
Building Assessment Study

NSDAR Headquarters

GPI



Asset Management

Client/Owner : National Society of the Daughters of the American Revolution
Project Location: Washington, DC

GPI provided a building assessment study for the National Society of the Daughters of the American Revolution. The goal of the study was to provide the NSDAR with a clear and thorough document that indicates repairs, renovations, and construction that will be required to maintain and upgrade the facility. This was a crucial step for the NSDAR as it helped formulate a master plan and capital budget that allowed the building to be maintained properly. Our evaluation helped to define current deficiencies, incorporate long terms plans and goals of the organization, and prioritize projects so NSDAR could properly fund the repairs and upgrades over the next ten years.

GPI utilized the talents of Swanke Hayden Connell Architects to assess the current architectural aspects of the facility and also look at the historical requirements of the building. GPI engineers analyzed the existing mechanical, electrical, and plumbing infrastructures and fire protection and life safety systems. A structural engineering consultant was also part of the team and they assisted with failing conditions at the exterior façade of the building. We also utilized PMSI cost estimators to help us project the costs of the proposed renovations and upgrades.

The study was developed by reviewing existing As-Built documentation (provided by NSDAR), reviewing previous studies and maintenance records related to the complex, surveying the building as required, and working with NSDAR personnel familiar with the building. The team evaluated the condition of the building, including compliance with current codes and life safety standards, functionality, aesthetics, and energy efficiency. The team documented findings and provided recommendations and prioritized each condition using priority guidelines. Each priority included a rough order of magnitude cost estimate. A matrix was provided that listed all recommendations ranked by priority along with the estimated cost for the improvement.

The architectural component also focused specifically on the historic element of the building. The team identified and classified all historic elements related to the building and prioritized preservation, restoration, and renovation treatment levels. We also documented the findings and provided maintenance and repair instructions as appropriate.