

ELIZABETH MCLACHLAN CONSULTING, INC.
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PHYSICAL NEEDS ASSESSMENT

For

THE PANORAMIC
1321 MISSION STREET
SAN FRANCISCO, CA 94103



AUGUST 25, 2021

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PHYSICAL NEEDS ASSESSMENT – THE PANORAMIC – SAN FRANCISCO, CA

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I. OVERVIEW

This report is prepared at the request of the San Francisco Housing Accelerator Fund (“SFHAF”). It is provided for the sole use of SFHAF, The City and County of San Francisco, and its agents and assignees.

The format of and sections covered in this report are based on This report is based upon ASTM guidelines for property conditions assessments.¹

The purpose of the report is to identify, based on the visual inspections, the systems and conditions present at The Panoramic, a 160-unit residential property located in San Francisco, California.

The property inspections were conducted on August 10, 2021, by Elizabeth McLachlan Consulting (“EMC”). The owner’s agent accompanied and/or was present while Elizabeth McLachlan was onsite for the property inspections.

The scope of inspections consisted of a visual evaluation of the project site, building exteriors, basement, roof, interiors, and common areas, and 8 of the 160 total rooms. The inspection was visual in nature. No detailed analyses or calculations were made to verify the adequacy of the building systems.²

EMC certifies that no conflict of interest exists between it, the Sponsor, the management entity, contractors, or subcontractors involved in the repair or rehabilitation of this project.

Current Property Information

Project Name	The Panoramic
Project Address	1321 Mission Street, San Francisco, CA. 94103
Property Manager	Michael Thomas, Director of Business Development, Panoramic Management
Current Owner	Panoramic Interests
Date of Original Construction	2015
Date of the Last Rehab	None
Number of Buildings	1
Building Type	Type IA, concrete, 10 stories over full footprint subgrade basement. Fully sprinklered
Number of Units	160: 120 efficiency dwelling units (aka studios), 40 – three-bedroom suites

¹ See ASTM E-208-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*.

² Due to the COVID 19 pandemic and the use of the building as a shelter for COVID 19 patients, access to motel rooms was very limited and limited only to rooms which were not occupied at the time of the site visits.

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Parcel Size	9,208 s.f.
Building Area	108,000 s.f.
Assessor's Parcel ID	35909 03 – San Francisco County
Common Areas and Amenities	Lobby, front desk, restrooms, café bar area at ground level, the outdoor courtyard at 2 nd floor. Roof garden at the roof. Bike and storage at basement level. Elevator lobbies on each residential floor.
Parking	None
Building Construction	Reinforced concrete basement foundation. Concrete and steel-reinforced structure.
Roof Construction	Flat built-up system with wood decking at the roof deck. Built-up roofing at 2nd-floor terrace area.
Exterior Walls	Concrete, cement fiberboard, aluminum / metal trim
HVAC	Units have electric baseboard heaters. Common areas heated and cooled roof-mounted heat pump units.
Fire/Life and Safety	Hard wired smoke detectors. Fire suppression system installed. Central fire alarm system installed. Fire extinguishers are located in cabinets at various locations. The fire alarm panel is located at the front desk.
Present at Inspections	Michael Thomas, Owner's representative Becca Hutman from SFHAF.
Date of Inspections	August 10, 2021
Weather, Inspections Days	Sunny, clear, 67 degrees

Site Visit

The property inspections were conducted on August 10, 2021.

The scope of the inspections consisted of a visual evaluation of the project site, building exteriors, roof, common areas, lobby, parking garage, mechanical/electrical/plumbing systems, terrace, outdoor garden, offices, the restaurant, laundry and storage areas, stairs and hallways, and 8 of the 160 motel rooms. The inspection was visual in nature. No detailed analyses or calculations were made to verify the adequacy of the building systems.

Statement Regarding Hazardous Materials

Given the age of the building, it is not likely that hazardous materials were used in the original construction of the building.

A Phase I Environmental Site Report and Limited Lead and asbestos sampling reports were not provided for review.

All findings and recommendations made in any hazardous materials testing and reporting should be reviewed and completed, as appropriate.

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An operations and maintenance manual should be created and held onsite, if not already done. Such a manual will provide procedures for hazardous materials handling. The current hazardous materials testing firm may be able to provide that kind of service.

This report does not provide expert opinions or recommendations on topics such as the presence or absence of asbestos, lead, mold, wood-destroying organisms, soils conditions, or toxicity on this property. This report does not provide expert opinions or detailed analyses on topics such as structural, mechanical, or architectural systems, nor is a comprehensive evaluation of building codes provided. If specific data and analysis for topics such as lead, asbestos, mold, soils, or structural or mechanical engineering are requested, the Sponsor is encouraged to engage the services of respective qualified consultants.

No Conflict of Interest

Elizabeth McLachlan Consulting (EMC) certifies that no conflict of interest exists between it, the Sponsor, the management entity, contractors, or subcontractors involved in the repair or rehabilitation of this project.

Inspection and Report Scope of Work

This report is based upon guidelines established by *ASTM E2018-15 – Standard Guide for Property Conditions Assessments: Baseline Property Condition Assessment Process*. This report also follows the *Capital Needs Assessment Statement of Work*. See https://www.rd.usda.gov/files/NE_Attach_C_CNA_Statement_of_Work.pdf

Access to all areas of the project was not available or not requested. All specific observed equipment was not operated, nor were there any specific formulaic tests conducted on any systems. No engineering or hazardous materials testing was done. No destructive or penetrative testing was conducted. Damage to the systems and structures may be present but hidden and therefore, could not be discovered without destructive testing. The observations and resulting report and recommendations do not give warranty, nor do they guarantee the performance of, any building components or systems.

This evaluation is based on the inspector's observations and judgment of the physical conditions of the improvements and estimated expected remaining useful life of those improvements. The actual performance of individual components may vary from a reasonably expected standard, and may be affected by circumstances that occur after the dates of evaluation. The evaluation is based on visual observations, documents reviewed (See chart on p. 5.) and on comparable field experience.

Included with this report are these:

- This narrative report containing information regarding systems and conditions as observed during inspections, along with details on each item.
- Appendix A - Immediate Physical Needs
- Appendix B - A 20-year Replacement Reserve Study.
- Project photographs are embedded into the relevant sections of this report.

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Cost Estimating Procedures

The cost estimates used in this report are based on approximate quantities and unit costs. They are also based on information furnished by the relevant sources, if any, (which are assumed to be accurate).

Other estimated costs represent information from published materials, previous reports and reports for similar projects, estimates provided for similar and recent projects, and estimating guides--such as RS Means Costworks, and others established by and/or used in the construction industry. All software utilized for cost estimating is adjusted to San Francisco Bay area cost guidelines.

Elizabeth McLachlan Consulting (EMC) bears no control over the costs of labor, materials, equipment, or services provided by others, nor over the methods determining prices employed by others; it also has no control over competitive bidding procedures. Costs shown in this report may incorporate industry averages, and estimates are made based on this consultant's experience. None of the estimated costs stated herein guarantee that proposals, bids, or costs will not vary. The project Sponsor is strongly encouraged to seek out new bids for specific work as appropriate and from appropriately licensed vendors.

Green Building Recommendations

Recommendations made in this report are based on visual observations and aim to include the most efficient replacement materials or methods possible. Recommendations also intend to include green building practices and recommendations for green rehabilitation for existing multifamily properties. The *2019 California Green Building Standards Code CalGREEN* was reviewed for the observations and recommendations for this property.

<https://codes.iccsafe.org/content/CAGBSC2019/cover>. Specifically, the residential mandatory measures should be met when the property undergoes rehabilitation. See, <https://codes.iccsafe.org/content/CAGBSC2019/chapter-4-residential-mandatory-measures>

A. APARTMENTS INSPECTED

In August 2021, the site and building exteriors were physically inspected to the fullest extent possible, including the following specific elements: driveway and parking garage, exterior and interior site lighting, exterior walls and roofing, as well as roof drainage, mechanical, electrical, and plumbing systems, common areas and amenities, hallways and stairs, lobby. The interiors of 8 of the 160 hotel rooms were also inspected at that time.

B. DOCUMENTS RECEIVED AND REVIEWED

The following list of documents was requested at the outset of this PNA endeavor.

- As-built drawings;
- Construction specifications;

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- Any previous Physical Needs Assessment, Capital Needs Assessment, property conditions report(s) or similar;
- Any written bids or estimates for the proposed scope of work;
- Current replacement reserve amounts;
- List of proposed repairs;
- Phase I environmental, seismic inspection, Lead-based paint, asbestos reports, or similar inspection reports;
- Major capital improvements have been done since the project was constructed (e.g., roof, window, siding, foundation, etc. repair work, if any).

The following documents were received for review for this report.

- *100% CD construction set of drawings* dated November 19, 2013, by Kwan Henmi Architecture

II. PROPERTY CONDITIONS

A. IMMEDIATE ISSUES & CONCERNS

The overall condition of the subject property appears to be very good.

The approach to recommendations in this report aims to make necessary capital improvements as soon as possible in the immediate scope of work, Appendix A – Immediate Capital Needs. For this property, at this time, no observable immediate needs not already being addressed by the owner were noted.

This report also contains a Replacement Reserve Study, Appendix B, which includes proactive and comprehensive capital improvements over the term shown in the Reserve Study. The Replacement Reserve Study assumes that all the work recommended and outlined here and in Appendix A was completed before the start of the reserve term.

Issue & Description

Exterior siding – the south and west-facing exterior walls where EIFS is installed are showing moderate fading. The Owner's representative indicated that they are in the process of replacing or repairing the prematurely faded siding areas.

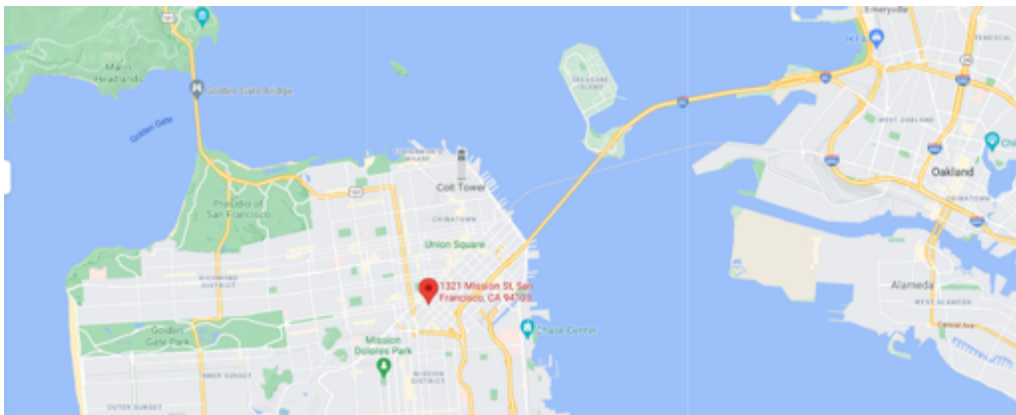
ERRCS Frequency – The Owner's representative reported that the ERRCS – the *emergency responder radio communication system* for in-building emergency communications – needs to be reprogrammed to a new frequency per the San Francisco Fire Department. The issue is currently being resolved.

B. GENERAL DESCRIPTION & CONDITIONS

The Panoramic property is located at the corner of 9th Street and Mission Street, in San Francisco's SOMA neighborhood.

The property is located in a high-density area with surrounding office buildings, and multi-unit residential buildings, as well as a small business, shopping, restaurants, and organizations. Access to public transportation and major roadways is in the immediate vicinity.

The property was erected in 2015 as a "micro-unit" residential property. According to Mr. Thomas, the owner's representative, most of the original tenants were students. As the COVID-19 pandemic surged in 2020, the property was and is currently occupied by displaced persons and/or by clients of organizations that support the needs of the formerly homeless.



Map Location



Street View of Property

C. SITE CONSTRUCTION

1. SOILS CONDITIONS

A soils analysis was not available for review.

The underlying geologic materials may be a factor for evaluating structural conditions at the project. No unusual settling conditions were noted at the time of inspection.

The property may or may not be located in or near designated flood hazard areas³; therefore, flood insurance may or may not be specifically required by regulation in this region. The project sponsor and/or owner is encouraged to consult with an insurance carrier to determine what specific type of insurance is required.

2. DRAINAGE/TOPOGRAPHY

The building is situated on a flat parcel. No adverse conditions were noted or reported with drainage. Inspections took place during very dry times so drainage-in-action could not be observed.

Roof drainage includes roof catch drains that route to the subsurface drainage. Roofing and roof drainage are discussed below in *Roof Systems*.

³ FEMA flood mapping <https://msc.fema.gov/portal/search?>

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Landscaping drainage is limited to drains set into the planters at the 2nd-floor courtyard and the roof deck.

3. PARKING

There is a 3-car parking lot located on Washburn Alley – on the west side of the building. The garage gate is a roll-up unit. The gate is operated via remote openers and a card reader. No issues were noted with the roll-up gate.

The condition of the parking lot surfaces is good. Striping and minor repairs will likely be needed in the next 15 years.

4. TRASH COLLECTION

The building has a trash chute with chute doors on each level. The chute is located near the elevator. Trash collection occurs at the trash room next to the parking garage on the west side of the building. The chute terminates into a 5-yard dumpster and is complimented with a trash compactor. No issues were noted or reported.



5. LANDSCAPING

Landscaping consists of plants installed in planters at the roof deck and at the 2nd level courtyard. The landscaping includes automatic irrigation controls which are located at the roof and 2nd levels. The landscaped areas are well-maintained.



Second floor courtyard planted area

6. SIGNAGE, FENCING AND SITE SECURITY

The Panoramic has a large building-mounted sign affixed to the Northeast Corner of the building – near the corner of 9th Street and Mission Street. The sign is lighted and is in good condition.

Entry signage at the building includes placards at the entry door.

Wayfinding signage and emergency signage were observed inside the building on all levels.

There is no perimeter or site fencing as the entire building covers the property's footprint.

Site security includes the entry door, which is a storefront system operated via key fob or key code. The door is also operated by the front desk from 7:00 am to 11:00 pm. Other access doors to the building include the exit-only doors at the stair locations on the east and west sides, the garage entrance door, and the retail entry doors.

Security cameras are abundant and include two separate systems. Cameras are located in every common area, except for restrooms. The monitoring systems for the cameras are located at the front desk.

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Main entry call system

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Front desk



Exit door (west) and evacuation signage. This door leads to Washburn Alley.

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7. EXTERIOR SITE LIGHTING AND INTERIOR COMMON AREA LIGHTING

Site lighting includes building-mounted lights located along all street-facing sides of the building, at the garage entry, at the main entrance, and at the second-floor courtyard and the roof deck. Second floor courtyard and roof deck lighting also includes under-bench lighting.

Ground floor lighting includes decorative pendant lighting, and wall-mounted lighting, as well as compact fluorescent downlighting. Ground floor lighting is in good condition.

Hallway lighting at the residential floors includes LED sconces at the elevator lobby, combination illuminated door number and doorbell lights, and sconces at the entry doors. Hallway lighting appeared to be in good condition.

Lighting schedules are shown on Sheets E.02, E.03, and E.04 of the reviewed plan set.



Lighting at elevators at the roof deck



Entry door lighting and doorbell



Pendant and track lighting at ground floor lounge

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8. ACCESSIBILITY

Construction of the Panoramic took place after the enactment of the 1992 Americans With Disabilities Act.

Accessibility requirements are dictated by several authoritative bodies. In determining whether or not ADA requirements must be met, the project Sponsor will need to be aware of the requirements not only of their lending sources, but of the municipal, state and federal requirements, and if such requirements are applicable. An audit is recommended if authoritative bodies invoke requirements. A guideline or "checklists" for accessibility can be found here, as a reference: <http://www.access-board.gov/adaag/checklist/a16.html>

The *Accessibility* section of this PNA report is intended to provide only general information about accessibility requirements and standards. It is not an audit or in-depth analysis of the accessibility conditions at the Panoramic.

Background

In 1992, the State of California adopted the Federal ADA regulations, with modifications as outlined in Chapters 10 and 11 of the California Building Code (CBC). Projects constructed after 1992 are to fully comply with the accessibility provisions prevailing at the time of building permit issuance. According to the Federal ADA standard (36.207 of 28 CFR Ch. 1), for publicly funded multifamily projects constructed prior to January 16, 1992, public accommodations are regulated while individual apartment units are exempt. Essentially, for existing buildings the public accommodations and common-use areas available to the residences and guests are to be modified to comply with the ADA standards when building permits are issued for new construction or for remodeling work. Such areas include parking stalls, path of travel from parking to the public recreational and project management office areas along with those same areas, exterior paths of travel within the project site, common hallways, laundry, lobbies, community rooms, and similar common use areas (as they exist). See, e.g., <https://up.codes/viewer/california/ca-building-code-2016/chapter/11A/housing-accessibility#11A>

Accessible standards for existing projects are subject to the "hardship" rules. Updating portions of the facility to current handicapped standards would be required under the current California Building Code when a general building permit is issued for any building improvements. This does not include repairs for deteriorated or building components damaged by fire or natural disasters.

This report should not be considered an exhaustive evaluation of Federal ADA requirements or of any state or local ADA guidelines. See, for example, San Francisco Mayor's Office of Housing on Disability <https://sfgov.org/mod/>, which may differ from, compliment, or supersede federal or state requirements. For purposes of the observations, the ADA Accessible Guidelines for Buildings and Facilities (September 2010) is used as a guide (<https://www.access-board.gov/ada/guides/>). This report intends to provide a general overview of the accessible provisions, noting the obvious areas of non-compliance.

Units have been designated as accessible in the building based on the plan set reviews. See Sheets T2.00-T8.04

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Depending on future use of the building, and possibly other factors, an accessibility audit may be required. The audit, if required, should be performed by a licensed or certified accessibility auditor.

D. BUILDING CONSTRUCTION

1. STRUCTURAL AND FOUNDATION SYSTEMS

The project was completed in 2015, and structurally, it appears to have remained intact. The building is an 11-story structure with a full basement. The flooring designation includes “ground, 2-10, and roof (11th)”

Construction drawings were provided for review. The building construction is Type 1A. According to the reviewed plan set the building was constructed under the building codes cited on Sheet T.02 of the reviewed plan set. Pasted below for reference:

1321 Mission Code Summary

Applicable Codes

2010 California Building Code
2010 California Electrical Code
2010 California Energy Code
2010 California Fire Code
2010 California Mechanical Code
2010 California Plumbing Code
2010 California Referenced Standards Code
2010 California Residential Code

San Francisco Code Amendments:

2010 San Francisco Building Code Amendments, incl. Green Building Requirements, Chapter 13C
2010 San Francisco Electrical Code Amendments
2010 San Francisco Mechanical Code Amendments
2010 San Francisco Plumbing Code Amendments
2007 San Francisco Housing Code Amendments

Applicable Reference Standards

2010 ADA Standards for Accessible Design
California Code of Regulations, Title 19, Public Safety, Division 1, State Fire Marshal
Fair Housing Act
NFPA 13 – 2010 Standard for the Installation of Sprinkler Systems
NFPA 14 – 2007 Standard for the Installation of Standpipe and Hose Systems
NFPA 20 – 2010 Standard for the Installation of Stationary Pumps for Fire Protection
NFPA 24 – 2010 Standard for the Installation of Private Fire Service Mains and Their Appurtenances
NFPA 54 – 2009 National Fuel Gas Code
NFPA 72 – 2010 National Fire Alarm and Signaling Code
NFPA 170 – 2006 Standard for Fire Safety and Emergency Symbols
NFPA 720 – 2009 Standard for the Installation of Carbon Monoxide(CO) Detection and Warning Equipment

Type of Construction

The building is classified as Type IA construction.

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No observable adverse conditions were noted at the time of inspections.

2. EXTERIOR SIDING AND TRIM

The exterior siding of the building includes sections of exposed concrete, exterior insulation finishing system (EIFS), fiber reinforced concrete panels (FRC), metal louvers and glazing. The siding is in good condition in all locations, except for the EIFS – which is decolorizing on the south and west facing sections. The Owner’s representative indicated that they are in the process of replacing the faded panels. Siding assemblies are shown on Sheets A9.32, A9.33, and A9.34 of the reviewed plan set.



East elevation – 9th Street

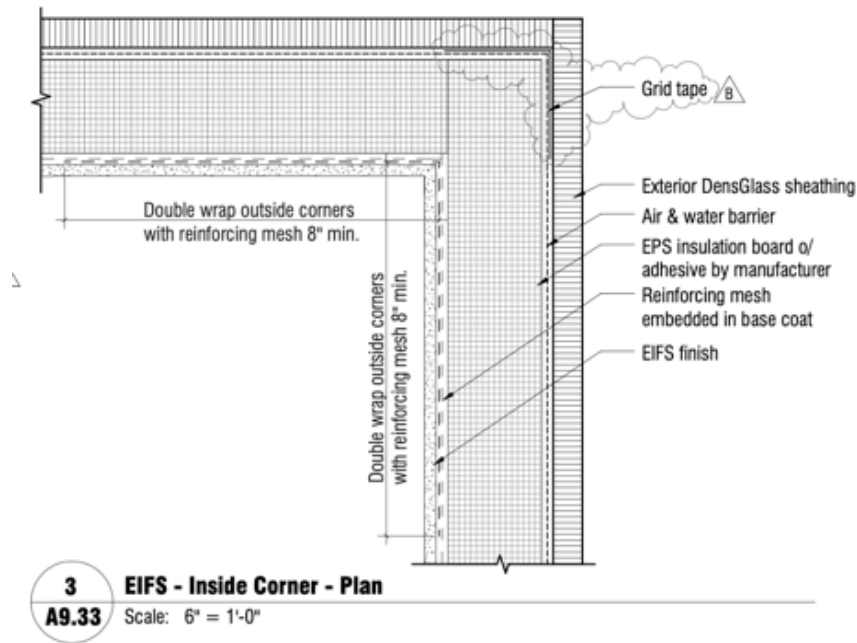
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North elevation – Mission Street



West facing side of south building section – EIFS panels faded



Exterior wall assembly as indicated – Sheet A9.33

3. ROOF SYSTEMS

The roof is located atop the 11th floor (roof is known as “Floor 12”). The roof surfaces are modified bituminous materials. Pedestal pavers and walking pads are installed over the roof deck to provide walking access at the roof. See the reviewed plan set at Sheet A2.12 and Sheet L2.03. The roof deck is lovely. It is a well-considered outdoor gathering space. Finishes include a BBQ area, heated benches, other seating/landscaping components, and appealing lighting. The roof area also contains the boiler room, elevators, and elevator equipment, telecom room, generator, generator switchgear, mechanical vent units.

The 2nd floor courtyard roof has similar finishes to the main roof – it has walking pavers, seating and landscaping.

Roof drainage for both roofs is achieved via roof drains set into the roof decks. Drains route to subsurface drainage. No issues were observed with roof drainage, although the site was visited at a dry time of year.

When roof surfaces are replaced in the future, the contractor should provide a minimum 30 year guarantee on the materials and an acceptable minimum term guarantee on installation.



Roof BBQ area



Roof walking pads

4. WINDOWS: UNITS AND COMMON AREAS, AND GROUND FLOOR STOREFRONTS

All windows at the building are original. All storefronts are original. Windows schedules are shown on Sheet A10.03 of the reviewed plan set. All windows are dual paned with metal framing and are in varying fixed and operable configurations. No issues were noted or reported with windows or windows/storefront systems.



Windows at 10th Floor



Casement and fixed paned windows in apartment unit

5. STAIRS, RAILINGS AND HALLWAYS

There are two sets of stairs at the building. *East* and *West* stairs run from the basement level to the roof deck level. Each stair run is a prefabricated metal stair run with closed risers. Stairs

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are finished with a rubberized coating. Stair landings include a 4" topping slab over foam fill. Observed stairs and landings were in very good condition.

Hallways surfaces are finished concrete. Walking mats are installed on the hallways. No issues were noted or reported regarding hallway flooring. Hallway walls are painted, and lighting is achieved via wall mounted sconces. Hallway ceilings are finished with a dropped metal raceway that occludes the ceiling mounted piping and wiring.



Stairs



Typical hallway

6. HAZARDOUS MATERIALS & WOOD DESTROYING PESTS

Hazardous materials are discussed earlier in this report.

E. CONDITION OF BUILDING INTERIORS AND HOTEL UNITS

1. UNIT DESIGN AND OVERALL CONDITIONS

The units have solid core entry doors with lever style locksets and keyless entry systems. All entry doors, frames and locksets are in good condition.

There are two types of units: EDUs (efficiency dwelling units, aka Studios) and 3-bedroom suites.

Flooring is concrete throughout the units.

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Each unit contains a galley kitchen with cabinets, counters, sink, faucet, microwave, and cooktop. Each unit contains one full bathroom.

Built or fixed furniture includes dining areas at the suites, and beds (in varying configurations). The studios have one or two beds, folding tables and chairs.

An exhaust fan provides ventilation in the bathrooms.

Heating is provided to the units via electric baseboard heaters.

The average condition of the observed room interiors was very good.

2. INTERIOR FIXTURES

a) Flooring

All flooring is finished concrete (applied via troweling, and then sealed) in all rooms of the units. The flooring was in good condition in the observed units. Some floors showed moderate scratches in the finish coating, but it is assumed that floors are addressed when units are turned.



Flooring in three-bedroom suite hallway

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b) Appliances

Each unit has a full kitchen with a two burner induction cooktop, over-stove microwave oven and fan, and 14 cubic foot refrigerators, and compact dishwashers.

The cooktops are manufactured by Summit. The microwaves are manufactured by Frigidaire. Refrigerators are manufactured by Summit. The dishwashers are manufactured by Danby.

c) Cabinets/ Countertops

Cabinet are laminated wood or pressed wood with wood grain look on the doors and frames. Shelving is laminated wood. The observed cabinets were in good condition.

Countertops are solid surface and all observed counters were in good condition.



Unit 805 kitchen – studio unit

d) Sinks/Lavatories /Faucets

The bathroom sinks are typically single bowl sink set into a solid surface countertop, over a vanity cabinet. Sinks and vanity cabinets were found to be in good condition.

Faucets were lever handled mixers.



Typical bathroom sink and cabinet

e) Shower Surrounds & Tubs

Tub surrounds are tile and tubs are enameled steel. Tubs and surrounds are original, and the observed units were in good condition.

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f) Shower Valves and Toilets

Shower valves are mixer types manufactured by Delta. Future replacements should include anti-scald devices.⁴

Toilets were observed to low flow models. All toilets should meet or exceed current CalGREEN requirements.

g) Interior Doors and Frames

The interior doors are solid core wood for the bedroom doors at the suites. The bathroom doors are solid core wood. Doors were observed to be in good condition.

h) Electrical Fixtures

Ceiling mounted fixtures are installed at the sleeping areas, entry and bathrooms in the units. All fixtures are recent replacements and no issues were noted.

The bathrooms are mechanically ventilated with exhaust fans that have continuously running low cycles.

GFCI receptacles were present in the kitchen areas and bathrooms.

Smoke detectors are installed in all units as described below in the Fire and Safety section of this report at the end of this document.

i) Interior Walls /Ceilings

The walls and ceilings are generally in good condition.

j) Window Coverings/Traverse Rods

All units have roll down window shades. Window coverings were observed to be in good condition.

k) Painting

A semi-gloss paint should be utilized at the bathroom walls so that the surfaces will be easier to wash. Preparation and cleaning procedures should be in strict accordance with paint manufacturer's recommendations for each particular substrate condition.

3. COMMON AREAS & SERVICE AREAS

The common areas at the building are numerous and they include the following areas. Conditions of each area are noted in the right side column.

⁴ 2007 California Plumbing Code, Section 418.0.

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- Lobby and front desk
- Lounge area at ground floor
- Bike storage at basement
- Other storage at basement
- Meeting rooms and refreshment area at ground floor
- Transportation information screen
- Seating areas at every elevator lobby on each floor
- Manager's office
- Roof deck and 2nd floor courtyard – discussed earlier
- Restrooms on ground level and on roof
- Laundry rooms on each residential floor

The Lobby is located at the ground level. It contains a front desk, lounge, and operations/manager room. The lobby flooring is concrete. The walls are wood and/or painted drywall. The condition of the lobby is very good.

The Lounge has various seating options, a television, an electric fireplace, speakers (music plays continuously), and has ceiling height windows. The lounge is in very good condition.

Bike storage at the basement level includes bike parking for about 100 bikes.



Front desk

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Lounge



Refreshment bar



Elevator lobby lounge

F. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

The reviewed plan set contained information regarding scopes of work related to mechanical, electrical, and plumbing.

1. SYSTEMS LOCATIONS

Hot water heating systems are located in the boiler room on the roof.

Heating equipment for the units is achieved via baseboard electric heating.

Heating and cooling equipment for common areas is located on the roof and distributed via ducts throughout the common areas.

The fire alarm panel is located at the management office. **Fire alarm equipment** is located at the ground level: including the fire suppression/backflow system at the garage. Fire and life safety systems are discussed below.

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The **electrical main** gear is located in the basement. **Subpanels** are located on the upper floors of the building and at the roof. Each unit has a load center.

The **Generator** and generator switchgear are located at the roof.

2. PLUMBING & SEWAGE FLOW

Supply and waste lines for the property include the observed materials only. Other material types may be present, but were not observable. Copper was observed for supply and cast iron for waste. Vent piping types were sheet metal other materials.

No active leaks were observed or reported at the time of the inspections.



Building piping as seen at hallway ceiling - copper water supply, cast iron waste

3. HOT WATER HEATING

Water is heated via on-demand water heaters that are located at the roof boiler room. The water heaters are Noritz brand, Model No. NCC1991. Each has a maximum flow rate of 5.5 gallons per minute. There are a total of 16 water heaters in the array.

The water heating systems include a 115-gallon storage tank, a 44-gallon expansion tank. Details are shown on Sheet P0.02 of the reviewed plan set.

No issues were noted or reported with the domestic hot water systems.

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4. HEATING & COOLING

Units are heated via electric baseboard heaters. The heaters are Cadet brand, model UC102W. No issues were noted with unit heating.

Common areas are served by variable refrigerant flow type heating and cooling systems. These units are manufactured by Daikin, Models FXMQ24PVJU FXMQ96MVJU FXMQ96MVJU and FXMQ48PVJU. The units are located at the roof, near the generator. Details for the heating and cooling units are shown on Sheet M0.03 of the reviewed plan set.

5. ELECTRICAL

The building is serviced by a 1200 amp main. Electrical equipment is located in the electrical room at the basement. Each residential floor has an electric room containing the sub panels for that floor. The roof electrical room contains the electric systems for the generator, the roof needs, and HVAC equipment. Electrical switches for the elevator are located at the roof next to the elevator machines.

6. MECHANICAL VENTILATION

Hallways and other interior spaces are covered by roof mounted mechanical ventilation units, covered above in *Heating and Cooling*. As indicated earlier, the bathrooms are also mechanically vented.

7. ELEVATORS

The building is served by two hydraulic elevators that run from the basement to the roof,. The elevator motors, hoist gear, and controls are located the rooftop elevator room. The elevators are Thyssen Krupp TAC 50 machine-room-less units.

The elevator command center – shut off and emergency call station – are located at the ground floor fire command room.

The elevators are maintained by Thyssen Krupp.

8. GENERATOR

A Kohler 400 diesel generator is located on the roof. The generator provides emergency backup power. The generator switchgear is also located at the roof.

9. EXTERIOR BUILDING MAINTENANCE

Exterior building maintenance equipment is installed at the roof.

10. FIRE ALARM SYSTEM / EMERGENCY SYSTEMS & BACKFLOW

A fire command room is located at the ground floor.

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The apartment units and common areas are equipped with hard wired, interconnected smoke detectors, fire alarm sounders and strobes. Mechanical rooms and the basement areas are also equipped with the same units.

The interiors of the entire building are covered by a fire suppression system. Backflow equipment is located at the basement. Fire sprinkler risers run up the stairwells.

The units do not have CO2 detectors. These may or may not be required.

Emergency signage installed at all levels of the building. Wayfinding signage is located on all of the residential floors.

Fire extinguishers are installed in cabinets the hallways.

The property has a central alarm system. Monitoring equipment for the alarm systems and ERRCS are located at the office and the service equipment is located in the fire command center room on the ground floor. Pull stations and alarm sounders are located on the walkways.

Area of rescue are located at each residential floor near the elevators. The ERRCS system is located at the areas of rescue on each floor.

All fire life and safety equipment must be maintained in good working order and must comply with prevailing building and fire codes at all times.

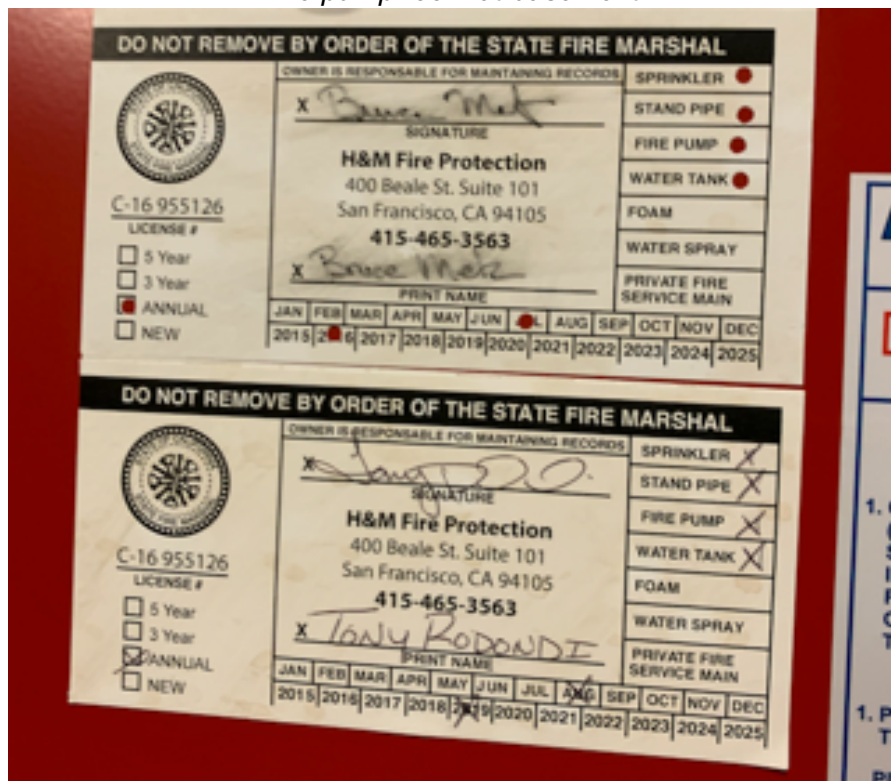


Area of rescue and call panel

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Fire pump room at basement



Inspection tags for fire suppression

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The following data sheets are included at the end of this report. Key notes to the data sheets follow below each heading. Each of these appendices will also be provided in Microsoft Excel format.

APPENDIX A: IMMEDIATE PHYSICAL NEEDS

APPENDIX B: REPLACEMENT RESERVE STUDY

**Appendix A to the Physical Needs Assessment
 Immediate Physical Needs**

NOTES: This sheet shows recommendaitons for <u>immediate</u> repairs - in the next 0-12 months. This Immediate Needs worksheet and its data should not be used as a construction cost estimate or estimate scope, but primarily has a list of areas of deficiencies which should be addressed. The sponsor is encouraged to seek estimates as needed. The following costs are not included: demolition, staging, scaffolding, phasing, general conditions, overhead and profit, insurance and all other soft costs.									
PNA Ref Page	Area/Item	EUL*	H&S? NOTES	Priority	Unit Cost	QTY	Totals	Description	
	See Narrative Page 6								
TOTAL IMMEDIATE NEEDS							\$0		

Date: August 25, 2021																							
REPLACEMENT RESERVE STUDY																							
Page One																							
Panoramic																							
1321 Mission Street																							
San Francisco, CA 94103																							
160 Units (140 studios, 40 suites), Est. 2015																							
ITEM	QUANTITY	EUL	RUL	UNIT COST	TOAL COST	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL		
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Years 1 - 15		
Building / Common /Envelope																							
Garage Surfaces - Seal Concrete	1	6	1	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ 4,000		
Landscaping Maint.	1	15	10	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000		
Exterior Siding	1	40	35	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Exterior Lighting	20	15	10	\$ 800	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000		
Exterior Painting	1	10	2	\$ 325,000	\$ 325,000	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ 650,000		
2nd floor courtyard paving	1	30	25	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Roof Systems	1	30	25	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Cone. Floor/Stair Coatings	2	10	5	\$ 15,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 45,000		
Storefront Doors/Windows	1	25	20	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Common Furnishings & Kitchen	1	10	5	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000		
Exterior Furnishings	1	20	15	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Mechanicals/Plumbing/HVAC																							
Sanitary Sewer Lines	2	50	45	\$ 35,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Elevators (cab/car/hoistway/motor)	2	50	45	\$ 225,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Trash Compactor	1	20	15	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Common Mech Vent. Fan	1	15	10	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000		
Common Area HVAC	4	20	15	\$ 22,500	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000		
DHW - on demand heating units	16	20	15	\$ 1,800	\$ 28,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,800		
DHW - Storage Tanks	2	20	15	\$ 10,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Electrical Systems (panels, circuits)	1	50+	45	\$ 185,000	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Generator	1	50	45	\$ 87,500	\$ 87,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000		
DHW - pumps	16	15	10	\$ 1,500	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000		
Electric heating units (maint. item)	0	20	5	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Windows / Glass	500	25	20	\$ 900	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fire Suppression - pump & controller	1	50+	45	\$ 42,000	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Unit Interiors																							
Flooring maint.	160	5	5	\$ 100	\$ 16,000	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 24,000	
Cabinetry	160	25	20	\$ 3,500	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Countertops and Sinks	160	25	20	\$ 900	\$ 144,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric Range	160	20	15	\$ 500	\$ 80,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 75,000		
Refrigerator	160	15	10	\$ 550	\$ 88,000	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 82,500	
Dishwasher	160	15	10	\$ 350	\$ 56,000	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 52,500	
Shower Surround/ Valve	161	20	15	\$ 3,000	\$ 483,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Required Expenditures from Reserves						\$ 16,068	\$ 16,068	\$ 16,068	\$ 16,068	\$ 31,518	\$ 18,128	\$ 16,068	\$ 16,068	\$ 16,068	\$ 102,588	\$ 36,668	\$ 352,878	\$ 16,068	\$ 16,068	\$ 159,032	\$ 1,145,800		
Starting Balance of Reserve						\$ 160,000	\$ 215,932	\$ 256,876	\$ 281,752	\$ 290,560	\$ 332,122	\$ 387,074	\$ 444,086	\$ 501,098	\$ 558,110	\$ 528,602	\$ 565,014	\$ 285,216	\$ 342,228	\$ 399,240			
Initial Annual Contribution						\$ -	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 1,240,000
Withdrawals						\$ 16,068	\$ 32,136	\$ 48,204	\$ 64,272	\$ 31,518	\$ 18,128	\$ 16,068	\$ 16,068	\$ 16,068	\$ 102,588	\$ 36,668	\$ 352,878	\$ 16,068	\$ 16,068	\$ 159,032	\$ 941,832		
Interest (1.5% annually)						\$ -	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 1,080	\$ 15,120
Balance of RR						\$ 215,932	\$ 256,876	\$ 281,752	\$ 290,560	\$ 332,122	\$ 387,074	\$ 444,086	\$ 501,098	\$ 558,110	\$ 528,602	\$ 565,014	\$ 285,216	\$ 342,228	\$ 399,240	\$ 313,288	\$ 313,288		
Initial Deposit -recommended:				\$ 160,000																			
Annual Deposit starts at:				\$ 72,000			160	450	72,000														
Interest rate:				1.50%																			
Inflation factor is:				3%																			

	W	X	Y	Z	AA	AB	AC	AD	AE	AF
1	Date: August 25, 2021									
2										
3	REPLACEMENT RESERVE STUDY									
4										
5										
6	Page Two									
7	Panoramic									
8	1321 Mission Street									
9	San Francisco, CA 94103									
10	160 Units (140 studios, 40 suites), Est. 2015									
11	ITEM	EUL	UNIT COST	2024 16	2025 17	2026 18	2027 19	2028 20	TOTAL Years 1-20	
12	Building / Common /Envelope									
13	Garage Surfaces - Seal Concrete	6	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
14	Landscaping Maint.	15	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
15	Exterior Siding	40	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Exterior Lighting	15	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000
17	Exterior Painting	10	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000
18	2nd floor courtyard paving	20	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
19	Roof Systems	30	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Cone. Floor/Stair Coatings	5	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 45,000
21	Storefront Doors/Windows	25	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Common Furnishings & Kitchen	10	\$ 60,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
23	Exterior Furnishings	20	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
24	Mechanicals/Plumbing/HVAC									
25	Sanitary Sewer Lines	50	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	Elevators (cab/car/hoistway/motor)	50	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	Trash Compactor	20	\$ 30,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
28	Common Mech Vent. Fan	15	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
29	Common Area HVAC	30	\$ 10,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000
30	DHW - on demand heating units	25	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,800
31	DHW - Storage Tanks	20	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
32	Electrical Systems (panels, circuits)	50+	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33	Generator	10	\$ 87,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
34	DHW - pumps	15	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000
35	Electric heating units (maint. item)	30	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	Windows / Glass	25	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37	Fire Suppression - pump & controller	50+	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
38	Unit Interiors									
39	Flooring maint.	7	\$ 100	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 66,000
40	Cabinetry	25	\$ 3,500	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 105,000
41	Countertops and Sinks	20	\$ 900	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 27,000
42	Electric Range	20	\$ 500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 100,000
43	Refrigerator	15	\$ 550	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 110,000
44	Dishwashers	15	\$ 550	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 70,000
45	Shower Surround/ Valve	20	\$ 3,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 45,000
46				\$ 158,002	\$ 32,342	\$ 77,662	\$ 77,662	\$ 93,112	\$ 1,856,800	
47										
48										
49	Initial Annual Starting Balance of Reserve		\$ 313,288	\$ 231,985	\$ 275,123	\$ 273,588	\$ 272,030			
50	Initial Annual Contribution		\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 1,600,000	
51	Withdrawals		\$ 158,002	\$ 32,342	\$ 77,662	\$ 77,662	\$ 93,112	\$ 1,380,612		
52	Interest (3% annually)		\$ 4,699	\$ 3,480	\$ 4,127	\$ 4,194	\$ 4,080	\$ 35,610		
53	Balance of RR		\$ 231,985	\$ 275,123	\$ 273,588	\$ 272,030	\$ 254,998	\$ 254,998		
54										
55										
56										
57										
58										
59										
60										
61										