FACILITY CONDTION ASSESSMENT SERVICES REPORT

OF

Windward Commons

ARMSTRONG ATLANTIC STATE UNIVERSITY
11935 ABERCORN STREET
SAVANNAH, GEORGIA 31419
CONTRACT NO. AASU-1315

November 18, 2013

Prepared by:

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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 Windward Commons Student Housing at Armstrong Atlantic State University in Savannah, Georgia.

Site:
The site is located in the Southwest quadrant of the Armstrong Campus and is bordered by Compass Point housing to the north, Compass Point Drive to the south and parking to the east and west.

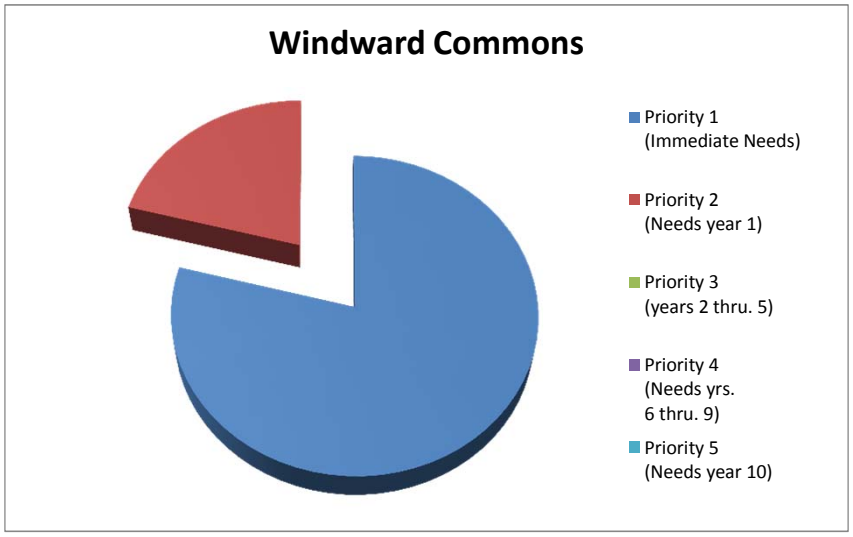
Buildings:
Completed in 2010, the Property is comprised of two, four story, brick faced, buildings connected by a one story entry/lobby/game room component (referred throughout as "Commons Knuckle"). Each building consists of approximately 86,000SF with the connector accounting for an additional 4000SF. There are 305 units with a total of 569 beds.

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

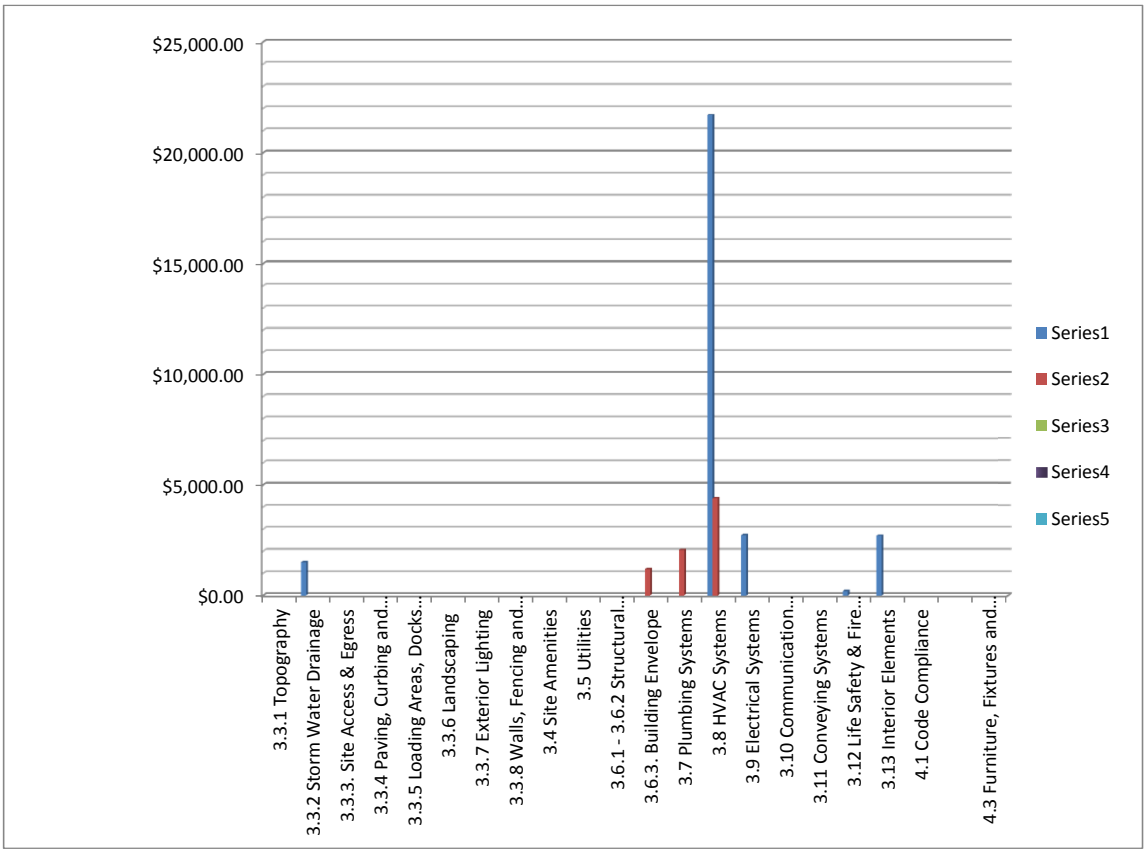
It is the professional opinion of CMA that the Estimated Useful Life (EUL) of the Property is approximately 50 years and the Effective Age of the Property is approximately four years. Therefore the Remaining Useful Life (RUL) of the Property is approximately 46 years.

FACILITY CONDITION ASSESSMENT

Windward Commons
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419



Windward Commons



FACILITY CONDITION ASSESSMENT

Windward Commons
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

1.2 PROPERTY SUMMARY TABLE

Site Visit Date: November, 2012
Property Description: Student Housing
Building Name: Windwards Commons
Year Built: 2010
Building Area (Gross SF): 176,543
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)
3.3.1 Topography	✓							
3.3.2 Storm Water Drainage	✓			$1,500.00				
3.3.3. Site Access & Egress	✓							
3.3.4 Paving, Curbing and Parking	✓							
3.3.5 Loading Areas, Docks & Walks	✓							
3.3.6 Landscaping	✓							
3.3.7 Exterior Lighting	✓							
3.3.8 Walls, Fencing and Railing	✓							
3.4 Site Amenities	✓							
3.5 Utilities	✓							
3.6.1 - 3.6.2 Structural Frame	✓							
3.6.3. Building Envelope	✓				$1,188.56			
3.7 Plumbing Systems	✓				$2,050.00			
3.8 HVAC Systems	✓			$21,700.00	$4,400.00			
3.9 Electrical Systems	✓			$2,730.33				
3.10 Communication Systems	✓							
3.11 Conveying Systems	✓							
3.12 Life Safety & Fire Protection	✓			$200.00				
3.13 Interior Elements	✓			$2,700.48				
4.1 Code Compliance	✓							
4.2 Accessibility to Disabled Persons	✓							
4.3 Furniture, Fixtures and Equipment								
Overall Property (Uninflated)				$28,830.81	$7,638.56	$0.00	$0.00	$0.00

Repairs and Reserve Summary	Today's Dollars	$/SF
Priority 1 Needs (Immediate)	$28,830.81	$0.16
Priority 2 Needs (Year 1)	$7,638.56	$0.04
Priority 3 Needs (Years 2 to 5)	$0.00	$0.00
Priority 4 Needs (Years 6 to 9)	$0.00	$0.00
Priority 5 Needs (Years 10)	$0.00	$0.00

Current Replacement Value:	$22,950,590.00
Total Costs (Priority 1 to 5):	$36,469.37
Facility Condition Index (FCI*):	**0.0016**

* 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 only.

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
Mr. David Roberts	Environmental & Safety Coordinator	(912) 344-3132
Mr. Mark Alderman	Plant Operations Maintenance Worker III	(912) 344-2545

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 including the Certificate of Occupancy. The campus has an ongoing safety program in place. The campus has a continuing, renewable maintenance contract with an elevator maintenance company which reviews and maintains the elevator on a six month schedule.

- The only repairs of note were the replacement of compressors in a small number of the Packaged Terminal Air Conditioner (PTAC) units.

- 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 (as-builits)	EMC Engineering PE	2010
Architectural Plans (as-builts)	HADP Architecture, Inc.	2010
Mechanical, Electrical/Plumbing Plans	Jordan & Skala	2010
Structural Engineers	Trillium Structure, Inc.	2010
Low Voltage Engineers	J & A Engineering	2010
USG PPV Spreadsheet Property& Liability Insurance Program SOV, Rates and Premiums		January 31, 2013-2014
ROPA Survey and Report	Sightlines	2012

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

Site:
The site is located in the Southwest quadrant of the Armstrong Campus and is bordered by Compass Point housing to the north, Compass Point Drive to the south and parking to the east and west.

Buildings:
Completed in 2010, the Property is comprised of two, four story buildings connected by a one story entry/lobby/game room component. Each building consists of approximately 86,000SF with the connector accounting for an additional 4000SF. There are 305 units with a total of 569 beds.

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

It is the professional opinion of CMA that the Estimated Useful Life (EUL) of the Property is approximately 50 years and the Effective Age of the Property is approximately four years. Therefore the Remaining Useful Life (RUL) of the Property is approximately 46 years.

Building Name	**Windward Commons**
Number of Floors	Four
Occupant Load	569 beds
Building Usage	Student dormitory spaces
Gross Area	176,543
Structure	Wood framing
Exterior Walls	Wood frame with brick veneer
Roof	Fiberglass reinforced asphalt shingles
Foundation	Conc. Slab with turned down edge and spread footings.
HVAC	PTAC systems with split systems at some Common Areas
Electrical	120/208v, single phase 3 wire meter at each building
Construction Quality	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 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 50 years and the Effective Age (EA) of the Property is approximately 4 years. Therefore the Remaining Useful Life (RUL) of the Property is approximately 46 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 with an average elevation of 21 above main sea level. 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. However, during the exterior inspection of the west tower a small area of erosion was observed near the inlet to a storm drain.

Recommendations

It is recommended that the above-mentioned storm drain inlet be excavated and inspected for proper function. Then the eroded area should be properly back filled with soil and compacted. The area affected during this inspection and repair should then be seeded and covered with a protective layer of straw. Based on the observed condition of the remaining storm water drainage systems, only routine maintenance will be required during the evaluation period.

Section	Description	Estimated Cost
3.3.2.	**Storm Water Drainage**	
	Storm drain inlet inspection & Repair	
	Repair of Storm Water Drainage	$1500.00

3.3.3. Site Access and Egress

Observations

The site is open to an adjacent surface parking lot on the western side 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 structures.

Recommendations

Not applicable.

3.3.4. Paving, Curbing and Parking

Observations

The site is located in the Southwest quadrant of the Armstrong Campus and is bordered by Compass Point housing to the north, Compass Point Drive to the south and parking to the east and west.

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) at the north of the property 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 pole mounted 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 walls and interior bearing walls.

3.6.2. Building Frame

Wood studs, wood prefabricated floor joists with plywood subfloor and a poured *gypcrete* topping. The roof framing is constructed of wood trusses.

Stairwells and elevator shafts are constructed of concrete masonry units.

No immediate or short term needs were identified.

3.6.3. Building Envelope

Observations

The exterior envelope is constructed of brick veneer, with wood stud back-up and single hung aluminum windows. There are isolated sections of storefront system that extend the full height of the buildings elevation. Roofing is fiberglass reinforced asphalt shingles.

No immediate or short term needs were identified.

3.6.3.1 Commons Knuckle

Observations

3.6.3.1.1 Exterior Walls

1. At building knuckle weep holes are present and appear to be functioning properly.
2. It was noted that all inside corners of the building are sealed with caulk and are considerably large in regions.
3. All joints where storefront systems meet exterior walls a rather large caulk joints is present.

3.6.3.1.2 Doors

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

3.6.3.1.3 Windows

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

3.6.3.1.4 Soffits/Fascia

1. Overall soffits are in good condition.

3.6.3.1.5 Roofs and drainage systems

1. The standing seam metal roof appears to be in good condition.
2. Overall, the current gutter system appears to be in good condition and operating properly.
3. The small flat roof systems that house condenser units where not observed during this walkthrough survey due to limited access.

3.6.3.1.6 Stairs, Steps and Breezeways

1. The commons knuckle does not house any stair, steps or breezeways. Therefore this section is not applicable.

Recommendations

No immediate or short term needs were identified.

3.6.3.2 East Tower

Observations

3.6.3.2.1 Exterior Walls

1. During the exterior inspection window air conditioning units where observed.
2. Weep holes are present and appear to be functioning properly.
3. It was noted that all inside corners of the building are sealed with caulk and are considerably large in regions.
4. All joints where storefront systems meet exterior walls, a rather large caulk joints is present.
5. It was observed that the canopies over doors also have large caulking joints that seal them to the brick veneer.
6. Horizontal expansion joint is in need of re-working.

3.6.3.2.2 Doors

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

3.6.3.2.3 Windows

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

3.6.3.2.4 Soffits/Fascia

1. Overall soffits are in good condition.

3.6.3.2.5 Roofs and drainage systems

1. The Shingled roof appears to be in good condition.
2. Overall, the current gutter system appears to be in good condition and operating properly.

3.6.3.2.6 Stairs, Steps and Breezeways

1. The east tower contains a total of three stairwells that connect from the ground to the fourth floor of the tower. The stairs are made of steel frame, with poured concrete treads.

Recommendations

Section	Description	Estimated Cost
3.6.3.2.1.	**Exterior Walls – East Tower**	
	Rake-out caulk & reinstall horizontal expansion joint	
	Repair Exterior Finishes	$1,143.56

3.6.3.3 West Tower

Observations

3.6.3.3.1 Exterior Walls

1. During the exterior inspection window air conditioning units where observed.
2. Weep holes are present and appear to be functioning properly.
3. It was noted that all inside corners of the building are sealed with caulk and are considerably large in regions.
4. All joints where storefront systems meet exterior walls, a rather large caulk joints is present.
5. It was observed that the canopies over doors also have large caulking joints that seal them to the brick veneer.
6. The northern exterior wall has an open head joint on both the third and fourth level.
7. The northern exterior wall has a PTAC unit grill which appears to not be flush with exterior wall.

3.6.3.3.2 Doors

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

3.6.3.3.3 Windows

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

3.6.3.3.4 Soffits/Fascia

1. Overall soffits are in good condition.

3.6.3.3.5 Roofs and drainage systems

1. The shingled roof appears to be in good condition.
2. Overall, the current gutter system appears to be in good condition and operating properly.

3.6.3.3.6 Stairs, Steps and Breezeways

1. The west tower contains a total of three stairwells that connect from the ground to the fourth floor of the tower. The stairs are made of steel frame, with poured concrete treads.

Recommendations

Section	Description	Estimated Cost
3.6.3.3.1.	**Exterior Walls – West Tower**	
	Repair open head joints	
	Repair Exterior Finishes	$45.00

3.7. Plumbing Systems

Observations

The domestic cold water enters in the boiler pump room and serves the three boilers. The boilers are gas fired boilers that supply domestic hot water to a storage tank and the entire building. The main domestic cold and hot water pipes were routed down the hall ways. Each dorm room has a series of shut off valves above the ceiling. Main pipes were copper and PEX was used in the dorm rooms.
Sanitary waste pipes were routed to common stacks down to the first floor underground to the sewer. Vents on the common stacks were routed to the attic. Waste and vent pipe with PVC.

1. Labels at valve locations missing in some places.
2. The domestic hot water generation system should have a useful life of 15 to 20 years or more. System is in its fourth year of operation.
3. Domestic cold and hot water, sanitary waste and vent pipe system should last the life of the building.

Recommendations

1. Install labels at valve locations.

3.7.1. Commons Knuckle

Observations

1. Labels at valve locations missing in some places.

Recommendations

Section	Description	Estimated Cost
3.7.1.	**Plumbing Systems – Commons Knuckle**	
	Install labels at valve location	
	Repair Exterior Finishes	$50.00

3.7.2. East Tower

Observations

Each dorm room has a toilet, walk-in shower and a sink. One bedroom dorms have one sink and two bedroom dorms rooms have two sinks. The domestic cold and hot water are supplied by main apes located in the hallway. The pipe material for supply lines in the room in the room is PEX. Sanitary and waste pipe material is PVC. The useful life of the system should last the life of the building.

Unit/Room Specific Issues

1. Valve locations missing labels

Recommendations

Section	Description	Estimated Cost
3.7.2.	**East Tower - Plumbing**	
	Label Valve Locations	
	Repair Plumbing Issues	$1,000.00

3.7.3. West Tower

Observations

Each dorm room has a toilet, walk-in shower and a sink. One bedroom dorms have one sink and two bedroom dorms rooms have two sinks. The domestic cold and hot water are supplied by main apes located in the hallway. The pipe material for supply lines in the room in the room is PEX. Sanitary and waste pipe material is PVC. The useful life of the system should last the life of the building.

Unit/Room Specific Issues

1. Valve locations missing labels

Recommendations

Section	Description	Estimated Cost
3.7.3.	**West Tower - Plumbing**	
	Label Valve Locations	
	Repair Plumbing Issues	$1,000.00

3.8. HVAC Systems

All dorm rooms were served by a vertical packaged terminal air conditioner (PTAC). This unit utilized ducted supply and a return air plenum in the mechanical closet. Exhaust in the restrooms is provided by a sidewall mounted ceiling centrifugal fan. The fan is ducted to a common exhaust duct that has a boosted exhaust fan mounted in the attic. Make-up air for the exhaust system is provided by 100% outside air split systems that are ducted to each dorm room and corridors. Common sitting areas are served by cooling only with electric strip heat split systems. Stairwell and multipurpose rooms are served by vertical PTAC units. Other common areas in the Commons Knuckle (offices, washrooms, game room, etc.) are served by cooling only with electric strip heat split systems. Data rooms and elevator equipment rooms are served by ductless split systems.

During the walk through it was observed that the make-up air units were not operational and the disconnect switch for these units was switched off. After discussing the issue with a member of the maintenance staff, it was determined that there is an issue with the factory mounted control board and Siemens system communication. Other than that, there did not appear to be any physical defects with the units.

It was also noted that several data rooms units had issues. However, there were no safety alarms in the data room to alarm if the units were having issues. The units having issues will need to be repaired or replaced.

Recommendations

1. Turn make-up air units back on. Units have self-contained boards that will allow them to run without the need for input from Siemens. The units are used to pressurize the building. With units off, mold and mildew maybe an issue.
2. Have AAON service rep and Siemens work together to resolve AAON unit and Siemens communication issues. Siemens should only be monitoring the status of the unit and provide alarm.
3. Provide temperature sensors in all critical areas (data rooms, elevator machine rooms, etc.) for alarm purposes.
4. Vertical PTAC units in the dorms have a useful life of 10 to 15 years. The units are currently in their fourth year of operation.
5. The exhaust fans in the dorm rooms have a useful life of 10 to 15 years. The fans are currently in their fourth year of operation.
6. Vertical PTAC units in the stairwell and multipurpose rooms have a useful life of 10 to 15 years. The units are currently in their fourth year of operation.

7. Split system units for the sitting common areas have a useful life of 10 to 15 years. The units are currently in their fourth year of operation.
8. Units serving the common areas in the Common Knuckle have a useful life of 10 to 15 years.
9. Data room units have a useful life of 10 to 15 years. The units are currently in their fourth year of operation.
10. The 100% make-up air units have a useful life of 15 to 20 years. The units are currently in their fourth year of operation.
11. The exhaust booster fans have a useful life of 15 to 20 years. The fans are currently in their fourth year of operation.

Summary of Findings

3.8.1. Commons Knuckle

Observations

The Commons Knuckle includes offices, classrooms, vending areas, common kitchens, common laundry rooms, lobby, game room, housekeeping and the boiler room. The offices, classrooms, game room, housekeeping and boiler rooms are served by 3.5 and 4 ton split system DX cooling and electrical strip heat units. Common kitchens and laundry rooms are served by two ton vertical PTAC units. The Commons Knuckle also has a MDF room that is served by a 3 ton ductless split system.

Unit/Room Specific Issues

1. There are many diffusers are in need of cleaning and possible repair.

Recommendations

1. Split system units for the offices, classrooms, etc. have a useful life of 10 to 15 years. The units are currently in their fourth year of operation.
2. Vertical PTAC units for the laundry and kitchen rooms have a useful life of 10 to 15 years. The units are currently in their fourth year of operation.

Section	Description	Estimated Cost
3.8.1.	**Commons Knuckle - HVAC Systems**	
	Clean and repair all diffusers	
	Repair HVAC System Issues	$500.00

3.8.2. East Tower

Observations

The tower consists of 4 floors of dorm rooms varying between one and two bedroom units. One bedroom units have a ¾ ton vertical PTAC unit with a ducted supply and a return plenum in the mechanical room. Two bedroom units have a one ton vertical PTAC unit with ducted supply to both rooms and a return plenum at the mechanical closet. There is one enlarged two bedroom unit that uses a two ton vertical PTAC.

Each tower floor has a sitting common area, multipurpose rooms and stairwell access. The sitting common areas are served by a 1.5 ton split system DX cooling only with electrical strip heat unit. Multipurpose areas are served by two ton vertical PTAC. Stairwell areas are served by a ¾ ton vertical PTAC unit.

Each tower is served by four 100% outside air split system units that provide make-up air through ducts to each floor to the dorm rooms. These units provide make-up air for the restroom exhaust fans in each room. Each restroom exhaust fan is ducted to a common exhaust stack. This exhaust stack is then boosted by inline fans located in the attic.

Unit/Room specific Issues

1. Outside air units OAU-A-1, A-2, A-3, A-4 are currently turned off.
2. PTAC System in unit# 309. The unit is currently being conditioned by two Window units provided by AASU.
3. Data rooms or elevator equipment rooms do not have any means of alarming the BMS of issues with the HVAC unit.
4. Data Room D21 the ductless units fan is off line.
5. The air diffusers in P46 multipurpose room are pulling away from the ceiling.
6. Duct insulation is in need of repair as it has disconnected from the ductwork.

Recommendations

Section	Description	Estimated Cost
3.8.2.	**East Tower - HVAC Systems**	
	Repair / Replace AAON-Siemens Integration	
	Repair / Replace PTAC Unit	
	Install Temperature Sensors In Critical Rooms	
	Repair / Replace ductless Unit	
	Repair / Replace Diffusers	
	Repair / Replace duct insulation in attic	
	Repair HVAC System Issues	$10,600.00

3.8.3. West Tower

Observations

The tower consists of 4 floors of dorm rooms varying between one and two bedroom units. One bedroom units have a ¾ ton vertical PTAC unit with a ducted supply and a return plenum in the mechanical room. Two bedroom units have a one ton vertical PTAC unit with ducted supply to both rooms and a return plenum at the mechanical closet.

Each tower floor has a sitting common area, multipurpose rooms and stairwell access. The sitting common areas are served by a 1.5 ton split system DX cooling only with electrical strip heat unit. Multipurpose areas are served by two ton vertical PTAC. Stairwell areas are served by a ¾ ton vertical PTAC unit.

Each tower is served by four 100% outside air split system units that provide make-up air through ducts to each floor to the dorm rooms. These units provide make-up air for the restroom exhaust fans in each room. Each restroom exhaust fan is ducted to a common exhaust stack. This exhaust stack is then boosted by inline fans located in the attic.

Unit/Room specific Issues

1. M47 mechanical room unit AC-A disconnect removed.
2. PTAC System in unit# 393. The unit is currently being conditioned by one Window units provided by AASU.
3. Data room D-43 data room unit not operational.
4. Data Room D-44 data room unit is off line.
5. Outside air units OAU-A-5, A-6, A-7, A-8 are currently turned off.
6. Data rooms or elevator equipment rooms do not have any means of alarming the BMS of issues with the HVAC unit.
7. The air diffusers in P31 multipurpose room are pulling away from the ceiling.
8. Duct insulation is in need of repair as it has disconnected from the ductwork.

Recommendations

Section	Description	Estimated Cost
3.8.3.	**West Tower - HVAC Systems**	
	Repair or Replace Unit AC-A in M47	
	Repair / Replace PTAC Unit	
	Repair / Replace AAON-Siemens Integration	
	Install Temperature Sensors In Critical Rooms	
	Repair / Replace ductless Units	
	Repair / Replace Diffusers	
	Repair / Replace duct insulation in attic	
	Repair HVAC System Issues	$15,000.00

3.9. Electrical Systems

Observations

Primary electrical service is fed from two pad-mounted step-down transformers. The utility company owns and maintains the transformers. The transformers supply power via underground conduit to the meter and main service switchboards located in the main electrical rooms of each tower. The electrical system to each dwelling unit consists of 120/208 volt, 1 phase, 3 wire fed from the 3,000 and 4,000 ampere main service switchboards located in East and West towers respectively.

The electrical distribution panel/switchboards at the property were equipped with locks and located in locked electrical rooms. Some labeling of electrical equipment was missing. The main service wiring and interior branch wiring was observed to be copper. It was observed to have no abnormal problems. The electrical system appears to be adequate to meet tenant requirements with adequate capacity and is in good condition. Interior light fixtures consist primarily of fluorescent and metal halide fixtures. The fixtures were observed to be in good condition with no significant deficiencies observed. Ground fault circuit interrupter (GFCI) receptacles and circuit breakers were noted in bathrooms and kitchens.

The property is equipped with a 100kw, 208/120 volt, 3 phase, 4 wire, 60 hertz natural gas emergency generator.

Recommendations

The electrical service and metering components can be expected to last through the term with periodic repairs as part of routine maintenance. No other action is currently recommended for electrical service metering and distribution. Labeling of all disconnect switches, circuit breakers and junction boxes is recommended. No other immediate or short term needs were identified.

3.9.1. Commons Knuckle

Observations

Electrical service for Commons Knuckle (Area C) is fed from two branch panels ‘LCA1A’ and ‘LCB1A’, which are sub-fed from switchboards ‘MSA’ and ‘MSB’ respectively.
The area consists primarily of fluorescent fixtures that are in good condition with no deficiencies. Appropriate receptacles and other devices were noted in bathrooms, kitchens and other common spaces.

Unit/Room Specific Issues

Not Applicable

Recommendations

The electrical service for Commons Knuckle can be expected to last through the term with periodic repairs as part of routine maintenance. No other action is currently recommended for electrical services in this area.

3.9.2. East Tower

Observations

Electrical service for East Tower (Area B) is fed from a 4,000 ampere, 208/120 volt, 3 phase, 4 wire switchboard 'MSA' located in room M17. Sub branch panels provides all necessary branch circuits for all areas on first, second, third and fourth floors at East Tower including all dwelling (tenant) units.
All dwelling units and common areas consisted primarily of fluorescent fixtures. The fixtures were in good condition with no deficiencies. GFCI receptacles and other devices were noted in bathrooms, kitchens and other common spaces. Some labeling was missing from electrical equipment in mechanical closets and electrical rooms. All ductless HVAC units' junction boxes were not labeled.

Unit/Room Specific Issues

1. Electrical system is not properly labeled.
2. It was observed that multiple light fixtures had burnt out lamps in office (L42/L38) and main corridor areas (C13).
3. Corridor C33 has a small amount of fixtures with expired lamps.
4. The northern exterior wall has an exposed electrical junction box that is not weather proofed.

Recommendations

The electrical service for first, second, third and fourth floors can be expected to last through the term with periodic repairs as part of routine maintenance. No other action is currently recommended for electrical service labeling of all electrical equipment is recommended. No other immediate or short term needs were identified.

Section	Description	Estimated Cost
3.9.2.	**East Tower - Electrical Systems**	
	Label electrical system	
	Repair / Replace Fixture Lamps	
	Repair / Replace exposed electrical junction box	
	Repair Electrical System Issues	$1,155.80

3.9.3. West Tower

Observations

Electrical service for West Tower (Area A) is fed from a 3,000 ampere, 208/120 volt, 3 phase, 4 wire switchboard 'MSB' located in room M12. Sub branch panels provide all necessary branch circuits for all areas on first, second, third and fourth floors of West Tower including all dwelling (tenant) units.

All dwelling units and common areas consisted primarily of fluorescent fixtures. The fixtures were in good condition with no deficiencies. GFCI receptacles and other devices were noted in bathrooms, kitchens and other common spaces. Some labeling was missing from electrical equipment in mechanical closets electrical rooms. All ductless HVAC units junction boxes were not labeled.

Unit/Room Specific Issues

1. Electrical system is not properly labeled.
2. The exterior light fixture on the southernmost wall near Stair S16 is damaged and covered with duct tape.
3. The eastern exterior wall at Stair S15 has an exposed electrical junction box that is not weather proofed.
4. The northern exterior wall has an exposed electrical junction box that is not weather proofed.

Recommendations

The electrical service for first, second, third and fourth floors can be expected to last through the term with periodic repairs as part of routine maintenance. No other action is currently recommended for electrical service. Labeling of all electrical equipment and providing all data room ductless units with appropriate disconnecting means is recommended. No other immediate or short term needs were identified.

Section	Description	Estimated Cost
3.9.3.	**West Tower - Electrical Systems**	
	Label electrical system	
	Repair / Replace Fixture Lamps	
	Repair / Replace Exterior Fixture	
	Repair / Replace exposed electrical junction box	
	Repair Electrical System Issues	$1,324.50

3.10. Communication System

Observations

The data/communications system consisted of multiple data rooms at each tower on each floor. Each data room consisted of multiple communication racks with data patch panels providing necessary communication to all required outlets. All data rooms provided adequate space in communication racks for future data patch panels to be added.

Recommendation

The communication system in the building should be expected to last through term with routine maintenance. No action is currently recommended. No immediate or short term needs were identified.

3.11. 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.

3.12. Life Safety and Fire Protection

General Observations

The dwelling units observed have smoke detectors hardwired with battery back-up. All smoke detectors are checked for defects by maintenance staff at time of dwelling turnover. Smoke detector, lighted exit signs, emergency lighting as well as audible and visual alarms were observed in common spaces throughout the building. A fire alarm pull station was not installed at exit doors in game room located in Commons Knuckle. The fire alarm control panel (Simplex Grinnell True Alert) which was installed in 2010, was observed to be in good condition.

Unit/Room Specific Issues

1. Game Room in Commons Knuckle Lacks fire alarm pull stations.

Recommendations

Provide an additional fire alarm pull station at exit doors in game room. No other action over the term is currently recommended.

Section	Description	Estimated Cost
3.12.	**Life Safety and Fire Protection**	
	Install additional fire alarm pull station	
	Repair life safety and fire protection Issues	$200.00

3.13. Interior Elements

Observations

3.13.1. Commons Knuckle

1. Stained acoustical ceiling panels where observed in west wing of corridor L02 that is caused from an evident leak.
2. Stained acoustical ceiling panels where observed in east wing of corridor L02 that is caused from an evident leak.
3. Replace all damaged ceramic floor tile.

3.13.2. East Tower

3.13.2.1. First Floor

1. L32 laundry area shows a high rate of use by the tenants. Damage was noticed to the counter tops. The vinyl flooring surface shows signs of water damage from possible leaks in washer area. It was also noticed that the laundry area was equipped with a make-up air system. This system is not being utilized as the dryer service room is not properly sealed from the conditioned area. As a result of this condition the current HVAC system is not operating in an efficient way.
2. P11 multipurpose room the carpet tile flooring is noticeably soiled
3. L30 Kitchen that stain on wall and ceiling from a plumbing maintenance of the ice machine
4. C13 Corridor has damages ceiling panels
5. S12 Stairwell door jamb seal is installed improperly
6. During the walk through it was observed that L34 recycle room is being used as storage and not as a recycle center.
7. Sample unit #105
    a. This unoccupied unit is a two bedroom one bath unit. Each bedroom unit has a typical residential door with lockable door handle. The bath includes a fiberglass shower unit and a water closet. The central hall is equipped with a common two fixture vanity and a full length wall mounted mirror. The unit is finished with painted gypsum wall board, acoustical ceiling panels, and carped tiles in bedrooms and vinyl tile in hallway and bath. The unit is equipped with typical furniture small appliances by student housing.

3.13.2.2. Second Floor

1. Corridor C23 has a sizeable amount of damaged ceiling panels.
2. S22 Stairwell door jamb seal is installed improperly

3.13.2.3. Third Floor

1. During the walk through of P32 the ceiling showed signs of a leak. This was evident from the visible gypsum wall board damage.
2. P34 shows signs of gypsum wall board damage from an unknown source.
3. S32 Stairwell door jamb seal is installed improperly.

3.13.2.4. Fourth Floor

1. Damaged ceiling panels where observed during in the common areas and corridor during the walk through.
2. S42 Stairwell door jamb seal is installed improperly.

3.13.3. West Tower

3.13.3.1. First Floor

1. L32 laundry area shows a high rate of use by the tenants. Damage was noticed to the counter tops. The vinyl flooring surface shows signs of water damage from possible leaks in washer area. It was also noticed that the laundry area was equipped with a make-up air system. This system is not being utilized as the dryer service room is not properly sealed from the conditioned area. As a result of this condition the current HVAC system is not operating in an efficient way.
2. P16 multipurpose room the carpet tile flooring is noticeably soiled
3. L13 Kitchen that stain on wall and ceiling from a plumbing maintenance of the ice machine
4. C18 Corridor has damages ceiling panels
5. S15 Stairwell door jamb seal is installed improperly
6. Sample unit #151
    a. This unoccupied unit is a two bedroom one bath unit. The bedroom units are open to hallway by cased openings. The bath includes a fiberglass shower unit and a water closet. The central hall is equipped with a common single fixture vanity and a full length wall mounted mirror. The unit is finished with painted gypsum wall board, acoustical ceiling panels, and carped tiles in bedrooms and vinyl tile in hallway and bath. The unit is equipped with typical furniture small appliances by student housing.
7. Sample Unit # 193
    a. This unoccupied unit is a one bedroom one bath unit. The bath includes a fiberglass shower unit and a water closet. The central hall is equipped with a common single fixture vanity and a full length wall mounted mirror. The unit is finished with painted gypsum wall board, acoustical ceiling panels, and carped tiles in bedroom and vinyl tile in hallway and bath. The unit is equipped with typical furniture small appliances by student housing.

3.13.3.2. Second Floor

1. Corridor C23 has a sizeable amount of damaged ceiling panels (aprx. 30 ish)
2. In D21 Data room it was observed that the ductless unit above the entry door was not operating correctly. The unit was leaking fluids and producing louder than normal operation noise.
3. S22 Stairwell door jamb seal is installed improperly

3.13.3.3. Third Floor

1. During the walk through of P32 the ceiling showed signs of a leak. This was evident from the visible gypsum wall board damage.
2. P34 shows signs of gypsum wall board damage from an unknown source.
3. Corridor C33 has a small amount of damaged ceiling panels and fixtures with expired lamps.
4. S32 Stairwell door jamb seal is installed improperly.

3.13.3.4. Fourth Floor

1. Damaged ceiling panels where observed during in the common areas and corridor during the walk through.
2. S42 Stairwell door jamb seal is installed improperly.
3. Sample unit #457
    a. This unoccupied unit is a two bedroom one bath unit. Each bedroom unit has a typical entry door labeled as Unit A and Unit B. Each door is equipped with a lockable door handle and deadbolt. Unit B door frame is missing a strike plate. The bath includes a fiberglass shower unit and a water closet. The central hall is equipped with a common two fixture vanity and a full length wall mounted mirror. The unit is finished with painted gypsum wall board, acoustical ceiling panels, and carped tiles in bedrooms and vinyl tile in hallway and bath. The unit is equipped with typical furniture small appliances by student housing.

Recommendations

Section	Description	Estimated Cost
3.12.1.	**Commons Knuckle**	
	Repair Interior Finishes	$88.00
3.12.2.	**East Tower**	
3.12.2.1	**First Floor**	
	Repair Interior Finishes	$375.40
3.12.2.1	**Second Floor**	
	Repair Interior Finishes	$443.60
3.12.2.1	**Third Floor**	
	Repair Interior Finishes	$314.60
3.12.2.1	**Fourth Floor**	
	Repair Interior Finishes	$136.68
3.12.3.	**West Tower**	
3.12.3.1	**First Floor**	
	Repair Interior Finishes	$356.48
3.12.3.1	**Second Floor**	
	Repair Interior Finishes	$401.92
3.12.3.1	**Third Floor**	
	Repair Interior Finishes	$335.44
3.12.3.1	**Fourth Floor**	
	Repair Interior Finishes	$248.36
	Total Repair of Interior Finishes	$2,700.48

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

Windward Commons Commons Knuckle
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
3.7.1 PLUMBING SYSTEMS																			
Install labels at valve locations	--	--	--	1	LS	$50.00			$50.00										$50.00
3.8.1 HVAC SYSTEMS																			
Clean and repair all diffusers	--	--	--	1	LS	$500.00	$500.00												$0.00
3.9.8 ELECTRICAL SYSTEMS																			
Install Electrical systems labeling	--	--	--	1	LS	$250.00	$250.00												$0.00
3.11.8 LIFE SAFETY & FIRE PROTECTION																			
Install fire alarm pull	--	--	--	1	LS	$200.00	$200.00												$0.00
3.12. INTERIOR ELEMENTS																			
Replace/repair damaged ceiling panels	--	--	--	16	SF	$3.49	$55.84												$0.00
Replace/repair damaged tile flooring	--	--	--	3	SF	$10.72	$32.16												$0.00
						Total Immediate Repair Needs:	$1,038												
AVE. EUL - Average Expected Useful Life				Total Estimated Costs (Year 1 to 10), Uninflated					$50.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50.00
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					$50.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50.00
EA - Each; Var. - Varies																	TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:		$1,088.00
SF - Square Feet; LF - Linear Feet				YEARS 1-10 CUMULATIVE TOTAL, INFLATED:			$50		# of SF:	3,939							TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:		$50.00
				Years 1-10 Avg. Cost per SF per Yr., Inflated:			$0.00		# of Yrs.:	10							Years 1-10 Avg. Cost per SF per Yr., Uninflated:		$0.00
																	Current Replacement Value:		$512,070.00
																	Facility Condition Index (FCI):		0.0021

FACILITY CONDITION ASSESSMENT

Windward Commons East Tower
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

Immediate Needs, Short Term Needs and Physical 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	--	--	--	202	LF	$5.65			$1,143.56										$1,143.56
3.7.2. PLUMBING SYSTEMS																			
Install plumbing valve labels	--	--	--	1	LS	$1000.00			$1,000.00										$1,000.00
3.8.2 HVAC SYSTEMS																			
Repair / Replace AAON-Siemens Integration	--	--	--	1	LS	$2,400.00	$2,400.00												$0.00
Install Temperature Sensors in Critical Rooms	--	--	--	5	EA	$400.00			$2,000.00										$2,000.00
Repair/replace data room ductless unit	--	--	--	1	EA	$3,200.00	$3,200.00												$0.00
Repair/replace PTAC unit	--	--	--	1	EA	$1,600.00	$1,600.00												
Repair/replace diffusers	--	--	--	1	LS	$800.00	$800.00												
Repair ductwork insulation in attic	--	--	--	1	LS	$600.00	$600.00												
3.9.2 ELECTRICAL SYSTEMS																			
Install electrical systems labeling	--	--	--	1	LS	$1,000.00	$1,000.00												$0.00
Re-lamp Existing fixtures	--	--	--	16	EA	$7.33	$117.28												
Repair/Replace exposed electrical junction box	--	--	--	1	EA	$38.52	$38.52												
3.12. INTERIOR ELEMENTS																			
3.12.2.1. Replace/Repair First Floor Elements	--	--	--	1	LS	$375.40	$375.40												$0.00
3.12.2.2. Replace/Repair Second Floor Elements	--	--	--	1	LS	$443.60	$443.60												$0.00
3.12.2.3. Replace/Repair Third Floor Elements	--	--	--	1	LS	$314.60	$314.60												$0.00
3.12.2.4. Replace/Repair Fourth Floor Elements	--	--	--	1	LS	$136.68	$136.68												$0.00
Total Immediate Repair Needs:							$11,026												
AVE. EUL - Average Expected Useful Life				Total Estimated Costs (Year 1 to 10), Uninflated					$4,143.56	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,143.56
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					$4,143.56	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,143.56
EA - Each; Var. - Varies													TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:						$15,169.64
SF - Square Feet; LF - Linear Feet				YEARS 1-10 CUMULATIVE TOTAL, INFLATED:			$4,144	# of SF:	86,302				TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:						$4,143.56
				Years 1-10 Avg. Cost per SF per Yr., Inflated:			$0.00	# of Yrs.:	10				Years 1-10 Avg. Cost per SF per Yr., Uninflated:						$0.00
													Current Replacement Value:						$11,219,260.00
													Facility Condition Index (FCI):						0.0014

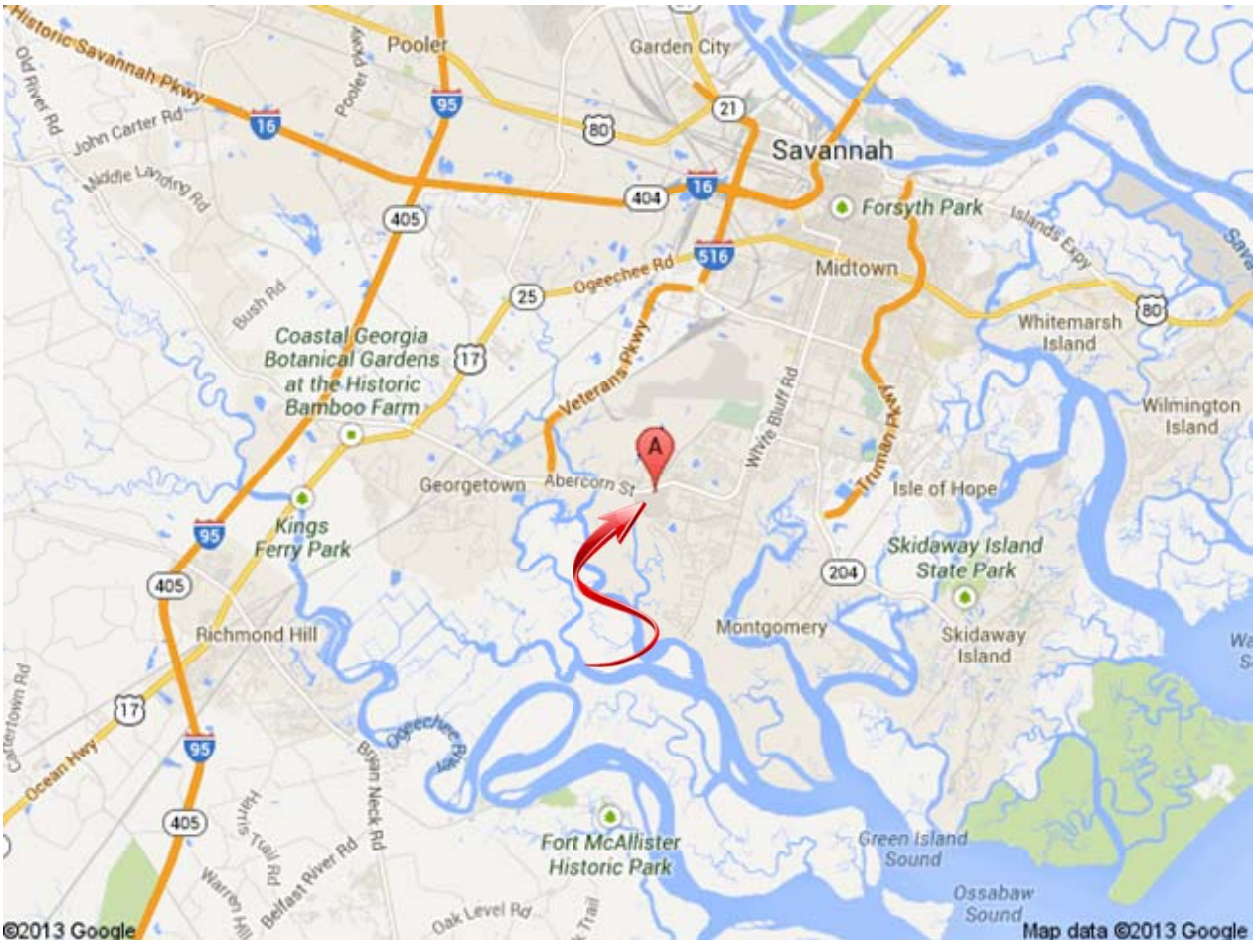
FACILITY CONDITION ASSESSMENT

Windward Commons West Tower
Armstrong Atlantic State University
11935 Abercorn Street, Savannah, Georgia 31419

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

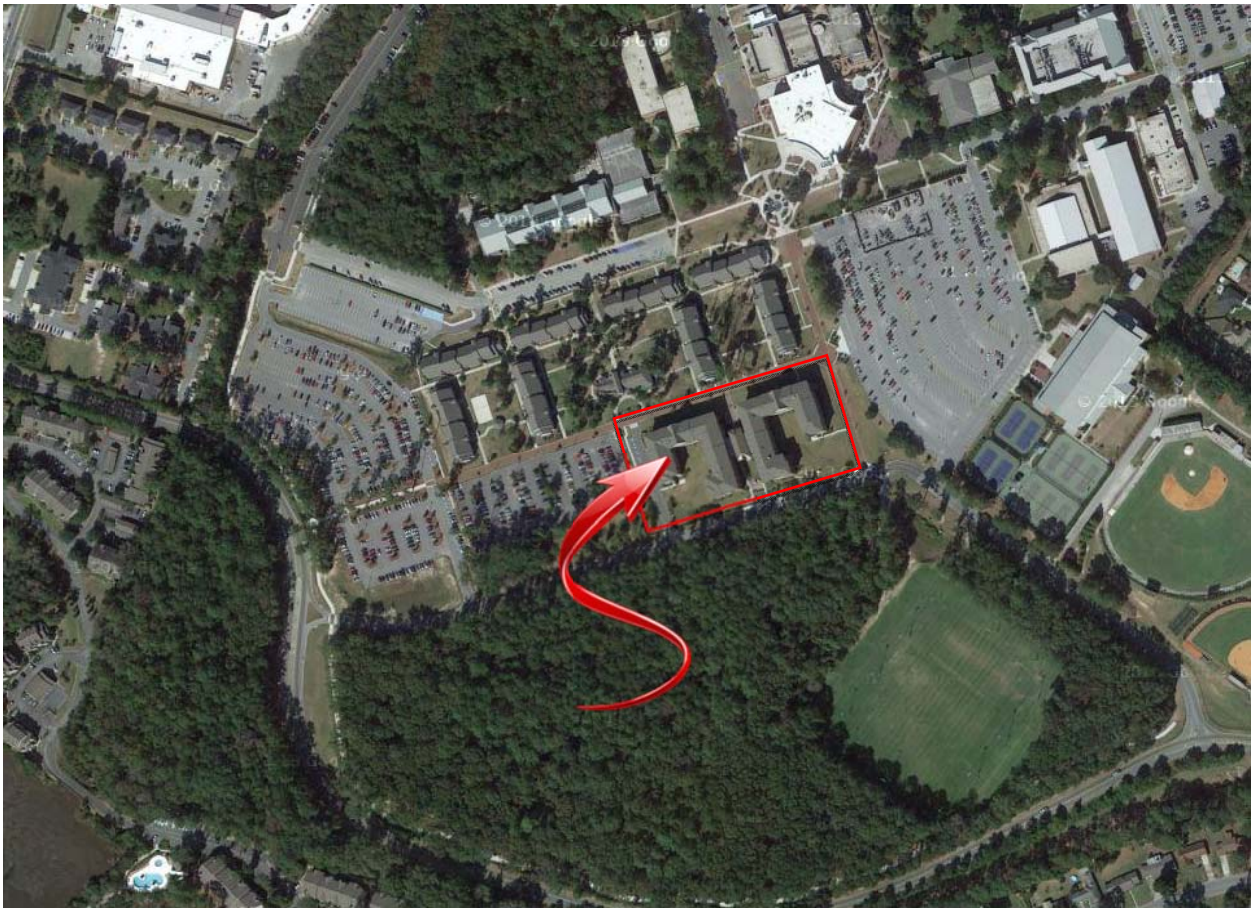
Component	AVE EUL	EFF. AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr.8	Yr. 9	Yr. 10	Year 1-10 Totals
3.3.2. STORM WATER DRAINAGE																			
Repair & inspection of inlet drain	--	--	--	1	LS	$1,500.00	$1,500.00												$0.00
3.6.3.3. BUILDING ENVELOPE																			
Repair open head joints	--	--	--	6	LF	$7.50	$45.00												$0.00
3.7.2. PLUMBING SYSTEMS																			
Install plumbing valve labels	--	--	--	1	LS	$1000.00			$1,000.00										$1,000.00
3.8.2 HVAC SYSTEMS																			
Repair/Replace Aaon-Siemens Integration	--	--	--	1	LS	$2,400.00	$2,400.00												$0.00
Install Temperature Sensors in Critical Rooms	--	--	--	6	EA	$400.00			$2,400.00										$2,400.00
Repair/replace data ductless unit	--	--	--	2	EA	$3,200.00	$6,400.00												$0.00
Repair/Replace PTAC unit	--	--	--	1	EA	$1,200.00	$1,200.00												$0.00
Repair/Replace Carrier AC-A/CU-A	--	--	--	1	EA	$1,200.00	$1,200.00												$0.00
Repair/Replace diffusers	--	--	--	1	LS	$800.00	$800.00												$0.00
Repair ducctwork Insulation in attic	--	--	--	1	LS	$600.00	$600.00												$0.00
3.9.2 ELECTRICAL SYSTEMS																			
Install electrical systems labeling	--	--	--	1	LS	$1,000.00	$1,000.00												$0.00
Re-lamp Existing fixtures	--	--	--	20	EA	$7.33	$146.60												$0.00
Repair/Replace exterior fixture	--	--	--	1	EA	$100.89	$100.89												$0.00
Repair/Replace exposed electrical junction box	--	--	--	2	EA	$38.52	$77.04												$0.00
3.12. INTERIOR ELEMENTS																			
3.12.3.1. Replace/Repair First Floor Elements	--	--	--	1	LS	$356.48	$356.48												$0.00
3.12.3.2. Replace/Repair Second Floor Elements	--	--	--	1	LS	$401.92	$401.92												$0.00
3.12.3.3. Replace/Repair Third Floor Elements	--	--	--	1	LS	$335.44	$335.44												$0.00
3.12.3.4. Replace/Repair Fourth Floor Elements	--	--	--	1	LS	$248.36	$248.36												$0.00
Total Immediate Repair Needs:							$16,812												
AVE. EUL - Average Expected Useful Life	Total Estimated Costs (Year 1 to 10), Uninflated								$3,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,400.00
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								$3,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,400.00
EA - Each; Var. - Varies													TOTAL BUILDING COSTS (PRIORITY 1 THROUGH 5), UNINFLATED:						$20,211.73
SF - Square Feet; LF - Linear Feet	YEARS 1-10 CUMULATIVE TOTAL, INFLATED:						$3,400	# of SF:	86,302				TERM COSTS (PRIORITY 2 THROUGH 5), UNINFLATED:						$3,400.00
	Years 1-10 Avg. Cost per SF per Yr., Inflated:						$0.00	# of Yrs.:	10				Years 1-10 Avg. Cost per SF per Yr., Uninflated:						$0.00
													Current Replacement Value:						$11,219,260.00
													Facility Condition Index (FCI):						0.0018

Appendix B – Property Location, Aerial Photographs and Site Photographs



Property Location Map

Windward Commons
Armstrong Atlantic State University
11935 Abercorn Street
Savannah, Georgia 31419



Aerial Photographs

Windward Commons
Armstrong Atlantic State University
11935 Abercorn Street
Savannah, Georgia 31419

Site Photographs

Figure 1 Commons & East Tower – From North

Figure 2 East Tower – East Side of North Elevation w/ window units

Figure 3 East Tower – Center of North Elevation

Figure 4 East Tower – West Side of North Elevation

Figure 5 West Tower – Northwest Corner

Figure 6 West Tower – North Side of West Elevation

Figure 9 West Tower - South Elevation

Figure 7 West Tower – Center of West Elevation

Figure 10 West Tower – Southern Courtyard Corner

Figure 8 West Tower – South Side of West Elevation

Figure 11 West Tower – Interior Courtyard Elevation

Figure 12 West Tower – Interior Courtyard Elevation

Figure 15 West Tower – South Elevation

Figure 13 West Tower – Interior Courtyard Elevation

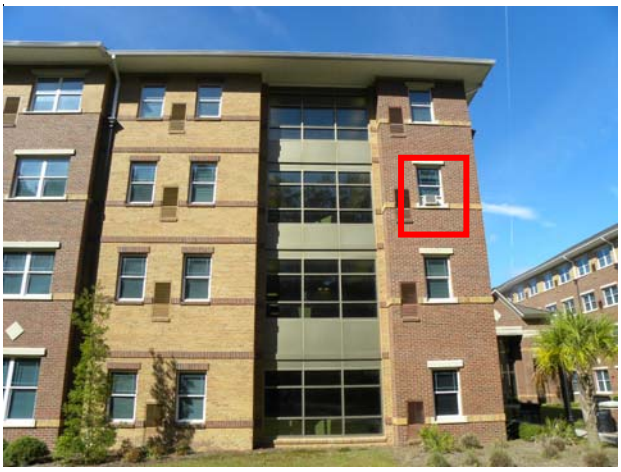


Figure 16 West Tower – South Elevation w/ window unit

Figure 14 West Tower – Interior Courtyard Elevation

Figure 17 Commons – South Elevation

Figure 18 East Tower – Southeast View

Figure 21 Mechanical Yard

Figure 19 East Tower – Southeast View

Figure 22 – Mechanical Yard

Figure 20 East Tower – Eastern View

Figure 23 Mechanical Yard

Figure 24 Mechanical Yard

Figure 25 Commons – Entrance

Figure 26 Chipped Tile at Entry

Figure 27 Stained Ceiling Panel

Figure 28 Stained Ceiling Panel

Figure 29 Typical Register

Figure 30 Damaged Ceiling Panel

Figure 31 Typical Corridor

Figure 32 Laundry Room

Figure 33 Dryer Enclosure

Figure 34 Typical Lounge Space

Figure 35 Carpet Stains

Figure 36 Typical Stairwell

Figure 37 Typical Soffit

Figure 38 – Attic Ductwork

Figure 39 Mechanical Yard

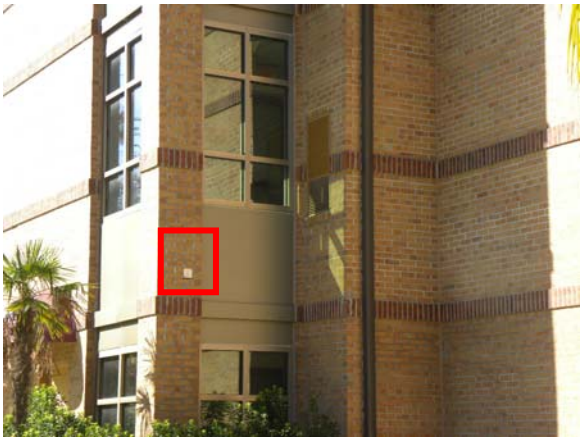


Figure 40 Exposed Electrical Box

Figure 41 Data Room – Ductless Mechanical Unit

Figure 42 Data Room – Ductless Mechanical Unit

Figure 43 Dirt/Mildew above Ice Machine

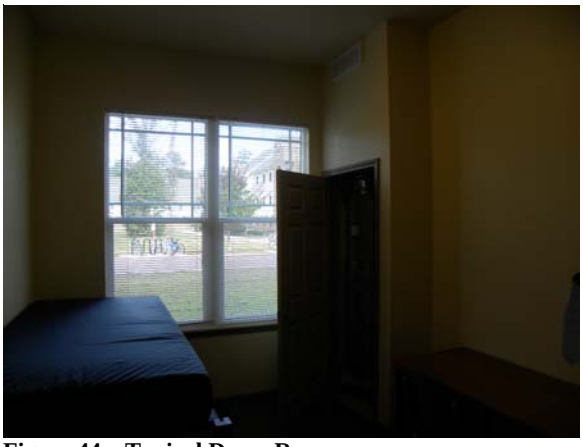


Figure 44 – Typical Dorm Room

Figure 45 – Typical Dorm Room

Figure 46 – Typical Dorm Restroom

Figure 47 – Typical Dorm Lavatory

Figure 48 – Typical Dorm Shower

Figure 49 Attic Smoke Door Left Open

Figure 50 Depiction of Typical Attic Insulation

Figure 51 Attic Smoke Door Propped Open

Figure 52 Typical Attic Insulation

Figure 53 Boiler Room

Figure 54 Boiler Room

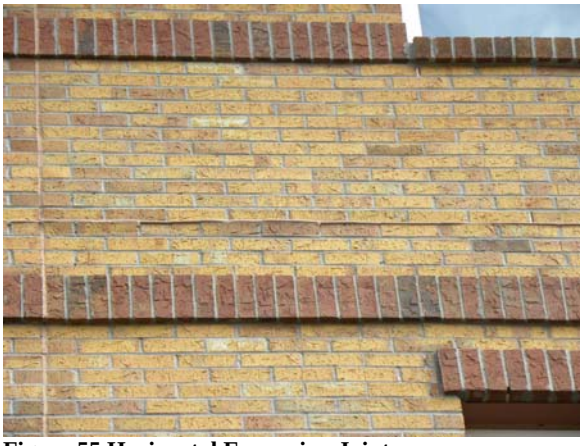


Figure 55 Horizontal Expansion Joint

Figure 56 Vertical Storefront Expansion Joints

Figure 57 Possible HVAC Leak

Figure 58 Laundry Exterior Vent

Figure 59 Laundry Exterior

Figure 60 Canopy Connection

Figure 61 Open Head Joint

Figure 62 Commons – Northern Elevation

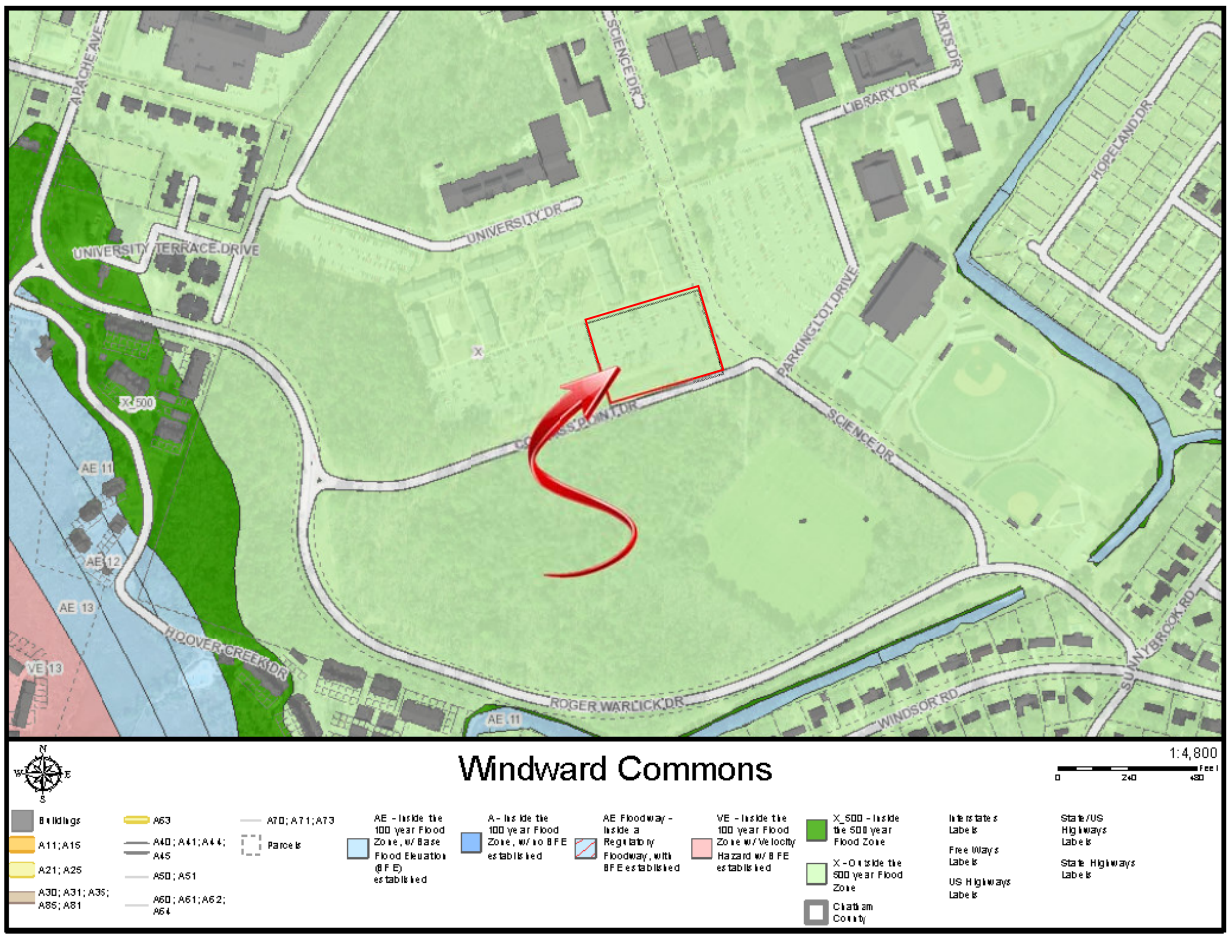
Figure 63 East Tower – Northern Side

Figure 64 Stormwater Erosion

Figure 65 2 Bedroom Typical Layout – Semi Private

Figure 66 2 Bedroom Typical Layout - Private

Appendix C – Supporting Documentation



Savannah Area Geographic Information System Map, updated July 2013

Appendix D: Professional Resumes

CogdellMendralaArchitects

W. Donald Cogdell, Jr., AIA

Senior Principal/Inspector: 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*

CHATHAM ENGINEERING

STEPHEN SWANGER, PE

Project Assignment: Mechanical Design, Plumbing Design

Education: University of South Carolina
B.S. Mechanical Engineering, 2006

Registration: Registered Professional Engineer
Georgia 2013

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: Mr. Swanger has 7 years' experience with mechanical systems. He is particularly skilled with the renovation and upgrading of existing HVAC and piping systems. His experience includes industrial, healthcare, institutional, educational, military and housing projects for public sector clients. Mr. Swanger has attended seminars on indoor air quality problems and energy conservation.

Armstrong Atlantic State University – Savannah, Georgia

- *Student Success Center*
- *Black Box Theatre*
- *Aquatics & Recreation Center Renovations*
- *Gamble Hall Renovation*

Coastal Georgia College – Brunswick, Georgia

- *PE Building*
- *Library ADA Upgrades*
- *Hendricks Hall Renovation*

Savannah State University – Savannah, Georgia

- *Student Center*
- *King Frazier Kitchen Upgrades*
- *Colston Administration Building*
- *Powell Hall Renovations*

Benjamin Moye

Project Assignment: Electrical Design

Education: Georgia Southern University
B.S. Electrical Engineering Technology, 2005

Experience: Mr. Moye has assisted in the design of numerous projects. These include educational facilities, marinas, medical facilities, industrial facilities, and water treatment facilities. He has experience in both new and renovation/modernization projects such as electrical power, lighting, distribution and communication systems for military, industrial, institutional and commercial facilities throughout the Southeast.

Armstrong Atlantic State University – Savannah, Georgia

- *Student Success Center*
- *Security Building Upgrades*
- *Gamble Hall Renovation*

University of South Carolina Beaufort – Beaufort, South Carolina

- *Student Center*

Savannah State University – Savannah, Georgia

- *Hubert Tech Building D HVAC Upgrades*
- *Academic Building*
- *King Frazier Kitchen Upgrades*
- *Colston Administration Building*
- *Harris Hall Upgrades*
- *Post Office*

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