

Improvements

Upgrades

- Main electrical overhaul
 - Installed 1,200-amp main service with dedicated 200-amp panels for each floor, a house panel, and a fire pump panel. Each panel is designed to accommodate a 100-amp sub-panel for future expansion.
 - Rewired the entire system from the city power supply to individual floor panels for improved reliability and code compliance.
 - Replaced overhead electrical lines with underground wiring and installed a ground-mounted transformer, enhancing safety and aesthetics.
 - Relocated electrical meters from the 3rd-floor closet to an exterior location behind the building, in compliance with code and to improve access and serviceability.
- Multi-Gig Fiber Internet Installation
 - Equipped the building with multi-gigabit fiber internet from two business-grade ISPs (Antietam Broadband and Point Broadband).
 - All network cabling is routed underground through the basement and vertically through the building, eliminating overhead lines, enhancing reliability, and reducing installation time for new clients.
- LED panel lights installed throughout building
 - Installed LED panel lights throughout the building, replacing all outdated fluorescent fixtures.
 - Achieved an estimated 70% reduction in lighting electrical costs, while improving brightness and efficiency.
- 1st Floor HVAC replaced with Inverter type Heat Pump
 - Replaced the existing system with a dual inverter-type heat pump setup, operating in parallel to efficiently heat and cool the 1st floor suite.
 - Removed hot water heat exchanger, streamlining the system and improving energy efficiency.
- Elevator modernization
 - Upgraded the elevator governor to a modern design, enhancing safety and compliance.
 - Replaced the mechanical door closer with an infrared sensor-based system, improving accessibility and user experience.
 - Installed a cellular emergency phone system, increasing reliability and reducing operational costs.
- Steam Boiler Modernization
 - Replaced the ageing boiler with a high-efficiency model to improve reliability and reduce energy consumption.
 - Upgraded all in-unit radiator valves to thermostatic valves, allowing tenants to easily set and maintain their preferred temperature. These valves enhance comfort, are user-friendly, and promote energy efficiency.
 - Installed a centralized thermostat control system, enabling management to:
 - Define floor-wide temperature ranges
 - Automatically adjust settings based on outdoor temperature
 - Initiate safety protocols in the event of system failure
 - Receive email alerts when parameters fall outside defined thresholds

- Fire Suppression System
 - Replaced failing fire pump, valves, and all non-operational secondary systems.
 - Upgraded to a modern pump management and monitoring system.
 - Certified by Hagerstown Fire Marshall.
 - Inspected quarterly to ensure safe, continuous operation.
- Front Door Replacement and Access System Upgrade
 - Installed new front doors with continuous gear hinge for durability, concealed vertical rod panic devices for superior multi-point locking mechanism, and ADA-compliant door closers.
 - Implemented an automatic access control system with remote configuration capabilities. Management can set or override the locking schedule, remotely provide front door access in the event of lock out, add or remove key fob access, and review access events, including after-hours entries and scheduled lock/unlock cycles.
- Video Surveillance and Enterprise Network
 - Installed a robust network infrastructure providing:
 - Remote access to surveillance, boiler status, and segregated local area networks to improve security.
 - High-definition cameras monitoring the lobby and exterior rear of building.
 - WiFi coverage extended to the 3rd, 4th, and 5th floors.
 - Scalable system design for future expansion.
- Electronic Office Locks
 - Most office suites are equipped with electronic keypad lock for secure and flexible access control.
 - Easily assign or revoke access, eliminating key management issues.
 - Streamlined tenant turnover process - no need to rekey locks.
- Floor Renovations (3rd and 4th)
 - New double pane windows on the 3rd and 4th floor improving energy efficiency and comfort.
 - Upgraded flooring with luxury vinyl plank (LVP) throughout for durability and contemporary look.
 - Replaced existing fixtures with modern LED panel lighting to improve illumination and reduce energy use.
 - New drop ceiling, paint, hardware, and trim to create a clean, modern aesthetic.
- Emergency Exit Door Refurbishment
 - Replaced door closures and panic bars to enhance security, improve reliability, and provide a cleaner updated appearance.