

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Alexandria City Public Schools
2000 North Beauregard Street
Alexandria, Virginia 22311
John Finnigan



1703 North Beauregard Street
Alexandria, Virginia 22311

PREPARED BY:

*Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Thomas Bart
Program Manager
800.733.0660 x7540
Tom.Bart@bureauveritas.com*

BV PROJECT #:

148303.21R000-020.354

DATE OF REPORT:

November 22, 2021

ON SITE DATE:

November 4-5, 2021

TABLE OF CONTENTS

1. Executive Summary 1

Property Overview and Assessment Details 1

Significant/Systemic Findings and Deficiencies 2

Facility Condition Index (FCI) 3

Immediate Needs..... 4

Key Findings 5

Plan Types..... 6

2. Building and Site Information 7

3. Property Space Use and Observed Areas 10

4. Purpose and Scope 11

5. Opinions of Probable Costs 13

Methodology 13

Definitions 13

6. Certification 15

7. Appendices 16



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Office building / School
Main Address	1703 North Beauregard Street, Alexandria, Virginia 22311
Site Developed	1997
Site Area	1.07 acres (estimated)
Parking Spaces	The building had a neighboring parking structure. The parking structure was shared by multiple buildings, therefore was assumed to be outside of the scope of work, and no count was taken
Building Area	75,773 SF
Number of Stories	Four above grade with one below-grade basement levels
Outside Occupants / Leased Spaces	Office suites / First Floor preschool leased by outside parties
Date(s) of Visit	November 4-5, 2021
Management Point of Contact	John Finnigan 703.517.1807 John.Finnigan@acps.k12.va.us
On-site Point of Contact (POC)	ASCD, David Winters, Senior Building Engineer 703.575.5758 David.Winters@ascd.org
Assessment and Report Prepared By	Christopher Ritz
Reviewed By	Anthony W Conner, MACM, BBA Technical Report Reviewer for: Thomas Bart 800.733.0660 x7540 Thomas.Bart@BureauVeritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The building was constructed in 1997 as an office building. Multiple tenants have leased spaces, mostly for office work. Currently 2 floors are without official use, while the top floor is used as a doctor's office, and the First Floor is used as a preschool and office lobby. No major renovations have occurred, however small, needed repairs are made as spaces are leased out.

Architectural

It is assumed nearly all of the building's architectural components are original to the building. All exterior components are in fair condition, and better than expected for being 24 years old. No extensive or critical deficiencies were observed. Minor evidence of sinking/sagging pavers were observed in the rear porch area, showing evidence of very minor ponding after rain. The building exterior is completely brick, and not showing need of repointing during observation. The roof is built-up and approaching the end of typical recommended useful life, however it was observed to be in acceptable condition and no leaks were reported. The metal windows are also original, and in fair condition. Interior finishes are all in fair condition. Floors consisting of mostly VCT and carpet throughout. The walls are all painted drywall, and ceilings are all suspended ACT. Finishes are usually repainted/replaced on an as needed basis prior to new tenants.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is cooled by chillers and heated through electric reheat in the VAV boxes located in the ceilings. Mechanical systems are approaching the end of useful life for the most part. The ductless split system units on the roof and exterior are between four to eight years old. The water-cooled chiller is showing signs of age through the loud screeching of the fan blades and the evident rust and wear on the body of the chiller.

The building has three elevators all that are regularly inspected and in fair working condition. The electrical systems in the building are reported to have been changed slightly as new tenants enter the building but are mainly original. The distribution systems look in fair condition and seem to be sufficient for the building's needs.

Plumbing systems are assumed original to the building, with evidence of possible fixture replacement at some point. Hot water is supplied by tankless instant water heaters. All plumbing components are in fair condition and are working functionally with no reported backups or clogging issues.

Fire suppression is a wet-pipe system with a 30 HP pump to supply water to the entire building. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting and other modern life safety devices.

Site

The concrete walkway and pavers all look in fair condition, with very limited cracking. The parking garage was assumed to be out of scope, but on passing was noted to be in fair condition with some signs of age and cracking. The site consists of limited shrubbery, grass, and trees. Irrigation was evident but only seen in one section of the property. The site has play structures for the school children and rubber play surfaces all in fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

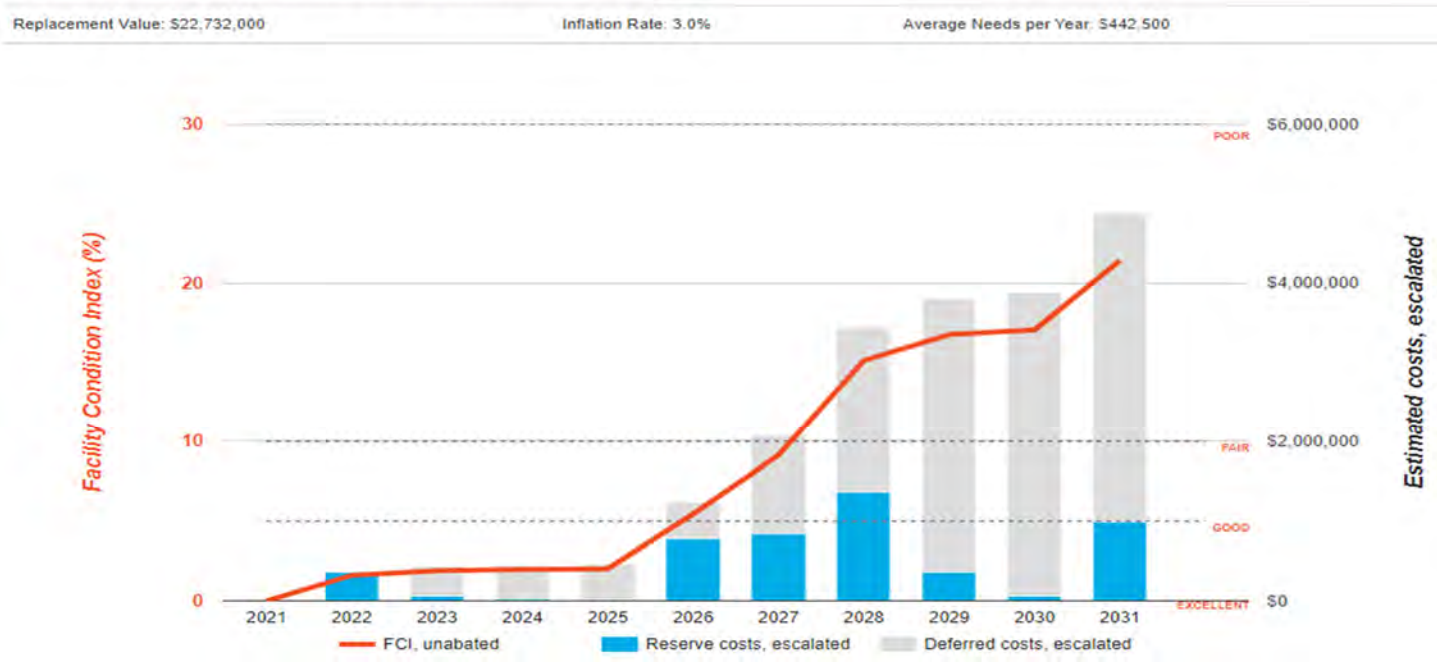
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis 1703 N. Beauregard Street(1997)		
Replacement Value \$ 22,731,900	Total SF 75,773	Cost/SF \$ 300
	Est Reserve Cost	FCI
Current	\$ 0	0.0 %
3-Year	\$ 452,900	2.0 %
5-Year	\$ 1,237,100	5.4 %
10-Year	\$ 4,866,900	21.4 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: 1703 N. Beauregard Street



Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0



Key Findings

**Chiller in Poor condition.**

Air-Cooled
1703 North Beauregard Street Site

Uniformat Code: D3031
Recommendation: **Replace in 2022**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$350,000

\$\$\$\$

The chiller looks and sound old and should be considered for replacement soon - AssetCALC ID: 3443879

**Split System in Poor condition.**

Condensing Unit/Heat Pump
1703 North Beauregard Street Roof

Uniformat Code: D3037
Recommendation: **Replace in 2022**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,100

\$\$\$\$

Unit is showing signs of age - AssetCALC ID: 3443956

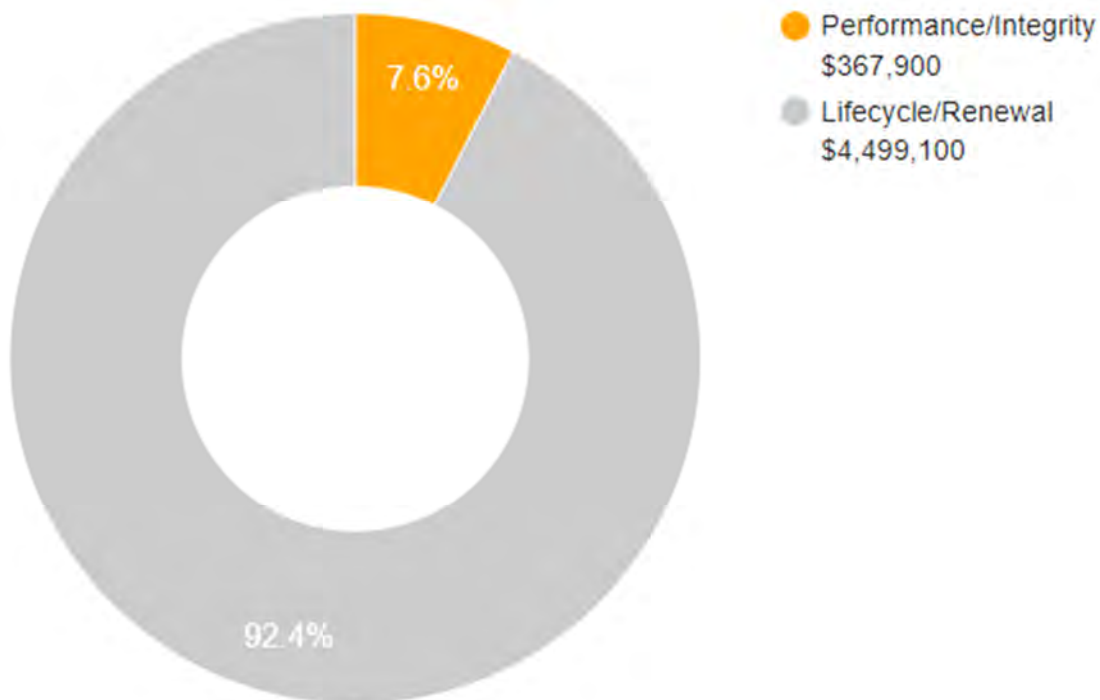
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■ Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$4,867,000

2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board / glazed CMU (Basement) Floors: Carpet, VCT (Breakrooms), ceramic tile (Restrooms) Ceilings: Painted gypsum board	Fair
Elevators	Passenger: 2 hydraulic cars serving all 5 floors Freight: 1 hydraulic cars serving all 5 floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Chillers, and air handlers, feeding VAV terminal units with electric reheat Non-Central System: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard and distribution panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair

Systems Summary		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs OR Concrete lots with adjacent concrete sidewalks, curbs, ramps, and stairs OR None	Fair
Site Development	Building-mounted and property entrance signage; wrought iron fencing; CMU dumpster enclosures Playgrounds Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes Irrigation present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: Metal halide Building-mounted: LED	Fair
Ancillary Structures	Garage	Fair
Key Issues and Findings	The HVAC components are reaching the end of useful life, especially the chiller next to the parking garage.	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$27	-	\$36	\$63
Facade	-	-	-	\$412,438	\$51,474	\$463,912
Roofing	-	-	\$303,497	\$1,552	-	\$305,049
Interiors	-	-	\$114,529	\$331,449	\$1,041,036	\$1,487,014
Conveying	-	-	-	\$462,909	-	\$462,909
Plumbing	-	-	-	\$46,852	\$97,803	\$144,655
HVAC	-	\$370,995	\$11,464	\$1,691,283	\$267,583	\$2,341,325
Fire Protection	-	-	\$131,761	\$40,478	\$4,814	\$177,053
Electrical	-	\$61,532	\$14,423	\$317,329	\$1,413,681	\$1,806,965
Fire Alarm & Electronic Systems	-	-	\$219,603	\$180,953	\$342,135	\$742,691
Equipment & Furnishings	-	-	\$9,266	\$49,378	\$16,500	\$75,144
Site Pavement	-	-	-	-	-	-
Site Development	-	-	-	\$95,117	\$333,666	\$428,783
TOTALS	-	\$432,600	\$804,600	\$3,629,800	\$3,568,800	\$8,435,800

3. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Half of the First Floor preschool; classes in session / sensitivity of operations
- The preschool was noted to have a 100 gal tank

The facility was originally constructed in 1997. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

4. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Include a comprehensive assessment of all sites, buildings, building systems, and infrastructure.
- Follow ASTM E2018-15 Standard Guide for Property Condition Assessments, as applicable.
- Determine the present condition and estimated life expectancy of various building systems and components.
- Identify and document present condition of all physical assets including grounds, facilities, and infrastructure.
- Recommend corrections for all deficiencies and provide cost estimates for corrections.
- Prioritize and categorize deficient conditions, associated corrective actions, and information concerning building systems and deficiency categories.
- Establish anticipated renewal and replacement costs for the various systems and components.
- Result in strategic plan for capital repairs, lifecycle component replacement, and building modernization.
- Calculate the Current Replacement Value (CRV) and Facility Condition Index (FCI) for each facility.
- Collect Equipment Inventory data for Client properties.
- Establish a protocol for facility condition data to migrate/transfer to a CMMS/IWMS system.

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

6. Certification

Alexandria City Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of 1703 North Beauregard Street, Alexandria, Virginia 22311, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Christopher Ritz,
Project Manager

Reviewed by:



Anthony W. Conner, MACM, BBA
Technical Report Reviewer for:
Thomas Bart
800.733.0660 x7540
Thomas.Bart@BureauVeritas.com

7. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

Appendix A: Photographic Record

Photographic Overview



1 - COVER PHOTO



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - ROOFING, BUILT-UP



5 - MAIN ENTRANCE



6 - WINDOW

Photographic Overview



7 - STRUCTURE OVERVIEW



8 - SUSPENDED CEILINGS



9 - WINDOW



10 - INTERIOR DOOR



11 - PASSENGER ELEVATOR



12 - PLUMING PHOTO

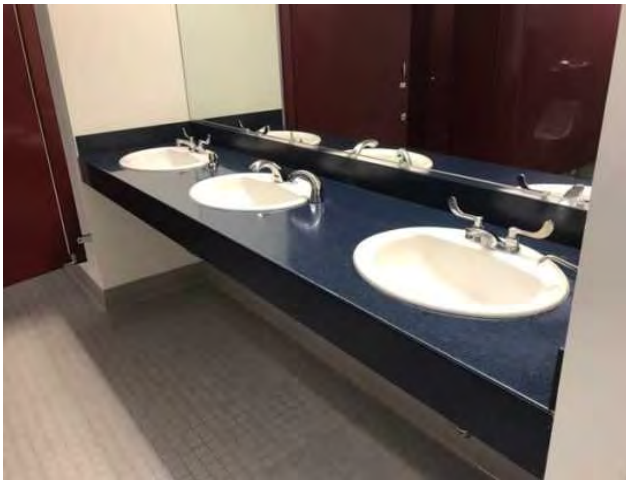
Photographic Overview



13 - BACKFLOW PREVENTER



14 - SINK



15 - SINK



16 - TOILET



17 - URINAL



18 - SEWAGE EJECTOR

Photographic Overview



19 - CHILLER



20 - EVAPORATIVE COOLER



21 - SPLIT SYSTEM DUCTLESS



22 - AIR HANDLER



23 - HEAT EXCHANGER



24 - DISTRIBUTION PUMP

Photographic Overview



25 - EXHAUST FAN, CENTRIFUGAL



26 - PUMP, FIRE SUPPRESSION



27 - FIRE SUPPRESSION SYSTEM



28 - SWITCHBOARD



29 - DISTRIBUTION PANEL



30 - SECONDARY TRANSFORMER

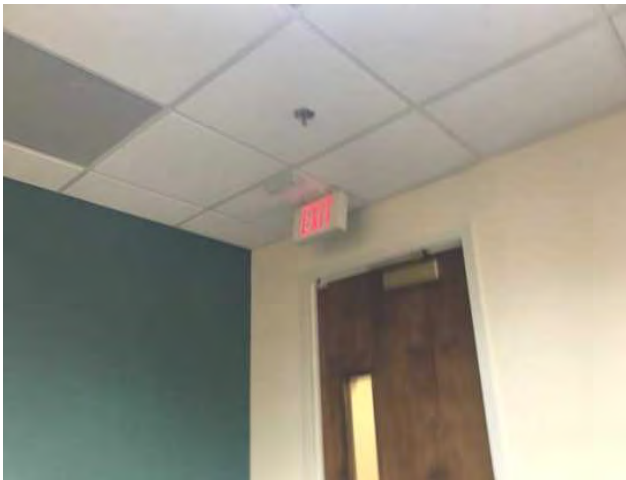
Photographic Overview



31 - DIESEL GENERATOR



32 - UNINTERRUPTIBLE POWER SUPPLY, UPS



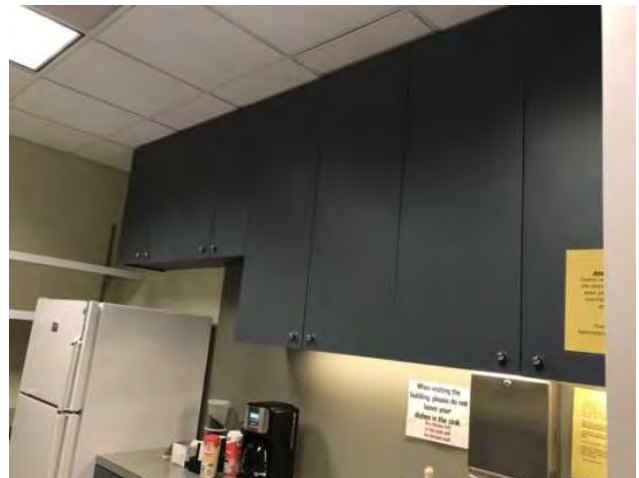
33 - EMERGENCY AND EXIT LIGHTING



34 - SECURITY/SURVEILLANCE SYSTEM



35 - RESIDENTIAL APPLIANCES



36 - CASEWORK

Photographic Overview



37 - CASEWORK



38 - ACCESSIBLE RAMP OR PATH



39 - SIDEWALK



40 - PLAY STRUCTURE



41 - FENCES AND GATES





42 - SIGNAGE, PROPERTY

Appendix B:

Site Plan

Site Plan



	Project Number	Project Name	
	148303.21R000-020.354	1703 North Beauregard Street	
	Source	On-Site Date	
	Google	November 4-5, 2021	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: 1703 North Beauregard Street
Name of person completing form: David Winters
Title / Association w/ property: Senior Building Engineer
Length of time associated w/ property: 4 years
Date Completed: 11/4/2021
Phone Number: 703.575.5758
Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 1997	Renovated 2020	Most HVAC is original to building, plumbing and electrical too mostly.
2	Building size in SF	80,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2008	
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?			X		
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Parking Garage has drainage issues
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			Grandfathered under 1997 statute
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: 1703 North Beauregard StreetBV Project Number: 148303.21R000-020.354

Facility History & Interview

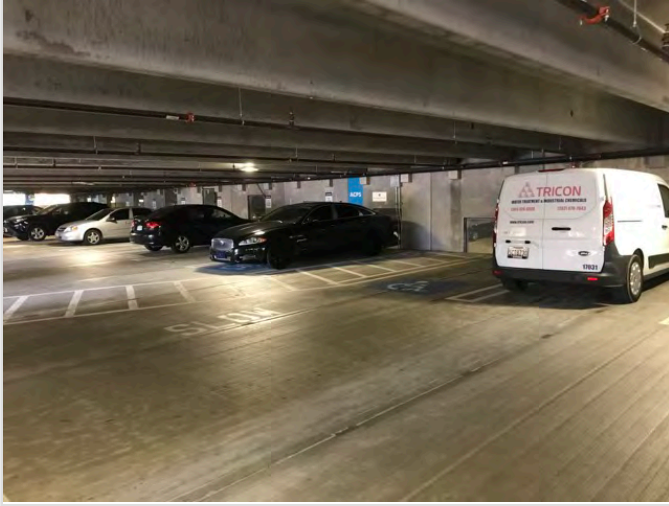
	Question	Yes	No	Unk	Comments
1	ADA: Has an accessibility study been performed at the site? If so, when?		✗		Grandfathered under 1997 statute
2	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?		✗		
3	ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?		✗		

1703 N. Beauregard St: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route				✗
Elevators				✗
Public Restrooms				✗
Kitchens/Kitchenettes				✗
Playgrounds & Swimming Pools				✗
Other	NA			

*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature

1703 N. Beauregard St: Photographic Overview



Overview of accessible parking area



Close-up of stall or 2nd area of accessible parking



Accessible ramp or path



Curb cut or 2nd pathway



Main/accessible entrance



Additional entrance or signage/hardware

1703 N. Beauregard St: Photographic Overview



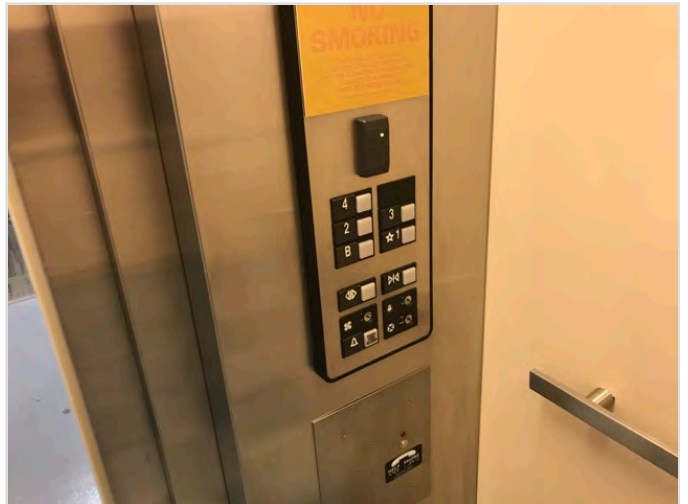
Accessible interior path (ramp/lift)



Door hardware, stair rails, or self-service area



Lobby looking at cabs (with doors open)



In-cab controls/emergency call panel



Toilet stall overview



Sink, faucet handles and/or accessories

1703 N. Beauregard St: Photographic Overview



Kitchen cabinets/sink clearance



Sink Clearance



Accessible route to playground/pool



Overview of playground/pool

Appendix E: Component Condition Report

Component Condition Report | 1703 N. Beauregard Street

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	16 LF	4	3443839
B1080	Stairwell	Fair	Stairs, Concrete, Interior	600 SF	26	3443877
B1080	Site	Fair	Stairs, Concrete, Exterior	75 SF	26	3443957
Facade						
B2010	Basement	Fair	Exterior Walls, Concrete Block (CMU)	4,500 SF	26	3443871
B2020	Preschool Suite	Fair	Window, Aluminum Double-Glazed, 16-25 SF	15	8	3443983
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	292	8	3443854
B2020	Elevator Lobbies	Fair	Window, Aluminum Double-Glazed, 16-25 SF	30	20	3443930
B2050	Entry	Fair	Exterior Door, Aluminum-Framed & Glazed, Revolving	1	6	3443975
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	18,700 SF	5	3444025
B3060	Roof	Fair	Roof Hatch, Metal	1	6	3443979
Interiors						
C1030	Preschool Suite	Fair	Interior Door, Wood, Solid-Core	47	16	3443981
C1030	1st Floor Common	Fair	Interior Door, Wood, Solid-Core	28	16	3443963
C1030	Old AV suite	Fair	Interior Door, Wood, Solid-Core	5	16	3443923
C1030	2nd Floor Office	Fair	Interior Door, Wood, Solid-Core	45	16	3443971
C1030	Basement	Fair	Interior Door, Steel, Standard	9	23	3443861
C1030	Elevator Lobbies	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	6	16	3443970
C1030	4th Floor Hallway	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	3	16	3443885
C1030	Suite 404	Fair	Interior Door, Wood, Solid-Core	4	16	3443948
C1030	3rd Floor Office	Fair	Interior Door, Wood, Solid-Core	40	16	3443968
C1030	4th Floor Hallway	Fair	Interior Door, Wood, Solid-Core	8	20	3443924
C1030	Suite 420	Fair	Interior Door, Wood, Solid-Core	7	16	3443914
C1070	Old AV suite	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	13	3443991
C1070	Suite 404	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,500 SF	11	3444000
C1070	4th Floor Hallway	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	5	3443857
C1070	Suite 420	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,400 SF	13	3443888
C1070	3rd Floor Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,500 SF	13	3443896
C1070	Preschool Suite	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,300 SF	13	3444011
C1070	2nd Floor Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	12,500 SF	13	3443996
C1070	1st Floor Common	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,200 SF	13	3443883
C2010	1st Floor Common	Fair	Wall Finishes, any surface, Prep & Paint	9,500 SF	6	3443834
C2010	Old AV suite	Fair	Wall Finishes, any surface, Prep & Paint	1,250 SF	4	3443878
C2010	Suite 420	Fair	Wall Finishes, any surface, Prep & Paint	4,700 SF	7	3444013
C2010	Preschool Suite	Fair	Wall Finishes, any surface, Prep & Paint	5,850 SF	6	3443928
C2010	2nd Floor Office	Fair	Wall Finishes, any surface, Prep & Paint	9,500 SF	5	3444024
C2010	3rd Floor Office	Fair	Wall Finishes, any surface, Prep & Paint	9,500 SF	6	3443977

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	4th Floor Hallway	Fair	Wall Finishes, any surface, Prep & Paint	2,570 SF	6	3443964
C2010	Suite 404	Fair	Wall Finishes, any surface, Prep & Paint	1,700 SF	4	3443843
C2030	2nd Floor Office	Fair	Flooring, Carpet, Commercial Standard	12,500 SF	6	3443891
C2030	Preschool Suite	Good	Flooring, Vinyl Tile (VCT)	150 SF	12	3443838
C2030	Old AV suite	Fair	Flooring, Carpet, Commercial Standard	850 SF	6	3443961
C2030	3rd Floor Office	Fair	Flooring, Vinyl Tile (VCT)	375 SF	10	3443992
C2030	1st Floor Common	Fair	Flooring, Vinyl Tile (VCT)	420 SF	10	3443999
C2030	Basement	Fair	Flooring, Vinyl Tile (VCT)	150 SF	10	3443919
C2030	Suite 404	Fair	Flooring, Vinyl Tile (VCT)	215 SF	10	3443902
C2030	Preschool Suite	Fair	Flooring, Vinyl Sheetting	170 SF	10	3443916
C2030	Suite 404	Fair	Flooring, Carpet, Commercial Standard	850 SF	6	3443953
C2030	1st Floor Common	Fair	Flooring, Carpet, Commercial Standard	625 SF	6	3444007
C2030	4th Floor Hallway	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	5	3443876
C2030	Service areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	8,250 SF	6	3443890
C2030	3rd Floor Office	Fair	Flooring, Carpet, Commercial Standard	12,500 SF	6	3443904
C2030	Suite 420	Fair	Flooring, Vinyl Tile (VCT)	215 SF	10	3443920
C2030	2nd Floor Office	Fair	Flooring, Vinyl Tile (VCT)	375 SF	10	3443994
C2030	Suite 420	Fair	Flooring, Carpet, Commercial Standard	6,300 SF	5	3443955
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	350 SF	6	3443884
C2050	Entry	Fair	Ceiling Finishes, Gypsum Board/Plaster	125 SF	26	3443837
Conveying						
D1010	Basement	Fair	Passenger Elevator, Hydraulic, 6 Floors, Renovate	1	7	3443846
D1010	Basement	Fair	Passenger Elevator, Hydraulic, 6 Floors, Renovate	1	7	3443990
D1010	Basement	Fair	Elevator Controls, Automatic, 1 Car	1	10	3444020
D1010	Basement	Fair	Passenger Elevator, Hydraulic, 6 Floors, Renovate	1	7	3443850
D1010	Basement	Fair	Elevator Controls, Automatic, 1 Car	1	10	3443926
D1010	Basement	Fair	Elevator Controls, Automatic, 1 Car	1	10	3443936
Plumbing						
D2010	2nd Floor Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	3443934
D2010	Women's Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	14	3443852
D2010	Basement	Fair	Backflow Preventer, Domestic Water	1	6	3444016
D2010	Men's Restrooms	Fair	Urinal, Standard	8	14	3443887
D2010	Suite 420	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3443937
D2010	Preschool Suite	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	3444022
D2010	Suite 404	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	3443965
D2010	1st Floor Common	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	3443860
D2010	Men's Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	12	10	3443988
D2010	Basement	Fair	Backflow Preventer, Domestic Water	1	6	3443892
D2010	Basement	Fair	Backflow Preventer, Domestic Water	1	6	3443841
D2010	Men's Restrooms	Fair	Toilet, Commercial Water Closet	8	14	3443925

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Women's Restrooms	Fair	Toilet, Commercial Water Closet	16	14	3443906
D2020	Basement	Fair	Pump, Sewage Ejector	1	9	3443942
HVAC						
D3020	Basement	Fair	Boiler Supplemental Components, Expansion Tank	1	16	3443958
D3020	Basement	Fair	Heat Exchanger, Shell & Tube, HVAC	1	11	3443949
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	9	3443951
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	3443956
D3030	Roof	Fair	Evaporative Cooler, 2 to 3 HP	1	6	3443867
D3030	Site	Poor	Chiller, Air-Cooled	1	1	3443879
D3030	Roof	Fair	Split System Ductless, Single Zone	1	5	3444002
D3030	Roof	Good	Split System Ductless, Single Zone	1	12	3443874
D3030	2nd Floor Office	Fair	Packaged Terminal Air Conditioner, PTAC	1	3	3443899
D3050	Basement	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P1]	1	15	3443954
D3050	1st Floor Common	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AC1]	1	7	3443845
D3050	Basement	Fair	Fan Coil Unit, Hydronic Terminal	1	10	3443880
D3050	4th Floor Hallway	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AC4]	1	7	3443966
D3050	3rd Floor Office	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AC3]	1	7	3443840
D3050	1st Floor Common	Fair	Variable Air Volume Unit, VAV Box	33	10	3444014
D3050	2nd Floor Office	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AC2]	1	7	3443915
D3050	Basement	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P2]	1	13	3443918
D3050	Basement	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P3]	1	13	3443907
D3050	2nd Floor Office	Fair	Variable Air Volume Unit, VAV Box	33	10	3443993
D3050	3rd Floor Office	Fair	Variable Air Volume Unit, VAV Box	33	10	3443848
D3050	4th Floor Hallway	Fair	Variable Air Volume Unit, VAV Box	33	10	3443859
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	23	3443872
D3060	Roof	Excellent	Exhaust Fan, Centrifugal, 12" Damper	1	24	3444005
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	22	3443870
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	2	3443938
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	75,773 SF	5	3444006
D4010	Basement	Fair	Pump, Fire Suppression	1	7	3443943
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	20	6	3443927
Electrical						
D5010	Basement	Fair	Automatic Transfer Switch, ATS	1	14	3443922
D5010	Basement	Fair	Uninterruptible Power Supply, UPS	1	10	3443865
D5010	Basement	Fair	Automatic Transfer Switch, ATS	1	17	3443940
D5010	Site	Fair	Generator, Diesel, 65 to 125 KW	1	2	3443989
D5020	4th Floor Hallway	Fair	Distribution Panel, 120/240 V	1	6	3443935
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443873
D5020	1st Floor Common	Fair	Distribution Panel, 120/240 V	1	6	3444012

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Basement	Fair	Switchboard, 277/480 V	1	16	3443947
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443858
D5020	4th Floor Hallway	Fair	Secondary Transformer, Dry, Stepdown	1	6	3443894
D5020	Basement	Fair	Switchboard, 277/480 V	1	16	3443997
D5020	Basement	Fair	Switchboard, 277/480 V	1	16	3443913
D5020	4th Floor Hallway	Fair	Distribution Panel, 120/240 V	1	6	3444017
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3444009
D5020	3rd Floor Office	Fair	Distribution Panel, 120/240 V [MDP-3]	1	6	3443842
D5020	Basement	Fair	Distribution Panel, 120/240 V	1	6	3443844
D5020	Basement	Fair	Switchboard, 120/208 V	1	16	3443853
D5020	1st Floor Common	Fair	Secondary Transformer, Dry, Stepdown	1	6	3443960
D5020	4th Floor Hallway	Fair	Distribution Panel, 120/240 V	1	6	3443974
D5020	4th Floor Hallway	Fair	Distribution Panel, 120/240 V	1	6	3443985
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	6	3443851
D5020	1st Floor Common	Fair	Distribution Panel, 120/240 V	1	6	3443969
D5020	3rd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443998
D5020	4th Floor Hallway	Fair	Secondary Transformer, Dry, Stepdown	1	6	3443882
D5020	1st Floor Common	Fair	Distribution Panel, 120/240 V	1	6	3443862
D5020	3rd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443833
D5020	1st Floor Common	Fair	Distribution Panel, 120/240 V	1	6	3444010
D5020	3rd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443847
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443987
D5020	4th Floor Hallway	Fair	Distribution Panel, 120/240 V [MDP-4]	1	6	3443908
D5020	3rd Floor Office	Fair	Secondary Transformer, Dry, Stepdown	1	6	3443856
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443952
D5020	1st Floor Common	Fair	Distribution Panel, 120/240 V	1	6	3443929
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443962
D5020	Basement	Fair	Distribution Panel, 120/240 V	1	6	3443886
D5020	3rd Floor Office	Fair	Secondary Transformer, Dry, Stepdown	1	6	3444026
D5020	1st Floor Common	Fair	Distribution Panel, 120/240 V	1	6	3443911
D5020	Basement	Fair	Switchboard, 277/480 V	1	16	3443895
D5020	4th Floor Hallway	Fair	Distribution Panel, 120/240 V	1	6	3443976
D5020	2nd Floor Office	Fair	Secondary Transformer, Dry, Stepdown	1	6	3443939
D5020	Basement	Fair	Switchboard, 277/480 V	1	16	3443982
D5020	3rd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443921
D5020	2nd Floor Office	Fair	Secondary Transformer, Dry, Stepdown	1	6	3443893
D5020	1st Floor Common	Fair	Distribution Panel, 120/240 V	1	6	3444018
D5020	1st Floor Common	Fair	Distribution Panel, 120/240 V	1	6	3443932
D5020	3rd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443933
D5020	3rd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443868

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443866
D5020	4th Floor Hallway	Fair	Distribution Panel, 120/240 V	1	6	3443901
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V [MDP-2]	1	6	3443946
D5020	1st Floor Common	Fair	Distribution Panel, 120/240 V	1	6	3443836
D5020	2nd Floor Office	Fair	Secondary Transformer, Dry, Stepdown	1	6	3443835
D5020	1st Floor Common	Fair	Secondary Transformer, Dry, Stepdown	1	6	3444015
D5020	4th Floor Hallway	Fair	Distribution Panel, 120/240 V	1	6	3443986
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3444008
D5020	Basement	Fair	Switchboard, 277/480 V	1	16	3443863
D5020	3rd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3444019
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443995
D5020	2nd Floor Office	Fair	Distribution Panel, 120/240 V	1	6	3443984
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	75,773 SF	16	3443909
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	60	3	3443941
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	75,773 SF	6	3443889
D8010	1st Floor Common	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	75,773 SF	5	3443980
Equipment & Furnishings						
E1040	3rd Floor Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	3	5	3443849
E1060	3rd Floor Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	3443905
E1060	3rd Floor Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	3443869
E1060	2nd Floor Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	3444004
E1060	3rd Floor Office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	3443931
E1060	Suite 420	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	3443973
E1060	Suite 404	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	3443864
E2010	Preschool Suite	Fair	Casework, Countertop, Plastic Laminate	24 LF	9	3444021
E2010	Suite 404	Fair	Casework, Countertop, Solid Surface	16 LF	20	3443881
E2010	1st Floor Common	Fair	Casework, Countertop, Plastic Laminate	24 LF	10	3443875
E2010	Preschool Suite	Fair	Casework, Cabinetry, Hardwood Standard	22 LF	10	3443944
E2010	Suite 420	Fair	Casework, Cabinetry, Hardwood Standard	18 LF	10	3443903
E2010	1st Floor Common	Fair	Casework, Cabinetry, Hardwood Standard	18 LF	10	3443910
E2010	Suite 420	Fair	Casework, Countertop, Plastic Laminate	18 LF	10	3444003
E2010	2nd Floor Office	Fair	Casework, Countertop, Plastic Laminate	24 LF	7	3444001
E2010	3rd Floor Office	Fair	Casework, Cabinetry, Hardwood Standard	24 LF	10	3443897
E2010	2nd Floor Office	Fair	Casework, Cabinetry, Hardwood Standard	24 LF	10	3444023
E2010	3rd Floor Office	Fair	Casework, Countertop, Plastic Laminate	12 LF	9	3443855
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	9,700 SF	26	3443967
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	2,100 SF	26	3443945
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	800 SF	26	3443959

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	3443898
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,500 SF	9	3443832
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	3443978
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	310 LF	27	3443900
G2060	Site	Fair	Retaining Wall, Brick/Stone	1,450 SF	16	3443917
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	145 LF	16	3443912
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	9	3443972

Appendix F: Replacement Reserves

Replacement Reserves Report																																																		
1703 N. Beauregard Street																																																		
11/22/2021																																																		
Location		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Escalated Estimate																											
1703 N. Beauregard Street		\$0	\$367,813	\$64,715	\$20,325	\$9,059	\$775,197	\$838,689	\$1,364,238	\$369,453	\$67,692	\$989,714	\$187,218	\$6,059	\$300,389	\$117,451	\$149,721	\$2,314,797	\$44,710	\$9,193	\$6,313	\$432,911	\$8,435,655																											
Grand Total		\$0	\$367,813	\$64,715	\$20,325	\$9,059	\$775,197	\$838,689	\$1,364,238	\$369,453	\$67,692	\$989,714	\$187,218	\$6,059	\$300,389	\$117,451	\$149,721	\$2,314,797	\$44,710	\$9,193	\$6,313	\$432,911	\$8,435,655																											
Uniformat Code	ID	Cost Description																				Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B1080	3443839	Stair/Ramp Rails, Metal, Refinish																10	6	4	16	LF	\$1.50	\$24							\$24												\$48							
B2020	3443983	Window, Aluminum Double-Glazed, 16-25 SF, Replace																30	22	8	15	EA	\$950.00	\$14,250							\$14,250													\$14,250						
B2020	3443854	Window, Aluminum Double-Glazed, 16-25 SF, Replace																30	22	8	292	EA	\$950.00	\$277,400							\$277,400												\$277,400							
B2020	3443930	Window, Aluminum Double-Glazed, 16-25 SF, Replace																30	10	20	30	EA	\$950.00	\$28,500														\$28,500					\$28,500							
B2050	3443975	Exterior Door, Aluminum-Framed & Glazed, Revolving, Replace																30	24	6	1	EA	\$36,000.00	\$36,000																		\$36,000								
B3010	3444025	Roofing, Built-Up, Replace																25	20	5	18700	SF	\$14.00	\$261,800							\$261,800											\$261,800								
B3060	3443979	Roof Hatch, Metal, Replace																30	24	6	1	EA	\$1,300.00	\$1,300																		\$1,300								
C1030	3443981	Interior Door, Wood, Solid-Core, Replace																40	24	16	47	EA	\$700.00	\$32,900																		\$32,900								
C1030	3443963	Interior Door, Wood, Solid-Core, Replace																40	24	16	28	EA	\$700.00	\$19,600																		\$19,600								
C1030	3443923	Interior Door, Wood, Solid-Core, Replace																40	24	16	5	EA	\$700.00	\$3,500																		\$3,500								
C1030	3443971	Interior Door, Wood, Solid-Core, Replace																40	24	16	45	EA	\$700.00	\$31,500																		\$31,500								
C1030	3443970	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace																40	24	16	6	EA	\$1,300.00	\$7,800																		\$7,800								
C1030	3443885	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace																40	24	16	3	EA	\$1,300.00	\$3,900																		\$3,900								
C1030	3443948	Interior Door, Wood, Solid-Core, Replace																40	24	16	4	EA	\$700.00	\$2,800																		\$2,800								
C1030	3443968	Interior Door, Wood, Solid-Core, Replace																40	24	16	40	EA	\$700.00	\$28,000																		\$28,000								
C1030	3443914	Interior Door, Wood, Solid-Core, Replace																40	24	16	7	EA	\$700.00	\$4,900																		\$4,900								
C1030	3443924	Interior Door, Wood, Solid-Core, Replace																40	20	20	8	EA	\$700.00	\$5,600																		\$5,600								
C1070	3443857	Suspended Ceilings, Acoustical Tile (ACT), Replace																25	20	5	3000	SF	\$3.50	\$10,500																		\$10,500								
C1070	3444000	Suspended Ceilings, Acoustical Tile (ACT), Replace																25	14	11	1500	SF	\$3.50	\$5,250																		\$5,250								
C1070	3443991	Suspended Ceilings, Acoustical Tile (ACT), Replace																25	12	13	2000	SF	\$3.50	\$7,000																		\$7,000								
C1070	3443888	Suspended Ceilings, Acoustical Tile (ACT), Replace																25	12	13	6400	SF	\$3.50	\$22,400																		\$22,400								
C1070	3443896	Suspended Ceilings, Acoustical Tile (ACT), Replace																25	12	13	12500	SF	\$3.50	\$43,750																		\$43,750								
C1070	3444011	Suspended Ceilings, Acoustical Tile (ACT), Replace																25	12	13	5300	SF	\$3.50	\$18,550																		\$18,550								
C1070	3443996	Suspended Ceilings, Acoustical Tile (ACT), Replace																25	12	13	12500	SF	\$3.50	\$43,750																		\$43,750								
C1070	3443883	Suspended Ceilings, Acoustical Tile (ACT), Replace																25	12	13	8200	SF	\$3.50	\$28,700																		\$28,700								
C2010	3443878	Wall Finishes, any surface, Prep & Paint																10	6	4	1250	SF	\$1.50	\$1,875																			\$1,875							
C2010	3443843	Wall Finishes, any surface, Prep & Paint																10	6	4	1700	SF	\$1.50	\$2,550																			\$2,550							
C2010	3444024	Wall Finishes, any surface, Prep & Paint																10	5	5	9500	SF	\$1.50	\$14,250																			\$14,250							
C2010	3443834	Wall Finishes, any surface, Prep & Paint																10	4	6	9500	SF	\$1.50	\$14,250																			\$14,250							
C2010	3443928	Wall Finishes, any surface, Prep & Paint																10	4	6	5850	SF	\$1.50	\$8,775																			\$8,775							
C2010	3443977	Wall Finishes, any surface, Prep & Paint																10	4	6	9500	SF	\$1.50	\$14,250																			\$14,250							
C2010	3443964	Wall Finishes, any surface, Prep & Paint																10	4	6	2570	SF	\$1.50	\$3,855																			\$3,855							
C2010	3444013	Wall Finishes, any surface, Prep & Paint																10	3	7	4700	SF	\$1.50	\$7,050																			\$7,050							
C2030	3443890	Flooring, any surface, w/ Paint or Sealant, Prep & Paint																10	4	6	8250	SF	\$1.50	\$12,375																			\$12,375							
C2030	3443992	Flooring, Vinyl Tile (VCT), Replace																15	5	10	375	SF	\$5.00	\$1,875																			\$1,875							
C2030	3443999	Flooring, Vinyl Tile (VCT), Replace																15	5	10	420	SF	\$5.00	\$2,100																			\$2,100							
C2030	3443919	Flooring, Vinyl Tile (VCT), Replace																15	5	10	150	SF	\$5.00	\$750																			\$750							
C2030	3443902	Flooring, Vinyl Tile (VCT), Replace																15	5	10	215	SF	\$5.00	\$1,075																			\$1,075							
C2030	3443916	Flooring, Vinyl Sheetting, Replace																15	5	10	170	SF	\$7.00	\$1,190																				\$1,190						
C2030	3443920	Flooring, Vinyl Tile (VCT), Replace																15	5	10	215	SF	\$5.00	\$1,075																			\$1,075							
C2030	3443994	Flooring, Vinyl Tile (VCT), Replace																15	5	10	375	SF	\$5.00	\$1,875																				\$1,875						
C2030	3443838	Flooring, Vinyl Tile (VCT), Replace																15	3	12	150	SF	\$5.00	\$750																				\$750						
C2030	3443876																																																	

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Rep. Estimate
D1010	3444020	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA		\$5,000.00	\$5,000											\$5,000											\$5,000
D1010	3443926	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA		\$5,000.00	\$5,000											\$5,000											\$5,000
D1010	3443936	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA		\$5,000.00	\$5,000											\$5,000											\$5,000
D2010	3444016	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA		\$18,000.00	\$18,000							\$18,000															\$18,000
D2010	3443892	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA		\$1,400.00	\$1,400							\$1,400															\$1,400
D2010	3443841	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA		\$1,400.00	\$1,400							\$1,400															\$1,400
D2010	3443988	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	12	EA		\$1,100.00	\$13,200											\$13,200											\$13,200
D2010	3443852	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	16	14	12	EA		\$1,100.00	\$13,200															\$13,200							\$13,200
D2010	3443887	Urinal, Standard, Replace	30	16	14	8	EA		\$1,100.00	\$8,800															\$8,800							\$8,800
D2010	3443925	Toilet, Commercial Water Closet, Replace	30	16	14	8	EA		\$1,300.00	\$10,400															\$10,400							\$10,400
D2010	3443906	Toilet, Commercial Water Closet, Replace	30	16	14	16	EA		\$1,300.00	\$20,800															\$20,800							\$20,800
D2010	3443934	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	2	EA		\$1,200.00	\$2,400																					\$2,400	\$2,400
D2010	3443937	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA		\$1,200.00	\$1,200																					\$1,200	\$1,200
D2010	3444022	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	2	EA		\$1,200.00	\$2,400																					\$2,400	\$2,400
D2010	3443965	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA		\$1,200.00	\$1,200																					\$1,200	\$1,200
D2010	3443860	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	2	EA		\$1,200.00	\$2,400																					\$2,400	\$2,400
D2020	3443942	Pump, Sewage Ejector, Replace	15	6	9	1	EA		\$3,280.00	\$3,280											\$3,280											\$3,280
D3020	3443949	Heat Exchanger, Shell & Tube, HVAC, Replace	35	24	11	1	EA		\$130,000.00	\$130,000												\$130,000										\$130,000
D3020	3443958	Boiler Supplemental Components, Expansion Tank, Replace	40	24	16	1	EA		\$1,000.00	\$1,000																\$1,000						\$1,000
D3030	3443879	Chiller, Air-Cooled, Replace	25	24	1	1	EA		\$350,000.00	\$350,000		\$350,000																				\$350,000
D3030	3443867	Evaporative Cooler, 2 to 3 HP, Replace	15	9	6	1	EA		\$7,600.00	\$7,600							\$7,600															\$7,600
D3030	3443956	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA		\$7,100.00	\$7,100		\$7,100															\$7,100					\$14,200
D3030	3443899	Packaged Terminal Air Conditioner, PTAC, Replace	15	12	3	1	EA		\$5,400.00	\$5,400				\$5,400																\$5,400		\$10,800
D3030	3444002	Split System Ductless, Single Zone, Replace	15	10	5	1	EA		\$4,800.00	\$4,800						\$4,800															\$4,800	\$9,600
D3030	3443951	Split System Ductless, Single Zone, Replace	15	6	9	1	EA		\$4,800.00	\$4,800										\$4,800												\$4,800
D3030	3443874	Split System Ductless, Single Zone, Replace	15	3	12	1	EA		\$3,500.00	\$3,500												\$3,500										\$3,500
D3050	3443880	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA		\$2,400.00	\$2,400											\$2,400											\$2,400
D3050	3443918	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA		\$13,600.00	\$13,600														\$13,600								\$13,600
D3050	3443907	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA		\$13,600.00	\$13,600													\$13,600									\$13,600
D3050	3443954	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA		\$7,600.00	\$7,600															\$7,600							\$7,600
D3050	3443845	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA		\$210,000.00	\$210,000							\$210,000															\$210,000
D3050	3443966	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA		\$81,000.00	\$81,000							\$81,000															\$81,000
D3050	3443840	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA		\$210,000.00	\$210,000							\$210,000															\$210,000
D3050	3443915	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA		\$210,000.00	\$210,000							\$210,000															\$210,000
D3050	3444014	Variable Air Volume Unit, VAV Box, Replace	25	15	10	33	EA		\$4,500.00	\$148,500											\$148,500											\$148,500
D3050	3443993	Variable Air Volume Unit, VAV Box, Replace	25	15	10	33	EA		\$4,500.00	\$148,500											\$148,500											\$148,500
D3050	3443848	Variable Air Volume Unit, VAV Box, Replace	25	15	10	33	EA		\$4,500.00	\$148,500											\$148,500											\$148,500
D3050	3443859	Variable Air Volume Unit, VAV Box, Replace	25	15	10	33	EA		\$4,500.00	\$148,500											\$148,500											\$148,500
D3060	3443938	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA		\$3,000.00	\$3,000			\$3,000																			\$3,000
D4010	3444006	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	75773	SF		\$1.50	\$113,660						\$113,660																\$113,660
D4010	3443943	Pump, Fire Suppression, Replace	25	18	7	1	EA		\$30,000.00	\$30,000							\$30,000															\$30,000
D4030	3443927	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	20	EA		\$150.00	\$3,000							\$3,000									\$3,000						\$6,000
D5010	3443989	Generator, Diesel, 65 to 125 KW, Replace	25	23	2	1	EA		\$58,000.00	\$58,000			\$58,000																			\$58,000
D5010	3443865	Uninterruptible Power Supply, UPS, Replace	15	5	10	1	EA		\$38,000.00	\$38,000											\$38,000											\$38,000
D5010	3443922	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA		\$20,000.00	\$20,000															\$20,000							\$20,000
D5010	3443940	Automatic Transfer Switch, ATS, Replace	25	8	17	1	EA		\$20,000.00	\$20,000																	\$20,000					\$20,000
D5020	3443894	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$10,000.00	\$10,000							\$10,000															\$10,000
D5020	3443960	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$10,000.00	\$10,000							\$10,000															\$10,000
D5020	3443851	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$38,000.00	\$38,000							\$38,000															\$38,000
D5020	3443882	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$7,600.00	\$7,600							\$7,600															\$7,600
D5020	3443856	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$7,600.00	\$7,600							\$7,600															\$7,600
D5020	3444026	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$10,000.00	\$10,000							\$10,000															\$10,000
D5020	3443939	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$7,600.00	\$7,600							\$7,600															\$7,600
D5020	3443893	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$7,600.00	\$7,600							\$7,600															\$7,600
D5020	3443835	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$10,000.00	\$10,000							\$10,000															\$10,000
D5020	3444015	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA		\$7,600.00	\$7,600							\$7,600															\$7,600
D5020	3443947	Switchboard, 277/480 V, Replace	40	24	16	1	EA		\$90,000.00	\$90,000																\$90,000						\$90,000
D5020	3443997	Switchboard, 277/480 V, Replace	40	24	16	1	EA		\$90,000.00	\$90,000																\$90,000						\$90,000
D5020	3443913	Switchboard, 277/480 V, Replace	40	24	16	1	EA		\$90,000.00	\$90,000																\$90,000						\$90,000
D5020	3443853	Switchboard, 120/208 V, Replace	40	24	16	1	EA																									

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Rep.	Estimate
G2050	3443898	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000											\$20,000												\$20,000
G2050	3443978	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000											\$10,000												\$10,000
G2060	3443912	Fences & Gates, Fence, Metal Tube 4', Replace	40	24	16	145	LF	\$34.00	\$4,930																	\$4,930						\$4,930
G2060	3443972	Signage, Property, Monument, Replace/Install	20	11	9	1	EA	\$3,000.00	\$3,000										\$3,000													\$3,000
G2060	3443917	Retaining Wall, Brick/Stone, Replace	40	24	16	1450	SF	\$140.00	\$203,000																	\$203,000						\$203,000
Totals, Unescalated										\$0	\$357,100	\$61,000	\$18,600	\$8,049	\$668,692	\$702,389	\$1,109,250	\$291,650	\$51,880	\$736,440	\$135,250	\$4,250	\$204,550	\$77,649	\$96,100	\$1,442,505	\$27,050	\$5,400	\$3,600	\$239,693	\$6,241,096	
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$367,813	\$64,715	\$20,325	\$9,059	\$775,197	\$838,689	\$1,364,238	\$369,453	\$67,692	\$989,714	\$187,218	\$6,059	\$300,389	\$117,451	\$149,721	\$2,314,797	\$44,710	\$9,193	\$6,313	\$432,911	\$8,435,655	

Draft - For Discussion Purposes Only

Draft - For Discussion Purposes Only

Appendix G: Equipment Inventory List

D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3444020	D1010	Elevator Controls	Automatic, 1 Car		1703 N. Beauregard Street	Basement					19008937	
2	3443926	D1010	Elevator Controls	Automatic, 1 Car		1703 N. Beauregard Street	Basement					19008915	
3	3443936	D1010	Elevator Controls	Automatic, 1 Car		1703 N. Beauregard Street	Basement					19008916	
4	3443846	D1010	Passenger Elevator	Hydraulic, 6 Floors	3000 LB	1703 N. Beauregard Street	Basement	Otis	17040		1998	19008933	
5	3443990	D1010	Passenger Elevator	Hydraulic, 6 Floors	4500 LB	1703 N. Beauregard Street	Basement	Otis	20050		1998	19008993	
6	3443850	D1010	Passenger Elevator	Hydraulic, 6 Floors	3000 LB	1703 N. Beauregard Street	Basement	Otis	17040		1998	19008914	
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3444016	D2010	Backflow Preventer	Domestic Water	10 IN	1703 N. Beauregard Street	Basement				1997	19001226	
2	3443892	D2010	Backflow Preventer	Domestic Water	1 IN	1703 N. Beauregard Street	Basement	Watts	MTOT		1997	19008998	
3	3443841	D2010	Backflow Preventer	Domestic Water	1 IN	1703 N. Beauregard Street	Basement	Watts	MTOT	293992	1997	19001077	
4	3443942	D2020	Pump	Sewage Ejector	1 HP	1703 N. Beauregard Street	Basement					19001496	
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3443949	D3020	Heat Exchanger	Shell & Tube, HVAC	1171 GPM	1703 N. Beauregard Street	Basement	Tranter	UFX-26-5-HP-63	SC 18948	1997	19001212	
2	3443958	D3020	Boiler Supplemental Components	Expansion Tank	5 GAL	1703 N. Beauregard Street	Basement		64691		1997	19008981	
3	3443879	D3030	Chiller	Air-Cooled	235 TON	1703 N. Beauregard Street	Site	Baltimore Aircoil Company	3235R	R97401444	1997	19008990	
4	3443867	D3030	Evaporative Cooler	2 to 3 HP	18000 CFM	1703 N. Beauregard Street	Roof	Technical System, Inc.	FC72-785-P	12-97-A42498	2012	19008984	
5	3443899	D3030	Packaged Terminal Air Conditioner	PTAC	3 TON	1703 N. Beauregard Street	2nd Floor Office	Liebert	BU067A-AAEI	505684-001		19001115	
6	3443956	D3030	Split System	Condensing Unit/Heat Pump	5 TON	1703 N. Beauregard Street	Roof	Liebert	CSF083-Z	0716C96496	2007	19001210	
7	3443951	D3030	Split System Ductless	Single Zone	2 TON	1703 N. Beauregard Street	Building exterior	Mitsubishi Electric	PUY-A24NHA6	41U01496B	2015	19008926	
8	3444002	D3030	Split System Ductless	Single Zone	2 TON	1703 N. Beauregard Street	Roof	Daikin Industries	2MXS18GVUU	E004750	2011	19008971	
9	3443874	D3030	Split System Ductless	Single Zone	1 TON	1703 N. Beauregard Street	Roof	Daikin Industries	RKB12AXVJU		2018	19001193	
10	3443880	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	1703 N. Beauregard Street	Basement	Mitsubishi	PKA-A24KA6	PKA-A24KA6. TH		19001275	
11	3443954	D3050	Pump [P1]	Distribution, HVAC Chilled or Condenser Water	15 HP	1703 N. Beauregard Street	Basement	Baldor	M2513T			19001215	
12	3443918	D3050	Pump [P2]	Distribution, HVAC Chilled or Condenser Water	20 HP	1703 N. Beauregard Street	Basement	Baldor	M2515T	39D101W530	2009	19008953	
13	3443907	D3050	Pump [P3]	Distribution, HVAC Chilled or Condenser Water	20 HP	1703 N. Beauregard Street	Basement	Baldor	M2515T		2009	19008985	
14	3443845	D3050	Air Handler [AC1]	Interior AHU, Easy/Moderate Access	60000 CFM	1703 N. Beauregard Street	1st Floor Common	Mammoth	VVW-542-GXM.	13096-01-02	1998	19001293	
15	3443915	D3050	Air Handler [AC2]	Interior AHU, Easy/Moderate Access	60000 CFM	1703 N. Beauregard Street	2nd Floor Office	Mammoth	VVW-542-GXM	13096-01-01	1998	19008963	
16	3443840	D3050	Air Handler [AC3]	Interior AHU, Easy/Moderate Access	60000 CFM	1703 N. Beauregard Street	3rd Floor Office	Mammoth	VVW-451-6XM	13096-02-01	1998	19001088	
17	3443966	D3050	Air Handler [AC4]	Interior AHU, Easy/Moderate Access	20000 CFM	1703 N. Beauregard Street	4th Floor Hallway	Mammoth	VVW-602-GXM	13096-03-01	1998	19008983	
18	3444014	D3050	Variable Air Volume Unit	VAV Box	100 - 400 CFM	1703 N. Beauregard Street	1st Floor Common					19001223	33
19	3443993	D3050	Variable Air Volume Unit	VAV Box	100 - 400 CFM	1703 N. Beauregard Street	2nd Floor Office					19008965	33
20	3443848	D3050	Variable Air Volume Unit	VAV Box	100 - 400 CFM	1703 N. Beauregard Street	3rd Floor Office					19001087	33
21	3443859	D3050	Variable Air Volume Unit	VAV Box	100 - 400 CFM	1703 N. Beauregard Street	4th Floor Hallway					19008973	33
22	3443872	D3060	Exhaust Fan	Centrifugal, 12" Damper	440 CFM	1703 N. Beauregard Street	Roof	PennBarry	FX10R	K19AH41023		19001208	
23	3444005	D3060	Exhaust Fan	Centrifugal, 12" Damper	440 CFM	1703 N. Beauregard Street	Roof	PennBarry	FX10R	K19AH41024		19008995	
24	3443870	D3060	Exhaust Fan	Centrifugal, 24" Damper	3000 CFM	1703 N. Beauregard Street	Roof	Dayton	4YU97	18878663	2018	19008956	
25	3443938	D3060	Exhaust Fan	Centrifugal, 24" Damper	2000 CFM	1703 N. Beauregard Street	Roof	Mastervent	AFSI200	XVC982220	1998	19008975	
D40 Fire Protection													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3443943	D4010	Pump	Fire Suppression	30 HP	1703 N. Beauregard Street	Basement	U.S. Electrical Motors	677362	2102262R056R-2		19008997	
2	3443927	D4030	Fire Extinguisher	Type ABC, up to 20 LB		1703 N. Beauregard Street	Throughout building						20
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3443989	D5010	Generator	Diesel, 65 to 125 KW		1703 N. Beauregard Street	Site					19008989	
2	3443865	D5010	Uninterruptible Power Supply	UPS	80 KVA	1703 N. Beauregard Street	Basement	GE	SGA080-1-03-N	000658		19001224	
3	3443922	D5010	Automatic Transfer Switch	ATS	300 AMP	1703 N. Beauregard Street	Basement	Generac	97A06518-W	41465		19008987	
4	3443940	D5010	Automatic Transfer Switch	ATS	300 AMP	1703 N. Beauregard Street	Basement					19008954	

5	3443894	D5020	Secondary Transformer	Dry, Stepdown	750 KVA	1703 N. Beauregard Street	4th Floor Hallway	Square D	75TH		1997	
6	3443960	D5020	Secondary Transformer	Dry, Stepdown	750 KVA	1703 N. Beauregard Street	1st Floor Common	Square D	75T3H		1997	19001105
7	3443851	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	1703 N. Beauregard Street	Building exterior				1997	19001103
8	3443882	D5020	Secondary Transformer	Dry, Stepdown	5 KVA	1703 N. Beauregard Street	4th Floor Hallway	Square D	45T3H		1997	19008976
9	3443856	D5020	Secondary Transformer	Dry, Stepdown	5 KVA	1703 N. Beauregard Street	3rd Floor Office	Square D	45T3H		1997	19001085
10	3444026	D5020	Secondary Transformer	Dry, Stepdown	750 KVA	1703 N. Beauregard Street	3rd Floor Office	Square D	75T3H		1997	19001109
11	3443939	D5020	Secondary Transformer	Dry, Stepdown	5 KVA	1703 N. Beauregard Street	2nd Floor Office	GE	9T23Q3483G03		1997	19008964
12	3443893	D5020	Secondary Transformer	Dry, Stepdown	5 KVA	1703 N. Beauregard Street	2nd Floor Office	Square D	45T		1997	19001221
13	3443835	D5020	Secondary Transformer	Dry, Stepdown	750 KVA	1703 N. Beauregard Street	2nd Floor Office	Square D	75T3H		1997	19008999
14	3444015	D5020	Secondary Transformer	Dry, Stepdown	5 KVA	1703 N. Beauregard Street	1st Floor Common	Square D	45T3H		1997	19008970
15	3443853	D5020	Switchboard	120/208 V	400 AMP	1703 N. Beauregard Street	Basement	Power	MBMB125-3BL08-E	NPV - 050209 - 003	1997	19001231
16	3443947	D5020	Switchboard	277/480 V	2000 AMP	1703 N. Beauregard Street	Basement	Square D	10531674-069		1997	19001300
17	3443997	D5020	Switchboard	277/480 V	2000 AMP	1703 N. Beauregard Street	Basement	Square D	10531674-069		1997	19001277
18	3443913	D5020	Switchboard	277/480 V	2000 AMP	1703 N. Beauregard Street	Basement	Square D	QMB365W		1997	19001302
19	3443895	D5020	Switchboard	277/480 V	2000 AMP	1703 N. Beauregard Street	Basement	Square D	10531674-069		1997	19001408
20	3443982	D5020	Switchboard	277/480 V	2000 AMP	1703 N. Beauregard Street	Basement	Square D	10531674-069		1997	19001078
21	3443863	D5020	Switchboard	277/480 V	2000 AMP	1703 N. Beauregard Street	Basement	Square D	10531674-069		1997	19001265
22	3443935	D5020	Distribution Panel	120/240 V	125 AMP	1703 N. Beauregard Street	4th Floor Hallway				1997	19001112
23	3443873	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19008952
24	3444012	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	1st Floor Common				1997	19001266
25	3443858	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19008978
26	3444017	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	4th Floor Hallway				1997	19001114
27	3444009	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19008958
28	3443844	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	Basement				1997	19001189
29	3443974	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	4th Floor Hallway				1997	19001107
30	3443985	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	4th Floor Hallway				1997	19001100
31	3443969	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	1st Floor Common				1997	19008967
32	3443998	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	3rd Floor Office				1997	19001101
33	3443862	D5020	Distribution Panel	120/240 V	400 AMP	1703 N. Beauregard Street	1st Floor Common	Square D	NF	12105316740210001	1997	19008992
34	3443833	D5020	Distribution Panel	120/240 V	125 AMP	1703 N. Beauregard Street	3rd Floor Office				1997	19001102
35	3444010	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	1st Floor Common				1997	19001192
36	3443847	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	3rd Floor Office				1997	19001110
37	3443987	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19009000
38	3443952	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19001116
39	3443929	D5020	Distribution Panel	120/240 V	125 AMP	1703 N. Beauregard Street	1st Floor Common				1997	19001297
40	3443962	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19008962
41	3443886	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	Basement				1997	19001060
42	3443911	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	1st Floor Common				1997	19008968
43	3443976	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	4th Floor Hallway	Square D	NQOD454L225CU		1997	19008982
44	3443921	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	3rd Floor Office				1997	19001108
45	3444018	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	1st Floor Common				1997	19001089
46	3443932	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	1st Floor Common				1997	19001190
47	3443933	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	3rd Floor Office				1997	19001111
48	3443868	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	3rd Floor Office				1997	19001086
49	3443866	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19001090
50	3443901	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	4th Floor Hallway				1997	19008974
51	3443836	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	1st Floor Common				1997	19008955
52	3443986	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	4th Floor Hallway				1997	19008977
53	3444008	D5020	Distribution Panel	120/240 V	125 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19001084
54	3444019	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	3rd Floor Office				1997	19001099
55	3443995	D5020	Distribution Panel	120/240 V	225 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19008996
56	3443984	D5020	Distribution Panel	120/240 V	250 AMP	1703 N. Beauregard Street	2nd Floor Office				1997	19001206
57	3443946	D5020	Distribution Panel [MDP-2]	120/240 V	400 AMP	1703 N. Beauregard Street	2nd Floor Office	Square D	NF	12105316740001	1997	19008994
58	3443842	D5020	Distribution Panel [MDP-3]	120/240 V	400 AMP	1703 N. Beauregard Street	3rd Floor Office	Square D	NF	12105316741040001	1997	19008991
59	3443908	D5020	Distribution Panel [MDP-4]	120/240 V	400 AMP	1703 N. Beauregard Street	4th Floor Hallway	Square D	NF	12105316741050001	1997	19001106
60	3443941	D5040	Emergency & Exit Lighting	Exit Sign, LED		1703 N. Beauregard Street	Throughout building					60

E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3443849	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		1703 N. Beauregard Street	3rd Floor Office						3