

148/150 Jefferson Street		
Capital Improvements		
Exterior/Structural		
Roof - front portion	Replaced wood shingles with standing-seam metal roof; replaced skylights	2011
Roof - rear portion	Replaced multi-layer tar roof with membrane	2010
Roof - garage	Replaced seals and screws on majority of fasteners	2010
Rear doors	Installed windows and commercial-class automatic closer	2011
Garage - overhead doors	Overhauled all doors, replaced seals, installed insulation panels	2015
Plumbing		
Rest rooms	Installed dedicated men's room in rear portion of building with commercial toilet, urinal, and motion-sensing sink; reconfigured existing rest room as dedicated women's room with commercial toilet and motion-sensing sink; fitted both with automatic air fresheners, paper towel dispensers, and motion-sensing soap dispensers	2010
Sump Pump	City-engaged contractor redirected waste pipe from sanitary sewer to dump outside building	2011
Mechanicals / HVAC		
Air conditioner/furnace	Replaced upstairs outside unit with higher tonnage, higher-SEER model; replaced gas furnace with dual-fuel heat pump	2011
Ductwork	Re-routed and replaced majority of ductwork in downstairs; added supplemental return to upstairs office	2010
Control	Installed Honeywell touch-screen fully-automatic thermostats for all three units; installed multiple remote sensors throughout upstairs space to "balance" thermostat	2010
Interior		
Demolition	Removed various walls in first floor of rear portion	2010
Structural	Installed LVLs in large open space in rear first floor of rear section; reinforced additional areas	2010
Framing/walls	Framed and sheet rocked various areas in first floor; installed dividing wall between front portion first floor offices	2010
Flooring	Replaced carpeting throughout 148-A space with high-traffic commercial carpeting; installed Konnecto vinyl flooring in higher-traffic areas and restrooms	2010
Flooring	Replaced upstairs carpeting in 148-B space with synthetic plank flooring	2015
Windows	Professionally-installed commercial window tint in sky lights and side windows of rear portion of building to sunlight-induced heat	2011
Kitchen	Installed full service "mini" kitchen in upstairs of rear portion with gas stove/range, dishwasher, microhood, and refrigerator; installed built-in water filter/chiller dispenser; installed plumbed commercial coffee maker	2010
Rear Storage Room	Installed high-capacity shelving extending nearly full height of room	2010
Garage	Applied moisture-resistant concrete paint to all interior walls	2015
Electrical & Low-Voltage		
Data / Phone Cabling	Installed over 48 CAT5e runs to all areas of building and re-terminated existing runs; installed wall-mounted rack and rack-mount patch panels	2010
Lighting	Upgraded fluorescent fixtures in various locations	2010
Outlets	Installed multiple additional outlets throughout space	2010
Security/Fire Protection		
Access Control	Installed E-Merge access control system with proximity readers and electric strikes for two doors	2010
Security	Installed Honeywell central station-connected security system with motion, glass break, and door sensors	2010
Fire Alarm	Installed Honeywell central station-connected fire alarm system with smoke, CO3, and heat detectors along with pull-arms	2010
Fire Control	Installed or updated/certified fire extinguishers in all occupied areas including basement	2011
Surveillance	Installed infrared cameras with coverage of parking lot, driveway, basement, front room of right side of space and rear storage room; web-accessible DVR installed in basement	2012
Locks	Installed master-key system for all exterior and interior locks	2012
Exterior Lighting	Installed mercury-vapor "wallpack" lights on garage	2011
Landscaping / Parking Lot / Signage		
Front yard landscaping	Installed boxwoods	2010
Signage - front	Installed free-standing sign with interchangeable tenant signs	2010
Signage - rear	Installed numeric address on free-standing garage to meet Enhanced EMS requirements	2011
Parking lot	Brought in several tons of gravel to fill in openings / smooth out area	2015