

Exhibit I

**Existing Mechanical, Electrical, Plumbing, and Fire Protection Conditions Report by
Edwards & Zuck Consulting Engineers**



1904, 1906, 1920 SANSOM MEP/FP Existing Building Narratives



October 8th, 2015

1904 SANSOM MEP/FP Existing Building Narrative

DESCRIPTION

The existing services and infrastructure as described below depict field observations on October 6, 2015. All systems as described below represent the visual conditions only.



- 1) Electrical
 - a) The existing building is served by an existing electrical service that is estimated to be sized at about 400 amps. We were unable to open the service end box due to the fact that PECO owns and operates the enclosure.
 - b) The service end box provides power to two 200 amp feeds. Each feed has its own direct meter owned by PECO which monitors the consumption of the respective service switch.
 - c) One service switch serves the old coffee shop on the first floor of the building. The other service accommodates an existing meter ray assembly with four, 208v, single phase meters and enclosed circuit breakers. Three of the four meter assemblies serve condo units on the upper floor of the building. The fourth meter assembly serves house loads for power and lighting in the corridor and cellar areas.



Edwards & Zuck

- d) All distribution has outlived its useful lifespan and is recommended to be replaced/ removed.
- e) The existing service is of adequate capacity to serve some of the options outlined in the proposed building narrative. Depending on whether PECO deems the existing condition of the service to be adequate or not, this service could potentially be re-used to serve the new program. All distribution will be required to be disconnected, removed, and re-configured for the new proposed layouts.



2) Fire Alarm

- a) A stand-alone fire alarm system was observed during the site survey. Smoke detectors, audio/visual devices, and manual pull stations were observed on the existing coffee shop floor.
- b) A 120v feed was observed tapped ahead of the main in the cellar level serving the FA system.
- c) This system is assumed to be obsolete and has outlived its useful lifespan. The system has been disconnected and abandoned. We were unable to verify proper functionality in the field. It is recommended to replace or remove the existing system.



3) Mechanical

- a) An existing hot water furnace was found abandoned in the cellar level of the building. All hot water, gas, vent, and electrical connections have been disconnected and removed.
- b) The “Median Service Life” for boilers and furnace as listed in ASHRAE Applications is 18 to 25 years. This system is past the median service life noted.
- c) The system is out of use and should be removed entirely.



4) Plumbing

- a) Gas
The existing building contains a 1" incoming gas main. The gas main was not metered and is non-operational. Gas piping throughout is black steel. Piping throughout is in fair condition.
- b) Water
Water service for the building appears to come from Moravian Street. Exact location could not be determined in field. Piping into the building is 3" ductile iron. Piping is corroded throughout & in poor condition. There was no backflow prevention device located within the building, as required by code. The water service is currently not active.
- c) Sanitary
Sanitary piping throughout the building is extra-heavy cast iron (XHCI) with hub & spigot fittings. Various areas of sanitary & vent piping appear to have been modified with cast iron no-hub pipe & fittings. There were no house traps visible within the cellar, as required by code. Sanitary system piping is in poor condition & corroded throughout.
- d) Storm
There was no storm water system visible within the building, as required by code.



5) Fire Protection

There was no Fire Protection system visible within the building, as required by code.



1906 (Warwick) SANSOM MEP/FP Existing Building Narrative

DESCRIPTION

The existing services and infrastructure as described below depict field observations performed on October 6, 2015. All systems as described below represent the visual conditions only.



1) Electrical

- a) The existing building is accommodated by one electrical service. The service end box feeds two 400 amp, 3-phase, 4-wire service switches serving meter arrays. Each of the meter arrays are composed of 16 tenant 120/208v, 1-phase, 3-wire, 60 amp feeds and meters.
- b) There are two additional existing service switches which are dedicated to house loads. One switch and associated meter serves the elevator equipment, while the other appeared to serve house corridor / stair lighting and power. All service switches are direct metered by PECO.
- c) All existing feeders to the tenant panels from the existing metering arrays was observed to be achieved via knob and tube. This installation is prohibited by the current National Electrical Code and should be removed and ultimately replaced with a modern means of distribution.
- d) Each tenant has a 120/208v, 70 amp lug, 1-phase, 3-wire panelboard to distribute branch wiring throughout.
- e) All distribution has outlived its useful lifespan and is recommended to be replaced/ removed.
- f) The existing PECO service may be able to be re-utilized, but all existing electrical distribution will be required to be disconnected, removed, and re-configured to achieve any of the newly proposed options for this address.



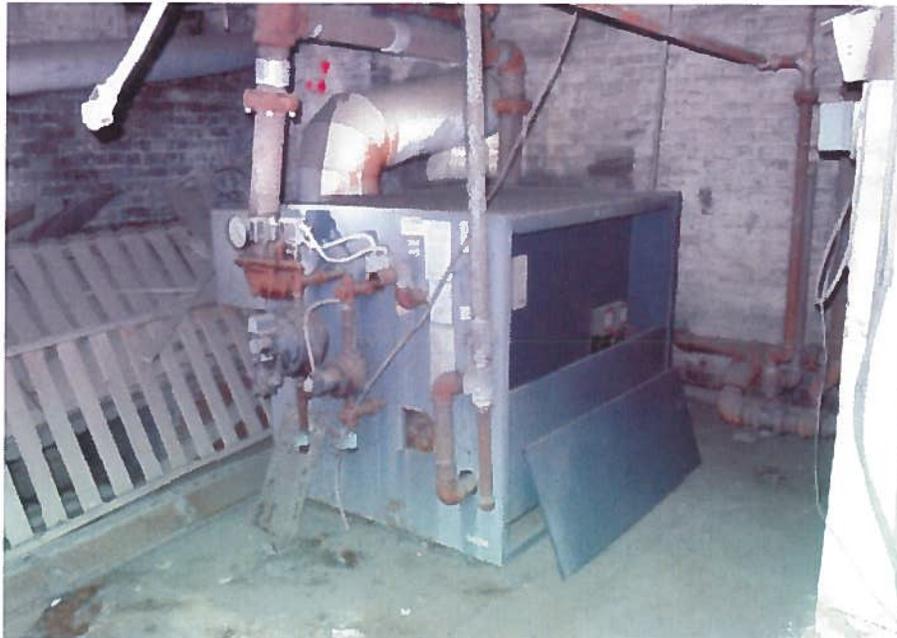
2) Fire Alarm

- a) An existing non-addressable fire alarm system serves base building spaces with the following devices:
 - i) Manual initiation devices at each stair landing and exit
 - ii) Automatic initiation devices at each elevator landing. An elevator recall system was not observed in the field.
 - iii) Audio/visual output devices located throughout public and egress spaces.
 - iv) This existing
- b) This existing system is assumed to be obsolete and has outlived its useful life. The system has been disconnected and abandoned. We were unable to verify proper functionality in the field. It is recommended to replace/ remove the existing system.



3) Mechanical

- a) There was no air condition systems observed in the field for any public/egress areas, nor any private tenant areas.
- b) Perimeter heating throughout the building is achieved by a gas-fired, steam boiler located within the basement. The boiler delivers steam to cast-coil radiators located along the perimeter throughout the building.
- c) An existing flue provides exhaust for the boiler from the cellar to the roof of the building.
- d) The “Median Service Life” for boilers and furnace as listed in ASHRAE Applications is 18 to 25 years. This system is past the median service life noted.
- e) This existing boiler and associated equipment has outlived its useful lifespan and is recommended to be removed.



4) Plumbing

a) Gas

The existing building contains a 3” incoming gas main with meter. The gas service is non-operational. Existing piping within the building served the boiler & gas cooking fixtures at each apartment. Gas piping throughout is black steel. Piping throughout is in fair condition.

b) Water

Water service for the building could not be determined in field. (1) Existing domestic water pump is located within the cellar. Pump discharge piping is corroded throughout & in poor condition. There was no backflow prevention device located within the building,



as required by code. There was no domestic hot water heaters observed. The water service within the building is currently not active.

c) Sanitary

Sanitary piping throughout the building is extra-heavy cast iron (XHCI) with hub & spigot fittings. There were no house traps visible within the cellar, as required by code. Sanitary system piping is in poor condition & corroded throughout.

d) Storm

Storm water piping below grade is extra-heavy cast iron (XHCI) with hub & spigot fittings. Above grade, external building leaders run from the roof to the ground level. There were no house traps visible within the cellar, as required by code. Storm water system piping is in poor condition & corroded throughout.

5) Fire Protection

A combined fire protection & domestic water system is installed in the existing building. The existing domestic water booster pump provides water to the standpipe system. One (1) 2-1/2" fire standpipe riser is located adjacent to the main stair. Each floor has one (1) 1-1/2" fire hose valve with hose attached. The fire standpipe system throughout the building is inactive. No sprinklers are installed within the building, as required by code.





1920 SANSOM MEP/FP Existing Building Narrative

DESCRIPTION

The existing services and infrastructure as described below depict field observations performed on October 6, 2015. All systems as described below represent the visual conditions only.

1) Electrical

- a) The existing electrical service box is located in an electrical closet in the back of the existing building. The existing building has a 225 amp, 120/208v, 3-phase, 4-wire service. The house meter and associated electrical distribution is located in the closet adjacent to the service entrance and meter.
- b) The existing service meter and end box appeared to be in suitable condition. All electrical distribution downstream of the service box and meter should be disconnect and removed, as it has outlived its useful life.
- c) The existing service appears to have inadequate capacity for all of the options outlined in the proposed building narrative and should be re-configured as required for the proposed layout.



2) Fire Alarm

- a) A localized fire alarm system was observed in the building. The system consists of the following devices: manual initiation devices, audio notification devices.
- b) The system appears to be non-addressable and is obsolete. E&Z Recommends for the existing system to be removed/ replaced.



3) Mechanical

- a) E&Z was unable to observe the existing location of the perimeter steam heating system. An entrance to the basement was unable to be found onsite.
- b) Cast-iron radiators were observed on the existing perimeter of the building. All heating systems have outlived their useful lifespan and should be disconnected and removed.

4) Plumbing

- a) Gas
There is no gas service in the building.
- b) Water
Water service for the building could not be determined in field. There was no backflow prevention device located within the building, as required by code. There was no domestic hot water heaters observed. The water service within the building is currently not active.
- c) Sanitary
Sanitary piping within the building could not be determined. There were no house traps visible within the building, as required by code.
- d) Storm
Sanitary piping within the building could not be determined. There were no house traps visible within the building, as required by code.



5) Fire Protection

There is no Fire Protection system within the building, as required by code.