

16 Commercial Street, Branford, CT
Physical Plant information

- Please provide HVAC specifications including how many tons of cooling and CFM.
 - **See attached inventory**
- What type of heating fuel is used?
 - **Gas, Southern Connecticut Gas Company**
- Is there existing fume hood ventilation and exhaust system?
 - **All previous ductwork and vents remain from Roche. Roche did remove equipment.**
- Is there backup power? If so, please provide specification including KW/ Amps and type of fuel.
 - **Generator #1 – Fuel Capacity 366 Diesel, 125 KW 400 Amps – Services Rear Bld**
 - **Generator #2 – Fuel Capacity 366 Diesel, 175 KW 600 Amps – Services Rear Bld**
- Is there a UPS system? If so, please provide specifications.
 - **Yes, there is a UPS for front office and rear lab sections. Battery back up to be tested.**
- Is nitrogen supplied to the building?
 - **Nitrogen was supplied to the building via an outside vendor. All lines are still in place.**
- Is there a house vacuum system present?
 - **Vacuum system has been removed; however, all lines are still in place.**
- Is there a compressed air system present?
 - **A compressor was on site and has been removed; all lines are still in place.**
- Is there a purified water system present?
 - **A purified water system was in place and has been removed. We believe that all lines are still in place.**
- Is there an autoclave or dishwasher present?
 - **Autoclave yes. Dishwasher was removed but all plumbing is in place.**
- Are there built-in cold rooms, freezers? If so, please provide specifications.
 - **Freezer #1 – 720SF +/-; range of -15C to -25C**
 - **Freezer #2 – 300SF +/-; range of -15C to -25C**
 - **Freezer #3 – 300SF +/-; range of +2C to +8C**

- What is the age and condition of the roof?
 - **New Duro Last roof was installed in 2006 with a 15 year warranty.**
- Any additional exterior improvements to the building and when?
 - **New parking lot and landscaping was installed in Fall 2015; Additionally, s nre the exterior skin of the building was installed in 2016 including a durable EFIS finish and metal upper area.....Fencing on the east side of the building was installed to conceal the HVAC and generator units.**
- Please confirm that the roof can support exhaust units for up 12 chemical fume hoods.
 - **Presently, no equipment installed on roof. All hoods are exhausted through the side walls.**
- Is there a wastewater treatment system present? If so, please describe.
 - **There is a water treatment piping in place, which is presently connected to the sewer system. Roche removed the treatment tank prior to vacating as part of their decommissioning procedures.**
- Who is responsible for maintenance of HVAC/ UPS/ backup generator?
 - **Tenant**
- Is there a security system in place? If so, please describe.
 - **Yes, a key card access, but is currently inactive. We can supply the name of the previous vendor.**
- Are there CADD floor plans available? Is so, please provide along with a site plan.
 - **Yes, we can supply them directly to the Tenants architect, or we can refer them to the architect which Roche retained.**