FACILITY CONDTION ASSESSMENT SERVICES REPORT

OF

Compass Point Phases 1 and 2

ARMSTRONG ATLANTIC STATE UNIVERSITY
11935 ABERCORN STREET
SAVANNAH, GEORGIA 31419
CONTRACT NO. AASU-2215

October 1, 2013

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Armstrong

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1. EXECUTIVE SUMMARY

1.1. Description

Cogdell & Mendrala Architects (CMA) performed a Facility Condition Assessment (FCA) of the Compass Point Student Housing, Phases 1 and 2, located at Armstrong Atlantic State University in Savannah, Georgia.

Site:
The site is located on the Southwest quadrant of the Armstrong Campus and is bordered by parking to the north, east and west. On the south, the property is bordered by additional parking and the new Windward Commons (two building housing facility). The primary parking access is off of Compass Point Drive to the south.

Buildings:
Completed in 2003, the Property is comprised of eight rectangular shaped apartment buildings (total), plus a Clubhouse. The complex was built in two phases. The first phase includes Buildings 1000, 2000, 3000, 4000 and Clubhouse that was completed in 2002. The second phase includes Buildings 5000, 6000, 7000 and 8000 that was completed in 2003. The one story Clubhouse building was also subsequently expanded. Four buildings have two stories (Buildings 2000, 3000, 6000, 7000). Four buildings have three stories (Buildings 1000, 4000, 5000, 8000). Each building has two open breezeways with stairs at each end. Each level of each breezeway contains 4 apartment units.

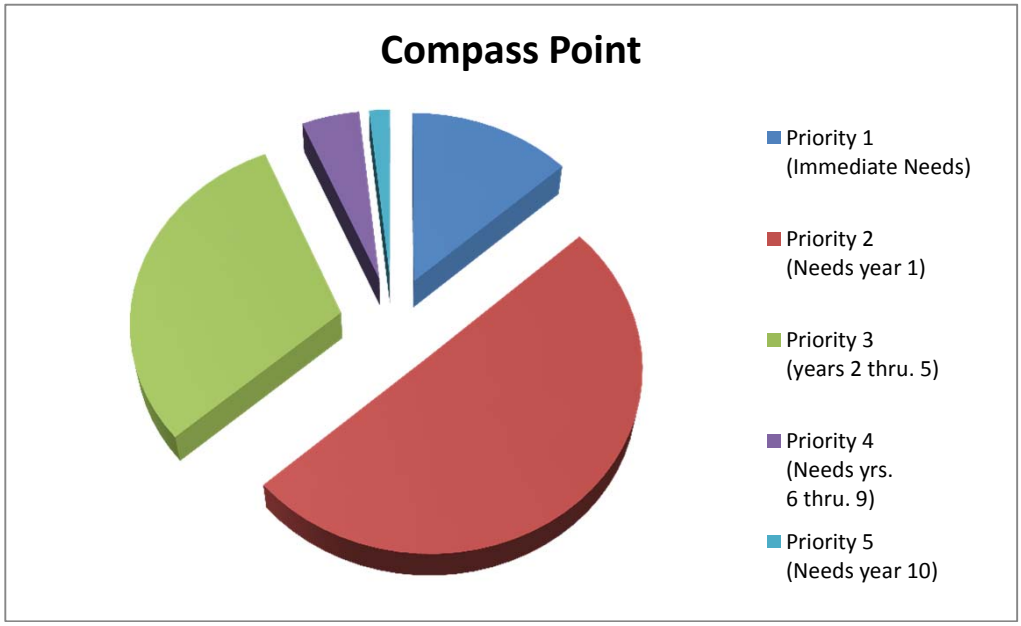
Typically three story buildings contain 88 beds in 24 units total (20 – 4 bedroom & 4 – 2 bedroom units) and two story buildings contain 56 beds in 16 units total (12 – 4 bedroom & 4 – 2 bedroom units). Building 7000 has 44 beds in 12 units total (10 – 4 bedroom & 2 – 2 bedroom units; a portion of this building contains student services and housing offices so there are 2 less units per floor than typical buildings.

Findings:
Based on CMA's document reviews, interviews and field observations, it is the opinion of CMA that the subject Property has been adequately maintained and is in overall fair-to-good condition.

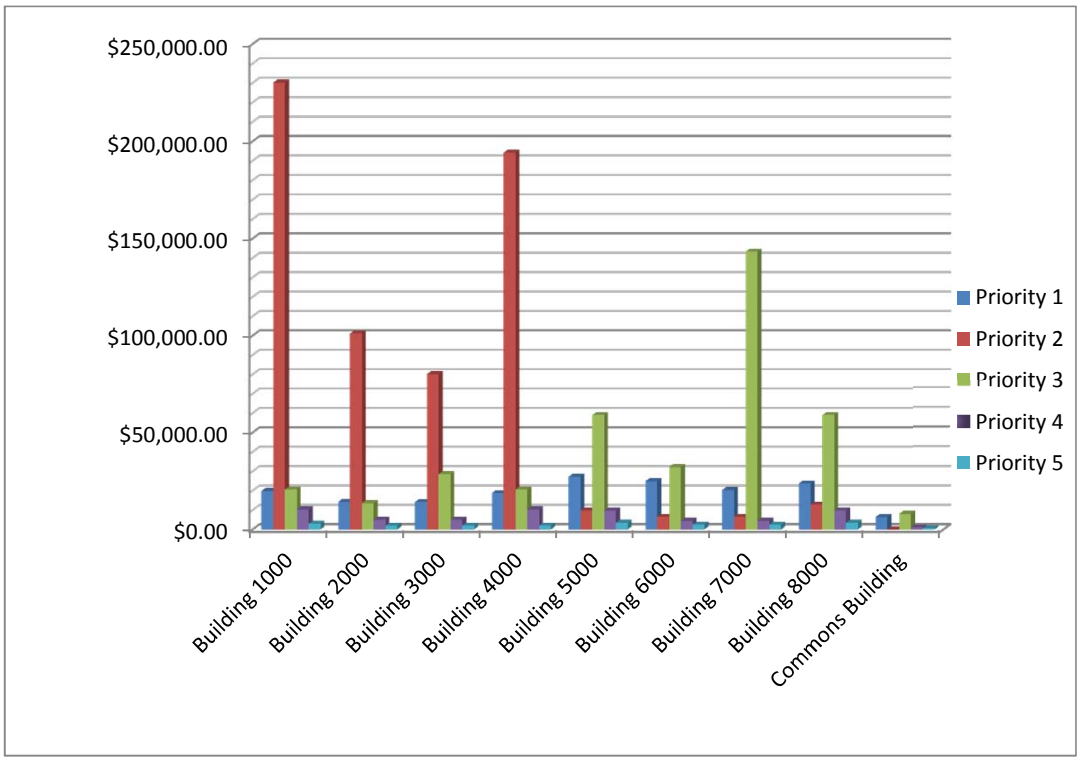
It is the professional opinion of CMA that the Estimated Useful Life (EUL) of the Property is approximately 40 years and the Effective Age of the Property is approximately ten years. Therefore the Remaining Useful Life (RUL) of the Property is approximately 30 years.

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



Compass Point



FACILITY CONDITION ASSESSMENT

Compass Point Buildings
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

1.2 PROPERTY SUMMARY TABLE

Site Visit Date: August, 2012
Property Description: Student Housing
Building Name: Compass Point Phase 1 and 2
Year Built: Phase I - 2002; Phase II -2003
Building Area (Gross SF): 182,304
Evaluation Period: (years) 10

Construction System	Condition			Recommendations				
	Good	Fair	Poor	Priority 1 (Immediate Needs)	Priority 2 (Needs year 1)	Priority 3 (years 2 thru. 5)	Priority 4 (Needs yrs. 6 thru. 9)	Priority 5 (Needs year 10)
3.6.3.1 Building 1000		✓		$19,875.00	$230,208.00	$20,625.00	$10,308.00	$3,000.00
3.6.3.2 Building 2000		✓		$14,275.00	$101,116.00	$13,575.00	$5,016.00	$2,000.00
3.6.3.3 Building 3000		✓		$14,225.00	$80,116.00	$28,575.00	$5,016.00	$2,000.00
3.6.3.4 Building 4000		✓		$18,775.00	$194,208.00	$20,625.00	$10,308.00	$2,000.00
3.6.3.5 Building 5000	✓			$27,225.00	$9,808.00	$59,025.00	$9,808.00	$3,500.00
3.6.3.6 Building 6000	✓			$24,900.00	$6,516.00	$32,175.00	$4,516.00	$2,500.00
3.6.3.7 Building 7000		✓		$20,375.00	$6,516.00	$143,275.00	$4,516.00	$2,500.00
3.6.3.8 Building 8000		✓		$23,750.00	$12,808.00	$59,025.00	$9,808.00	$3,500.00
3.6.3.9 Commons Building	✓			$6,400.00	$0.00	$8,060.00	$1,060.00	$630.00
Overall Property (Uninflated)				$169,800.00	$641,296.00	$384,960.00	$60,356.00	$21,630.00

Repairs and Reserve Summary	Today's Dollars	$/SF
Priority 1 Needs (Immediate)	$169,800.00	$0.93
Priority 2 Needs (Year 1)	$641,296.00	$3.52
Priority 3 Needs (Years 2 to 5)	$384,960.00	$2.11
Priority 4 Needs (Years 6 to 9)	$60,356.00	$0.33
Priority 5 Needs (Years 10)	$21,630.00	$0.12

Current Replacement Value:	$23,699,520.00
Total Costs (Priority 1 to 5):	$1,278,042.00
Facility Condition Index (FCI*):	**0.05**

* Refer to Section 5.3 of the report for a discussion of Facility Condition Index.

2. PURPOSE AND SCOPE

2.1. Scope of Services:

This document has been prepared in accordance with *ASTM-E-2018-08, A Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, and as amended with the inclusion of additional information as outlined in the Board of Regents of the University System of Georgia's FCA /FCAR Template. The purpose of the FCA was to perform a baseline property conditions assessment of the improvements located at the subject site. The goal was to identify and communicate *physical deficiencies* (as defined in ASTM-E-2018) and outline recommendations and cost analyses, pertinent to the identified deficiencies. The report is comprised of three primary components, with supplemental information interwoven as applicable. The primary components are *Document Reviews and Interviews, Walk-Through Survey, and the Facility Condition Report.*

The elements which were the *primary* focus of the survey included the building envelope as well as the building systems – mechanical, plumbing, fire protection/alarm and electrical.

ASTM-E-2018-08 is included as part of this document by reference.

2.2. Assessment Procedures

2.2.1. Interviews and Document Review

The object of the Interviews and document review process is to augment the walkthrough-survey and assist in the understanding of the subject project and identification of physical deficiencies.

2.2.2. Interview

CMA interviewed the following persons during the course of the project:

Personnel Interviewed		
Name	**Title**	**Phone Number**
Mr. David Faircloth	Director of Facilities Planning, Design & Construction	(912) 344-2545
Mr. Mel Manor	Construction Project Manager/Campus Architect	(912) 344-2989

The interviews were conducted in person, on Campus, and the following items were discussed and/or reviewed:

Appraisals; Certificate of Occupancy; Safety Inspection Records; Warranty Information; Records identifying age of material building material systems; Historical costs for repairs, improvements, reoccurring replacements, etc.; Pending proposals for or executed contracts for material repairs or improvements; Descriptions of future planned improvements; Outstanding citation for building code or life safety violations; the ADA survey and status of any improvements implemented to effect physical compliance; and Previously prepared property condition reports or studies pertaining to any aspect of the subject property's physical condition.

- In response to the items discussed above, the interviewer learned that the Campus has all information discussed above on file and several documents were forwarded to the interviewer for review. The campus has an ongoing safety program in place. The State Fire Marshal reviewed the elevator at the property in 2012 with no comments. The campus has a continuing, renewable maintenance contract with an elevator maintenance company which reviews and maintains the elevator on a six month schedule. A Campus-wide ADA survey is ongoing and all items have been corrected at Compass Point

- There is a program in place to remove all carpet and sheet vinyl and replace with luxury vinyl tile. At the same time as this improvement, counter tops in the kitchen and bathrooms are being replaced. This work has been completed on buildings 5000, 6000 and 8000. Partial work has been done in buildings 2000 and 3000. The Campus plans to complete the work on three more buildings during the summer of 2015 and the remaining two buildings during the summer of 2015. This work is included and prioritized in the Facility Condition Assessment Tables in Appendix A.

- In addition to the work described above, the Campus has a program underway to replace all of the HVAC units. The original specified units were Goodman units and have not performed up to expectations. The new units are 13 SEER Carrier units. The original units were built in-place with no access. As part of this program, the drywall and studs are being removed to gain access to the units. A new louvered door has been installed so that, in the future, all units will be fully accessible. This work is included and prioritized in the Facility Condition Assessment Tables in Appendix A.

- Also discussed were Furnishings, Fixtures and Equipment (FF&E). All furniture and appliances are purchased through Auxiliary Services, and the cost for replacement of these items is not considered in this report.

- All painting for the buildings is done by Plant Operations as part of the Campus painting. Painting costs are not considered in this report.

2.2.3. Document Review

CMA briefly reviewed the following documents:

Documents Reviewed		
Name & Description of Document	**Title**	**Date**
Civil Plans	David C. Sladek, PE	2001
Architectural Plans	Aiken, Akien, Beauchamp and Sheetz, Architects, Inc.	2002
Mechanical, Electrical/Plumbing Plans	Atlanta Management and Engineering Consultants, Inc.	2002
Structural Engineers	Willett Engineering Company	2002
USG PPV Spreadsheet Property& Liability Insurance Program SOV, Rates and Premiums		January 31, 2013-2014
ROPA Survey and Report	Sightlines	2012
OCR Compliance Review	U.S. Dept. of Education, Office for Civil Rights	2004
AASU Compliance Projects Summary	AASU	2006-2011

2.2.4. Walk-Through Survey

The objective of the walk-through survey is to visually observe the subject property so as to obtain information on material systems and components for the purposes of providing a brief description, identifying physical deficiencies to the extent that they are easily visible and readily accessible, and obtaining information needed to address such issues in the FCR.

3. SYSTEM DESCRIPTION, OBSERVATIONS AND RECOMMENDATIONS

3.1. Current Property Improvements

The site is located on the Southwest quadrant of the Armstrong Campus and is bordered by parking to the north, east and west. On the south, the property is bordered by additional parking and the new Windward Commons (two building housing facility). The primary parking access is off of Compass Point Drive to the south.

Completed in 2003, the Property is comprised of eight rectangular shaped apartment buildings (total), plus a Clubhouse. The complex was built in two phases. The first phase includes Buildings 1000, 2000, 3000, 4000 and Clubhouse that was completed in 2002. The second phase includes Buildings 5000, 6000, 7000 and 8000 that was completed in 2003. The one story Clubhouse building was also subsequently expanded. Four buildings have two stories (Buildings 2000, 3000, 6000, 7000). Four buildings have three stories (Buildings 1000, 4000, 5000, 8000). Each building has two open breezeways with stairs at each end. Each level of each breezeway contains 4 apartment units.

Typically three story buildings contain 88 beds in 24 units total (20 – 4 bedroom & 4 – 2 bedroom units) and two story buildings contain 56 beds in 16 units total (12 – 4 bedroom & 4 – 2 bedroom units). Building 7000 has 44 beds in 12 units total (10 – 4 bedroom & 2 – 2 bedroom units; a portion of this building contains student services and housing offices so there are 2 less units per floor than typical buildings.

The street address of Armstrong Atlantic State University is 11935 Abercorn Street, Savannah, Georgia, 31419.

Based on CMA's document reviews, interviews and filed observations, it is the opinion of CMA that the subject Property has been adequately maintained and is in overall good condition.

Building Name	**Compass Point Phases I and II**
Number of Floors	Two and three
Occupant Load	564 beds
Building Usage	Student dormitory spaces
Gross Area	184,904
Structure	Wood framing
Exterior Walls	Wood frame with brick veneer and stucco siding
Roof	Fiberglass reinforced asphalt shingles on steep slope.
Foundation	Conc. Slab with turned down edge and spread footings.
HVAC	Split systems
Electrical	120/240v, single phase meter at each end of each building
Construction Quality	Fair to Good
Furnishings	Wood desks/beds-Condition varies

3.2. Condition and Remaining Useful Life of the Property

Based on document reviews, interviews and field observations, it is the opinion of CMA that the subject Property has been adequately maintained and is in overall fair to good condition. The average condition of the construction systems reviewed and recommendation for their repair is summarized in the Property Summary Table following Section 1.1 of this report. The table presents a summary of the condition of site and building components and equipment observed and costs associated with Immediate Needs, Short Term Needs and Physical Needs Over the Term. These conditions and recommendations are explained in more detail in Sections 2.3 through 4.0 of this report. A detailed discussion of opinions of cost, Immediate Needs, Short Term Needs and anticipated Physical Needs Over the Term is presented in Section 5.0, with tabulated opinions of cost presented in Appendix A.

It is the opinion of CMA that the Estimated Useful Life (EUL) of the Property is approximately 40 years and the Effective Age (EA) of the Property is approximately 10 years. Therefore the Remaining Useful Life (RUL) of the Property is approximately 30 years.

This RUL is based on the observed physical condition of the Property at the time of the site visit by CMA and is subject to possible effects of concealed conditions or the occurrence of extraordinary events, such as natural disasters or other “acts of God” which may occur subsequent to the date of the on-site visit. The RUL is further based on the assumption that the immediate needs, short term needs and long term replacement repairs that are provided as capital reserves are completed in a timely and professional manner and appropriate routine maintenance and replacement items are performed on an as needed basis.

3.3. Site Conditions

3.3.1. Topography

Observations

The site is relatively flat, sloping from elevation 26 to 21, from east to west. No significant ponding or saturated soils were noted during time of site visit.

According to the Savannah Area Geographic Information System Map, updated July 2013, the property is located in Zone X, defined as an area outside the 500-year flood plain.

Recommendations

Based on the observed condition of the topography, only routine maintenance will be required during the term.

No immediate or short term needs were identified.

3.3.2. Storm Water Drainage

Observations

Water is drained from the roof surfaces via perimeter gutters and downspouts which are tied to an underground storm drain system running to onsite retention ponds. The site is graded to drain away from the buildings to catch basins located throughout the property. Storm water is then piped to on-site detention ponds which discharge into a county canal.

Overall, Property drainage appeared to be good and the drainage infrastructure components appeared to be in good condition.

Recommendations

Based on the observed condition of the storm water drainage systems, only routine maintenance will be required during the evaluation period. No other action is currently recommended.

3.3.3. Site Access and Egress

Observations

The site is open to adjacent surface parking lots on all four sides with intermittent pedestrian ways. The site is readily accessible and unobstructed pedestrian egress can be achieved in all directions. The site has adequate provisions for emergency vehicle access to all buildings.

Recommendations

Not applicable.

3.3.4. Paving, Curbing and Parking

Observations

The site is located on the Southwest quadrant of the Armstrong Campus and is bordered by parking to the north, east and west. On the south, the property is bordered by additional parking and the new Windward Commons (two building housing facility). The primary parking access is off of Compass Point Drive to the south.

Recommendations

Based on the observed condition of the paving, curbing and parking, only routine maintenance will be required during the evaluation period. No other action is currently recommended.

3.3.5. Loading Areas, Dock and Walks

Observations

No loading docks were observed on the Property.

Concrete pedestrian walks provide primary access to the site. There is one brick paver sidewalk that extends the length of the property (east and west) which intersects with another similar walk at the eastern boundary of the property – spanning north and west.

Recommendations

Based on the observed condition of the walks only routine maintenance will be required during the evaluation period. No other action is currently recommended.

3.3.6. Landscaping

Observations

The landscaping consists primarily of ground cover, grass turf, shrubs, flowers and trees. The Property has an irrigation system that services the landscaped areas.

Recommendation

Based on the observed condition of the landscaping, only routine maintenance will be required during the evaluation period. No other action is currently recommended.

3.3.7. Exterior Lighting

Exterior lighting consists of building and pole-mounted fixtures.

The exterior light fixtures can be expected to last through the term with periodic repairs and replacement as part of routine maintenance; no other action is currently recommended.

Review of the exterior lighting serving the Property was not included in the survey scope of work.

3.3.8. Walls, Fencing and Railing

No walls, fencing and railing were observed during the site visit.

3.4. Site Amenities

No site amenities were observed during the site visit.

3.5. Utilities

The City of Savannah provides domestic drinking water, sanitary sewer and storm drainage collection provisions to the Campus. The composition of these lines running within the campus was not made known to CMA during the survey. Gas lines to campus are supplied by Georgia Natural Gas. All site utility lines running below grade belong to the Campus. Electricity is provided by Georgia Power.

In general, main utility lines can be expected to provide 50 or more years of useful life, depending on the type and quality of materials and workmanship of the installation

Review of the site utilities serving the Property was not included in the survey scope of work.

3.6. Structural Frame and Building Envelope

Observations

Within the authorized scope of this evaluation, definitive determination of the structural systems was not possible because CMA was able to make only limited observations due to lack of physical accessibility and no destructive testing was performed. Based on non-invasive surface observations, review of available construction documentation and experience with buildings of similar type and age indicate the following construction:

3.6.1. Foundation

Based on documents reviewed, building foundation appeared to be comprised of slab on grade floor construction with a continuous thickened slab at the exterior. Spread footings at various concentrated point loads.

3.6.2. Building Frame

Wood studs, wood/metal floor joists with plywood subfloor and a poured *gypcrete* topping. The topping at the breezeways is concrete. The roof framing is constructed of wood trusses.

No immediate or short term needs were identified.

3.6.3. Building Envelope

Observations

Complex General Comments:
Structures overall are in good condition. Detailing on the first phase is poor, but was improved upon in the second phase. Walls at these structures are typically brick veneer on the first floor, and stucco on the floor(s) above. Walls are typically in good condition, defects are noted below. Windows are aluminum, typically in good condition. The painted steel exterior doors are typically in good condition. Soffits appear to have installation issues causing isolated failure. Roofs are typically in good condition, but are experiencing isolated failures, probably due to installation issues. Gutters are poorly secured to the buildings and are clogged with debris in many locations.

Work required and associated costs are summarized by building at the end of this report.

3.6.3.1 Building 1000

Observations

3.6.3.1.1 Exterior Walls

1. At Building 1000, weep tubes were not trimmed off at the close of construction. Several locations were observed where weep tubes had evidently been pulled out of the wall.

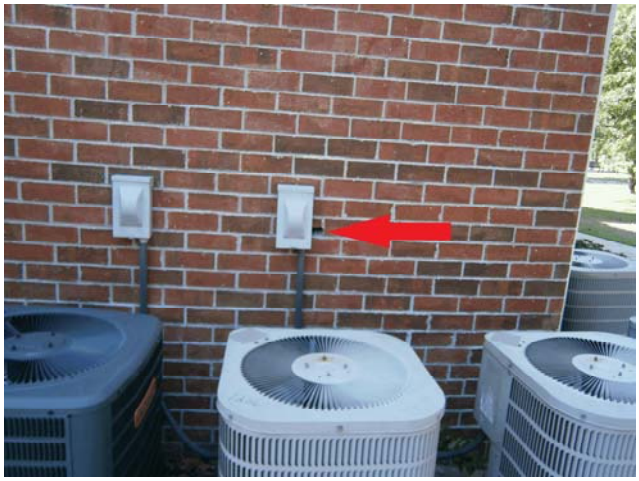


Fig. 2.6.3-1
Hole in brick veneer near HVAV disconnect

2. At Building 1000, a hole in the brick veneer exists near an HVAC compressors disconnect on the north side of the building.

Fig. 2.6.3-2
Typical conditions of caulk joint at brick and stucco termination

3. At Building 1000 the stucco terminates into the rowlock course at the top of the brick with a caulk joint. This detail does not allow water that penetrates the stucco finish to weep out.

4. At Buildings 1000, a correction of this condition has been attempted - at recessed areas an approximately 1x4 nominal strip of wood or synthetic lumber is attached to the bottom of the stucco. Below, and presumably behind this, metal flashing partially covers the top of the rowlock course.

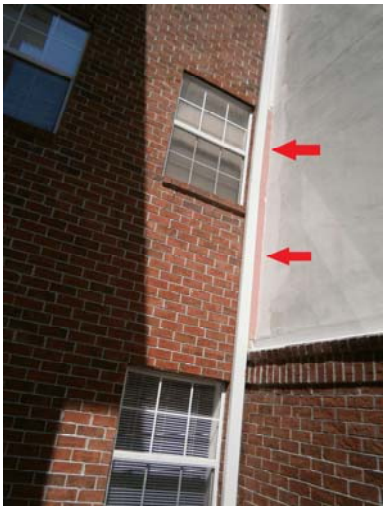


Fig. 2.6.3-3
Relocated downspout in recessed area

Fig. 2.6.3-4
Typical vertical failing caulking joint

5. At Building 1000, it appears the downspouts have been relocated in the recessed areas. Unfinished stucco backup is visible at the intersection of the stucco side walls and the brick rear walls of the recesses. It appears this work is an unfinished repair. The exposed caulking joint at this intersection of the brick and stucco is currently failing.

3.6.3.1.2 Sprinkler riser room

Fig. 2.6.3-5
Typical conditions at Riser Room, lack of penetration seals

6. Each building has a fire sprinkler riser room attached to the structure. Typically these are not as well constructed as the main parts of the buildings.
7. Penetrations in exterior walls are typically not caulked as noted above in Fig. 2.6.3-5.

8. Some riser room areas have no flashing at the junction of the main building wall and the riser room roof, this joint is simply caulked, inviting water penetration.
9. Building has poorly installed flashing and also lacks kick-out flashing at the roof edge.

3.6.3.1.3 Doors

Fig. 2.6.3-6
Typical condition of door in need of maintenance

1. Doors appear to be in good to fair condition. Some doors appear to require painting and or regular maintenance. (see Fig. 2.6.3-6)

2. Sprinkler room door frame is of wooden construction. This frame is experiencing some deterioration, some areas more than others.

3.6.3.1.4 Windows

1. Windows appear to be in good to fair condition. There are scattered damaged insect screens.

3.6.3.1.5 Soffits/Fascia

2. Overall soffits are in good condition.

3.6.3.1.6 Roofs and drainage systems

3. Shingles appear to be in good condition. Gutters appear to be in good condition, however, some gutters at roofs over third floors were noted from the ground to be full of leaves.

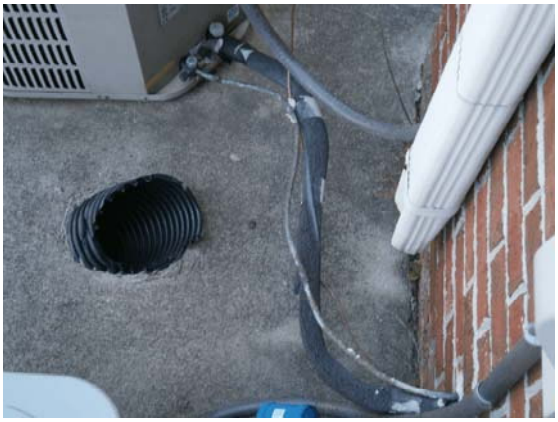


Fig. 2.6.3-7
Typical condition of downspouts
being disconnected from underground piping system

4. Several downspouts were not connected to the existing underground piping system. (see Fig. 2.6.3-7)
5. Shingle problems observed at Compass Point tend to point to installation issues. Isolated failures will continue to occur.

Recommendations

Section	Description	Estimated Cost
3.6.3.1.1.	**Exterior Walls**	
	Trim ground level weep tubes	
	Patch holes in masonry near HVAC compressors	
	Correct stucco at recessed areas near downspouts	
	Correct horizontal stucco termination at brick	
	Re-caulk vertical joints between brick and stucco at recesses	
	Repair Exterior Finishes	$8,750.00
3.6.3.1.2.	**Sprinkler Riser Room Exterior Walls**	
	Caulk/seal at penetrations – of sprinkler riser room	
	Correct riser room flashing	
	Repair Exterior Finishes	$500.00
3.6.3.1.3.	**Doors**	
	Replace wood frames with hollow metal frames in Sprinkler Riser Room	$700.00
3.6.3.1.6.	**Roofs & Drainage Systems**	
	Clean gutters and install gutter protection	$1,600.00

3.6.3.2 Building 2000

Observations

3.6.3.2.1 Exterior Walls

1. At Building 2000 the stucco terminates into the rowlock course at the top of the brick with a caulk joint. This detail does not allow water that penetrates the stucco finish to weep out. (See Fig. 2.6.3-2)

2. At Building 2000, it appears the exposed caulking joint at this vertical intersection of the brick and stucco is currently failing. (See Fig.2.6.3-4)

3.6.3.2.2 Sprinkler riser room

1. Each building has a fire sprinkler riser room attached to the structure. Typically these are not as well constructed as the main parts of the buildings.
2. Penetrations in exterior walls are typically not caulked. (see Fig. 2.6.3-5)
3. Some riser room areas have no flashing at the junction of the main building wall and the riser room roof; this joint is simply caulked, inviting water penetration.

Fig. 2.6.3-8
Typical conditions of Flashing installed
directly under finished coat of stucco

4. Building has poorly installed flashing - for example, at Building 2000, the flashing was installed directly under the finish coat of the stucco, not on the back-up. This flashing also lacks kick-out flashing at the roof edge. (Fig. 2.6.3-8)

3.6.3.2.3 Doors

1. Doors appear to be in good to fair condition. Some doors appear to require painting and or regular maintenance. (see Fig. 2.6.3-6)

2. Sprinkler room door frame is of wooden construction. This frame is experiencing some deterioration, some areas more than others.

3.6.3.2.4 Windows

1. Windows appear to be in good to fair condition. There are scattered damaged insect screens.

3.6.3.2.5 Soffits/Fascia

2. Overall soffits are in good condition.
3. At the southwest corner of Building 2000 (at the one story portion) shows sagging soffit.

3.6.3.2.6 Roofs and drainage systems

1. Shingles appear to be in good condition. Gutters appear to be in good condition, however, some gutters at roofs over third floors were noted from the ground to be full of leaves.
2. Several downspouts were not connected to the existing underground piping system(see Fig. 2.6.3-7)
3. Shingle problems observed at Compass Point tend to point to installation issues. Isolated failures will continue to occur.

Recommendations

Section	Description	Estimated Cost
3.6.3.2.1.	**Exterior Walls**	
	Correct horizontal stucco termination at brick	
	Re-Caulk vertical joints between brick and stucco at recesses	
	Repair Exterior Finishes	$4,000.00
3.6.3.2.2.	**Sprinkler Riser Room Exterior Walls**	
	Caulk/seal at penetrations – of Sprinkler Riser Room	$500.00
3.6.3.2.3.	**Doors**	
	Replace wood frames with hollow metal frames in Sprinkler Riser Room	$700.00
3.6.3.2.6.	**Roofs & Drainage Systems**	
	Clean gutters and install gutter protection	$1,600.00

3.6.3.3 Building 3000

Observations

3.6.3.3.1 Exterior Walls

1. At Building 3000 the stucco terminates into the rowlock course at the top of the brick with a caulk joint. This detail does not allow water that penetrates the stucco finish to weep out. (see Fig. 2.6.3-2)
2. At Building 3000, it appears the exposed caulking joint at this vertical intersection of the brick and stucco is currently failing. (See Fig.2.6.3-4)

3.6.3.3.2 Sprinkler riser room

1. Each building has a fire sprinkler riser room attached to the structure. Typically these are not as well constructed as the main parts of the buildings.
2. Penetrations in exterior walls are typically not caulked. (see Fig. 2.6.3-5)
3. Some riser room areas have no flashing at the junction of the main building wall and the riser room roof, this joint is simply caulked, inviting water penetration.
4. Building has poorly installed flashing between the main building and riser room. This flashing also lacks kick-out flashing at the roof edge.

3.6.3.3.3 Doors

1. Doors appear to be in good to fair condition. Some doors appear to require painting and or regular maintenance. (see Fig. 2.6.3-6)
2. Sprinkler room door frame is of wooden construction. This frame is experiencing some deterioration, some areas more than others.

3.6.3.3.4 Windows

1. Windows appear to be in good to fair condition. There are scattered damaged insect screens.

3.6.3.3.5 Soffits/Fascia

1. Overall soffits are in good condition.

3.6.3.3.6 Roofs and drainage systems

1. Shingles appear to be in good condition. Gutters appear to be in good condition, however, some gutters at roofs over third floors were noted from the ground to be full of leaves.
2. Several downspouts were not connected to the existing underground piping system (See Fig. 2.6.3-7)
3. Shingle problems observed at Compass Point tend to point to installation issues. Isolated failures will continue to occur.

Recommendations

Section	Description	Estimated Cost
3.6.3.3.1.	**Exterior Walls**	
	Correct horizontal stucco termination at brick	
	Re-Caulk vertical joints between brick and stucco at recesses	
	Repair Exterior Finishes	$4,000.00
3.6.3.3.2.	**Sprinkler Riser Room Exterior Walls**	
	Caulk/seal at penetrations – of Sprinkler Riser Room	$500.00
3.6.3.3.3.	**Doors**	
	Replace wood frames with hollow metal frames in Sprinkler Riser Room	$700.00
3.6.3.3.6.	**Roofs & Drainage Systems**	
	Clean gutters and install gutter protection	$1,600.00

3.6.3.4 Building 4000

Observations

3.6.3.4.1 Exterior Walls

1. At Building 4000 the stucco terminates into the rowlock course at the top of the brick with a caulk joint. This detail does not allow water that penetrates the stucco finish to weep out. (see Fig. 2.6.3-2)

Fig. 2.6.3-9
Typical condition of caulking joint correction

2. At Building 4000, it appears a correction of this condition was attempted on the perimeter of the building. An approximately 1x4 nominal strip of wood or synthetic lumber is attached to the bottom of the stucco. Below, and presumably behind this, metal flashing covers the top of the rowlock course. However, some of the flashing is poorly installed and directs water into the wall cavity. (see Fig. 2.6.3-9)
3. At Building 4000, it appears the exposed caulking joint at this vertical intersection of the brick and stucco is currently failing. (See Fig.2.6.3-4)

3.6.3.4.2 Sprinkler riser room

1. Each building has a fire sprinkler riser room attached to the structure. Typically these are not as well constructed as the main parts of the buildings.
2. Penetrations in exterior walls are typically not caulked. (see Fig. 2.6.3-5)

Fig. 2.6.3-10
Dark discoloration above calked joint at roof and wall joint

3. Some riser room areas have no flashing at the junction of the main building wall and the riser room roof, this joint is simply caulked, inviting water penetration. This is visible at building 4000 riser room as the dark stucco above the calked joint is a sign of moisture penetration. (See Fig. 2.6.3-10)
4. Building has poorly installed flashing between the main building and riser room. This flashing also lacks kick-out flashing at the roof edge.

3.6.3.4.3 Doors

1. Doors appear to be in good to fair condition. Some doors appear to require painting and or regular maintenance. (see Fig. 2.6.3-6)
2. Sprinkler room door frame is of wooden construction. This frame is experiencing some deterioration, some areas more than others.

3.6.3.4.4 Windows

1. Windows appear to be in good to fair condition. There are scattered damaged insect screens.

3.6.3.4.5 Soffits/Fascia

1. Overall soffits are in good condition.

3.6.3.4.6 Roofs and drainage systems

1. Shingles appear to be in good condition.

Fig. 2.6.3-11
Typical condition of gutters containing debris

2. Gutters appear to be in good condition; however, some gutters at roofs over third floors were noted from the ground to be full of leaves. One of the more notable conditions is the east side of building 4000 as seen in Fig. 2.6.3-11.
3. Several downspouts were not connected to the existing underground piping system. (see Fig. 2.6.3-7)
4. One downspout (southeast corner of building 4000) appeared to not have underground piping installed to that location.
5. Shingle problems observed at Compass Point tend to point to installation issues. Isolated failures will continue to occur.

Recommendations

Section	Description	Estimated Cost
3.6.3.4.1.	**Exterior Walls**	
	Correct horizontal stucco termination at brick	
	Re-Caulk vertical joints between brick and stucco at recesses	
	Repair Exterior Finishes	$8,500.00
3.6.3.4.2.	**Sprinkler Riser Room Exterior Walls**	
	Caulk/seal at penetrations – of Sprinkler Riser Room	$500.00
3.6.3.4.3.	**Doors**	
	Replace wood frames with hollow metal frames in Sprinkler Riser Room	$700.00
3.6.3.4.6.	**Roofs & Drainage Systems**	
	Clean gutters and install gutter protection	$1,600.00

3.6.3.5 Building 5000

Observations

3.6.3.5.1 Exterior Walls

Fig. 2.6.3-12
Typical conditions of stucco screen being used as a weep screen

1. At Building 5000, a stucco screed (not a weep screed) was used at the bottom of the stucco. While not the optimum solution, it is much better than the first four buildings. (See Fig. 2.6.3-12)
2. The stucco to brick flashing at this building does not extend to the outboard edge of the rowlock course. Due to the texture of the brick, it is impossible to get a good seal to at this joint. Attempts have been made in several locations to caulk this joint. This flashing is galvanized metal, and is rusting in many places.

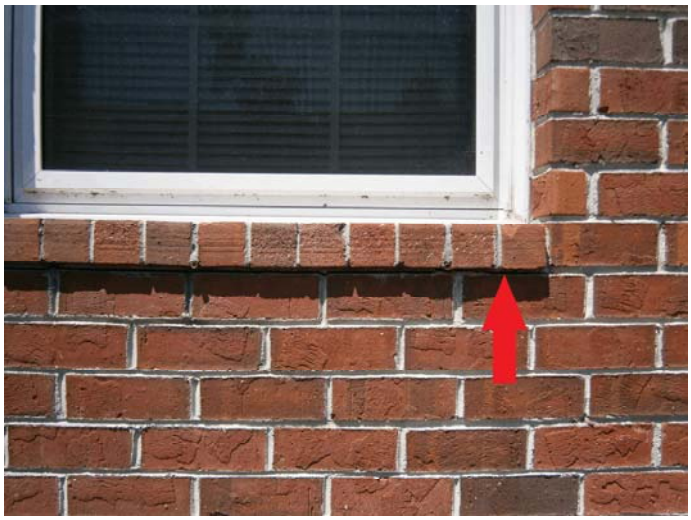


Fig. 2.6.3-13
Typical condition at window sill

3. At the center two pods of Building 5000, on the first floor east side, there are no weeps below the brick window sill at the outer two pods. Weeps exist directly under the brick window sills at the center two pods. At these window openings (center two pods east side) the brick has lifted at the outer edge, and now tilts back directing water towards the window sill. A crack exists in the mortar where the brick has lifted. While the root cause of this condition is unknown, it may be due to corroding reinforcing. (See Fig. 2.6.3-13)

Fig. 2.6.3-14
Typical condition of cracking/delamination of stucco surface

4. At Building 5000, center area, east side, the stucco is exhibiting minor cracking and delamination from the building at a band between the eastern three second floor windows. This damage is most likely due to a “cold joint” where the work was stopped for the day during construction. (See Fig. 2.6.3-14)

3.6.3.5.2 Sprinkler riser room

1. Each building has a fire sprinkler riser room attached to the structure. Typically these are not as well constructed as the main parts of the buildings.
2. Penetrations in exterior walls are typically not caulked. (see Fig. 2.6.3-5)
3. Some riser room areas have no flashing at the junction of the main building wall and the riser room roof, this joint is simply caulked, inviting water penetration.
4. Building has poorly installed flashing between the main building and riser room. This flashing also lacks kick-out flashing at the roof edge.

3.6.3.5.3 Doors

1. Doors appear to be in good to fair condition. Some doors appear to require painting and or regular maintenance. (see Fig. 2.6.3-6)
2. Sprinkler room door frame is of wooden construction. This frame is experiencing some deterioration, some areas more than others.

3.6.3.5.4 Windows

1. Windows appear to be in good to fair condition. There are scattered damaged insect screens.

3.6.3.5.5 Soffits/Fascia

1. Overall soffits are in good condition.

3.6.3.5.6 Roofs and drainage systems

1. Shingles appear to be in good condition. Gutters appear to be in good condition, however, some gutters at roofs over third floors were noted from the ground to be full of leaves.
2. Several downspouts were not connected to the existing underground piping system (see Fig. 2.6.3-7)
3. Shingle problems observed at Compass Point tend to point to installation issues. Isolated failures will continue to occur.

Recommendations

Section	Description	Estimated Cost
3.6.3.5.1.	**Exterior Walls**	
	Prep/paint stucco to brick flashing.	
	Correct brick rowlock sill at windows	
	Repair Exterior Finishes	$8,500.00
3.6.3.5.2.	**Sprinkler Riser Room Exterior Walls**	
	Caulk/seal at penetrations – of Sprinkler Riser Room	$500.00
3.6.3.5.3.	**Doors**	
	Replace wood frames with hollow metal frames in Sprinkler Riser Room	$700.00
3.6.3.5.6.	**Roofs & Drainage Systems**	
	Clean gutters and install gutter protection	$1,600.00

3.6.3.6 Building 6000

Observations

3.6.3.6.1 Exterior Walls

1. At Building 6000, a stucco screed (not a weep screed) was used at the bottom of the stucco. While not the optimum solution, it is much better than the first four buildings. (See Fig. 2.6.3-12)
2. The stucco to brick flashing at this building does not extend to the outboard edge of the rowlock course. Due to the texture of the brick, it is impossible to get a good seal to at this joint. Attempts have been made in several locations to caulk this joint. This flashing is galvanized metal, and is rusting in many places.

Fig. 2.6.3-15
Typical condition of vegetation too close to building

3. At Building 6000, the current vegetation appears to be too close to building and could create maintenance issues. (See Fig. 2.6.3-15)

3.6.3.6.2 Sprinkler riser room

1. Each building has a fire sprinkler riser room attached to the structure. Typically these are not as well constructed as the main parts of the buildings.
2. Penetrations in exterior walls are typically not caulked. (see Fig. 2.6.3-5)
3. Some riser room areas have no flashing at the junction of the main building wall and the riser room roof, this joint is simply caulked, inviting water penetration.
4. Building has poorly installed flashing between the main building and riser room. This flashing also lacks kick-out flashing at the roof edge.

3.6.3.6.3 Doors

1. Doors appear to be in good to fair condition. Some doors appear to require painting and or regular maintenance. (see Fig. 2.6.3-6)

2. Sprinkler room door frame is of wooden construction. This frame is experiencing some deterioration, some areas more than others.

Fig. 2.6.3-16
Condition of building 6000 riser room door

3. The frame at Building 6000 is missing a piece of the head trim as shown in Fig. 2.6.3-16.

3.6.3.6.4 Windows

1. Windows appear to be in good to fair condition. There are scattered damaged insect screens.

3.6.3.6.5 Soffits/Fascia

1. Overall soffits are in good condition.

Fig. 2.6.3-17

Condition where fascia is pulling away from stucco

Fig. 2.6.3-18

Condition where fascia is pulling apart

2. At Building 6000, west end of south elevation, at the one story roof the “bird box” fascia is pulling away from the stucco. (see Fig. 2.6.3-17 & Fig.2.6.3-18)

Fig. 2.6.3-19
Condition where “bird Box” is pulling away

3. At the northern part west end of building 6000, a similar defect exists, and the outer cover of the “bird box” is pulling away from the structure. (See Fig. 2.3.3-19)

3.6.3.6.6 Roofs and drainage systems

1. Shingles appear to be in good condition.
2. Gutters appear to be in good condition; however, some gutters at roofs over third floors were noted from the ground to be full of leaves.

3. At building 6000, north-west corner, the gutter is pulling away from building

4. Several downspouts were not connected to the existing underground piping system (see Fig. 2.6.3-7)

5. Shingle problems observed at Compass Point tend to point to installation issues. Isolated failures will continue to occur.

Fig. 2.6.3-20
Condition of improperly sloped concrete slab

6. Poor drainage at compressor slab at Building 6000. Metal flashing and caulk have been used in an attempt to keep water out of the building. It appears the through wall flashing is two brick courses above the finish floor. (See Fig. 2.6.3-20)

Recommendations

Section	Description	Estimated Cost
3.6.3.6.1.	**Exterior Walls**	
	Prep/paint stucco to brick flashing.	
	Repair Exterior Finishes	$3,000.00
	Compressor yard drainage	$5,000.00
3.6.3.6.2.	**Sprinkler Riser Room Exterior Walls**	
	Caulk/seal at penetrations – of Sprinkler Riser Room	$500.00
3.6.3.6.3.	**Doors**	
	Replace wood frames with hollow metal frames in Sprinkler Riser Room	$700.00
3.6.3.6.5.	**Soffits & Fascia**	
	Correct fascia as noted above	$500.00
3.6.3.6.6.	**Roofs & Drainage Systems**	
	Clean gutters and install gutter protection	$1,600.00
	Correct gutter with gutter screws or cleats	$800.00

3.6.3.7 Building 7000

Observations

3.6.3.7.1 Exterior Walls

1. At Building 7000, a stucco screed (not a weep screed) was used at the bottom of the stucco. While not the optimum solution, it is much better than the first four buildings. (See Fig. 2.6.3-12)
2. The stucco to brick flashing at this building does not extend to the outboard edge of the rowlock course. Due to the texture of the brick, it is impossible to get a good seal to at this joint. Attempts have been made in several locations to caulk this joint. This flashing is galvanized metal, and is rusting in many places.

3.6.3.7.2 Sprinkler riser room

1. Each building has a fire sprinkler riser room attached to the structure. Typically these are not as well constructed as the main parts of the buildings.
2. Penetrations in exterior walls are typically not caulked. (see Fig. 2.6.3-5)
3. Some riser room areas have no flashing at the junction of the main building wall and the riser room roof, this joint is simply caulked, inviting water penetration.
4. Building has poorly installed flashing between the main building and riser room. This flashing also lacks kick-out flashing at the roof edge.

3.6.3.7.3 Doors

1. Doors appear to be in good to fair condition. Some doors appear to require painting and or regular maintenance. (see Fig. 2.6.3-6)
2. Sprinkler room door frame is of wooden construction. This frame is experiencing some deterioration, some areas more than others.

3.6.3.7.4 Windows

1. Windows appear to be in good to fair condition. There are scattered damaged insect screens.

3.6.3.7.5 Soffits/Fascia

1. Overall soffits are in good condition.

3.6.3.7.6 Roofs and drainage systems

1. Shingles appear to be in good condition.
2. Gutters appear to be in good condition, however, some gutters at roofs over third floors were noted from the ground to be full of leaves.
3. At building 7000, at the western end of the two story portion on the North side two gutter spikes have backed out.
4. Several downspouts were not connected to the existing underground piping system. (See Fig. 2.3.6-7)
5. Shingle problems observed at Compass Point tend to point to installation issues. Isolated failures will continue to occur.

Recommendations

Section	Description	Estimated Cost
3.6.3.7.1.	**Exterior Walls**	
	Prep/paint stucco to brick flashing.	
	Repair Exterior Finishes	$3,000.00
3.6.3.7.2.	**Sprinkler Riser Room Exterior Walls**	
	Caulk/seal at penetrations – of Sprinkler Riser Room	$500.00
3.6.3.7.3.	**Doors**	
	Replace wood frames with hollow metal frames in Sprinkler Riser Room	$700.00
3.6.3.7.6.	**Roofs & Drainage Systems**	
	Clean gutters and install gutter protection	$1,600.00
	Correct gutter with gutter screws or cleats	$800.00

3.6.3.8 Building 8000

Observations

3.6.3.8.1 Exterior Walls

1. At Building 8000, a stucco screed (not a weep screed) was used at the bottom of the stucco. While not the optimum solution, it is much better than the first four buildings. (See Fig. 2.6.3-12)
2. The stucco to brick flashing at this building does not extend to the outboard edge of the rowlock course. Due to the texture of the brick, it is impossible to get a good seal to at this joint. Attempts have been made in several locations to caulk this joint. This flashing is galvanized metal, and is rusting in many places.
3. At Building 8000, center area, east side, the stucco is exhibiting minor cracking and delamination from the building at a band between the eastern three second floor windows. This damage is most likely due to a "cold joint" where the work was stopped for the day during construction. (See Fig. 2.6.3-14)

3.6.3.8.2 Sprinkler riser room

1. Each building has a fire sprinkler riser room attached to the structure. Typically these are not as well constructed as the main parts of the buildings.
2. Penetrations in exterior walls are typically not caulked. (see Fig. 2.6.3-5)
3. Some riser room areas have no flashing at the junction of the main building wall and the riser room roof, this joint is simply caulked, inviting water penetration.
4. Building has poorly installed flashing between the main building and riser room. This flashing also lacks kick-out flashing at the roof edge.

3.6.3.8.3 Doors

1. Doors appear to be in good to fair condition. Some doors appear to require painting and or regular maintenance. (see Fig. 2.6.3-6)
2. Sprinkler room door frame is of wooden construction. This frame is experiencing some deterioration, some areas more than others.

3.6.3.8.4 Windows

1. Windows appear to be in good to fair condition. There are scattered damaged insect screens.

3.6.3.8.5 Soffits/Fascia

1. Overall soffits are in good condition.

3.6.3.8.6 Roofs and drainage systems

1. Shingles appear to be in good condition.
2. Gutters appear to be in good condition, however, some gutters at roofs over third floors were noted from the ground to be full of leaves.
3. Several downspouts were not connected to the existing underground piping system. (See Fig. 2.3.6-7)
4. Shingle problems observed at Compass Point tend to point to installation issues. Isolated failures will continue to occur.

Recommendations

Section	Description	Estimated Cost
3.6.3.8.1.	**Exterior Walls**	
	Prep/paint stucco to brick flashing.	
	Correct horizontal stucco termination at brick	
	Repair Exterior Finishes	$3,000.00
3.6.3.8.2.	**Sprinkler Riser Room Exterior Walls**	
	Caulk/seal at penetrations – of Sprinkler Riser Room	$500.00
3.6.3.8.3.	**Doors**	
	Replace wood frames with hollow metal frames in Sprinkler Riser Room	$700.00
3.6.3.8.6.	**Roofs & Drainage Systems**	
	Clean gutters and install gutter protection	$1,600.00
	Correct gutter with gutter screws or cleats	$800.00

3.6.3.9 Commons Building

Observations

3.6.3.9.1 Exterior Walls

The Commons Building is in overall good condition.
No major current envelope issues were noted.

Fig. 2.6.3-21
Condition at commons building roof membrane (new on left; old on right)

3.6.3.9.6 Roofs and Drainage Systems

However, it appears that the building will require roof work within the next five years. The Commons Building roof has a combination of asphalt shingles and with a modified bitumen membrane at low slope areas at the top of the wing roofs. The additions made to the wings are apparent in the installation of the modified membrane.

Portions of the modified membrane are crazing/cracking, chiefly at the newer portions of the roof. Cracking is caused by a loss of plasticizers in the sheet. The fact that the newer sheet is failing rather than the older sheet points to a lower quality membrane.

Recommendations

Section	Description	Estimated Cost
3.6.3.9.6.	**Roofs & Drainage Systems**	
	Replace modified bitumen low slope roofing	$7,000.00

3.6.4. Stairs, Steps and Breezeways

Observations

Each building contains two breezeways that contain two sets of stairs at opposing ends. The stairs are made of steel, with precast concrete treads. The breezeway floor systems are constructed 2 x10 floor joist with a plywood subfloor and concrete topping.

Recommendations

The stairs, steps and breezeways can be expected to last through the evaluation period with only routine maintenance.

3.7. Plumbing Systems

Observations

All of the buildings are equipped with a minimum of 1 ½ baths and most are equipped with 2 full baths utilizing a shared dual lavatory area. Each unit has a kitchen sink with disposal and dishwasher. Each four pod housing unit shares a 74 gallon gas water heater located on the top floor of each building.

Recommendations

The fixtures installed are approaching the end of their service lives, and replacements will need to be provided. Wholesale changes are not, however, recommended at this time. We recommend replacing individual plumbing fixtures as needed at the end of the individual plumbing fixtures service life.

3.7.1. Building 1000

3.7.1.	**Building 1000 Plumbing Issues**
Units	Issues
1101	1. Toilet is running Constantly
1102	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
1103	1. Missing Stoppers in Bathroom Sinks
1104	1. Missing Stoppers in Bathroom Sinks
1107	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
1201	1. Sink hose spray is not securely fastened to the kitchen sink.
1203	1. Garbage Disposal is not working. 2. Sink hose spray is not securely fastened to the kitchen sink
1204	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
1206	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
1208	1. Bathroom Faucets handle tags are missing
1301	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
1302	1. Sink hose spray is not securely fastened to the kitchen sink.
1303	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
1304	1. Bathroom Faucets handle tags are missing
1305	1. Toilet is running Constantly 2. Bathroom Faucets handle tags are missing
1306	1. Bathroom Faucets handle tags are missing
1307	1. Bathroom Faucets handle tags are missing 2. Bathroom Faucet handle is broken.
Recommendations	Repair of Plumbing Items **$750.00**

3.7.2. Building 2000

3.7.2.	**Building 2000 Plumbing Issues**
Units	Issues
2102	1. Missing Stopper in Bathtub
2104	1. Missing Stoppers in Bathroom Sinks 2. Sink Hose Spray is broken
2105	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
2106	1. Missing Stoppers in Bathtub 2. Kitchen Faucet handle tags are missing 3. Sink hose spray is broken
2108	1. Missing Stoppers in Bathroom Sinks
2201	1. Bathroom sink is slow to drain
2203	1. Bathroom Faucets handle tags are missing
2204	1. Sink Hose Spray is broken
2205	1. Missing Stoppers in Bathroom Sinks
2206	1. Sink Hose Spray is broken 2. Bathroom Faucets handle tags are missing 3. Missing Stoppers in Bathroom Sinks 4. Missing Stopper in Bathtub
2207	1. Bathroom Faucets handle tags are missing
2208	1. Noisy Garbage Disposal
Recommendations	Repair of Plumbing Items **$650.00**

3.7.3. Building 3000

3.7.3.	**Building 3000 Plumbing Issues**
Units	Issues
3104	1. Missing Stopper in Bathroom Sinks
3106	1. Bathroom Faucets handle tags are missing
3108	1. Missing Stoppers in Bathroom Sinks
3201	1. Bathroom Faucets handle tags are missing
3202	1. Missing Stoppers in Bathroom Sinks
3203	1. Bathroom Faucets handle tags are missing 2. Missing Stoppers in Bathroom Sinks
3206	1. Sink Hose Spray is broken 2. Bathroom Faucets handle tags are missing 3. Toilet is running Constantly
3208	1. Bathroom Faucets handle tags are missing 2. Missing Stoppers in Bathtub
Recommendations	Repair of Plumbing Items **$250.00**

3.7.4. Building 4000

3.7.4.	**Building 4000 Plumbing Issues**
Units	Issues
4101	1. Bathroom faucets handle tags are missing. 2. Missing stopper in bathroom sinks. 3. Toilet water connection is leaking.
4102	1. The tub shower unit is missing the drain stopper
4104	1. The garbage disposal is not installed in this unit
4105	1. Sink hose spray is missing the escutcheon plate
4106	1. Sink hose spray is not securely fastened to the kitchen sink. 2. Bathroom Faucets handle tags are missing
4107	1. Sink hose spray is not securely fastened to the kitchen sink.
4108	1. Missing Stoppers in Bathroom Sinks
4201	1. The garbage disposal is making a lot of noise
4202	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
4203	1. The tub shower unit is missing the drain stopper
4204	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
4205	1. The tub shower unit is missing the drain stopper
4206	1. Sink hose spray is not securely fastened to the kitchen sink. 2. Bathroom Faucets handle tags are missing 3. Missing Stoppers in Bathroom Sinks
4207	1. Toilet is running constantly
4301	1. Noisy garbage disposal 2. Bathroom Faucets handle tags are missing 3. Missing Stoppers in Bathroom Sinks 4. The kitchen sink faucet is loose
4302	1. Sink hose spray is broken 2. Bathroom Faucets handle tags are missing 3. Missing Stoppers in Bathroom Sinks
4305	1. Bathroom Faucets handle tags are missing 2. Missing Stoppers in Bathroom Sinks 3. The toilet is slow to refill in shower bathroom
4306	1. Sink hose spray is not securely fastened to the kitchen sink.
4307	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing

4308	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
Recommendations	Repair of Plumbing Items **$1050.00**

3.7.5. Building 5000

3.7.5.	**Building 5000 Plumbing Issues**
Units	Issues
5102	1. Missing Stoppers in Bathroom Sinks
5103	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
5104	1. Missing Stoppers in Bathroom Sinks
5105	1. Garbage disposal is working but is very noisy
5107	1. Bathroom Faucets handle tags are missing
5108	1. Missing Stoppers in Bathroom Sinks
5201	1. Sink hose spray is not securely fastened to the kitchen sink.
5202	1. Missing Stoppers in Bathroom Sinks
5203	1. Kitchen faucet is not securely fastened to the sink
5204	1. Garbage disposal is not working 2. Bathroom Faucets handle tags are missing
5205	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
5206	1. Kitchen faucet is not securely fastened to the sink 2. Sink hose spray is not securely fastened to the kitchen sink.
5207	1. Bathroom faucet is dripping
5208	1. Sink hose spray is not securely fastened to the kitchen sink.
5301	1. Sink hose spray is not securely fastened to the kitchen sink.
5304	1. Sink hose spray is not securely fastened to the kitchen sink. 2. Bathroom Faucets handle tags are missing
5305	1. Bathroom Faucets handle tags are missing
5306	1. Bathroom Faucets handle tags are missing 2. Bathtub has a leak 3. Bathroom faucet is dripping
5308	1. Bathroom Faucets handle tags are missing
Recommendations	Repair of Plumbing Items **$800.00**

3.7.6. Building 6000

3.7.6.	**Building 6000 Plumbing Issues**
Units	Issues
6101	3. Missing Stoppers in Bathroom Sinks
6104	1. Bathroom Faucets handle tags are missing 2. Bathtub has a constant drip
6105	1. Kitchen faucet handle is loose 2. Bathtub has a constant drip 3. Bathroom Faucets handle tags are missing
6106	1. Bathroom Faucets handle tags are missing
6108	1. Bathroom Sink has a leak 2. Bathroom Faucets handle tags are missing
6201	1. Garbage Disposal is not working 2. Sink hose spray is broken 3. Missing Stoppers in Bathroom Sinks
6202	1. Sink hose spray is loose 2. Bathroom Faucets handle tags are missing
6203	1. Garbage Disposal is not working 2. Bathroom Faucets handle tags are missing 3. Missing Stoppers in Bathroom Sinks 4. Showerhead is not secured to wall
6204	1. Bathroom Faucets handle tags are missing
6205	1. Missing Stoppers in Bathroom Sinks 2. Missing Stoppers in Bathroom Sinks
6206	1. Sink hose spray is broken
6207	1. Garbage disposal is not working 2. Bathroom faucets handle tags are missing 3. Missing stoppers in bathroom sinks
Recommendations	Repair of Plumbing Items **$975.00**

3.7.7. Building 7000

3.7.7.	**Building 7000 Plumbing Issues**
Units	Issues
7101	1. Bathroom Faucets handle tags are missing
7102	1. Bathroom Faucets handle tags are missing
7103	1. Bathroom Faucets handle tags are missing
7106 HC	1. The insulation on the suction line needs to be repaired
7202	1. Bathroom Faucets handle tags are missing
7203	1. Garbage disposal is not working 2. Bathroom faucets handle tags are missing 3. Toilet is running constantly
7204	1. Bathroom Faucets handle tags are missing
7206 & 7208 HO	1. The insulation on the suction line needs to be repaired
Recommendations	Repair of Plumbing Items **$250.00**

3.7.8. Building 8000

3.7.8.	**Building 8000 Plumbing Issues**
Units	Issues
8101	1. The tub spout is not flush against tub/shower wall
8102	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
8103	1. Noisy Garbage disposal
8104	1. Sink hose spray is broken 2. Bathroom Faucets handle tags are missing
8105	1. Sink hose spray is not securely fastened to the kitchen sink. 2. One of the bathroom sink faucets is not completely cutting off.
8106	1. Garbage disposal is not installed
8107	1. Toilet is running constantly 2. Bathroom Faucets handle tags are missing
8108	1. Garbage disposal is not working 2. Missing Stoppers in Bathroom Sinks 3. Bathroom Faucets handle tags are missing
8202	1. Toilet is running constantly 2. Missing Stoppers in Bathroom Sinks 3. Bathroom Faucets handle tags are missing
8203	1. Sink hose spray is not securely fastened to the kitchen sink. 2. Bathroom Faucets handle tags are missing 3. Missing Stoppers in Bathroom Sinks

8204	1. Bathroom Faucets handle tags are missing
8205	1. Bathroom Faucets handle tags are missing 2. Tub faucet is not completely cutting off
8206	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
8207	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
8208	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing
8301	1. Garbage disposal is not working
8302	1. Bathroom tub handle tags are missing 2. Sink hose spray is broken 3. Missing stopper in bathtub
8304	1. Bathroom Faucets handle tags are missing 2. Missing Stoppers in Bathroom Sinks 3. Kitchen faucet handle is broken. 4. Rust on escutcheon plate in bathroom
8305	1. Missing Stoppers in Bathroom Sinks 2. Bathroom Faucets handle tags are missing 3. Missing stopper in tub/shower unit
8307	1. Sink hose spray is not securely fastened to the kitchen sink. 2. Kitchen sink faucet aerator is missing 3. Toilet is running constantly
Recommendations	Repair of Plumbing Items **$1425.00**

3.7.9. Commons Building

1. None.

3.8. HVAC Systems

All apartment units are served with residential split system heat pumps. These systems have an average service life of 10 to 15 years. The age of the outdoor heat pump was noted for each apartment. A majority of the indoor air handlers were not able to be inspected due to the lack of access. However, a few air handlers were available for inspection. These air handlers were installed with emergency cut-off switches located in the condensate drain line. Each bathroom has a ducted exhaust fan. Each housing unit has a recirculating range hood.

Summary of Findings

3.8.1. Building 1000

Observations

1. All of the filters on the range hoods are extremely dirty.
2. The bathroom exhaust fans are dirty in a majority of the units
3. There are many supply registers in these units that are dirty or rusty. We have noted some of the worst cases in this report on the individual unit issues.
4. There are 24 units in this building and 15 heat pumps have been replaced. There are 9 remaining to be replaced.
5. The mechanical yard contains landscaping debris and there is not weatherproof coating on the refrigerant pipe insulation.

Unit/Room Specific Issues

3.8.1.	**Building 1000 Mechanical Issues**
Units	Issues
1104	1. Mildew/Dirt on supply register of bedroom D
1202	1. Mildew/Dirt on supply register of bedroom D
1204	1. The supply register is not secured to the wall in bedroom D
1308	1. Mildew/Dirt on supply register of bathroom
Recommendations	Repair of Unit Specific Items **$750.00**

Recommendations

1.	Replace kitchen hood exhaust grills	$600
2.	Clean bathroom exhaust fans	$1200
3.	Clean/replace diffusers	$1200
4.	Continue condensing unit change out.	Ongoing
5.	The mechanical yard should be kept clear of landscaping debris	
6.	Repair/replace refrigerant pipe insulation in mechanical yards.	$1200
7.	Needed existing unit repairs	$750
8.	Install better unit for spot cooling IT room	$800
9.	Install correct unit for spot cooling IT room	$3000

3.8.2. Building 2000

Observations

1. All of the filters on the range hoods are extremely dirty.
2. The bathroom exhaust fans are dirty in a majority of the units
3. There are many supply registers in these units that are dirty or rusty. We have noted some of the worst cases in this report on the individual unit issues.
4. There are 16 units and this building, and 7 heat pumps have been replaced. There are 9 remaining to be replaced
5. The mechanical yard contains landscaping debris and there is not weatherproof coating on the refrigerant pipe insulation.

Unit/Room specific Issues

3.8.2.	**Building 2000 Mechanical Issues**
Units	Issues
2101	1. Mildew/Dirt near supply register of bedroom C
2105	1. A/C unit is not working
2106	1. Dirt on supply register in bedroom C
2110	1. Window unit is not properly installed for application. 2. Large amount of dirt around this unit.
2202	1. Rust on return grille in hallway
2203	1. Non-programmable thermostat installed in this space
2205	1. Mildew/Dirt on supply register of bathroom
Recommendations	Repair of Unit Specific Items **$650.00**

Recommendations

1.	Replace kitchen hood exhaust grills	$400
2.	Clean bathroom exhaust fans	$800
3.	Clean/replace diffusers	$800
4.	Continue condensing unit change out.	Ongoing
5.	The mechanical yard should be kept clear of landscaping debris	
6.	Repair/replace refrigerant pipe insulation in mechanical yards.	$1200
7.	Needed existing unit repairs	$650
8.	Install better unit for spot cooling IT room	$800
9.	Install correct unit for spot cooling IT room	$3000

3.8.3. Building 3000

Observations

1. All of the filters on the range hoods are extremely dirty.
2. The bathroom exhaust fans are dirty in a majority of the units
3. There are many supply registers in these units that are dirty or rusty. We have noted some of the worst cases in this report on the individual unit issues.
4. There are 16 units and this building, and 9 heat pumps have been replaced. There are 7 remaining to be replaced
5. The mechanical yard contains landscaping debris and there is not weatherproof coating on the refrigerant pipe insulation.

Unit/Room specific Issues

3.8.3.	**Building 3000 Mechanical Issues**
Units	Issues
3106	1. The supply register is not secured to the wall in bedroom A
3108	1. A/C unit is not cooling properly
3121	1. Window unit is not properly installed for application. 2. Large amount of dirt around this unit.
3204	1. Mildew/Dirt near supply register of bedroom C
Recommendations	Repair of Unit Specific Items **$1200.00**

Recommendations

1.	Replace kitchen hood exhaust grills	$400
2.	Clean bathroom exhaust fans	$800
3.	Clean/replace diffusers	$800
4.	Continue condensing unit change out.	Ongoing
5.	The mechanical yard should be kept clear of landscaping debris	
6.	Repair/replace refrigerant pipe insulation in mechanical yards.	$800
7.	Needed existing unit repairs	$1200
8.	Install better unit for spot cooling IT room	$800
9.	Install correct unit for spot cooling IT room	$3000

3.8.4. Building 4000

Observations

1. All of the filters on the range hoods are extremely dirty.
2. The bathroom exhaust fans are dirty in a majority of the units
3. There are many supply registers in these units that are dirty or rusty. We have noted some of the worst cases in this report on the individual unit issues.
4. All 24 heat pumps in building 4000 have been replaced.
5. The mechanical yard contains landscaping debris and there is not weatherproof coating on the refrigerant pipe insulation.

Unit/Room Specific Issues

3.8.4.	**Building 4000 Mechanical Issues**
Units	Issues
4103	1. Air Handler is leaking water
4104	1. Rust on supply register in bedroom C
4106	1. Rust on supply register in bedrooms A and D
4107	1. Mildew/Dirt on ceiling bathroom supply registers and exhaust fan
4302	1. Mildew/Dirt on supply register in bedroom D
Recommendations	Repair of Unit Specific Items **$1250.00**

Recommendations

1.	Replace kitchen hood exhaust grills	$600
2.	Clean bathroom exhaust fans	$1200
3.	Clean/replace diffusers	$1200
4.	Continue condensing unit change out.	Ongoing
5.	The mechanical yard should be kept clear of landscaping debris	
6.	Repair/replace refrigerant pipe insulation in mechanical yards.	$1200
7.	Needed existing unit repairs	$1250
8.	Install better unit for spot cooling IT room	$800
9.	Install correct unit for spot cooling IT room	$3000

3.8.5. Building 5000

Observations

1. All of the filters on the range hoods are extremely dirty.
2. The bathroom exhaust fans are dirty in a majority of the units
3. There are many supply registers in these units that are dirty or rusty. We have noted some of the worst cases in this report on the individual unit issues.
4. There are 24 units and this building, and 14 heat pumps have been replaced. There are 10 remaining to be replaced
5. The mechanical yard contains landscaping debris and there is not weatherproof coating on the refrigerant pipe insulation.

Unit/Room Specific Issues

3.8.5.	**Building 5000 Mechanical Issues**
Units	Issues
5101	1. Rust on supply register in bathroom
5102	1. Rust on bathroom registers
5104	1. Rust on bathroom registers
5106	1. Rust on bathroom registers 2. Rust on bedroom D supply registers
5107	1. Rust on supply register in bathroom 2. Damage around supply register in bedroom D
5108	1. Rust on supply register in bathroom 2. Rust on supply register in bedroom D
5202	1. Rust on supply register in both bathrooms
5207	1. Mildew/Dirt on supply register in bedroom D
5208	1. Mildew/Dirt on ceiling in the bathroom and on the supply registers
5301	1. Rust on supply register in bathroom with shower stall
5306	1. Non-programmable thermostat installed in this space 2. Rust on supply register in bathroom
5307	1. Missing supply register in bedroom D 2. Rust on supply register in both bathrooms
Recommendations	Repair of Unit Specific Items **$1800.00**

Recommendations

1. Replace kitchen hood exhaust grills $600
2. Clean bathroom exhaust fans $1200
3. Clean/replace diffusers $1200
4. Continue condensing unit change out. Ongoing
5. The mechanical yard should be kept clear of landscaping debris
6. Repair/replace refrigerant pipe insulation in mechanical yards. $1200
7. Needed existing unit repairs $1800
8. Install better unit for spot cooling IT room $800
9. Install correct unit for spot cooling IT room $3000

3.8.6. Building 6000

Observations

1. All of the filters on the range hoods are extremely dirty.
2. The bathroom exhaust fans are dirty in a majority of the units
3. There are many supply registers in these units that are dirty or rusty. We have noted some of the worst cases in this report on the individual unit issues.
4. There are 16 units and this building, and 11 heat pumps have been replaced. There are 5 remaining to be replaced
5. The mechanical yard contains landscaping debris and there is not weatherproof coating on the refrigerant pipe insulation.

Unit/Room Specific Issues

3.8.6.	**Building 6000 Mechanical Issues**
Units	Issues
6101	1. Non-programmable thermostat installed in this space
6102	1. Rust on supply register in bathrooms
6103	1. Air Handler is leaking water
6104	1. Rust on supply register in bathroom
6105	1. Rust on supply register in bedroom D
6106	1. Rust on supply register in bathrooms
6107	1. Air Handler is leaking water 1. Rust on supply register in bathrooms
6110	1. Mildew/Dirt on wall in room under wall mounted air conditoner
6204	1. Non-programmable thermostat installed in this space 2. Rust on supply registers of bathrooms
6206	1. Non-programmable thermostat installed in this space
Recommendations	Repair of Unit Specific Items **$1400.00**

Recommendations

1.	Replace kitchen hood exhaust grills	$400
2.	Clean bathroom exhaust fans	$800
3.	Clean/replace diffusers	$800
4.	Continue condensing unit change out.	Ongoing
5.	The mechanical yard should be kept clear of landscaping debris	
6.	Repair/replace refrigerant pipe insulation in mechanical yards.	$800
7.	Needed existing unit repairs	$1400
8.	Install better unit for spot cooling IT room	$800
9.	Install correct unit for spot cooling IT room	$3000

3.8.7. Building 7000

Observations

1. All of the filters on the range hoods are extremely dirty.
2. The bathroom exhaust fans are dirty in a majority of the units
3. There are many supply registers in these units that are dirty or rusty. We have noted some of the worst cases in this report on the individual unit issues.
4. There are 16 units and this building, and 7 heat pumps have been replaced. There are 9 remaining to be replaced
5. The mechanical yard contains landscaping debris and there is not weatherproof coating on the refrigerant pipe insulation.

Unit/Room Specific Issues

3.8.7.	**Building 7000 Mechanical Issues**
Units	Issues
7101	1. Non-programmable thermostat installed in this space
7102	1. Non-programmable thermostat installed in this space
7103	1. Non-programmable thermostat installed in this space
7105	1. Non-programmable thermostat installed in this space
7106 HC	1. The register over the refrigerator is rusty
7107	1. Mildew/Dirt near supply register in bedroom C
7108 CC	1. Non-programmable thermostat installed in this space 2. Clean dust from exhaust fan in restroom 3. Uninsulated air outside the air duct 4. Possible drain leak evidence on baseboard below filter grille
7202	1. Mildew/Dirt/rust on supply register of bathroom
7204	1. Mildew/Dirt near supply register in bedroom D 2. Mildew/Dirt near supply register in bathroom
7206 &7208 HO	1. Non-programmable thermostat installed in this space 2. There is rust on the bathroom register 3. Clean exhaust fan and opening in ceiling around grille
7207	1. Rust on supply registers of bedroom A and living area 2. Dented AHU cover in hall
Recommendations	Repair of Unit Specific Items **$2000.00**

Recommendations

1. Replace kitchen hood exhaust grills $400
2. Clean bathroom exhaust fans $800
3. Clean/replace diffusers $800
4. Continue condensing unit change out. Ongoing
5. The mechanical yard should be kept clear of landscaping debris
6. Repair/replace refrigerant pipe insulation in mechanical yards. $800
7. Needed existing unit repairs $2000
8. Install better unit for spot cooling IT room $800
9. Install correct unit for spot cooling IT room $3000

3.8.8. Building 8000

Observations

1. All of the filters on the range hoods are extremely dirty.

2. The bathroom exhaust fans are dirty in a majority of the units
3. There are many supply registers in these units that are dirty or rusty. We have noted some of the worst cases in this report on the individual unit issues.
4. There are 24 units and this building, and 13 heat pumps have been replaced. There are 11 remaining to be replaced
5. The mechanical yard contains landscaping debris and there is not weatherproof coating on the refrigerant pipe insulation.

Unit/Room Specific Issues

3.8.8.	**Building 8000 Mechanical Issues**
Units	Issues
8102	1. Rust on supply registers in bathrooms 1. Rust on supply registers of bedroom D
8103	1. Non-programmable thermostat installed in this space 1. Rust on supply register in bathrooms
8104	1. Mildew/Dirt on exhaust fan and register in bathroom
8105	1. Rust on supply registers in bathrooms
8107	1. Mildew/Dirt near supply register in bedroom D 2. Mildew/Dirt near around bathroom exhaust fans 3. Rust on supply register in bathrooms.
8108	1. Dented AHU cover in hall 2. Rust on supply register in bathrooms. 3. Rust on supply register in bedroom C. 4. Rust on supply register in bedroom D.
8201	1. Rust on supply register in bedroom D
8202	1. Rust on supply register in bathrooms.
8203	1. Rust on supply register in bathrooms.
8206	1. Rust on supply register in bedroom D
8207	1. Rust on supply register in bedroom D 2. Rust on supply register in bathrooms
8208	1. Rust on supply register in bathrooms
8301	1. Non-programmable thermostat installed in this space
8302	1. Rust on supply register in bathrooms
8304	1. Rust on supply register in bathrooms 2. Rust on escutcheon plate in bathroom
8306	1. Rust on supply register in bathrooms
8307	1. The supply register in the bathrooms are not properly attached to the ceiling
Recommendations	Repair of Unit Specific Items **$1800.00**

Recommendations

1.	Replace kitchen hood exhaust grills	$600
2.	Clean bathroom exhaust fans	$1200
3.	Clean/replace diffusers	$1200
4.	Continue condensing unit change out.	Ongoing
5.	The mechanical yard should be kept clear of landscaping debris	
6.	Repair/replace refrigerant pipe insulation in mechanical yards.	$1200
7.	Needed existing unit repairs	$1800
8.	Install better unit for spot cooling IT room	$800
9.	Install correct unit for spot cooling IT room	$3000

3.8.9. Commons Building

Observations

1. The mechanical yard contains landscaping debris and there is not weatherproof coating on the refrigerant pipe insulation.

Unit/Room Specific Issues

Main Laundry

1. There is water damage on supply and return grilles in storage area.

Recommendations

1.	The mechanical yard should be kept clear of landscaping debris	
2.	Repair/replace refrigerant pipe insulation in mechanical yards.	$500
3.	Repair damage at supply and return grills.	$300

3.9. Electrical Systems

All buildings are served via a meter centers located on each end of the housing buildings. The general house power and lighting is served from a panel at one of these meter centers on each housing building. Emergency/Egress lighting is provided at each housing building stairwell utilizing emergency wall packs and exist lights. Area lighting is also provided around each housing building.

A complex wide fire alarm system is present for the common areas and notification in each housing unit. Localized fire alarm is accomplished utilizing 120V smoke detectors in each housing unit.
Summary of Findings

3.9.1. Building 1000

Observations

1. Many of the existing stairwell emergency lights and exit signs do not work when placed in test mode.
2. The general purpose lighting fixtures at each stairwell have open tops which allow debris to be collected around the lamp.
3. In the sprinkler riser room there are open wire splices on the connection to the irrigation controller.
4. There are some open junction boxes associated with the fire alarm and irrigation controls.

Unit/Room Specific Issues

3.9.1.	**Building 1000 Electrical Issues**
Units	Issues
1101	1. Missing lens on light fixture
1103	1. Missing light bulb in kitchen hood 2. One of the electrical outlets in bedroom C is covered in what appears to be smoke residue.
1106	1. There is a gap around the smoke detector outside of bedroom D
1108	1. The smoke detector in bedroom D is not secured to the ceiling
1201	1. There is a bad smoke detector in the hallway. 2. Exhaust fan in the bathroom is not working.
1205	1. One of the exhaust fans is not working
1207	1. Exhaust fan in the bathroom is not working
1208	1. Missing lens on light fixture in bedroom B 2. Exhaust fan is missing the light cover 3. Exhaust fan in bathroom is not secured to ceiling
1220	1. There is a broken light bulb in the fixture
1301	1. Exhaust fan is not working in the bathroom
1302	1. Exhaust fan is not working in the bathroom
1304	1. GFI Receptacle is loose above bathroom sink
1308	1. The supply register is not secured to the wall in bedroom D
1305/1308 STR	1. One of the exit lights is missing a face
Recommendations	Repair of Unit Specific Items **$500.00**

Recommendations

1.	Replace/repair emergency and exit lights.	$1500
2.	Replace existing stairwell lights.	$750
3.	Repair wiring issues in fire sprinkler closet.	$125
4.	Needed existing unit repairs.	$500

3.9.2. Building 2000

Observations

1. Many of the existing stairwell emergency lights and exit signs do not work when placed in test mode.
2. The general purpose lighting fixtures at each stairwell have open tops which allow debris to be collected around the lamp.
3. There are some open junction boxes associated with the fire alarm and irrigation controls.

Unit/Room Specific Issues

3.9.2.	**Building 2000 Electrical Issues**
Units	Issues
2101	1. The hallway smoke detector is not working 2. Range hood light is not working
2102	1. Range hood is not working 2. Range hood light is not working 3. Hallway light is not working 4. Exhaust fan is not working
2103	1. Exhaust fan is not secured to the ceiling
2104	1. The coax device plate is cracked in bedroom A 2. Missing lens on light fixture in bedroom B
2105	1. Coax device plate is broken
2107	1. Exhaust fan is missing the light cover 2. Receptacle plate is cracked in living area
2108	1. Smoke detector is not secured to the ceiling 2. Receptacle plate is cracked near bathroom sink
2201	1. Smoke detector is not secured to the ceiling
2202	1. The smoke detector in bedroom A is not working 2. Lights in hallway are not working
2204	1. Range hood light is not working
2207	1. The hallway smoke detector is missing
2208	1. Noisy garbage disposal 2. Light in range hood is missing
2120	1. Light is not correctly installed 2. Junction box is open
Recommendations	Repair of Unit Specific Items **$650.00**

Recommendations

1. Replace/repair emergency and exit lights. $1000
2. Replace existing stairwell lights. $500
3. Repair wiring issues in fire sprinkler closet. $125
4. Needed existing unit repairs. $600

3.9.3. Building 3000

Observations

1. Many of the existing stairwell emergency lights and exit signs do not work when placed in test mode.
2. The general purpose lighting fixtures at each stairwell have open tops which allow debris to be collected around the lamp.
3. There are some open junction boxes associated with the fire alarm and irrigation controls.

Unit/Room Specific Issues

3.9.3.	**Building 3000 Electrical Issues**
Units	Issues
3101	1. Missing light bulb in kitchen hood
3102	1. Exhaust fan in bathroom is not working
3103	1. Smoke detector is not secured to the ceiling
3105	1. Exhaust fan in bathroom is not working 2. Range hood light is not working properly
3106	1. The coax device plate is not secured to the wall in living area
3107	1. The bathroom exhaust fan light is not working 2. The smoke detector in bedroom D is not secured to the ceiling 3. The smoke detector in bedroom C is not working
3108	1. The coax device plate is cracked in the living area
3202	1. Exhaust fan light cover is missing
3203	1. Smoke detectors are not connected
3204	1. Smoke detector in hallway is not secured to ceiling and is not working
3205	1. The hallway smoke detector is not working 2. The kitchen light is not working properly
3206	1. The range hood is not working 2. Exhaust fan in bathroom is not working 3. The light fixture in the living area is not a standard light fixture
3210	1. The light fixture is not working
Recommendations	Repair of Unit Specific Items **$800.00**

Recommendations

1.	Replace/repair emergency and exit lights.	$1000
2.	Replace existing stairwell lights.	$500
3.	Repair wiring issues in fire sprinkler closet.	$125
4.	Needed existing unit repairs.	$800

3.9.4. Building 4000

Observations

1. Many of the existing stairwell emergency lights and exit signs do not work when placed in test mode.
2. The general purpose lighting fixtures at each stairwell have open tops which allow debris to be collected around the lamp.
3. In the sprinkler riser room there are open wire splices on the connection to the irrigation controller.
4. There are some open junction boxes associated with the fire alarm and irrigation controls.

Unit/Room Specific Issues

3.9.4.	**Building 4000 Electrical Issues**
Units	Issues
4101	1. The coax cable jack is missing in bedroom B
4103	1. GFI receptacle is not secured to wall in kitchen
4105	1. The smoke detector is missing in master bedroom 2. The coax device plate is missing in spare bedroom
4107	1. Exhaust fan is missing the light cover
4108	1. Exhaust fan in tub/shower bathroom is missing the light cover
4203	1. The mini horn device has been taped over in bedroom C
4204	1. There is a gap in the ceiling above light fixture in bedroom C
4205	1. The coax device plate is missing in bedroom A 2. Exhaust fan is missing the light cover
4206	1. Exhaust fan light cover is burnt and needs to be replaced
4207	1. The smoke detector is hanging down in bedroom C
4302	1. GFI receptacle mounted over the kitchen counter is not working 2. Receptacle located by the entry door of bedroom B has smoke damage 3. Exhaust fan light cover is missing
4305	1. The mini horn device has been taped over in bedroom B
4306	1. Ceiling fan installed in bedroom B was installed incorrectly
Recommendations	Repair of Unit Specific Items **$1250.00**

Recommendations

1. Replace/repair emergency and exit lights. $1500
2. Replace existing stairwell lights. $750
3. Repair wiring issues in fire sprinkler closet. $125
4. Needed existing unit repairs. $1250

3.9.5. Building 5000

Observations

1. Many of the existing stairwell emergency lights and exit signs do not work when placed in test mode.
2. The general purpose lighting fixtures at each stairwell have open tops which allow debris to be collected around the lamp.
3. There are no smoke detectors placed outside of the bedrooms in the hall of any of the units. The only common smoke detector in the units is at the kitchen area.
4. There are some open junction boxes associated with the fire alarm and irrigation controls.

Unit/Room Specific Issues

3.9.5.	**Building 5000 Electrical Issues**
Units	Issues
5101	1. Exhaust fan light cover is missing 2. Light fixture in bedroom B is not working 3. GFI outlet at bathroom sink is not securely fastened to the wall
5105	1. GFI receptacle device plate is missing in the bathroom
5107	1. The smoke detector in kitchen is not working
5108	1. The smoke detector in kitchen is not working 2. Coax cable is not in coax device plate in bedroom A
5203	1. GFI receptacle mounted over the kitchen counter is not working
5206	1. The hallway light fixture has a burnt out lamp
5208	1. GFI outlet at bathroom sink is not working 2. Exhaust fan light cover is missing
5302	1. Missing cover plate on coaxial outlet cable outlet
5303	1. Exhaust fan not secured to the ceiling in bathroom
5305	1. Smoke detector is hanging down from the ceiling
5306	1. The smoke detector in kitchen is not working
Recommendations	Repair of Unit Specific Items **$1000.00**

Recommendations

1. Replace/repair emergency and exit lights. $1500
2. Replace existing stairwell lights. $750
3. Install commons smoke detectors in halls. $6000
4. Repair wiring issues in fire sprinkler closet. $125
5. Needed existing unit repairs. $1000

3.9.6. Building 6000

Observations

1. Many of the existing stairwell emergency lights and exit signs do not work when placed in test mode.
2. The general purpose lighting fixtures at each stairwell have open tops which allow debris to be collected around the lamp.
3. There are no smoke detectors placed outside of the bedrooms in the hall of any of the units. The only common smoke detector in the units is at the kitchen area.
4. There are some open junction boxes associated with the fire alarm and irrigation controls.

Unit/Room Specific Issues

3.9.6.	**Building 6000 Electrical Issues**
Units	Issues
6101	1. Missing lens on light fixture in bedroom B
6102	1. Exhaust fan in bathroom is not working
6104	1. Exhaust fan light cover is missing 2. Missing lens on light fixture in bedroom A
6106	1. Missing lens on light fixture in bedroom B 2. There is a gap in the ceiling above light fixture in bedroom D 3. Smoke detector in bedroom A is not connected
6107	1. The coax device plate is cracked in bedroom A 2. There is a gap around the GFI receptacles in the bathroom
6202	1. The smoke detector in bedroom C is not working 2. GFI receptacle is not working 3. Exhaust fan light cover is missing
6205	1. Missing lens on light fixture in bedroom D
6208	1. Exhaust fan light cover is missing
6211	1. Light is not working
6205-6208 STR	1. No emergency light installed
Recommendations	Repair of Unit Specific Items **$1250.00**

Recommendations

1.	Replace/repair emergency and exit lights.	$1000
2.	Replace existing stairwell lights.	$500
3.	Install commons smoke detectors in halls.	$6000
4.	Repair wiring issues in fire sprinkler closet.	$125
5.	Needed existing unit repairs.	$1250

3.9.7. Building 7000

Observations

1. Many of the existing stairwell emergency lights and exit signs do not work when placed in test mode.
2. The general purpose lighting fixtures at each stairwell have open tops which allow debris to be collected around the lamp.
3. There are no smoke detectors placed outside of the bedrooms in the hall of any of the units. The only common smoke detector in the units is at the kitchen area.
4. There are some open junction boxes associated with the fire alarm and irrigation controls.

Unit/Room Specific Issues

3.9.7.	**Building 7000 Electrical Issues**
Units	Issues
7101	1. The coax device plate is cracked in a bedroom
7103	1. The coax device plate is cracked in bedroom D
7104	1. The coax device plate is cracked in bedroom B 2. Missing lens on light fixture in bedroom C
7105	1. Smoke detectors are not connected
7106 HC	1. There are multiple lamps out in this space 2. End cap is missing off of the light fixture at end of corridor 3. There is no GFCI protection on the receptacle at the sink in the corridor 4. The electrical service outside of this space does not have a lock on the termination cabinet. It can be easily open and expose live wiring
7108 CC	1. There are multiple lamps out in this space 2. The light fixture at the entry to the outside is damaged 3. Cover for weather protection on GFCI is damaged 4. Light fixture at the reception area is not working
7201	1. Range hood light is not working
7202	1. The coax device plate is cracked in bedroom B 2. The smoke detector in kitchen is not secured to the ceiling 3. Receptacle plate is cracked in living area 4. Exhaust fan in bathroom is not working 5. Exhaust fan light cover is missing
7204	1. Receptacle plate not secured to wall in bedroom C
7206 &7208 HO	1. There are multiple lamps out in this space 2. The light in the back office does not work 3. Exhaust fan in bathroom has a gap in the drywall around it
7207	1. Receptacle plate is cracked in bedroom C 2. Damaged light fixture in bedroom A 3. The smoke detector in bedroom C is not secured to the ceiling
Recommendations	Repair of Unit Specific Items **$1850.00**

Recommendations

1. Replace/repair emergency and exit lights. $1000
2. Replace existing stairwell lights. $500
3. Install commons smoke detectors in halls. $6000
4. Repair wiring issues in fire sprinkler closet. $125
5. Needed existing unit repairs. $1850

3.9.8. Building 8000

Observations

1. Many of the existing stairwell emergency lights and exit signs do not work when placed in test mode.
2. The general purpose lighting fixtures at each stairwell have open tops which allow debris to be collected around the lamp.
3. There are no smoke detectors placed outside of the bedrooms in the hall of any of the units. The only common smoke detector in the units is at the kitchen area.
4. There are some open junction boxes associated with the fire alarm and irrigation controls.

Unit/Room Specific Issues

3.9.8.	**Building 8000 Electrical Issues**
Units	Issues
8102	1. Cut in ceiling drywall near exhaust fan in bathroom
8103	1. Exhaust fan light cover is missing
8105	1. Range hood is missing a light bulb 2. Smoke detector in bedroom A is not working 3. Bathroom exhaust fans not working 4. The coax device plate is missing in bedroom D
8108	1. Switch plate is not secured to wall
8201	1. Rust on supply register in bedroom D 2. Smoke detector in bedroom B is not working
8203	1. There is an opening around the light fixture in bedroom B
8204	1. Exhaust fan is not working
8204 STR	1. Weatherproof cover is broken
8205	1. Bathroom exhaust fans not working 2. Smoke detector in bedroom C is not working
8208	1. The electrical panel in this space has opening to the buss bars
8304	1. Smoke detector in kitchen is not working
8305	1. The kitchen light fixture is missing one of the decorative end pieces 2. There is an opening around the light fixture in bedroom B 3. There is a lamp not working the light fixture in bedroom C
8307	1. The mini horn device has been taped over in bedroom A
Recommendations	Repair of Unit Specific Items **$1250.00**

Recommendations

1. Replace/repair emergency and exit lights. $1500
2. Replace existing stairwell lights. $750
3. Install commons smoke detectors in halls. $6000
4. Repair wiring issues in fire sprinkler closet. $125
5. Needed existing unit repairs. $1250

3.9.9. Commons Building

Observations

1. Many of the existing emergency lights and exit signs do not work when placed in test mode.
2. Many of the exterior lighting fixtures around this building have a large quantity of bugs in them and are in need of cleaning.
3. Throughout much of this building incandescent lamps are being utilized. We suggest that these be changed to screw in compact fluorescent lamps.

Unit/Room Specific Issues

3.9.9.	**Commons Building Electrical Issues**
Units	Issues
Main Laundry	1. Light lens in the lounge area is not secured 2. Lamps are burnt out
Restrooms	1. The GFI receptacle is loose on the wall in women's restroom 2. No dedicated GFI receptacle located in men's restroom 3. Hand dryer in men's room not operating properly
Rec. Room	1. Lamps are burnt out throughout 2. Fluorescent light fixture end caps are missing
Elec. Room	1. Objects are being stored in electrical room
Porch	1. Fans installed outdoors are not weatherproof
Recommendations	Repair of Unit Specific Items **$1550.00**

Recommendations

1. Replace/repair emergency and exit lights. $750
2. Clean and re-lamp existing exterior lights. $500
3. Install fluorescent lamps in building. $2000
4. Needed existing unit repairs. $1550

3.10. Conveying Systems

Observations

There is one two stop hydraulic elevator located in building 7000. The Campus has an ongoing service contract in place for maintaining the elevator.

Recommendation

As long as the Campus maintains the service contract, the elevator should last through the evaluation period.

3.11. Life Safety and Fire Protection

General Observations

All of the buildings and units are fully sprinklered. As long as regular maintenance and inspection practices are maintained, the sprinkler system should continue in service for years to come.

Unit/Room Specific Issues

3.11.1. Building 1000

3.11.1.	**Building 1000 Fire Protection Issues**
Units	Issues
1103	1. Missing scission plate on fire sprinkler head in bedroom D
Recommendations	Repair of Fire Protection Items **$100.00**

3.11.2. Building 2000

3.11.2.	**Building 2000 Fire Protection Issues**
Units	Issues
2105	1. Sprinkler head escutcheon plate not secured to the ceiling
1103	1. Sprinkler head is pushed into the wall
Recommendations	Repair of Fire Protection Items **$100.00**

3.11.3. Building 3000

None

3.11.4. Building 4000

3.11.4.	**Building 4000 Fire Protection Issues**
Units	Issues
1103	1. The sprinkler head escutcheon plate not secured to the ceiling in bedroom A
Recommendations	Repair of Fire Protection Items **$50.00**

3.11.5. Building 5000

None

3.11.6. Building 6000

3.11.6.	**Building 6000 Fire Protection Issues**
Units	Issues
6101	1. Sprinkler head escutcheon plate not secured to ceiling in bedroom D
6105	1. Sprinkler head escutcheon plate not secured to ceiling in bedroom D
6106	1. Sprinkler head escutcheon plate not secured to ceiling in bedroom C
6108	1. Sprinkler head escutcheon plate not secured to the ceiling
Recommendations	Repair of Fire Protection Items **$100.00**

3.11.7. Building 7000

3.11.7.	**Building 7000 Fire Protection Issues**
Units	Issues
7104	1. Sprinkler head escutcheon plate not secured to the ceiling
7108 CC	1. Push sprinkler escutcheon flush to ceiling in front office
Recommendations	Repair of Fire Protection Items **$100.00**

3.11.8. Building 8000

3.11.8.	**Building 8000 Fire Protection Issues**
Units	Issues
8101	1. The sprinkler head escutcheon plate not secured to the ceiling in bedroom A
Recommendations	Repair of Fire Protection Items **$100.00**

3.11.9. Commons Building

None

3.12. Interior Elements

Refer to comments found in the interview section of the document.

Observations

Buildings 1000, 2000, 3000, 4000 and 7000

The walls and ceilings are painted gypsum board. The flooring is sheet vinyl in the kitchen, ceramic tile in the bathrooms and carpet in all other spaces. The floor base is Medium Density Fiberboard (MDF) material except in the bathrooms it is ceramic tile. Plastic laminate countertops are in the kitchen and bathrooms.

Buildings 5000, 6000 and 8000 – also portions of Buildings 2000 and 3000.

All carpet and sheet vinyl areas have been replaced with luxury vinyl tile (LVT). The MDF base at these locations has been removed and vinyl base has been installed in its place.

Recommendations

The campus intends to continue with the changes made in building 5000, 6000 and 8000. That work should be complete in the summer of 2015. Once complete, there should be no more interior finish work required for the term except as required for general maintenance.

4. ADDITIONAL CONSIDERATIONS

4.1. Code Compliance

Refer to the interview section of this document.
No code violations were observed during the inspection.

4.2. Accessibility to Disabled Persons

Refer to the interview section of this document.
No accessibility issues were observed during the inspection.

4.3. Furniture, Fixtures and Equipment

The FFE is funded through Auxiliary Services, and is not included in this report.

4.4. Seismic Assessment

According to ASCE 7-05 Section 11.4-2, the Property is rated at Soil Class D and Design Class C per Table 11.6-1 and 11.6-2. A Scenario of Expected Loss report was not included in CMA's scope of work.

4.5. FEMA Wind Zone Determination

According to ASCE 7-05 Figure 6-1B, the Property is located in an area rated for 120 MPH wind speed. A Scenario of Expected Loss report was not included in CMA's scope of work.

5. RECOMMENDATIONS AND PRELIMINARY OPINIONS OF COST

5.1. Opinions of Cost

The opinions of cost presented are for the repair/replacement of readily visible materials and building system effects that might significantly affect the value of the Property. These opinions are based on approximate quantifies and values. They do not constitute a warranty that all items which may require repair or replacement are included.

Estimated cost opinions presented in this report are from a combination of sources. The primary sources include information from Means Repair and Remodeling Cost Data and Means Construction Cost Data as well as our firms on cost data information. In some instances, suppliers and contractors were contacted for input into costing information.

The costs are separated into the following categories based on the University System of Georgia requirements.

- Priority 1: Currently Critical (Immediate) – Items in this category require immediate action.
- Priority 2: Potentially Critical (Year One) – Items in this category, if not corrected expeditiously, will become critical within a year.
- Priority 3: Necessary – Not Yet Critical (Year Two – Five): Items in this category include conditions requiring prompt attention.
- Priority 4: Recommended (Year Six – Nine) – Items in this category represent a sensible improvement to existing conditions. *Not included in the scope of work for this survey*.
- Priority 5: Recommended (Ten Years of Beyond) – Items in this category represent an economic payback. The total term is based on 12 years. *Not included in the scope of work for this survey*.

5.2. Current Replacement Value (CRV)

Refer to appendix A for the CRV by building

5.3. Facility Condition Index (FCI)

The Facility Condition Index is the ratio of deferred maintenance dollars to replacement dollars and provides a comparison of an organization's assets. To calculate the FCI for a building, divide the total estimated cost to complete deferred maintenance projects for the building by its estimated replacement value.

$$FCI = \frac{Total\ of\ Building\ Repair, Upgrade, Renewal\ Needs\ (\$)}{Current\ Replacement\ Value\ of\ Building\ Components\ (\$)}$$

The lower the FCI, the lower the need for remedial or renewal funding relative to the facility's value.

FCI Value	Asset Condition
0.00 to 0.49	Good Condition
0.05 to 0.09	Fair Condition
0.10 to 0.30	Poor Condition

Refer to appendix A for the FCI by building

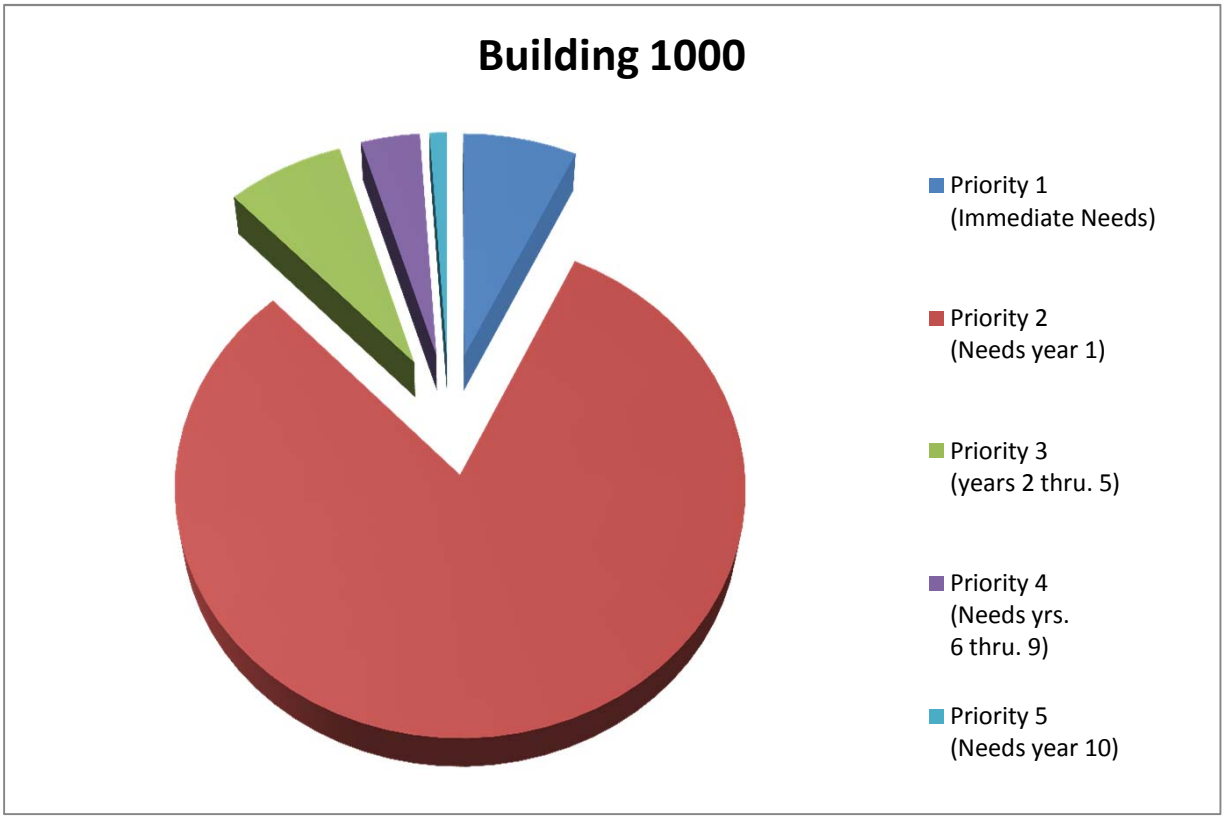
6. Appendices

Appendix A: Immediate and Physical Needs Over the Term Table
Appendix B: Property Location and Aerial Photo and Site Photographs
Appendix C: Supporting Documentation
Appendix D: Professional Resumes
Appendix E: Condition Evaluation Definitions and Common Abbreviations
Appendix F: Work Item Recommendation and General Definitions

Appendix A – Immediate and Physical Needs Over the Term Tables

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



FACILITY CONDITION ASSESSMENT

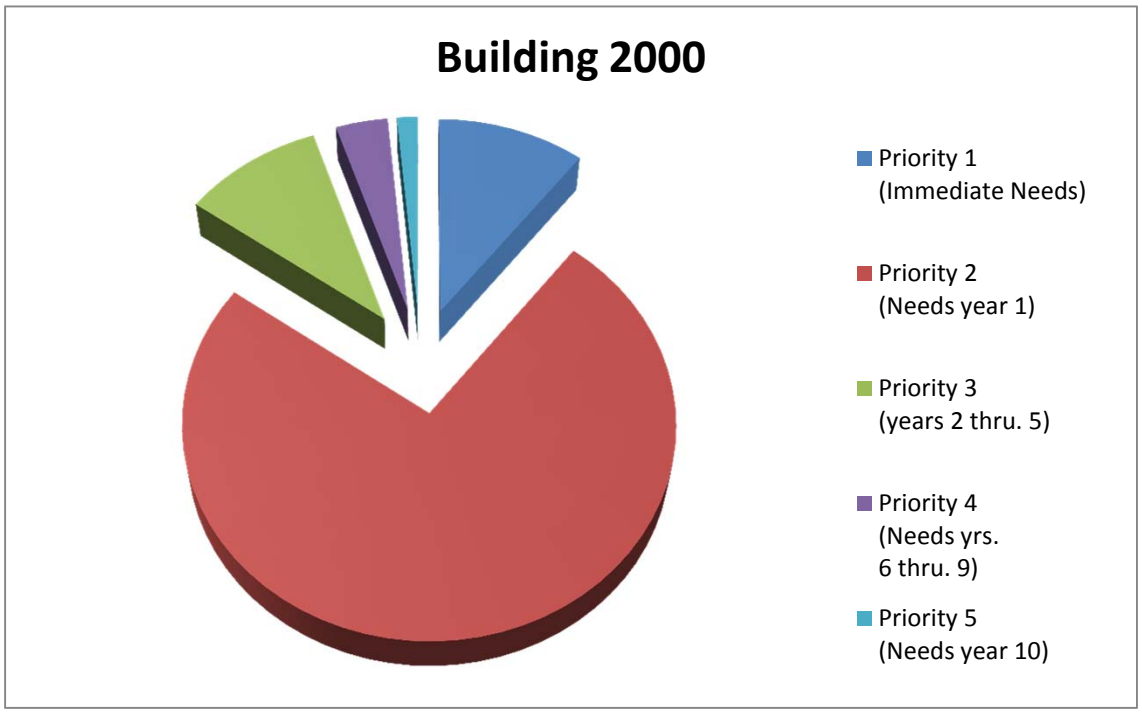
Compass Point Building 1000
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

Immediate Needs, Short Term Needs and Pyhsical Needs Over the Term; 10 Years

Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.6.3.1.1 EXTERIOR WALLS																			
Repair Exterior Finishes	--	--	--	1	LS	$8,750.00	$8,750.00												$0.00
3.6.3.1.2 SPRIKLER RISER ROOM EXTERIOR WALLS																			
Repair Exterior Finishes	25	16	9	1	LS	$500.00	$500.00										$500.00		$500.00
3.6.3.1.3 DOORS																			
Repaint paintable surfaces	7	11	0	38	each	$106.00			$4,028.00							$4,028.00			$8,056.00
Replace sealants and soft joints	15	11	4	650	LF	$3.50						$2,275.00							$2,275.00
Replace wood frames with hollow metal frames in Sprinkler Riser Room	12	--	12	1	each	$350.00	$350.00												$0.00
3.6.3.1.4 WINDOWS																			
Replace window caulking	15	11	4	2,200	LF	$3.50						$7,700.00							$7,700.00
Replace window screens	5	5	0	68	EACH	$85.00			$5,780.00					$5,780.00					$11,560.00
3.6.3.1.6 ROOFS & DRAINAGE SYSTEMS																			
Clean gutters and install gutter protection	15	--	15	400	LF	$4.00	$1,600.00												$0.00
3.7.1 PLUMBING SYSTEMS																			
Replace / repair apartment unit plumbing system items	--	--	--	1	LS	$750.00	$750.00												$0.00
Replace apartment water heaters	15	11	4	6	each	$1775.00						$10,650.00							$10,650.00
Replace apartment garbage disposals	12	11	1	24	each	$225.00			$5,400.00										$5,400.00
3.8.1 HVAC SYSTEMS																			
Repair / Replace grilles, fans, and diffusers	10	11	0	1	LS	$3,000.00			$3,000.00									$3,000.00	$6,000.00
Continue HVAC unit change out	10	11	0	9	each	$3,000.00			$27,000.00										$27,000.00
Repair/replace refrigerant pipe insulation in mechanical yards	--	--	--	1	LS	$1,200.00	$1,200.00												$0.00
Replace / repair apartment unit mechanical system items	--	--	--	1	LS	$750.00	$750.00												$0.00
Install correct unit for spot cooling IT room	--	--	--	1	each	$3,000.00	$3,000.00												$0.00
3.9.1 ELECTRICAL SYSTEMS																			
Replace existing stairwell lights	--	--	--	1	LS	$750.00	$750.00												$0.00
Repair wiring issues in fire sprinkler closet	--	--	--	1	each	$125.00	$125.00												$0.00
Replace / repair apartment unit electrical system items	--	--	--	1	LS	$500.00	$500.00												$0.00
3.11.1 LIFE SAFETY & FIRE PROTECTION																			
Sprinkler system repairs	--	--	--	1	LS	$100.00	$100.00												$0.00
Replace/repair emergency and exit lights	--	--	--	1	LS	$1,500.00	$1,500.00												$0.00
3.12.1 INTERIOR ELEMENTS																			
Interior finish upgrades	10	11	0	1	LS	$185000.00			$185,000.00										$185,000.00
							Total Immediate Repair Needs:												
							$19,875												
AVE. EUL - Average Expected Useful Life						Total Estimated Costs (Year 1 to 10), Uninflated			$230,208.00	$0.00	$0.00	$20,625.00	$0.00	$5,780.00	$0.00	$4,028.00	$500.00	$3,000.00	$264,141.00
EFF. AGE - Effective Age (Estimated)						Inflation Factor 2.50%			1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	
RUL - Remaining Useful Life (Estimated)						Total Estimated Costs (Year 1 to 10), Inflated			$230,208.00	$0.00	$0.00	$22,213.13	$0.00	$6,537.18	$0.00	$4,789.29	$609.00	$3,747.00	$268,103.60
EA - Each; Var. - Varies																		TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:	$284,016.00
SF - Square Feet; LF - Linear Feet						YEARS 1-10 CUMULATIVE TOTAL, INFLATED:	$268,104	# of SF:	27,300									TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:	$264,141.00
						Years 1-10 Avg. Cost per SF per Yr., Inflated:	$0.98	# of Yrs.:	10									Years 1-10 Avg. Cost per SF per Yr., Uninflated:	$0.97
																		Current Replacement Value:	$3,549,000.00
																		Facility Condition Index (FCI):	0.08

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



FACILITY CONDITION ASSESSMENT

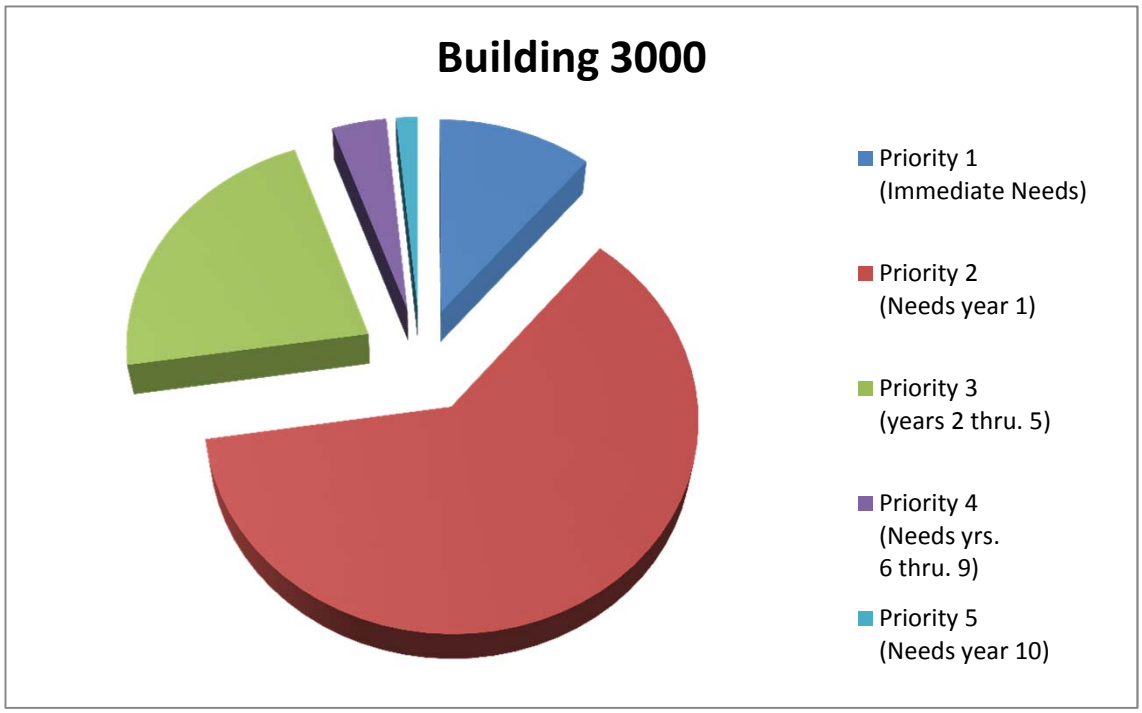
Compass Point Building 2000
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

Immediate Needs, Short Term Needs and Pyhsical Needs Over the Term; 10 Years

Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.6.3.2.1 EXTERIOR WALLS																			
Repair Exterior Finishes	--	--	--	1	LS	$4,000.00	$4,000.00												$0.00
3.6.3.2.2 SPRIKLER RISER ROOM EXTERIOR WALLS																			
Repair Exterior Finishes	25	16	9	1	LS	$500.00	$500.00										$500.00		$500.00
3.6.3.2.3 DOORS																			
Repaint paintable surfaces	7	11	0	26	each	$106.00			$2,756.00							$2,756.00			$5,512.00
Replace sealants and soft joints	15	11	4	442	LF	$3.50						$1,547.00							$1,547.00
Replace wood frames with hollow metal frames in Sprinkler Riser Room	12	--	12	1	each	$350.00	$350.00												$0.00
3.6.3.2.4 WINDOWS																			
Replace window caulking	15	11	4	1,408	LF	$3.50						$4,928.00							$4,928.00
Replace window screens	5	5	0	88	EACH	$20.00			$1,760.00					$1,760.00					$3,520.00
3.6.3.2.6 ROOFS & DRAINAGE SYSTEMS																			
Clean gutters and install gutter protection	15	--	15	400	LF	$4.00	$1,600.00												$0.00
3.7.2 PLUMBING SYSTEMS																			
Replace / repair apartment unit plumbing system items	--	--	--	1	LS	$650.00	$650.00												$0.00
Replace apartment water heaters	15	11	4	4	each	$1775.00						$7,100.00							$7,100.00
Replace apartment garbage disposals	12	11	1	16	each	$225.00			$3,600.00										$3,600.00
3.8.2 HVAC SYSTEMS																			
Repair / Replace grilles, fans, and diffusers	10	11	0	1	LS	$2,000.00			$2,000.00									$2,000.00	$4,000.00
Continue HVAC unit change out	10	11	0	9	each	$3,000.00			$27,000.00										$27,000.00
Repair/replace refrigerant pipe insulation in mechanical yards	--	--	--	1	LS	$1,200.00	$1,200.00												$0.00
Replace / repair apartment unit mechanical system items	--	--	--	1	LS	$650.00	$650.00												$0.00
Install correct unit for spot cooling IT room	--	--	--	1	each	$3,000.00	$3,000.00												$0.00
3.9.2 ELECTRICAL SYSTEMS																			
Replace existing stairwell lights	--	--	--	1	LS	$500.00	$500.00												$0.00
Repair wiring issues in fire sprinkler closet	--	--	--	1	each	$125.00	$125.00												$0.00
Replace / repair apartment unit electrical system items	--	--	--	1	LS	$600.00	$600.00												$0.00
3.11.2 LIFE SAFETY & FIRE PROTECTION																			
Sprinkler system repairs	--	--	--	1	LS	$100.00	$100.00												$0.00
Replace/repair emergency and exit lights	--	--	--	1	LS	$1,000.00	$1,000.00												$0.00
3.12.2 INTERIOR ELEMENTS																			
Interior finish upgrades	10	11	0	1	LS	$64000.00			$64,000.00										$64,000.00
							Total Immediate Repair Needs:		$14,275.00										
AVE. EUL - Average Expected Useful Life						Total Estimated Costs (Year 1 to 10), Uninflated			$101,116.00	$0.00	$0.00	$13,575.00	$0.00	$1,760.00	$0.00	$2,756.00	$500.00	$2,000.00	$121,707.00
EFF. AGE - Effective Age (Estimated)						Inflation Factor	2.50%		1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	
RUL - Remaining Useful Life (Estimated)						Total Estimated Costs (Year 1 to 10), Inflated			$101,116.00	$0.00	$0.00	$14,620.28	$0.00	$1,990.56	$0.00	$3,276.88	$609.00	$2,498.00	$124,110.72
EA - Each; Var. - Varies																		TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:	$135,982.00
SF - Square Feet; LF - Linear Feet						YEARS 1-10 CUMULATIVE TOTAL, INFLATED:	$124,111	# of SF:	17,800									TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:	$121,707.00
						Years 1-10 Avg. Cost per SF per Yr., Inflated:	$0.70	# of Yrs.:	10									Years 1-10 Avg. Cost per SF per Yr., Uninflated:	$0.68
																		Current Replacement Value:	$2,314,000.00
																		Facility Condition Index (FCI):	0.06

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



FACILITY CONDITION ASSESSMENT

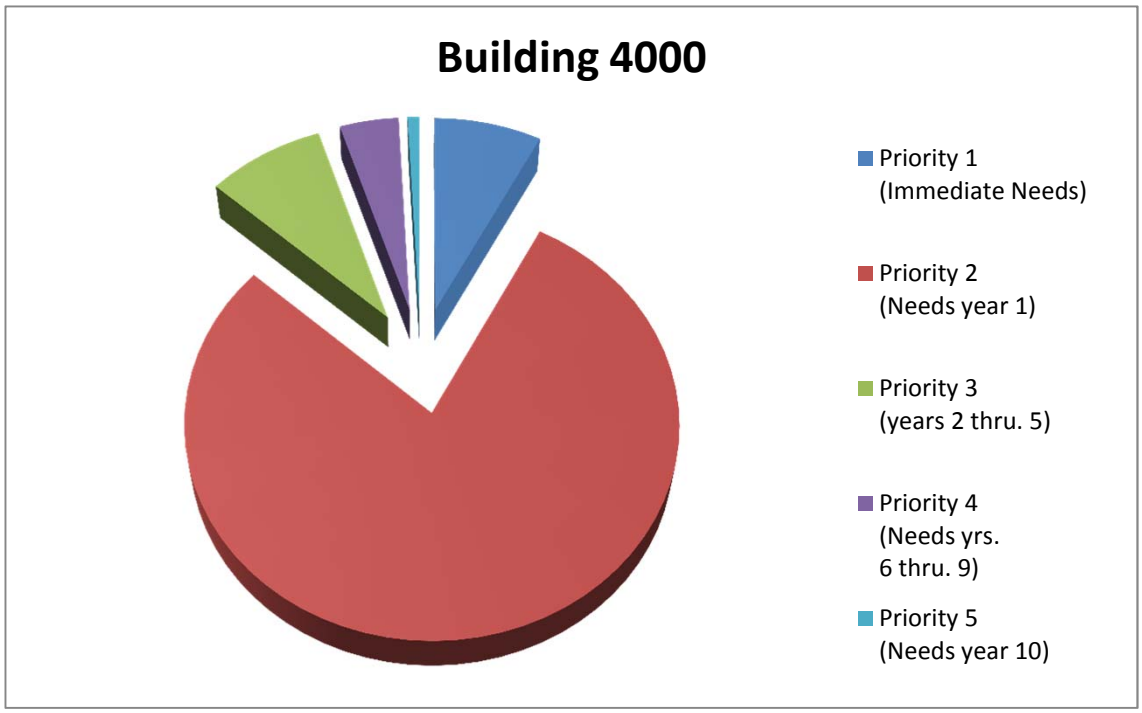
Compass Point Building 3000
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

Immediate Needs, Short Term Needs and Pyhsical Needs Over the Term; 10 Years

Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.6.3.3.1 EXTERIOR WALLS																			
Repair Exterior Finishes	--	--	--	1	LS	$4,000.00	$4,000.00												$0.00
3.6.3.3.2 SPRIKLER RISER ROOM EXTERIOR WALLS																			
Repair Exterior Finishes	25	16	9	1	LS	$500.00	$500.00										$500.00		$500.00
3.6.3.3.3 DOORS																			
Repaint paintable surfaces	7	11	0	26	each	$106.00			$2,756.00							$2,756.00			$5,512.00
Replace sealants and soft joints	15	11	4	442	LF	$3.50						$1,547.00							$1,547.00
Replace wood frames with hollow metal frames in Sprinkler Riser Room	12	--	12	1	each	$350.00	$350.00												$0.00
3.6.3.3.4 WINDOWS																			
Replace window caulking	15	11	4	1,408	LF	$3.50						$4,928.00							$4,928.00
Replace window screens	5	5	0	88	EACH	$20.00			$1,760.00					$1,760.00					$3,520.00
3.6.3.3.6 ROOFS & DRAINAGE SYSTEMS																			
Clean gutters and install gutter protection	15	--	15	400	LF	$4.00	$1,600.00												$0.00
3.7.3 PLUMBING SYSTEMS																			
Replace / repair apartment unit plumbing system items	--	--	--	1	LS	$250.00	$250.00												$0.00
Replace apartment water heaters	15	11	4	4	each	$1775.00						$7,100.00							$7,100.00
Replace apartment garbage disposals	12	11	1	16	each	$225.00			$3,600.00										$3,600.00
3.8.3 HVAC SYSTEMS																			
Repair / Replace grilles, fans, and diffusers	10	11	0	1	LS	$2,000.00			$2,000.00									$2,000.00	$4,000.00
Continue HVAC unit change out	10	11	0	7	each	$3,000.00			$6,000.00	$15,000.00									$21,000.00
Repair/replace refrigerant pipe insulation in mechanical yards	--	--	--	1	LS	$800.00	$800.00												$0.00
Replace / repair apartment unit mechanical system items	--	--	--	1	LS	$1,200.00	$1,200.00												$0.00
Install correct unit for spot cooling IT room	--	--	--	1	each	$3,000.00	$3,000.00												$0.00
3.9.3 ELECTRICAL SYSTEMS																			
Replace existing stairwell lights	--	--	--	1	LS	$500.00	$500.00												$0.00
Repair wiring issues in fire sprinkler closet	--	--	--	1	each	$125.00	$125.00												$0.00
Replace / repair apartment unit electrical system items	--	--	--	1	LS	$800.00	$800.00												$0.00
3.11.3 LIFE SAFETY & FIRE PROTECTION																			
Sprinkler system repairs	--	--	--	1	LS	$100.00	$100.00												$0.00
Replace/repair emergency and exit lights	--	--	--	1	LS	$1,000.00	$1,000.00												$0.00
3.12.3 INTERIOR ELEMENTS																			
Interior finish upgrades	10	10	0	1	LS	$64000.00			$64,000.00										$64,000.00
							Total Immediate Repair Needs:		$14,225										
AVE. EUL - Average Expected Useful Life				Total Estimated Costs (Year 1 to 10), Uninflated					$80,116.00	$15,000.00	$0.00	$13,575.00	$0.00	$1,760.00	$0.00	$2,756.00	$500.00	$2,000.00	$115,707.00
EFF. AGE - Effective Age (Estimated)				Inflation Factor	2.50%				1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	
RUL - Remaining Useful Life (Estimated)				Total Estimated Costs (Year 1 to 10), Inflated					$80,116.00	$15,375.00	$0.00	$14,620.28	$0.00	$1,990.56	$0.00	$3,276.88	$609.00	$2,498.00	$118,485.72
EA - Each; Var. - Varies																		TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:	$129,932.00
SF - Square Feet; LF - Linear Feet				YEARS 1-10 CUMULATIVE TOTAL, INFLATED:			$118,486	# of SF:	17,800									TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:	$115,707.00
				Years 1-10 Avg. Cost per SF per Yr., Inflated:			$0.67	# of Yrs.:	10									Years 1-10 Avg. Cost per SF per Yr., Uninflated:	$0.65
																		Current Replacement Value:	$2,314,000.00
																		Facility Condition Index (FCI):	0.06

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



FACILITY CONDITION ASSESSMENT

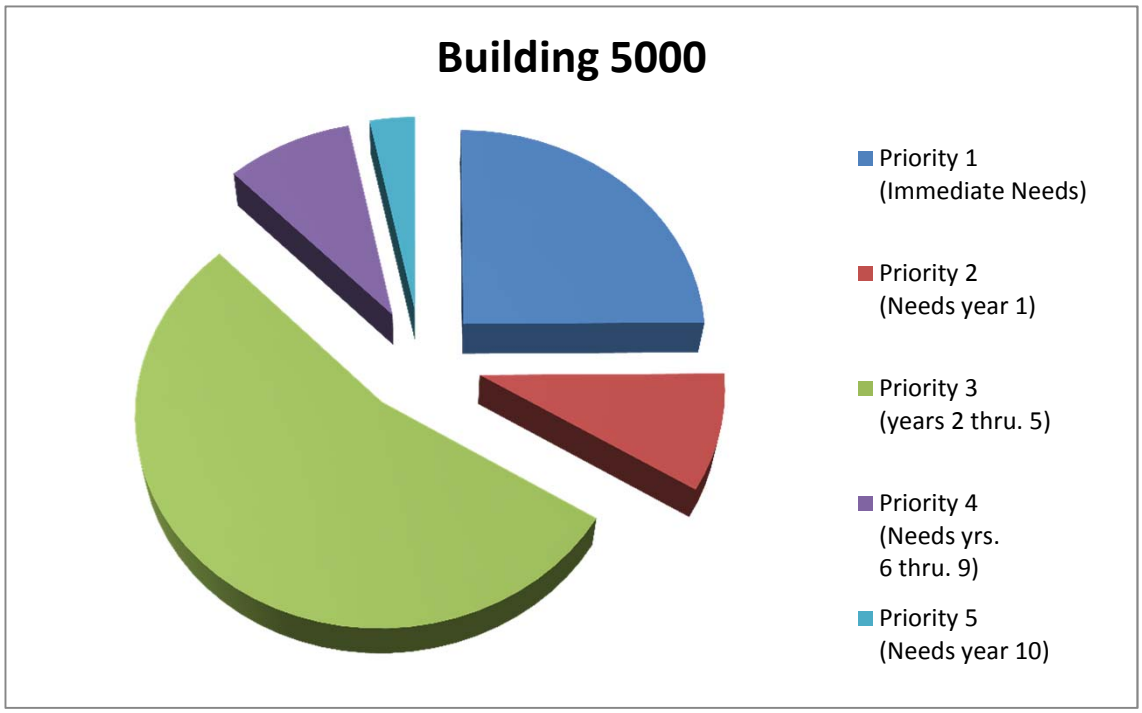
Compass Point Building 4000
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

Immediate Needs, Short Term Needs and Pyhsical Needs Over the Term; 10 Years

Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.6.3.4.1 EXTERIOR WALLS																			
Repair Exterior Finishes	--	--	--	1	LS	$8,500.00	$8,500.00												$0.00
3.6.3.4.2 SPRIKLER RISER ROOM EXTERIOR WALLS																			
Repair Exterior Finishes	25	16	9	1	LS	$500.00	$500.00										$500.00		$500.00
3.6.3.4.3 DOORS																			
Repaint paintable surfaces	7	11	0	38	each	$106.00			$4,028.00							$4,028.00			$8,056.00
Replace sealants and soft joints	15	11	4	650	LF	$3.50						$2,275.00							$2,275.00
Replace wood frames with hollow metal frames in Sprinkler Riser Room	12	--	12	1	each	$350.00	$350.00												$0.00
3.6.3.4.4 WINDOWS																			
Replace window caulking	15	11	4	2,200	LF	$3.50						$7,700.00							$7,700.00
Replace window screens	5	5	0	68	EACH	$85.00			$5,780.00					$5,780.00					$11,560.00
3.6.3.4.6 ROOFS & DRAINAGE SYSTEMS																			
Clean gutters and install gutter protection	15	--	15	400	LF	$4.00	$1,600.00												$0.00
3.7.4 PLUMBING SYSTEMS																			
Replace / repair apartment unit plumbing system items	--	--	--	1	LS	$650.00	$650.00												$0.00
Replace apartment water heaters	15	11	4	6	each	$1775.00						$10,650.00							$10,650.00
Replace apartment garbage disposals	12	11	1	24	each	$225.00			$5,400.00										$5,400.00
3.8.4 HVAC SYSTEMS																			
Repair / Replace grilles, fans, and diffusers	10	11	0	1	LS	$2,000.00			$2,000.00									$2,000.00	$4,000.00
Continue HVAC unit change out	10	11	0	0	each	$3,000.00													$0.00
Repair/replace refrigerant pipe insulation in mechanical yards	--	--	--	1	LS	$1,200.00	$1,200.00												$0.00
Replace / repair apartment unit mechanical system items	--	--	--	1	LS	$650.00	$650.00												$0.00
Install correct unit for spot cooling IT room	--	--	--	1	each	$3,000.00	$3,000.00												$0.00
3.9.4 ELECTRICAL SYSTEMS																			
Replace existing stairwell lights	--	--	--	1	LS	$500.00	$500.00												$0.00
Repair wiring issues in fire sprinkler closet	--	--	--	1	each	$125.00	$125.00												$0.00
Replace / repair apartment unit electrical system items	--	--	--	1	LS	$600.00	$600.00												$0.00
3.11.4 LIFE SAFETY & FIRE PROTECTION																			
Sprinkler system repairs	--	--	--	1	LS	$100.00	$100.00												$0.00
Replace/repair emergency and exit lights	--	--	--	1	LS	$1,000.00	$1,000.00												$0.00
3.12.4 INTERIOR ELEMENTS																			
Interior finish upgrades	10	11	0	1	LS	$177000.00			$177,000.00										$177,000.00
							Total Immediate Repair Needs:		$18,775										
AVE. EUL - Average Expected Useful Life							Total Estimated Costs (Year 1 to 10), Uninflated		$194,208.00	$0.00	$0.00	$20,625.00	$0.00	$5,780.00	$0.00	$4,028.00	$500.00	$2,000.00	$227,141.00
EFF. AGE - Effective Age (Estimated)							Inflation Factor 2.50%		1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	
RUL - Remaining Useful Life (Estimated)							Total Estimated Costs (Year 1 to 10), Inflated		$194,208.00	$0.00	$0.00	$22,213.13	$0.00	$6,537.18	$0.00	$4,789.29	$609.00	$2,498.00	$230,854.60
EA - Each; Var. - Varies																	TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:		$245,916.00
SF - Square Feet; LF - Linear Feet							YEARS 1-10 CUMULATIVE TOTAL, INFLATED:	$230,855	# of SF:	27,300							TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:		$227,141.00
							Years 1-10 Avg. Cost per SF per Yr., Inflated:	$0.85	# of Yrs.:	10							Years 1-10 Avg. Cost per SF per Yr., Uninflated:		$0.83
																	Current Replacement Value:		$3,549,000.00
																	Facility Condition Index (FCI):		0.07

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



FACILITY CONDITION ASSESSMENT

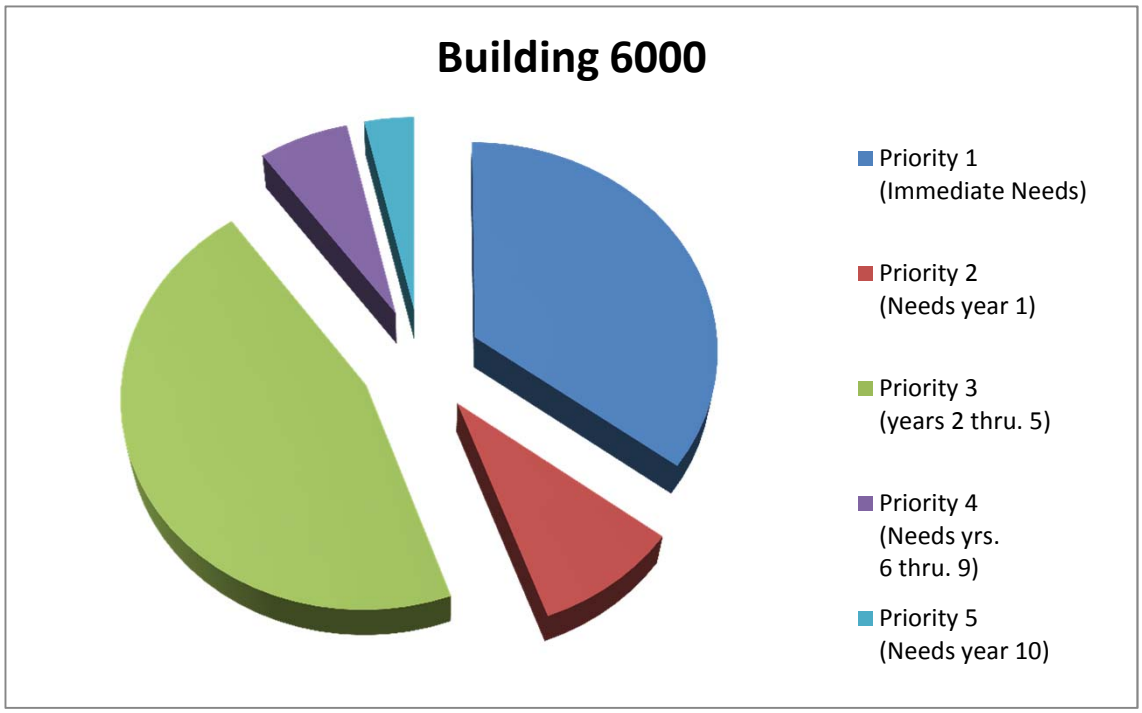
Compass Point Building 5000
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

Immediate Needs, Short Term Needs and Pyhsical Needs Over the Term; 10 Years

Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.6.3.5.1 EXTERIOR WALLS																			
Repair Exterior Finishes	--	--	--	1	LS	$8,500.00	$8,500.00												$0.00
3.6.3.5.2 SPRIKLER RISER ROOM EXTERIOR WALLS																			
Repair Exterior Finishes	25	15	10	1	LS	$500.00	$500.00											$500.00	$500.00
3.6.3.5.3 DOORS																			
Repaint paintable surfaces	7	10	0	38	each	$106.00			$4,028.00							$4,028.00			$8,056.00
Replace sealants and soft joints	15	10	5	650	LF	$3.50							$2,275.00						$2,275.00
Replace wood frames with hollow metal frames in Sprinkler Riser Room	12	--	12	1	each	$350.00	$350.00												$0.00
3.6.3.5.4 WINDOWS																			
Replace window caulking	15	10	5	2,200	LF	$3.50							$7,700.00						$7,700.00
Replace window screens	5	5	0	68	EACH	$85.00			$5,780.00					$5,780.00					$11,560.00
3.6.3.5.6 ROOFS & DRAINAGE SYSTEMS																			
Clean gutters and install gutter protection	15	--	15	400	LF	$4.00	$1,600.00												$0.00
3.7.5 PLUMBING SYSTEMS																			
Replace / repair apartment unit plumbing system items	--	--	--	1	LS	$800.00	$800.00												$0.00
Replace apartment water heaters	15	10	5	6	each	$1775.00							$10,650.00						$10,650.00
Replace apartment garbage disposals	12	10	2	24	each	$225.00				$5,400.00									$5,400.00
3.8.5 HVAC SYSTEMS																			
Repair / Replace grilles, fans, and diffusers	10	10	0	1	LS	$3,000.00				$3,000.00								$3,000.00	$6,000.00
Continue HVAC unit change out	10	10	0	10	each	$3,000.00				$30,000.00									$30,000.00
Repair/replace refrigerant pipe insulation in mechanical yards	--	--	--	1	LS	$1,200.00	$1,200.00												$0.00
Replace / repair apartment unit mechanical system items	--	--	--	1	LS	$1,800.00	$1,800.00												$0.00
Install correct unit for spot cooling IT room	--	--	--	1	each	$3,000.00	$3,000.00												$0.00
3.9.5 ELECTRICAL SYSTEMS																			
Replace existing stairwell lights	--	--	--	1	LS	$750.00	$750.00												$0.00
Repair wiring issues in fire sprinkler closet	--	--	--	1	each	$125.00	$125.00												$0.00
Replace / repair apartment unit electrical system items	--	--	--	1	LS	$1,000.00	$1,000.00												$0.00
3.11.5 LIFE SAFETY & FIRE PROTECTION																			
Sprinkler system repairs	--	--	--	1	LS	$100.00	$100.00												$0.00
Install common smoke detectors in halls	--	--	--	1	LS	$6,000.00	$6,000.00												$0.00
Replace/repair emergency and exit lights	--	--	--	1	LS	$1,500.00	$1,500.00												$0.00
Total Immediate Repair Needs:							$27,225												
AVE. EUL - Average Expected Useful Life						Total Estimated Costs (Year 1 to 10), Uninflated			$9,808.00	$38,400.00	$0.00	$0.00	$20,625.00	$5,780.00	$0.00	$4,028.00	$0.00	$3,500.00	$82,141.00
EFF. AGE - Effective Age (Estimated)						Inflation Factor 2.50%			1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	
RUL - Remaining Useful Life (Estimated)						Total Estimated Costs (Year 1 to 10), Inflated			$9,808.00	$39,360.00	$0.00	$0.00	$22,770.00	$6,537.18	$0.00	$4,789.29	$0.00	$4,371.50	$87,635.97
EA - Each; Var. - Varies																		TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:	$109,366.00
SF - Square Feet; LF - Linear Feet						YEARS 1-10 CUMULATIVE TOTAL, INFLATED:	$87,636	# of SF:	27,300									TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:	$82,141.00
						Years 1-10 Avg. Cost per SF per Yr., Inflated:	$0.32	# of Yrs.:	10									Years 1-10 Avg. Cost per SF per Yr., Uninflated:	$0.30
																		Current Replacement Value:	$3,549,000.00
																		Facility Condition Index (FCI):	0.03

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



FACILITY CONDITION ASSESSMENT

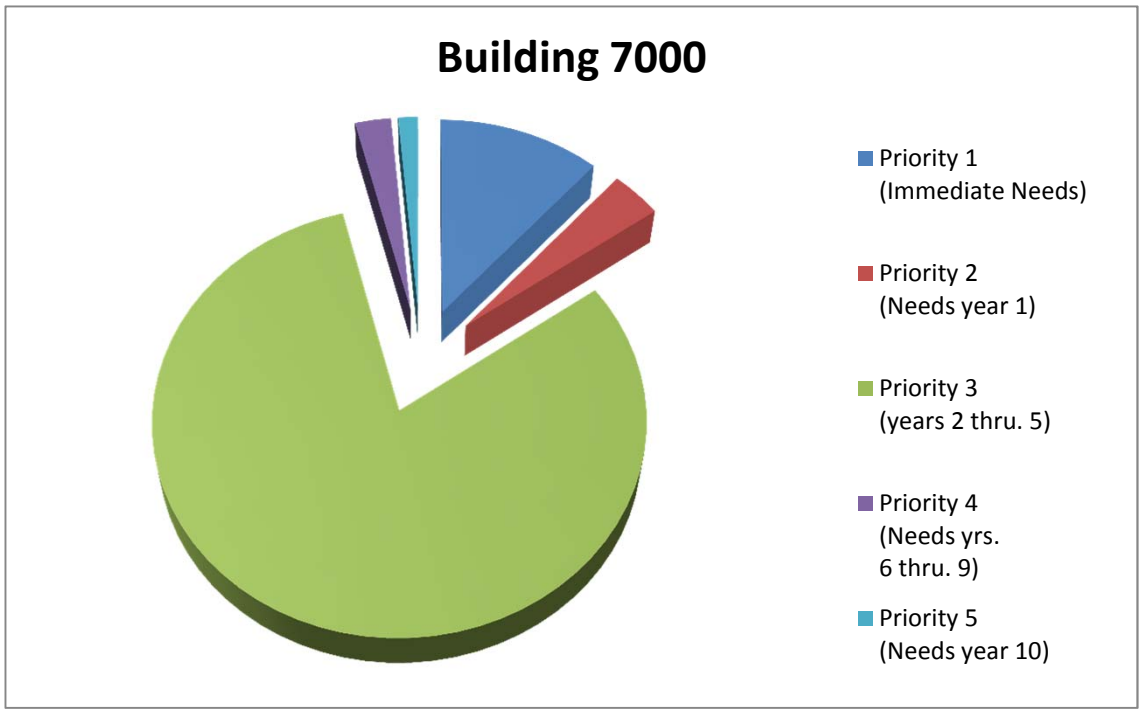
Compass Point Building 6000
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

Immediate Needs, Short Term Needs and Pyhsical Needs Over the Term; 10 Years

Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.6.3.6.1 EXTERIOR WALLS																			
Repair Exterior Finishes	--	--	--	1	LS	$3,000.00	$3,000.00												$0.00
Remove and Replace Compressor Yard Slab	--	--	--	1	LS	$5,000.00	$5,000.00												$0.00
3.6.3.6.2 SPRIKLER RISER ROOM EXTERIOR WALLS																			
Repair Exterior Finishes	25	15	10	1	LS	$500.00	$500.00											$500.00	$500.00
3.6.3.6.3 DOORS																			
Repaint paintable surfaces	7	10	0	26	each	$106.00			$2,756.00							$2,756.00			$5,512.00
Replace sealants and soft joints	15	10	5	442	LF	$3.50							$1,547.00						$1,547.00
Replace wood frames with hollow metal frames in Sprinkler Riser Room	12	--	12	1	each	$350.00	$350.00												$0.00
3.6.3.6.4 WINDOWS																			
Replace window caulking	15	10	5	1,408	LF	$3.50							$4,928.00						$4,928.00
Replace window screens	5	5	0	88	EACH	$20.00			$1,760.00					$1,760.00					$3,520.00
3.6.3.6.5 SOFFITS & FASCIA																			
Repair Fascia	--	--	--	1	LS	$500.00	$500.00												$0.00
3.6.3.6.6 ROOFS & DRAINAGE SYSTEMS																			
Clean gutters and install gutter protection	15	--	15	400	LF	$4.00	$1,600.00												$0.00
Correct gutter installation with screws and cleats	--	--	--	1	LS	$800.00	$800.00												$0.00
3.7.6 PLUMBING SYSTEMS																			
Replace / repair apartment unit plumbing system items	--	--	--	1	LS	$975.00	$975.00												$0.00
Replace apartment water heaters	15	10	5	4	each	$1775.00							$7,100.00						$7,100.00
Replace apartment garbage disposals	12	10	2	16	each	$225.00				$3,600.00									$3,600.00
3.8.6 HVAC SYSTEMS																			
Repair / Replace grilles, fans, and diffusers	10	10	0	1	LS	$2,000.00			$2,000.00									$2,000.00	$4,000.00
Continue HVAC unit change out	10	10	0	5	each	$3,000.00				$15,000.00									$15,000.00
Repair/replace refrigerant pipe insulation in mechanical yards	--	--	--	1	LS	$800.00	$800.00												$0.00
Replace / repair apartment unit mechanical system items	--	--	--	1	LS	$1,400.00	$1,400.00												$0.00
Install correct unit for spot cooling IT room	--	--	--	1	each	$3,000.00	$3,000.00												$0.00
3.9.6 ELECTRICAL SYSTEMS																			
Replace existing stairwell lights	--	--	--	1	LS	$500.00	$500.00												$0.00
Repair wiring issues in fire sprinkler closet	--	--	--	1	each	$125.00	$125.00												$0.00
Replace / repair apartment unit electrical system items	--	--	--	1	LS	$1,250.00	$1,250.00												$0.00
3.11.6 LIFE SAFETY & FIRE PROTECTION																			
Sprinkler system repairs	--	--	--	1	LS	$100.00	$100.00												$0.00
Install common smoke detectors in halls	--	--	--	1	LS	$4,000.00	$4,000.00												$0.00
Replace/repair emergency and exit lights	--	--	--	1	LS	$1,000.00	$1,000.00												$0.00
							Total Immediate Repair Needs:	$24,900.00											
AVE. EUL - Average Expected Useful Life						Total Estimated Costs (Year 1 to 10), Uninflated			$6,516.00	$18,600.00	$0.00	$0.00	$13,575.00	$1,760.00	$0.00	$2,756.00	$0.00	$2,500.00	$45,707.00
EFF. AGE - Effective Age (Estimated)						Inflation Factor	2.50%		1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	
RUL - Remaining Useful Life (Estimated)						Total Estimated Costs (Year 1 to 10), Inflated			$6,516.00	$19,065.00	$0.00	$0.00	$14,986.80	$1,990.56	$0.00	$3,276.88	$0.00	$3,122.50	$48,957.74
EA - Each; Var. - Varies													TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:						$70,607.00
SF - Square Feet; LF - Linear Feet						YEARS 1-10 CUMULATIVE TOTAL, INFLATED:	$48,958	# of SF:	17,800				TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:					$45,707.00	
						Years 1-10 Avg. Cost per SF per Yr., Inflated:	$0.28	# of Yrs.:	10				Years 1-10 Avg. Cost per SF per Yr., Uninflated:					$0.26	
													Current Replacement Value:					$2,314,000.00	
													Facility Condition Index (FCI):					0.03	

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



FACILITY CONDITION ASSESSMENT

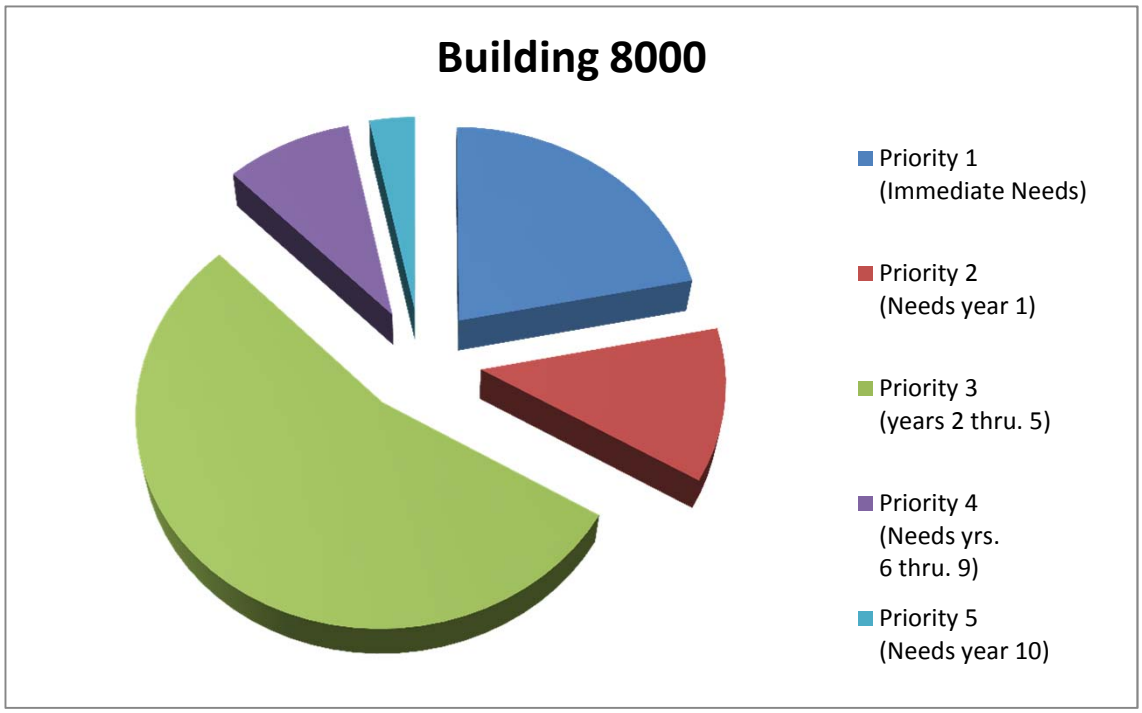
Compass Point Building 7000
Armstrong Atlantic State University
1935 Abercorn Street, Savannah, Georgia 31419

Immediate Needs, Short Term Needs and Pyhsical Needs Over the Term; 10 Years

Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.6.3.7.1 EXTERIOR WALLS																			
Repair Exterior Finishes	--	--	--	1	LS	$3,000.00	$3,000.00												$0.00
3.6.3.7..2 SPRIKLER RISER ROOM EXTERIOR WALLS																			
Repair Exterior Finishes	25	15	10	1	LS	$500.00	$500.00											$500.00	$500.00
3.6.3.7.3 DOORS																			
Repaint paintable surfaces	7	10	0	26	each	$106.00			$2,756.00							$2,756.00			$5,512.00
Replace sealants and soft joints	15	10	5	442	LF	$3.50							$1,547.00						$1,547.00
Replace wood frames with hollow metal frames in Sprinkler Riser Room	12	--	12	1	each	$350.00	$350.00												$0.00
3.6.3.7.4 WINDOWS																			
Replace window caulking	15	10	5	1,408	LF	$3.50							$4,928.00						$4,928.00
Replace window screens	5	5	0	88	EACH	$20.00			$1,760.00					$1,760.00					$3,520.00
3.6.3.7.5 SOFFITS & FASCIA																			
Repair Fascia	--	--	--	1	LS	$500.00	$500.00												$0.00
3.6.3.7.6 ROOFS & DRAINAGE SYSTEMS																			
Clean gutters and install gutter protection	15	--	15	400	LF	$4.00	$1,600.00												$0.00
Correct gutter installation with screws and cleats	--	--	--	1	LS	$800.00	$800.00												$0.00
3.7.7 PLUMBING SYSTEMS																			
Replace / repair apartment unit plumbing system items	--	--	--	1	LS	$250.00	$250.00												$0.00
Replace apartment water heaters	15	10	5	4	each	$1775.00							$7,100.00						$7,100.00
Replace apartment garbage disposals	12	10	2	12	each	$225.00				$2,700.00									$2,700.00
3.8.7 HVAC SYSTEMS																			
Repair / Replace grilles, fans, and diffusers	10	10	0	1	LS	$2,000.00			$2,000.00									$2,000.00	$4,000.00
Continue HVAC unit change out	10	10	0	9	each	$3,000.00					$27,000.00								$27,000.00
Repair/replace refrigerant pipe insulation in mechanical yards	--	--	--	1	LS	$800.00	$800.00												$0.00
Replace / repair apartment unit mechanical system items	--	--	--	1	LS	$2,000.00	$2,000.00												$0.00
Install correct unit for spot cooling IT room	--	--	--	1	each	$3,000.00	$3,000.00												$0.00
3.9.7 ELECTRICAL SYSTEMS																			
Replace existing stairwell lights	--	--	--	1	LS	$500.00	$500.00												$0.00
Repair wiring issues in fire sprinkler closet	--	--	--	1	each	$125.00	$125.00												$0.00
Replace / repair apartment unit electrical system items	--	--	--	1	LS	$1,850.00	$1,850.00												$0.00
3.11.7 LIFE SAFETY & FIRE PROTECTION																			
Sprinkler system repairs	--	--	--	1	LS	$100.00	$100.00												$0.00
Install common smoke detectors in halls	--	--	--	1	LS	$4,000.00	$4,000.00												$0.00
Replace/repair emergency and exit lights	--	--	--	1	LS	$1,000.00	$1,000.00												$0.00
3.12.7 INTERIOR ELEMENTS																			
Interior finish upgrades	10	--	--	1	LS	$100000.00				$100,000.00									$100,000.00
							Total Immediate Repair Needs:		$20,375										
AVE. EUL - Average Expected Useful Life					Total Estimated Costs (Year 1 to 10), Uninflated				$6,516.00	$102,700.00	$27,000.00	$0.00	$13,575.00	$1,760.00	$0.00	$2,756.00	$0.00	$2,500.00	$156,807.00
EFF. AGE - Effective Age (Estimated)					Inflation Factor	2.50%			1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	
RUL - Remaining Useful Life (Estimated)					Total Estimated Costs (Year 1 to 10), Inflated				$6,516.00	$105,267.50	$28,377.00	$0.00	$14,986.80	$1,990.56	$0.00	$3,276.88	$0.00	$3,122.50	$163,537.24
EA - Each; Var. - Varies													TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:						$177,182.00
SF - Square Feet; LF - Linear Feet					YEARS 1-10 CUMULATIVE TOTAL, INFLATED:		$163,537		# of SF:	17,800			TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:					$156,807.00	
					Years 1-10 Avg. Cost per SF per Yr., Inflated:		$0.92		# of Yrs.:	10			Years 1-10 Avg. Cost per SF per Yr., Uninflated:					$0.88	
																	Current Replacement Value:		$2,314,000.00
																	Facility Condition Index (FCI):		0.08

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



FACILITY CONDITION ASSESSMENT

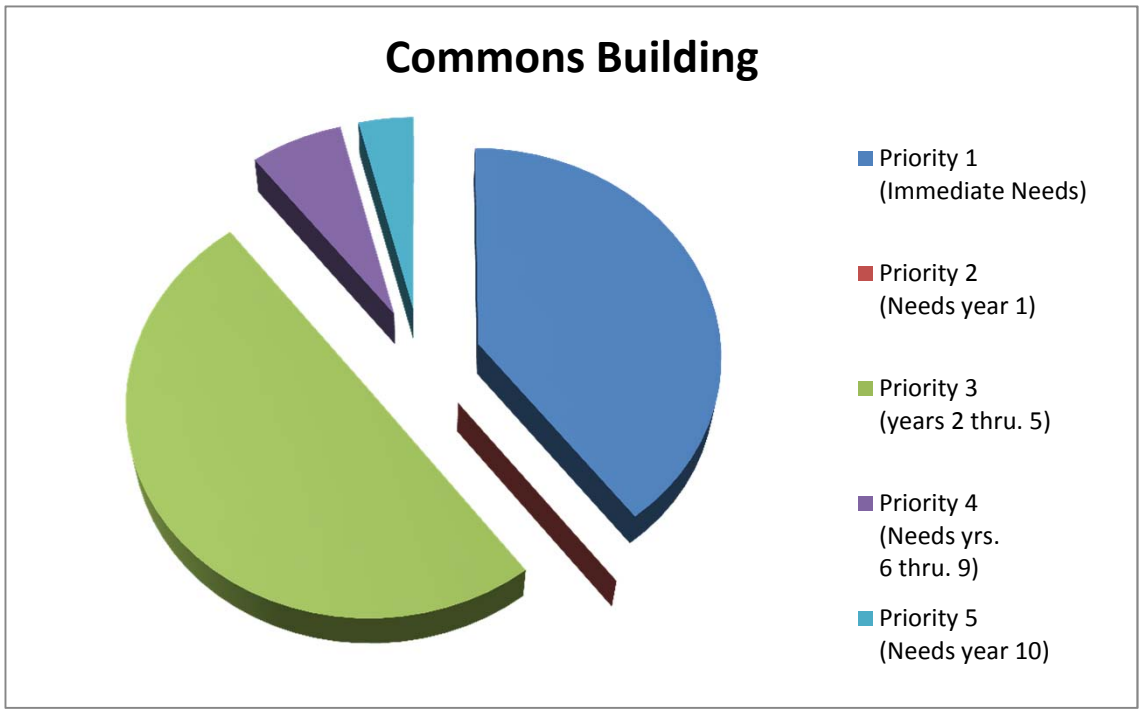
Compass Point Building 8000
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

Immediate Needs, Short Term Needs and Pyhsical Needs Over the Term; 10 Years

Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.6.3.8.1 EXTERIOR WALLS																			
Repair Exterior Finishes	--	--	--	1	LS	$3,000.00	$3,000.00												$0.00
3.6.3.8.2 SPRIKLER RISER ROOM EXTERIOR WALLS																			
Repair Exterior Finishes	25	15	10	1	LS	$500.00	$500.00											$500.00	$500.00
3.6.3.8.3 DOORS																			
Repaint paintable surfaces	7	10	0	38	each	$106.00			$4,028.00							$4,028.00			$8,056.00
Replace sealants and soft joints	15	10	5	650	LF	$3.50							$2,275.00						$2,275.00
Replace wood frames with hollow metal frames in Sprinkler Riser Room	12	--	12	2	each	$350.00	$700.00												$0.00
3.6.3.8.4 WINDOWS																			
Replace window caulking	15	10	5	2,200	LF	$3.50							$7,700.00						$7,700.00
Replace window screens	5	5	0	68	EACH	$85.00			$5,780.00					$5,780.00					$11,560.00
3.6.3.8.6 ROOFS & DRAINAGE SYSTEMS																			
Clean gutters and install gutter protection	15	--	15	400	LF	$4.00	$1,600.00												$0.00
Correct gutter installation with screws and cleats	--	--	--	1	LS	$800.00	$800.00												$0.00
3.7.8 PLUMBING SYSTEMS																			
Replace / repair apartment unit plumbing system items	--	--	--	1	LS	$1425.00	$1,425.00												$0.00
Replace apartment water heaters	15	10	5	6	each	$1775.00							$10,650.00						$10,650.00
Replace apartment garbage disposals	12	10	2	24	each	$225.00				$5,400.00									$5,400.00
3.8.8 HVAC SYSTEMS																			
Repair / Replace grilles, fans, and diffusers	10	10	0	1	LS	$3,000.00			$3,000.00									$3,000.00	$6,000.00
Continue HVAC unit change out	10	10	0	11	each	$3,000.00					$33,000.00								$33,000.00
Repair/replace refrigerant pipe insulation in mechanical yards	--	--	--	1	LS	$1,200.00	$1,200.00												$0.00
Replace / repair apartment unit mechanical system items	--	--	--	1	LS	$1,800.00	$1,800.00												$0.00
Install correct unit for spot cooling IT room	--	--	--	1	each	$3,000.00	$3,000.00												$0.00
3.9.8 ELECTRICAL SYSTEMS																			
Replace existing stairwell lights	--	--	--	1	LS	$750.00	$750.00												$0.00
Repair wiring issues in fire sprinkler closet	--	--	--	1	each	$125.00	$125.00												$0.00
Replace / repair apartment unit electrical system items	--	--	--	1	LS	$1,250.00	$1,250.00												$0.00
3.11.8 LIFE SAFETY & FIRE PROTECTION																			
Sprinkler system repairs	--	--	--	1	LS	$100.00	$100.00												$0.00
Install common smoke detectors in halls	--	--	--	1	LS	$6,000.00	$6,000.00												$0.00
Replace/repair emergency and exit lights	--	--	--	1	LS	$1,500.00	$1,500.00												$0.00
Total Immediate Repair Needs:							$23,750												
AVE. EUL - Average Expected Useful Life						Total Estimated Costs (Year 1 to 10), Uninflated			$12,808.00	$5,400.00	$33,000.00	$0.00	$20,625.00	$5,780.00	$0.00	$4,028.00	$0.00	$3,500.00	$85,141.00
EFF. AGE - Effective Age (Estimated)						Inflation Factor 2.50%			1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	
RUL - Remaining Useful Life (Estimated)						Total Estimated Costs (Year 1 to 10), Inflated			$12,808.00	$5,535.00	$34,683.00	$0.00	$22,770.00	$6,537.18	$0.00	$4,789.29	$0.00	$4,371.50	$91,493.97
EA - Each; Var. - Varies																		TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:	$108,891.00
SF - Square Feet; LF - Linear Feet						YEARS 1-10 CUMULATIVE TOTAL, INFLATED:	$91,494	# of SF:	27,300									TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:	$85,141.00
						Years 1-10 Avg. Cost per SF per Yr., Inflated:	$0.34	# of Yrs.:	10									Years 1-10 Avg. Cost per SF per Yr., Uninflated:	$0.31
																		Current Replacement Value:	$3,549,000.00
																		Facility Condition Index (FCI):	0.03

FACILITY CONDITION ASSESSMENT

Compass Point
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



FACILITY CONDITION ASSESSMENT

Compass Point Commons Building
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

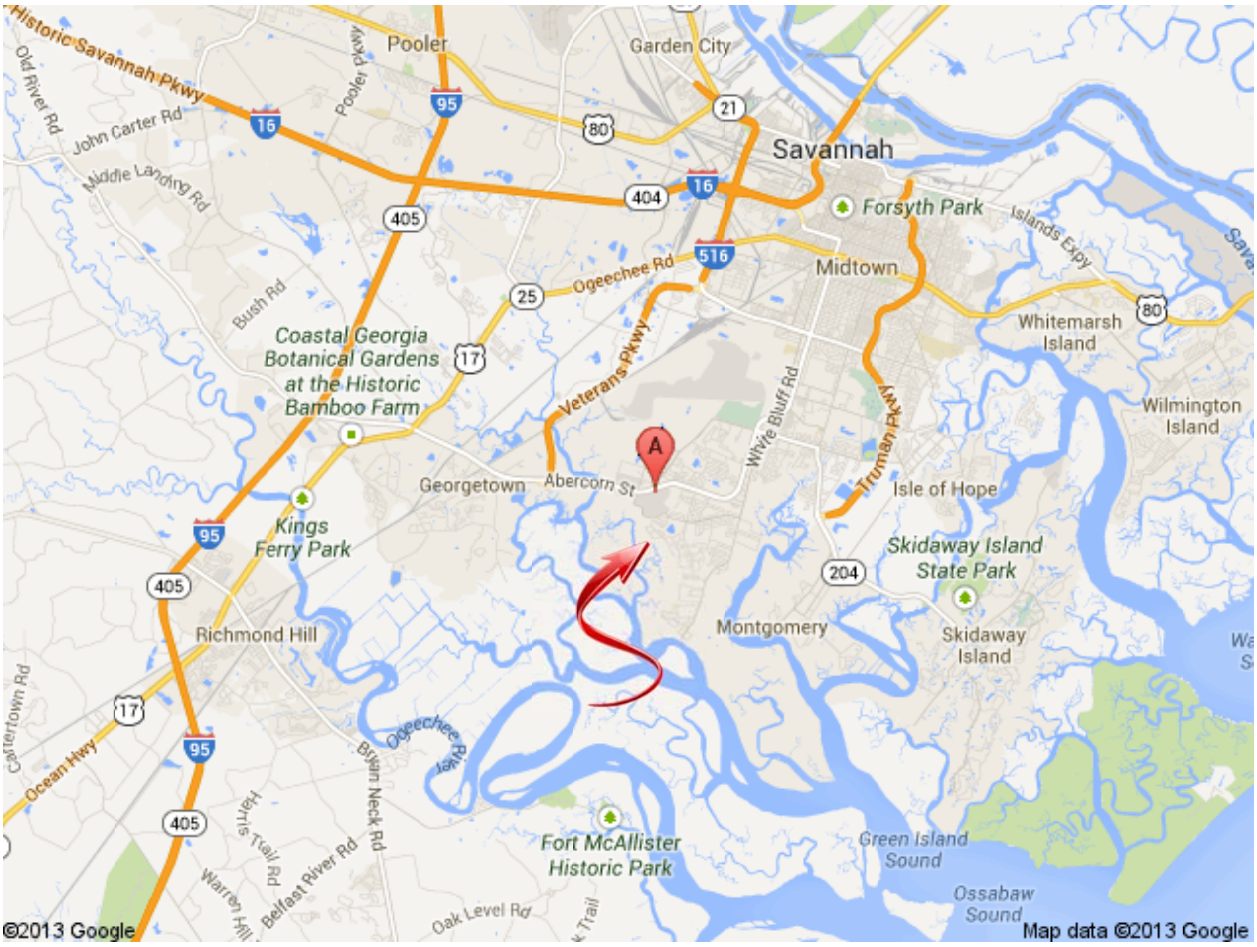
Immediate Needs, Short Term Needs and Pyhsical Needs Over the Term; 10 Years

Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.6.3.8.3 DOORS																			
Repaint paintable surfaces	7	5	2	10	each	$106.00				$1,060.00							$1,060.00		$2,120.00
3.6.3.8.4 WINDOWS																			
Replace window caulking	15	5	10	180	LF	$3.50												$630.00	$630.00
3.6.3.8.6 ROOFS & DRAINAGE SYSTEMS																			
Clean gutters and install gutter protection	15	--	15	200	LF	$4.00	$800.00												$0.00
Replace modified bitumen low slope roof	15	10	5	1	LS	$7000.00							$7,000.00						$7,000.00
3.8.8 HVAC SYSTEMS																			
Repair / Replace grilles, fans, and diffusers	--	--	--	1	LS	$300.00	$300.00												$0.00
Repair/replace refrigerant pipe insulation in mechanical yards	--	--	--	1	LS	$500.00	$500.00												$0.00
3.9.8 ELECTRICAL SYSTEMS																			
Replace/repair exterior lights	--	--	--	1	LS	$500.00	$500.00												$0.00
Install fluorescent lights in building	--	--	--	1	LS	$2,000.00	$2,000.00												$0.00
Replace existing exterior ceiling fans	--	--	--	1	LS	$1,000.00	$1,000.00												$0.00
Replace / repair apartment unit electrical system items	--	--	--	1	LS	$550.00	$550.00												$0.00
3.11.8 LIFE SAFETY & FIRE PROTECTION																			
Replace/repair emergency and exit lights	--	--	--	1	LS	$750.00	$750.00												$0.00

Total Immediate Repair Needs: $6,400

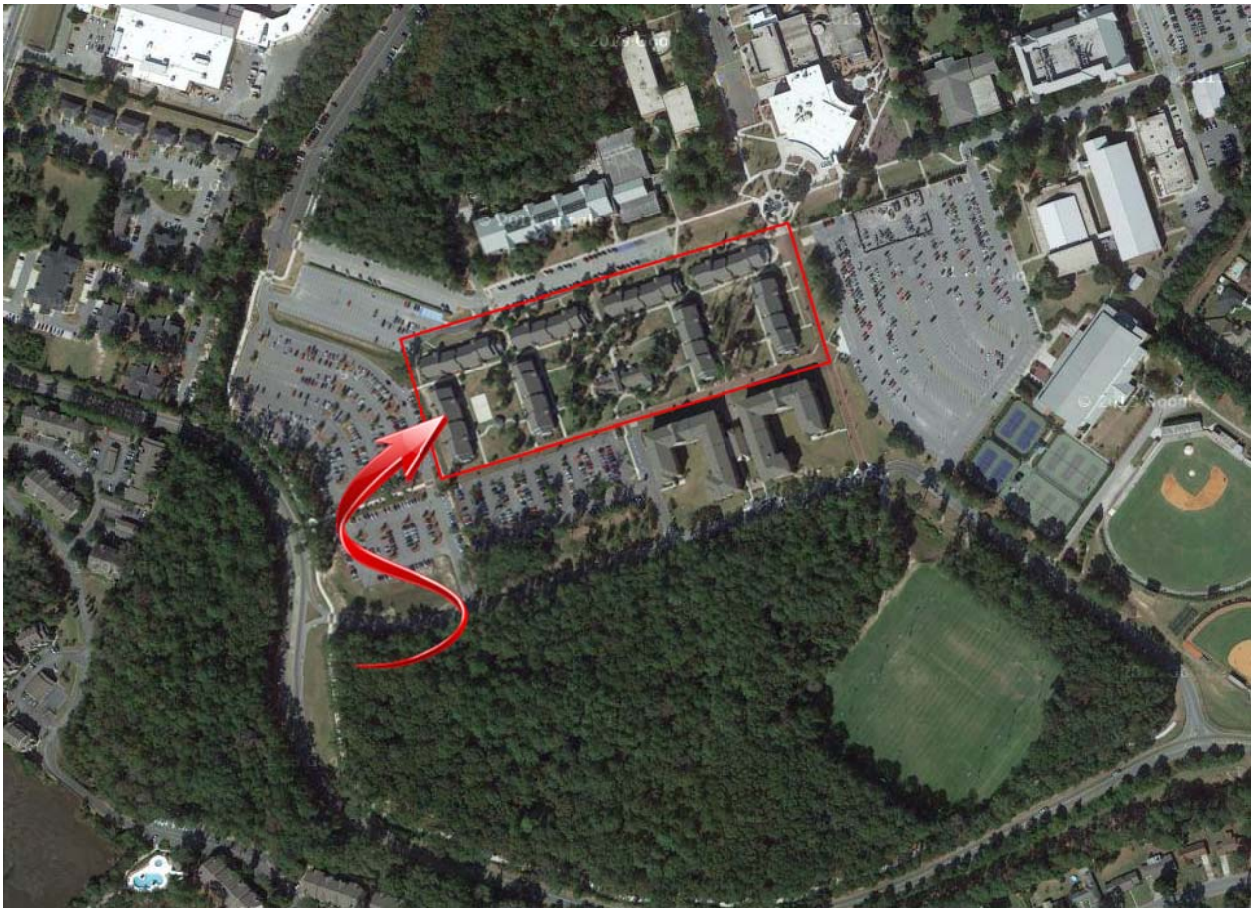
AVE. EUL - Average Expected Useful Life	Total Estimated Costs (Year 1 to 10), Uninflated			$0.00	$1,060.00	$0.00	$0.00	$7,000.00	$0.00	$0.00	$0.00	$1,060.00	$630.00	$9,750.00
EFF. AGE - Effective Age (Estimated)	Inflation Factor	2.50%		1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	
RUL - Remaining Useful Life (Estimated)	Total Estimated Costs (Year 1 to 10), Inflated			$0.00	$1,086.50	$0.00	$0.00	$7,728.00	$0.00	$0.00	$0.00	$1,291.08	$786.87	$10,892.45
EA - Each; Var. - Varies								TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:						$16,150.00
SF - Square Feet; LF - Linear Feet	YEARS 1-10 CUMULATIVE TOTAL, INFLATED:		$10,892	# of SF:	1,904			TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:					$9,750.00	
	Years 1-10 Avg. Cost per SF per Yr., Inflated:		$0.57	# of Yrs.:	10			Years 1-10 Avg. Cost per SF per Yr., Uninflated:					$0.51	
								Current Replacement Value:					$247,520.00	
								Facility Condition Index (FCI):					0.07	

Appendix B – Property Location, Aerial Photographs and Site Photographs



Property Location Map

Compass Point Phases 1 and 2
Armstrong Atlantic State University
11935 Abercorn Street
Savannah, Georgia 31419



Aerial Photographs

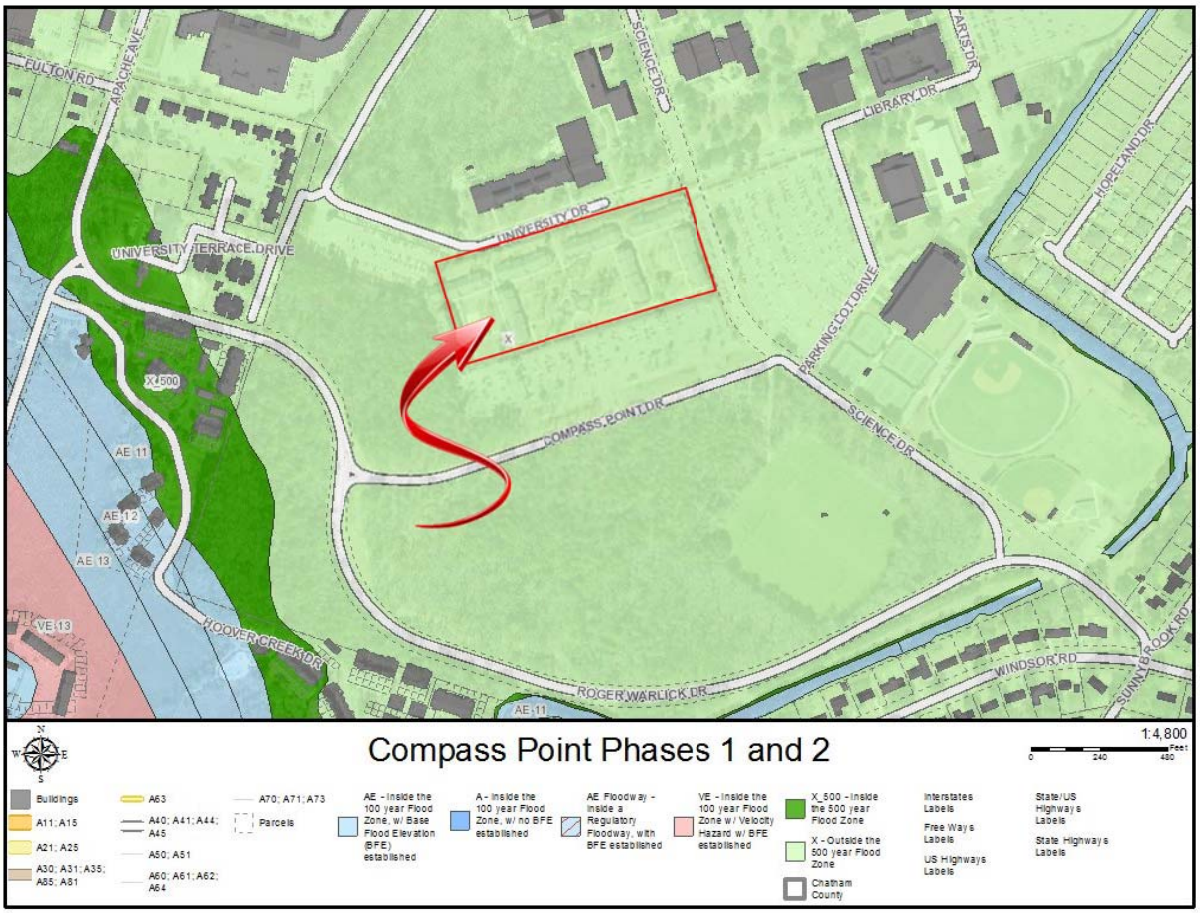
Compass Point Phases 1 and 2
Armstrong Atlantic State University
11935 Abercorn Street
Savannah, Georgia 31419

Site Photographs

4 Bedroom Unit

2 Bedroom Unit

Appendix C – Supporting Documentation



Savannah Area Geographic Information System Map, updated July 2013

Appendix D: Professional Resumes

CogdellMendralaArchitects

Rudd M. Long, RCI, Project Investigator

Project Investigator/Lead Technician: Rudd is assigned as the technical lead and "boots on the ground" for Facilities Assessment task orders – particularly those for which the potential for roof repairs and window replacements appear to be key issues of concern.

Background - A 13-year veteran of Cogdell & Mendrala, Rudd was once the Thomas Jefferson Memorial Intern at Colonial Williamsburg, where he wrote stabilization plans for several colonial era structures. He has experience with the commercial rehabilitation of historic structures in compliance with the Secretary of the Interior's Standards for private owners seeking historic preservation tax incentives. Rudd worked for the National Park Service where his work included CAD documentation of various structures including the Texas State Capitol building. Rudd also worked for the Florida Park Service, overseeing seven National Register sites and one National Historic Landmark. He was the liaison between FPS and the State of Florida's Bureau of Historic Preservation, which functions as the SHPO in Florida. In this position, he performed a number of highly technical assessments and developed work plans for remedial action.

Education University of Texas at Arlington – Bachelor of Science in Architecture
University of Florida – Master of Architecture Specializing in Historic Preservation

Affilications RCI

Selected Relevant Experience

Georgia College & State University – Milledgeville, Georgia: Pre-demolition documentation of two historic buildings, one a classroom building in which Flannery O'Connor had matriculated.

Windsor Forest High School – Savannah, Georgia: Assessment and report of roof conditions and recommendations for repair and/or complete replacement. Prior to preparing bid documents, work included measurements and location of roof penetrations.

Housing Authority of Savannah - Yamacraw Village - Savannah, Georgia: Inspection of 313 occupied public housing units and recommendations/design for air-conditioning installation.

University of Georgia Marine Science Center (on Skidaway Island): Design and bid documents for removal and complete replacement with storm rated windows in three buildings. Work involved structural evaluation of openings and attachments to meet required ratings.

CAT Downtown Intermodal Transit Center – Savannah, Georgia: Prior to beginning design, Rudd was responsible for thorough documentation of the existing conditions and determination of structural systems suitability for integration into the proposed new building.

CogdellMendralaArchitects

W. Donald Cogdell, Jr., AIA

Senior Principal: Provides oversight of the team's performance and reviews all assessments prior to issuance.

Background – A founding principal of Cogdell & Mendrala, Don has been the lead designer for every project CMA has performed for the Board of Regents including the newest Physical Plant Facilities building.

Professional Registrations
5623 Architect – Georgia; 3597 Architect – South Carolina; 9539 Architect – Florida

Relevant Experience

Landrum Dining Hall Assessment – Don led the assessment team in the work intended to provide guidance to the Board of Regents regarding the desirability and feasibility of reusing a portion of the existing Landrum Hall facility as a permanent component of the proposed new dining facility. That concept had been suggested as a possible alternative to demolition of the entire structure in preparation for a proposed new building.

Georgia Southern University – Statesboro, Georgia
- *Physical Plant Administration Building*
- *Cone Hall Renovation*
- *Hendricks Hall Renovation*

Armstrong Atlantic State University – Savannah, Georgia
- *Jenkins Hall & Fine Arts Auditorium*
- *Annex 2*
- *Library Renovations*
- *Student Recreation Center*

East Georgia College
- *Statesboro Academic Building*

Georgia College & State University – Milledgeville, Georgia
- *Russell Library and Information Technology Center*

Robert E. Lafond, PE, LEED® AP, CxA

Project Assignment: Mechanical Design, Plumbing Design

Education: Georgia Institute of Technology
B.S. Mechanical Engineering, 2007

Registration: Registered Professional Engineer
Georgia

Affiliations: American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
American Society of Plumbing Engineers (ASPE)
National Fire Protection Association (NFPA)
US Green Building Council (USGBC)

Experience: Since joining the firm in 2007, Mr. Lafond has gained wide exposure to HVAC design with experience in the commercial, institutional and military areas. He has designed cooling and heating systems incorporating a variety of equipment including, air-cooled chillers, VAV air terminal units, DX systems, energy recovery, and water source heat pumps. Project experience ranges from small offices and banks to large university buildings.

During his time at Dulohery Weeks, Mr. Lafond has had varied experiences in plumbing design. In addition to the typical soil, waste and vent and hot and cold water piping systems, Mr. Lafond has also designed natural and LP gas systems, compressed air and storm drain piping systems.

Steve C. Zettler, PE, LEED® AP, CEM

Project Assignment:	Electrical Design
Education:	Georgia Southern University B.S. Electrical Engineering Technology, 1994
Registration:	Registered Professional Engineer - Georgia Electrical Contractor Non Restricted – Georgia Certified Energy Manager (CEM)
Affiliations:	US Green Building Council (USGBC) Association of Energy Engineers (AEE)

Experience: Prior to joining Dulohery Weeks, Mr. Zettler was employed with a major paper corporation, a textile plant and was also an electrical project manager for one of the largest construction companies in southeast Georgia. As project manager, his responsibilities included direction, coordination and planning for large commercial and industrial projects along with cost estimating. Mr. Zettler assisted plant engineers in the planning and execution of many large machine installations and modifications while ensuring compliance of product design with customer contract requirements. Mr. Zettler is able to identify problems, diagnose causes and determine the corrective actions while managing staff and controlling expenditures to deliver a complete project and a satisfied client.

Mr. Zettler's years of previous construction experience, has allowed him to view not only the "design" side of a project, but also the actual equipment applications and installations. Since joining the firm Mr. Zettler has designed projects for federal and state government installations, private industrial clients, healthcare facilities, and commercial clients.

Mr. Zettler also serves as a Project Manager.

Thomas A. Beal, PE, LEED® AP, CxA, BEMP

Project Assignment: Mechanical Design

Education: Georgia Institute of Technology, B.S. Mechanical Engineering, 2007

Registration: Registered Professional Engineer
Georgia, South Carolina

Affiliations: American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
US Green Building Council (USGBC)

Experience: Since joining Dulohery Weeks, Mr. Beal has gained wide exposure to HVAC and plumbing design with experience in the commercial, institutional and military areas. He has designed cooling and heating systems incorporating a variety of equipment including, air-cooled and water-cooled chillers, variable air volume (VAV), direct expansion (DX), heat pumps, variable refrigerant flow (VRF) and energy recovery. He also has performed building energy analyses for **LEED** Building Certification and tax purposes **(EPact)**. Project experience ranges from small offices and banks to large new schools.

Appendix E – Condition Evaluation definitions and Common Abbreviations

Refer to ASTM-E-2018-08

INCLUDED WITH THIS DOCUMENT BY REFERENCE ONLY

Appendix F – Work Item Recommendation and General Definitions

Refer to ASTM-E-2018-08

INCLUDED WITH THIS DOCUMENT BY REFERENCE ONLY