



**Fernwood at Five Points**  
**Scope of Work Narrative**  
May 19, 2025

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 2025 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 pumps 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. AirCycler 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.