



GILL GROUP

Physical Needs Assessment

**Project Number:
TCN5067B2051**

**Arrington Manor Apartments
2225 College Street
Columbia, SC 29205**

**Prepared For:
Brinshore Development, LLC
1603 Orrington, Suite 450
Evanston, IL 60201**

**GILL GROUP, INC.
2100 GILL PLAZA DRIVE, SUITE B
DEXTER, MISSOURI 63841**

February 28, 2025

Ms. Sarah Jones-Anderson
SCAHI Fernwood, LLC
1603 Orrington, Suite 450
Evanston, IL 60201



GILL GROUP

**Re: Physical Condition Assessment of the
Arrington Manor Apartments located at
2225 College Street, Columbia, SC 29205
Gill Group, Inc. Project No. TCN5067B2051**

Dear Ms. Jones-Anderson:

Gill Group, Inc. has completed a Physical Condition Assessment (PCA) of the above referenced property. This PCA was performed in general accordance with guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process / Designation E 2018-15* (ASTM Standard Practice E 2018-15) and the South Carolina Housing Finance and Development Authority's requirements for Physical Needs Assessments as described in the Housing Tax Credit Program's Qualified Allocation Plan and Tax Credit Manual. The effective date of this report is the date of site reconnaissance, January 28, 2025.

The purpose of the PCA was to visually evaluate and examine the present condition of property elements, buildings and related structures to develop an independent professional opinion about the physical condition of the property. The findings and recommendations contained herein are based upon the data that was reviewed and documented in this report along with our experience on similar projects.

The PCA for the above referenced property represents the product of Gill Group's professional expertise and judgment in the due diligence consulting industry, and it is reasonable for **SCAHI FERNWOOD, LLC, BRINSHORE DEVELOPMENT, LLC, AND SOUTH CAROLINA HOUSING FINANCE AND DEVELOPMENT AUTHORITY** to rely on Gill Group's report. If you have any questions related to this report, please do not hesitate to contact our office at (573) 624-6614.

Gill Group, Inc. certifies that it has no undisclosed interest in the subject property, Gill Group, Inc.'s relationship with the client is at arms-length, and that employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

Sincerely,
Gill Group, Inc.

Julia VanderHart,
Senior Project Manager

Patrick Crawford, BPI-BA
Director of PCA Services

Peter Gierer,
Registered Architect

EXECUTIVE SUMMARY

Gill Group, Inc. has completed a Physical Condition Assessment (PCA) of the Arrington Manor Apartments located at 2225 College Street Columbia, Columbia County, South Carolina. This PCA was performed in general accordance with guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process / Designation E 2018-15* (ASTM Standard Practice E 2018-15) and the South Carolina Housing Finance and Development Authority's requirements for Physical Needs Assessments as described in the Housing Tax Credit Program's Qualified Allocation Plan and Tax Credit Manual. The effective date of this report is the date of site reconnaissance, January 28, 2025.

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF SCAHI FERNWOOD, LLC, BRINSHORE DEVELOPMENT, LLC, AND SOUTH CAROLINA HOUSING FINANCE AND DEVELOPMENT AUTHORITY WHO MAY RELY ON THE REPORT'S CONTENTS.

The primary objective of the PCA was to visually evaluate and examine the present condition of the subject property's elements, building(s) and related structures. The PCA process is being undertaken to assist our client in evaluating the potential financial liabilities associated with the condition of the property elements, building and related structures on the subject property.

The scope of this PCA included a reconnaissance of the subject property that included a walk-through of the buildings and interviews with personnel listed in this report. For this PCA, representative samples of the major independent building components were observed, and their physical condition evaluated in accordance with ASTM E2018-15. These components include the property and building exteriors, representative interior areas, and a random sampling of the tenant units. In addition, preparation of this PCA included a review of reasonably ascertainable local tax assessment records, local fire department records, and local building department records. Additionally, interviews with knowledgeable property contacts were conducted. No inspections or functional tests of mechanical, electrical, and plumbing (MEP) systems or material testing of building or property materials was undertaken as part of this PCA.

General Property Description

The subject property consists of one approximately 0.7-acre parcel of developed land located at the intersection of College Street and Oak Street in the City of Columbia, South Carolina. The subject property contains a six-story apartment building. The original portion of the building was constructed in 1971 while the western tower was constructed in 1980. The subject building contains 58 dwelling units, totaling 33,622 square feet of net rentable space, which are comprised of 14 studio units, 32 one-bedroom units, and 12 two-bedroom units.

The subject property is accessed via two asphalt-paved drive aisles, one connecting to College Street and one connecting to Oak Street. The property's parking lots contain approximately 42 parking spaces, four of which are designated as handicap accessible. The parking lots and drive aisles are bordered by cast-in-place concrete curbs. The subject property also has concrete-paved pedestrian walkways that provide access from the parking lots to the subject building entrances.

General Property Condition and Management Policies

The results of this PCA identified that the subject property is in poor condition and that continuation of the maintenance programs should result in the property being maintained in a similar condition throughout the Evaluation Period. Gill Group has identified modified capital reserve costs that should be enacted during the evaluation period. Based on the conditions observed, the age of the building improvements should have an operational life period greater than 35 years if maintained in the current condition. These needs are identified in the various sections of this report and are summarized in Tables 1 and 2.

The management, general maintenance, and renovation programs are the responsibility of the property owner. According to property contacts the interior components within each apartment unit are to be maintained, repaired, or replaced by the property owner. Further, the property owner is responsible for maintenance and repair of mechanical, electrical, plumbing equipment and appliances located in common areas and in individual apartment units. The property owner is responsible for the maintenance or replacement costs of the roof, exterior walls, foundation, parking lot, and landscaping.

Adequacy of Systems

The main electrical and mechanical systems (heating, ventilation, and air conditioning (HVAC), lighting, plumbing, and drainage) are reported to be adequate for the current usage. On-going component replacement, maintenance, overhaul, repair, and replacement of these systems will be required.

Opinions of Probable Costs

This section provides estimates for the repair and capital reserves items noted within this report. These estimates are based on invoices and/or bid documents provided by the Owner and/or facility, construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, Gill Group's experience with past costs for similar property, city cost indexes, and assumptions regarding future economic conditions.

A listing of Immediate and Short-term Repairs and the Capital Reserve Analysis are provided in the summary table below. The table summarizes our opinion of budgets for capital expenditures above the threshold values of \$3,000 that are identified by this report or are considered immediate repairs. Expenditures that are expected to be managed as part of normal operations are not included or evaluated. The budgets assume a prudent level of ongoing maintenance.

Summary of Critical, Short-Term, and Long-Term Repairs					
	Term	Total Un-Inflated Cost	Total Inflated Cost	Un-Inflated Reserve Per Unit Per Year	Inflated Reserve Per Unit Per Year
Critical Repairs ¹	Immediate	\$0	-	\$0	-
Short-Term Needs ²	1 Year	\$11,847,859	-	\$204,273	-
Long-Term Needs	20 Years	\$302,416	\$368,209	\$261	\$317

Notes:

1. Physical deficiencies that require immediate action and if left “as is,” with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one year.
2. Opinions of costs to remedy physical deficiencies, such as deferred maintenance, which may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work. One year is provided for planning purposes.

Outstanding Information

There is no outstanding information associated with the completion of the PCA.

Recommendations for Additional Investigation or Action

There are no recommendations for additional investigation or action identified by this PCA. The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated in this report.

This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at (573) 624-6614 to discuss this report.

**REPORT PREPARED BY:
Gill Group, Inc.**



Julia VanderHart,
Senior Project Manager



Patrick Crawford, BPI-BA
Director of PCA Services



Peter Gierer,
Registered Architect

TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
1.1: Purpose.....	1
1.2: Scope of Services:.....	1
1.3: Opinions of Probable Costs	2
1.3.1: Methodology	2
1.3.2: Critical Repairs	2
1.3.3: Non-Critical Repairs	2
1.3.4: Modified Capital Reserves.....	3
1.3.5: Initial and Annual Deposit Calculation	3
1.3.6: Property's Remaining Useful Life Estimate	3
1.4: Significant Assumptions	4
1.5: Limitations and Exceptions	4
1.6: Special Terms and Conditions	5
1.7: User Reliance	5
2.0 USER AND/OR CLIENT PROVIDED INFORMATION.....	5
2.1: Specialized Knowledge of the User and/or Property Representative	6
2.2: Personnel Interviewed.....	6
2.3: Documentation Reviewed.....	6
2.4: Prior and Planned Capital Improvements	7
3.0 SITE RECONNAISSANCE	7
3.1: Exterior and Common Areas Observed	7
3.2: Tenant Units Observed	7
3.3: Observational Limitations.....	9
4.0 CODE INFORMATION.....	10
4.1: Building and Fire Department Information	10
4.2: Current Zoning Classification.....	10
4.3: Flood Zone Classification.....	10
4.4: Seismic Zone Classification.....	10
5.0 EXISTING BUILDING EVALUATION.....	11
5.1: Subject Property Location	11
5.2: Subject Property Characteristics	11
5.3: Vicinity Characteristics.....	11
5.4: Tenant Unit Types	11
5.5: Utilities and Service Providers	12
6.0 PROPERTY IMPROVEMENTS.....	12
6.1: Topography, Drainage Systems, and Erosion Control	12
6.2: Parking, Paving, and Curbing	12
6.3: Flatwork	13
6.4: Landscaping and Appurtenances	13
6.4.1: Landscaping	13
6.4.2: Exterior Appurtenances	13
6.4.3: Amenities and Ancillary Structures/Areas	14
7.0 BUILDING FRAME & ENVELOPE SYSTEMS.....	14

*Physical Condition Assessment of the Arrington Manor Apartments
Located at 2225 College Street, Columbia, SC 29205
Gill Group, Inc. Project No. TCN5067B2051; February 28, 2025*

	7.1: Foundations.....	14
	7.2: Superstructure	14
	7.3: Roofing	15
	7.4: Exterior Facades	15
	7.5: Stairs	16
	7.6: Openings	16
	7.6.1: Windows	16
	7.6.2: Doors.....	17
	7.7: Porches, Terraces, Balconies, and Decks	18
8.0	BUILDING MECHANICAL AND ELECTRICAL SYSTEMS	18
	8.1: Building Heating, Ventilation, and Air Conditioning (HVAC).....	18
	8.1.1: Heating & Cooling Equipment	18
	8.1.2: Ventilation Equipment.....	19
	8.1.3: Distribution Systems.....	19
	8.1.4: Climate Control Systems	19
	8.2: Building Plumbing Systems.....	20
	8.2.1: Potable & Waste Water Distribution Systems.....	20
	8.2.2: Domestic Hot Water (DHW) Generation Systems.....	20
	8.2.3: Plumbing Fixtures.....	21
	8.3: Building Gas Distribution.....	21
	8.4: Building Electrical Systems.....	22
	8.4.1: Electrical Distribution Systems	22
	8.4.2: Electrical Outlets and Receptacles.....	22
	8.4.3: Fixtures and Controls.....	23
	8.5: Elevators and Conveyance Systems	23
	8.6: Fire Protection Systems	24
	8.6.1: Sprinklers & Standpipes	24
	8.6.2: Alarm Systems.....	24
	8.6.3: Other Systems.....	25
	8.7 Communication Systems	25
9.0	INTERIOR FINISHES	26
	9.1: Common Area, Entrance, and Corridor Finishes.....	26
	9.2: Dwelling Unit Interior Finishes	27
	9.3: Cabinetry and Millwork.....	28
	9.4: Appliances	28
	9.5: Specialties and Owner-Supplied Furnishings	29
10.0	ADDITIONAL CONSIDERATIONS	29
	10.1: Accessibility Compliance	29
11.0	QUALIFICATIONS	33
12.0	SIGNATURE(S) OF PROFESSIONAL(S).....	34

FIGURES

- Figure 1: Site Location Map
Figure 2: Generalized Diagram of the Subject Property and Surrounding Area

TABLES

- Table 1: Critical and Non-Critical Repair Cost
Table 2: Modified Capital Reserve Schedule
Table 3: Initial & Annual Deposit Calculation

APPENDICES

- Appendix A: User Questionnaire
Appendix B: Photo Documentation from Site Reconnaissance
Appendix C: Supplemental Information and Correspondence
Appendix D: Professional Resumes
Appendix E: List of Acronyms and Terminology Used in This Report

1.0 INTRODUCTION

Gill Group, Inc. has completed a Physical Condition Assessment (PCA) of the Arrington Manor Apartments located at 2225 College Street Columbia, Columbia County, South Carolina (hereafter referred to as the “subject property”). This PCA was performed in general accordance with guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process / Designation E 2018-15* (ASTM Standard Practice E 2018-15) and the South Carolina Housing Finance and Development Authority’s requirements for Physical Needs Assessments as described in the Housing Tax Credit Program’s Qualified Allocation Plan and Tax Credit Manual. The effective date of this report is the date of site reconnaissance, January 28, 2025.

Field Observer: Erik Sargus, PCA Staff Assessor

Report Author: Dylan Warren, PCA Staff Assessor

Report Reviewer #1: Patrick Crawford, BPI-BA, Director of PCA Services

Report Reviewer #2: Peter Gierer, Registered Architect

1.1: Purpose

The primary objective of this PCA was to visually evaluate and examine the present condition of property elements, building(s) and related structures. The PCA process is being undertaken to assist the client in evaluating the potential financial liabilities associated with the condition of the property elements, building(s) and related structures. Gill Group understands that the client will rely on this report for due diligence related to the subject property.

The property management staff and code enforcement agencies were interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings, and other documentation.

The physical condition of building systems and related components is typically defined as being in one of three conditions: Good, Fair, or Poor. For the purposes of this report, the following definitions are used:

<u>Good</u>	=	Satisfactory as-is. Requires only routine maintenance during the evaluation period. Repair or replacement may be required due to a system’s estimated useful life.
<u>Fair</u>	=	Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.
<u>Poor</u>	=	Immediate repair, replacement, or significant maintenance is required.

1.2: Scope of Services:

Gill Group’s scope-of-services is based on its proposal and the terms and conditions of that agreement. This PCA includes the following:

- Structure and foundation;

- Electrical system;
- Heating, ventilation, and air conditioning system (HVAC) components;
- Plumbing system and fixtures;
- Roof surface including flashings, drainage, and chimneys;
- Interior components (concentrating on non-cosmetic considerations);
- Exterior wall components including walkways, driveways (excluding sewers), and retaining walls; and
- Freedom of Information Act (FOIA) requests filed with local municipality to review any outstanding fire or building code violations.

1.3: Opinions of Probable Costs

This section provides estimates for the repair and capital reserves items noted within this report. These estimates are based on invoices and/or bid documents provided by the Owner and/or facility, construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, Gill Group's experience with past costs for similar property, city cost indexes, and assumptions regarding future economic conditions.

1.3.1: Methodology

Based upon site observations, research, judgment, and the referencing of Expected Useful Life (EUL) tables from various industry sources, Gill Group opines as to when a system or component will most likely require replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Where quantities could not be derived from actual takeoffs, lump sums and/or allowances are used. Estimated costs to correct deficiencies are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

1.3.2: Critical Repairs

Critical repairs are opinions of probable costs that require immediate action as a result of: (1) existing or potential unsafe materials condition, (2) material building or fire code violations, or (3) conditions that if left un-remedied, have either the potential to result in, or contribute to, critical element or system failure within one year, or will most probably result in a significant escalation of its remedial cost.

1.3.3: Non-Critical Repairs

Non-Critical Repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value if not dealt with in a timely manner or are owner-elected

improvements provided by the Owner. Non-Critical Repairs must be completed within 12 months after closing.

1.3.4: Modified Capital Reserves

Modified Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses but should be budgeted for annually. Capital reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period.

Modified Capital Reserves exclude systems or components estimated to expire after the evaluation period and not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components not deemed to have a material effect on the use are also excluded. Costs caused by acts of God, accidents, or other occurrences typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs were derived from previous experience in preparing such schedules for other similar facilities and as estimated by resources such as R. S. Means, etc. Costs for work performed by ownership's or property management's maintenance staff were also considered. Gill Group's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period. Additional information concerning systems' or components' respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives, were estimated so that a funding schedule could be prepared. The Modified Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Critical Repairs Cost Estimate.

1.3.5: Initial and Annual Deposit Calculation

An initial deposit of **\$0** and an annual deposit of **\$17,400** has been calculated for the subject property. Please refer to Table 3: Initial & Annual Deposit Calculation for the full calculation.

1.3.6: Property's Remaining Useful Life Estimate

Subject to the qualifications stated in this paragraph and elsewhere in this report, the remaining useful life (RUL) of the subject property is not less than 35 years if maintained in its current condition. The foregoing estimate as to useful life is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of Gill Group's reconnaissance and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events, such as natural disasters or other acts of God that may occur subsequent to the date of the property reconnaissance.

The Remaining Useful Life for the property is further based on the assumption that: (a) the immediate, short term, and future repairs for which replacement reserves are recommended are completed in a timely and workmanlike manner; and (b) a comprehensive program of preventive

and remedial property maintenance is continuously implemented using an acceptable standard of care. The estimate is made only with regard to the expected physical or structural integrity of the improvements on the property, and no opinion regarding economic or market conditions, the present or future appraised value of the property, or its present or future economic utility is expressed by Gill Group.

1.4: Significant Assumptions

During this PCA, Gill Group made the following significant assumptions:

- Gill Group assumed that the information provided by the representatives of the current subject property ownership and/or management representatives is accurate and complete, except when such information is obviously contradicted by other data.
- Gill Group assumed that the information used to prepare this assessment that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives, or other secondary sources was an accurate and complete representative summary of the information possessed by those individuals, representatives, or sources.

1.5: Limitations and Exceptions

This report is intended to provide an assessment of the property conditions at the subject property at the time of the property reconnaissance. Use of this report by a third party makes this report, or any reliance on or decisions to be made based on it, are the responsibilities of the third parties. Should additional parties require reliance on this report, Gill Group may be contacted to extend reliance to such parties. Gill Group disclaims responsibility of consequential financial effects on transactions or property values, or requirement for follow-up actions and costs, which result from the factual information contained herein.

The findings, conclusions, and recommendations presented in this report represent the judgment of Gill Group based on visual observations of the accessible, exposed building elements, supplemented by information and data obtained by Gill Group and discussions with property representatives identified in this report. Except as otherwise may be requested, Gill Group has no obligation to update this report for events taking place, or with respect to information that becomes available to Gill Group after the time during which Gill Group conducted the PCA. No physical testing or intrusive investigations were conducted, and no samples of building materials were collected to substantiate the observations made unless specifically identified in Gill Group's proposal for this PCA.

In evaluating the subject property, Gill Group has relied in good faith on information provided by other individuals noted in this report. The findings of this report are based in large part on information provided by the property representatives. Gill Group accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Gill Group makes no representations concerning the legal importance of its findings including, but not limited to, ownership of any property, or the application of any law to the facts included

herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and may change over time. Therefore, any party making use of this report should review these issues with appropriate legal counsel.

Gill Group performed its services in conformance with the care and skill ordinarily used by other reputable consulting firms practicing under similar conditions, at the same time, and in the same or similar locality. In preparing the assessment report, Gill Group may have relied on information obtained from or provided by others. Gill Group makes no representation or warranty regarding the accuracy or completeness of this information gathered through outside sources or subcontracted services. No warranty, guarantee, or certification of any kind, expressed or implied, at common law or created by statute, is extended, made, or intended by rendering these consulting services or by furnishing this written report. No single page of this report should be relied upon alone rather only the report in its entirety. Furthermore, because the facts stated in this report are subject to professional interpretation, differing conclusions could be reached by other professionals.

Any reports, field data, field notes, laboratory testing, calculations, estimates or other documents prepared by or relied upon by Gill Group are the property of Gill Group. If any of these documents are released or obtained by a party other than the client, Gill Group may not discuss the project with that party unless the original contracted client notifies Gill Group of the same and Gill Group is authorized to disclose the information and to discuss the project with others. Gill Group further states that it disclaims any duty of any kind or nature to any person or entity other than the client in preparing this report, except as otherwise agreed with the client. Gill Group does not assume liability for any losses or damages that the client or third party incur due to the results or conclusions provided in this report.

1.6: Special Terms and Conditions

To the best of Gill Group's knowledge, no special terms or conditions apply to the preparation of this PCA.

1.7: User Reliance

THE REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF SCAHI FERNWOOD, LLC, BRINSHORE DEVELOPMENT, LLC, AND SOUTH CAROLINA HOUSING FINANCE AND DEVELOPMENT AUTHORITY, WHO MAY RELY ON THE REPORT'S CONTENTS.

Unless stated otherwise in writing, Gill Group makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

2.0 USER AND/OR CLIENT PROVIDED INFORMATION

The ASTM Standard defines a User as "the party that retains the consultant for the preparation of a baseline PCA of the subject property in accordance with this guide." A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender,

or property manager of the subject property. The User has specific obligations for completing a successful application of this practice as outlined in ASTM Standard E 2018-15.

2.1: Specialized Knowledge of the User and/or Property Representative

Information obtained from the property has been used in preparation of this report. The documentation used is included in Appendix B.

2.2: Personnel Interviewed

The following personnel from the facility and government agencies were interviewed in the process of conducting the PCA:

Personnel Interviewed		
Name and Title	Organization	Length of Time Affiliated with the Subject Property
Ms. Deloris Belinger, Property Specialist	Columbia Housing Authority	Unknown
Ms. Bridget Watkins Long, Property Manager	Columbia Housing Authority	18 Years
Mr. Ricky Boyd, Maintenance and Grounds	Columbia Housing Authority	6 Years

The PCA was performed with the assistance of the above-listed parties. The on-site property contacts were cooperative and provided information during the property reconnaissance that appeared to be accurate based upon subsequent site observations. The on-site contacts were presumed to be knowledgeable about the subject property and answered most questions posed during the interview process.

2.3: Documentation Reviewed

Prior to the PCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comments on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review:

- Property Site Plan
- Rent Roll
- FEMA Flood Rate Insurance Map
- Building/Assessing Records
- Capital Improvement Summary

2.4: Prior and Planned Capital Improvements

During site reconnaissance, the Property Manager supplied Gill Group with a list of Capital Improvements which have been performed at the subject property in the last 3 years. These repairs and updates included routine replacement of the dwelling unit appliances, HVAC equipment, and plumbing fixtures.

According to the Client, the subject property is scheduled to undergo significant rehabilitation. Please refer to Appendix C for a summary of these rehabilitation repairs and their associated cost estimates.

3.0 SITE RECONNAISSANCE

Gill Group was given access to the subject property on January 28, 2025. The following sections provide a summary of the areas accessed during site reconnaissance and commentary related to their overall condition. Please refer to the subsequent sections of this report for additional information regarding observations of specific building components.

3.1: Exterior and Common Areas Observed

During site reconnaissance, Gill Group accessed a representative sample of the exterior parking and landscaped areas of the subject property. Within the subject buildings, 100% of the common areas were observed including the leasing office, common laundry facility, mechanical areas, and maintenance storage areas. Gill Group also accessed the attic/roof structure at flat roof portions of the subject buildings.

3.2: Tenant Units Observed

A total of 58 dwelling units, or 100% of the total, were observed in order to establish a representative sample and to gain a clear understanding of the subject property's overall condition. Below is a summary of the dwelling units entered for observation:

Dwelling Units Observed			
Unit #	Unit Size	Occupancy	Comments
101	1 Bed / 1 Bath	Occupied	Aging Condition. Mold at Sink Base. Leaks along Northern Exterior Walls.
102	1 Bed / 1 Bath	Occupied	Aging Condition. Handicap Accessible. Multiple Areas of Water Damage.
103	1 Bed / 1 Bath	Occupied	Aging Condition. Handicap Accessible. Previous Leaks.
201	0 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks. Mold.
202	0 Bed / 1 Bath	Vacant	Aging Condition. Leaks along Southern Exterior Wall.
203	1 Bed / 1 Bath	Occupied	Aging Condition. Extensive Leaks along Southern Exterior Walls.
204	2 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks. Mold in Living Room.

*Physical Condition Assessment of the Arrington Manor Apartments
Located at 2225 College Street, Columbia, SC 29205
Gill Group, Inc. Project No. TCN5067B2051; February 28, 2025*

Dwelling Units Observed			
Unit #	Unit Size	Occupancy	Comments
205	2 Bed / 1 Bath	Occupied	Aging Condition. Leaks in Bathroom and along Northern Exterior Wall.
206	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks from Upstairs Bathroom.
207	1 Bed / 1 Bath	Occupied	Aging Condition. Mold. Leaks at Windows and along Southern Exterior Walls.
208	1 Bed / 1 Bath	Vacant	Aging Condition. Mold. Leaks at Windows and along Southern Exterior Walls.
209	1 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
210	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks along Northern Exterior Walls.
211	1 Bed / 1 Bath	Occupied	Aging Condition. Handicap Accessible. Extensive Leaks along Northern Exterior Walls.
301	0 Bed / 1 Bath	Occupied	Aging Condition. Leaks at PTAC unit and along Northern Exterior Wall.
302	0 Bed / 1 Bath	Occupied	Aging Condition. Water Damage in Bathroom and Bedroom.
303	1 Bed / 1 Bath	Vacant	Aging Condition. Mold. Leaks at Windows, PTAC unit, Living Room Walls, Bathroom Walls, and in Hallways.
304	2 Bed / 1 Bath	Occupied	Aging Condition. Leaks at Windows and Bathroom.
305	2 Bed / 1 Bath	Occupied	Aging Condition. Leaks at DHW, Bathroom, and along Northern Exterior Wall.
306	1 Bed / 1 Bath	Occupied	Poor Condition. Mold. Previous Leaks.
307	1 Bed / 1 Bath	Occupied	Aging Condition. Crack in CMU along Western Exterior Wall.
308	1 Bed / 1 Bath	Occupied	Aging Condition. Hearing and Vision Unit. Leaks along Northern Exterior Walls.
309	1 Bed / 1 Bath	Vacant	Aging Condition. Leaks near Front Door and at PTAC unit.
310	1 Bed / 1 Bath	Occupied	Aging Condition. Old Leaks in Bathroom.
311	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks at Bathroom Sink and Bathtub.
401	0 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
402	0 Bed / 1 Bath	Occupied	Aging Condition. Leaks by Front Door and Windows. Stress Cracking.
403	1 Bed / 1 Bath	Occupied	Aging Condition. Old Leaks in Hallways and Bathroom.
404	2 Bed / 1 Bath	Occupied	Aging Condition. Mold at Front Door. Old Leaks in Bathroom.
405	2 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
406	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks along Southern Exterior Wall.
407	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks along Southern Exterior Wall.
408	1 Bed / 1 Bath	Occupied	Aging Condition. Extensive Water Damage in Bathroom Ceilings.
409	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks at PTAC unit.
410	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks by Front Door and at Bathroom.

Dwelling Units Observed			
Unit #	Unit Size	Occupancy	Comments
411	1 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
501	0 Bed / 1 Bath	Occupied	Aging Condition. Leaks at Front Door and Northeastern Exterior Wall.
502	0 Bed / 1 Bath	Vacant	Aging Condition. Hearing and Vision Unit. Leaks at PTAC unit and Bathroom.
503	1 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks. Stress Cracking at Windows.
504	2 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
505	2 Bed / 1 Bath	Occupied	Aging Condition. Leaks along Northern Exterior Walls.
506	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks at PTAC unit.
507	1 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
508	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks at Living Room, along Southern Exterior Wall, and at PTAC unit.
509	1 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
510	1 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
511	1 Bed / 1 Bath	Occupied	Aging Condition. Leaks along Southeastern and Southern Exterior Walls.
601	0 Bed / 1 Bath	Vacant	Aging Condition. Previous Leaks.
602	0 Bed / 1 Bath	Occupied	Aging Condition. Leaks at PTAC unit Water Damage at Ceilings from Old Roof Leak.
603	1 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
604	2 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
605	2 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
606	2 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
607	2 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
608	0 Bed / 1 Bath	Occupied	Aging Condition. Extensive Water Damage in Ceilings.
609	0 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
610	0 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.
611	0 Bed / 1 Bath	Occupied	Aging Condition. Previous Leaks.

3.3: Observational Limitations

During site reconnaissance, there were no significant limitations which hindered Gill Groups observation of the subject property.

4.0 CODE INFORMATION

4.1: Building and Fire Department Information

During the property reconnaissance, site representatives reported that they were not aware of outstanding work orders or violations of building code, building ordinances, or municipal health and fire safety. Gill Group submitted Freedom of Information Act (FOIA) requests to the City of Columbia Building and Fire Departments to review records for the subject property. However, a response was not received from either department prior to issuance of this report. Should Gill Group receive a response which alters the findings of this report, the client will be notified.

4.2: Current Zoning Classification

According to the Columbia Zoning Department, the subject property is currently zoned, “RM-2: Residential Mixed District” and appears to be a conforming land use within the current zoning code.

4.3: Flood Zone Classification

According to review of FEMA Flood Insurance Rate Map no. 45079C0244L, dated December 20, 2017, the subject property is located in "Zone X (Unshaded)", defined as areas of minimal risk outside the 100-year (1% annual chance) and 500-year (0.2% annual chance) floodplains.

4.4: Seismic Zone Classification

According to the United States Geological Survey's (USGS) Seismic Design Maps the subject property is located in a region with short-period spectral response parameter (S_{xs} , BSE-1E) of 0.081 g and a spectral response acceleration parameter (S_{x1} , BSE-1E) of 0.027 g and does not require additional seismic hazard analysis. Please refer to the USGS Design Maps report located in Appendix C.

The American Society of Civil Engineers (ASCE) 41-13, *Seismic Evaluation and Retrofit of Existing Buildings* prescribes which existing buildings may require additional seismic hazard analysis performed by a licensed Civil Engineer. Buildings which are not exempt from this standard require a seismic hazard analysis prepared in accordance with ASCE 41-13 or a determination that the building is a “Benchmark Building”, an existing building originally built or later retrofitted to an identified design code that equals or exceeds the standards defined by ASCE 41-13. Common exemptions from this standard include:

- Any single-story, wood, or steel-frame building with a total building area equal to or less than 3,000 square feet.
- Any single-story accessory building (i.e., no dwellings in the structure)
- Any detached or semi-detached dwelling structure where the S_{xs} , BSE-1E is less than 0.400 g.
- Any building with both Design Spectral Response Acceleration Parameters less than the following:
 - S_{xs} , BSE-1E less than 0.330 g.
 - S_{x1} , BSE-1E less than 0.133 g.

5.0 EXISTING BUILDING EVALUATION

5.1: Subject Property Location

The subject property is located in Columbia, South Carolina. Refer to Figure 1: Site Location Map and Figure 2: Generalized Diagram of the Subject Property and Surrounding Area.

5.2: Subject Property Characteristics

The subject property consists of one approximately 0.7-acre parcel of developed land located at the intersection of College Street and Oak Street in the City of Columbia, South Carolina. The subject property contains a six-story apartment building. The original portion of the building was constructed in 1971 while the western tower was constructed in 1980. The subject building contains 58 dwelling units, totaling 33,622 square feet of net rentable space, which are comprised of 14 studio units, 32 one-bedroom units, and 12 two-bedroom units.

The subject property is accessed via two asphalt-paved drive aisles, one connecting to College Street and one connecting to Oak Street. The property's parking lots contain approximately 42 parking spaces, four of which are designated as handicap accessible. The parking lots and drive aisles are bordered by cast-in-place concrete curbs. The subject property also has concrete-paved pedestrian walkways that provide access from the parking lots to the subject building entrances.

5.3: Vicinity Characteristics

The subject property is in an urban setting with single and multi-family homes located on all sides.

5.4: Tenant Unit Types

The gross area measurements in the table below are an approximation and are based on information provided by the property representatives. Because varying methods can be utilized to determine square footage, the information provided in the table represents Gill Group's best knowledge of actual conditions at the subject property.

Summary of Dwelling Unit Types			
Type	Square Feet/Unit	Quantity	Total Square Feet
0 Bedroom / 1 Bath	417	14	5,838 SF
1 Bedroom / 1 Bath	554	32	17,728 SF
2 Bedroom / 1 Bath	838	12	10,056 SF
Total:		58	33,622 SF

According to the property manager during the date of site reconnaissance, there are seven vacant units and no down units, indicating an occupancy rate of 87.9%. A "down unit" is an ASTM term used to describe a non-rentable tenant unit due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies.

5.5: Utilities and Service Providers

The following table identifies the utility suppliers and the condition and adequacy of the services.

Summary of Utility Services for the Subject Property		
Utility Service	Utility Supplier	Condition & Adequacy
Sanitary sewer	City of Columbia	Good and Adequate
Domestic water	City of Columbia	Good and Adequate
Electric service	Dominion Energy	Good and Adequate
Natural Gas	Dominion Energy	Good and Adequate

Observations/Comments:

- According to the property contacts, the utilities are adequate for the subject property and no tenant complaints have been received regarding inadequate service.

6.0 PROPERTY IMPROVEMENTS

6.1: Topography, Drainage Systems, and Erosion Control

The northern end of subject property is relatively flat with no discernable slope. The developed portions of the property are engineered with slight slopes around the building footprint and throughout paved surfaces to induce positive drainage towards catch basins. The southern portion of the property has a moderately steep slope with a southern aspect. The steep grade change is managed by a series of retaining walls.

Observations/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the subject property.

6.2: Parking, Paving, and Curbing

The subject property is accessed via two asphalt-paved drive aisles, one connecting to College Street and one connecting to Oak Street. The property's parking lots contain approximately 42 parking spaces, four of which are designated as handicap accessible. The parking lots and drive aisles are bordered by cast-in-place concrete curbs.

Observations/Comments:

- The asphalt pavement was observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The concrete curbing was observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after

replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.3: Flatwork

The subject property has concrete-paved walkways that provide access throughout the subject property and from the parking lots to building entrances. The subject property also has concrete pads for various utility boxes and the electric transformer.

Observations/Comments:

- The concrete walkways were observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The concrete equipment pads were observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.4: Landscaping and Appurtenances

6.4.1: Landscaping

Landscaping consists of open areas of turf grass, mulched areas with shrubs, and diverse mature trees located around the building perimeter.

Observations/Comments:

- The landscape materials were observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.4.2: Exterior Appurtenances

Property identification signage is provided by a post and panel sign located near the corner of College Street and Oak Street. Tenant identification signage is provided by wall-mounted signs and lettering located next to the unit entry doors. General refuse is deposited by tenants into refuse dumpsters via trash chutes located in the common corridors. The trash compactor was manufactured by Marathon in 2017. Additional dumpsters are located at the rear of the subject building. Exterior illumination is provided via building-mounted exterior lights located around the building's perimeter and recessed lighting on the underside of soffits at main entrances and covered areas. An iron perimeter fence is located along portions of the property's perimeter.

Observations/Comments:

- The monument identification sign was observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The unit numbers were observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The refuse dumpsters are owned and maintained by the refuse contractor. Routine maintenance and as needed repairs should be performed during the reserve term by the refuse contractor.
- The dumpster enclosures were observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

6.4.3: Amenities and Ancillary Structures/Areas

The subject property is not equipped with any additional amenities or ancillary structures.

7.0 BUILDING FRAME & ENVELOPE SYSTEMS

7.1: Foundations

The building foundations could not be directly observed due to hidden conditions. However, based on experience with similar structures, the building foundation consists of a reinforced concrete slab-on-grade with reinforced concrete footings bearing directly onto the soil.

Observations/Comments:

- No evidence that indicates differential settlement or structural concerns was observed. Based on the Expected Useful Life of the foundations, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be done during the reserve term as part of the property's general maintenance program.

7.2: Superstructure

The building superstructure consists of load-bearing concrete masonry unit (CMU) exterior and interior walls which support upper floor levels constructed with post-tensioned pre-cast concrete slabs topped with lightweight concrete. The roof level is also constructed with post-tensioned pre-cast concrete slabs.

Observations/Comments:

- The building superstructures are largely concealed however areas of limited observation indicate that the walls and floors appear to be plumb, level, and stable and no evidence of structural deflection or movement was noted.
- No evidence of active wood destroying insect infestation was observed during site reconnaissance.

7.3: Roofing

The building roof is classified as flat and is covered with a thermoplastic polyolefin (TPO) membrane. The exterior walls extend above the surface of the roof to create a parapet capped by sheet metal flashing. Storm water is drained from the roof by internal drains that discharge to the underground storm sewer system.

Observations/Comments:

- The asphalt shingles were observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The soffits and fascia were observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The gutters and downspouts were observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.4: Exterior Facades

The exterior walls consist of one-wythe un-grouted CMU walls with red brick masonry veneer and accents of painted metal siding at the ground level. Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Observations/Comments:

- The brick masonry was observed to be in overall poor condition with indications of significant cracking or efflorescence. The property will need to ensure that regular maintenance such as mortar tuck pointing is conducted at least every 5 years. The owner has elected to repair this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to require repair during the reserve term. An estimated cost is provided in Table 2. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The vinyl siding was observed to be in overall poor condition. The owner has elected to replace this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The caulking and sealants at the subject property were observed to be in overall poor and aging condition. The property will need to ensure that this regular maintenance is also conducted at least every 10 years during the reserve term. The owner has elected to repair this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to require repair during the reserve term. An estimated cost is provided in Table 2. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.5: Stairs

The interior stairs are constructed of steel stringers and joists, concrete-filled steel pan treads, with closed risers, and are finished with slip resistant rubber and painted steel handrail and balusters.

The subject property is equipped with several sets of exterior stairs where required due to site topography. The exterior stairs are constructed of cast-in-place concrete and are finished with painted steel handrails and balusters.

Observations/Comments:

- The interior stair components were observed to be in overall poor condition. The owner has elected to repair this during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.6: Openings

7.6.1: Windows

The windows typically consist of aluminum, single-hung units.

Observations/Comments:

- The metal-framed windows were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.6.2: Doors

The primary entry doors are part of a fully glazed, aluminum-framed, storefront system with automatic closures and deadbolt locks. The secondary entrance doors consists of fully glazed, aluminum framed doors with lockset lever handle hardware, automatic closers, and dead bolt locks. Exterior service doors consist of painted insulated metal doors set within painted metal frames with lockset lever handle hardware, automatic closers, and dead bolt locks. There are fire-rated steel panel exit doors located at the egress stairwells. Each of the exterior doors are covered by a wall-mounted metal canopy.

The interior dwelling unit entrance doors consist of solid wood doors or hollow metal doors set in wood frames with lever handle hardware and dead bolt locks. The two-story dwelling units are also equipped with a storage closet, accessed via the common corridors. Interior doors typically consist of painted hollow wood doors set within metal frames with lever handle hardware.

Observations/Comments:

- The aluminum storefront glazing and associated components were observed to be in overall poor condition. Based on their remaining useful lives, the aluminum storefront glazing and associated components will require replacement during the reserve term. A short-term replacement cost is provided in Table 1. Costs related to caulking and sealant maintenance are identified in Section 6.4.
- The fully glazed doors were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The exterior service doors were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The exterior dwelling unit entrance doors were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The storm doors were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The interior dwelling unit entrance doors were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term.

Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

- The interior passage and closet doors were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

7.7: Porches, Terraces, Balconies, and Decks

There are no porches, terraces, balconies, or decks at the subject building.

8.0 BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

8.1: Building Heating, Ventilation, and Air Conditioning (HVAC)

8.1.1: Heating & Cooling Equipment

Heating and cooling in the dwelling units is provided by a Packaged Terminal Air Conditioner (PTAC) unit. The unit is located in the living room. The PTAC units vary in age, however they were typically manufactured circa 2000.

The common areas are equipped with traditional split-system HVAC equipment consisting of a three natural gas-fired furnaces and remote AC condensers. The furnaces are located inside mechanical closets, while the AC condensers are located at the rear of each building mounted on concrete pads. One of the AC condensers was manufactured by Ferguson in 2019 and has a capacity of 2.0 tons. The corresponding furnace has a capacity of 36,000 Btu/hr. One of the AC condensers was manufactured by Carrier in 2000 and has a capacity of 3.0 tons. The corresponding furnace was manufactured by Rado in 2000 and has a capacity of 36,000 Btu/hr. The remaining AC condenser was manufactured by Radco in 2000 and has a capacity of 4.0 tons. The corresponding furnace was manufactured by Radco in 2000 and has a capacity of 48,000 Btu/hr.

The common laundry room, manager's office, and leasing office are each equipped with a PTAC unit, similar to those found in dwelling units. The community room and common kitchen also share three PTAC units.

Observations/Comments:

- The dwelling unit PTAC's were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation with traditional split units. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.
- The common area AC condenser was observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.

- The common area furnace was observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.

8.1.2: Ventilation Equipment

Passive ventilation is provided in dwelling units via operable windows which may be opened or closed to fit the tenant's desired needs. Active ventilation is provided via exhaust fans in the restrooms and bathrooms with vents that discharge to the building exterior at the roof of the building.

Observations/Comments:

- The bath exhaust fans throughout the units were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they will require replacement during the reserve term. An estimated cost for replacement is provided in Table 2.

8.1.3: Distribution Systems

The common areas feature ductwork that connects the main furnace to air registers and returns in rooms throughout the common areas. Visually accessible ductwork is constructed of sheet metal. Where visible, ductwork is not insulated; however, the majority of the distribution systems are concealed behind walls and ceilings and could not be inspected.

There are no accessible ductwork, registers, or returns associated within the dwelling units. Heated or cooled air is deposited directly into the dwelling unit.

Observations/Comments:

- The accessible ductwork, registers, and returns were observed to be in overall poor condition and are reportedly original to construction. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The owner has elected to add ducting into the dwelling units during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.1.4: Climate Control Systems

The dwelling unit PTAC are controlled via digital controls on the unit. The common areas feature wall-mounted analog thermostats that provide control of the various HVAC equipment.

Observations/Comments:

- The thermostats were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they will require replacement during the reserve term. An estimated cost for replacement is provided in Table 2.

8.2: Building Plumbing Systems

8.2.1: Potable & Waste Water Distribution Systems

The plumbing systems include the incoming water service, the hot and cold-water piping system, and the sanitary sewer system. The risers and the horizontal distribution piping were observed to be copper, while the sanitary sewer and vent systems were observed to be a combination of cast iron and Schedule 40 Polyvinyl Chloride (PVC).

Observations/Comments:

- The plumbing systems were observed to be in overall poor condition and are original to construction. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after replacement, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.2.2: Domestic Hot Water (DHW) Generation Systems

Domestic hot water is supplied in each dwelling unit via natural gas-fired water heaters. The hot water heaters typically have a capacity of between 30 and 40 gallons and an input rating between 38,000 and 40,000 Btu/hr. The hot water heater were made by a variety of manufacturers, including Rheem and A.O. Smith. The hot water heaters vary in age; however, they were typically replaced circa 2000.

Hot water in the common areas is provided by a tankless hot water heater. The tankless hot water heater was manufactured by Bosch in 2007, an input rating of 225,000 Btu/hr, and with a capacity of 12.1 gallons per minute.

Observations/Comments:

- The dwelling unit DHW heaters were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they will require replacement during the reserve term. An estimated cost for replacement is provided in Table 2.
- The common area DHW heater was observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they will require replacement during the reserve term. An estimated cost for replacement is provided in Table 2.

8.2.3: Plumbing Fixtures

The dwelling units are equipped with plumbing fixtures that include showerheads and bathtub faucets, porcelain toilets, wall-mounted porcelain sinks at bathrooms, and stainless-steel double-basin sinks in kitchens. The typical dwelling units are fiberglass bathtubs with shower surrounds, while the handicap accessible units are equipped with walk-in showers with ceramic tile surrounds. The restroom fixtures include porcelain toilets and wall-mounted porcelain sinks.

Observations/Comments:

- Dwelling unit bathtubs and shower surrounds were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The porcelain toilets were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The integrated enamel sinks at bathroom vanities were observed to be in overall poor condition. Please refer to Section 9.3 for additional observations and comments.
- The stainless-steel double-basin sinks in kitchens were observed to be in overall poor condition. Please refer to Section 9.3 for additional observations and comments.
- The wall-mounted porcelain sinks were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.3: Building Gas Distribution

Natural gas service is supplied from an underground gas main. The gas meters and regulators are located on the exterior of the building. The natural gas distribution piping within the building was observed to be malleable steel (black iron).

Observations/Comments:

- The gas meters and regulators appear to be in good condition and are maintained by the utility company. The distribution piping will require routine maintenance during the reserve term.
- Only limited observation of the gas distribution piping can be made due to hidden conditions. The gas piping is reportedly in good condition and, according to property contacts, there have been no reported gas leaks and the pressure and quantity of gas are adequate.

8.4: Building Electrical Systems

8.4.1: Electrical Distribution Systems

The subject building is serviced via pole-mounted transformers and electrical supply lines that run overhead and connect at the buildings' exterior. The electrical wiring is reportedly copper, installed in non-metallic sheathed cable. The main electrical service at the building is reportedly 120/240 volt, 1-phase, 3-wire alternating current (AC). Individual dwelling units are typically serviced by 120/240-volt, single-phase circuit breaker.

Emergency power is supplied via one diesel generator located adjacent to the transformers near the northeastern corner of the subject building. The generator is situated above a 750-gallon above-ground storage tank and provides power to the entirety of the building. The generator was manufactured by Empire circa 1980. The transfer switch for the generator is located in the main electrical room.

Observations/Comments:

- The interior on-site electrical distribution systems are owned and maintained by the Property Owner. The exterior transformers and meters are owned and maintained by the Utility. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The electrical meter equipment, located in mechanical areas, is owned and maintained by the utility provider. The electrical meter equipment was observed to be in overall good condition. This equipment will require routine maintenance during the reserve term.
- The circuit distribution breaker panels appear to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The emergency generator and fuel tank are reportedly in poor operational condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.4.2: Electrical Outlets and Receptacles

Dwelling units have three-prong ground fault circuit interrupter (GFCI) duplex outlets in the bathrooms throughout dwelling units. The dwelling unit kitchens and common laundry room are not equipped with ground fault circuit interrupter (GFCI) protected receptacles. The remainder of the observed spaces are equipped with standard duplex receptacle outlets.

Observations/Comments:

- Ground fault circuit interrupter (GFCI) outlets were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The remainder of the electrical outlets were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.4.3: Fixtures and Controls

Throughout the common areas, there is a series of fluorescent light fixtures. The dwelling unit living rooms, kitchens, bedrooms, and hallways each have ceiling-mounted light fixtures lamped with two 60-watt incandescent bulbs. The dwelling unit bathrooms are equipped with wall-mounted vanity lights which are also lamped with two 60-watt incandescent bulbs. All of the light fixtures throughout the subject property are controlled via 15-amp single-pole toggle switches that are protected by plastic covers.

Observations/Comments:

- The common area light fixtures were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The dwelling unit light fixtures were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.5: Elevators and Conveyance Systems

The subject building contains three hydraulic pump passenger elevators. Two are located near the main entrance lobby and the third is located in the western wing. The first two elevators are located near the entrance lobby and are original to construction, while the third was constructed in the western addition in 1980. All of the elevators were manufactured by Thyssen Krupp and have a capacity of 1,500 pounds. The elevator's hydraulic pump equipment is located in a ground level mechanical room. The elevators are also equipped with a shallow equipment pit; however, access to the equipment pit was not available at the time of the site reconnaissance. The elevator cab interiors consist of resilient floor tile, plastic-laminated wall panels, and recessed fluorescent light fixtures.

Observations/Comments:

- The elevator's mechanical equipment was observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The elevator cab interior finishes were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.6: Fire Protection Systems

8.6.1: Sprinklers & Standpipes

The fire protection system in the subject building consists of a wet-pipe fire suppression sprinkler system that is connected to the public water supply, which covers the entirety of the building. The main fire suppression system connection is located in the mechanical storage room and is equipped with backflow preventers. The common areas are equipped with portable fire extinguishers and fire hydrants are located throughout the subject property.

Observations/Comments:

- The fire suppression system was observed to be in good operational condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The fire suppression pump was observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.
- The fire extinguishers were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be performed during the reserve term as part of the property's general maintenance program.

8.6.2: Alarm Systems

The common corridors are equipped with hard-wired smoke detectors with battery backups, pull stations, audiovisual strobe fire alarms, illuminated exit signs, emergency lights, and portable fire extinguishers. The dwelling units are each equipped with hard-wired smoke detectors with battery backups in the living rooms of each unit.

Observations/Comments:

- The smoke detectors were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.
- The carbon monoxide detectors were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.
- The central fire alarm control panel and associated components were observed to be in poor operational condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be provided during the reserve term as part of the property's general maintenance program.
- The various fire protection systems within the circulation and common areas, i.e., pull stations, audible/visual strobe alarms, illuminated exit signs, and emergency lights, in general were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be provided during the reserve term as part of the property's general maintenance program.

8.6.3: Other Systems

The subject building is equipped with interior security devices, including a video surveillance system throughout common areas.

Observations/Comments:

- The surveillance system components were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be provided during the reserve term as part of the property's general maintenance program.

8.7 Communication Systems

The dwelling units are equipped with landline telephone jacks and coaxial cable wire connections. The subject building is also equipped with an intercom call system that provides remote entry to the main building entrance. Each of the dwelling units is also equipped with landline telephone connections. However, telephones are not provided and must be purchased and installed by tenants at their discretion.

Observations/Comments:

- According to property representatives, the landline telephone jacks, and coaxial cable wire connections were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after

installation, they are anticipated to outlast the reserve term. These activities are considered to be routine maintenance and are not included in the reserve schedule.

9.0 INTERIOR FINISHES

9.1: Common Area, Entrance, and Corridor Finishes

The subject property's common areas include the common corridors, stairwells, an entrance lobby, leasing offices, a community room, a common kitchen, public restrooms, and laundry facility. The subject building also contains various mechanical rooms. The laundry facility contains three top-loading washers and three dryers. The laundry equipment is commercial duty, coin-operated equipment that is owned and maintained by an outside vendor, Coin Mach. The following table identifies the interior common areas and generally describes the finishes in each common area.

Summary of Common Area Finishes			
Common Area	Floors	Walls	Ceilings
Common Corridors (1st Floor)	Ceramic Tile	Painted Drywall	Acoustic Ceiling Tiles
Common Corridors (Upper Level)	Vinyl Composition Tile	Painted Drywall	Acoustic Ceiling Tiles
Elevator Lobby	Ceramic Tile	Painted Drywall	Acoustic Ceiling Tiles
Leasing Office	Vinyl Composition Tile	Painted Drywall	Acoustic Ceiling Tiles
Manager's Office (Formerly Craft Room)	Vinyl Composition Tile	Painted Drywall	Acoustic Ceiling Tiles
Community Room	Ceramic Tile	Painted Drywall	Acoustic Ceiling Tiles
Common Kitchen	Vinyl Composition Tile	Painted Drywall	Acoustic Ceiling Tiles
Common Laundry	Vinyl Composition Tile	Painted Drywall	Acoustic Ceiling Tiles
Activity Room	Vinyl Composition Tile	Painted Drywall	Acoustic Ceiling Tiles
Restrooms	Vinyl Composition Tile	Painted Drywall	Acoustic Ceiling Tiles
Employee Restrooms	Vinyl Composition Tile	Painted Drywall	Acoustic Ceiling Tiles
Tenant Storage Room	Vinyl Composition Tile	Painted Drywall	Acoustic Ceiling Tiles
Entrance Lobby	Ceramic Tile	Painted Drywall	Acoustic Ceiling Tiles
Mechanical Areas	Concrete	Painted Drywall	Acoustic Ceiling Tiles

Observations/Comments:

- The common area walls and ceilings were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be provided during the reserve term as part of the property's general maintenance program.
- The common area vinyl flooring finishes were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful

lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.

- The common area ceramic flooring finishes were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be provided during the reserve term as part of the property's general maintenance program.
- The common kitchen appliances were observed to be in overall poor condition. Refer to Section 9.4 for comments regarding replacement.
- The restroom fixtures were observed to be in overall poor condition. Refer to Section 8.2.3 and 9.3 for comments regarding replacement.
- The washers, dryers and other laundry facility equipment were in overall poor condition. This equipment is owned and maintained by a third-party vendor, CSC Services. Therefore, repair and replacement of this equipment will not be required during the reserve term. Routine maintenance and as needed repairs should be performed by CSC Services during the reserve term.

9.2: Dwelling Unit Interior Finishes

The following table generally describes the interior finishes in each dwelling unit:

Dwelling Unit Interior Finishes			
Room	Floor	Walls	Ceiling
Living Room	Vinyl Composition Tile	Painted Drywall	Painted Drywall
Bedroom	Vinyl Composition Tile	Painted Drywall	Painted Drywall
Kitchen	Vinyl Composition Tile	Painted Drywall	Painted Drywall
Bathroom	Vinyl Composition Tile	Painted Drywall	Painted Drywall

Observations/Comments:

- In general, the interior finishes were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be provided during the reserve term as part of the property's general maintenance program.
- The vinyl flooring finishes throughout dwelling units were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.

9.3: Cabinetry and Millwork

Kitchen cabinetry is constructed of solid wood with pressed-wood countertops covered with plastic laminate finishes. The kitchens also have stainless steel double-basin sinks with lever handled hardware. The countertops and cabinetry throughout the community kitchen and craft room are similar to those found in the dwelling units.

Observations/Comments:

- The kitchen cabinetry was observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their age and remaining useful lives after installation, they are anticipated to outlast the reserve term. Routine maintenance and as needed repairs should be provided during the reserve term as part of the property's general maintenance program.
- The countertops and sinks were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.
- The bathroom vanities were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.

9.4: Appliances

Dwelling units typically include a refrigerator and electric range. The community kitchen appliances are similar to those found in the dwelling units.

Observations/Comments:

- The refrigerators were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.
- The ranges were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.
- The range hoods were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.
- The owner has elected to install microwave vent hoods during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.

9.5: Specialties and Owner-Supplied Furnishings

A mail kiosk for tenant mail is located within the main foyer of the subject building. The bathroom accessories in restrooms and bathrooms consist of towel bars and toilet paper holders.

Observations/Comments:

- The mail kiosks were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.
- The bathroom accessories were observed to be in overall poor condition. The owner has elected to replace these during site rehabilitation. Based on their estimated useful lives after installation, they will require further replacement during the reserve term. An estimated cost is provided in Table 2.

10.0 ADDITIONAL CONSIDERATIONS

10.1: Accessibility Compliance

During the inspection, limited observation of the subject property's improved common areas (improvements considered to be "Public Accommodations") and dwelling units which are designated as adaptable, barrier free, or handicap accessible was conducted in order to assess the subject property's compliance with applicable accessibility laws. It is understood by the client that the limited observation described herein does not comprise a full Accessibility Compliance Survey, and that such a survey is beyond the scope of Gill Group's undertaking. The following are the accessibility requirements at the subject property with commentary below each requirement:

Public Law 90-480, Architectural Barriers Act; The Architectural Barriers Act (ABA) of 1968 requires facilities designed, built, altered, or leased with Federal funds be accessible to the public. This law requires covered buildings to be designed, constructed or altered in accordance with the Uniform Federal Accessibility Standards (UFAS) which established accessibility requirements for Federal facilities. For multi-family housing developments, this law applies to all areas open to the public, such as rental offices or meeting rooms for use by general public and requires them to be fully accessible.

- The requirements of the ABA are met when the subject property also meets the requirements of Section 504. Please see below for additional commentary.

Public Law 93-112, Section 504 of the Rehabilitation Act of 1973; (most often referred to simply as "Section 504") further extends UFAS requirements to all public housing authorities or non-profit developers of low-income housing receiving federal financial assistance. This law requires new construction of low-income housing constructed after June 10, 1982, to contain a minimum of 5%, or at least one unit, which are designed for persons with mobility disabilities. For existing properties constructed prior to June 10, 1982, compliance with UFAS is triggered by significant rehabilitation (construction costs totaling more than 75% of the replacement cost of a structure)

occurring after that date. Section 504 regulations also require 2% of property's dwelling units, or at least one unit, to be accessible for persons with hearing or visual disabilities.

- The subject property was constructed for first occupancy in 1971 prior to June 10, 1982. Thus, the subject property is not subject to the provisions of Section 504 requirements. The comments below provide a list of deficiencies observed which should be repaired to the maximum extent feasible given the property's structural limitations and Owner's financial ability.
- In order to comply with Section 504, the subject property is required to contain a minimum of 5% of dwelling units that meet mobility impairment requirements. Based on a total of 58 units, the subject property is required to provide at least three handicap accessible units which meets mobility impairment requirements. During site reconnaissance, the property owner identified three dwelling units as handicap accessible which meets this requirement. The variety of units accessible to or adaptable for physically handicapped persons shall be comparable to the variety of units available in the project as a whole (Section 15b.41(b)(i)). Thus, the property will be required to retrofit one efficiency dwelling units for handicap accessibility in order to meet this requirement. An estimated cost is provided. Gill Group recommends the Client consult an architect in order to identify which dwelling units are most suitable for conversion, given their location to accessible parking spaces and also to ensure no issues with electrical, plumbing, load-bearing walls, or proper clearances are encountered during the conversion process.
- The existing dwelling units designated for handicap accessibility appeared to be in partial compliance with regards to UFAS. However, the following deficiencies were identified during site reconnaissance:
 - Within the kitchen, the countertop's work surface was less than 30" wide. (UFAS 4.34.6.4)
 - Within the kitchen, the wall cabinet hardware was not accessible. (UFAS 4.34.6.10)
 - Within the kitchen, the sink space was located greater than 34" above the floor. (UFAS 4.34.6.5)
 - Within the kitchen, the sink piping was not equipped with scald proof insulation. (UFAS 4.34.6.5(8))
 - Within the kitchen, the refrigerator did not provide a minimum of 50% of the freezer space within the accessible reach range. (UFAS 4.34.6.8)
 - Within the bathroom, the sink piping was not equipped with scald proof insulation. (UFAS 4.34.5.3, 4.19.4)
 - Within the bathroom, the sink was not equipped with lever or push type controls. (UFAS 4.34.6.5(4))
 - Within the bathroom, grab bars were not in place at toilet and bathtub. (UFAS 4.34.5)
 - Within the bathroom, the toilet flush lever was not on the clear side of the toilet. (UFAS 4.16.5)
 - The owner has elected to remedy the deficiencies during site rehabilitation.

- The subject property currently provides two dwelling units accessible for persons with hearing and/or vision impairments. USDA Section 504 regulations recommend, but do not require, additional units be constructed in an accessible manner for occupants with hearing and/or vision impairments. However, if a property receives Section 8 funds from the Department of Housing and Urban Development (HUD), 2% of property's dwelling units, or at least one unit, shall be accessible for persons with hearing and/or visual impairments. No action is required.
- During site reconnaissance, Gill Group observed four parking spaces designated as handicap accessible. However, according to UFAS, the subject property is required to provide one handicap accessible parking space for each handicap accessible dwelling unit, as well as one additional handicap van accessible parking space for the leasing office. Thus, the subject property is required to provide three handicap accessible spaces and one handicap van accessible space. The subject property parking lot currently meets this requirement. No action is recommended.
- During site reconnaissance, Gill Group observed several trip hazards throughout the concrete walkways concrete walkways within 5 feet of the main entrance. Estimated costs to grind and repair the walkways are provided.
- The common kitchen was observed to be in overall compliance with UFAS and ADAAG, with regards to the following exceptions:
 - The countertop's work surface was less than 30" wide. (UFAS 4.34.6.4)
 - The wall cabinet storage above the work surface was mounted greater than 48". (UFAS 4.34.6.10)
 - The wall cabinet hardware was not accessible. (UFAS 4.34.6.10)
 - Clear knee space at the sink space was not provided. (UFAS 4.34.6.5)
 - The refrigerator did not provide a minimum of 50% of the freezer space within the accessible reach range. (UFAS 4.34.6.8)
 - The owner has elected to remedy the deficiencies during site rehabilitation.
- The kitchen cabinetry in the manager's office was observed to be in overall compliance with UFAS and ADAAG, with regards to the following exceptions:
 - The countertop's work surface was less than 30" wide. (UFAS 4.34.6.4)
 - The wall cabinet hardware was not accessible. (UFAS 4.34.6.10)
 - Clear knee space at the sink space was not provided. (UFAS 4.34.6.5)
 - The sink was not equipped with lever or push type controls. (UFAS 4.34.6.5(4))
 - The owner has elected to remedy the deficiencies during site rehabilitation.
- The public restrooms were observed to be in overall compliance with UFAS and ADAAG, with regards to the following exceptions.
 - The sink piping was not equipped with scald proof insulation. (UFAS 4.34.5.3, 4.19.4)
 - Grab bars were not at correct place at toilet. (UFAS 4.34.5)

- The interior signage does not comply with ADA requirements.
 - The owner has elected to remedy the deficiencies during site rehabilitation.

Fair Housing Amendments Act; to the 1964 Civil Rights Act prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, or disability. The Act also requires reasonable modification of dwellings, reasonable accommodation in policies for handicapped people, and design requirements for new multi-family dwellings scheduled for first occupancy after March 13, 1991, to meet certain adaptability and accessibility requirements. This law requires all “covered dwellings” to be adaptable. Covered dwellings are all ground level dwelling units in properties containing four or more dwelling units, as well as all dwelling units in structures with one or more elevators.

- The subject property was occupied in 1971, prior to March 13, 1991. Thus, the property is exempt from these requirements.

Americans with Disabilities Act (ADA); prohibits discrimination against persons with disabilities in employment, transportation, public accommodation, communications, and governmental activities. Projects constructed for first occupancy on or after January 26, 1993, must comply with ADA Accessibility Guidelines (ADAAG).

- The project was first occupied prior to January 26, 1993, and is held to a lesser standard; however, the subject property is required to comply with ADAAG to the extent allowed by structural feasibility and available financial resources.
- The subject property contains a total of approximately 37 parking spaces, four of which is designated as handicap accessible. According to ADAAG, properties that contain 26 to 50 parking spaces, two accessible parking space are required, one of which must be van accessible. The subject property parking lot currently meets this requirement. No action is recommended.
- During site reconnaissance, Gill Group observed several trip hazards throughout the concrete walkways concrete walkways within 5 feet of the main entrance. Estimated costs to grind and repair the walkways are provided.
- The common kitchen was observed to be in overall compliance with UFAS and ADAAG, with regards to the following exceptions:
 - The countertop’s work surface was less than 30” wide. (UFAS 4.34.6.4)
 - The wall cabinet storage above the work surface was mounted greater than 48”. (UFAS 4.34.6.10)
 - The wall cabinet hardware was not accessible. (UFAS 4.34.6.10)
 - Clear knee space at the sink space was not provided. (UFAS 4.34.6.5)
 - The refrigerator did not provide a minimum of 50% of the freezer space within the accessible reach range. (UFAS 4.34.6.8)
 - The owner has elected to remedy the deficiencies during site rehabilitation.

- The kitchen cabinetry in the manager’s office was observed to be in overall compliance with UFAS and ADAAG, with regards to the following exceptions:
 - The countertop’s work surface was less than 30” wide. (UFAS 4.34.6.4)
 - Clear knee space at the sink space was not provided. (UFAS 4.34.6.5)
 - The sink was not equipped with lever or push type controls. (UFAS 4.34.6.5(4))
 - The owner has elected to remedy the deficiencies during site rehabilitation.
- The public restrooms were observed to be in overall compliance with UFAS and ADAAG, with regards to the following exceptions.
 - The sink piping was not equipped with scald proof insulation. (UFAS 4.34.5.3, 4.19.4)
 - Grab bars were not at correct place at toilet. (UFAS 4.34.5)
 - The owner has elected to remedy the deficiencies during site rehabilitation.
- The interior signage does not comply with ADA requirements. An estimated cost for replacement, as referenced in Section 7.4.2, is provided in Table 1.

The scope of this report is limited to a general overview of the subject property’s improvements considered to be areas of “Public Accommodations” based upon the requirements of Title III of the Americans with Disability Act (ADA) and dwelling units during the time of site reconnaissance. Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are “readily achievable” and are not an “undue burden”. Most states and local municipalities have adopted accessibility requirements that, in some cases, may be more stringent than the ADA. The review of the Property for compliance with state and local accessibility requirements is beyond the scope of this report.

The obligation to engage in readily achievable barrier removal is a continuing responsibility of a public accommodation. Items that are currently not readily achievable may become so in the future. No periodic assessment or self-assessment is required by the ADA. However, the Justice Department urges public accommodations to establish procedures for an ongoing assessment of their compliance with the barrier removal requirements. Gill Group recommends the Client consult with a Registered Architect prior to any future rehabilitation repairs to ensure the subject property will comply with all applicable accessibility laws upon completion.

11.0 QUALIFICATIONS

Resumes of the property condition professionals are attached for review in Appendix D.

12.0 SIGNATURE(S) OF PROFESSIONAL(S)

The following property condition assessment professionals were involved in the preparation and review of this PCA.

REPORT PREPARED BY:

Gill Group, Inc.



Julia VanderHart,
Senior Project Manager



Patrick Crawford, BPI-BA
Director of PCA Services



Peter Gierer,
Registered Architect

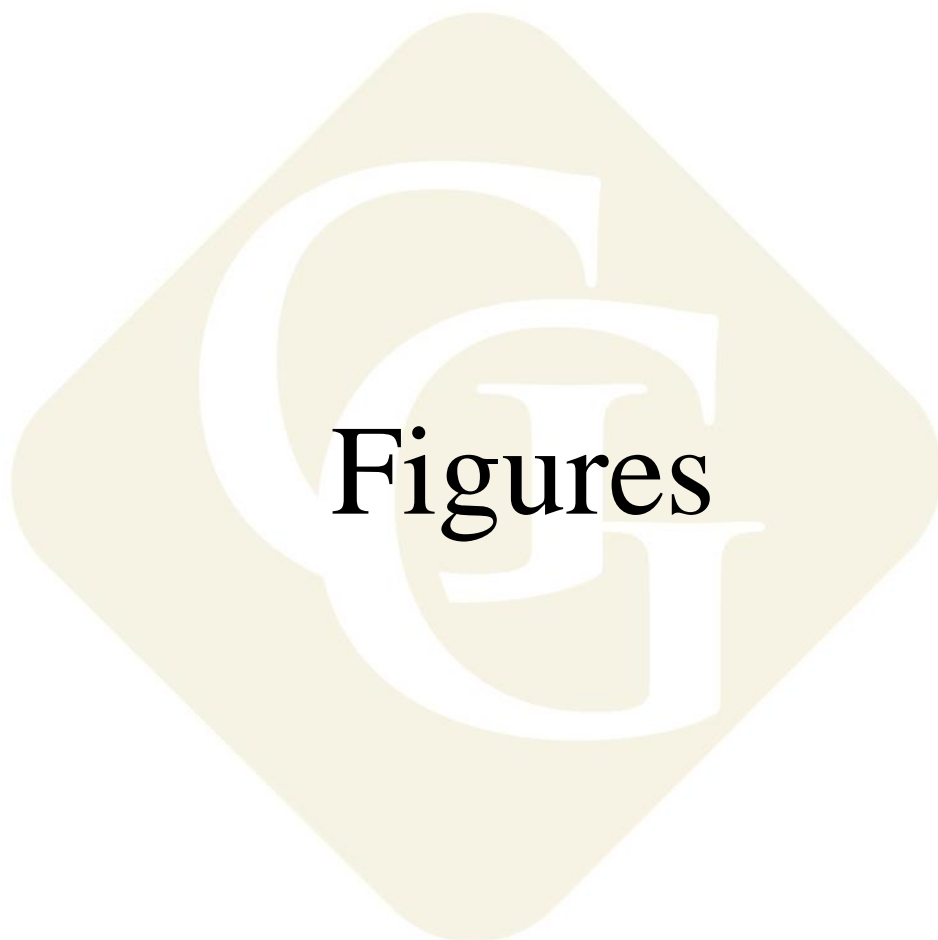


Figure 1: Site Location Map

Property Address: 2225 College Street, Columbia, SC 29205
Project Number: TCN5067B2051

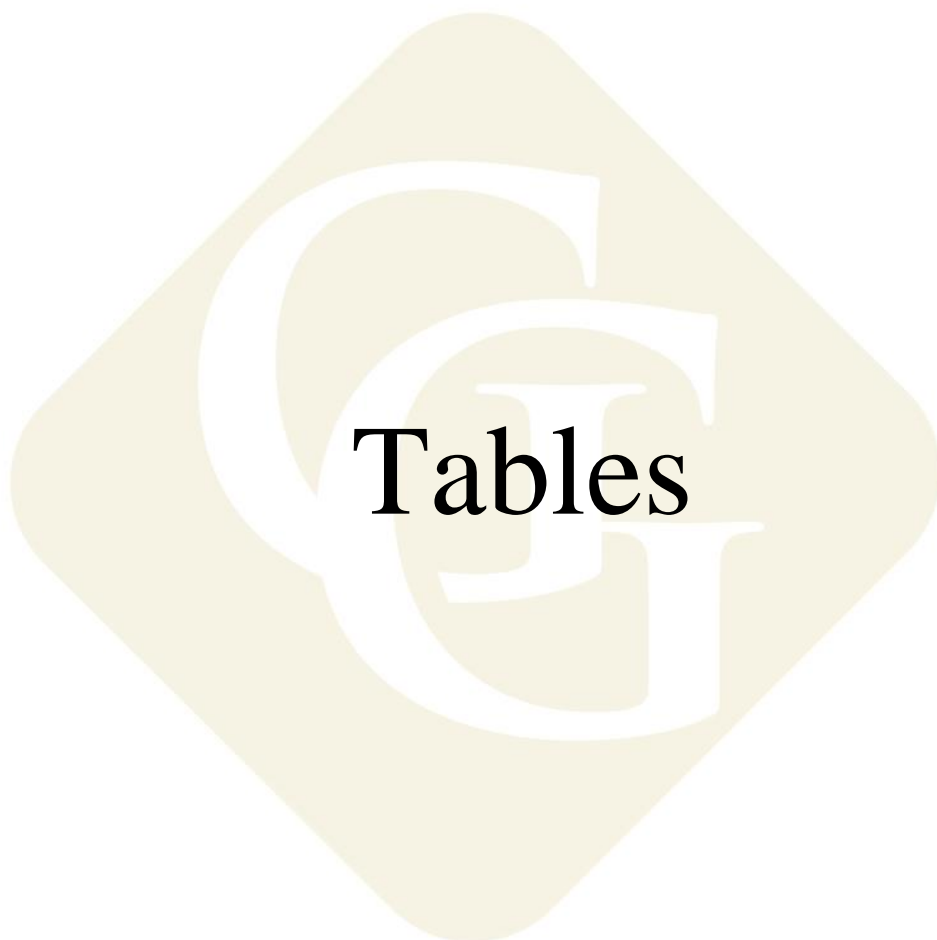


Figure 2: Generalized Diagram of the Subject Property and Surrounding Area

Property Address: 2225 College Street, Columbia, SC 29205

Project Number: TCN5067B2051







Property Name: Arrington Manor Apartments
 Location: 2225 College Street, Columbia, SC
 Date: 1/30/2025
 Project No: TCN5067B2051
 CPI: 2.50%

Number of Units: 58
 Number Buildings: 1
 Reserve Term (yrs): 20
 Building Age (yrs): 54
 Effective Age (yrs): 45

Table 1: Critical and Non-Critical Repairs Cost Estimate

	Critical	Non-Critical
Total Repair Cost	\$ -	\$ 11,847,859
Cost per Unit	\$ -	\$ 204,273

Section	Component	Comments	Qty	Unit	Unit Cost	TOTAL COST	
						Critical	Non-Critical
2.2	Sitework	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 841,291.00		\$ 841,291
2.2	Concrete	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 515,390.00		\$ 515,390
2.2	Masonry	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 1,514,230.00		\$ 1,514,230
2.2	Steel	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 182,350.00		\$ 182,350
2.2	Wood & Plastics	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 575,668.00		\$ 575,668
2.2	Therm-Moist Protec	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 626,452.00		\$ 626,452
2.2	Doors & Windows	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 724,017.00		\$ 724,017
2.2	Finishes	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 2,158,543.00		\$ 2,158,543
2.2	Specialties	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 263,692.00		\$ 263,692
2.2	Equipment	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 274,526.00		\$ 274,526
2.2	FF&E	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 24,600.00		\$ 24,600
2.2	Conveying Systems	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 198,500.00		\$ 198,500
2.2	Mechanical	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 2,383,710.00		\$ 2,383,710
2.2	Electrical	See Appendix C for Client's Schematic Estimate for SOV.	1	AL	\$ 1,564,890.00		\$ 1,564,890



Property Name: Arrington Manor Apartments
Location: 2225 College Street, Columbia, SC
Date: 1/30/2025
Project No: TCN506782051
CPI: 2.50%

Number of Units: 58
Number Buildings: 1
Reserve Term (yrs): 20
Building Age (yrs): 54
Effective Age (yrs): 45

Table 2: Modified Capital Reserves Schedule

Table 2: Modified Capital Reserves Schedule										Reserve / Unit / Year		\$ 261																			
										Inflated Reserve / Unit / Year		\$ 317																			
Section	Component	EUL	EFF AGE	RUL	Qty	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036	Year 13 2037	Year 14 2038	Year 15 2039	Year 16 2040	Year 17 2041	Year 18 2042	Year 19 2043	Year 20 2044	Reserve Over Term	
6.2	Asphalt Pavement. Reseal.	5	0	5	19115	SF	\$ 0.19	\$ 3,632	300%						\$ 3,632					\$ 3,632					\$ 3,632						\$ 10,896
6.2	Asphalt Pavement. Restripe.	5	0	5	42	EA	\$ 28.00	\$ 1,176	300%						\$ 1,176					\$ 1,176					\$ 1,176						\$ 3,528
7.4	Caulking and Sealing. Maintain.	10	0	10	58	AL	\$ 75.00	\$ 4,350	100%										\$ 4,350												\$ 4,350
8.11	PTAC Thru Wall (Packaged Terminal Air Conditionine). Replace.	15	0	15	58	EA	\$ 1,278.00	\$74,124	100%																\$ 18,531	\$ 18,531	\$ 18,531	\$ 18,531			\$ 74,124
8.12	Common Area Bath/Kitchen Vent/Exhaust Fans. Avg Cost. Replace.	15	10	5	2	EA	\$ 110.00	\$ 220	200%					\$ 220																\$ 220	\$ 440
8.12	Dwelling Unit Bath/Kitchen Vent/Exhaust Fans. Ave Cost. Replace.	15	10	5	58	EA	\$ 110.00	\$ 6,380	200%					\$ 3,190	\$ 3,190	\$ 3,190	\$ 3,190													\$ 3,190	\$ 12,760
8.22	40 Gal D/HW Heater. Replace.	12	0	12	58	EA	\$ 1,355.82	\$78,638	100%												\$ 26,213	\$ 26,213	\$ 26,213								\$ 78,638
8.62	Residential Smoke Detectors. Replace.	7	0	7	58	EA	\$ 45.00	\$ 2,610	200%								\$ 2,610							\$ 2,610							\$ 5,220
8.63	Audible/Visual Strobe Alarms. Replace.	7	0	7	30	EA	\$ 120.00	\$ 3,600	200%							\$ 3,600							\$ 3,600								\$ 7,200
9.3	Vanity tops, cultured marble, molded acrylic, fiber glass. Replace.	35	24	11	58	EA	\$ 350.00	\$20,300	100%											\$ 5,075	\$ 5,075	\$ 5,075	\$ 5,075								\$ 20,300
9.4	Common Area Refrigerator/freezer. Replace.	15	10	5	1	EA	\$ 720.00	\$ 720	200%					\$ 720															\$ 720	\$ 1,440	
9.4	Refrigerator/freezer. Replace.	15	10	5	58	EA	\$ 720.00	\$41,760	200%					\$ 10,440	\$ 10,440	\$ 10,440	\$ 10,440													\$ 10,440	\$ 83,520
Annual Reserve (Uninflated)														\$ 14,570	\$ 18,438	\$ 17,230	\$ 16,240		\$ 4,350	\$ 9,883	\$ 31,288	\$ 31,288	\$ 34,888	\$ 21,141	\$ 23,339	\$ 18,531	\$ 18,531		\$ 14,570	\$ 302,416	
Inflation Rate Factor										1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	1.280	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.560	1.599		
Annual Reserve (Inflated)														\$ 16,083	\$ 20,861	\$ 19,982	\$ 19,304		\$ 5,433	\$ 12,651	\$ 41,052	\$ 42,078	\$ 48,093	\$ 29,872	\$ 33,802	\$ 27,509	\$ 28,197		\$ 23,292	\$ 368,209	



Property Name: Arrington Manor Apartments Number of Units: 58
 Location: 2225 College Street, Columbia, SC Number Buildings: 1
 Date: 1/30/2025 Reserve Term (yrs): 20
 Project No: TCN5067B2051 Building Age (yrs): 54
 CPI: 2.50% Effective Age (yrs): 45

Table 3: Initial Deposit Calculation

Interest Earnings Rate **1.00%**
Annual Increase **3.00%**

• **Replacement Reserve Near Term
Determination Calculation**

	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034	Total
Beginning Balance		\$ 17,400	\$ 35,496	\$ 54,311	\$ 73,867	\$ 78,107	\$ 78,199	\$ 79,776	\$ 82,669	\$ 105,537	\$ -
Interest Earnings*	\$ -	\$ 174	\$ 355	\$ 543	\$ 739	\$ 781	\$ 782	\$ 798	\$ 827	\$ 1,055	\$ 6,054
Initial Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Deposit	\$ 17,400	\$ 17,922	\$ 18,460	\$ 19,013	\$ 19,584	\$ 20,171	\$ 20,777	\$ 21,400	\$ 22,042	\$ 22,703	\$ 199,472
Total Deposits	\$ 17,400	\$ 35,496	\$ 54,311	\$ 73,867	\$ 94,190	\$ 99,060	\$ 99,757	\$ 101,973	\$ 105,537	\$ 129,296	\$ 205,525
Estimated Needs	\$ -	\$ -	\$ -	\$ -	\$ 16,083	\$ 20,861	\$ 19,982	\$ 19,304	\$ -	\$ 5,433	\$ 81,662
Total Est. Needs:	\$ -	\$ -	\$ -	\$ -	\$ 16,083	\$ 20,861	\$ 19,982	\$ 19,304	\$ -	\$ 5,433	\$ 81,662
Net Available	\$ 17,400	\$ 35,496	\$ 54,311	\$ 73,867	\$ 78,107	\$ 78,199	\$ 79,776	\$ 82,669	\$ 105,537	\$ 123,863	\$ 123,863

• **Replacement Reserve Long Term
Determination Calculation**

	Year 11 2035	Year 12 2036	Year 13 2037	Year 14 2038	Year 15 2039	Year 16 2040	Year 17 2041	Year 18 2042	Year 19 2043	Year 20 2044	Total
Beginning Balance	\$ 123,863	\$ 135,835	\$ 120,227	\$ 104,159	\$ 82,660	\$ 79,934	\$ 74,040	\$ 75,193	\$ 76,507	\$ 106,895	\$ 123,863
Interest Earnings*	\$ 1,239	\$ 1,358	\$ 1,202	\$ 1,042	\$ 827	\$ 799	\$ 740	\$ 752	\$ 765	\$ 1,069	\$ 9,793
Initial Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Deposit	\$ 23,384	\$ 24,086	\$ 24,808	\$ 25,552	\$ 26,319	\$ 27,109	\$ 27,922	\$ 28,760	\$ 29,622	\$ 30,511	\$ 268,073
Total Deposits	\$ 148,486	\$ 161,279	\$ 146,237	\$ 130,753	\$ 109,806	\$ 107,842	\$ 102,702	\$ 104,705	\$ 106,895	\$ 138,475	\$ 401,729
Estimated Needs	\$ 12,651	\$ 41,052	\$ 42,078	\$ 48,093	\$ 29,872	\$ 33,802	\$ 27,509	\$ 28,197	\$ -	\$ 23,292	\$ 286,547
Total Est. Needs:	\$ 12,651	\$ 41,052	\$ 42,078	\$ 48,093	\$ 29,872	\$ 33,802	\$ 27,509	\$ 28,197	\$ -	\$ 23,292	\$ 286,547
Net Available	\$ 135,835	\$ 120,227	\$ 104,159	\$ 82,660	\$ 79,934	\$ 74,040	\$ 75,193	\$ 76,507	\$ 106,895	\$ 115,182	\$ 115,182

Appendix A

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

Project Information				
Project Location:				
Project Number:		Project Manager:		Patrick Crawford
Phone:		573-624-6614	Email:	patrick.crawford@gillgroup.com
Property Overview				
<u>Dates of construction/additions</u>		<u>Summary of Apartment Unit Types</u>		
Date of Construction:		Bedrooms	Bathrooms	Unit Area (SF)
# of construction phases:				Quantity
Date(s) of renovations:				
<u>Site Statistics</u>				
Site area in acres:				
Total # of parking spaces:				
# of HC accessible spaces:				
# of HC van spaces:				
# of carport spaces:				
# of garage spaces:				
Maintenance Bldg. (Y/N):				
<u>Building Statistics</u>		Rent roll provided?: Yes <input type="checkbox"/> No <input type="checkbox"/> Total # of Units:		
Total # of apt. buildings:		<u>Tenant/Landlord Replacement Responsibilities</u>		
# of stories:		Component Tenant Landlord		
Total square feet:		HVAC – PTAC units		
Total net rentable area:		HVAC – Window/wall AC units		
Total # of dwelling units:		HVAC – Condensing Units		
Total # of occupied units:		HVAC – Fan Coil or Air Handling		
Total # of vacant units:		Plumbing - Domestic Water Heaters		
Total # of down units:		Unit Finishes		
Total # of accessible units:		Unit Appliances		
Total # of managers units:		Unit Cabinetry		
Total # of model units:		Other:		
<u>Amenities</u>		<u>Utility Service Summary</u>		
Clubhouse: <input type="checkbox"/> Common Laundry: <input type="checkbox"/> Pool: <input type="checkbox"/>		Utility Utility Provider		
Playground: <input type="checkbox"/> Sport Court: <input type="checkbox"/> Theater: <input type="checkbox"/>		Sewer:		
Salon: <input type="checkbox"/> Library: <input type="checkbox"/> Game Room: <input type="checkbox"/>		Water:		
Dining Hall: <input type="checkbox"/> Car Wash: <input type="checkbox"/>		Electric:		
Dwelling unit converted to Leasing Office: <input type="checkbox"/>		Gas:		
Other: <input type="checkbox"/> _____		Overall adequacy of utility service:		
Other: <input type="checkbox"/> _____		Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>		
		Is an irrigation system present?:		
		Yes <input type="checkbox"/> No <input type="checkbox"/>		

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

Component Summary and Capital Improvements				
Component	Approximate Component Age (OTC = Original to Construction)			Describe dates, portions replaced, repairs, etc.
Building Envelope				
Roof	Shingles: _____ Years Old OTC: <input type="checkbox"/> Panels: _____ Years Old OTC: <input type="checkbox"/> Other: _____ Years Old OTC: <input type="checkbox"/>			
Windows	Windows: _____ Years Old OTC: <input type="checkbox"/>			
Doors	Entry: _____ Years Old OTC: <input type="checkbox"/> Interior: _____ Years Old OTC: <input type="checkbox"/>			
Siding	Vinyl: _____ Years Old OTC: <input type="checkbox"/> Aluminum: _____ Years Old OTC: <input type="checkbox"/> Wood: _____ Years Old OTC: <input type="checkbox"/> Cement Board: _____ Years Old OTC: <input type="checkbox"/> Stucco: _____ Years Old OTC: <input type="checkbox"/> Other: _____ Years Old OTC: <input type="checkbox"/>			
Mechanical Systems				
Heating and Cooling Components	Boilers: _____ Years Old OTC: <input type="checkbox"/> Furnaces: _____ Years Old OTC: <input type="checkbox"/> Heat Pumps: _____ Years Old OTC: <input type="checkbox"/> Rooftop units: _____ Years Old OTC: <input type="checkbox"/> Mini Splits: _____ Years Old OTC: <input type="checkbox"/> AC Condensers: _____ Years Old OTC: <input type="checkbox"/> PTAC units: _____ Years Old OTC: <input type="checkbox"/> Chiller: _____ Years Old OTC: <input type="checkbox"/> Other: _____ Years Old OTC: <input type="checkbox"/>			
Elevator Mechanical	Elevator Mech: _____ Years Old OTC: <input type="checkbox"/>			
Interior Components				
Appliances	Refrigerators: _____ Years Old OTC: <input type="checkbox"/> Ranges: _____ Years Old OTC: <input type="checkbox"/> Range Hoods: _____ Years Old OTC: <input type="checkbox"/> Dishwashers: _____ Years Old OTC: <input type="checkbox"/> Other: _____ Years Old OTC: <input type="checkbox"/>			
Cabinets and Countertops	Kitchen: _____ Years Old OTC: <input type="checkbox"/> Bathroom: _____ Years Old OTC: <input type="checkbox"/>			

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

General Inquiry

- | | |
|--|--|
| 1. Does the property have full-time maintenance personnel or staff? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 2. Are there any unresolved building, fire or zoning code issues? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 3. Has a termite inspection occurred within the last year? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 4. Does the property have any structural settlement, deflection or cracking? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 5. Has the property experience and fire or seismic related damage? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 6. Is there any water infiltration in basements or crawl spaces? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 7. Are there any wall or window leaks, or poorly insulated areas? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 8. Is roof access available? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 9. Are there any current roof leaks at the property? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 10. Is the roof covered by a warranty or bond? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 11. Are the HVAC systems inspected on a regular basis? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 12. Are there any plumbing leaks or water pressure problems? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 13. Is the property served by on-site water well or septic system? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 14. Are the elevators maintained by a contractor on a routine basis? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 15. Is the emergency communication equip. in the elevators functional? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 16. Have fire/life safety systems been inspected within the last year? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 17. Are emergency electrical generators, if present, routinely maintained? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 18. Are GFCI outlets installed in all kitchens? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 19. Are GFCI outlets installed in all bathrooms/restrooms? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 20. Has the building been tested for indoor air quality or mold? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |

Red Flag Issues

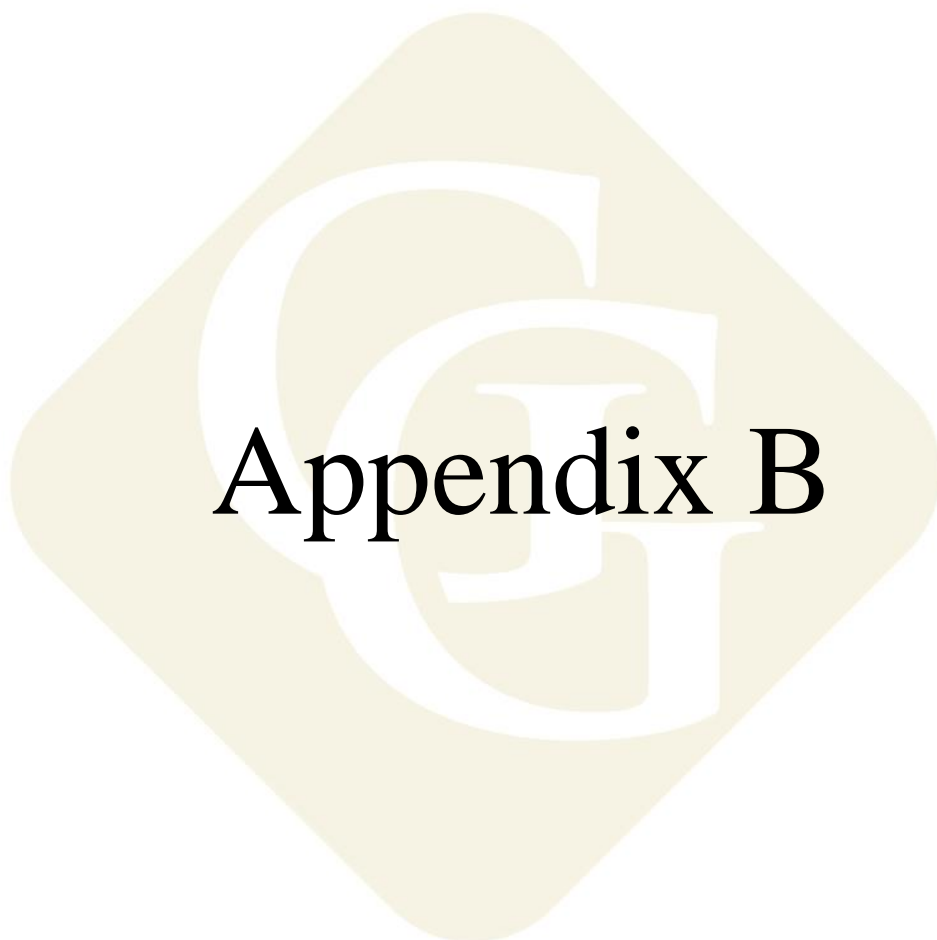
- | | |
|--|--|
| 21. Is Fire Retardant Plywood used at the property? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 22. Is polybutylene piping used at the property? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 23. Does any part of the electrical system use aluminum branch wiring? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |
| 24. Are any Omega or Central brand fire sprinkler heads installed? | Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unk: <input type="checkbox"/> N/A: <input type="checkbox"/> |

Gill Group, Inc.
PCNA KNOWLEDGABLE SITE CONTACT QUESTIONNAIRE

Documentation Request			
Document:	Available On-Site	Available Attached	Not Available
Contractor budget associated with rehabilitation of the subject property			
ALTA survey/site plan			
Floor plans			
Construction drawings			
Rent roll of tenants/commercial suites with current occupancy percentage			
Summary or matrix of apartment unit/suite types, square footages, and NRA.			
Brochures and marketing information			
Certificates of occupancy			
Copy of open building permits or open code violations			
Records of system and material ages (roof, MEP, paving, finishes, furnishings)			
Previous reports pertaining to the physical condition of the subject property			
Lists of mechanical equipment			
List of capital expenditures within the past 5 years			
Local Law #11 Façade Inspection Reports (NYC)			
Roof survey and warranty			
Service reports and inspection certificates (HVAC, elevator, fire alarm, sprinkler)			
ADA Survey or Barrier Removal Plan			

Preparer represents that to the best of the their knowledge, the above statements and facts are true and correct, and that no material facts have been suppressed or misstated.

Name:			
Title:			
Firm:			
Address:			
Phone Number:			
Email Address:			
Signature:		Date:	



Appendix B



GILL GROUP

Project Number: TCN5067B2051

Property Address: 2225 College Street, Columbia, SC 29205



No. 1

Subject property monument sign



No. 2

Subject property road frontage

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 3

Subject property road frontage



No. 4

Subject property road frontage

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 5

Subject property exterior stair



No. 6

Subject property exterior

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 7 | Subject property on site utilities



No. 8 | Subject property service door



No. 9

Subject property exterior



No. 10

Subject property exterior

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 11

Subject property parking area



No. 12

Subject property sitting area

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



GILL GROUP

Project Number: TCN5067B2051

Property Address: 2225 College Street, Columbia, SC 29205



No. 13

Subject property file office



No. 14

Subject property community room

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 15 | Subject property typical hallway



No. 16 | Subject property storage area



No. 17

Subject property common laundry



No. 18

Subject property rec room

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 19

Subject property storage area



No. 20

Subject property mail kiosk

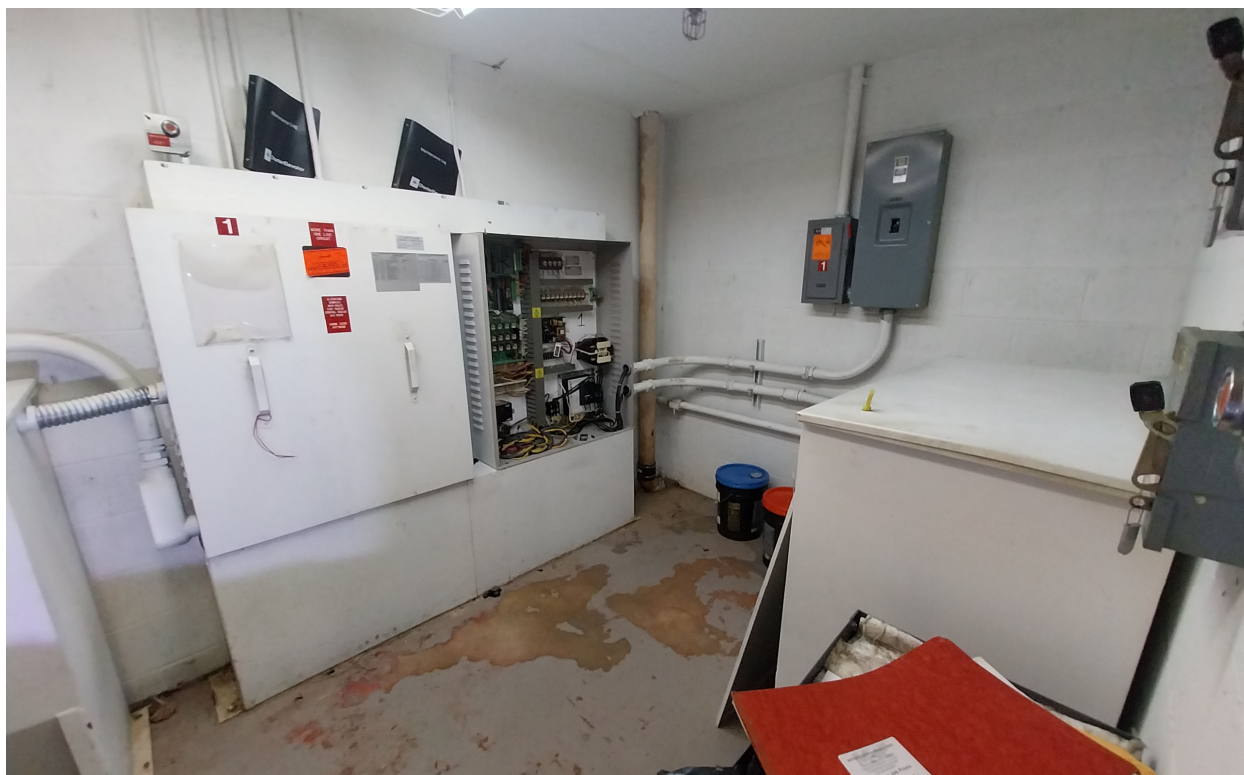
Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 21

Subject property fire panel



No. 22

Subject property elevator room

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 23

Subject property typical ac condensor

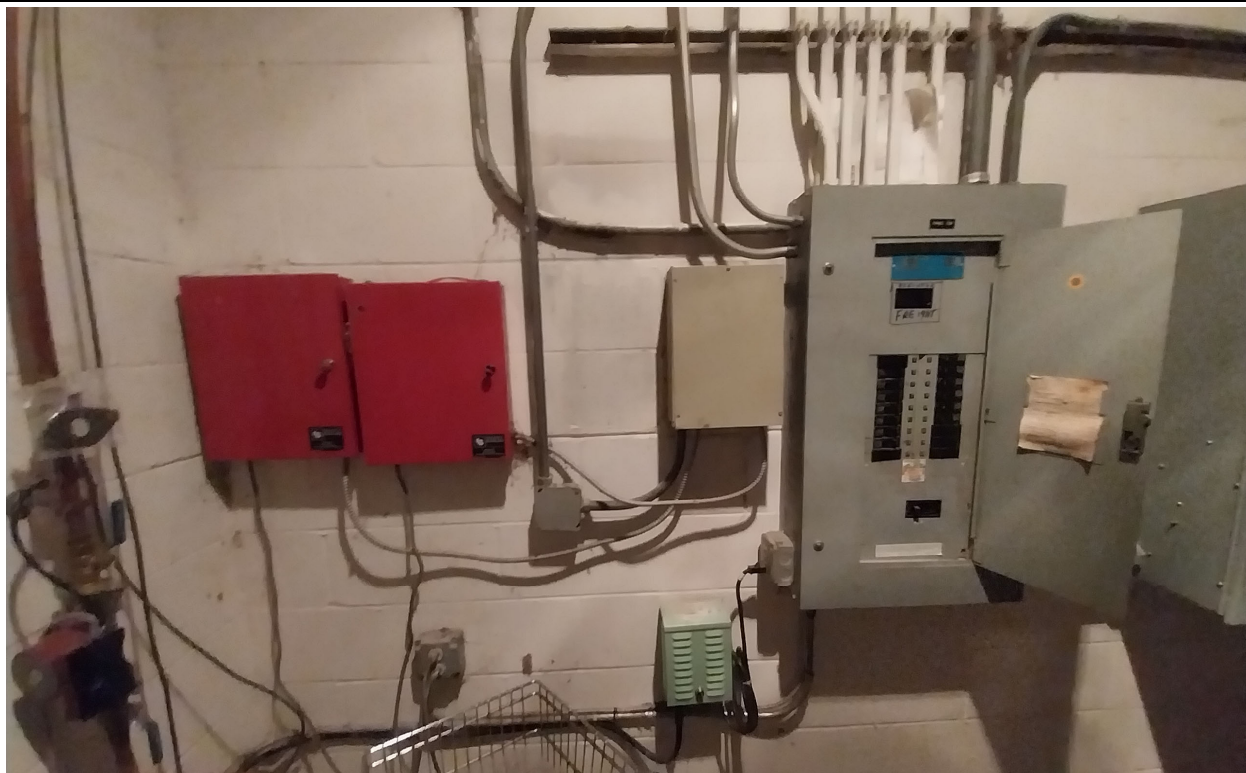


No. 24

Subject property generator

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 25

Subject property electric room



No. 26

Subject property electric room

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 27

Subject property roof



No. 28

Subject property roof

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 29

Subject property typical unit interior



No. 30

Subject property typical unit interior

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 31

Subject property typical unit interior



No. 32

Subject property typical unit interior

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 33

Subject property typical unit interior



No. 34

Subject property typical unit interior

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 35

Subject property typical unit interior



No. 36

Subject property typical unit interior

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



No. 37

Subject property typical unit interior electric panel



No. 38

Subject property typical unit interior electric panel

Inspector: Erik Sargus

Date of Inspection: 1/28/2025



Appendix C

Arrington Manor - DESCRIPTION	TOTAL AMOUNT	\$/SF	% OVERALL
<i>SITEWORK</i>	\$ 841,291	\$17.44	5.60%
<i>CONCRETE</i>	\$ 515,390	\$10.68	3.43%
<i>MASONRY</i>	\$ 1,514,230	\$31.39	10.09%
<i>STEEL</i>	\$ 182,350	\$3.78	1.21%
<i>WOOD & PLASTICS</i>	\$ 575,668	\$11.93	3.83%
<i>THERM-MOIST PROTEC</i>	\$ 626,452	\$12.99	4.17%
<i>DOORS & WINDOWS</i>	\$ 724,017	\$15.01	4.82%
<i>FINISHES</i>	\$ 2,158,543	\$44.75	14.38%
<i>SPECIALTIES</i>	\$ 263,692	\$5.47	1.76%
<i>EQUIPMENT</i>	\$ 274,526	\$5.69	1.83%
<i>FF&E</i>	\$ 24,600	\$0.51	0.16%
<i>SPECIAL CONSTRUCTION</i>	\$ -	\$0.00	0.00%
<i>CONVEYING SYSTEMS</i>	\$ 198,500	\$4.12	1.32%
<i>MECHANICAL</i>	\$ 2,383,710	\$49.42	15.88%
<i>ELECTRICAL</i>	\$ 1,564,890	\$32.44	10.42%
SUB TOTAL	\$ 11,847,856.96	\$245.63	78.92%
SUB TOTAL	\$ 13,168,615.30	\$273.01	87.72%
BASE TOTAL	\$ 15,012,221.45	\$311.23	100.00%



Fernwood at Five Points

Scope of Work Narrative

October 21, 2024

Summary: Fernwood at Five Points, located 2225 College St, Columbia, SC consists of one (1) six-story apartment building. The apartment building contains fifty eight (58) dwelling units ranging from efficiency units, 1 bedroom and two bedroom. Project will comply with requirements stated in South Carolina Housing 2024 Qualified Allocation Plan and Appendix B – Development Design Criteria, unless otherwise noted.

Site

1. Demolish approx. 1073 sf of existing sidewalks and approx. 1660 sf of existing asphalt parking on north side of building.
2. Demolish approx. 345 sf of existing sidewalks on east side of building including concrete steps down to street level.
3. Demolish existing stairs and sidewalk on south side of building.
4. Demolish approx. 120 sf of concrete island and single asphalt parking space (approx. 150 sf) in the parking lot west of the building.
5. Install 1120 sf of new concrete sidewalk adjacent to parking and to the building on the north side.
6. Mill and overlay existing asphalt parking area to remain. Restripe the realigned parking area north of building. New parking to include striping, as well as signs and ramp for two accessible spaces.
7. Add tree island in parking area.
8. on east side where steps are removed install concrete wall to match adjacent wall. Approx. dimensions 5' long and 4' high.
9. on south side where steps are removed install concrete wall to match adjacent wall. Approx. dimensions 12' long and 4' high.
10. Install 475 sf of new concrete sidewalk from new patio on south side of building then extending west along south side of building and then turning north along parking on west side of building and terminating at existing sidewalk.
11. Add concrete island with 'Sutera' waste disposal facility installation in parking lot west of the building.
12. All disturbed earth areas to be graded smooth and stabilized in accordance with landscaping plan.
13. Provide brick monument sign at site entrance

Exterior scope of work:

14. Replace all exterior doors with energy-efficient fiberglass doors and insulated steel at service doors. Replace all exterior aluminum storefront.
15. Replace all windows with energy start rated Vinyl windows.
16. Brick veneer to remain. Repair masonry walls having cracks and/or settlement. Replace damaged brick and point-up deteriorated mortar to match existing. Remove all abandoned items from brick.
17. Remove all PTAC units and fill gap with brick to match existing adjacent masonry.
18. Paint brick as shown on proposed elevations.
19. Provide fiber cement panel attached to existing brick facade as seen on proposed elevations.
20. New aluminum storefront and canopy additions as per proposed drawings.
21. Pressure-wash facades, porches, and ramps.

Common Areas

22. Demo and provide new metal stud walls to reconfigure the leasing office and amenity spaces.
23. Replace all interior and exterior doors. Some door frames will be replaced. Install panic hardware at side door in Community Room.
24. Paint throughout, including walls, doors, trim, and gypsum board ceilings.
25. Install new aluminum storefront doors with panic hardware at entrance.
26. Replace interior window with fixed, impact-resistant window. Replace all blinds with operable 1" aluminum blinds.
27. Replace flooring and wall base throughout.
28. Replace all ceilings with 2' x 4' ACT and ensure they are seismically braced or with 5/8" Gyp ceiling where shown in the drawing.
29. Replace all lighting fixtures, outlets, switches, cover plates, and diffusers.
30. Provide new hardware on all doors.
31. Remove the 2 existing elevators in the lobby, remove wall between the 2 elevators, make the elevator shaft larger and provide new CMU walls to support one new stretcher/ambulatory compliant elevator.
32. Kitchen:
 - a. Remove all existing cabinetry, appliances, and sink.
 - b. Install new cabinetry, appliances, and sink. Countertops to be quartz or granite.
 - c. Install new ADA low-profile fire extinguisher.
 - d. Provide new movable islands.
33. Janitor room – remove existing toilet fixtures and provide new mop sink as per drawings.
34. Corridors – remove and replace with new handrails along one side of the corridor.
35. Trash chute – remove chute and all related equipment.
36. Bathrooms – reconfigure as per drawings.
 - e. Install new plumbing fixtures, grab bars, mirrors, toilet paper holders, sanitary napkin receptacles, toilet partitions, and accessories.
 - f. Install new porcelain tile flooring and walls.
37. Stairwell finishes to remain. Provide cane detection.
38. Provide recessed walk off mat in at front and rear lobby entrances. New LVT throughout the lobby & corridor.

39. Provide new mailboxes and package lockers as per drawing.
40. Provide new furring wall with insulation along the exterior walls.
41. Portions of existing CMU wall will be removed to adjust the location of doors.

Throughout Units

42. Replace all interior walls within units.
43. Provide new 1 ½" metal furring wall with rigid insulation along the exterior walls.
44. Portions of existing CMU wall will be removed to adjust the location of doors.
45. Replace all interior doors with hollow core paneled hardboard.
46. Replace all ceilings with gypsum board ceilings.
47. Provide and install gypsum board at all existing exterior walls.
48. Replace all existing finish floors.
49. LVT floors throughout the unit.
50. Provide new horizontal miniblinds at all windows.

Kitchens

51. Provide and install new appliances: refrigerator, range, microwave and dishwasher.
52. Replace all sinks, faucets, cabinets. Provide anti-tip device and backsplash at ranges.
53. Countertops to be solid surface.
54. Provide finish end panels at all exposed casework ends.
55. All cabinets to be KCMA certified.
56. Provide full height tile backsplash at range, 4" high tile splash general.

Bathrooms

57. Provide vanity, mirror, towel bar, shower curtain rod, medicine cabinet, robe hook, and towel ring, and all plumbing fixtures.
58. Provide and install weighted shower curtains at UFAS units.
59. Provide a 60" hose and hand-held shower spray unit with non-positive shut off in the roll-in showers.
60. Shower units must be fiberglass with slip resistant floors.
61. Provide blocking at accessible units for grab bar installation.

Bedrooms

1. See work "Throughout Unit."

Closets

62. Finishes and scope of work to match adjacent room.
63. Provide new shelving as per drawings.

Structural

64. Perform site visit to confirm existing structural conditions.
65. Confirm load-bearing condition of interior and exterior CMU walls.
 - g. Provide new post-installed lintels for new openings created in walls bearing vertical load, such as those supporting joists. Typical openings (approximately 4'-0" in width, anticipating 20) may be reinforced with double angle reinforcement and by grouting and adding reinforcement to

- the jambs as needed. Longer span openings (anticipating two interior and three exterior where the spaces are to be opened up on the first floor) may require a new steel W-shape beam and may require steel HSS columns at each end to support them.
- h. Evaluate if the balance of new and removed walls triggers lateral evaluation (and potential retrofit) according to the International Existing Building Code. This can be triggered if the demand/capacity ratio is increased by more than 10 percent; therefore, if the demand remains approximately equal, interrupting 10 percent or more of the current lateral resistance system (in any direction) can trigger the need for lateral analysis/retrofit. Currently, while the lateral system is believed to be reinforced CMU bearing walls, it is unknown which CMU walls do or do not contribute. This should be verified in the field. Should analysis/retrofit be required, this may represent a significant additional effort in terms of structural hours and scope.
 - i. Confirm the load-bearing condition of joists on the existing two-elevator shaft wall. The wall is scheduled to be modified to adjust to a one-elevator system, causing portions of it to be removed. The existing wall's condition as a load-bearing wall or not may influence how the shaft walls are most efficiently altered.
66. Revise structure for conversion from two in-hall elevators to a single elevator, larger in size.
- j. Provide vertical support for manufacturer's hoist beam. It is anticipated this can be done through a reinforced grouted column or a steel HSS column hidden in the walls. The existing wall to remain may have supports which can be reinforced instead; this will be verified.
 - k. Modify existing elevator pit if present / as needed. This can be accomplished by saw-cutting the existing after demolition of the original elevators and by doweling new concrete reinforcement to the remaining below-grade walls or slab using adhesive.
67. Design steel framing and concrete slab/foundation for three one story "sunroom"-type expansions across the front and back of the building. Each is anticipated to have two front-to-back sidewalls and one side-to-side storefront. Anticipated framing shall include cold-formed metal joists and wall studs, portal-framed beam and column system, and reinforced thickened slab foundation/footings.
68. Design CMU infill for existing hallway doors being removed. Anticipated to include reinforcement and adhesive dowels into grouted masonry at existing opening perimeter.
69. Design slab infill for existing trash chute in slab at each floor. Anticipated to include formed reinforced concrete infill slab with adhesive dowels into slab at perimeter of opening.

Fire Protection

1. Existing sprinkler systems including fire pump, standpipes and distribution piping to be removed in their entirety back to incoming main.
2. Provide complete new automatic wet pipe sprinkler system throughout the building and apartments including new standpipes, fire pump, jockey pump and double-check detector type backflow preventer.
3. Fire pump shall be 750 gpm, 50 to 75 HP, exact sizing to be determined by sprinkler contractor and fire flow test data.

4. The system will be hydraulically calculated and designed by the sprinkler contractor including all required drawings, calculations, etc. consistent with NFPA 13 requirements.
5. A fire department connection will be provided for the local fire department to supplement sprinkler water supply. Final location will be coordinated with the local authority having jurisdiction.
6. Combination sprinkler and standpipe risers shall be provided in all fire egress stairs and as required by NFPA 14. Provided with floor control valve assembly (FCVA) and 2-1/2 fire hose valve.

Plumbing

Existing

1. The existing water service shall remain and be capped at the building entrance inside the building.
2. All building plumbing equipment, piping and systems shall be removed in their entirety, including all vertical pipe risers.
3. All below grade sanitary piping shall be jet cleaned out to main in the street and video inspected to determine existing pipe condition, locations and inverts. Coordinate with owner existing pipe conditions to confirm extent of repair or replacement scope of work required.
4. Remove all roof drains and all associated stormwater and overflow piping back to main at ground floor slab penetration.
5. Existing gas service, meter and all associated piping are to be removed in their entirety. Coordinate with local gas company for termination and removal of existing service and meter.

New Work

Domestic Water

1. The existing building water service shall be reused. Provide new reduced-pressure zone backflow preventer.
2. Provide variable speed duplex or triplex domestic water booster pump assembly, sizing to be based on flow requirements and local water pressure. A flow test will be conducted to determine the existing water pressure and flow.
3. Domestic cold water will be distributed in the first-floor ceiling with vertical risers up to serve each apartment. Isolation valves will be provided at the base of each riser and in each apartment.
4. Provide add alternate price to install remote read electronic water sub-meters within each apartment mechanical closet.
5. Domestic hot and cold water will distributed to all common area fixtures. Hot water will be provided from electric tank water heater with insulated hot water piping, recirc pump and piping. Water heater shall be set to 140F and provided with central mixing valve distributing 120F (adj.) to all common area fixtures. Provide water heater with expansion tank and drain pan.

6. Domestic hot water for the apartment unit plumbing fixtures shall be provided by a non-simultaneous 4.5 KW dual element 40- or 50-gallon storage tank electric water heater with an energy factor of 0.94 located in the apartment mechanical closet. Water heater storage temperature shall be set at 140 degrees tempered by a residential thermostatic mixing valve. Water heater shall be provided with residential type expansion tank. Provide overflow pan and drain at all water heaters.
7. Domestic cold and hot water piping shall be distributed in each apartment to all kitchen and bathroom fixtures.
8. Freeze-proof exterior hydrants will be provided at various locations around the perimeter.

Sanitary Waste and Vent

1. Sanitary waste and vent piping will serve resident apartment units, and common area plumbing fixtures and floor drains. Sanitary waste will drain by gravity extend and connect to existing sanitary piping below slab.
2. Vent piping from all fixtures will collect with vertical risers and new vents through roof.

Storm Water

1. New roof drains will be piped with vertical risers down and connect to existing storm drain piping below slab and out to site storm water main.
2. Emergency / secondary overflow storm drains will be provided with piping to exterior wall overflow nozzles.
3. Condensate drain from apartment and common area HVAC units will be collected and connected to storm water piping / system.

Sump Pumps

1. Elevator sump pumps shall include sump pump to discharge to an approved location.

Plumbing Fixtures

1. Water closets: Vitreous china, floor-mounted, tank-type water closets with 1.28 gpf at accessible height.
2. Resident Units Lavatories: Accessible operation, set in vanity (drop-in, undermount or integral), with ADA compliant faucets 1.5 gpm flow rate.
3. Public Toilet Room Lavatories: Accessible operation, undermount with battery powered sensor faucet, 0.5 gpm flow rate.

Mechanical

1. All existing mechanical systems, equipment, ductwork and piping to be removed.

2. Each apartment shall be conditioned via DX split system heat pumps with indoor vertical ducted air handling unit and roof mounted condensing unit. HVAC units shall be high efficient DX cooling (Min SEER2 14.3) and heat pump heating (min. HSPF2 7.5).
3. Resident unit air distribution shall be provided via low pressure sheet metal supply air ductwork and ceiling registers. Radiation dampers shall be provided at all registers and grilles located within a rated ceiling assembly. Return air shall be provided via a wall grille directly ducted to the HVAC unit within the mechanical closet. Transfer grilles shall be provided above all bedroom doors to allow adequate return air flow back to the units.
4. Ventilation shall be by outside air duct to exterior wall directly ducted to return side of each AHU. Outside air damper will be connected to AirCycler ventilation controller to ensure ventilation rates are met per code requirements. Aircyler controller shall also be interlocked with bathroom exhaust fan smart switch to run exhaust fan as required when ventilation runtimes are not achieved through regular operation of the AHU.
5. Apartment bathrooms to be provided with ceiling exhaust fan with ceiling radiation damper and Air Cycler smart switch for ventilation control. Exhaust air shall be ducted via round or rectangular sheet metal to exterior wall vent and run within floor ceiling assembly between or through joist space. Exhaust fan to be Energy Star rated and rated less than or equal to 3 sones.
6. Apartment clothes dryers shall be provided with dryer vent box in wall behind dryer and ducted to exterior wall vent. Dryer exhaust duct shall be 4" round sheet metal and run within floor ceiling assembly between or through joist space. Dryers shall be long vent models and exhaust duct to exterior walls to be within manufacturer lengths and requirements.
7. Kitchen range hoods / microwaves shall be recirculation exhaust type with no ductwork to the exterior.
8. All common areas and corridors to be conditioned via DX split system heat pumps similar to those serving apartments.
9. Dedicated split system heat pumps shall be provided to condition elevator machine room or elevator shafts for machine room less elevators.

Electrical

1. All existing electrical systems, equipment switchgear, panel boards and distribution shall be removed in their entirety.
2. Remove existing generator, all associated piping and underground storage tank.
3. Coordinate with electrical service provider for increased building electrical service and requirements; if existing building transformer and service feeders are adequate or need to be increased.
4. Provide increased 1,600 A 208V, 3Ph service including main building service switch, disconnects, panel boards, meter stacks and feeders.
5. Provide new diesel generator, approx. 50 kW, with integral fuel storage tank, emergency panelboards and distribution. Generator sizing to be confirmed and to serve fire pump and all emergency life safety loads and lighting in the building.

6. Individual 120/208V, 1 phase, 3 wire load centers in each apartment or unit. each load center shall have arc-fault (AFCI) circuit breakers for all 120-volt dwelling unit receptacle, lighting and device circuits in the units.
7. Individual service feeders from meter stack to each multifamily dwelling unit.
8. House meter and panel boards shall be provided for common area electrical connections.

Wiring Devices

9. Each dwelling unit shall be provided with wiring, receptacles, switches as required.
10. GFI outlets shall be provided in kitchens, bathrooms and exterior locations.
11. Multiple-station smoke detectors shall be provided in all units in the common living area and in each separate bedroom. Detectors within each apartment unit shall be interconnected. Detectors shall be 120VAC, with integral Lithium battery backup, and are not connected to the building FA system.

Interior Lighting

12. All lighting shall be Energy Star labeled or provided with energy star labeled lamps.
13. All light fixtures shall be LED type or have LED bulbs.
14. Residential grade light fixtures shall be provided in dwelling units at entryways, stairway, kitchen/dining areas, walk-in closets, exterior doors, and bathrooms.
15. Provide ceiling fans in all Living rooms and bedrooms in dwelling units with fan and light wired separately.
16. All interior public space lighting shall be commercial/spec grade and controlled via occupancy sensors.
17. Emergency / egress lighting shall provided for light fixtures in means of egress areas including public exit discharge areas and connected to emergency circuit(s) from emergency panels.

Exterior Lighting

18. Replace existing exterior light poles with new poles and LED fixtures for proper illumination of parking lots.
19. Provide new LED building wall mounted fixtures above all building entrance and exit locations. Fixtures shall be connected and served from emergency circuits.

Fire Alarm

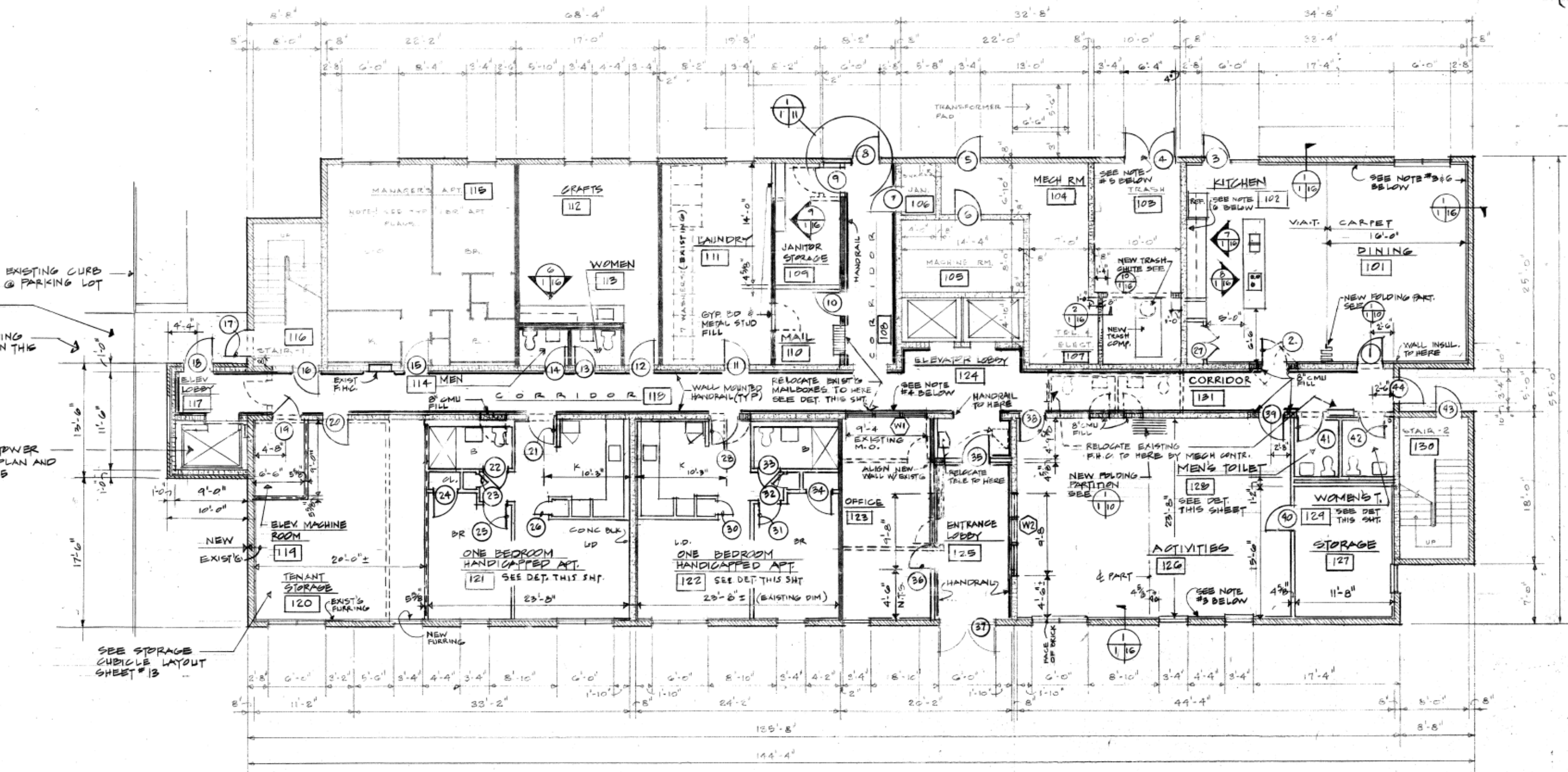
20. Provide a fully addressable fire detection and alarm system designed in accordance with current NFPA, ADA, local codes and authorities having jurisdiction.
21. Low frequency horns shall be provided in each dwelling unit. Combination horn and strobes shall be provided in all "Hearing Impaired" dwelling units.
22. Pull stations shall be provided at common area exits and stairs.

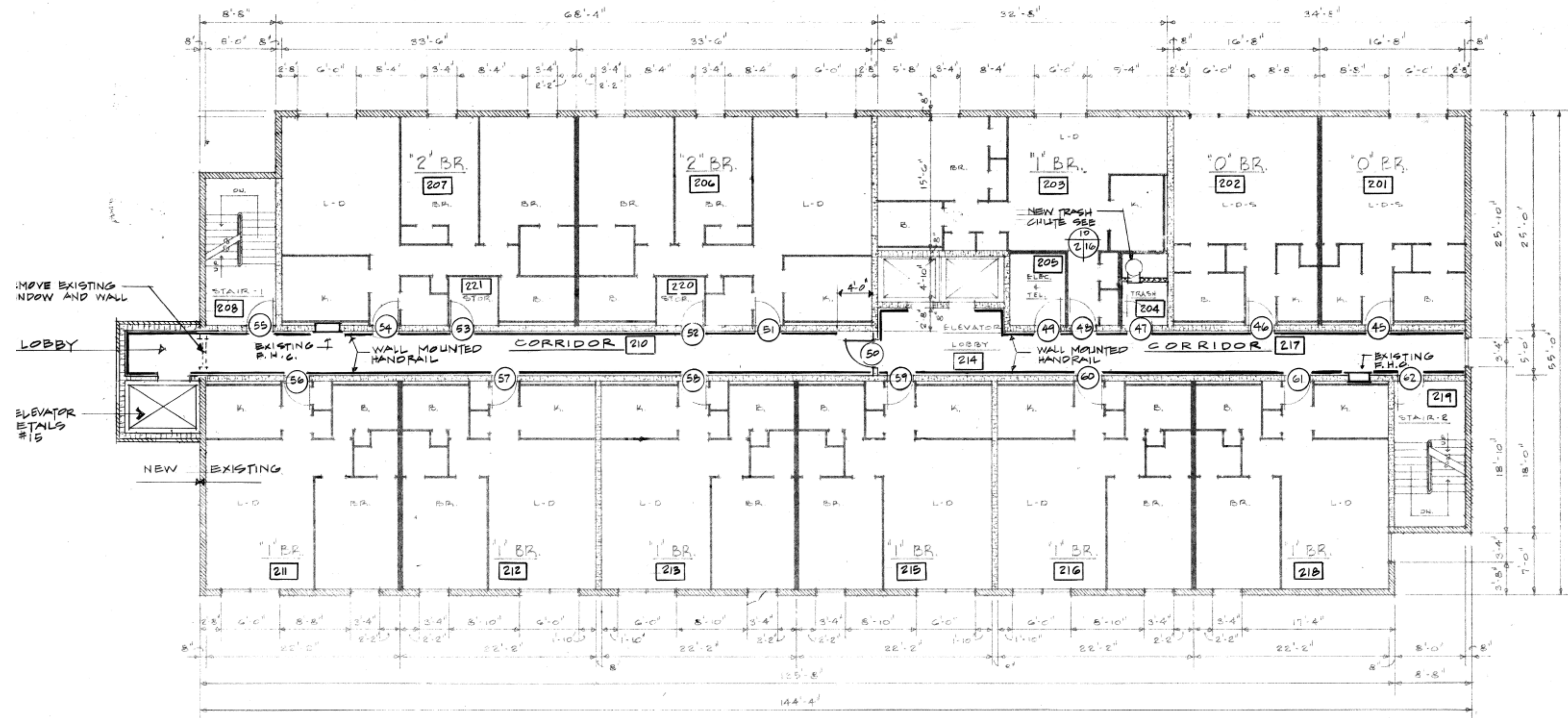
23. Smoke detectors shall be provided in main electric room that houses the fire alarm control panel.
24. The fire alarm system will monitor all sprinkler system flow switches, air pressure switches and valve tamper switches.

Telephone and Communications Data Systems

25. Provide a wired telephone system including backboards, media cabinets and wiring and jacks as required. Provide telephone jack in all primary bedrooms for future TTY use.
26. A flexible and fully wired Structured Cabling System, designed by a Registered Communications Distribution Designer (RCDD), will be provided. The structured cabling system will consist of Category-6 UTP cable, wall mounted workstation boxes, cover plates, and 8-pin RJ45 jacks. All cables will be properly labeled and terminated in the equipment racks on modular RJ-45 patch panels with 110-style IDC's on the back of the panel.
27. Typical residential units will receive a Media Center enclosure for termination of data, voice and coax cabling for each unit. Service Providers can extend their service to each unit to activate service. Adequate plywood and rack space will be provided in the Telecom Rooms for Service Provider equipment.
28. Telecommunication Outlets: Multi-port telecommunication outlets will be provided in each residential unit and common areas as determined during the next design phase. Conduit from each outlet will be stubbed to an accessible ceiling area. Cables will be run to local data closets or directly to the MDF room. Data closets will be connected to the MDF with conduit.
29. A CATV distribution system will be provided. The local cable (or satellite) television provider will provide service to the building. An outlet will be provided at select locations in the common areas, in all bedrooms in the residential dwelling units and in the gathering area in the residential units. Space and power (dedicated receptacle) will be provided at the head-end location for the local cable provider's distribution equipment. No provisions for "off air" reception (master antenna system) will be made.
30. A perimeter access control alarm system will be provided for the building. This system will monitor all exterior doors. A sensor will be mounted to detect occupants approaching the doors. During designated hours, the opening of a secured door will sound a local audible alarm and signal staff via a wireless paging or text-based system.
31. CCTV Cameras will be located in designated locations, including cameras around the perimeter of the building, parking areas, main entrances, stairwells, etc. All cameras will be IP based and vandal resistant. Cat-6 cable will be installed from the nearest Telecom Room to the cameras. Power over Ethernet (PoE) switches to power the cameras will be provided in the MDF and IDF rooms.
32. In/Out Keypads will be provided at designated locations including exterior entrances, and other locations if requested. Some of these will have buzzers. Certain doors will have delayed egress maglocks.

POWER -
PLAN AND
E





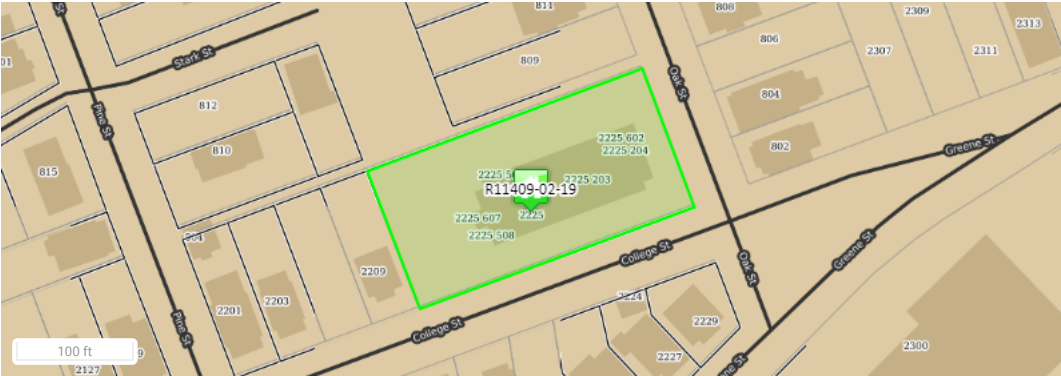
SECOND FLOOR PLAN
1/8" = 1'-0"

SERVICES INFORMATION

Address	2225 COLLEGE ST COLUMBIA SC 29205	Garbage Coll. Day	No Pickup
Municipality	Columbia	Recycling Coll. Day	No Pickup
School District	Richland School District 1	Yard Trash Coll. Day	No Pickup

POLITICAL INFORMATION

Voting Precinct	Ward 33	SC Senate Dist.	21
Voting Location	Martin Luther King Park	SC Senate Rep.	Darrell Jackson
County Council Dist.	5	SC House Dist.	74
County Council Rep.	Allison Terracio	SC House Rep.	J. Todd Rutherford
County Magistrate	JUDGE HAROLD CUFF		

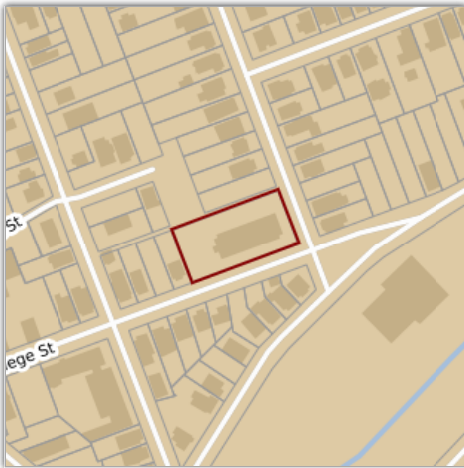


No Photo Available



Data last updated: 01/17/2024

Print



Address

Address	2225 COLLEGE
Municipality	Columbia
School District	Richland School District 1
Garbage Coll. Day	No Pickup
Recycling Coll. Day	No Pickup
Yard Trash Coll. Day	No Pickup
Latitude	0.00000
Longitude	0.00000
Elevation	253 ft

Census

Year	2010	2000	1990
Avg Hshld Income	\$10,495	\$15,288	\$7,646
Avg Home Value	\$58,600	\$57,300	\$37,600
Pop. Density (/sqmi)	8,196	11,760	9,757

Property

TMS	R11409-02-19
Owner	HOUSING AUTHORITY OF
Beds	0.0
Baths	0.0
Heated Sqft	100
Year Built	
Tax District	1CC
Land Value	\$0
Building Value	\$1,200
Taxable Value	\$0
Market Value	\$0
Last Sale	\$0 (01/01/1979)
Zoning	
Secondary Zoning	
Owner Occupied	

Political

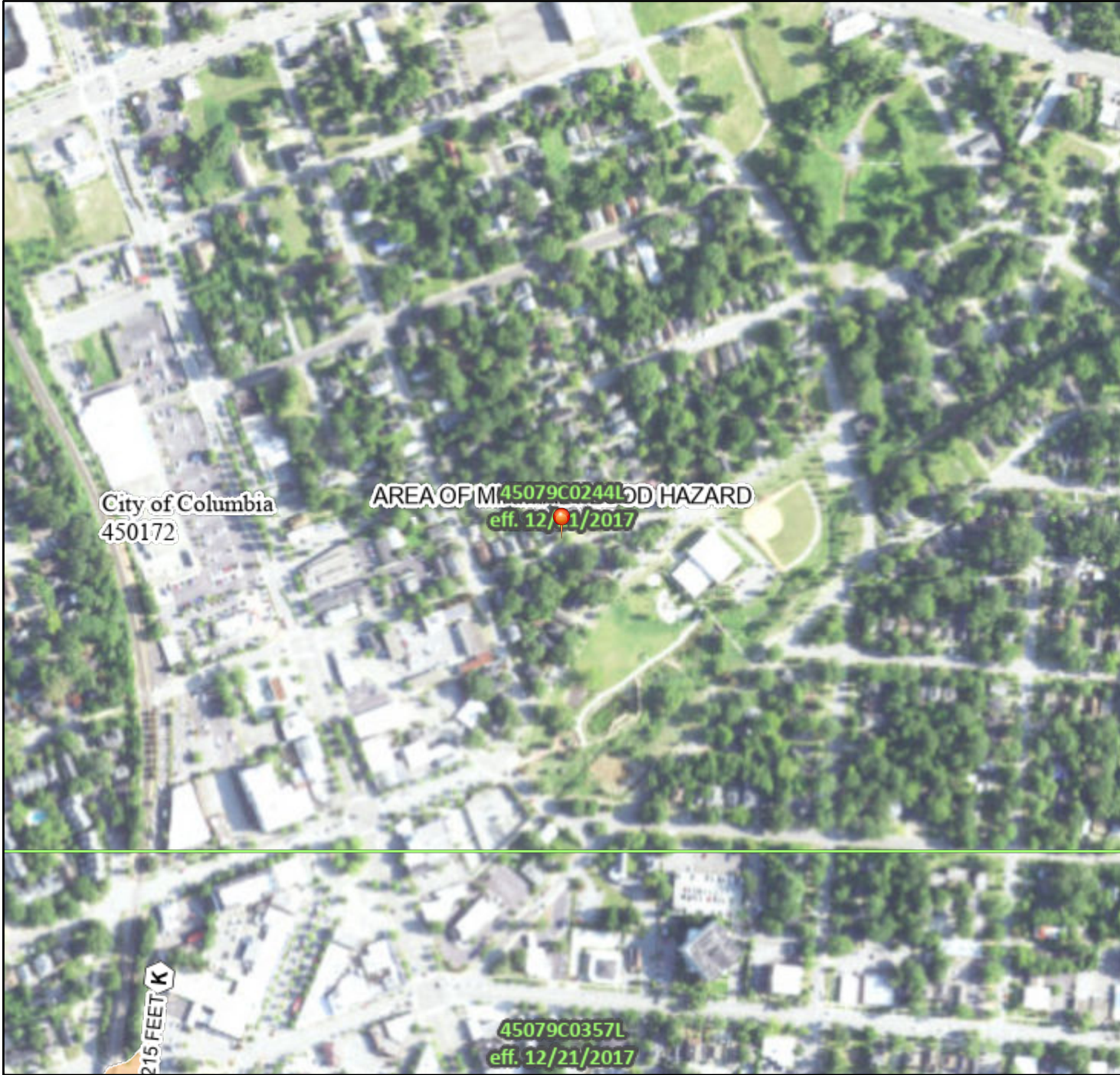
Voting Precinct	Ward 33
Voting Location	Martin Luther King Park
County Council Dist.	5
County Council Rep.	Allison Terracio
SC Senate Dist.	21
SC Senate Rep.	Darrell Jackson
SC House Dist.	74
SC House Rep.	J. Todd Rutherford
County Magistrate Dist.	OLYMPIA
County Magistrate	JUDGE HAROLD CUFF
Congressional Dist.	6
Congressional Rep.	James Clyburn
Sheriff Region	1

Disclaimer: This application is a product of the Richland County GIS Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. However, the information presented should be used for general reference only. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of the information presented herein.

National Flood Hazard Layer FIRMette



81°1'12"W 34°0'24"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

81°0'34"W 33°59'54"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2024 at 2:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.



Arrington Manor Apartments

2225 College St, Columbia, SC 29205, USA

Latitude, Longitude: 34.0026187, -81.0145438



Date	1/17/2024, 1:15:08 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.419
S ₁	spectral response (1.0 s)	0.143
S _{XS}	site-modified spectral response (0.2 s)	0.614
S _{X1}	site-modified spectral response (1.0 s)	0.319
F _a	site amplification factor (0.2 s)	1.465
F _v	site amplification factor (1.0 s)	2.226
ssuh	max direction uniform hazard (0.2 s)	0.491
crs	coefficient of risk (0.2 s)	0.853
ssrt	risk-targeted hazard (0.2 s)	0.419
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.169
cr1	coefficient of risk (1.0 s)	0.847
s1rt	risk-targeted hazard (1.0 s)	0.143
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{XS}	site-modified spectral response (0.2 s)	0.409
S _{X1}	site-modified spectral response (1.0 s)	0.213

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.288
S_1	spectral response (1.0 s)	0.097
S_{XS}	site-modified spectral response (0.2 s)	0.452
S_{X1}	site-modified spectral response (1.0 s)	0.233
f_a	site amplification factor (0.2 s)	1.57
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.081
S_1	spectral response (1.0 s)	0.027
S_{XS}	site-modified spectral response (0.2 s)	0.129
S_{X1}	site-modified spectral response (1.0 s)	0.066
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	8

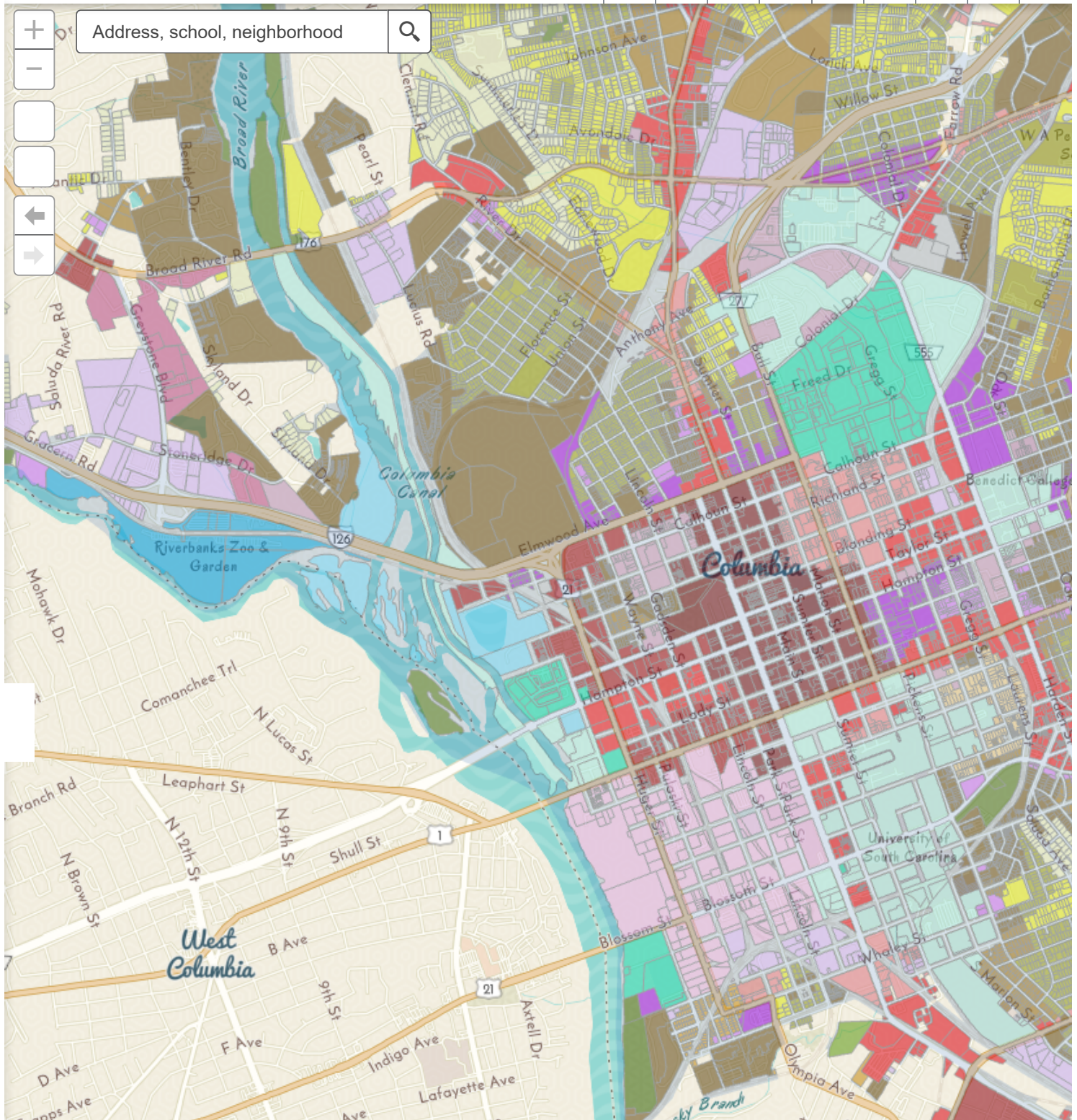
DISCLAIMER

While the information presented on this website is believed to be correct, SEAOC / OSHPD and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in this web application should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. SEAOC / OSHPD do not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the seismic data provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the search results of this website.



City Information

Supporting the City with GeoSpatial Technology



0.6mi

-81.016 34.008 Degrees

A large, light beige diamond shape is centered on the page. Inside the diamond, the letters 'G' and 'G' are stacked vertically in a large, white, serif font. The text 'Appendix D' is written in a black, serif font, centered horizontally and partially overlapping the lower 'G' of the logo.

Appendix D



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Julia VanderHart

CNA Staff Assessor

EDUCATION:

Bachelor's Degree– History and International Studies

Presbyterian College, Clinton, SC (May 2013)

AREAS OF EXPERTISE:

- Completion of Property Condition Assessments (PCAs) according to ASTM E2018-15 with experience within several structure types including industrial, manufacturing, single family, multifamily, commercial, high rise, and registered national historic landmarks
- Experience in Capital Needs Assessments (CNAs)
- Experience in HUD Rental Assistance Program (RAD) CNAs
- Experience in USDA Rural Development (RD) CNA standards
- Completion of courses in Urban Planning.
- Experience in Geographic Information Systems (GIS) - Map creation and interpretation
- LEED Green Associate



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Patrick Crawford

Director of CNA Services

PROFESSIONAL EDUCATION:

B.S. Urban & Regional Planning, Michigan State University, Lansing, MI 2012

CERTIFICATIONS:

- BPI Building Analyst
- Radon Measurement Specialist
- Licensed Asbestos Inspector (MI, IN)
- ASTM PCA Training
- HUD REAC Inspector Training
- Capital Needs Assessment Experience, 11+ Years

AREAS OF EXPERTISE:

Mr. Crawford has performed CNAs, Energy Audits, and Construction Loan Monitoring Services for HUD, Fannie Mae, Freddie Mac, USDA RD, and for State Housing Agencies in 39 states, from Alaska to New York and the U.S. Virgin Islands.

Mr. Crawford has more than 11 years of experience performing Capital Needs assessments of all types, project management, and TIF/Brownfield Grant Application Writing. He has completed over 2,500 CNAs used to identifying building improvements. His portfolio of CNA experience includes analyzing and reporting on projects/properties including Single Family Residential, Family, Senior, & Assisted Living Multifamily, Student Housing, Office, Commercial, Mixed-Use, Warehouse, Industrial, and High-Rise Buildings. Mr. Crawford has extensive experience working with government, municipal, and private organizations as part of these studies. He has performed countless Needs Assessment Inspections that required assessments of structural, MEP, and civil services. Mr. Crawford has experience conducting energy audits, including inspections of attic and crawl spaces, structural framing and foundations, roofs and gutters, and HVAC mechanical systems, testing for carbon monoxide, drafting, and gas leaks. Mr. Crawford also has experience in Asbestos and Radon Testing.

- Expertise in Property Condition Assessments (PCAs) according to ASTM E2018-15 Standards. with experience within several structure types including industrial, manufacturing, single family, multifamily, commercial, high rise, and registered national historic landmarks
- Expertise in Capital Needs Assessments (CNAs), HUD Rental Assistance Program (RAD) CNAs, and Low Income Housing Tax Credit (LIHTC) CNA Requirements.
- Expertise in USDA Rural Development (RD) CNA standards
- Completion of Construction Loan Monitoring (CLM) reporting including Architectural Document and Cost Review reports and subsequent monthly construction draw inspection reports for nearly \$100M in direct construction, substantial rehabilitation and adaptive reuse projects.



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

AREAS OF EXPERTISE (Cont.):

- Research for implementation of sustainable systems and energy efficiency upgrades for existing buildings; provision of green alternatives for standard appliances, fixtures, and finishes
- Data collection and analysis of energy data for Energy Star Portfolio Manager.
- Expertise in Phase I & II Environmental Site Assessment data collection and research
- GIS-based research for wind turbine site acquisitions, energy potential outcomes, and visual impact studies

RELEVANT PROJECT EXPERIENCE:

[Complete Gary Housing Authority Portfolio – Gary, Indiana](#)

This portfolio included four high-rise buildings and eight traditional low-income apartment complexes of various styles, totaling 1,439 dwelling units. A summary is listed below:

Al Thomas Apartments, Eight-story building constructed in 1974 comprised of 170 dwelling units and various tenant amenities.

Carolyn Mosby Senior Apartments, Eight-story building constructed in 1970 comprised of 142 dwelling units and various tenant amenities.

Genesis Tower, 10-story building constructed in 1926 comprised of 142 dwelling units and various tenant amenities.

Glen Park Apartments, Nine-story building constructed in 1975 comprised of 128 dwelling units and various tenant amenities.

Broadway Manor, Six buildings that contain 24 dwelling units.

Concord Village I, 17 duplexes & SF homes that contain 25 dwelling units.

Concord Village II, 61 duplexes & SF homes that contain 97 dwelling units.

Concord Village IV, 21 SF homes available for low-income tenants.

Delaney East, 137 apartment buildings that contain 297 dwelling units.

Dorie Miller – Homes, 51 apt buildings containing 268 dwelling units.

Dorie Miller – East Point, 35 duplexes that contain 70 dwelling units.

Dorie Miller – Miller Heights, 55 SF homes available for low-income tenants.

For this project Mr. Crawford provided multiple reports, including HUD Capital Needs Assessments (CNAs), RAD PCA Reports, Energy Audits, and Section 18: Demolition & Disposition Reports for GHA's full portfolio of units described above. These properties were severely distressed, thus the GHA solicited Mr. Crawford to identify deferred maintenance and other critical repairs necessary to bring the properties into code compliance and healthy living standards. With a combined total of \$61,581,558 in repair needs at the tower structures alone, the report process culminated in the creation Section 18: Demolition and Disposition applications relied upon by GHA.



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

[Kuhio Park Terrace – Honolulu, Hawaii](#)

The Kuhio Park Terrace is two 17-story buildings constructed for first occupancy in 1961 that are located in Honolulu, Hawaii. The subject buildings contain 459,300 gross square feet of net rentable space which house 555 low-income dwelling units. The subject property also contains a single-family home, and two large office buildings that contain the housing authority's central offices and various tenant amenities.

For this project, Mr. Crawford provided a HUD Capital Needs Assessment (CNA), RAD PCA Report, Energy Audit, and Utility Energy Consumption Baseline Report. These reports were used to project future critical and non-critical repairs over the next 20 years of the property's lifecycle. Green repair and replacement alternatives which provide net-positive savings over their lifecycle were also identified on behalf of the Building Owner and Property Manager. These reports were used to secure HUD-backed loans for rehabilitation and green retrofitting as part of HUD's Rental Assistance Demonstration program.

[Dempsey Hotel – Macon, Georgia](#)

The Dempsey Hotel is an 11-story historic high-rise building located in the heart of Macon, Georgia which was originally constructed in 1913. The subject building contains 191,735 gross square feet which houses a mixture of commercial and office spaces as well as a 194-unit hotel.

For this project, Mr. Crawford completed a HUD Capital Needs Assessment (CNA) which projected the property's future repair needs for the next 20 years. We then worked with the Building Owner to create a Scope of Work which was used by the project's General Contractor and Architect as the basis for the property's adaptive reuse into low-income dwelling units.

[Charlotte Harbortown - Rochester, New York](#)

This property consists of two high-rise buildings, 14-stories and 16-stories respectively, which were constructed for first occupancy in 1972. The subject buildings contain 288,086 SF of net rentable space.

For this project Mr. Crawford provided a baseline Property Condition Assessment (PCA) which was used to project the property's future needs and repair costs for the next 12 years of the buildings' lifecycles. We then worked closely with a private entity responsible for the maintenance and upkeep of the property to prioritize future repairs based on existing physical needs.

[Columbian Tower – Hoboken, New Jersey](#)

The Columbian Tower is a 16-story high rise building that was constructed for first occupancy in 1984 located just three blocks from the Hudson River and adjacent to the NJ Transit Terminal. The subject building contains 75,814 square feet of mixed-use space.



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

For this project, Mr. Crawford provided a Baseline Property Condition Assessment (PCA) to identify the property's repair needs for the next 12 years. The Building Owner used this report to prioritize the use of limited maintenance funds at the property.

[Park Tower Apartments – Loves Park, Illinois](#)

The Park Tower Apartments is an 11-story high-rise building located in Loves Park, IL which was constructed for first occupancy in 1980. The subject building contains 112,773 gross square feet which houses 152 apartment units.

For this project, Mr. Crawford provided a HUD Capital Needs Assessment (CNA) which was used by the building's owner to identify critical short-term repairs and non-critical reserve term repairs over the next 20 years of the property's lifecycle.

[Tivoli Center – Chattanooga, Tennessee](#)

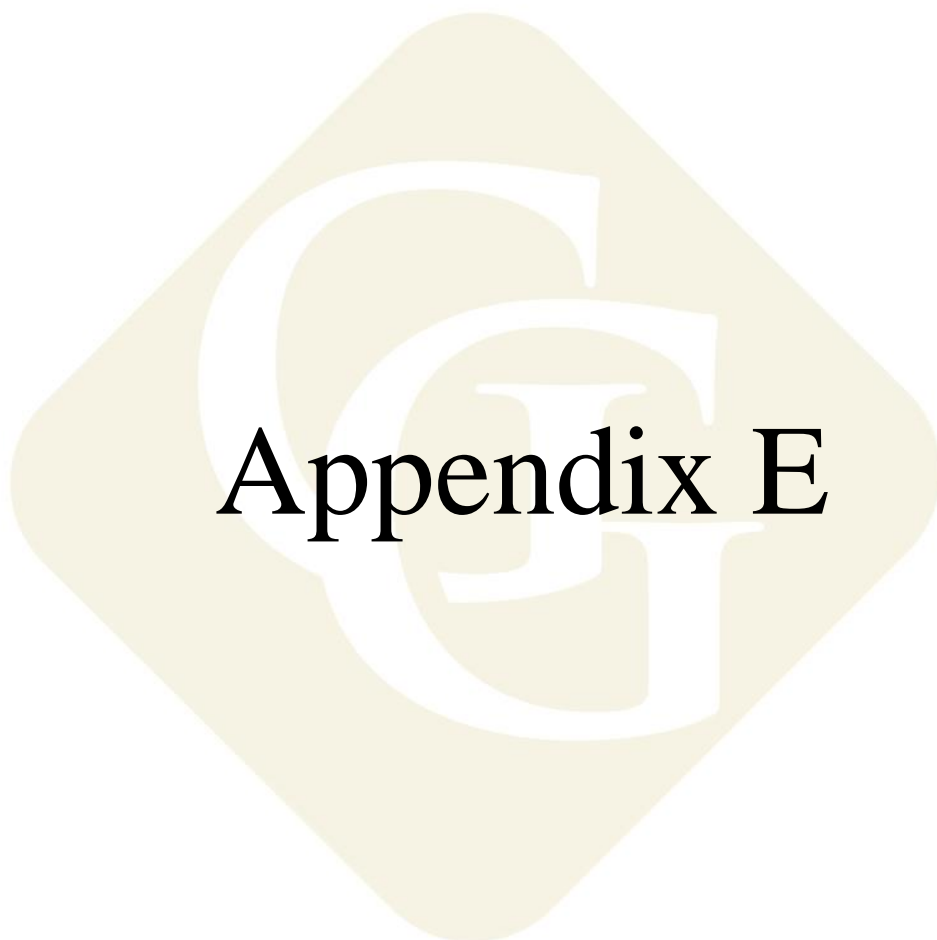
The Tivoli Center is a historic four-story building that was originally constructed in 1889, located in the heart of Chattanooga's downtown business district. The subject property contains 65,800 gross square feet of mixed-use office and commercial spaces. This building's first floor, mezzanine, and basement are leased by the Chattanooga Symphony and Opera which are connected to the adjacent history Tivoli Theater.

For this project, Mr. Crawford completed a baseline Property Condition Assessment (PCA) for the Building Owner to project critical and non-critical repair needs over the next 12 years of the building's lifecycle. This report was used to guide future restoration and rehabilitation work throughout the entire building to better serve their tenant's specific needs.

[Renaissance & Goldman Lofts – Rock Island, Illinois](#)

The Renaissance and Goldman Lofts are two historic properties located in Rock Island's downtown commercial district. The first property contains two three- and four-story historic buildings that were constructed in 1870. The second property is a five-story historic building constructed in 1880. Both properties are mixed-use developments that contain commercial tenants on the ground floor with a mixture of low-income dwelling units on the upper levels. The subject properties were most recently renovated in 2001 and will require rehabilitative work in the near future.

For this project, Mr. Crawford provided HUD Capital Needs Assessments (CNAs) for each building in order to project their future needs over the next 20 years of their lifecycles. The Building Owner used these reports to identify critical short-term repairs and secure private capital for substantial future repairs.



Appendix E

List of Acronyms and Definitions

Actual Knowledge	Information or observations known first hand by GG.
ADA	The Americans with Disabilities Act
Ancillary Structures	Structures that are not the primary improvements of the Property but which may have been constructed to provide support uses.
Appropriate Inquiry	A requests for information from an appropriate entity conducted by a Freedom of Information Letter (FOIL), verbal request, or by written request made either by fax, electronic mail, or mail. A good-faith one time effort conducted to obtain the information in light of the time constraints to deliver the PCereport.
ASTM	American Society for Testing and Materials
Base Building	That portion of the building (common area) and its systems that are not typically subject to improvements to suit tenant requirements.
Baseline	A minimum scope level of observation, inquiry, research, documentation review, and cost estimating for conducting a Property Condition Evaluation service .
BOMA	Building Owners & Managers Association
Building	Referring to the primary building or buildings on the Property, which are within the scope of the PCE as defined under Section.
Building Codes	A compilation of rules adopted by the municipal, county and/or state governments having jurisdiction over the Property that govern the property's design &/or construction of buildings. Building codes reviewed may or may not include local ammendments.
Building Department Records	Information concerning the Property's compliance with applicable Building, Fire and Zoning Codes that is readily available for use by GG within the time frame required for production of the Property Condition Evaluation.
Building Systems	Interacting or interdependent components that comprise a building such as structural, roofing, side wall, plumbing, HVAC, water, sanitary sewer and electrical systems.
Building Systems Analysis (BSA Expanded Services)	Those services, within A & E Equity Services, that address site and/or system specific issues beyond the scope of the PCS or PCEbaseline service.
BUR	Built Up Roof
Change Order (technical)	Within the technical operations vernacular, this term applies to the process by which changes are made to the initial scope of work, for services, and to the Contract Documents, for construction projects. In the case of a construction document change order may precipitate a service change order.
Commercial Real Estate	Real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes, and property used for residential purposes that has more than four (4) residential guestrooms.
Commercial Real Estate Transaction	The transfer of a mortgage, lease, or deed; the re-financing of a commercial property by an existing mortgagee; or the transferring of an equity interest in commercial property.
Component	A piece of equipment or element in its entirety that is part of a system.
Dangerous or Adverse Conditions	Situations which may pose a threat or possible injury to the Project Manager, or those situations which may require the use of special protective clothing, safety equipment, access equipment, or any precautionary measures.
Deferred Maintenance	Deficiencies that result from postponed maintenance, or repairs that have been put off until a later time and that require repair or replacement to an acceptable condition relative to the age of the system or property.

Dismantle	To take apart; disassemble; tear down any component, device or piece of equipment that is bolted, screwed, secured, or fastened by other means.
Down Unit	Guestrooms or tenant space that are is not leasable due to conversion to other uses (only if included in total unit count); extensive damage due to fire, flood or other natural disaster; the removal of appliances, cabinetry or HVAC equipment for use in other units; or, extreme damage or lack of maintenance resulting in repairs and replacements beyond normal turnover requirements.
DWV	Drainage Waste Ventilation. That piping subsystem of a waste drainage system responsible for the prevention of a vacuum and resulting loss of trap seals.
EIFS	Exterior Insulation and Finish System. A composition of rigid insulation, fabric mesh and cementitious plaster, applied to masonry or frame construction to provide an exterior building veneer.
EMS	Energy Management System. A system of sensors and controls, with provisions for remote monitoring and adjustment, and set to realize maximum energy efficiency in one or more buildings.
Engineering	Analysis or design work requiring extensive formal education, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences as provided by a Professional Engineer licensed to practice engineering by any state of the 50 states.
Expected Useful Life (EUL)	The average amount of time in years that a system or component is estimated to function when installed new.
Facilities Management	The broad discipline of planning and proactively executing decisions, regarding space allocation, building systems and consumable resources for the benefit of the occupant and his productivity.
FEMA	Federal Emergency Management Agency. The government agency, responsible for response to emergencies and for emergency preparedness. Direct impact upon PME is generally limited to the provision of updated classification of properties with regard to flood exposure.
FFHA	Federal Fair Housing Act
Fire Department Records	Information generated or acquired by the Fire Department having jurisdiction over the Property, and that is readily available to PME within the time frame required for production of the PCReport.
FIRM	Flood Insurance Rate Maps
FM	Factory Mutual
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) That legislation, which allows the general public access to categorical information. The vehicle through which GG may acquire public records like code violations, related to properties under study.
FRT	Fire Retardant Treated. That classification of plywood, generally applied in the early-to-mid-1980's for residential roof sheathing. In the context of PME's reports, the identification of FRT plywood, on the basis of its stamp, alerts the client to the potential deterioration of the material when exposed to high temperatures.
Guide	A series of options or instructions that do not recommend a specific course of action.
HVAC	Heating, Ventilating & Air Conditioning
Immediate Repairs	Physical deficiencies that require immediate action as a result of: (i) existing or potentially material unsafe conditions, (ii) significant negative conditions impacting tenancy/marketability, (iii) material building code violations, or (iv) poor or deteriorated condition of critical element or system, or (v) a condition that if left "as is", with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one (1) year.

Infrared Analysis	An imaging method of analysis that identifies areas or point of radiant temperature differential between the subject and its environment. Used to detect moisture entrapment in roofs and overheating or failed connections in electrical systems.
Interviews	Interrogatory with those knowledgeable about the Property.
Long-Term Repairs	Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, which may be protracted over the evaluation period, often the term of the loan plus two years. Included are such Physical Deficiencies resulting from deterioration of materials and systems projected to exceed their Expected Useful Life (EUL), and that will require replacement to be implemented during the evaluation period.
Material	Having significant importance or great consequence to the asset's intended use or physical condition.
MEP	Mechanical, Electrical, and Plumbing
NFPA	National Fire Protection Association
Observe	The act of conducting a visual, unaided survey of items, systems or conditions that are readily accessible and easily visible on a given day as a result of the Project Manager's walk-through.
Obvious	That which is plain or evident; a condition that is readily accessible and can be easily seen by the Project Manager as a result of his walk-through without the removal of materials, moving of chattel, or the aid of any instrument, device, or equipment.
Owner	The entity holding the deed to the Property that is the subject of the PCE.
Physical Deficiency	<p>Patent, conspicuous defects or significant deferred maintenance of the Property's material systems, components, or equipment as observed during the Project Manager's Walk-through Survey.</p> <p>Material systems, components, or equipment that are approaching, have realized, or have exceeded their typical Expected Useful Life (EUL); or, that have exceeded their useful life result of abuse, excessive wear and tear, exposure to the elements, or lack of proper or adequate maintenance.</p> <p>This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous repairs, normal operating maintenance, and conditions that do not present a material deficiency to the Property.</p>
PML	Probable Maximum Loss
Practically Reviewable	Information that is practically reviewable means that the information is provided by the source in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.
Primary Improvements	The site and building improvements that are of fundamental importance with respect to the Property.
Property	The site inclusive of both site work and buildings.
Property Condition Consultant	Within the vernacular of the Property Condition Survey Assessment and Report, a consultant is the entity or individual that prepares the Property Condition Evaluation and that is responsible for the observance of, and reporting on the physical condition of Commercial Property.
Readily Accessible	Those areas of the Property that are promptly made available for observation by the Project Manager without the removal of materials or chattel, or the aid of any instrument, device, or equipment at the time of the Walk-through Survey.
Reasonably Ascertainable	Information that is publicly available, provided to GG's offices from either its source or an information research/retrieval concern, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.

Recreational Facilities	Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
Remaining Useful Life (RUL)	<p>The consultant's professional opinion of the number of years before a system or component will require replacement or reconditioning. The estimate is based upon observation, available maintenance records, and accepted EUL's for similar items or systems.</p> <p>Inclement weather, exposure to the elements, demand on the system, quality of installation, extent of use, and the degree and quality of preventive maintenance exercised are all factors that could impact the RUL of a system or component. As a result, a system or component may have an effective age greater or less than its actual age. The RUL may be greater or less than its Expected Useful Life (EUL) less actual age.</p>
Replacement Costs	Costs to replace the system or component "in kind" based on Invoices or Bid Documents provided by the current owner or the client, construction costs developed by construction resources such as <i>Means</i> and <i>Dodge</i> , GG's experience with past costs for similar properties, or the current owner's historical incurred costs.
Replacement Reserves	Major recurring probable expenditures, which are neither commonly classified as an operation or maintenance expense. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within the reserve term.
RTU	Rooftop Unit
Scope of Services	Definition of those services developed by Technical Operations personnel, in concert with the client and client services, and satisfying the requirements of that client
Short Term Repair Costs	Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work. within a zero to one year time frame. Included are such Physical Deficiencies resulting from improper design, faulty installation and/or substandard quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within zero to one-year time frame are also included.
Shut-Down	Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures.
Site Visit	The visit to the property by GG's Project Manager including walk-through visual observations of the Property, interviews of available project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Property Condition Evaluation property assessment.
Specialty Consultants	Practitioners in the fields of engineering, architecture; or, building system mechanics, specialized service personnel or other specialized individuals that have experience in the maintenance and repair of a particular building component, equipment, or system that have acquired detailed, specialized knowledge in the design, evaluation, operation, repair, or installation of the particular component, equipment, or system.
Structural Component	A component of the building which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Suggested Remedy	A preliminary opinion as to a course of action to remedy or repair a physical deficiency. There may be alternate methods that may be more commensurate with the Client's requirements. Further investigation might make other schemes more appropriate or the suggested remedy unworkable. The suggested remedy may be to conduct further research or testing, or to employee Specialty Consultants to gain a better understanding of the cause, extent of a deficiency (whether observed or highly probable), and the appropriate remedy.

Survey	Observations as the result of a walk-through scan or reconnaissance to obtain information by GG of the Property's readily accessible and easily visible components or systems.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.
Technically Exhaustive	The use of measurements, instruments, testing, calculations, exploratory probing or discover, and/or other means to discover and/or troubleshoot Physical Deficiencies, develop scientific or Engineering findings, conclusions, and recommendations.
Term	Reserve Term: The number of years that Replacement Reserves are projected. Normally Ten (10) years.
Timely Access	Entry provided to the Project Manager at the time of his site visit.
UST	Underground Storage Tank
Walk-through Survey	The Project Manager's site visit of the Property consisting of his visual reconnaissance and scan of readily accessible and easily visible components and systems. This definition connotes that such a survey should not be considered in depth, and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of special equipment such as ladders, scaffolding, binoculars, moisture meters, air flow meters, or metering/testing equipment or devices of any kind. It is literally the Project Manager's walk of the Property and observations.