Report of

Facility Condition Assessment

For

ABAC Place Apartments
Abraham Baldwin Agricultural College
Tifton, GA 31793

November 19, 2013 (revised March 27, 2014)

Provided By:
Faithful+Gould, Inc.

Provided For:

Abraham Baldwin Agricultural College
2802 Moore Highway
Tifton, GA 31793

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March 27, 2014

University System of Georgia
Board of Regents
270 Washington Street SW
Atlanta, GA 30334

Attention: Mr. Wayne Tyler
Program Manager
Real Estate Ventures Management & Operations
Office of Real Estate and Facilities

Reference: Revised Report of Facilities Condition Assessment of the ABAC Place Apartments at Abraham Baldwin Agricultural College

Dear Mr. Tyler:

Faithful+Gould, Inc. has completed a report of our Facilities Condition Assessment of the ABAC Place Apartments at Abraham Baldwin Agricultural College ("the property").

Project Information

The property consists of two three and four story student housing buildings, a town hall and a maintenance shop totaling approximately 343,820 SF. This report provides a summary of the project information known to us at the time of the study, the scope of work performed, an evaluation of the visually apparent condition of the Property, and a forecast of anticipated capital expenditures required over the next fifteen years.

This report was completed in general accordance with the ASTM E2018-08 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and our proposal dated May 28, 2013 and accepted July 16, 2013. We have included the changes requested in our meeting of January 28, 2014.

Very Truly Yours,

Jack Wexler, P.E.
Chief Facility Assessor

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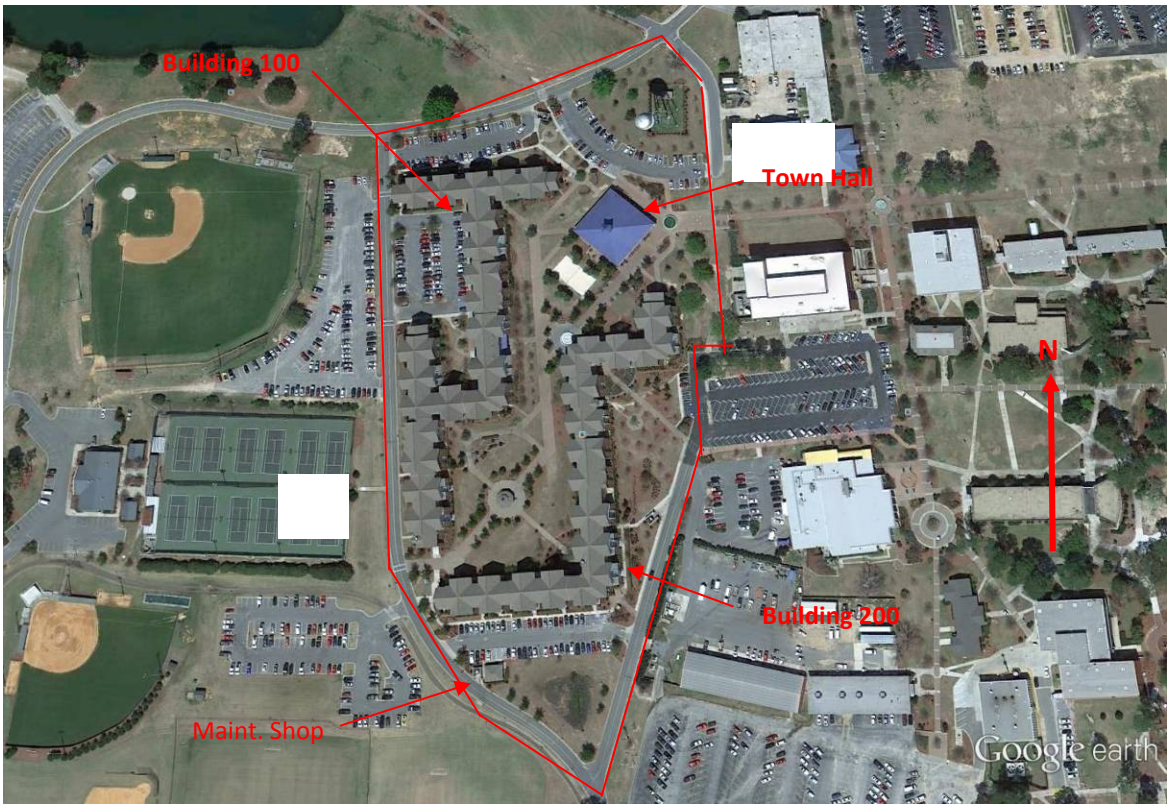
EXECUTIVE SUMMARY

ABAC Place located at Abraham Baldwin Agricultural College in Tifton, Georgia was built *circa* 2003 and consists of a two three and four story student housing buildings containing 214 units (834 beds), a maintenance shop and a town hall building ("the property"). The Property is located at the north west side of the campus. Plan EX-1 provides a summary of the Property.

Plan EX-1 – Aerial View of Property



The Property contains a reported floor area of 343,820 gross square feet and a plot footprint of 505' (east-west) x 1,300' (north-south)

Assessment

On November 4 and 5, 2013 Mr. Jack Wexler, P.E. of Faithful+Gould visited the Property to observe and document the condition of the building and site components. Our assessment was completed in general accordance with the ASTM E2018 - 08 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. During our site visits, Faithful+Gould was accompanied and assisted by Duane Weeks of the maintenance staff. Mr. Michael McLean, head of facilities was interviewed.

Capital Requirements

Over the 10 year study period a variety of expenditures should be anticipated. **Capital expenditures over the study period total $3,107,105 in 2013 dollars and $3,715,915 when inflated at 3% per year.** The majority of these expenditures relate to mid-term and late term replacement or capital repair of systems due to current or anticipated life-cycle failure / obsolescence. We included the cost of periodic interior refurbishment. Table EX-2 provides a summary of expenditures per year.

Table EX-1 Capital Expenditure Requirements

Year	Expenditures
Immediate	$0
2014	$59,290
2015	$4,000
2016	$4,000
2017	$790,000
2018	$338,200
2019	$416,490
2020	$4,000
2021	$404,000
2022	$9,000
2023	$1,078,125
TOTAL	**$3,107,105**

System & Condition Summary

Site systems consist of the brick paver sidewalks on all sides of the Property and between the buildings, site furniture within the building courtyards, enclosures for trash dumpsters, a gazebo, landscaping consisting of various trees, shrubs and ground cover, and stormwater management features. The four parking areas contain 205 spaces. Site systems were in good condition. The parking lot needs crack filling, sealcoat and re-striping.

The building structure consists of a metal stud wood framed structure and brick veneer exterior walls. The superstructure is supported on a foundation of concrete spread footings and slab on grade. The clubhouse has a structural steel frame and a wood framed mansard roof. The building structural systems appeared to

be in good condition with no observed evidence of settlement (with one exception noted below), deterioration, or distress noted. There are areas of cracked gypsum concrete in corridors

The roof system generally consists of asphalt shingles on plywood decking on a 6:12 slope with ridges parallel to the centerline of the main corridor and three cross corridors. The clubhouse has a four way sloped metal standing seam roof with a clock tower.

The roof systems were generally in good condition having been installed in circa 2003. We anticipate a requirement for complete replacement of the roof system at the end of the study period. The roof decking was not properly nailed to trusses when originally constructed so it should be monitored and repaired as necessary in the interim and properly re-nailed at the time of re-roofing.

The building exterior elements include the waterproofing systems over the below grade perimeter footings, brick veneer exterior walls, punched windows, and storefront entrances. The exterior closure appears to be in good condition except for the beginning of rust on steel lintels above windows in brick wall areas. We recommend budgeting for a replacement of all building sealants in 2019 when the initial sealant material will be 15 years old, statistically the end of its useful life. Lintels should be re-painted as needed during the term of study and all re-painted at the time of sealant replacement.

Heating and cooling of living units is provided by individual split system heat pump units each serving each living unit. Distribution within each unit is by fiberglass ducts with flexible ducts to ceiling diffusers. A digital thermostat controls the heat pump. Heat pumps are located outside in groupings on the ground level adjacent to the building.

Corridors and other common areas are conditioned by split system heat pumps with recessed ceiling mounted fan coil units. Distribution along corridors and into study and storage rooms is by fiberglass ducts with flexible ducts to ceiling diffusers. Digital thermostats provide localized temperature control of each area served. The HVAC system as a whole appeared to be adequately designed and in good condition although random units inspected had dirty filters. Reportedly there have been complaints of poor air circulation within units resulting in un-even temperature distribution causing excessive demand for cooling. A management program of installing transfer grilles over all bedroom doors is underway to improve return air circulation back to the fan coil units. We recommend addition of overflow switches at fan coil unit drip pans to avoid flooding should the drain piping become clogged. We also recommend budgeting funds for periodic repairs and replacement of fan coil units and heat pumps.

Electrical power is supplied by Georgia Power service transformers located around the buildings at 277/480 volts to each of five to six electric rooms in each building containing step down transformers that serve the 120/208-volt power risers and groupings of electric meters serving load centers in each living unit. Each room has a 1600 amp switch and banks of meters. HVAC systems, elevators, and exterior lighting fixtures are served by 277/480-volt system panelboards. General purpose receptacles, fluorescent lighting fixtures, small motors, and miscellaneous power branch system panels are served by 120/208-volt circuits. There is no emergency generator. Interior lighting throughout the building was found to consist of high efficiency fixtures. Bedrooms and living rooms all contain ceiling fans with light fixtures. The electrical equipment appears to be in generally good condition and adequately sized to support the presently imposed electrical loads. Significant replacement of the electrical installations is not anticipated.

Scheduled infra-red thermography and associated routine maintenance are also advised on a five year cycle. We recommend budgeting for replacement of ceiling fans in 2018.

The telecommunications infrastructure includes hard-wired telephone and cable television service to each floor and each residential sleeping room plus WI-FI transmitters serving all areas. Fixed position security cameras are located at exits and other locations. These are not monitored but images are recorded. The data, television, telephone infrastructure, card reader system and closed circuit television appeared to be in good condition and of an adequate capacity to serve the building. Management has indicated the desire for more camera locations.

Plumbing systems include the PVC sanitary and storm sewer piping, PVC domestic hot and cold water risers, PVC branch piping fixtures and residential domestic electric hot water heaters located in each living unit. Appliances within units include microwave ovens, electric ranges, refrigerators and dishwashers. Plumbing systems appear to be in generally good condition. We recommend budgeting for replacement of water heaters and appliances in mid-term.

Fire and life safety related installations include a wet-pipe fire suppression sprinkler system with a fire pump located in building 100, suite and common area heat and smoke detectors, the fire alarm control panels in each building, common area strobes and speakers, and fire rated separations. The fire and life safety installations appeared to be in good condition however we recommend replacement of the control panels in 2019 due to obsolescence.

Vertical transportation is provided by five 2,500 pound capacity hydraulic elevators serving all floors. The elevators are in good condition however we recommend budgeting for refurbishing the cabs in late term.

Interior areas include the entrance vestibules, the living floors at each level, the common hallways and support and service areas. Living units are typically one to four bedrooms with one to two bathrooms and separate vanities for each pair of private bedrooms. Units contain a living area, dining space, kitchen and bedrooms. Cabinetry is particle board with melamine plastic laminate surface. Countertops are particle board with a plastic laminate surface. Bathrooms contain fiberglass tubs and china commodes. Interior finishes are generally in good condition. We recommend budgeting for replacement of corridor carpet, window coverings and refinishing of bathtubs and tub surrounds in mid-term and an allowance for cyclical re-painting of units and common areas every five years.

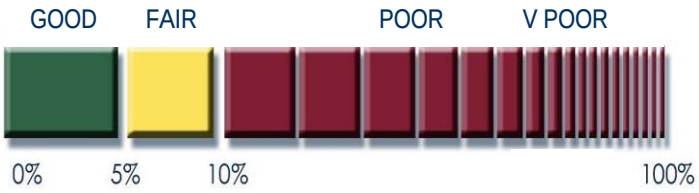
FACILITY CONDITION NEEDS INDEX

In this report we have calculated the **Facility Condition Needs Index** (FCNI) for the facility; illustrating the likely condition of the systems and equipment should the required funding not be expended over the cost study period. The FCNI is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

The FCNI is the ratio of accumulated total of all projects that are not routine maintenance to the Current Replacement Value (CRV) for a constructed asset. The range is from zero for a newly constructed asset, to

one. Acceptable ranges vary by "Asset Type', but as a general guideline the FCNI scoring system is as follows:

$$FCNI = \frac{\text{Total Capital Expenditures}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$



The FCNI is a relative indicator of condition, and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on ranges of the FCNI. There are a set of ratings: good (under 0.05 (under 5%)), fair (0.5 to 0.10 (5% to 10%)), and poor (over 0.10 (over 10%)) based on evaluating data from various clients at the time of the publication. Table EX-2 will help interpret the results:

Table EX-1 FCNI Scoring System

Condition	Definition	Score	Percentage Value
GOOD	In a new or well maintained condition, with no visual evidence of wear, soiling or other deficiencies	0.00 to 0.05	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	0.05 to 0.10	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 0.10	Greater than 10%
V POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary	Greater than 0.60	Greater than 60%

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Table EX-3 provides a calculation of the FCNI illustrating both the current condition of the buildings and the likely condition of the facilities should the required funding not be expended over the cost study period.

The results of the study indicate that currently the building contains a poor facility condition needs index rating, therefore suggesting that the building is currently not well maintained.

Table EX-2 Facility Condition Needs Index

Building Name	Gross Square Foot (GSF)	CRV per GSF	Current Replacement Value (CRV)	10 Year Capital Expenditures	FCNI Score	Condition
ABAC Place	343,820	$100	$34,382,000	$3,107,105	0.09	**Fair**

Terminology & Limitations

This report and the attached expenditure forecast generally identify the Expected Useful Life (EUL) and the Remaining Useful Life (RUL) of observed systems and components. EUL is projected based upon industry-standard guidelines and our experience with similar systems. RUL is projected based upon our assessment of age, condition and maintenance / repair history.

The timing of the projected expenditures and their associated costs represent our opinion considering the aforementioned factors. Alternative methods of managing the existing equipment or systems may be feasible over the 10-Year study period. However, these alternative methods will depend upon actual management practices, financing requirements, and the ability of the engineering staff to perform some of the repairs in-house. Alternative scenarios that have not been presented to Faithful+Gould have not been considered within this report.

This report has been presented based upon our on-site observations, information provided to us, discussion with building management and maintenance staff, our review of available documentation (see scope of services and document review section) and our experience with similar systems. If any information becomes available that is not consistent with the observations or conclusions expressed within this report, we request that this information be immediately forwarded to us.

The evaluation of existing structures requires that certain assumptions be made regarding existing conditions. This evaluation was based upon our visual non-destructive evaluation of accessible conditions of the Property. Furthermore, this evaluation was limited in time on-site, fee, and scope and was not based upon a comprehensive engineering evaluation. As such, our report is not intended to represent a complete review of all systems or system components or a check or validation of design professionals' computations. Therefore, Faithful+Gould's evaluation and this report do not represent warranty or guarantee any system or system component or the future performance of any site improvement.

SCOPE OF SERVICES & DOCUMENT REVIEW

The primary purpose of the Facilities Condition Assessment was to identify visually apparent deficiencies in the building and site. The evaluation included site visits to observe the building and site systems, interviewing building management and maintenance personnel, and reviewing available maintenance systems, design and construction documents and plans, and public records.

This Facilities Condition Assessment was completed and has been conducted in general accordance with industry standards and the American Society for Testing and Materials (ASTM) Standard E 2018-08 Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment Process.

We performed a visual non-destructive assessment of the interior, exterior and site components of the Property, including the following major components and systems:

- **Site Systems.** We visually observed the site systems for the removal of storm water and evidence of poor drainage and / or erosion potential. We also reviewed (where applicable) the condition of pavements, site concrete, retaining walls, fencing, landscaping, site grading, and storm water drainage features.

- **Structural System.** We observed the structures for visible signs of distress and have reported our findings. We also reviewed available structural drawings for information regarding the design load criteria of the existing structures and the building codes to which the structures were designed. We did not complete a seismic evaluation (PML) of the Property.

- **Roof System.** We visually evaluated the condition of accessible roof systems, accessories, and details. In addition, where applicable we discussed existing roof warranties.

- **Building Exterior Elements.** We visually observed the exterior wall system, window and door systems for visible evidence of deficiencies, continuity of seals, and other types of distress and have reported our findings. We reviewed available flashing and connection details for drainage design and observed the condition and placement of expansion joints. Our visual observations were based on those conditions that can be observed from ground level, lower roof levels and through the use of binoculars.

- **Mechanical / HVAC, Electrical, Plumbing (MEP) Systems**. We observed the age and condition of the MEP and related building systems and have commented on their condition and visible deficiencies.

- **Fire and Life Safety**. We observed the age and condition of the fire and life safety elements and have commented on their condition and any visible deficiencies. The elements surveyed included structural fire protection, means of egress, fire suppression systems, and fire detection and alarm systems.

- **Conveyance Systems.** We completed a visual evaluation of the conveyance systems including a review of maintenance and service records.

- **Interior Finishes.** We visually observed the interior areas of the Property and have reported their general condition. We did not include for replacement of tenant finishes.

- **Accessibility.** We reviewed the Property for conformance with applicable accessibility requirements and have reported our findings.

The scope of services under which the Facilities Condition Assessment was completed was visual in nature and not intended to be destructive to the Property to gain access to hidden conditions. We did not perform any destructive testing or uncover or expose any system members. We have documented the type and extent of visually apparent defects in the systems in order to perform the condition assessment.

The scope of services under which the Facilities Condition Assessment was completed includes only those items specifically indicated. The evaluation does not include any environmental services such as (without limitation) sampling, testing, or evaluation of asbestos, lead-based paint, lead-in-water, indoor air quality, PCB's, radon, mold, or any other potentially hazard materials, air-borne toxins or issues not outlined in the previous scope of services. In addition, the assessment does not include identification of underground soils, identification, or quantification of underground contaminants.

Document Review

In addition to the completion of our visual evaluation, Faithful+Gould interviewed representatives from Abraham Baldwin Agricultural College, (reference Executive Summary) and reviewed the following documentation:

Drawings

- Architectural drawings prepared by Ellis, Rickert and Associates and dated June 4, 2003. Drawings A1.0 through A9.07

- Structural drawings prepared by the Lindsey and Ritter, Inc. and dated June 4, 2003. Drawings S0.01 through S5.06

- Mechanical, electrical and plumbing drawings prepared by Nottingham, Brock and Pennington, Inc. and dated June 4, 2003. Drawings M0.00 through M4.0, E0.00 through E7.04, and P0.00 through P5.01.

Other Documentation

Documents Requested for Review

Faithful+Gould requested various documents be provided to assist our review of the Property. The list of documents requested by Faithful+Gould includes the following (X = received).

X Original / As-built Drawings (including Civil, Architectural, Structural, Mechanical, Electrical, Plumbing and Fire Protection)

☐ Warranty / guaranty Information (Roofs, Caulking, HVAC, Elevators etc.)

☐ Past ADA Audits / Studies

☐ Service Contracts (including HVAC, Electrical PM, Elevators, Fire & Life Safety Systems etc.)

☐ Past Condition Assessment Reports (including Roofs, Pavements, Exterior Curtain Walls and Caulking, HVAC, Electrical, Elevators, Fire & Life Safety systems etc.)

☐ Preventative Maintenance Logbooks (including HVAC, Electrical, Elevators etc.)

☐ Past Repair / Replacement Project Information (including Roof, Pavements, Caulking, Interior Renovations, HVAC, Elevators, Fire & Life Safety Systems etc.)

☐ ALTA Survey (including Legal Description of Property)

☐ Project Specifications / Project Manual

Easements

No survey or civil engineering drawings were provided by management.

SITE FEATURES

1.0 SITE SYSTEMS

Site systems consist of brick paver sidewalks around the buildings, landscaping consisting of various trees, shrubs flower beds and ground cover, brick and cast-in-place concrete steps and associated steel railing assemblies, steel site furniture, a gazebo, a fountain, volleyball court, light poles and wall light fixtures and storm water management features. There are four surface parking lots (reference Photographs 5 through 12 in Appendix B).

1.1 Description

The sidewalks are red brick pavers laid in a herringbone pattern with accents of gray brick pavers in a soldier course pattern. There are brick paver steps between grade changes. Concrete sidewalks are on the outside of the development.

Landscaping consists of localized grass lawn areas, shrubs and mulched areas, flower beds and various semi mature trees. The landscaped areas are provided with an in-ground irrigation system. There are two brick enclosures for trash dumpsters.

Site furniture consists of permanently mounted painted steel benches barbecues and bicycle racks. Site lighting is provided by aluminum light poles, ground and wall mounted light fixtures.

Storm water is collected in a number of surface-recessed catch basins and roof gutter downspouts and conveyed to the campus storm water management system.

The four parking lots contain 205 marked parking spaces. The pavement is asphalt with concrete curbs and gutters. Parking spaces typically measured 8’-5” x 17’.

Vehicular traffic enters the parking lots via double lanes from the campus perimeter road.

There are two trash dumpster enclosures. A volleyball court is behind the town hall.

1.2 Condition

Brick paver sidewalks and curb sections are in generally good condition. Some efflorescence was noticeable on the steps at the south west corner of the courtyard leading from the entrance to building 200. This should be cleaned as an operational expense.

Landscaping and irrigation equipment appeared in good condition. Site furniture was in good condition. We anticipate that as-needed replacement or repainting of the site furniture can be completed as an operational expense.

Pole mounted site lighting was in good condition.

Storm water inlets appeared clean and operational.

The parking area was in fair condition with the asphalt aggregate polished and the pavement and markings faded. We recommend a current program of crack filling, new seal coat and re-striping the parking spaces and again in 2019

The trash dumpster enclosures appeared in fair condition.

1.3 Projected Capital Expenditures

Required:

1. Periodic crack fill, seal coat and restripe the parking area. 8,400 SY @ $1.10/SY = $9,240 in 2014 and 2019.

BUILDING ELEMENTS

2.0 STRUCTURAL SYSTEMS

The description of the respective structural systems is based upon our review of available drawings (see document review section), and our observation of exposed portions of the building structure at locations where the drywall ceiling was open (reference Photographs 13 through 19 in Appendix B).

2.1 Description

The buildings are three and four story steel stud and wood framed structures with a gable and hipped roof. Structural elements are primarily engineered and manufactured wood trusses and joists with galvanized steel fasteners at members consisting mainly of 2 x 4 lumbers. Floor elements are engineered wood joists with 2 x 4 lumber and galvanized steel fasteners. No ceilings were open to observe and confirm this.

Foundation

The foundation is mainly a 4" thick concrete slab-on-grade reinforced with 6 x 6-w1.4 x w1.4 welded wire mesh. At interior load bearing walls the slab is thickened to 1'-6" and 2' wide, reinforced with 2 #5 bars. Exterior walls are supported on continuous footings 1'-6" wide by 1'-6"deep. At the town hall column footings are 3' square and 12" deep reinforced with 4 #5 bars each way. Foundation concrete is specified as 3,000 psi.

Superstructure

Typical elevated floors consist of 18" or 22" deep engineered wood joists made of 2 x 4 lumber with galvanized pressure fasteners, spaced typically 24" on center. The joists are fireproofed on the underside with one layer of 5/8" type c gypsum board to afford a one hour rating and four 5/8" layers where a two hour rating is specified. The floor system has a ¾" plywood sub-floor and ¾" of gypsum underlayment.

Columns are typically nested groups of cold rolled steel studs. Bearing walls are 3 5/8" studs at various spacing with gypsum board applied with a specified fastening pattern to act as shear walls. Beams over doors are double 2 x 8 cold rolled steel channels. Beams over windows are double 2 x 10 cold rolled steel channels. Beams across corridors are double 2 x 12 cold rolled steel channels. At the town hall there are two story high 6" square steel tube columns supporting wide flange structural steel framing supporting the hips of the roof. The roof beams are supported by the perimeter brick walls.

The roof structure consists of factory fabricated wood trusses typically spaced 24" on center made of mainly of 2 x 4 lumber with galvanized steel pressure fasteners at joints. Sheathing is ¾" plywood. The attic space is divided by fire rated barrier walls of drywall construction with rated self-closing access doors between areas, per the drawings.

Loadings and Lateral Design

The structural drawings provided indicate the buildings" designed superimposed live loads detailed in pounds per square foot (psf):

- Typical residential floor - 40 psf
- Slab on Grade - 100 psf
- Stairs - 100 psf
- Roof - 20 psf

Concrete Strength

Structural drawings reviewed indicate that the concrete elements are designed for the following 28-day pounds per square inch (psi) strength:

- Foundations - 3,000 psi
- Sidewalks and slab-on-grade - 3,000 psi

2.2 Condition

Faithful+Gould observed exposed portions of the building structure at an access hatch on the third floor and inside the attic space of the town hall. All other ceiling areas were concealed. The building structure appeared to be in good condition with no significant instances of settlement or other deterioration noted with the exception of the issue noted below.

Areas of the corridors were reported noted with cracked gypsum underlayment. Reportedly this was caused by heavily loaded dollies of gypsum board being wheeled along corridors when the drywall material was being stocked during construction. Reportedly no floor protection was employed. Fractured and weakened areas probably were not noticed or replaced, resulting in the current condition. Currently an area in building 200 is being repaired by removal of the damaged gypcrete, re-nailing the underlayment as needed and adding ¾" fire retardant treated plywood. We recommend budgeting an allowance to correct additional areas as they may become noticeable.

2.3 Projected Capital Expenditures

Required:

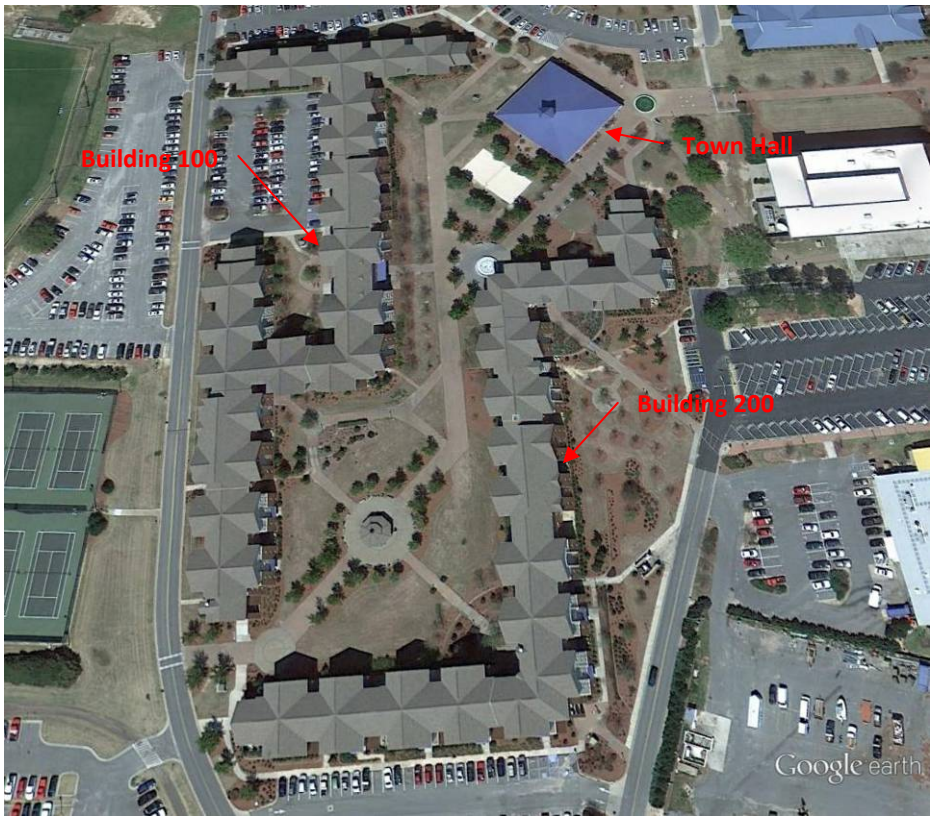
1. Inspect all corridor floors for areas of cracked gypcrete and repair such areas with the proper materials. We recommend budgeting an allowance of $25,000 (3 men 30 days @ $200/day plus materials) for repairing the gypsum underlayment with fire retardant plywood in 2014.

3.0 ROOFING COMPONENTS

3.1 Description

The roof system consists of a 6:12 pitched asphalt three tab shingle roof in a gable and hip configuration with the ridges parallel to the long dimension of each section and perpendicular gable sections (reference Photographs 20 through 25 in Appendix B). The roof system is installed over asphalt impregnated felt. The attic space contains 6" to 8" thick blown fiberglass insulation. The town hall has a standing seam metal roof. Fiberglass batt insulation and sprayed foam insulation are used on the underside of the town hall roof. Plan 3-1 provides a graphical overview of the roof areas.

Plan 3-1 Roof Plan



The roofs extends over the exterior walls approximately 18" terminating in a wood fascia that supports the gutters. The overhang is closed with a perforated metal soffit acting as an eave vent providing air intake to the attic space. There are ridge vents providing an exhaust means to ventilate the attic space. Ridges are asphalt shingle material and valleys are butted shingles assumedly with an aluminum flashing beneath. The town hall has a metal standing seam pre-finished metal roof. The roof sections drain into aluminum gutters and downspouts connected to underground storm sewer piping.

Table 3-1 summarizes the construction of the main roof area.

Table 3-1 Summary of Roof Construction

Roof Component	Building 100 and 200	Town Hall
Installation Date	2004	2004
Roof Area (total / approx.)	136,500 Square Feet	10,000 Square Feet
Application/ Membrane	Asphalt Shingles	Metal
Manufacturer / Model	Unknown	Unknown
Surface	Granular	Painted
Deck Type	¾" Plywood	¾" Plywood
Insulation	6"-8" Blown Fiberglass in Attic	Sprayed Foam and Batt
Cover Board	None	None
Drainage	Aluminum Gutters and Downspouts	Aluminum Gutters and Downspouts
Overflow Scuppers	n/a	n/a
Valley Flashings	Aluminum (assumed)	n/a
Cap Flashings	None	n/a
Perimeter Enclosure	Overhanging Eaves with Perforated Soffits	Overhanging Eaves with Perforated Soffits
Warranty (Contractor)	Not Provided	Not Provided
Warranty (Manufacturer)	Not Provided	Not Provided

3.2 Condition

The roofs appeared in good condition and the underside of the structural decks and drywall ceilings showed no evidence of water infiltration where they could be observed. There was some undulation of the roof surface reportedly due to insufficient nailing of the decking to the roof trusses at the time of construction. There was minor staining in the town hall which might have been from HVAC condensate.

The roof system, having been installed circa 2004, is probably subject to a manufacturer warranty expiring in 2024. This warranty has not been provided.

We recommend budgeting for replacement of the shingle roofs and re-coating the metal roof of the town hall in 2023.

3.3 Projected Capital Expenditures

Required:

1. Replace the shingle roofs and re-nail decking as needed at a cost of $580,125 (138,500 sf @ $4.25/sf) in 2023.

2. Re-coat the metal roof at the town hall at a cost of $15,000 (10,000 sf @ $1.50/sf) in 2023.

4.0 BUILDING EXTERIORS

The exterior of the building is red colored brick veneer with punched windows on the lower residential levels and a tan synthetic stucco on the top floors (reference Photographs 1 through 4, 26 through 36, and 53 and 54 in Appendix B).

4.1 Description

Below Grade Wall Systems

The brick veneer rests 12" below grade on a shelf formed in the perimeter continuous footing. There is through wall flashing extending from the brick course at the underside of the lowest windows terminating at grade. There are plastic weep tubes at 24" spacing above the flashing.

Above Grade Wall Systems

The brick veneer is supported by steel shelf angles at each upper floor fastened with lag bolts to wood beams at the perimeter of each floor assembly. The angles have through-wall flashing of a self-adhering rubber sheet material. Weep holes consisting of plastic tubes are provided 24" on center along shelf angles and at steel angle lintels over windows and doors. At the top floors the façade is an exterior insulation and finish system (EIFS).

The back-up walls are typically 2 x 4 wood studs, 16" or 24" on center with ½" unidentified type sheathing covered with a building wrap material. Masonry ties are screwed to the sheathing probably 24" on center horizontally and vertically, providing a 2" cavity between the sheathing and the brick.

Toilet exhaust brick vents protrude through the brick walls at each living unit as well as clothes dryer exhaust duct caps at the ground floor.

Windows are white painted aluminum single hung units with clear insulated glass. Windows are typically 3' wide and 6' high.

Storefront & Door Systems

The entrance vestibules have dark anodized aluminum storefront with clear 1" thick insulated glazing units. There are eight entrances to building 100 and six entrances to building 200. There are five entrances to the town hall. The storefront typically extends to the finished floor.

Other Exterior Elements

There are aluminum canopies over the building entrances that are not recessed.

4.2 Condition

Below Grade Wall Systems

Not applicable.

Above Grade Wall Systems

We viewed the exteriors of the buildings from the ground using binoculars. There is staining from poorly flashed or cleaned gutters and mildew on EIFS finish on the north face of buildings. Reportedly the original builder had to replace the 11 brick courses below the stucco line due to improper anchoring and the brick and mortar are not an exact match to the brick below.

Sealants appeared flexible and in good condition. We anticipate replacing the window and other sealants in 2019. Steel lintels should be painted at that time.

Storefront & Door Systems

The storefront appeared to be in good condition with no evidence of water infiltration noted. The doors appeared to be fully operational and in good condition.

Other Exterior Elements

The canopies appeared to be in good condition.

4.3 Projected Capital Expenditures

Required:

Below Grade Wall Systems

No required expenditures are anticipated at this time.

Above Grade Wall Systems

1. We recommend replacement of all window and wall sealants and paint steel lintels. We recommend a budgeted amount of $201,250 (23,000 lf @ $8.75) in 2019.

Window & Door Systems

No required expenditures are anticipated at this time.

Other Exterior Elements

No required expenditures are anticipated at this time.

Building Systems

5.0 MECHANICAL SYSTEMS

The following information was obtained through our visual observations of the building systems, review of the drawings and discussion with building management personnel (reference Photographs 1 through 7 in Appendix C).

5.1 Heating & Cooling Systems

Description

Split system heat pumps

Each living unit is cooled and heated by individual split system fan coil units and ground level outside heat pumps manufactured by Goodman. These units are nominal 1 ½ and two ton units, depending on the size and location of the unit served, with 6 to 7.5 KW emergency heating coils. The units are located in closets within each living unit. They are controlled by digital programmable thermostats.

Condensate is piped from a drip pan in the fan coil to risers within the closets which discharge to the storm sewer system. There is no overflow cut-off switch on the drip pan.

The town hall is conditioned by five 4 to 6 ton split system heat pumps. Fan coil units are mounted on platforms and cat walks in the attic space. Outside heat pumps are mounted on the ground in the rear of the building in a fenced enclosure.

Common Areas

Heating and cooling in the corridors, study rooms and lounges is accomplished with split system fan coil units located in the corridor ceilings. Fan coil units are piped to outside heat pumps located on the ground in groupings around the building. Fan coil units and heat pumps are manufactured by Goodman and range in capacity from 1.5 to 5 tons. Fresh air is introduced by a fresh air duct riser in corridor locations drawing from the attic. Stairways and the pump room are heated with wall mounted electric cabinet heaters.

Condition

The fan coil units were in fair condition with random filters needing replacement. We recommend budgeting for annual component repairs until replacement of the units in 2023. We suggest installation of overflow cut-off switches to the drip pans to prevent flooding of due to drain blockage.

Split system heat pump systems generally have an expected useful life of fifteen years. Having been in service for nine years, scheduled replacement in 2023 is anticipated.

Corridor fan-coil units and outside heat pumps were found to be in fair condition. A small percentage of motors and coils will likely fail every year as the fan-coil units age. A component replacement allowance should be considered part of any long range budget models. With proper maintenance, and isolated component replacements, the fan coil units should remain serviceable beyond the 10 year time period.

The insulation on the outside refrigerant lines leading to heat pumps is failing and exposing the tubing lines. We recommend re-insulating all outside refrigerant lines.

The town hall equipment appeared in good condition and as commercial quality units should last over twenty years or beyond the term of this study.

Projected Capital Expenditures

Required:

1. We recommend budgeting $16,050 (214 units @ $75) for installation of overflow cut-off switches to the fan coil unit drip pans in 2014.

2. We recommend budgeting for fan-coil unit repairs to coils and fans. Our opinion of cost for this work is $4,000 per year for every year of the study period.

3. We recommend budgeting for outside heat pump unit replacement in 2023. Our opinion of cost for this work is $178,500.

4. We recommend budgeting for unit fan-coil unit replacement in 2023. Our opinion of cost for this work is $238,000.

5.2 Air Distribution Systems

Description

In the living units conditioned air is distributed to the rooms via fiberglass ducts and flexible ducts connected to ceiling supply diffusers. Return air is conducted back to the heat pumps via undercuts of the bedroom doors then though louvers in the HVAC closet doors. Transfer grilles are currently being installed above bedroom doors throughout the project to improve return air flow.

Conditioned air is distributed to the corridors, study rooms and other common rooms via fiberglass ducts and flexible ducts connected to ceiling supply diffusers. Return air is conducted back to the fan coil units though louvers in the HVAC closet door or side wall registers. Exhaust

from the living units is provided by ceiling mounted exhaust fans in the suite bathrooms and ducted to the outside through the walls.

Condition

The unit exhaust fans were found to be operational and in good condition. Ceiling mounted exhaust fans are considered to be "run-to-fail" items that should be replaced as part of routine maintenance efforts.
The study rooms located in the corridors were uncomfortably cold. The supply from the corridor fan coil should be balanced.

Projected Capital Expenditures

Required:

No capital expenditures are currently anticipated.

5.3 HVAC Controls

Description

Building automation is limited to the individual mechanical systems. Student suites are equipped with digital programmable thermostats. Management is replacing all thermostats with a model that permits only operations personnel to vary temperature set point limits.

System Capacity

The controls are functional and were observed to be operating without significant problems.

Condition

Operating personnel advised that students frequently lower the thermostat settings in an attempt to cool their rooms more or more quickly. The above-noted transfer grille installation should alleviate the need to set the thermostats so low.

Projected Capital Expenditures

Required:

No capital expenditures are currently anticipated.

6.0 ELECTRICAL SYSTEMS

The following information was obtained through our visual observations of the building systems, review of the drawings and limited discussions with building management personnel. The electrical systems include the incoming electrical service, service switchgear and electrical distribution equipment, communications systems, and security systems (reference Photographs 8 through 10 in Appendix C).

6.1 Electrical Service Equipment

Description

Electrical Service Equipment

Electrical power is supplied by 11 Georgia Power service transformers located around the buildings at 277/480 volts to six electrical rooms in building 100 and five in building 200.

Power Distribution

The services from the transformers feed 277/480-volt distribution panels and banks of meters serving individual living units. Equipment is manufactured by Square D.

Voltages

Corridor and common area HVAC systems, elevators, and exterior lighting fixtures are served by 277/480-volt system panelboards. General purpose receptacles, fluorescent lighting fixtures, small motors, and miscellaneous power branch system panels are served by 120/208-volt circuits.

Wire and Conduit

Typical power distribution for feeders and branch circuits is accomplished using wire in flexible metal conduit. Within living units reportedly wiring consists of copper conductors with thermoplastic insulation (Romex).

Panel boards

Two types of panel boards are used in the building. 1600 amp distribution panels feed 100 amp load centers within living units and larger panels for common area lighting and power. The lighting and appliance panels utilize circuit breakers for over current and short circuit protection of circuits.

Equipment Manufacturers

The manufacturer of the main panel boards and unit load centers is Square D. The electrical distribution equipment dates to the original construction of the building (circa 2004).

Condition

The electrical equipment appears to be in generally good condition and adequately sized to support the presently imposed electrical loads. Significant replacement of the electrical installations is not anticipated. Since there are multiple transformers and service feeds, when buildings contain more than a single electric service safety signage must be provided to advise workers or fire department personnel. We recommend this.

Thermographic analysis of all primary electrical service components to include feeder connections, switchgear, transformers and breaker panels is recommended near term and on a five year cycle.

Projected Capital Expenditures

Required:

1. We recommend budgeting for thermographic analysis of the primary electrical system, step-down transformers and breaker panels. Our opinion of cost for this work is $5,000 in 2014, 2018 and 2022 for a total cost of $15,000.

6.2 Emergency Power Generation and Distribution Equipment

Description

There is no emergency generator.

6.3 Lighting Systems

Description

Interior lighting in the residential suites consists of surface mounted T-8 and high efficiency compact fluorescent fixtures and ceiling fans with lighting in bedrooms. Lighting in the suites is served by 120-volt circuits. Corridor, stair and common areas are illuminated with recessed and wall surface mounted compact fluorescent fixtures on 277-volt circuits. Surface mounted wall packs and pole-mounted, HID fixtures on 277-volt illuminate the parking area and site. Battery operated dual head wall packs provide emergency lighting in corridors, stairways and common areas.

Condition

Fixtures generally appeared to be in good condition. Assuming the completion of as-needed re-lamping as part of routine maintenance we do not anticipate significant expenditures relative to the lighting systems. Ceiling fans typically last 15 years and will need replacement in 2018.

Projected Capital Expenditures

Required:

2. Replace ceiling fans in 2018 at a cost of $157,200 (1,048 @ $150 each).

6.4 Communication, Television, Data and Security Systems

Description

The telecommunications infrastructure includes hard-wired telephone, data and television service to each floor and each residential sleeping room and WI-FI transmitters throughout. Security systems include electronic key card access to exterior doors, fixed position closed circuit television cameras and a digital video recorder.

Condition

The data, television, telephone infrastructure, card reader system and closed circuit television system appeared to be in good condition. Building management indicated they would like more camera locations to fully serve the building

Projected Capital Expenditures

Required:

No required expenditures are anticipated at this time.

7.0 PLUMBING SYSTEMS AND APPLIANCES

Plumbing systems surveyed include the water service entrance, domestic hot water system, domestic water system and the sanitary piping system (reference Photographs 11 through 13 in Appendix C). Appliances include unit refrigerators, ranges, dishwashers and microwave ovens, and central clothes washers and dryers.

7.1 Domestic Water Systems

Description

Domestic Cold Water

Domestic cold water is supplied to the building via 6" main from the campus water system on the south side. Water pressure is maintained by the elevated water tower at the north east corner of the site fed by an on-site well and pumps. This source is backed up if needed by a connection to the State or City of Tifton water utility. A water meter and backflow preventer are located in an underground vault outside the pump room near Building 200. Domestic water riser piping mainly consists of chlorinated polyvinyl chloride (cpvc) piping with solvent cement fittings. Domestic water pressure to the upper floors is maintained by system pressure.

Domestic Hot Water

Hot water for living units is supplied by individual 47 gallon Rheem low boy electric hot water heaters located in the HVAC closet of each unit.

Domestic Water Piping

Water distribution within the residential suites is cpvc.

Plumbing Fixtures

Plumbing fixtures within the town hall common area restrooms include wall mounted vitreous china urinals and water closets. Lavatories are primarily counter mounted vitreous china sink basins with chrome faucets.

Plumbing fixtures within the living units include 1.6 gallon per flush, floor mounted, tank-type vitreous china water closets. Lavatories are counter mounted vitreous china sink basins with chrome plated manual operated faucets. Tubs are fiberglass with shower heads and fiberglass surrounds .

System Evaluation

The capacity and configuration of the water service to and through the building appears to be appropriate for the current occupancy.

Condition

Domestic Cold Water

The domestic water distribution piping system overall appeared to be in good condition.

Domestic Hot Water

The domestic hot water distribution system overall appeared to be in good condition. We do not anticipate the need to replace the domestic water distribution piping during the 10 year study period. The unit hot water heaters have an expected useful life of 12 years therefore we recommend budgeting for their replacement in 2017.

The plumbing fixtures appeared to be in good condition and of adequate quality for collegiate housing. There was no evidence of significant leaks or other areas of deterioration noted or reported to us. Based on the anticipated life cycle of 25-years, replacement should not be required within the study period.

Projected Capital Expenditures

Required:

1. Replace unit hot water heaters in 2017 at a cost of $214,000 (214 @ $1,000).

7.2 Sanitary Waste and Storm Drainage System

Description

Sanitary waste piping consists of a gravity system with connections to all plumbing fixtures, and vertical pipe drops down through the building consolidated to a sewer main that discharges to the municipal sewer line. Floor drains and plumbing fixtures are served by gravity drain lines and discharged into the main sewer line. All sanitary piping is of pvc construction.

Storm Water Systems

Storm drainage from the sloped roof areas is via aluminum gutters and downspouts and is drained to the campus storm water system via gravity.

System Evaluation

The capacity and configuration of the sanitary and storm water collection systems for the buildings appear to be appropriate for the current occupancy.

Condition

Sanitary waste and storm drainage systems appear to be in good operational condition.

Projected Capital Expenditures

Required:

No required expenditures are anticipated at this time.

7.3 Natural Gas Service

Description

There is no natural gas service to the building.

7.4 Appliances

Description

Residential units are equipped with two-door over and under refrigerator/freezers, electric ranges, dishwashers and wall mounted microwave ovens. There are three central laundry rooms with access card operated electric washers and dryers.

Condition

Unit appliances appear in good condition after nine years of use and management maintains about a 5% inventory of replacement equipment. Microwave ovens have a nine year expected life and refrigerators have a 14 year expected useful life. The washers and dryers have a 10 year expected useful life

Projected Capital Expenditures

Required:

No required expenditures are anticipated at this time.

8.0 FIRE AND LIFE SAFETY SYSTEMS

The following information was obtained through our visual observations of the building systems, and discussion with building management personnel. Fire and life safety elements observed included fire detection and alarm systems, fire suppression systems, and means of egress.

8.1 Structural Fire Protection

Description

Common area corridors and the separation between living units are constructed with a one hour fire rating. Enclosures at each egress stairwell, elevator shaft and duct shafts were designed to be rated with a two hour fire rating. Structural systems were wood joist and drywall ceiling assemblies with plywood underlayment and gypsum fill rated at one hour. Doors are generally 20 minute fire rating in one hour walls. There are smoke partitions separating sections of the common corridors with self closing metal doors.

Condition

We noted the condition and adequacy of the structural fire protection systems at the support rooms and at egress stairwells. The fire protection appeared to be in good condition and generally installed in accordance with industry accepted practice.

Projected Capital Expenditures

Required:

No required expenditures are anticipated at this time.

8.2 Means of Egress

Description

Residential Floors

Each residential floor has a exit stair at each 90 degree turn in the corridor and at the end of the building running from the third floor and exiting on the ground floor to the courtyard for emergency egress. Exit stairs are steel stringers and risers with metal pan and concrete treads and poured-in-place concrete landings.

The path of egress at each area was constructed of wood joist or stud and drywall assemblies with plywood floor underlayment and gypsum fill rated at one hour. Doors are generally 20 minute fire rating in one hour walls. Doors contained panic hardware and are minimum clear opening width of 32”. Exit signs and emergency lights were powered by back-up batteries. Exit signs were

provided at each exit, each stair enclosure door on every level, and at appropriate locations along the path of egress. Handrails at exit stairs were wall mounted and had a height of 31".

Condition

The paths of egress appeared to be generally compliant with the fire code in effect at the time of construction. We do not anticipate the need for capital expenditures for means of egress during the term of study. In one corridor of building 100 there were upholstered chairs and makeshift sofas of wood shipping pallets. These are combustible materials and should be removed from exit corridors.

Projected Capital Expenditures

Required:

No required expenditures are anticipated at this time.

8.3 Fire Suppression Systems

Description

The building is protected throughout by a fully automatic wet-pipe fire suppression sprinkler system. The sprinkler system provides 100% building coverage and utilizes non-recalled heads. A 6" fire main with backflow prevention feeds a fire pump in the middle section of the east section of building 100. Underground mains conduct water to building 200 and remote areas of building 100.

4" steel pipe risers are located in the stairwells of each section of corridor (reference Photographs 14 through 17 in Appendix C). There are no fire department hose connections located on the floors. Horizontal sprinkler piping is cpvc with solvent cement couplings. There are portable fire extinguishers in cabinets in the corridors.

Condition

The fire suppression systems appeared to be in good condition and did not utilize recalled heads. The sprinkler system is tested annually by the Fire Marshal. The last inspection was March 19, 2013. We do not anticipate the need for capital expenditures for fire suppression system during the term of study. Portable fire extinguishers were also last inspected March 19, 2013.

Projected Capital Expenditures

Required:

No capital expenditures are currently anticipated.

8.4 Fire Detection and Alarm Systems

Description

The building is protected by an automatic fire detection and evacuation alarm system. The EST-2 main Fire Alarm Control Panel (FACP) is located in the sprinkler pump room in the corridor of the middle section on the ground floor. There is not an annunciator panel at the lobby front desk which is less than 50 feet from the panel. The fire alarm system monitors manual pull stations, duct smoke detectors, sprinkler alarm switches and elevator lobby and machine room smoke detectors. There are hard wired local smoke detectors in each bedroom and within the suite common areas. These are not monitored by the FACP. The FACP drives audiovisual and visual signal devices located in the corridors, toilet rooms, and suites.

Condition

The fire alarm system appears to be in good condition. Fire alarm control panels generally become increasingly maintenance intensive and unreliable after fifteen years of service. The FACP has been in service for nearly nine years and we recommend budgeting for replacement in 2019.

Projected Capital Expenditures

Required:

1. Replace fire alarm control panel in 2019 at a cost of $30,000.

9.0 CONVEYANCE SYSTEM

9.1 Description

Vertical transportation is provided by five 2,500# capacity hydraulic elevators (3 @ building 100 and 2 @ building 200) located along the corridors and serving all floors. They operate at a speed of 150 feet per minute. The equipment is manufactured by Otis Elevator Co. (reference Photographs 18 and 19 in Appendix C).

The hydraulic elevator machines consists of a skid mounted pump, motor, and reservoir tank with integral control cabinet. The elevator machine is located in dedicated machine rooms adjacent to the hoistways on the ground level.

Pits & Hoistway

Each hoistway contained the following major pieces of equipment.

• Limit Switches	• Door Operating Equipment
• Hoistway Wiring and Conduit	• Door Operators
• Panels and Frames	• Car Operating Station
• Fascias and Dust Covers	• Leveling Equipment
• Buffers	

Cabs

Each elevator cab consists of a steel enclosure with basic durable finishes. A car-operating panel is provided within the cab. Raised numbers and Braille tags are provided at the operating panel. A hands-free communication system is provided within the cab. The cab is provided with a side opening single-speed door with infrared sensors.

Lobbies

Hall buttons are provided at the passenger elevator along with arrival lanterns and Braille floor designations.

Condition

The elevator overall appeared to be in good condition. Currently under service contract with Albany Elevator, the elevators reportedly provide adequate and reliable service. The controllers appeared to be in good condition and of newer technology. Finishes within the elevator cab are in good condition, having been installed as part of the original construction.

Assuming the continuation of on-going maintenance in accordance with industry standard practice and manufacturer recommendations, replacement or significant capital repair should not

be required within the fifteen-year study period. We recommend budgeting for refurbishment of the cabs in 2023

Projected Capital Expenditures

Required:

1. Refurbish elevator cab finishes in 2023 at a cost of $62,500. (5 @ $12,500)

BUILDING INTERIORS & FINISHES

10.0 INTERIOR FINISHES

10.1 Description

Interior areas include the entrance vestibules, the living floors at each level, the common hallways and community rooms, maintenance areas, office areas, storage areas, service areas (reference Photographs 37 through 52 in Appendix B).

Lobby Level

Finishes at the building entrance vestibules consist of ceramic tile flooring, a combination of painted gypsum board walls and exposed brick, ceiling system consisting of painted gypsum board and ceiling-recessed lighting.

The town hall contains two public restrooms designed as one male and one female. Each restroom contains multiple stalls, vitreous china lavatories, plastic laminate toilet partitions, ceramic tile floors, a combination of painted and ceramic tile covered walls, vitreous china urinals at the male restroom and ceilings consisting of painted drywall.

Other areas in the town hall include meeting rooms, lounge, computer center, fitness center, billiard and table tennis room and housing department offices. There is a small convenience store in the rear.

Finishes within living units consist of vinyl tile floors, painted gypsum wallboard walls, painted gypsum board ceilings throughout and ceiling surface mounted lights. There are 1" louver blinds placed over the interior face of the painted aluminum window systems. There are particle board base and wall kitchen cabinets and vanities with plastic laminate surfaces and plastic laminate counter tops and back splashes. Kitchen and vanity areas have vinyl tile floors. Bathrooms have ceramic tile floors and fiberglass tub surrounds. Kitchen appliances include double door top freezer refrigerators and microwave ovens, electric range and dishwasher. Doors are paneled wood with Onity key card locks, optical interviewers and spring hinges.

10.2 Condition

Faithful+Gould walked the common areas and 22 living units (10% of the total) to observe the general condition, areas of damage and to determine future capital projects. Finishes were generally consistent throughout the interior spaces. In order to concisely describe conditions, we have detailed below the condition of the lobby, hallways, offices, restrooms and the support areas.

Lobby

The main entrance lobby inclusive of the ground floor elevator lobby was in good condition.

Hallways
Finishes at the elevator lobbies and hallways were in good condition. Carpet was slightly worn in high traffic areas. Carpet should be replaced in 2018.

Offices
Finishes within the office areas were in mostly good condition.

Restrooms
Public Restrooms were in good condition. Living unit restrooms had no noted signs of leakage beneath tubs or commodes on ceilings below.

Support Areas
Finishes at the support areas are in generally good condition and in-keeping with their support / secondary use. We have anticipated that as-needed repainting of walls or replacement of floor tiles can be completed on an as-needed basis as an operational expense.

Living Units
26 units representing 12% of the total number of units were inspected. The sample was distributed by floor, exposure (courtyard or exterior), unit size and type.

The following units were entered:

1101,1106,1109,1305,1311(handicapped),1314,1317,1216,1213,1202,1206,1107,1110,2025,2201,2204,2207,2214,2221,2319,2314,2310,2305,2409,2402,2407

Living units were generally in good condition considering the age and use of the facility. Carpets were generally in fair condition with some staining. Bathtubs and surrounds should require refinishing in 2018. Likewise, window coverings will need replacement in 2018.

A general re-painting should be contemplated on a five year cycle beginning in 2017.

10.3 Projected Capital Expenditures

Required:

1. Replace corridor carpet in 2017-2019 (1/3 per year) at a cost of $196,000 (9,900 square yards @ $20/sy).

2. Refinish bathtubs and surrounds in 2017-2019 (1/3 per year) at a cost of $318,000 (424 @$750 each).

3. Repainting allowance in 2017 and 2021 at a cost of $400,000 per cycle (400,000 sf @ $1/sf) Total = $800,000

ACCESSIBILITY

11.0 Accessibility

11.1 The Guidelines

As a publically accessible office, service and residential facility, the building should seek compliance with the 1991 Americans with Disability Act (ADA) Accessibility Guideline. This report section compares the requirements of the ADA with as-built conditions, and where applicable, recommends upgrades required to achieve compliance. Specifically, two areas of the ADA have significant effect on the physical aspects of the Property.

Since this is also an elevator equipped residential building the building and the living units must also comply with the Fair Housing Amendment Act of 1988 (FHAA). There are 214 total units of which 13 (52 beds) are designed as handicapped accessible units.

1991 Americans with Disability Act (ADA)

Title I deals with employment discrimination, and requires that employers not discriminate against a disabled person in hiring or employment. This can impact the configuration and features of buildings and those employers are expected to make “reasonable accommodation”, including making facilities readily accessible to disabled employees.

Title III requires that public accommodation provide goods and services to disabled patrons on an equal basis with the non-disabled patrons. This title is the part of the ADA with perhaps the greatest impact on buildings, which provide public accommodations, including office buildings.

The ADA has provided a benchmark for measuring accessibility, primarily orientated towards new construction. It also provides guidance for modification of existing facilities to eliminate barriers to access. This benchmark is the ADA Accessibility Guidelines (ADAAG). The ADAAG was written by the Architectural and Transportation Barriers Compliance Board, and first issued in final form in July 1991. The stated purpose of the guidelines is to ensure that newly constructed facilities and altered portions of existing facilities covered by the ADA are readily accessible to disabled persons.

This report has been based upon the ADAAG issued in July 1991. Discussion has been made by the Architectural and Transportation Barriers Compliance Board for modification to the presently enforceable ADAAG. The details and enforcement date of these modifications have yet to be released. In light of this information, we recommend that prior to conducting any improvement, advice is sought from legal counsel and current guidelines be adhered to.

Regulatory implementation of the ADA includes the following prioritizes for barrier removal in existing facilities:

- **Accessible Entrances.** Providing access from public sidewalks, parking or public transportation that enables disabled individuals to enter the facility.

- **Access to Goods and Services.** Providing access to areas where goods and services are made available to the public.

- **Usability of Restrooms.** Providing access to restroom facilities.

- **Removal of Remaining Barriers.** Providing access to the goods, services, facilities, privileges, advantages, or accommodations.

11.2 Applicability

The ADA in its purist form relates only to facilities occupied or significantly altered after March 13, 1991. For facilities with Certificates of Occupancy issued prior to March 13, 1991 and not significantly altered after this date, the ADA is seen as a "good practice guide" with a requirement to complete accessibility upgrades typically made by civil suit and employee / user request. The building was first occupied in 2004. For the purposes of this report, we have identified non compliant conditions and recommended that these conditions be brought into compliance with the ADA.

11.3 Accessible Entrances

The first consideration relates to measures that will enable individuals with disabilities to physically approach and enter a place of public accommodation. The priority of "getting through the door" recognizes that providing actual physical access to a facility from public sidewalks, public transportation, or parking, is generally preferable to any alternative arrangement in terms of both business efficiency and the dignity of individuals with disabilities.

The public sidewalks at the west, south and east sides of the site are provided with curb ramps where required and are generally accessible.

All parties entering the building via parking transport or from the ADA designated parking stalls will enter via the vestibule doors. Access via the at-grade entrances is provided through a pair of swing doors.

Door width and hardware were compliant with the applicable sections of the ADAAG. The door opening force was compliant with the 22.2 Newton requirement of Section 4.13.11 (Door Opening Force) of the ADA.

11.4 Accessible Drop-Off and Pick-Up Areas

If passenger drop-off areas are provided, they must be accessible and an accessible route must connect each accessible drop-off area with the accessible entrance(s). Curb ramps must be

provided if the drop-off area is next to a curb and raised sidewalk. There is not a passenger drop-off area.

11.5 Route of Travel

Disabled persons wishing to access the Property are able to gain suitable means of entry via the street entrance at the north side. The route of travel, from the public street frontage to the entrance, is generally unrestricted and accessible in compliance with the ADAAG.. Once at the vestibule access is unrestricted.

11.6 Horizontal and Vertical Circulation

The elevators serves each living level of the building. The elevators are compliant with the requirements of Section 4.10 (Elevators) of the ADAAG. The elevator car came to a stop at the required vertical distance from the floor. The door remained open for a minimum of three seconds and opened and closed automatically. Audio and visual signals designated the arrival of the cars, with an audible signal once for up and twice for down. Hallway call buttons were centered at the appropriate height from the floor. The entranceway floor numbers were placed at a compliant height and were of an adequate letter size.

The elevator has a communications device installed. The elevator control panel numbers were raised 1/32 of an inch, located to the left of the buttons, and were 40 to 45-inches off the floor, and contrasted with their background.

Section 4.10.9 (Floor Plan of Elevator Cars) of the ADA requires that an elevator car with a side opening door have an interior dimension of 54-inch deep x 80-inches wide. The building appears to meet the requirements of Section 4.10.9.

Stairs were exempt from complying with Section 4.9, due to the elevators connecting the same levels as the stairs.

Once within the Property, a disabled individual is provided with level and generally unrestricted access to all the floors.

11.7 Door Widths and Signage

Section 4.13 (Doors) of the ADAAG states that doorways and gates, including security entrance gates shall have a minimum clear opening of 32-inches. The doorways met this requirement with a typical clear opening width of 33 to 34-inches.

This section of the ADAAG also states that the threshold at doorways shall not exceed ½-inches in height, and that door hardware (handles, pulls, latches, locks etc.) on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. The doorways and doors at the Property were compliant with these requirements.

The ADAAG states that signs that identify permanent rooms and spaces such as those identifying rest rooms and exits or providing room numbers must have Braille and raised letters or numbers to allow them be read visually or tactilely. The ADAAG also states that signs must also meet specific requirements for mounting location, color contrast, and non-glare surface. Signs that provide direction to, or information about, functional spaces must only comply with requirements for character proportion, character height, and finish and with contrast between the characters and background.

Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10. The letters and numbers on signs shall be raised 1/32-inches minimum and shall be sans serif. The characters or symbols on signs shall be at least 5/8-inches high, but no higher than 2-inches. Symbols or pictographs on signs shall be raised 1/32-inches minimum. The ADAAG also requires that doors to hazardous areas be equipped with tactile warnings.

Signs used to identify offices and other permanent rooms and spaces within the Property met these requirements. Signs providing directions, information about offices and other functional spaces complied with these requirements. Signs at each restroom met the physical requirements of the ADA. Refer to following restroom discussion for more details.

11.8 Space Allowance and Reach Ranges

Section 4.2 (Space Allowance and Reach Ranges) of the ADAAG requires that a minimum clear width for single wheelchair passage shall be 32-inches, the minimum width for two wheelchairs to pass is 60-inches, the space required for a wheelchair to make a 180-degree turn is a clear space of 60-inches, and the minimum clear floor or ground space required to accommodate a single, stationary wheelchair occupant is 30-inches by 48-inches. The Property complied with these requirements.

11.9 Protruding Objects

Section 4.4 (Protruding Objects) of the ADAAG requires that objects projecting from walls (e.g. drinking fountains) with their leading edges between 27-inches and 80-inches above the finished floor shall protrude no more than 4-inches into walks, halls, corridors, passageways, or aisles. Objects mounted with their leading edges at or below 27-inches above the finished floor may protrude any amount. Free-standing objects mounted on posts or pylons may overhang 12-inches maximum from 27-inches to 80-inches above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

The section also states that walks, halls, corridors, passageways, aisles, or other circulation spaces shall have a minimum clear head room of 80-inches. If a vertical clearance of an area adjoining an accessible route is reduced to less than 80-inches (nominal dimension), a barrier to warn blind or visually-impaired persons shall be provided. No significant protruding objects were noted within the Property.

11.10 Ground and Floor Surfaces

Section 4.5 (Ground and Floor Surfaces) of the ADAAG requires that ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walks, ramps, stairs, and curb ramps, be stable, firm, and slip-resistant. Flooring within the Property generally complied with this requirement.

This section also requires that changes in level between ¼-inches to ½-inches be beveled with a slope no greater than 1:2, and that changes in level greater than ½-inches be accomplished by means of a ramp. The section also states that carpet or carpet tile used on a ground or floor surface be securely attached; have a firm cushion, pad, or backing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Where gratings are located on walking surfaces, then they shall have spaces no greater than ½-inches wide in one direction. Ground and floor surfaces for the Property were compliant.

11.11 Ramps

Section 4.8 (Ramps) of the ADAAG requires that any part of an accessible route with a slope greater than 1:20 shall be considered a ramp. The Property has no ramps leading to the main entrance.

11.12 Accessible Amenities

ADAAG requires that the controls and operating mechanisms of vending machines in restaurants and cafeterias comply with all of 4.27 (Controls and Operating Mechanisms) of the ADAAG. Vending machines complied with these requirements.

11.13 Usability of Rest Rooms

Sections 4.16 through 4.21 of the ADA detail those measures that will provide individuals with disabilities with access to rest room facilities. Public restrooms appeared compliant with the ADA.

11.14 Unisex Restroom

There is no unisex restroom.

11.15 Showers

There are no showers.

11.16 Drinking Fountains

Wall-mounted “hi-lo” drinking fountains are provided at the town hall. The use of “hi-lo” drinking fountains provides one drinking fountain to those who use wheel chairs and one drinking fountain

at a standard height convenient for those who have difficulty bending. Drinking fountains typically had a spout height of 34-inches from the spout outlet to the floor, a clear knee space height of 27-inches and a fountain depth of 18-inches. Drinking fountains complied with section 4.15 (Drinking Fountains and Water Coolers) of the ADAAG.

11.17 Parking

Per plans the parking area contains 205 parking spaces although an actual count reportedly indicates 217 parking spaces. Of the total spaces, 10 spaces are designated as accessible and four of those are van accessible.

Section 4.1.2 Accessible Sites and Exterior Facilities (5) (a) of the ADA states that 7 accessible including two designated as van accessible should be provided when a building contains 217 parking spaces. The Property thus contains an adequate number of accessible parking spaces.

Federal Fair Housing Act

The Federal FHA was passed in 1968 as Title VIII of the Civil Rights Act and prohibited discrimination based on race, color, religion or national origin in the sale, rental or financing of housing. In 1974, a provision prohibiting housing discrimination based on gender/sex was added and in 1988, provisions prohibiting housing discrimination based on mental and/or physical disabilities were added.

Under the law, landlords and sellers cannot discriminate against a person based on the cited characteristics and must make reasonable accommodations for a person's disability. The law does not apply in some cases where the landlord or seller is acting with regard to his or her private house or small apartment building. The law also allows the rejection of any tenant or buyer who would directly threaten the health or safety of other individuals or would cause substantial physical damage to the property of others.

The Fair Housing Act requires seven basic requirements that must be met to comply with the Act. These requirements are:

Requirement 1. An accessible building entrance on an accessible route.

Requirement 2. Accessible common and public use areas.

Requirement 3. Usable doors (usable by a person in a wheelchair).

Requirement 4. Accessible route into and through the dwelling unit.

Requirement 5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.

Requirement 6. Reinforced walls in bathrooms for later installation of grab bars.

Requirement 7. Usable kitchens and bathrooms.

For each of its seven requirements, the FHA does not require fully accessible units, but instead, apply to a broad number of dwelling units. The Act's design and construction requirements are modest and result in units that do not look different from traditional units, but can be easily adapted by people with disabilities who require features of accessibility not required by the Act.

The architectural drawings specify the design requirement to comply with the FHA and a general observation has confirmed compliance.

Projected Capital Expenditures

Required:

No required expenditures are anticipated at this time.

Appendix A

Ten Year Capital Expenditure Forecast

FAITHFUL+GOULD

DRAFT TEN YEAR CAPITAL EXPENDITURE FORECAST (revised 3/27/14)
ABAC Place
ABRAHAM BALDWIN AGRICULTURAL COLLEGE

Component No.	Component	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Immediate	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Required
						Year	0	1	2	3	4	5	6	7	8	9	10	
Site Systems & Recreational Features																		
Required																		
1	Crack Fill, Sealcoat and Stripe Parking Area (5 year cycle)	5	1	8,400	SY	$1.10		$9,240					$9,240					$18,480
Structural Systems																		
Required																		
1	Repair Corridor Floors at Damaged Gypsum Underlayment (allowance)	N/A	1	1	LS	$25,000.00		$25,000										$25,000
Roofing Systems																		
Required																		
1	Replace Roof and Re-Nail Decking	20	10	136,500	SF	$4.25											$580,125	$580,125
2	Re-Coat Metal Roof at Clubhouse	20	10	10,000	SF	$1.50											$15,000	$15,000
Exterior Elements																		
Required																		
1	Replace Sealants and Paint Lintels at 50% of Windows	15	6	23,000	LF	$8.75							$201,250					$201,250
Mechanical																		
Required																		
1	Install Overflow Switches at Fan Coil Units	10	1	214	EA	$75.00		$16,050										$16,050
2	Periodic Fan Coil Repairs	1	1	1	LS	$2,000.00		$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$40,000
3	Replace Heat Pump Units	15	10	238	EA	$750.00											$178,500	$178,500
4	Replace Unit Fan Coil Units	15	10	238	EA	$1,000.00											$238,000	$238,000
Electriacal																		
Required																		
1	Thermographic Analysis of Electrical Equipment (4 year cycle)	4	1	1	LS	$5,000.00		$5,000				$5,000				$5,000		$15,000
2	Replace Ceiling Fans	15	6	1,048	EA	$150.00						$157,200						$157,200
Plumbing and Appliances																		
Required																		
1	Replace Hot Water Heaters	12	4	214	EA	$1,000.00					$214,000							$214,000
Fire and Life Safety																		
Required																		
1	Replace Fire Alarm Control Panel	15	6	2	EA	$15,000.00							$30,000					$30,000
Conveyances																		
Required																		
1	Refurbish Elevator Cabs	20	10	5	EA	$12,500.00											$62,500	$62,500
Interiors																		
Required																		
1	Replace Corridor Carpet	10	5	9,900	SY	$20.00					$66,000	$66,000	$66,000					$198,000
2	Refinish Bathtubs and Surrounds	10	5	424	EA	$750.00					$106,000	$106,000	$106,000					$318,000
4	Cyclical Paint Finish Allowance	4	4	400,000	SF	$1.00					$400,000				$400,000			$800,000
Accessibility																		
Required																		
					Required Cost (Present Worth)		$0	$59,290	$4,000	$4,000	$790,000	$338,200	$416,490	$4,000	$404,000	$9,000	$1,078,125	$3,107,105
					Cost (Inflated @ 3% Per Yr.)			$61,069	$4,120	$4,244	$863,254	$380,647	$482,826	$4,776	$496,869	$11,401	$1,406,709	$3,715,915

Appendix B

Architectural and Site Photographs

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

Photograph No. 1

Building 100.

Photograph No. 2

Building 100

Photograph No. 3

Building 200

Photograph No. 4

Building 200

Photograph No. 5

Steps to courtyard from building 200. Note efflorescence

Photograph No. 6

Steps to courtyard from building 200. Note efflorescence

Photograph No. 7

Gazebo in courtyard

Photograph No. 8

Barbecues and furniture in courtyard gazebo

Photograph No. 9

Fountain behind town hall

Photograph No. 10

Volleyball court behind town hall

Photograph No. 11

South parking lot.

Photograph No. 12

Trash dumpster enclosure on south side

Photograph No. 13

Roof structure at town hall

Photograph No. 14

Steel framing within a stair tower

Photograph No. 15

Gypcrete being removed and replaced with fire retardant plywood in Building 100

Photograph No. 16

Typical roof framing and draft barrier partition

Photograph No. 17

Roof framing

Photograph No. 18

Roof framing and attic insulation

Photograph No. 19

Steel framing at the town hall roof. Note batt and foam insulation.

Photograph No. 20

Typical shingle roof.

Photograph No. 21

Roof overhang, soffit and gutters

Photograph No. 22

Ridges in roof possibly due to improper nailing

Photograph No. 23

Ridges in roof possibly due to improper nailing

Photograph No. 24

Metal roof at town hall

Photograph No. 25

Staining from gutter leakage

Photograph 26

Typical vestibule entrance

Photograph No. 27

Brick façade where brick was replaced

Photograph No. 28

Brick façade where brick was replaced

Photograph No. 29

Sagging soffit at a building vestibule entrance

Photograph No. 30

Metal canopy at a building entrance

Photograph No. 31

Caulking condition at a typical window

Photograph No. 32

Caulking condition at a typical window

Photograph No. 33

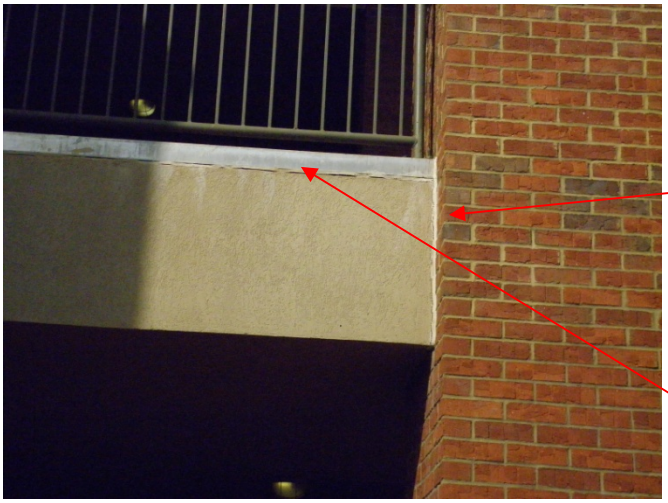
Synthetic stucco

Photograph No. 34

Staining from irrigation system

Photograph No. 35

Minor hairline cracking at synthetic stucco



Photograph No. 36

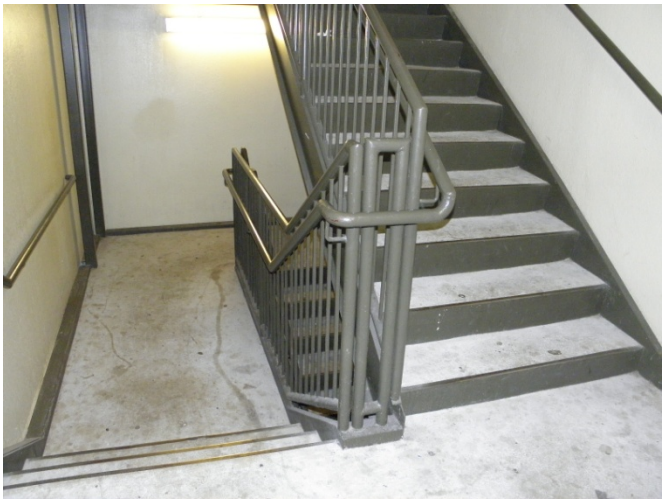
Failed caulking at a stair landing

Photograph No. 37

Typical corridor

Photograph No. 38

Upholstered furniture in an exit corridor.



Photograph No. 39

Typical stairway

Photograph No. 40

Typical entry vestibule

Photograph No. 41

Corridor fire doors with magnetic hold open devices

Photograph No. 42

Typical laundry room

Photograph No. 43

Living unit bath tub and surround

Photograph No. 44

Living room in a typical unit

Photograph No. 45

Typical unit kitchen

Photograph No. 46

Typical bath vanity and commode

Photograph No. 47

Fitness center in the town hall

Photograph No. 48

Function room in the town hall

Photograph No. 49

Kitchen in the town hall function room

Photograph No. 50

Public restroom in the town hall

Photograph No. 51

Public restroom in the town hall

Photograph No. 52

Public restroom in the town hall

Photograph No. 53

South elevation of the town hall and entrance to the convenience store

Photograph No. 54

South elevation of the town hall

Appendix C

Mechanical, Electrical,
Plumbing and Conveyances Photographs

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

Photograph No. 1

Corridor fan coil unit

Photograph No. 2

Outside living unit heat pump. Note deteriorated insulation on refrigerant lines.

Photograph No. 3

Outside mini-split heat pump. Note deteriorated insulation on refrigerant lines.

Photograph No. 4

Town hall condenser units.

Photograph No. 5

Mini-split system in a data room.

Photograph No. 6

Living unit fan coil unit and hot water heater in closet

Photograph No. 7

Two fan coil units in the town hall attic space.

Photograph No. 8

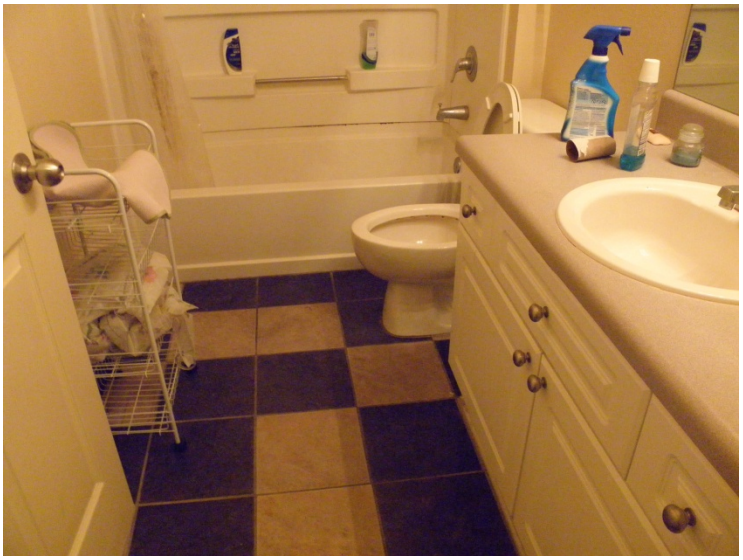
Typical living unit meter group.

Photograph No. 9

Typical distribution panel

Photograph No. 10

Typical living unit load center



Photograph No. 11

Living unit bathroom

Photograph No. 12

Town hall restroom

Photograph No. 13

Town hall restroom

Photograph No. 14

Fire pump

Photograph No. 15

Sprinkler main

Photograph No. 16

Typical sprinkler riser valves

Photograph No. 17

Fire alarm control panel

Photograph No. 18

Typical hydraulic elevator machine

Photograph No. 19

Typical elevator car panel

Appendix D

Resumes of Assessment Team

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

RÉSUMÉ

Jack Wexler, PE
Chief Facility Assessor

With more than 30 years of experience, Jack Wexler has a sound construction background. From performing over 200 condition assessments to managing the design and construction of large projects, Jack is well adept at providing strategic solutions to his clients. Jack has worked in a variety of sectors including commercial and retail, hospitality, residential, industrial and historical. Jack's condition assessment expertise spans a variety of functions including performing site visits and providing monthly reports on the quality of the facility, contract compliance, schedule and budgets.

Prior to joining Faithful+Gould, Jack owned and operated his own construction consulting firm in which he performed property condition assessments, construction management, forensic investigations,claims consulting and provided technical advisory services.

SELECTED PROJECT EXPERIENCE

- **Georgia Institute of Technology Portfolio; Atlanta; GA -** providing comprehensive FCA services to the Georgia Institute of Technology on 112 buildings on its campus comprising approximately 6.5 million square feet. The scope consists of facility condition assessments, collection of energy data and prioritization of all noted capital expenditure requirements. All information will then be input to our iPlan software.
- **Country Inn and Suites; Douglasville, GA -** Provided an ASTM-compliant property condition assessment of a five-story, 91-room limited service hotel for the purchaser. Inspected all trades including civil, mechanical and electrical. The scope included estimates of capital expenditures to correct deferred maintenance.
- **The Knickerbocker; New York City, NY -** Conducted the architectural and structural assessment of a 16-story, 330,000-square-foot- historic office building for the purchaser who intended to convert it to a hotel property.
- **Five Forks Trickum Retail Center; Lilburn, GA -** Provided an ASTM-compliant property condition assessment of an 80,000-square-foot-retail property for the purchaser. Inspected all trades including civil, mechanical and electrical.

Education
Bachelor of Civil Engineering, Rensselaer Polytechnic Institute, 1965

Master of Business Administration, Rutgers University, 1971

Certifications/Affiliations
Professional Engineer: GA, FL, DC and NY, 1972

Graduate Certificate in Real Estate, Georgia State University 1993

Board of Directors, Real Estate Investment Advisory Council, 1993 - Present

Board of Directors, Georgia State University Real Estate Alumni Group, 2010 - Present

Member, American Society of Civil Engineers, Geotechnical Section, 2009 – Present

Member, CoreNet Global

Member, Atlanta Hospitality Alliance

Member, Society of College and University Planners

Member, Georgia Association of Physical Plant Administrators

Member Construction Management Association of America-CCM candidate

LEED EB/OM Accredited Professional candidate

Adjunct Instructor, School of Building Construction, College of Architecture Georgia Institute of Technology, 2001 - Present

Adjunct Instructor, Real Estate Department; Robinson College of Business, Georgia State University, 2005 – Present

Lorman Educational Services Speaker, 2007 Construction Management Program

Institute of Continuing Legal Education Speaker, 2010 Foreclosure Program

Years of Experience
30+ years

The scope included estimates of capital expenditures to correct deferred maintenance.

- **International Monetary Fund; Washington, DC-** Conducted the architectural and structural assessment of a 12-story, 511,000-square-foot office building with a three story, 288,000 square foot underground parking garage.
- **Portfolio acquisition; San Juan, Puerto Rico-**Conducted property condition assessments of five commercial, retail and residential buildings.

Some of Jack's other notable experience includes:

- Glenn Hotel Owner Representation and Business Interruption Insurance Claim; Atlanta, GA
- Emory University Marcus Hillel Center Technical Advisor; Atlanta, GA
- Atlantis Resort Claims Review and Cost Consulting; Bahamas
- Owners Representative-Centennial Park West Condominiums; Atlanta, GA
- Owners Representative- Aquarium Hilton Garden Inn; Atlanta, GA
- The Palm and Radisson Northlake Hotels Due Diligence and Redevelopment; Atlanta, GA
- Project Manager-2500 Peachtree Street Luxury Condominium; Atlanta, GA
- Owners Representative-1330 and 1350 Spring Street Modernization; Atlanta, GA
- Project Manager-Artmore Hotel Renovation; Atlanta, GA
- Owners Representative-1001 Pennsylvania Ave; Washington, DC
- Owners Representative-One Franklin Square; Washington, DC
- Project Manager-Federal Center Plaza; Washington, DC
- Assistant Project Manager-100 William Street; New York, NY
- Assistant Project Manager-Park Lane Hotel; New York, NY
- Assistant Superintendent-Memorial Sloan Kettering Cancer Center; New York, NY