

**Brown Deer Park**  
 7835 N. Green Bay Road  
 Milwaukee, WI 53209  
 Unit Office: (414) 352-7502

### Park Legend

- |   |                                     |                     |  |
|---|-------------------------------------|---------------------|--|
| Park Land                                 | Restrooms                           | Soccer Fields       | <b>Pavilion &amp; Picnic Reservations</b><br>(414) 257-8005          |
| Shrubs & Trees                            | Oak Leaf Trail (Recreational Trail) | Softball Diamond    | <b>Parks Information</b><br>(414) 257-PARK (7275)<br>countyparks.com |
| Parking Lot                               | Trail Segment                       | Tennis Courts       |  |
| Park Building                             | Exceptional Native-Plant Community  | Tot Lot             |  |
| Reservable Picnic Area (Tents allowed)    | Golf Course                         | X-country Ski Trail |  |
| Reservable Picnic Area (No tents allowed) | Sand Volleyball                     |                     |  |

420 210 0 420 Feet  
 PARK ACREAGE: 362.6

UPDATED JUNE '11

Property: Parks  
 Site: Brown Deer Park\*

Asset Name: Boathouse\*  
 Asset Number: 980

STATISTICS

FCI Cost:	126,959	FCI:	0.37
Total Requirements Cost :	126,959	RI:	0.37

Current Replacement Value	344,235	Address 1	7835 N Green Bay Road
Size	3,309 SF	Address 2	-
Year Constructed	1936	City	Milwaukee
Year Renovated	-	State/Province/Region	WI
Commission Date	-	Zip/Postal Code	53209-1719
Decommission Date	-	Architect	-
Ownership	Client Owned	Historical Category	Eligible
Floors	1	Construction Type	WAC 5B Exterior Masonry - Unprotected
Type	Building	Use	Community Service

PHOTO



Architectural  
 Bldg 980, Boathouse.

ASSET DESCRIPTION

ARCHITECTURAL

Building 980, the Boathouse, is part of the Milwaukee County Department of Parks, Recreation and Culture and is situated within Brown Deer Park, 7835 North Green Bay Rd., Glendale WI, 53209. The building is located on the northeast portion of the park, northern bank of the lagoon. Included in the assessment of the building are adjacent walkways, parking lots, stairways, light fixtures and surrounding fences.

The 3,309 square foot building built in 1936 is a one (1) story, structure with a full walkout basement or lower level. It is used primarily for meetings, functions, comfort and warming during the skating season.

Per the Wisconsin Administrative Code, Comm. Section 54, the Boathouse is classified as Assembly Occupancy. According to the Wisconsin Administrative Code, Comm. Section 51.02, the facility is construction class 8 or Wood Frame-Unprotected as determined from field observations and

All costs in USD.

as-built drawings. The NFPA Building Construction Type is II (000).

#### Building Exterior

The building envelope has a cut stone and stucco veneer with a concrete and wood framing backup system. There are multiple gabled roofs with wood shakes and copper flashing. The windows are a combination of fixed and operable with wood frames and single pane glazing in all areas with the exception of the thermal pane windows in the east wing. The pedestrian doors are solid wood with single and thermal pane glazing.

#### Building Interior

The ceilings are a combination of painted plaster and wall board, varnished wood and some two foot by four foot suspended acoustical ceiling tiles with an exposed grid in the basement or lower level. The walls consist of painted stucco, gypsum wall board (GWB), varnished wood, cut stone and ceramic tile wainscot in the restrooms. The floor coverings on the main level are primarily cushioned sheet vinyl, marble in the main entry foyer, ceramic tile and unfinished concrete in the lower level bathrooms and unfinished concrete in the lower level equipment spaces. The doors are solid core wood, some with vision panels, in wood frames with knob type hardware, the exception being the lever type hardware on the accessible restroom door located on the main level.

#### Structure

The substructure or foundation is reinforced poured concrete walls on strip footings and spread footings at the interior columns. The floor structure is a reinforced concrete slab on grade. The superstructure consists of reinforced concrete and heavy timber. The roof frame consists of heavy timber wood trusses.

#### Handicapped Accessibility

Building 980s compliance with handicapped accessibility was evaluated utilizing Wisconsin Administrative Code, Comm. Section 69 and ADAAG. This building is not exempt per the Codes. The building does have an accessible toilet room on the first floor but the lower level toilet rooms do not comply. The building lacks Braille signage, water fountains and compliant architectural hardware on the interior and exterior doors with the exception of the accessible toilet room on the first floor.

#### Hazardous Materials

An asbestos report was not provided for this building, however, based on the 1936 date of construction asbestos containing materials are presumed to be present in the building in areas not renovated.

Considering the building age, lead containing material such as paint may be present.

The interior fluorescent lighting fixtures have been updated however ballast that are suspected of containing PCB's may still be present.

#### MECHANICAL

##### HVAC

The building is heated and ventilated by a 192,500 Btu/h, gas fired, forced hot air furnace equipped with an air distribution filtration system. The unit is aged but appears to be still functional. Heating is controlled by a centrally located thermostat and distribution is by galvanized steel ductwork.

##### PLUMBING

Natural gas is supplied to the building by a 1-inch main with distribution by black steel pipe to the gas fired furnace.

Domestic water is supplied by a 6-inch service equipped with an isolation valve and water meter. The line is reduced to 3 inch and 2 inch branch feeders. The incoming line does not have a backflow prevention device. Domestic hot water is generated by a 52 gallon, 4500 Watt, 240v electric water heater. The unit, although aged is still functional. Distribution is by a mix of galvanized steel and copper piping. A float switch operated well pump equipped with a water meter is located in the tunnel area of the lower level and provides water to the lagoon.

*All costs in USD.*

The lower level men's room has a lavatory, three urinals, three water closets, while the women's room has two lavatories and four water closets. The first floor handicapped accessible restroom has a lavatory and a toilet. A small rinse sink is located outside the accessible restroom in a kitchenette area.

The sanitary system is gravity return to hub cast iron piping. Storm water is removed from the roof downspouts via internal hub cast iron risers to the site storm water drainage system.

#### FIRE PROTECTION

The building does not have an automatic wet pipe sprinkler system; however, hand held ABC type fire extinguishers are provided and a fire hydrant is located approximately 50 feet from the building on the west elevation. At the time of the assessment they were properly charged with current inspection tags.

#### ELECTRICAL

##### Electrical Service

The Brown Deer Boathouse and Pavilion is supplied electrically by WE Energies Power Company. The feed comes underground from a Utility owned Pad Mount Transformer outside the building. The Main Disconnect labeled Main Switch is located in the Storage Room. It is rated at 240 volts, 200 amps, 3 phase, 4 wire. A utility electric meter adjacent to the building monitors the service.

##### Electrical Distribution

The Main Disconnect feeds with conduit and wire to panels BH-A-L and BH-A-R. These panels, using conduit and wire, feed the buildings equipment for power, lighting, HVAC, Well Pump equipment.

##### Emergency Lighting

The facility is not equipped with any emergency lighting fixtures. Exit lighting is provided at some locations and consists of fluorescent and incandescent lit signs with red lettering.

##### Lighting and Branch Wiring

The facility uses incandescent lamps and spot lights and surface mounted fluorescent fixtures throughout the building. All observed fluorescent lamps are energy efficient T-8 units with electronic ballasts. Exterior perimeter lighting consists of incandescent floodlights and HPS wall packs located around the perimeter. Duplex receptacles are located throughout the building.

##### Fire Alarm Equipment

The building is not equipped with a fire alarm system, however, hard wired smoke detectors are provided in some areas and in the ventilation system ductwork

##### Security and Communication Systems

The building is equipped with a motion detection security system, alarm horn and blue strobe light. Telecommunications systems are provided by the local telephone company. The telecommunications system backbone is located in the boiler room, lower level.

##### Disclaimer

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#### REQUIREMENTS

*All costs in USD.*

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Doors: Non Accessible Code Compliant Hardware	C1020-Interior Doors	Accessibility	2 - Potentially Critical	05/03/2007	3,497
Emergency Light and Power Systems: No Battery Pack	D5092-Emergency Light and Power Systems	Operations	4 - Recommended	05/03/2014	2,030
Emergency Light and Power Systems: No Emergency Lights	D5092-Emergency Light and Power Systems	Operations	2 - Potentially Critical	05/03/2007	2,423
Exhaust Ventilation: None In Basement Restrooms	D3042-Exhaust Ventilation Systems	Air and Water Quality	2 - Potentially Critical	05/03/2007	16,550
Exterior Stairs: Do Not Have Handrails	C20-Stairs	Accessibility	2 - Potentially Critical	05/05/2007	8,325
Fire Alarm Systems: Inadequate Coverage	D5037-Fire Alarm Systems	Life Safety	5 - Does Not Meet Current Codes or Standards	05/05/2014	22,737
Handrails/Guards: Non-Compliant (Interior Stair)	C20-Stairs	Code Compliance	5 - Does Not Meet Current Codes or Standards	05/03/2014	12,034
Hazardous Materials: Test For Asbestos	F2020-Hazardous Components Abatement	Environmental	4 - Recommended	05/03/2014	931
Hazardous Materials: Test For Lead Paint	F2020-Hazardous Components Abatement	Environmental	4 - Recommended	05/03/2014	931
Plumbing Fixtures: Non Accessible Compliant	D2010-Plumbing Fixtures	Accessibility	1 - Currently Critical	05/03/2005	24,651
Roofing: Replace Aged Wood Shake System	B30-Roofing	Integrity	2 - Potentially Critical	05/03/2007	29,815
Telephone Systems: Wiring Not Secured/Supported	D5033-Telephone Systems	Code Compliance	5 - Does Not Meet Current Codes or Standards	05/03/2014	3,034
				<b>Total</b>	<b>126,958</b>

All costs in USD.



Property: Parks  
 Site: Estabrook Park\*

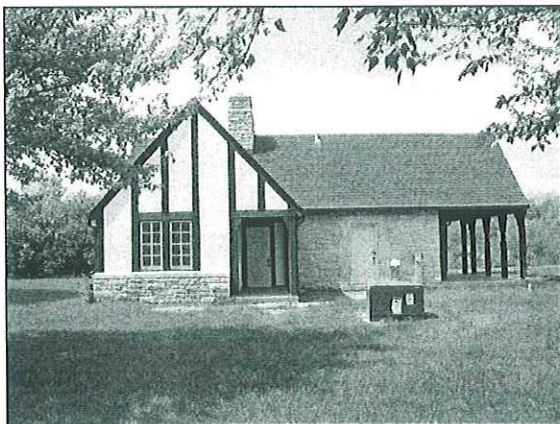
Asset Name: Comfort Station-Central\*  
 Asset Number: 1250

STATISTICS

FCI Cost:	31,669	FCI:	0.15
Total Requirements Cost :	31,669	RI:	0.15

Current Replacement Value	209,164	Address 1	4400 N Estabrook Dr
Size	1,402 SF	Address 2	-
Year Constructed	1938	City	Milwaukee
Year Renovated	-	State/Province/Region	WI
Commission Date	-	Zip/Postal Code	53209
Decommission Date	-	Architect	-
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	WAC 5B Exterior Masonry - Unprotected
Type	Building	Use	Restroom

PHOTO



Architectural  
 Bldg. 1250, Comfort Station - Central.

ASSET DESCRIPTION

ARCHITECTURAL

Building 1250, the Comfort Station-Central, is part of the Milwaukee County Department of Parks, Recreation and Culture and is located within Estabrook Park, 4400 Estabrook Parkway, Milwaukee WI, 53209. Included in the assessment of the building are adjacent walkways, parking lots, stairways, light fixtures and surrounding fences.

The building is a one (1) story, 1,402 square foot structure built in 1938. It is now used to provide restroom services to park patrons. The original design included a concession area now used for storage.

Per the Wisconsin Administrative Code, Comm. Section 54, the Comfort Station-Central is classified as Assembly Occupancy. According to the Wisconsin Administrative Code, Comm. Section 51.02, the facility is construction class 5B or Masonry-Unprotected as determined from field

All costs in USD.

observations and as-built drawings. The NFPA Building Construction Type is II (000).

#### Building Exterior

The building envelope is cut stone veneer with a wood framing backup system. The roof is gabled with asphalt shingles. The windows are fixed with wood frames, single pane glazing and exterior Plexiglas protection panels. The doors are solid wood with wood frames and knob type hardware.

#### Building Interior

The ceilings are a combination of painted plaster and wood. The walls consist of cement plaster walls on rock lath with a wood frame backing system in the restrooms and stone elsewhere. The floor covering throughout the building is unfinished concrete. The toilet partition doors are painted wood. Wood stairs lead to the attic and concrete stairs to the basement.

#### Structure

The substructure consists of a basement with a concrete slab on grade and perimeter wall foundation. The first floor structure is a reinforced concrete slab. The superstructure consists of mortared stone walls and heavy timber. The roof frame consists of wood trusses.

#### Handicapped Accessibility

Building 1250s compliance with handicapped accessibility was evaluated utilizing Wisconsin Administrative Code, Comm. Section 69 and ADAAG. This building is not exempt per the Codes. The building does not have accessible restrooms. The building lacks compliant architectural hardware on the exterior doors.

#### Hazardous Materials

An asbestos report was not provided for this building, however, based on the 1938 date of construction, asbestos and lead containing materials are presumed to be present in the building in areas not renovated.

#### MECHANICAL

##### HVAC

The building no longer has a heating system or any HVAC systems other than attic ventilation louvers on the on the roof.

##### PLUMBING

Domestic water is supplied via a 2-inch service equipped with an isolation valve and enters the building in the basement. The incoming line does not have a backflow prevention device. Distribution is by a mix of galvanized steel and copper piping. Hot water is not provided in this building.

The building has two restrooms. The Men's room is equipped with two lavatories, two water closets and three urinals. The Women's room is equipped with one lavatory and three water closets. The sanitary system is gravity return to hub cast iron piping. Storm water is removed from the roof via gutters and downspouts connected to the site storm water removal system.

##### FIRE PROTECTION

The building does not have any fire protection devices. A fire hydrant is located approximately 100 feet to the east.

##### ELECTRICAL

###### Service and Power Distribution

The Estabrook Park Comfort Station (Central) is supplied electrically by WE Energies Power Company. The feed comes underground from a WE Energies owned pad mount transformer on the East side of the building. The transformer feeds Panel B, which is located in the Storage Room. Panel B is rated at 120/240 volts, 60 amps, 1 phase, 3 wire, with a 60 amp fused main. A utility electric meter outside on the East wall monitors the electrical service.

*All costs in USD.*



**Electrical Distribution**

Panel B feeds Disconnect S-2, lights and receptacles other miscellaneous equipment in this building with conduit and wire.

**Emergency Lighting**

The facility is not equipped with battery powered emergency lighting fixtures. Exit lighting is not required.

**Lighting and Branch Wiring**

The facility uses incandescent and screw in fluorescent lamps housed in vandal resistant fixtures throughout the building. Exterior perimeter lighting consists of photocell controlled wall mounted HID units. Duplex receptacles are located in the former concession area.

**Fire Alarm Equipment**

The building is not equipped with a fire alarm system.

**Security and Communication Systems**

The building is not equipped with a security system or communications system.

**Disclaimer**

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**REQUIREMENTS**

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Electrical Service and Distribution: Replace Aged Panel And Bad Wire	D5010-Electrical Service and Distribution	Integrity	4 - Recommended	05/26/2014	2,115
Electrical Service and Distribution: Replace Aged Panel And Bad Wire	D5010-Electrical Service and Distribution	Integrity	4 - Recommended	05/26/2014	2,115
Fire Protection: No Fire Extinguishers Present	E10-Equipment	Life Safety	1 - Currently Critical	05/27/2005	255
Hazardous Materials: Building May Contain Asbestos, Lead or PCBs	F2020-Hazardous Components Abatement	Environmental	4 - Recommended	05/27/2014	444
Lighting and Branch Wiring: Non-Energy Efficient	D5020-Lighting and Branch Wiring	Energy	4 - Recommended	05/27/2014	4,005
Plumbing Fixtures: Non-ADA Compliant	D2010-Plumbing Fixtures	Accessibility	1 - Currently Critical	05/27/2005	21,888
Superstructure: Fractured Concrete Sub Floor	B10-Superstructure	Integrity	3 - Necessary Not Yet Critical	05/27/2009	848
<b>Total</b>					<b>31,670</b>

All costs in USD.



**Wilson Recreation**

4001 S. 20 St.  
 Milwaukee, WI 53221  
 Office: (414) 281-6289

- Park Land
- Shrubs & Trees
- Parking Lot
- Park Building
- Reservable Picnic Area (Tents allowed)
- Sand Volleyball
- Softball Diamond
- Swimming Pool
- Tennis

Picnic Reservations (414) 257-8005  
 Parks Information (414) 257-PARK (7275)  
 countyparks.com

UPDATED JUNE '11

0 40 80 160 240 320 Feet  
 PARK ACREAGE: 51.3



MILWAUKEE COUNTY  
**PARKS**  
N · A · T · I · O · N · A · L  
GOLD MEDAL WINNER



### Kletzsch Park

6560 N. Milwaukee River Parkway  
Glendale, WI 53209  
Unit Office: (414) 352-7502

- Park Land
- Shrubs & Trees
- Parking Lot
- Park Building
- Reservable Picnic Area (Tents allowed)
- Reservable Picnic Area (No tents allowed) Shelter, water and restrooms at Site 8
- Restrooms
- Oak Leaf Trail (Recreational Trail)
- Trail Segment
- Exceptional Native-Plant Community
- Archery
- Sand Volleyball
- Soccer
- Softball Diamond
- Tot Lot

**Pavilion & Picnic Reservations**  
(414) 257-8005

**Parks Information**  
(414) 257-PARK (7275)  
countyparks.com

0 112.5225 450 675 900 Feet  
PARK ACREAGE: 140.5

UPDATED JUNE '11

Property: Parks  
 Site: Kletsch Park\*

Asset Name: Pavilion\*  
 Asset Number: 1130

STATISTICS

FCI Cost:	21,849	FCI:	0.08
Total Requirements Cost :	21,849	RI:	0.08

Current Replacement Value	280,505	Address 1	6560 N Milwaukee River Pkwy
Size	1,810 SF	Address 2	-
Year Constructed	1936	City	Glendale
Year Renovated	-	State/Province/Region	WI
Commission Date	-	Zip/Postal Code	53209-3428
Decommission Date	-	Architect	-
Ownership	Client Owned	Historical Category	Eligible
Floors	1	Construction Type	WAC 8 Wood Frame - Unprotected
Type	Building	Use	Community Service

PHOTO



Architectural  
 Bldg. 1130, Pavilion.

ASSET DESCRIPTION

ARCHITECTURAL

Building 1130, the Pavilion, is part of the Milwaukee County Department of Parks, Recreation and Culture and is situated within Kletsch Park, 6560 North Milwaukee River Parkway, Milwaukee WI, 53209. Included in the assessment of the building are adjacent walkways, parking lots, stairways, light fixtures and surrounding fences.

The building is a one (1) story, 1,786 square foot structure built in 1936. It contains restrooms, an office, concession area and main shelter rooms and is used to provide restroom and picnicking services to park patrons.

Per the Wisconsin Administrative Code, Comm. Section 54, the Comfort Station-Northeast is classified as Assembly Occupancy. According to the Wisconsin Administrative Code, Comm. Section 51.02, the facility is construction class 8 Wood Frame - Unprotected as determined from field

All costs in USD.

observations and as-built drawings. The NFPA Building Construction Type is II (000).

#### Building Exterior

The building envelope has painted wood and a eight inch thick stone veneer with a wood framing backup system. The roof is gabled with tile shingles. The windows are double hung with wood frames with single pane glazing. The doors are solid wood with wood frames and knob type hardware.

#### Building Interior

The ceilings are painted plaster on wallboard and painted wood. The walls consist of glazed ceramic tile with a wood frame backing system in the restrooms, painted wood and stucco type plaster in the remainder of the building. The floor coverings are ceramic tile in the restrooms and unfinished concrete in the remainder of the building. The toilet partition doors are painted steel. The interior doors are wood with wood frames and knob type hardware.

#### Structure

The substructure consists of a concrete slab on grade on spread footings. The floor structure is a reinforced concrete slab on grade. The superstructure consists of heavy timber. The roof frame consists of heavy timber wood trusses.

#### Handicapped Accessibility

Building 1130 compliance with handicapped accessibility was evaluated utilizing Wisconsin Administrative Code, Comm. Section 69 and ADAAG. This building is not exempt per the Codes. The building does not have fully accessible restrooms. The building lacks compliant architectural hardware on the exterior doors.

#### Hazardous Materials

An asbestos report was not provided for this building, however, based on the 1936 date of construction and construction as-built drawings, asbestos containing materials are listed as present in the building.

Considering the building age, lead-containing material such as paint may be present.

#### MECHANICAL

##### HVAC

The building has heat in the office and former concession area provided by electric unit heaters. The lounge has a large fireplace that provides some radiant heat. Ventilation in the remainder of the building is via exhaust fans for the restrooms and equipment room (former concession area) and natural draft through open windows.

##### PLUMBING

Domestic water is supplied by the city via a 2-inch service with an isolation valve. The incoming line does not have a backflow prevention device. A 50 gallon, 4500 Watt, 240v electric water heater generates domestic hot water. Distribution is by galvanized steel and some copper piping.

The building has two restrooms. The men's room is equipped with three lavatories, five water closets and four urinals. The women's room is equipped with three lavatories and nine water closets. A porcelain coated kitchen sink is located in the former concession area. The sanitary system is gravity return to hub cast iron piping. Storm water is removed from the roof via a perimeter drip edge design.

#### FIRE PROTECTION

The building does not have any fire protection devices.

#### ELECTRICAL

All costs in USD.

**Electrical Service**

The Kletsch Park Pavilion Building is supplied electrically from the Kletsch Park Transformer Building. The feed comes underground to the Main Disconnect. The Main Disconnect is a 200 amp fused disconnect rated at 200 amps, 240 volts, 3 phase, 3 wire, with 150 amp fuses. It is located in an electrical closet just South of the Office door. The utility electric meter that monitors the electrical service of this building is at the Transformer Building.

**Electrical Distribution**

The Main Disconnect feeds with conduit and wire to Panel A and an unused disconnect. Panel A feeds the buildings equipment for power, lighting, and miscellaneous needs.

**Emergency Lighting**

The facility is not equipped with battery powered emergency lighting fixtures or exit lighting.

**Lighting and Branch Wiring**

The facility has non-energy efficient T-12 fluorescent lighting and incandescent lamps housed in either vapor or vandal resistant fixtures throughout the building. Exterior perimeter lighting consists of wall mounted HID units. Duplex receptacles are located throughout the building with the exception of the restrooms.

**Fire Alarm Equipment**

The building is not equipped with any fire alarm devices.

**Security and Communication Systems**

The building is not equipped with a security system. Telephone service is provided.

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**REQUIREMENTS**

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Domestic Water Dist: Aged Hot Water Heater	D2020-Domestic Water Distribution	Integrity	4 - Recommended	05/06/2014	2,106
Electrical Service and Distribution: Replace Disconnect, Fuses, And Wire	D5010-Electrical Service and Distribution	Code Compliance	2 - Potentially Critical	05/13/2007	1,946
Emergency Light and Power Systems: No Exit Signs	D5092-Emergency Light and Power Systems	Life Safety	1 - Currently Critical	05/06/2005	2,471
Fire Protection: No Fire Extinguishers Present	E10-Equipment	Life Safety	2 - Potentially Critical	05/05/2007	167
Hazardous Materials: Test For Asbestos	F2020-Hazardous Components Abatement	Environmental	4 - Recommended	05/05/2014	333

All costs in USD.

Requirement Name	Prime System	Category	Priority	Action Date	Cost
Hazardous Materials: Test For Lead Paint	F2020-Hazardous Components Abatement	Environmental	4 - Recommended	05/06/2014	333
Lighting and Branch Wiring: Non-Energy Efficient	D5020-Lighting and Branch Wiring	Energy	4 - Recommended	05/06/2014	4,235
Plumbing Fixtures: No Anti Siphon Device-Hose Bibb	D2020-Domestic Water Distribution	Code Compliance	2 - Potentially Critical	05/06/2007	246
Plumbing Fixtures: Partially Accessible Compliant	D2010-Plumbing Fixtures	Accessibility	2 - Potentially Critical	05/03/2007	10,012
Telephone Systems: Non Accessible Public Telephone	D5033-Telephone Systems	Accessibility	4 - Recommended	05/06/2014	1
<b>Total</b>					<b>21,850</b>

All costs in USD.