas.

The chillers located in the basement use R-11 as a refrigerant. The manufacturer, Trane, indicated that these are very old chillers and expressed surprise that they were still operating.

Recommendation

The air handling units are showing signs of a lack of adequate preventive maintenance. We recommend these units be repaired and that a Preventive Maintenance Program be implemented.

The program will focus on the deterioration of the existing equipment and reduce future unexpected break-downs, which appear imminent.

Valves on the chilled water systems throughout the facility have a high degree of rust and corrosion. We recommend that all control valves with corrosion be replaced within one year.

The mechanical rooms located in the attic and basement have standing water under and around the air handling units. We recommend this problem be addressed by the installation of a dry pit and a sump pump.

When it is determined that equipment needs to be replaced, equipment shall be replaced with high efficiency equipment with similar capacity.

The chillers located in the basement use R-11 refrigerant. We recommend that the two chillers be replaced by three high efficiency chillers and that one of the three be sized to carry the winter load. We estimate that to be approximately 80 tons. The second chiller is recommended to be approximately 100 tons and the third chiller be approximately 120 tons or sized to take the remaining maximum load. By staggering the sizes, the single or combination of chillers can serve a greater variety of load demands while operating at a much higher efficiency. (80,100,120,180,200,220, and 300 tons)

Many of the controls, valves, gages that measure, monitor and control GSA's steam coming into the facility is not operating properly, if at all. We recommend these be repaired or replaced.

The hot water and chilled water pumps are reaching the end of their useful life and have a high level of corrosion. We recommend their replacement within the next year.

Some corridors are being used as return air plenums. Since it is almost impossible and very expensive to install return air ducts, we recommend DPW personnel and representatives from the Fire Marshall's office agree on an alternate solution. We recommend that smoke detectors be installed in all corridors that are being used as return air plenums. Install fire/smoke dampers over all return air grills opening onto these corridors. The

system shall be designed so that when smoke is detected in these corridors, it will close the dampers over the intake and shut down all AHU's supplying air to the specific corridor(s).

17	Repair/Replace Bathroom/Plumbing Fixtures	$2,824
18	Repair/Replace Pumps	$1,991
19	Repair/Recharge Portable Fire Extinguishers	$1,277
20	Repair Heating and Ventilation Units	$13,543
21	Repair/Replace Pipe and Duct Insulation	$461
22	Repair Vacuum Breaker	$163
23	Repair AHUs	$1,392
26	Repair Controls	$1,303
27	Repair Pneumatic Control Valve	$424
28	Repair Grilles, Louvers and Registers	$4,419
33	Repair/Replace Steam Controls, Guages, and Valves	$8,484
54	Upgrade Bldg Egress System	$60,500
57	Install Drainage, Collection & Pumping System (Basement-Electrical)	$113,200
	Subtotal	$209,981

SYSTEM 9

Electrical System

The electrical system for this facility is supplied by two 3000 Amp 208/230 Volt switchboards, one of which was installed in 1937, supplies lighting, power and limited (HVAC) equipment. The other, installed in 1969, supplies major HVAC equipment including the chillers.

The original switchboard has had some wiring upgrades performed recently on the refrigeration (HVAC) section. Taps were made off the main bus for the elevator system and several other panels. The emergency system is divided into two sections. The life/safety system and the equipment system.

The life/safety system upgraded recently, consists of a 100 Amp feeder tapped ahead of the main disconnect in the original switchboard. It supplies exit and emergency lighting as well as the fire alarm system. A feeder also tapped ahead of the main disconnect supplies a manually started fire pump that was installed in 1937. The facility engineer indicated that the pump is still operational and operates within its limits, however, we recommend that it be replaced with two new pumps and a jockey pump. The jockey pump should be electric. The fire pump may be electric if there is sufficient capacity for them on existing

emergency generators. If not, we recommend that they be diesel and scheduled for project year 4.

The equipment system, which was installed recently, consists of a 180 KW generator that supplies the 6 remaining elevators through 2 automatic transfer switches.

Most of the lighting has been replaced in the last 20 years. A significant amount have been replaced recently with energy efficient fixtures.

We were unable to gain access to the Engineers Office to see if the fire alarm control panel was upgraded. The old pull stations and bells are still in service. Strobes have been added but do not meet current ADA requirements.

The electrical system in general is marginally adequate and there are still major elements that need to be upgraded. Such as the original switchboard, feeder wire, numerous original panels and branch circuit wiring. We recommend those remaining components of the electrical system needing upgrade be upgraded. However, there are some separate individual deficiencies identified that should be corrected immediately unless the total upgrade project is accomplished immediately.

Many new panels have been added but most are connected to original feeder and branch circuit wiring. Some recently renovated areas do have new panels and branch circuit wiring. Other deficiencies include:

- Practically all exit lights in the facility are not operational and should be repaired immediately or upgraded.
- Some old light fixtures still exist, many have missing or broken parts and should be upgraded.
- Many existing panels throughout the facility have broken or missing parts that should be repaired or replaced.

As the switchboards reach the end of their useful life, they could be replaced with units of equal capacity. The lighting and power switchboard in the near future and the HVAC switchboard in

approximately 15 years.

However, it will be necessary to upgrade most of the feeders and panel boards supplying areas throughout the facility.

The remaining original, and old fluorescent lighting has reached the end of its useful life and should be replaced with energy efficient type.

There is a serious problem in the basement electrical room. There is standing water on the floor that is approximately 1" deep. This is the area where the main switchgear is located. The metal enclosure for this electrical equipment is standing in this 1" deep water. This water appears to be coming from an underground spring. There is a pump that is operating to keep the water drained, however, the entire areas should be modified to better collect the water to prevent it from standing on the concrete slab floor. Additionally, the existing pumping system should be upgraded to better handle the water flow. Based on visual observation at the time of the survey, it is estimated that the incoming water is approximately 20 gallons per minute. We recommend drainage trenches be constructed in the floor slab around all of the electrical equipment and around the areas where the water is coming into the basement area. All the trenches will empty into one location where it can be pumped into the storm sewer. The pumping system will have 100% pickup capacity with dual pumps on both the backup and primary system. The first pump will be sized to handle the normal flow rate while the second pump will be designed to handle above normal flow rates and also to handle the above normal flow rate if the first pump fails. The backup system will be designed to handle the incoming flow in the event the first and second pump of the primary system fails. Both the primary and backup pumping systems will be connected to the emergency power.

The fire alarm system should be upgraded to incorporate ADA approved strobes in all required areas.

8	Upgrade Electrical System	$483,942
9	Repair Splices and Conduit	$512
10	Repair Junction Boxes	$160
11	Repair Starter	$424

12	Repair Switchboard, Panels and Disconnect Switches	$59,458
13	Repair Diesel Generator	$4,774
14	Repair Exit Lights	$3,123
15	Repair/Replace Exterior Lights	$568
16	Repair/Replace Interior Lights	$3,263
29	Repair Motor	$144
32	Repair/Replace Strobe Lights	$15,000
	Subtotal	$571,368

SYSTEM 10 Not Used

SYSTEM 11 Not Used

SYSTEM 12 Site

The site is in fair condition with massive plant growth around the cobblestore ramp. The steps serving the side entrance to this building have settled and need to be raised.

The building is not handicapped accessible and we recommend parking spaces be upgraded with proper signage, curb modifications and markings, ramp to entrance door level and installation of an automatic door opening device to comply with ADA requirements.

30	Repair Sidewalk	$144
55	Upgrade Bldg Accessibility	$18,800
	Subtotal	$18,944

IMMEDIATE THROUGH 2 YRS-SUBTOTAL ... $1,125,841

For building plans and photolog see sections 2 and 3 respectively.

3 TO 5 YEAR SCHEDULE

System components were examined based on survey conditions and architectural/engineering analysis. Based on this review the following projects are recommended:

34	Replace Chillers (Yr 3)	$225,000
35	Replace Elevators (Yr 5)	$1,120,000
36	Replace Old Acoustical Ceiling Tile (Yr 4)	$86,000
37	Repaint Remaining Interior (Yr 3)	$45,696
38	Repair Interior Stone Wall Finishes (Yr 4)	$20,800

39	Upgrade Telephone, Drinking Fountains, Signage (ADA) (Yr 3)	$84,000
40	Repair/Repaint Plaster and Drywall Finishes (Yr 5)	$18,780
52	Replace Fire Pump (Yr 4)	$62,000
	Subtotal	$1,662,276

6-15 Year Schedule

System components were examined based on survey conditions and the estimated remaining useful life based on the estimated age of the components or systems. After careful analysis, proposed repair/replacement expected over the life of the major system components for the 6-15 year period are as follows:

41	Restore Limestone Exterior Surfaces (Yr 6)	$182,000
42	Recaulk Windows (Yr 8)	$54,000
43	Repaint Interior (Yr 8)	$140,000
44	Repair Roof (Yr 6)	$5,400
45	Repair Roof (Yr 13)	$5,400
46	Replace Hot Water Heater (Yr 9)	$7,200
47	Replace Heat Exchangers (Yr 8)	$39,600
48	Replace AHU (Yr 6)	$96,000
49	Replace Fire Alarm/Detection/Communication/ Security System (Yr 10)	$151,200
50	Replace Floor Tile (Yr 6)	$33,600
51	Replace Carpet (Yr 11)	$64,000
58	Repaint Interior(Yr 13)	$140,000
	Subtotal	$918,400

Total Costs

TOTAL PROJECT COSTS OVER THE 15 YEAR PERIOD IS ...$3,706,517

Building FCI

THE BUILDING FCI FOR THE SUPERIOR COURT A IS.....29.93

CONDITION ASSESSMENT REPORT

Old City Hall
(Superior Court Building D)

515 D Street, NW
Washington, DC

Submitted to

The Department of Public Works
Washington D.C.

SUBMITTED BY: PARSONS BRINCKERHOFF

SECTION

1.0 EXECUTIVE SUMMARY

GENERAL

A survey of the Old City Hall (Superior Court D) was conducted on September 12-16, 1994. A Quality Assurance Survey was conducted during the first week in November, 1994. The purpose of these surveys was to investigate the facility in order to provide a thorough Technical Assessment of the present condition of the facility and the associated repair and upgrade costs. The subsequent narrative is a brief overview of all deficiencies relative to the maintenance and operations of the building.

The Old City Hall is located at 451 Indiana Avenue and is currently being utilized as an administrative office facility for judicial matters pertaining to the District of Columbia and to house court functions. The building is a Type, I (332) reinforced concrete structure with limestone block exterior walls. The structure has three floors, a basement and an attic. The windows and doors are wood. There are approximately 35 parking spaces dedicated to this building. The roof is a standing seam metal roof with single-ply over the flat portion of the roof. The structure was erected before 1900 and is a historical structure.

The building heating requirements are being met by GSA steam through central air handling units, fin-tube radiation units and radiators. Cooling for this facility is provided by a central system consisting of a 325-ton chiller, cooling tower and twelve air handling units.

The electrical system for this building is supplied by 3000 Amp 208/120 Volt switchboard for power and lighting and a 2000 Amp 208/120 Volt switchboard for equipment. There is a 100 Amp main switch tapped ahead of the building's main service disconnect that serves the emergency system. Parts of the system were upgraded in about 1964.

There are two elevators in the building and both appear to be old although it was reported that they were replaced about 10 years ago We recommend they be replaced in project year 6.

The egress has some very serious problems and these probler significantly increase the risk of life. There are two stairwe serving the upper levels and both are open and unprotecte There is inadequate compartmentation and both stairwells can l rendered unusable from one fire source. This building can easi become a "fire trap". In addition, the corridors serve as retur air plenums. Since it is almost impossible and very expensive i install return air ducts, we recommend DPW personnel ar representatives from the Fire Marshall's office agree on a alternate solution. We recommend that the entire buildir including attic be covered by an automatic sprinkler system. W recommend that smoke detectors be installed in all corridors th are being used a return air plenums. Install fire/smoke dampe over all return air grills opening onto these corridors. The syste shall be designed so that when smoke is detected in thes corridors, it will close the dampers over the intake and shut dow all AHUs supplying air to the specific corridor(s). The cost c this system is included in both Systems 8 and 9 cost estimates.

The interior of the building is in very poor condition. Althoug the building is approaching it 100th birthday, it could be in muc better condition if it was properly maintained. There appears t be little or no planned maintenance. Extensive repair replacements and upgrades are recommended for this facility.

On September 1, 1994, a meeting was held with DPW representatives (Mr. McMillan, Mr. Ellis and Mr. Williams) an DC Courts representative, Mr. Sutton, to identify thos deficiencies known by those most familiar with the facility. Th major areas of concern were the following:

- Asbestos is present in this facility.
- Conveying system is old but is still in working condition.
- R-11 refrigerant is presently being used in the cooling system.
- The building is a historical structure.
- There are cracks in the foundation and footing.
- Windows are in poor condition.

- Roof needs repairs.
- Third floor cooling need to be balanced.
- Cooling tower needs to be replaced.
- Electrical system was upgraded in about 1964.

On October 25, 1994, a second meeting was held with M Williams and Mr. McMillan. The major areas of concern we the following:

- Bathroom meet handicapped requirements but do not me ADA requirements.
- Low pressure steam (heat) is old but adequate.
- Vertical and horizontal pipes need to be replaced.
- Cooling tower need to be replaced.
- Ducts for AHUs need to be replaced.
- Heating coils need to be replaced.
- Leaks in steam traps.
- Replace Control System - AHUs are about 25 years old.
- Some bathroom need to be replaced.
- There is some exposed wiring.
- Install booster pump.
- Inadequate controls and monitoring devices for GSA steam.
- The conveying systems are old but upgraded recently.

Replacement Value

The estimated cost to replace the existing 90,000 square foot facility with a new 90,000 square foot facility is $8,247,000. Th estimated unit cost is $91.63 per square foot.

Projects

Project to correct the deficiencies identified in this report are subdivided into three project groups; Immediate through 2 years, 3 through 5 years, and 6 through 15 years. The total estimated costs for the three groups are as follows:

Immediate through 2 years	$1,713,314
3 through 5 years	$405,200
6 through 15 years	$1,130,200
Total	**$3,248,714**

SYSTEM 1

Foundations and Footings

The utility tunnel and foundation walls are in very bad condition. The cast-in-place walls are spalling severely and the brick walls with plaster coating are also spalling and in an advanced stage of deterioration. We recommend that those surfaces where spalling and deterioration have occurred be prepared down to good materials, treated and repaired by sealing the surfaces with a strong bonding cement based material that also has excellent structural properties.

1	Repair Floor Concrete Slab and Walls	$2,148
	Subtotal	**$2,148**

SYSTEM 2

Substructure

The utility tunnel, as mentioned in System 1, has structural slabs that are deteriorating. These slabs on grade are rapidly disintegrating and the same corrective action as discussed in System 1 is recommended.

36	Repair Utility Tunnel Walls and Slabs	$4,800
	Subtotal	**$4,800**

SYSTEM 3

Superstructure

Where the superstructure was visible, no major cracks or ove stressing was noted. However, some repairs are recommended.

3	Repair Concrete Structural Members	$818
5	Dampproofing	$3,300
	Subtotal	$4,118

SYSTEM 4

Exterior Closure

Overall, the exterior closure is in poor condition. The wooc framed windows are in deplorable condition; dry-rot is prevalent. leaks are common, and they have degraded to the point that they are dangerous. Localized cracks in archways at the ground level entries are present. The limestone exterior finish surface is badly stained and we recommend that it be cleaned and resealed. Exterior doors are damaged and we recommend they be repaired, prepared and repainted or replaced.

35	Repair/Replace Windows	$74,000
37	Clean and Reseal Exterior Limestone Surfaces	$98,800
	Subtotal	$172,800

SYSTEM 5

Roofing

The exterior standing seam metal roof appears to be in relatively fair condition, however, considering its age and the fact that there are numerous water stains on ceiling below, some repairs are recommended. The single-ply membrane flat roof is experiencing loose seams, splitting and deterioration and we recommend it also be repaired. We are recommending extensive repairs in System 6, which represents major capital cost. If these recommendations are followed, we recommend total replacement of the roof to protect this sizable investment. The estimated cost to replace both the metal and membrane position of the roof is $182,000, however, we recommended interior repairs not be scheduled before roof repairs are completed.

2	Repair Roof (Concrete Slab)	$438
6	Repair Metal Roof	$5,957
7	Repair Membrane Roof and Skylight	$10,396
	Subtotal	$16,791

SYSTEM 6

Interior Construction

The general condition of interior of this facility is poor. Wate stains from leaking roof and deteriorated windows are preser throughout the facility. The ceiling has water stains on th acoustical tile, spalling and disintegrating plaster and mildev drywall ceiling. The crown molding in the corridors is dry rotting. The walls have stains and mildew. The wood chair rai and wainscot is also dry-rotting and has severely decayed. This i especially true in the corridors on the first floor. The carpe throughout the office areas are stained, worn and have loose seams. The floor tile in the kitchen area and other common use areas is in need of replacement. The wood decking in the attic area is cracked, dry-rotting and splitting. The ceiling in the attic is in an advanced stage of deterioration. The stairs leading to the attic has deteriorated to the stage that it is unsafe for use. Many interior doors have dry-rot, decay, shrinkage, splitting and warping. This building is approaching the state of decline when a complete "gutting" of the interior becomes a viable option. However, we are recommending extensive repairs.

4	Repair Wood Floors and Stairs (Attic)	$8,553
8	Repaint Doors	$33,586
9	Repair/Replace Doors	$14,300
10	Repair Plaster	$1,588
11	Repair Drywall Ceiling	$10,954
12	Repair/Replace Acoustical Ceiling	$2,811
13	Repair/Replace Carpet	$14,518
14	Paint Interior (Part)	$2,208
38	Replace Floor Tile	$22,000
39	Replace, Upgrade and Paint Interior Partitions	160,000
40	Replace and Restore Ceilings	$188,000
	Subtotal	$458,518

SYSTEM 7

Conveying System

There are two elevators and they appear to be in fair working condition. They were replaced about 10 years ago, however due to heavy use and noncompliance with ADA requirements, they should be replaced. We recommend these elevators be replaced in project year 6.

SYSTEM 8

MECHANICAL SYSTEM

The heating and cooling systems are comprised of air handlin units, chiller, cooling tower, fin-tube radiation units, and stear from GSA. The cooling tower, located on the roof, has outlive its useful life and we recommend it be replaced. The 325-to chiller, located in the basement, uses R-11 refrigerant and i recommended for replacement by a high energy efficient chiller o chillers. If initial capital cost is the primary factor rather tha operating cost, then we recommend the chiller be replaced with single chiller but if operating cost is the primary factor, then w recommend the single chiller be replaced by at least two chillers These two chillers will be sized differently with one chille approximately twice the size of the other or the smaller chille sized for the winter load. The air handling units are old and show signs of inadequate maintenance, which significantly decreases the life of these units. Severe corrosion and leaking is present on ho water and chilled water pumps. From their appearance, these pumps are reaching or have reached the end of their useful life. We recommend the pumps be replaced. Several of the drinking fountains are not operating properly, leaking and have been damaged. We recommend that the drinking fountain on the ground level be replaced with a new drinking fountain that meets the ADA requirements and all other drinking fountains be repaired. There are several valves that are badly corroded and leaking and there are some pipes that are leaking. We recommend that these be repaired. There were numerous water closets, urinals, lavatories and wash fountains that were cracked, damaged, loose, leaking, inoperative and/or corroded. There were floor drains that were blocked. There were fire extinguishers that were missing, possibly taken out of service and not returned Insulation had been removed from ducts and pipes and this increases energy use. We recommend that these ducts and pipes be reinsulated to reduce the waste of energy. The housing and cabinet of unit heater and heating and ventilation units have sustained damage and we recommend they be repaired. Cooling and heating coils were damaged and some were inoperative and we recommend they be repaired or replaced. The air compressor was damaged although appeared to be operating properly We recommend that it be replaced. The cooling tower has been damaged, is running hot (motor), is vibrating and is

corroded. Many fans are not anchored properly, vibrating, nois running hot or inoperative. Some of the system controls a: inoperative or not operating properly and in many cases tl bypass valves are inoperative. This could easily explain hot (cold spots within the building. We recommend that the: controls be repaired immediately.

20	Repair Valves and Pipes	$1.70(
21	Repair/Replace Drinking Fountains	$2.11-
22	Repair Floor Drains	$15(
23	Repair/Replace Restroom Fixtures	$1,82:
24	Repair Wash Fountain	$1,591
25	Repair/Replace Circulating Pumps	$1.23(
26	Recharge/Replace Fire Extinguishers	$1.597
27	Repair/Replace Heating Units	$7,333
28	Replace Insulation - Pipes and Ducts	$526
29	Repair/Replace Fan Coils (Air Conditioning) and AHU	$2.156
30	Repair Hot Water/Steam Coils	$2.532
31	Replace Air Compressor	$2.200
32	Repair Cooling Tower	$1.589
33	Repair Fans	$2.277
34	Repair Controls	$692
41	Install Automatic Sprinkler System	$522,000
42	Upgrade AHU Controls (Correct Egress Problem) and Repair Ducts	$28,000
43	Replace Chiller (with Two Chillers)	$202,000
	Subtotal	$781,515

SYSTEM 9 Electrical System

The electrical system for this facility is supplied by a switchboard that has a 3000 Amp 208/120 Volt power and lighting section and a 2000 Amp 208/120 Volt equipment section. The switchboard has a 480/277 Volt rating but the actual operating voltage is 208/120 Volts.

The emergency system consists of a 100 Amp main switch which is tapped ahead of the building main service disconnect. This switch supplies a 100 Amp emergency light fuse panel as well as a 30 Amp fire alarm service.

The majority of the building's lighting system consists of 4 foc fluorescent light fixtures with standard 40 Watt ballasts and tube:

The building incorporates a fire alarm system which consists of : fire alarm control panel, annunciator, disarrangement signal municipal FA station, smoke and heat detectors, fire alarm pul stations and bells.

The overall condition of the electrical system is fair and i: approximately 75 percent through its useful life. Upgradec service equipment and feeder wiring was installed approximately 25 years ago. However, numerous original panels and a percentage of original branch circuit wiring still exists. We recommend that they be upgraded within the next 2 years. Other deficiencies include:

- Fluorescent lighting throughout the facility has a large percentage of broken and missing parts and needs to be upgraded.
- There are several wall outlets on the third floor north that are wired incorrectly. Per a recent OSHA inspection, they should be corrected immediately.
- There are several locations on the first and second floors in the north areas where extension cords are being used to supply office equipment and appliances and we recommend permanent outlets be installed.
- Many exit lights need relamped. We recommend this be corrected immediately.
- Panelboards throughout the facility have minor parts left off or missing The panel ACS on the first floor has broken bus connections and incorrect wiring. We recommend that these items be repaired or replaced immediately.
- The heat tape and associated conduit and wiring serving the cooling tower needs replaced.
- There are starters and combination starter/disconnect that are defective, broken, burned, misaligned, damaged or not making proper contact; we recommend these be repaired

immediately.

As the major electrical components reach the end of their usefi lives, we recommend they be replaced with equipment of th same capacity. In addition, we recommend an emergenc generator be installed to provided back-up capability for th life/safety systems and other critical equipment.

We recommend that the lighting system be replaced with a higl efficiency type and the exit lights with a LED type. The energ savings in conjunction with PEPCO rebates are outlined in th Energy Audit section of this report.

The fire alarm system upgraded to include ADA required strobe: in all required areas, is recommended.

15	Repair Cable, Conduit and Junction Boxes	$576
16	Repair Starters and Disconnects	$1,397
17	Repair Panelboards	$1,088
18	Replace Exit Lights (With Deficiencies)	$1,117
19	Repair/Upgrade/Replace Lighting (With Deficiencies)	$76,246
44	Upgrade Remaining Exit Lights	$6,000
45	Upgrade Remaining Lighting System	$125,000
46	Install Smoke Detectors (Total Building) (Correct Egress Problem)	$21,000
72	Install Strode Lights (ADA)	$12,000
	Subtotal	$244,424

SYSTEM 10 Not Used

SYSTEM 11 Not Used

SYSTEM 12 Site

In general, the site is in fair to poor condition. The age of the facility shows in its general appearance. The stairs leading to the front entrance are settling and this is especially true near the columns. There is plant growth in the stairs at the mortar joints. The parking area needs repairs. We recommend that all of these deficiencies be corrected along with a good site cleaning.

67	Repair Front Entrance	$24,000
68	Repair Parking Area	$4,200
	Subtotal	$28,200

IMMEDIATE THROUGH 2 YRS-SUBTOTAL $1,713,31

For building plans and photolog see sections 2 and 3 respectively.

3 TO 5 YEAR SCHEDULE

System components were examined based on survey conditions and architectural/engineering analysis. Based on this review the following projects are recommended:

47	Upgrade Branch Circuit Wiring (Yr 5)	$100,000
48	Repair/Upgrade Restrooms (Yr 5)	$19,200
49	Replace Plumbing System (Yr 5)	$164,000
50	Replace All Insulation (Pipes and Ducts) (Yr 5)	$32,000
69	Install Emergency Generator (Yr 4)	$30,000
70	Repair/Replace Motor Starters (Yr 5)	$25,000
71	Replace Panelboards (Yr 4)	$35,000
	Subtotal	$405,200

LONG-TERM PROJECTS

These projects are based on the condition, age and average life of systems/items. Life projections are based on a reasonable amount of routine maintenance and general care given to these systems.

6 TO 15 YEAR SCHEDULE

System components were examined based on survey conditions. After careful analysis, proposed repair/replacement expected over the life of the major system components for the 6-15 year period are as follows:

51	Replace Elevators (Yr 6)	$112,000
52	Replace Switchboard (Yr 15)	$35,000
53	Replace Limestone (Exterior Finish) (Yr 10)	$615,500
54	Repair Roof (Yr 8)	$6,500
55	Repair Roof (Yr 12)	$6,500
56	Repaint Interior (Yr 7)	$58,200
57	Repaint Interior (Yr 12)	$58,200
58	Repair Doors (Yr 9)	$12,000
59	Repair/Clean Carpet (Yr 6)	$8,000
60	Replace Carpet (Yr 14)	$32,000
61	Replace Acoustical Tile (Yr 15)	$48,000
62	Replace Cooling Tower (Yr 10)	$23,000
63	Replace Seven Recirculation Pumps (Yr 8)	$12,000
64	Replace Six AHUs (Yr 8)	$40,350

65	Replace Six AHUs (Yr 12)	$40,350
66	Replace Four Fans (Yr 10)	$22,600
	Subtotal	$1,130,200

Total Costs

TOTAL PROJECT COSTS OVER THE 15 YEAR PERIOD IS ...$3,248,714

Building FCI

THE BUILDING FCI FOR THE OLD CITY HALL IS 39.39.

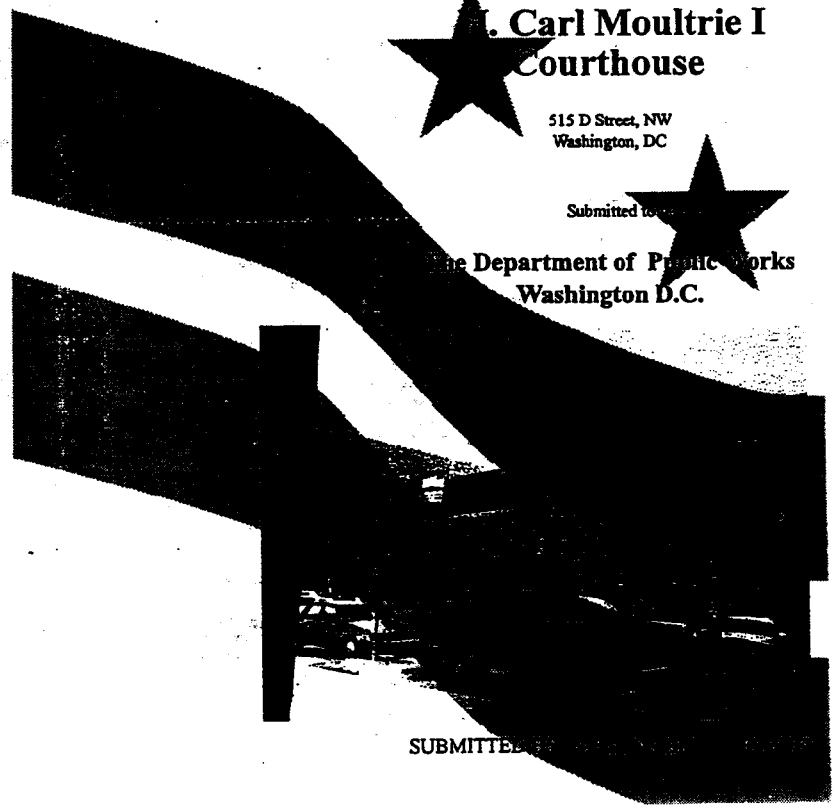
CONDITION ASSESSMENT REPORT

. Carl Moultrie I Courthouse

515 D Street, NW
Washington, DC

Submitted to

e Department of P rks
Washington D.C.



SUBMITTE

SECTION

1.0 EXECUTIVE SUMMARY

General

A survey was conducted at the H. Carl Moultrie I. Courthouse on October 26 - November 3, 1994. The purpose of the survey was to investigate the facility in order to provide a thorough Technical Assessment of the present condition of the facility and the associated repair and upgrade costs. . The subsequent narrative is a brief overview of all deficiencies relative to the maintenance and operation of the building.

The H. Carl Moultrie I. Courthouse is located at Sixth Street and Indiana Ave. NW, Washington, DC. The facility is utilized as the main courthouse headquarters for the District of Columbia. The building is a reinforced concrete structure with fluted precast concrete exterior walls and double insulated metal windows and was constructed in approximately 1978. Exterior doors are both tinted, tempered glass and hollow metal doors in metal frames. The facility contains approximately 368 parking spaces in two lower level parking areas. The structure is in relatively good condition overall and does not show any serious deficiencies at this time.

The cooling system has two chillers of approximately 800 tons each. These chillers supply chilled water to air handling units that serve the various zones. The cooling tower is located on the roof. GSA's steam is the primary source of heat for this facility. All but five AHU uses hot water heated by the steam via convertors and the remaining five use steam directly in the AHUs. The hot water is also used in the VAV boxes as reheat.

There is a problem with the C Street sewer line. There appears to be a constant problem with it backing-up. This occurred at least one time during the survey. The residue it leaves on the parking level creates serious problems.

On October 17, 1994, a presurvey meeting was held to discuss the logistics of the survey and to identify the problem areas known to the building users that may not be evident during the visual survey Ms Mary Ann Satterwaite, Civil Engineer-DC Superior Courts; Mr Ryland Sutton, Facility Management

Specialist-DC Superior Courts; Mr Carl McMillan, Building Engineer, DPW/FOMA; met with members of the survey team The survey was scheduled to begin on October 24, 1994 however, a second meeting was held on October 24, 1994. This meeting was requested by Mr. Ulysses Hammond, Executive Officer-DC Superior Courts. At that meeting , Mr Ulysses Hammond; Mr Michael Williams, DPW/FOMA and Mr Jim Gregory, Assistant Executive Officer-DC Superior Courts, in addition to those listed in the first meeting were in attendance The following is a combined list of the significant items discussed in both meetings.

- The requirement to display badges
- Normal working hours
- Sensitive locations
- Survey procedure
- Memorandum to department chiefs
- Set-up location

The remainder of the items discussed pertained to specific facility issues that included the following:

- There is a crack in the exterior wall at C Street (south) side.
- The present HVAC system is inefficient.
- Grease from the cafeteria area clogs the system during the winter months.
- One of the transformers is hot to the touch and there are many surges in the system.
- There is minor user abuse to the escalators.
- Renovation were recently completed in toilets.
- Numerous windows require regasketing.
- The existing roof leaks in the atrium area and other isolated areas.
- Basement flooding and ground water infiltration often occurs on the C Street side (south) of parking area.

- Lighting is inadequate throughout the facility.
- There are no major interior problems at this time.

The deficiency items were closely observed during the survey process. The results of our findings and recommendations are included in this report. The subsequent narrative is a brief overview of all deficiencies relative to the maintenance and operation of the building.

This structure meets the majority of the requirements of the Americans with Disabilities Act. Only minor modifications are required to the facility for any further compliance at this time. The majority of these modifications are reportedly in progress. This would include lowering urinals and lavatory height to accommodate handicap use. The present layout of the existing public toilets does not accommodate the required five foot turning radius. However, we do not recommend any modifications with regard to this due to the prohibitive space allocations and costs related thereto.

Replacement Value

The estimated cost to replace the existing 783,600 square foot facility with a new 783,600 square foot facility is $ 63,997,000. The estimated unit cost is $81.67 per square foot.

Projects

Projects to correct the deficiencies identified in this report are subdivided into three project groups; Immediate through 2 years, 3 through 5 years, and 6 through 15 years. The total estimated costs for the three groups are as follows:

Immediate through 2 years	$380,527
3 through 5 years	$1,298,300
6 through 15 years	$10,072,109
Total	$11,750,936

SYSTEM 1

Foundations and Footings

The reinforced concrete footing and foundation wall appeared to be sound and exhibited no evidence of uneven settlement, stress or deterioration in the lower level parking area. However, isolated wall leaks and signs of water infiltration were noted at

the time of the survey. This condition is largely due to the recurrent high water table problem (relieved by sump pumps) in part and to the infrequent sewer back-up problem addressed in System 8 of this report.

SYSTEM 2

Substructure

The slab on grade at the lower parking level is presently showing signs of water infiltration thus causing slab erosion at various isolated locations. Due to the lack of proper maintenance of the grease traps, waste water backflows through the drains and causes isolated flooding and slab erosion in the garage area. This erosion has resulted in exposure and corrosion of the reinforcing steel bars at the surface of the slab and therefore has presented a potentially hazardous condition for vehicular and pedestrian traffic at those locations (see attached photos). Additionally, it was observed that there is an uniformly unusually high step (approximately 10 in.) from the slab onto the curb areas throughout this level. It appears that a concrete wearing surface was omitted and was not poured. We recommend the exposed reinforcing steel bars be cleaned of all rust and the existing concrete surface be prepared to receive a wearing layer of concrete. Pour the concrete with a minimum of three inches protection over the steel bars.

A non-standard inspection is recommended to locate the source(s) of the groundwater infiltration.

58	Reinforcing Bar Exposure Repair	$128,000
	Subtotal	$128,000

SYSTEM 3

Superstructure

The building's structure is a reinforced beam and column and floor slab throughout which supports the fluted precast concrete panel exterior closure. All components of the structural system appeared to be in good condition and revealed no signs of undue stress or potential failure.

- Miscellaneous small settlement cracks were found along the

beam/block transition joint in various stairwells as well as deteriorated slab conditions and missing joints and partition impact damage in isolated areas throughout the facility. We recommend that these items be corrected at this time as one project

- Various electrical telephone closets have unsealed penetrations between floors. This condition violates the building code.
- A few stairwells have fire proofing missing from steel beams thus sacrificing the integrity of the structure.

3	Miscellaneous Concrete and Fireproofing Repairs	$2,549
	Subtotal	$2,549

SYSTEM 4

Exterior Closure

The exterior closure of the building consists of reinforced, fluted, precast concrete panels, all of which were in relatively good condition. However, there is a small crack in the joint of the exterior wall at the south side of the structure. We recommend this crack be repaired. Windows are double-insulated fixed units in duranodic hollow metal frames. A considerable amount of the seams and gaskets on the existing windows are beginning to show signs of early deterioration. Considering their age, along with these early signs of deterioration, we recommend that the gaskets showing signs of deterioration be replaced at this time. The exterior doors are tempered tinted glass at the north, south and east entry areas and hollow metal doors in hollow metal frames at all other secondary locations. The hardware on the two north vestibule entry doors was inoperable and is recommended for replacement. A pyramid skylight cluster arrangement covering the atrium area of the facility it appeared to be structurally sound at the time of the survey. There are leaks around the skylights. The source of the leaks appeared to be directly adjacent to the skylight area. The remaining components of the building's closure were in good condition.

7	Repair Crack and Exterior Wall Damage	$218
59	Replace Window Caulking/Gaskets	$8,996
	Subtotal	$9,214

SYSTEM 5

Roofing

The existing roofing, which consists of both a built-up portior and a single ply membrane portion with stone ballast on taperec insulation on concrete slab is, at best, in marginal condition. The visual inspection revealed signs of water infiltration throughout isolated areas of the entire roof area. Reportedly, water leaks have been specifically identified over the atrium area adjacent to the skylight cluster. However, there was isolated evidence of blistering, membrane penetration and water retention throughout the roof area as well. One drain in particular, in the northwest corner of the mechanical penthouse, exhibited signs of previous failure, evidenced by rust and deterioration on the downspout surface. The Building Engineer indicated that this roof has been a constant source of problem and is in need of repairs. In light of the age of the roof along with its present condition, we recommend a complete roof replacement and component restoration of the roof at this time.

5	Replace/Repair Roof	$128,991
	Subtotal	$128,991

SYSTEM 6

Interior Construction

The interior floor covering consists primarily of carpeted floors in the general office areas and brick-paved floors and carpet in the corridor areas. Interior walls are Italian marble in the lobby areas and gypsum drywall in the remaining office and corridor areas. Ceilings throughout are 2' x 2' acoustical tile on a suspended metal grid system. The majority of interior finishes are in very good condition, however, due to the high level of public use, various isolated components are presently showing signs of early deterioration.

The main problems noted during the survey include: water damaged acoustical tile ceiling; HVAC stained acoustical tile at supply registers, VAV box leaks; missing block mortar joints in stairwells; impact damaged and soiled wall surfaces; and soil and stain damaged carpet. However, these occur only at isolated locations.

The following is a list of damaged or deficient areas noted during

the survey and we recommend they be repaired or replaced.

- There is a severely damaged drywall area in the main lobby atrium, below the escalator at the third level landing soffit.
- Wallpaper is delaminating at various isolated locations, however, it is most notable at the Indiana Street level jury and witness rooms locations.
- The majority of the wood doors to the public toilet rooms are warped, thus causing improper operation and closure.
- Various urinal partitions are deteriorating due to careless urinal use. This condition is most notable in the public toilet areas and sixth floor toilet.
- The wall of the cell blocks on cellar 1 level are defaced with graffiti, therefore requires complete repainting.
- The painted concrete floor, also at this level, is exhibiting signs of wear and presently requires repainting.

1	Repair Urinal Screens	$1,244
2	Replace Acoustical Ceiling Tile	$1,725
4	Misc. Drywall Repairs	$757
6	Repair Doors and Frames	$10,948
8	Repair/Replace Carpet and VCT	$40,502
9	Misc. Repainting and Wall Coverings	$835
	Subtotal	$56,011

SYSTEM 7 Conveying System

The conveying systems throughout the facility are maintained by an outside contractor and appear to be in fair operating condition, considering the extreme high frequency of use. Two elevators were observed to malfunction on separate occasions during the inspection. One elevator went approximately eighteen inches into the overhead, trapping an individual for forty-five minutes. During a malfunction, another elevator trapped occupants on a lower level. We recommend that regular inspections be conducted of the elevators to ensure proper functioning.

SYSTEM 8 Mechanical System

For a building of this age and use, the existing mechanical systems

are in relatively fair condition. Some systems do, however, require some immediate attention. Cooling for the facility is accomplished with two chillers, both with an approximate 800-ton capacity. These chillers supply chilled water to air handling units, which serves various zones throughout the building. They use R-11 freon and are approaching the end of their useful life. The building engineer stated that the air conditioning system is not adequate. We are recommending that the two chillers be replaced in project year 5. We also recommend that the energy saving projects listed in the Energy Audit be implemented before determining the size of the new chillers.

The heating ventilation and air conditioning systems work reasonably well except for problems with the capacity/design of the HVAC system which include the following:

- For the building's size, use and occupancy, the existing system appears to be undersized.
- Air handling units (AHUs) are being overdriven as much as possible in order to provide maximum air circulation. This causes motors to draw maximum current resulting in a higher-than-normal replacement rate. The building has been extensively modified since erection and all heated and cooled zones need to be re-balanced. While some areas have too much air circulation, others have almost none.
- Box filters for the AHUs are not in place and the pre-filters are not adequate for this type of facility. All automatic advance mechanisms on the roll-type pre-filter assemblies are inoperative. Filter media is advanced manually by DPW personnel. This improper filtering situation is causing dirty coils and dirt-staining at diffusers.
- Outside air dampers cannot be totally closed due to controller malfunction and in some cases the dampers have been damaged. This draws in humid, warm air, further decreasing system capacity.
- AHUs are approaching the end of their useful life. Some have been repaired and some had to be replaced early because of the continued heavy use demand. As these units are required to be replaced, we recommend larger units to overcome the

problem of operating them at maximum capacity.

- VAV boxes developed leaks from worn fittings, etc., which damaged ceiling tiles and carpets. Red tape on ceiling tiles mark VAV box locations in many rooms because of the troublesome nature of this equipment.

Problems also exist with the cooling tower:

- Chemical injection water treatment provisions have been installed recently, however, the cooling tower suffers from corrosion and scale.
- Balancing valves will not stay locked. Vibration causes them to move and water balance is upset causing water loss from the tower which causes ponding on the roof.
- Float valves leak causing excess water in the sump and excess ponding on the roof. Water constantly flows down the roof drain.
- Water in the cooling tower does not flow properly. Scale and sediment build up impedes flow. DPW personnel stated that the tower requires cleaning two to three times per year. In an attempt to maximize cooling, the 3-way cooling tower water bypass valve controller has been removed and a piece of all-thread sealer installed in its place to hold the valve in the closed position.

Five AHUs provide heat directly from GSA purchased steam flowing through heating coils. All other AHU's have hot water coils, the heat for which is provided via steam converters, which also provides hot water for reheat to VAV boxes. Air compressors are maintained by private contractors and are in excellent operating condition. Condensate return pumps return condensate to GSA. The steam traps in this system have deteriorated and are presently causing problems. DPW personnel stated that there is a contract currently underway to repair or replace these steam traps as required.

In the main mechanical room, high pressure steam is leaking from a plug in a pressure reducing valve. A large amount of 250 psig steam is blowing from this leaking plug. We recommend that this

be repaired immediately. The reducing valve has been replaced once, however, instead of using fittings, this section was welded in place, possibly because pipe sections do not line up. This should be corrected when the pressure reducing valve is replaced. Steam converters provide hot water to the building for heat and domestic use. The four converters are in poor condition and require immediate attention or replacement. North and south sewage ejectors and sump pumps are in good working conditions, as is most of the plumbing in the building.

One major problem is the C-street sewer drain line. It backs up constantly into the parking garage area through the floor drains. The original problem was thought to be grease from the cafeteria. Grease traps were installed and are supposedly maintained by an outside contractor, but current status is unknown. The system backed up during this inspection creating a foul odor and a slippage hazard from greasy residue left on the parking garage floor. We recommend that this system be redesigned with sewer ejector pumps and motorized valves to operate only when the gravity flow system begins to fail (backup). Since this is a design project the cost estimate is difficult. Therefore, we are not including it in our estimate, however, a rough estimate is $38,000.

DPW personnel stated that some of the drainage systems back up during hard rains. This is especially true with the drainage system serving the roof. It appears that the capacity of the roof drains is inadequate for hard rains. This causes temporary ponding on the roof which in turn causes leaking around the skylights when the water level rises above a certain level.

There is a dry automatic sprinkler system that provides fire suppression support for the atrium. There are other isolated area that are protected by wet automatic sprinkler systems. There is a wet system that protects the juvenile cell block areas. There is a standpipe system that is supplied by a diesel powered fire pump. This system has fire department connections in the stairwell on all levels. There is a 2,000-gallon underground single wall steel fuel storage tank that was installed in 1975. Some data processing areas are protected by Halon system. Since Halon is scheduled for replacement by a clean agent under the Montreal Protocol these systems are recommended for replacement. NFPA 2001

addresses eight clean agents that may be used in lieu of Halon. At this time we recommend that Triflouromethane (HFC-23) be used due to its NOAEL and LOAEL levels. However, since many clean agents are now being tested, there may be a more desirable clean agent at the time the systems are redesigned. No cost is included in this report for this retrofit.

The facility for the most part is ADA compliant. Some rest rooms require changes, which according to DPW personnel, are currently being made. Jury room rest rooms are not ADA compliant, but many others are within easy access by ADA compliant elevators to those floors. Because of this, we recommend no upgrade for jury room rest rooms.

12	Repair/Replace Steam Converters, Unit Heaters and Pressure Reducing Valves	$6,357
13	Repair/Replace Fixtures	$9,894
14	Repair Pumps	$1,930
15	Replace Insulation	$373
16	Replace Air Conditioners, Air Handlers & Fans	$3,958
17	Replace Thermostats	$1,753
18	Replace Diffusers	$212
19	Repair Plumbing and Cooling Tower by Pass Valve	$1,866
20	Repair Cooling Tower	$10,275
	Subtotal	$36,618

SYSTEM 9 Electrical System

The overall condition of the electrical system including lighting, is good. The system is approximately eighteen years old and has not been renovated. Further modification of the system by installation of new feeders/electrical drops has been minimal. The major finding was the removal of a significant number of panelboard covers. These cover removals may have been the work of ongoing contractor activity or may be the result of eighteen years of operation. In any case, reinstallation of the proper panelboard covers is necessary. The lighting system is exceptional in that very few light bulbs are defective, no exit lights were defective and no fixtures were observed in which repair or replacement was required. The following is an evaluation of the existing electrical systems:

- Emergency power is provided by one 160 kW generator anc one 175 kW generator. These units power emergency lights. elevators, cameras/security and the fire alarm system Battery-type UPS systems supply power to the phone anc computer systems in the event of a power outage. These systems are in good operating condition.

- The building has three service drops at 13,200 volts each anc are fused at 125 Amps. This equates to a 6850 kVA service The transformers and associated switchgear are in gooc condition. However, they were last serviced in April 1991 and are now past due for routine maintenance by mos standards.

- The building is equipped with a fluorescent lighting systen throughout the office areas of the facility. The overal condition of the lighting system is acceptable. The lighting ir the office areas is marginal. Reportedly, light levels ar insufficient in the general office areas. However, they are th original units installed in 1976 and are not energy efficient Our visual inspection and walk-through did not revea insufficient light levels.

- In order to meet present energy demands, the facility' existing lighting system should be replaced with a modern energy efficient type system designed for the facility's usage i energy savings justify the capital expenditures in conjunctio with PEPCO's rebate program (see energy audit for thi facility). Emergency lighting and exit fixtures, included in th new lighting system for this facility, should meet AD/ requirements.

- The building has two diesel generators that provid emergency power. One of the units is a Detroit Diesel and i in very good condition. The other unit appears to be surplus unit from the Defense Department and wa manufactured in 1961. This unit shows signs of age an should be considered for replacement in project year 8 eve though no major physical deficiency was observed.

- The building has an installed lightning protection syster consisting of air terminals around the perimeter of th building as well as open roof areas. A significant number c

air terminals around the perimeter have become dislodged from the parapet and are not in the required vertical condition. (This occurred because the terminal was mounted to a cast concrete block used to construct the parapet and the block has cracked/spalled due to freeze thaw cycles, permitting the terminal to become dislodged.

- The approximate forty (40) electrical closets located in the building, provide electrical energy to each of the operating floors. Most closets are in adequate condition, however, housekeeping is required (floor sweeping, use as a storage facility, etc.). Four of these closets were not accessible due to faulty locksets. (The locksets for each electrical closet should be subjected to preventive maintenance since many tumblers appeared to be sticking.)
- Inspection of the transformers indicate no unusually high temperature. They are operating within an acceptable range. However, if this condition persists, we do recommend a non-standard inspection be conducted to thoroughly test the system and provide an evaluation of alternative remedial solutions.

Exposed wiring appeared to be properly installed; insulation was in good order and appropriate marking was readily visible.

10	Repair Panelboard	$2,000
11	Repair Switchboard and Generator	$15,644
60	Repair Lighting Protection System	$1,500
	Subtotal	$19,144

SYSTEM 10 Not Used

SYSTEM 11 Not Used

SYSTEM 12 Site

The facility is located on a heavily used pedestrian plaza, on the southwestern quadrant of the Judiciary Square court complex. All walks, grounds, planting and seating areas were in good condition at the time of the survey. No projects are presently

required in this category at this time.

IMMEDIATE THROUGH 2 YRS-SUBTOTAL .$380,527

For building plans and photolog see sections 2 and 3 respectively.

3 TO 5 YEAR SCHEDULE

System components were examined based on survey conditions and architectural/engineering analysis. Based on this review the following projects are recommended:

21	Paint Facility (Yr 5)	$650,000
22	Replace Chillers (Yr 5)	$586,000
23	Replace Twelve Condensate Pumps (Yr 4)	$27,900
24	Repair/Replace Heating/Cooling Controls (Yr 5)	$300
25	Repair Plumbing (Yr 5)	$300
26	Repair/Replace Bathroom Fixtures (Yr 5)	$1,300
27	Repair Carpet (Yr 5)	$25,000
28	Repair Interior Partitions (Yr 5)	$5,000
29	Repair Interior Doors (Yr 5)	$2,500
	Subtotal	$1,298,300

LONG-TERM PROJECTS

These projects are based on the condition, age and average life of systems/items. Life projections are based on a reasonable amount of routine maintenance and general care given to these systems.

6 TO 15 YEAR SCHEDULE

System components were examined based on survey conditions. After careful analysis, proposed repair/replacement expected over the life of the major system components for the 6-15 year period are as follows:

30	Paint Facility (Yr 10)	$650,000
31	Replace Window Caulking (Yr 15)	$9,000
32	Replace Carpeting (Yr 12)	$1,300,000
33	Paint Facility (Yr 15)	$650,500
34	Replace 4-Cell Cooling Tower (Yr 6)	$128,080
35	Repair/Replace/Upgrade Air Handling Units (Yr 7)	$134,250
36	Replace Twenty Circulating Pumps (Yr 6)	$178,080
37	Repair Plumbing System (Yr 12)	$3,500
38	Repair/Replace Sump Pumps (Yr 15)	$7,216

39	Repair/Replace Sewage Ejectors (Yr 15)	$9,618
40	Repair/Replace Heating/Cooling Controls (Yr 14)	$1,500
41	Repair/Replace Bathroom Fixtures (Yr 12)	$3,000
42	Replace/Upgrade Escalators (Yr 8)	$3,060,000
43	Replace/Upgrade Elevators (Yr 10)	$1,620,000
44	Remove and Replace Underground Fuel Tank (Yr 11)	$9,700
45	Repair/Replace Drinking Fountains (Yr 9)	$7,300
46	Clean Exterior Walls (Yr 6)	$80,000
47	Repair Exterior Doors (Yr 6)	$1,500
48	Repair Roof (Yr 7)	$160,000
49	Repair Roof (Yr 12)	$160,000
50	Repair Skylights (Yr 8)	$800,000
51	Repair Ceiling (Yr 8)	$20,000
52	Repair Ceiling (Yr 13)	$13,000
53	Repair Heat Exchangers (Yr 9)	$1,500
54	Repair Cooling Tower (Yr 15)	$12,000
55	Repair/Replace VAV Boxes (Yr 10)	$1,625
56	Replace Emergency Generator (Yr 8)	$85,000
57	Repair Emergency Generator (Yr 13)	$50,000
61	Replace Twenty AHU Units(Yr 10)	$363,800
62	Replace Fourteen AHU Units(Yr 15)	$254,600
63	Replace Forty Fans(Yr 8)	$173,000
64	Replace Twenty Nine Fans(Yr 13)	$125,000
	Subtotal	$10,872,109

TOTAL COSTS

TOTAL PROJECT COSTS OVER THE 15 YEAR PERIOD IS $11,750,936

BUILDING FCI

THE BUILDING FCI FOR THE H. CARL MOULTRIE I COURTHOUSE IS 18.36

CONDITION ASSESSMENT REPORT

Superior Court Building B

409 E Street, NW
Washington, DC

Submitted to

The Department of Public Works
Washington D.C.

SUBMITTED

SECTION

1.0 EXECUTIVE SUMMARY

General

A survey was conducted at the Superior Court B on September 12 - 13, 1994. A Quality Assurance Survey was conducted during the first week in November, 1994. The purpose of the surveys was to investigate the facility in order to provide a thorough technical assessment of the present condition of the facility and the associated costs relative to the required upgrade and repair. The subsequent narrative is a brief overview of deficiencies relating to the maintenance and operation of the building.

The Superior Court B is located at 409 E Street NW, and is currently utilized as an administrative court facility. The building is a Type I (222) fire protected construction, steel frame and limestone block, three story and basement structure. The windows are wood double hung type, and the exterior doors are solid wood core with glass panels. The interior doors are metal and the office doors are wood. The entire building is in fair condition when considering it was erected in about 1938.

The heating, ventilation and air conditioning (HVAC) system throughout the building is accomplished through the combined use of central air handling units. The system also contains: two cooling towers located in the attic and two chillers located in the chiller room in the basement. There appears to be a problem with controls and/or balancing of zones. In the summer months there are areas that are too cold and in the winter there are areas that are too hot.

The electrical system for this facility is supplied by a 3000 Amp, 208/120 Volt switchboard, which distributes power to panelboards throughout the building for lighting and power. The switchboard that was installed in 1939 has had some wiring upgrades to accommodate elevators and the refrigeration section. However, some of the 1938/9 wiring remains for the lighting and power requirements.

On September 1, 1994, a meeting was held with DPW representatives (Mr. McMillan, Mr. Ellis and Mr. Williams) and D.C. Courts representative, Mr. Sutton, to identify those deficiencies known by those most familiar with the facility. The

major areas of concern were the following:

- Roof leaks and needs to be replaced.
- R-11 refrigerant is presently being used in the cooling system.
- Most mechanical systems need to be upgraded.
- Major portions of the electrical system are over 55 years old and need to be replaced.
- Corridors being used as return air plenums for the HVAC system.

On October 25, 1994, a second meeting was held with Mr. Williams and Mr. McMillan. The major areas of concern were the following:

- Electrical system needs major upgrade. The design for the upgrade is 100% complete.
- Controls for the HVAC systems are inadequate.
- Plumbing fixtures need replacing.
- Inadequate controls and monitoring devices for GSA steam and there are several leaks in the system.
- The air conditioning system is oversized but is about 30 years old and R-11 refrigerant is being used.
- Most mechanical systems need to be replaced.
- Plumbing system is old, leaking and needs to be replaced.

Replacement Value

The estimated cost to replace the existing 115,600 square foot Superior Court B building with a new 115,600 square foot facility is $10,021,365. The estimated unit cost is $86.69 per square foot.

Projects

Projects to correct the deficiencies identified in this report are subdivided into three project groups; Immediate through 2 years, 3 through 5 years, and 6 through 15 years. The total

estimated costs for the three groups are as follows:

Immediate through 2 years	$981,775
3 through 5 years	$832,140
6 through 15 years	$1,002,650
Total	$2,816,565

SYSTEM 1 **Foundations and Footings**

There are no visible signs of deterioration or failure for this system. No project is necessary.

SYSTEM 2 **Substructure**

The reinforced concrete slab in the basement showed no sign of stress. No project is necessary for this system.

SYSTEM 3 **Superstructure**

The reinforced steel columns showed no signs of over-stressing due to uneven settlementation. No project is necessary for this system.

SYSTEM 4 **Exterior Closure**

Overall, the exterior closure is in fair condition. Cleaning of the limestone block exterior facing is recommended to remove the exhaust residue. The windows have exceeded their useful life and severe rotting and decay is present and are recommended for replacement. The exterior doors are suffering from lack of maintenance and old age. Some of these doors do not have panic hardware on them and are sometimes locked during periods when the building is occupied. Although this is done for security reasons, it increases the risk to life in the event of a fire. It is recommended that all exterior doors be replaced.

26	Replace Windows (Insulated)	$95,000
27	Clean and Reseal Exterior Surface	$109,990
54	Replace Exterior Doors	$21,000
	Subtotal	$225,990

SYSTEM 5

Roofing

The roof consists of a flat portion that is covered by a composition (built-up) roof; a sloped hip roof covered with sheet copper over wood battens; and a perimeter section that is about 2 to 4 feet in width that is sheet copper over wood battens covered with a single ply membrane. The built-up section is recommended for replacement and the remaining areas are recommended for repairs.

7	Replace Roof(Built-up)	$39,020
51	Repair Roof(Copper Base)	$4,200
	Subtotal	$43,220

SYSTEM 6

Interior Construction

Overall, the interior finish is in good to fair condition when considering the age of the building, which is over 50 years old. The major problem areas are with the acoustical tile, plaster ceiling and wall, interior doors and carpeting. In some locations the carpet was good and in other locations, the carpet requires a thorough cleaning and partial replacement.

1	Repair/Replace Doors	$7,743
2	Repair and Repaint Plaster	$116
3	Repair/Replace Ceiling	$867
4	Repair/Replace Carpet	$7,359
5	Repaint Interior (Soiled Areas)	$52
	Subtotal	$16,137

SYSTEM 7

Conveying System

The elevators in this facility were replaced in 1991. Recently, these elevators were upgraded to meet Fire Department requirements. They are now connected to the emergency power system and will return to their designated levels in the event of a fire emergency. No project is necessary for this system.

SYSTEM 8

Mechanical System

The building HVAC system consists of a central plant supplemented by window air conditioning units. The air handling units are located in the mechanical room in the basement. The system also contains: two cooling towers located in the attic; two main chillers located in the basement; and several condensing units. Heating is provided by steam through radiators, fan coil units located at the windows and several baseboard heaters. Steam is provided by the General Services Administration. It was reported that ductwork located throughout the attic is insulated with asbestos.

Domestic hot water is supplied by two electric water heaters located in the basement.

Several circulating pumps located in the basement chiller room are rusted and appear to be in need of a regular maintenance program.

A large number of fire extinguishers throughout the building are either missing or have not been inspected and noted on the tags.

The chillers located in the basement use R-11 as a refrigerant.

Some bathroom and plumbing fixtures are damaged or leaking.

Recommendation

The air handling units are showing signs of a lack of adequate preventive maintenance. We recommend these units be repaired and that a Preventive Maintenance Program be implemented. The program will focus on the deterioration of the existing equipment to reduce future unexpected break-downs.

Valves on the chilled water systems throughout the facility have a high degree of rust and corrosion. We recommend that all control valves with corrosion be repaired or replaced within one year.

Asbestos is reported to be in the duct insulation in the fan room in the basement. We recommend that an asbestos remediation

program be implemented to capture all errant asbestos. Also, care must be taken when the noted repairs in this area are undertaken.

When it is determined that equipment needs to be replaced, equipment shall be replaced with high efficiency equipment with similar capacity. The sewage ejector pumps have an estimated remaining useful life of 5 years, based on an estimated installation date of 1971.

The chillers located in the basement use R-11 refrigerant. We recommend that the chillers be replaced by three high efficiency chillers and that one be sized to carry the winter load. We estimate that to be approximately 60 tons. The second chiller is recommended to be approximately 80 tons and the third chiller be approximately 100 tons or sized to take the remaining maximum load. By staggering the sizes, a single or combination of chillers can serve a greater variety of load demands while operating at a much higher efficiency.

Many of the controls, valves, gages that measure, monitor and control GSA's steam coming into the facility are not operating properly, if at all. It was reported that there are many steam leaks. However, since the heating system was not operational, the estimate to repair these leaks are based on available information from building occupants and engineering staff. We recommend these be repaired or replaced.

The domestic hot water and chilled water pumps are reaching the end of their useful life and have a high level of corrosion. We recommend their replacement within the next three years.

Some corridors are being used as return air plenums. Since it is almost impossible and very expensive to install return air ducts, we recommend DPW personnel and representatives from the Fire Marshall's office agree on an alternate solution. We recommend that smoke detectors be installed in all corridors that are being used as return air plenums. Install fire/smoke dampers over all return air grills opening onto these corridors. The system shall be designed so that when smoke is detected in these corridors, it will close the dampers over the intake and shut down all AHU's supplying air to the specific corridor(s). The

cost of this system is not included in our cost estimate.

8	Repair/Replace Bathroom/Plumbing Fixtures	$2,694
17	Repair Valves	$200
18	Repair/Replace Pumps	$1,555
19	Repair/Recharge Portable Fire Extinguishers	$213
21	Repair/Replace Duct Insulation	$222
22	Repair Window Air Conditioning Units	$1,410
23	Repair Air Compressors	$39,119
24	Repair/Replace Fans and Grills	$8,678
25	Repair Controls	$8,100
	Subtotal	$62,191

SYSTEM 9

Electrical System

The electrical system for power and lighting for this facility is supplied by a 3000 Amp, 208/120 Volt switchboard, installed in 1939.

The original switchboard has had some wiring upgrades performed recently for the refrigeration and elevators. Taps were made off the main bus for the life safety system and the equipment system. The emergency system is divided into two sections: life safety and equipment system.

The upgraded life safety system consists of a 100-Amp feeder tapped ahead of the main disconnect. It supplies exit and emergency lighting as well as the fire alarm system. About 15 years ago, a feeder, tapped ahead of the main disconnect, supplies a fire pump that was installed in 1939. The facility engineer indicated that the pump is still operational and operates within its limits, however, we recommend that it be replaced with two new pumps and a jockey pump. The jockey pump should be electric. The fire pumps may be electric if there is sufficient capacity for them on existing emergency generators. If not, we recommend that they be diesel and scheduled for project year 4.

The equipment system, which was installed recently, consists of a 180 kW generator that supplies the 6 elevators through 2 automatic transfer switches.

The majority of the lighting has been replaced in the last 20 years. All of the ballast on the first floor have been replaced

years old.

The fire alarm system control panel was upgraded approximately 10 years ago. However, most of the existing devices and wiring are from the original installation.

In general, the electrical system is not adequate. Fuses that supply branch circuit wiring blow frequently. The main switchboard, feeder wiring, panels and branch circuit wiring have surpassed the end of their projected useful life. Some original panels have been replaced with new ones that are connected to the original feeders and branch circuit wiring. All of the original system is recommended for replacement. If the original system is replaced immediately, the individual deficiencies listed should be incorporated in the upgrade project. However, if the upgrade project is not accomplished immediately, those individually listed deficiencies should be corrected immediately. Other deficiencies include:

- Numerous 30 year old light fixtures still exist, many have missing or broken parts and are recommended for replacement.
- Practically all exit lights in the facility are not operational and are recommended for immediate repair.
- Panels throughout the facility have broken or missing parts that are recommended for repair or replacement.

The remaining original lighting and the old fluorescent lighting have reached the end of their useful life and are recommended for replacement with energy efficient type lighting.

The fire alarm system should be upgraded to incorporate ADA approved strobes in all required areas.

9	Upgrade Electrical System	$533,000
10	Repair Splices, Conduit and Junction Boxes	$362
11	Repair Starter	$238
12	Repair Disconnect Switches	$380
13	Repair Exit Lights	$2,483
14	Repair/Replace Exterior Lights	$41
15	Repair/Replace Interior Lights	$2,827
16	Repair Stair Lights (Incandescent)	$1,095

20	Repair Fire Pump	$7,459
28	Upgrade Remaining Outdated Lighting System	$70,000
29	Repair/Replace Strobe Lights	$15,000
	Subtotal	$632,885

SYSTEM 10 Not Used

SYSTEM 11 Not Used

SYSTEM 12 Site

The site is in fair condition. However, there are some cracks, potholes and settlementation of the sidewalk that require repairs. The sidewalk has settled below the concrete curb. There is considerable plant growth adjacent to the sidewalk. However, this complex of historical buildings is in fair to good condition when considering its age.

6	Repair Sidewalk	$1,352
	Subtotal	$1,352

IMMEDIATE THROUGH 2 YRS-SUBTOTAL .$981,775

For building plans and photolog see sections 2 and 3 respectively.

3 TO 5 YEAR SCHEDULE

System components were examined based on survey conditions and architectural/engineering analysis. Based on this review the following projects are recommended:

30	Replace Roof(Copper)	$182,000
31	Replace Chillers (Yr 3)	$205,000
32	Replace Old Acoustical Ceiling Tile (Yr 4)	$82,500
33	Repaint Interior (Yr 3)	$163,000
34	Repair Interior Stone Wall Finishes (Yr 4)	$18,990
35	Upgrade Restrooms, Telephone, Drinking Fountains, Signage (ADA) (Yr 3)	$84,000

36	Repair/Repaint Plaster and Drywall Finishes (Yr 5)	$18,000
37	Replace Sewage Ejector Pumps (Yr 5)	$7,800
38	Replace Water Pumps (Yr 4)	$8,850
39	Replace and Upgrade Fire Pump (Yr 4)	$62,000
	Subtotal	$832,140

6-15 Year Schedule

System components were examined based on survey conditions and the estimated remaining useful life based on the estimated age of the components or systems. After careful analysis, proposed repair/replacement expected over the life of the major system components for the 6-15 year period are as follows:

40	Repair Emergency Generator (Yr 10)	$5,000
41	Restore Limestone Exterior Surfaces (Yr 6)	$168,000
42	Recaulk Windows (Yr 8)	$38,000
43	Repaint Interior (Yr 8)	$163,000
44	Repair Roof (Yr 9)	$4,800
45	Repair Roof (Yr 14)	$4,800
46	Replace Hot Water Heaters (Yr 9)	$26,800
47	Replace Carpet (Yr 11)	$62,400
48	Replace AHUs (Yr 6)	$96,000
49	Replace Fire Alarm/Detection/Communication/ Security System (Yr 10)	$149,300
50	Replace Floor Tile (Yr 6)	$32,750
52	Repaint Interior(Yr 13)	$163,000
53	Replace Nine Pumps(Yr 10)	$88,800
	Subtotal	$1,002,650

Total Costs

TOTAL PROJECT COSTS OVER THE 15 YEAR PERIOD IS ...$2,816,565

Building FCI

THE BUILDING FCI FOR THE SUPERIOR COURT B IS 28.11