



HUD MAP Capital Needs Assessment

REPORT DATE: August 21, 2023

PROPERTY INFORMATION:

Yamacraw Village
555 West Bay Street
Savannah, Chatham County, Georgia 31401

PROJECT INFORMATION:

AEI Project No. 480855
Site Assessment Date: July 31 and August 1, 2023

PREPARED FOR:

Housing Authority of Savannah,
Georgia
1407 Wheaton Street - Building A
Savannah, Georgia 31404

PREPARED BY:

AEI Consultants - Corporate Headquarters
2500 Camino Diablo
Walnut Creek, California 94597



August 21, 2023

Rafaella Nutini
Housing Authority of Savannah, Georgia
1407 Wheaton Street Building A
Savannah , Georgia 31404

Subject: HUD MAP Capital Needs Assessment
Yamacraw Village
555 West Bay Street
Savannah, Georgia 31401
AEI Project No. 480855

Dear Rafaella Nutini:

AEI's Capital Needs Assessment (CNA) (the Physical Inspection Report) has been prepared for the above-mentioned asset (the Property). During the property assessment and research, our needs assessor met with agents representing the Property, or agents of the owner, and reviewed the property and its history. This assessment and Physical Inspection Report have been prepared in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process", and HUD protocols, including the use of MAP Guide, revised March 2021. This Physical Inspection Report is written to meet the Multifamily Accelerated Processing (MAP) guidelines pursuant to the U.S. Department of Housing and Urban Development (HUD) mortgage insurance programs.

The purpose for which this report shall be used shall be limited to the use as stated in the contract between the Client and AEI.

The CNA was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform to acceptable industry standards. The Report may be relied upon by Housing Authority of Savannah, Georgia, their respective successors and assigns, and by the United States Department of Housing and Urban Development (HUD).



In expressing the opinions stated in this report, AEI has exercised the degree of skill and care ordinarily exercised by a reasonably prudent capital needs assessor in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that AEI assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. AEI's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the on-site visit.

Should you have any questions or require additional information, please contact Jeb Bonnett at 804-955-8373 or jbonnett@aeiconsultants.com.

Sincerely,

A handwritten signature in blue ink that reads "Chad Matthews". The script is fluid and cursive.

Chad Matthews
Senior Vice President
AEI Consultants

A handwritten signature in blue ink that reads "Jeb Bonnett". The script is fluid and cursive.

Jeb Bonnett
Vice President - HUD Building Assessments
AEI Consultants

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1.0 EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI was retained by Housing Authority of Savannah, Georgia on July 6, 2023 to conduct a Capital Needs Assessment (CNA) for the property located at 555 West Bay Street, Savannah, Chatham County, Georgia (the "Property"). The property features 315 dwelling units within 42 apartment buildings, which were built in 1941 and are situated on 22.75 acres. The property was observed in poor physical condition.

Property owners reported that, except for the roof replacements in 2019, no significant capital expenditures have been undertaken in the past five years. It appears the property owners aim to demolish and redevelop the property to provide healthier, more energy efficient, accessible homes at a higher density.

During the site visit AEI observed many issues with the apartment buildings, including: foundation settlement of buildings and porches/steps, deterioration of concrete raised slabs, deterioration of stucco siding and evidence of water intrusion, broken windows throughout property, exterior doors and windows past their Estimated Useful Life (EUL), interior plaster/drywall walls and ceilings with water/mold and physical damage, tub/shower surrounds with water and physical damage, damaged interior stair structures, damaged cabinetry that is past its EUL, damaged plumbing fixtures that are past their EUL, reported and observed plumbing pipe leaks throughout site that lead to further interior damage and mold, reported issues with the electrical systems/wiring in the crawlspace, and metal AC canopies rusting and causing water infiltration issues at rear exterior doors. It is also important to note the property features 101 down units and 24 vacant units. AEI recommends that the property apartment buildings be demolished and redeveloped to provide a higher density, affordable multi-family housing (Non-Critical Repair).

The property also features two (2) accessory buildings (555 West Bay Street office and 349 West Bryan Street community center and doctor's office). The 555 West Bay Street office features Housing Authority of Savannah office and maintenance/storage space. This one-story building was observed in fair condition with minor repairs noted and significant repair/replacements expected in the next 5-10 years, as noted in the Repair Replacement Recommendations.

The 349 West Bryan Street community center and doctor's office features a community center space on the first floor that is unutilized. The second floor is rentable commercial space that is utilized as a doctor's office. This two-story building was observed in fair condition with moderate repairs noted and significant repair/replacements expected in the next 5-10 years, as noted in the Repair Replacement Recommendations.

A summary of the Property improvements is provided in the following table.

Item	Description
Property Type	Multifamily
Number of Floors	1-2
Number of Apartment Units	315
Total Number of Buildings	44
Number of Apartment Buildings	42
Ancillary Buildings	2: 555 West Bay Street office and 349 West Bryan Street community center and doctor's office



Item	Description
Parking	250 total spaces 243 of Regular Spaces 7 of Accessible Spaces / 0 of Van Accessible Spaces 250 Uncovered Source: Site Count
Gross Floor Area	338,700 per Tax records and AEI estimates
Net Rentable Floor Area	292,368 per Rent Roll
Site Area	22.75 acres per Client provided
Year of Construction	1941 per Client provided

1.1 OVERALL CONDITION OF THE PROPERTY

Code Compliance and Design

Subject property improvements appear to have been carried out in compliance with contemporary building codes and standard building practices at the time of their construction. The Project Manager did observe obvious building code violations.

Overall Condition of the Property

Based on AEI's observation of the Property and improvements, the Property appears to be in overall poor condition.

Recommendations in this Report

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken.

1.2 REMAINING USEFUL LIFE

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be 0 years barring any natural disasters. This opinion is based on its current condition and maintenance status. AEI's building RUL estimate is a subjective opinion based on observed and reported conditions obtained as part of the CNA assessment and is not an estimate of the Remaining Economic Life (REL) of the property.

AEI will identify items addressed as operating expenses as opposed to capital replacements that would be included in our Reserves for Replacement when sufficient documentation has been provided by the borrower.

No documentation regarding the differentiation between operating expenses and capital replacements was provided by the borrower.

1.3 LIST OF COMMONLY USED ACRONYMS

ADA	The Americans with Disabilities Act
AHU	Air Handling Unit
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
EUL	Expected Useful Life
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FHA	Forced Hot Air
FHW	Forced Hot Water



FIRMS	Flood Insurance Rate Maps
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
GFI	Ground Fault Interrupt (circuit)
GPNA	Green Physical Needs Assessment
GWB	Gypsum Wall Board
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
IM / IR	Critical or Non-Critical Repair
MEP	Mechanical, Electrical & Plumbing
MDP	Main Distribution Panel
NA	Not Applicable
NFPA	National Fire Protection Association
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
PTAC	Packaged Through-wall Air Conditioning (Unit)
R&M	Repair and Maintain - Routine Maintenance
RR	Replacement Reserve
RTU	Rooftop Unit
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
WDO	Wood Destroying Organisms

2.0 PURPOSE AND SCOPE

Cost Calculation Methodology

Estimates are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, AEI's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions.

Actual costs may differ from AEI's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

Critical Repairs

Items which will need to be performed as Critical Repairs (before loan closing) are included in the Critical Repairs Cost Estimate Table 7.2. Critical repairs are identified as either Life Safety or Accessibility. Those identified as "Life Safety" are needed to address hazards to life and health while those identified as "Accessibility" are needed to correct accessibility deficiencies. While these are not mutually exclusive, only one designation may be applied to each repair or alteration.

Life Safety repairs must be completed prior to Endorsement.

Accessibility repairs must be completed as soon as possible; and the CNA e Tool requires that the time estimated to complete each accessibility repair be identified as a number of months. If "as soon as" possible exceeds twelve months for any Accessibility repair, the corrective action plan must be referred to HUD headquarters to the attention of the Director of Technical Support in the Office of Multifamily Housing Production, who will determine whether the proposed corrective action plan is acceptable.

Non-Critical Repairs

Each of the Non-Critical (within 1 year of loan closing) Repair items noted during the survey is listed Table 7.3. Non-Critical Repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value. Non-critical repairs must be promptly and timely executed and completed within twelve months of endorsement, provided that the MF Regional Center/Satellite Office Director may approve an extended period not to exceed six additional months for unusual circumstances (e.g. work constrained by weather conditions or work requiring temporary relocation of elderly or disabled tenants.). A program of repairs and alterations which because of scale or quantity is reasonably expected to require more than a year to complete should be reconsidered as substantial rehabilitation.

Replacement Reserves

Items that will most likely need to be performed over the length of the evaluation period (20 years) such as repairs, replacements and significant maintenance items are listed in the Replacement Reserves Table (Table 7.4).

Items included in the Replacement Reserve Table are determined based upon the estimated useful life (EUL) of a system or component, the effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age. Routine maintenance costs are not included as part of this assessment.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from the United States Department of Housing and Urban Development guidelines. 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.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate 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 the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

2.1 PURPOSE

The purpose of this survey and related report is to assist Housing Authority of Savannah, Georgia and HUD in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time. For this assessment, the Project Manager has performed a reconnaissance assessment of the subject property and its improvements, evaluated the apparent physical conditions, reviewed available documentation, assessed the expected useful life (EUL), and estimated the cost for repairs,

replacements, and significant maintenance items. The Project Manager assessed a representative sample of the building/s; the assessment typically included roofs, operational components, parking structures, and all common areas and exteriors.

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. This investigation was prepared for the sole use and benefit of Housing Authority of Savannah, Georgia and HUD. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Housing Authority of Savannah, Georgia and HUD.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

2.2 SCOPE OF WORK

AEI was retained by Housing Authority of Savannah, Georgia on July 6, 2023 to conduct a Capital Needs Assessment (CNA) to fulfill the due diligence requirements of a pending real estate transaction. The CNA was performed in conformance with the scope and limitations of ASTM Standard Practice E2018-15 and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and related Appendices, revised March 2021. The CNA was performed for the property located at 555 West Bay Street, Savannah, Chatham County, Georgia (the "Property"). The scope of work included the following:

- The inspection of at least 25% of each unit type;
- The visual examination of the property's components, including MEP equipment, exterior walls, roofing, foundations, landscaping, utilities, and interior elements;
- The interviewing of property management and tenants;
- The information gathering from Freedom of Information request letters from the local Building, Zoning, and Fire departments;
- The data population of HUD's CNA E-Tool;

Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

2.2.1 ASSESSMENT METHODOLOGY

The CNA meets the specifications of the lender and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The CNA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. A summary of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents the Critical Repairs, Non-Critical Repairs, and Replacement Reserves Schedule. The content in these tables is generated from the HUD CNA E-Tool.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the CNA was deemed reliable, AEI prepared general-scope, Opinions of Probable Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the CNA to reflect material physical deficiencies and the corresponding opinion of probable costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant.

Standard Estimated Useful Life (EUL)

The EUL is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. HUD has hard coded an EUL associated with every component in the HUD CNA E-Tool. Neither AEI, nor any other provider can use different EULs for components in the CNA E-Tool.

Assessed Remaining Useful Life (ARUL)

This is the Needs Assessor's best professional judgment of the actual RUL of the Component ID based on observed conditions that may not agree with the auto-populated value in the Standard Remaining Useful Life field. Needs Assessors must provide a comment each time the ARUL field is populated in the CNA E-Tool.

Standard Remaining Useful Life (SRUL)

The SRUL Displays the RUL based on the Standard EUL less the current age of the component. This is an auto-populated field that is strictly math based.

2.3 SITE VISIT INFORMATION

Site Visit Facts

Date of Site Visit	July 31 and August 1, 2023
Time of Site Visit	10 AM
Weather Conditions	80F and Partly Cloudy
Site Assessor	Nathan Culver
Site Escorts	Rafaella Nutini
Point of Contact	Rafaella Nutini
Total Units Inspected	Eighty-nine (89) units inspected

Dwelling Units Inspected

Building Identification	Unit Type	Unit Identification	Unit Status
121-128 Yamacraw Village	2-bed/1-bath TH	126	Vacant
131-138 Yamacraw Village	2-bed/1-bath TH	135	Vacant
141-148 Yamacraw Village	3-bed/1-bath TH	142	Occupied
151-158 Yamacraw Village	2-bed/1-bath TH	153	Vacant
260-268 Yamacraw Village	1-bed/1-bath	261	Occupied
260-268 Yamacraw Village	2-bed/1-bath TH	264	Vacant
250-258 Yamacraw Village	2-bed/1-bath TH	256	Vacant
250-258 Yamacraw Village	1-bed/1-bath	251	Vacant
241-248 Yamacraw Village	2-bed/1-bath TH	244	Vacant
231-238 Yamacraw Village	2-bed/1-bath TH	235	Vacant
331-338 Yamacraw Village	2-bed/1-bath TH	333	Vacant
340-346 Yamacraw Village	1-bed/1-bath	341	Occupied
350-356 Yamacraw Village	3-bed/1-bath TH	355	Vacant
360-368 Yamacraw Village	1-bed/1-bath	361	Occupied
360-368 Yamacraw Village	2-bed/1-bath TH	364	Vacant
460-467 Yamacraw Village	1-bed/1-bath	461	Vacant
560-567 Yamacraw Village	1-bed/1-bath	561	Occupied
560-567 Yamacraw Village	1-bed/1-bath	566	Occupied
551-558 Yamacraw Village	3-bed/1-bath TH	557	Vacant
541-548 Yamacraw Village	3-bed/1-bath TH	542	Vacant
431-438 Yamacraw Village	3-bed/1-bath TH	432	Vacant
411-418 Yamacraw Village	3-bed/1-bath TH	412	Occupied
511-518 Yamacraw Village	3-bed/1-bath TH	511	Vacant
521-526 Yamacraw Village	3-bed/1-bath TH	521	Vacant
631-638 Yamacraw Village	2-bed/1-bath TH	634	Vacant
621-626 Yamacraw Village	3-bed/1-bath TH	622	Occupied
721-726 Yamacraw Village	3-bed/1-bath TH	725	Occupied
711-718 Yamacraw Village	2-bed/1-bath TH	714	Vacant
811-818 Yamacraw Village	3-bed/1-bath TH	811	Occupied
821-826 Yamacraw Village	3-bed/1-bath TH	826	Vacant
831-838 Yamacraw Village	3-bed/1-bath TH	837	Occupied
841-848 Yamacraw Village	3-bed/1-bath TH	848	Occupied
741-748 Yamacraw Village	2-bed/1-bath TH	745	Vacant
651-658 Yamacraw Village	2-bed/1-bath TH	655	Vacant

Building Identification	Unit Type	Unit Identification	Unit Status
661-666 Yamacraw Village	2-bed/1-bath TH	663	Vacant
761-766 Yamacraw Village	3-bed/1-bath TH	766	Vacant
861-866 Yamacraw Village	3-bed/1-bath TH	866	Vacant
961-966 Yamacraw Village	3-bed/1-bath TH	962	Occupied
1061-1066 Yamacraw Village	2-bed/1-bath TH	1064	Occupied
1161-1166 Yamacraw Village	2-bed/1-bath TH	1163	Vacant
1261-1266 Yamacraw Village	2-bed/1-bath TH	1264	Occupied
1251-1258 Yamacraw Village	3-bed/1-bath TH	1252	Vacant
1151-1158 Yamacraw Village	2-bed/1-bath TH	1153	Vacant
1051-1058 Yamacraw Village	3-bed/1-bath TH	1051	Vacant
951-958 Yamacraw Village	3-bed/1-bath TH	957	Occupied
851-858 Yamacraw Village	2-bed/1-bath TH	854	Vacant
121-128 Yamacraw Village	3-bed/1-bath TH	122	Occupied
131-138 Yamacraw Village	2-bed/1-bath TH	133	Vacant
141-148 Yamacraw Village	2-bed/1-bath TH	145	Vacant
151-158 Yamacraw Village	2-bed/1-bath TH	156	Vacant
260-268 Yamacraw Village	3-bed/1-bath TH	268	Vacant
250-258 Yamacraw Village	3-bed/1-bath TH	257	Vacant
241-248 Yamacraw Village	3-bed/1-bath TH	247	Vacant
231-238 Yamacraw Village	3-bed/1-bath TH	237	Vacant
331-338 Yamacraw Village	3-bed/1-bath TH	337	Vacant
340-346 Yamacraw Village	3-bed/1-bath TH	342	Vacant
350-356 Yamacraw Village	3-bed/1-bath TH	353	Occupied
360-368 Yamacraw Village	3-bed/1-bath TH	368	Vacant
460-467 Yamacraw Village	1-bed/1-bath	460	Vacant
460-467 Yamacraw Village	1-bed/1-bath	466	Vacant
431-438 Yamacraw Village	2-bed/1-bath TH	435	Occupied
411-418 Yamacraw Village	2-bed/1-bath TH	415	Vacant
521-526 Yamacraw Village	2-bed/1-bath TH	524	Vacant
511-518 Yamacraw Village	2-bed/1-bath TH	514	Vacant
631-638 Yamacraw Village	3-bed/1-bath TH	637	Vacant
621-626 Yamacraw Village	2-bed/1-bath TH	624	Occupied
721-726 Yamacraw Village	3-bed/1-bath TH	726	Occupied
711-718 Yamacraw Village	2-bed/1-bath TH	715	Occupied
811-818 Yamacraw Village	3-bed/1-bath TH	812	Occupied
821-826 Yamacraw Village	3-bed/1-bath TH	822	Vacant
831-838 Yamacraw Village	3-bed/1-bath TH	838	Vacant
841-848 Yamacraw Village	2-bed/1-bath TH	846	Vacant
651-658 Yamacraw Village	3-bed/1-bath TH	652	Occupied
661-666 Yamacraw Village	2-bed/1-bath TH	664	Vacant
761-766 Yamacraw Village	3-bed/1-bath TH	762	Vacant
741-748 Yamacraw Village	2-bed/1-bath TH	746	Vacant
861-866 Yamacraw Village	3-bed/1-bath TH	862	Vacant
1061-1066 Yamacraw Village	2-bed/1-bath TH	1063	Vacant
961-966 Yamacraw Village	3-bed/1-bath TH	961	Vacant
1251-1258 Yamacraw Village	2-bed/1-bath TH	1256	Vacant
1151-1158 Yamacraw Village	2-bed/1-bath TH	1156	Occupied
1251-1258 Yamacraw Village	2-bed/1-bath TH	1255	Occupied
1261-1266 Yamacraw Village	3-bed/1-bath TH	1261	Vacant
1161-1166 Yamacraw Village	3-bed/1-bath TH	1162	Vacant
1051-1058 Yamacraw Village	2-bed/1-bath TH	1055	Vacant

Building Identification	Unit Type	Unit Identification	Unit Status
951-958 Yamacraw Village	2-bed/1-bath TH	953	Vacant
541-548 Yamacraw Village	2-bed/1-bath TH	545	Occupied
551-558 Yamacraw Village	3-bed/1-bath TH	551	Vacant
851-858 Yamacraw Village	2-bed/1-bath TH	856	Vacant

2.4 RELIANCE

The CNA is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question. The investigation was conducted on behalf of and for the exclusive use of Housing Authority of Savannah, Georgia (Client) and HUD solely for use in a property condition evaluation of the subject property. The report has been prepared only for the purpose of securing mortgage financing/re-financing and/or loan securitization. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Housing Authority of Savannah, Georgia on July 6, 2023. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

3.0 OVERALL GENERAL DESCRIPTION

3.1 BUILDING AND UNIT SUMMARY

The Project Manager's findings are derived from a thorough review of all available resources, including but not limited to, construction drawings, rent rolls, interviews with property management, and field inspection observations. Please note that the building and unit matrices were populated in the CNA E-Tool and the Building Unit Mix report generated from that effort is attached below:

Unit Mix Breakdown

Unit Type ID	Square Feet	# of This Floorplan	Total Unit Square Footage
1-bed/1-bath	535	18	9,630
2-bed/1-bath TH	816	138	112,608
3-bed/1-bath TH	1,070	159	170,130
		Total NSF:	292,368

Building Breakdown

Building Identifier	Number of Stories	Gross Square Feet
121-128 Yamacraw Village	2	8,400
131-138 Yamacraw Village	2	8,400
141-148 Yamacraw Village	2	8,400
151-158 Yamacraw Village	2	8,400
231-238 Yamacraw Village	2	8,400
241-248 Yamacraw Village	2	8,400
331-338 Yamacraw Village	2	8,400
411-418 Yamacraw Village	2	8,400
431-438 Yamacraw Village	2	8,400
511-518 Yamacraw Village	2	8,400
541-548 Yamacraw Village	2	8,400
551-558 Yamacraw Village	2	8,400
631-638 Yamacraw Village	2	8,400
651-658 Yamacraw Village	2	8,400
711-718 Yamacraw Village	2	8,400
741-748 Yamacraw Village	2	8,400
811-818 Yamacraw Village	2	8,400
831-838 Yamacraw Village	2	8,400
841-848 Yamacraw Village	2	8,400
851-858 Yamacraw Village	2	8,400
951-958 Yamacraw Village	2	8,400
1051-1058 Yamacraw Village	2	8,400
1151-1158 Yamacraw Village	2	8,400
1251-1258 Yamacraw Village	2	8,400
521-526 Yamacraw Village	2	6,600
621-626 Yamacraw Village	2	6,600
661-666 Yamacraw Village	2	6,600
721-726 Yamacraw Village	2	6,600
761-766 Yamacraw Village	2	6,600
821-826 Yamacraw Village	2	6,600
861-866 Yamacraw Village	2	6,600
961-966 Yamacraw Village	2	6,600
1061-1066 Yamacraw Village	2	6,600

Building Identifier	Number of Stories	Gross Square Feet
1161-1166 Yamacraw Village	2	6,600
1261-1266 Yamacraw Village	2	6,600
250-258 Yamacraw Village	2	8,400
260-268 Yamacraw Village	2	8,400
360-368 Yamacraw Village	2	8,400
340-346 Yamacraw Village	2	6,600
350-356 Yamacraw Village	2	6,600
460-467 Yamacraw Village	2	6,600
560-567 Yamacraw Village	2	6,600
555 West Bay Street - Office	1	5,700
349 West Bryan - Community Building/Doctor Office	2	7,200
	Total GSF:	338,700

3.2 SITE

3.2.1 SITE TOPOGRAPHY

The property is generally flat with only minor variations in slope. There are no notable deficiencies or indications of deferred maintenance associated with the site's topography.

3.2.2 STORMWATER DRAINAGE

The CMU retaining walls were observed as deteriorating, missing blocks and past their Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the CMU retaining walls is recommended (Non-Critical Repair).

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	CMU retaining walls	IM/RR	Fair/Poor
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaping slopes away from the foundation.	R&M	Good
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Site lacks gutters	IM	Poor

ASSESSMENT / RECOMMENDATION

The current apartment buildings do not have gutters and the roof overhangs are minimal. This has constructed to foundation and soil issues related to storm water falling at the foundations.

Photographs



Picnic areas



View of concrete walkway between apartment buildings



Replace damaged CMU retaining walls (Non-Critical Repair)

3.2.3 ACCESS & EGRESS

Items	Description	Action	Condition
Site Access	Provided by numerous entrances / exits from adjoining municipal streets.	R&M	Good
Signalization at Site Access	No traffic lights are provided at the entrances to the Property.	NA	Not applicable
Easement or Alley Way	Not applicable	NA	Not applicable

Photographs



View of 555 West Bay Street concrete parking lot

3.2.4 PAVING, CURBING, & PARKING

The asphalt driveway and parking areas were observed deteriorated with areas of damage and past Estimated Use Life (EUL). In order to maintain the driveways and parking areas and improve the condition of the property, the mill, overlay, and restriping of the asphalt driveways and parking areas is recommended (Non-Critical Repair).

The concrete driveways, parking areas and pads were observed as deteriorating with cracked and heaving/sunken sections and past its Estimated Use Life (EUL). In order to maintain the driveways, parking areas and pads and improve the condition of the property, the replacement of the concrete driveways, parking areas and pads is recommended (Non-Critical Repair).

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is provided for on-site parking and drive lanes	IM/RR	Poor
Concrete Pavement	Concrete pavement is provided at dumpster pads and parking lots	IM/RR	Poor
Curbing	Concrete	IM/RR	Poor
Seal Coating	Worn and considered at the end of its useful life	IM/RR	Poor
Striping	Painted parking striping faded and worn	IM/RR	Poor
Total Number of Parking Spaces	250 spaces in open lots	NA	Not applicable
Number of ADA Spaces	7	IM	Fair/Poor

Photographs



View of 555 West Bay Street concrete parking lot



Replace heaving and cracked concrete parking lot (Non-Critical Repair)



Replace asphalt parking lot and restripe (Non-Critical Repair)



Replace and restripe asphalt parking surfaces (Non-Critical Repair)

3.2.5 FLATWORK (WALKS, PLAZAS, TERRACES, PATIOS)

Concrete sidewalks throughout property were observed as cracking, deteriorating, heaving/sunken from tree roots and with abrupt elevation changes, resulting in tripping hazards. In order to prevent injury to a resident, replacement of the concrete sidewalks is required. It is also important to note that all playgrounds do not feature accessible routes; this issue should be addressed when designing the new concrete sidewalk network at this property (Critical Repair).

The steel railing at the basketball court was observed as peeling paint, rusting and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the refurbishment and painting of the steel railing is recommended (Non-Critical Repair).

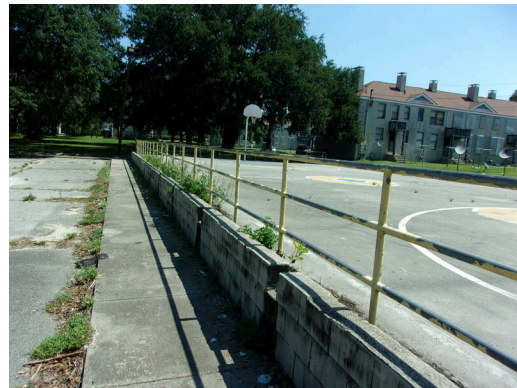
The exterior concrete and metal ramps at the designated handicapped units were observed with rusted railings, deteriorating supports and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the exterior concrete and metal ramps at the designated handicapped units is recommended (Non-Critical Repair).

Item	Description	Action	Condition
Sidewalks	Concrete	IM/RR	Poor
Ramps	Metal ramp with metal handrails (349 W Bryan) and concrete and metal ramps with metal handrails (HC units)	IM/RR	Fair/Poor
Exterior Steps	Not applicable	NA	Not applicable
Handrails	Steel handrails protect exterior ramps.	IM/RR	Poor
Loading Docks	Not applicable	NA	Not applicable

Photographs



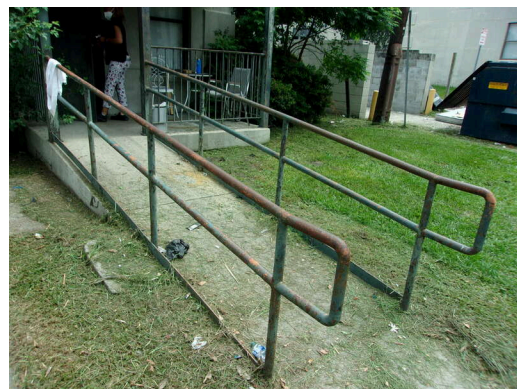
260-268 Yamacraw Village - Unit 261 - 1-bed/ 1-bath - HC unit - Replace metal/concrete ramp (Non-Critical Repair)



Refurbish and paint steel railing at basketball court (Non-Critical Repair)



Metal ramp at rear of 349 West Bryan Street



Replace concrete and metal HC unit ramps (Non-Critical Repair)



Replace concrete and metal HC unit ramps (Non-Critical Repair)



Typical damaged concrete sidewalk with trip hazards (Critical Repair)



Typical damaged concrete sidewalk with trip hazards (Critical Repair)

3.2.6 LANDSCAPING & APPURTENANCES

The CMU dumpster enclosures were observed as deteriorating, missing blocks and past their Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the CMU dumpster enclosures is recommended (Non-Critical Repair).

The mature trees throughout the site were observed to have been planted close to the buildings and the majority of trees were impacting the building perimeter at the roof line. AEI estimated this to include approximately fifty-six (56) trees. Based on the impact of the trees on the building potentially resulting in premature wear of cladding and roofing materials, the pruning of affected trees is recommended (Non-Critical Repair).

Areas of bare ground were observed throughout the property. In order to prevent further erosion and to improve the condition of the property, reseeding of the areas of bare ground is recommended (Non-Critical Repair).

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and lawn	IM	Fair/Poor
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Chain link and wrought iron fencing	RR	Fair

Item	Description	Action	Condition
Entry Gates	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Concrete Masonry Unit (CMU) wall	IM/RR	Poor
Site/Building Lighting	Exterior building mounted high intensity lights	R&M	Good/Fair
Parking Area Lighting	Pole-mounted fixtures	R&M	Good/Fair
Signage	Not applicable	NA	Not applicable
Water Features	Not applicable	NA	Not applicable

Photographs



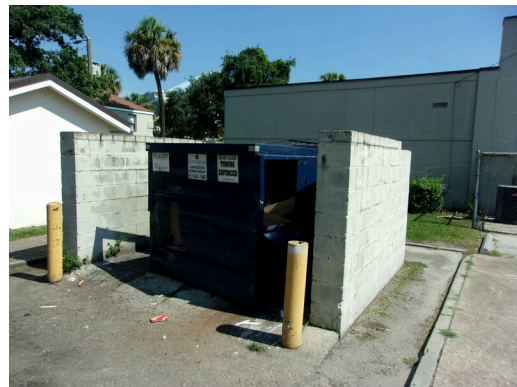
Typical trees touching apartment building roofs (Non-Critical Repair)



Bare ground throughout site (Non-Critical Repair)



View of 555 West Bay Street concrete parking lot



Replace CMU dumpster enclosures (Non-Critical Repair)



Chain link HVAC fencing



Wrought iron fencing

3.2.7 RECREATIONAL FACILITIES

The playground equipment was observed as past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the playground equipment is recommended (Non-Critical Repair).

The metal gazebo was observed as deteriorating, rusting and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the metal gazebo is recommended (Non-Critical Repair).

Item	Description	Action	Condition
Swimming Pool Filtration Equipment	Not applicable	NA	Not applicable
Swimming Pool / Spa / Pool Decking	Not applicable	NA	Not applicable
Barbecue	Not applicable	NA	Not applicable
Picnic Areas	Multiple picnic areas	R&M	Good
Sport Courts	One (1) concrete basketball court	RR	Fair
Tennis Courts	Not Applicable	NA	Not applicable
Playground	Multiple children's playground areas	IM/RR	Fair/Poor

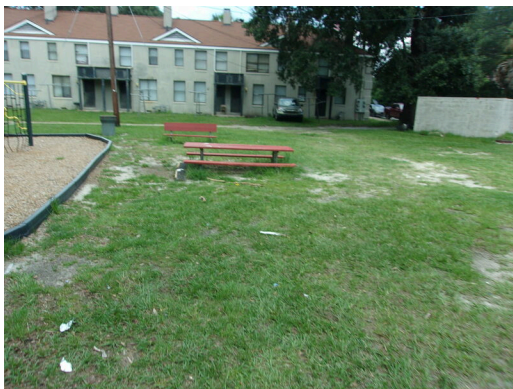
Photographs



Playground equipment is past its EUL (Non-Critical Repair)



Playground equipment is past its EUL (Non-Critical Repair)



Picnic areas



Concrete basketball court

Other Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	Not applicable	NA	Not applicable
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	An open air metal gazebo is located along West Boundary Street	IM/RR	Fair/Poor

Photographs



Metal gazebo view



Replace metal gazebo (Non-Critical Repair)

3.2.8 SITE UTILITIES

AEI recommends the services of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: services components (plumbing fixtures, water heaters, domestic water distribution, gas furnaces and AC units, metal AC canopies, electrical distribution system, lighting, smoke/CO detectors) are past their Estimated Useful Life (EUL), frequent leaks from existing waste/service piping reported and observed, reported issues with electrical system wiring insulation in crawl spaces, metal AC canopies are rusting and causing water infiltration issues at rear exterior doors. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost (Non-Critical Repair).

Utility Provider	Provider
Natural Gas	Georgia Natural Gas
Electricity	Georgia Power
Potable Water	City of Savannah
Sanitary Sewerage	City of Savannah
Storm Sewer	Municipal
Fuel Oil	Not Applicable

Item	Description	Action	Condition
Domestic Water Supply Lines	Galvanized pipe and copper	IM	Poor
Waste Service Lines	PVC, Cast iron	IM	Poor
Lift Stations	Not applicable	NA	Not applicable
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Not applicable	NA	Not applicable
Transformers	Overhead lines and pole-mounted electrical transformers	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

Photographs



View of plumbing/gas pipe and electrical wiring in crawlspace



349 West Bryan Street - Community center -
Replace old 50-gallon water heater
(Non-Critical Repair)



Typical gas meter



Typical electrical meter bank



Pole mounted transformers

3.3 STRUCTURAL FRAME & BUILDING ENVELOPE

3.3.1 FOUNDATION

Item	Description	Action	Condition
Foundation Type	Crawl Space (raised concrete slab on concrete piers) and concrete slab on grade for 555 West Bay Street and 349 West Bryan Street	IM/RR	Poor
Foundation Walls	Concrete masonry unit (CMU) stem walls	IM	Poor
Building Slab	Raised concrete slab and concrete slab-on-grade	IM/RR	Poor
Moisture Control	Crawl space has perimeter vents for air circulation and no vapor barrier over the ground as a moisture barrier.	IM	Poor
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

AEI recommends the substructure of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: substructure components (CMU foundation walls, concrete piers/raised slab, porch foundations) are past their Estimated Useful Life (EUL), observed spalling concrete and rusting steel reinforcements within the raised floor concrete members, possible asbestos containing concrete deteriorating and causing tenant health issues, settling and cracking CMU foundation walls observed, porch/step foundations are settling and damaged. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost (Non-Critical Repair).

Photographs



Crawl space vents



Crawlspace access door



Evidence of foundation settling, damaged stucco siding (Non-Critical Repair)



Crawlspace floor without vapor barrier



View of plumbing/gas pipe and electrical wiring in crawlspace



Spalling raised concrete slab (Non-Critical Repair), galvanized water supply lines

3.3.2 FRAMING

3.3.2.1 FRAMING SYSTEM, FLOORS & WALLS

AEI recommends the shell of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: shell components (windows, doors, stucco siding) are past their Estimated Useful Life (EUL), broken windows throughout property, water-damaged stucco siding throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost. It is important to note that the asphalt shingle roofing and soffits/fascia were replaced in 2019 and are in good physical condition, however, demolition and rebuilding of the roofs and soffit/fascia is recommended (Non-Critical Repair).

Item	Description	Action	Condition
Wall Structure	Masonry bearing walls and wood framing	IM	Poor
Secondary Framing Members	Not applicable	NA	Not applicable
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	Cracks in apartment building foundation and interior walls were observed.	IM	Poor

Item	Description	Action	Condition
Significant Signs of Deflection, Movement	Cracks in apartment building foundation and interior walls were observed.	IM	Poor

Photographs



260-268 Yamacraw Village - Unit 264 - 2-bed/1-bath TH - Plaster wall damage (Non-Critical Repair)



Evidence of foundation settling, damaged stucco siding (Non-Critical Repair)

3.3.2.2 CRAWL SPACES, ENVELOPE PENETRATIONS

The apartment building crawl spaces consists of load-bearing concrete masonry units CMU perimeter walls, interior concrete piers assumed to have concrete footings.

The floor of the crawl space is exposed dirt. The flooring of the level above is constructed of a raised concrete slab without insulation. A plastic polyethylene vapor barrier was not observed on the ground. Ventilation of the crawl space is provided by foundation vents located at regular intervals along the perimeter walls.

AEI observed the crawl space from the entrance. Moisture from plumbing pipe leaks and uninsulated water pipe condensation was observed.

Photographs



Crawl space vents



Crawlspace access door



Broken plumbing pipe within crawlspace (Non-Critical Repair)



Crawlspace floor without vapor barrier



View of plumbing/gas pipe and electrical wiring in crawlspace



Spalling raised concrete slab (Non-Critical Repair), galvanized water supply lines

3.3.2.3 ROOF FRAME & SHEATHING

Item	Description	Action	Condition
Roof Design	Pitched with attic space and Low-slope with no attic space	R&M	Fair

Item	Description	Action	Condition
Roof Framing	Wood rafters	R&M	Fair
Roof Deck or Sheathing	Diagonal wood members (1x6)	R&M	Fair
FRT Plywood	FRT plywood was not observed	NA	Not applicable
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good/Fair

Photographs



View of wood roof framing and decking

3.3.2.4 FLASHING & MOISTURE PROTECTION

Roof flashing appeared to be in overall good condition.

Photographs



Porch roof view



View of apartment building asphalt shingle roof



555 West Bay Street built-up roofing view



555 West Bay Street built-up roofing view

3.3.2.5 ATTICS & EAVES

The attics are ventilated by gable wall vents. The vents are constructed with wood material with a painted finish.

Photographs



Apartment building rear elevation



Apartment building front elevation

3.3.2.6 INSULATION

The roofs are insulated with loose cellulose.

The depth of the insulation was observed to be approximately 6 inches with a R value of approximately 19.

Photographs



View of cellulose insulation in attic at 6 inches of depth

3.3.2.7 EXTERIOR STAIRS, RAILS, BALCONIES/PORCHES, CANOPIES

The exterior concrete steps at 349 W Bryan were observed as steeper than contemporary stair assemblies, with deteriorating steps and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the exterior concrete steps at 349 W Bryan is recommended (Non-Critical Repair).

AEI recommends the substructure of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: substructure components (CMU foundation walls, concrete piers/raised slab, porch foundations) are past their Estimated Useful Life (EUL), observed spalling concrete and rusting steel reinforcements within the raised floor concrete members, possible asbestos containing concrete deteriorating and causing tenant health issues, settling and cracking CMU foundation walls observed, porch/step foundations are settling and damaged. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost (Non-Critical Repair).

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	Concrete porch at dwelling unit front entrances	IM/RR	Poor
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Not applicable	NA	Not applicable
Exterior Stairs	Concrete steps/landings at dwelling unit rear entrances. Concrete steps and landings at 349 West Bryan front and rear entrances.	IM/RR	Poor

Photographs



Porch roof view



Apartment building rear elevation



Apartment building front elevation



Down unit



Sinking porch steps (Non-Critical Repair)



Front porch sinking (Non-Critical Repair)



349 West Bryan Street - North elevation



Replace deteriorating concrete steps at 349 West Bryan Street (Non-Critical Repair)



349 West Bryan Street - Replace steep and deteriorating concrete steps at rear (Non-Critical Repair)

3.3.2.8 EXTERIOR DOORS & ENTRY SYSTEMS

AEI recommends the shell of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: shell components (windows, doors, stucco siding) are past their Estimated Useful Life (EUL), broken windows throughout property, water-damaged stucco siding throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost. It is important to note that the asphalt shingle roofing and soffits/fascia were replaced in 2019 and are in good physical condition, however, demolition and rebuilding of the roofs and soffit/fascia is recommended (Non-Critical Repair).

Item	Description	Action	Condition
Unit Entry Doors	Metal clad	IM/RR	Poor
Service Doors	Steel clad doors	RR	Fair
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Roll-up, residential and commercial grade doors	RR	Good/Fair
Common Entrance Doors	Aluminum storefront	RR	Good

Photographs



Apartment building front elevation



Down unit



349 West Bryan Street - North elevation



349 West Bryan Street - Commercial overhead door



555 West Bay Street east elevation



555 West Bay Street Office - Main entry doors



Apartment building rear elevation



Damaged stucco siding near rear entry door (Non-Critical Repair)

3.3.3 SIDEWALL SYSTEM

AEI recommends the shell of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: shell components (windows, doors, stucco siding) are past their Estimated Useful Life (EUL), broken windows throughout property, water-damaged stucco siding throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost. It is important to note that the asphalt shingle roofing and soffits/fascia were replaced in 2019 and are in good physical condition, however, demolition and rebuilding of the roofs and soffit/fascia is recommended (Non-Critical Repair).

The stucco siding at 349 W Bryan was observed as dirty with algae growth and with peeling stucco/paint. In order to prevent further damage to the stucco siding and improve the condition of the property, the repair and and pressure washing of the stucco siding is recommended (Non-Critical Repair).

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Stucco over wire mesh and CMU block	IM/RR	Fair/Poor
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Concealed	RR	Good/Fair
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	R&M	Fair
Painting	Last painted 30 years ago.	R&M	Fair

Photographs



Crawl space vents



Apartment building rear elevation



View of single hung aluminum windows



Apartment building front elevation



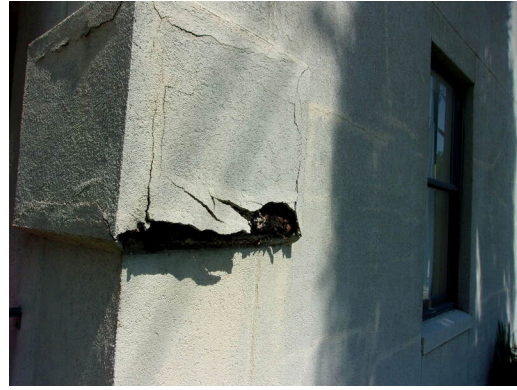
Evidence of foundation settling, damaged stucco siding (Non-Critical Repair)



View of stucco siding



Damaged stucco siding (Non-Critical Repair)



Damaged stucco siding (Non-Critical Repair)



Damaged stucco siding near rear entry door (Non-Critical Repair)



349 West Bryan Street - West elevation



349 West Bryan Street - North elevation



555 West Bay Street east elevation



Repair and wash stucco siding at 349 West Bryan Street (Non-Critical Repair)

3.3.3.1 WINDOWS

AEI recommends the shell of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: shell components (windows, doors, stucco siding) are past their Estimated Useful Life (EUL), broken windows throughout property, water-damaged stucco siding throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost. It is important to note that the asphalt shingle roofing and soffits/fascia were replaced in 2019 and are in good physical condition, however, demolition and rebuilding of the roofs and soffit/fascia is recommended (Non-Critical Repair).

Item	Description	Action	Condition
Window Type	Single hung and fixed windows	IM/RR	Fair/Poor
Window Frame	Aluminum frame	IM/RR	Fair/Poor
Window Panes	Single pane	IM/RR	Fair/Poor

Photographs



121-128 Yamacraw Village - Unit 126 - 2-bed/1-bath TH - Single pane single hung window



260-268 Yamacraw Village - Unit 264 - 2-bed/1-bath TH - Replace broken windows (Non-Critical Repair)



Apartment building rear elevation



View of single hung aluminum windows



Apartment building front elevation



Down unit



Typical broken window (Non-Critical Repair)



349 West Bryan Street - West elevation



349 West Bryan Street - North elevation



555 West Bay Street - Aluminum windows

3.3.4 ROOFING FINISH

AEI recommends the shell of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: shell components (windows, doors, stucco siding) are past their Estimated Useful Life (EUL), broken windows throughout property, water-damaged stucco siding throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost. It is important to note that the asphalt shingle roofing and soffits/fascia were replaced in 2019 and are in good physical condition, however, demolition and rebuilding of the roofs and soffit/fascia is recommended (Non-Critical Repair).

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
Apartment Buildings and 349 West Bryan Street Sloped Roofs	Pitched with asphalt shingles	160,261 SF	4 years	16 years	Unknown	IM/RR	Good/Fair
555 West Bay Street Office Low-slope Roof	Low slope with Built-up roofing	7,400 SF	16 years	4 years	Unknown	RR	Fair
349 West Bryan Street Low-slope Roof	Low slope with EPDM (mechanically fastened)	380 SF	12 years	3 years	Unknown	RR	Good/Fair

Roof ID	Drainage	Coping (parapet)	Skylights	Action	Condition
555 West Bay Street and 349 West Bryan Street	Gutters and downspouts	Aluminum	Not applicable	RR	Good/Fair

Photographs



Porch roof view



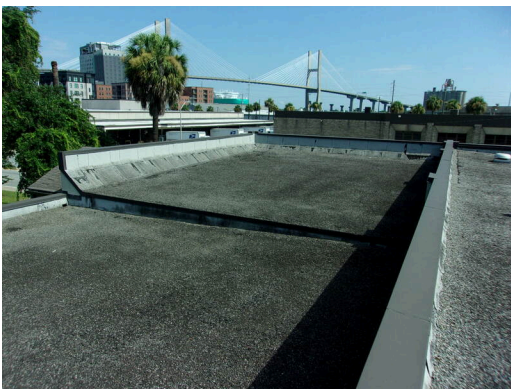
View of apartment building asphalt shingle roof



Apartment building front elevation



555 West Bay Street built-up roofing view



555 West Bay Street built-up roofing view

3.4 MECHANICAL & ELECTRICAL SYSTEMS

3.4.1 PLUMBING

The 20-gallon electric water heater at the 555 West Bay Street office was observed as past its Estimated Useful Life (EUL). In order to maintain the system and to improve the condition of the property, the replacement of the water heater is recommended (Non-Critical Repair).

The 50-gallon electric water heaters at 349 W Bryan were observed as past its Estimated Useful Life (EUL). In order to maintain the system and to improve the condition of the property, the replacement of the water heaters is recommended (Non-Critical Repair).

AEI recommends the services of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: services components (plumbing fixtures, water heaters, domestic water distribution, gas furnaces and AC units, metal AC canopies, electrical distribution system, lighting, smoke/CO detectors) are past their Estimated Useful Life (EUL), frequent leaks from existing waste/service piping reported and observed, reported issues with electrical system wiring insulation in crawl spaces, metal AC canopies are rusting and causing water infiltration issues at rear exterior doors. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost (Non-Critical Repair).

Item	Description	Action	Condition
Hot and Cold Water Distribution	Galvanized pipe and copper	IM	Poor
Polybutylene Water Piping	No polybutylene piping was observed or reported.	NA	Not applicable
Sanitary Waste and Vent	PVC and cast iron pipe	IM	Poor
Domestic Water Circulation Pumps	One (1) DHW pump at 349 West Bryan Street	RR	Good
Domestic Water Heaters	Individual small, gas-fired, tank-type water heaters and Individual small, electric, tank-type water heaters with 20- 50 gallon capacities.	IM/RR	Good/Fair
Domestic Water Boilers	Not applicable	NA	Not applicable
Boiler Peripherals	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable

Photographs



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - PVC waste pipe



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Replace gas-fired water heater
(Non-Critical Repair)



141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Replace old water heater
(Non-Critical Repair)



Broken plumbing pipe within
crawlspace (Non-Critical Repair)



555 West Bay Street Office - Mechanical room
with AHU and electric water heater



555 West Bay Street Office - Replace old
20-gallon water heater (Non-Critical Repair)



349 West Bryan Street - 2nd floor Doctor's office - Mechanical room with water heater



349 West Bryan Street - Community center - Replace old 50-gallon water heater (Non-Critical Repair)



349 West Bryan Street - Community center - Replace old 50-gallon water heater (Non-Critical Repair)

3.4.2 HVAC SYSTEMS

AEI recommends the services of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: services components (plumbing fixtures, water heaters, domestic water distribution, gas furnaces and AC units, metal AC canopies, electrical distribution system, lighting, smoke/CO detectors) are past their Estimated Useful Life (EUL), frequent leaks from existing waste/service piping reported and observed, reported issues with electrical system wiring insulation in crawl spaces, metal AC canopies are rusting and causing water infiltration issues at rear exterior doors. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost (Non-Critical Repair).

Item	Description	Action	Condition
Cooling Equipment	Individual Heat Pumps (Split Systems) with air-cooled condensers, Individual Split Systems with air-cooled condensing units, Individual Window-mounted Air-Conditioner, and a Mini-Split Heat Pump System	IM/RR	Fair/Poor

Item	Description	Action	Condition
Heating Equipment	Individual Gas Furnace (integral with Split system), Individual Heat Pumps (Split Systems) with air-cooled condensers, and a Mini-Split Heat Pump System	IM/RR	Fair/Poor
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Not applicable	NA	Not applicable
Tonnage of Cooling Equipment	325 condenser units, each with a rated capacity of 1-5 tons	IM/RR	Fair/Poor
Distribution System	Ducted and ductless forced-air systems	R&M	Fair
Controls	Local Thermostat	R&M	Good
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Fair

Photographs



121-128 Yamacraw Village - Unit 126 - 2-bed/ 1-bath TH - Replace gas furnace (Non-Critical Repair)



141-148 Yamacraw Village - Unit 142 - 3-bed/ 1-bath TH - Replace old gas furnace (Non-Critical Repair)



260-268 Yamacraw Village - Unit 261 - 1-bed/ 1-bath - HC unit - Direct vent bath fan



555 West Bay Street Office - Mechanical room with AHU and electric water heater



349 West Bryan Street - Community center -
Air handler



Heat pump condenser units



Window AC unit



349 West Bryan Street - Heat pump unit



349 West Bryan Street - Mini-split unit



Replace metal AC canopies, rusting and causing water infiltration issues (Non-Critical Repair)

3.4.3 ELECTRICAL SYSTEM

Item	Description	Action	Condition
Service Type	Overhead lines and pole-mounted electrical transformer(s)	R&M	Good

Item	Description	Action	Condition
Building Service	120/240-Volt, three-phase, four-wire, alternating current (AC)	R&M	Good
Typical Tenant Service Amperage	100 Ampere breaker panel	R&M	Good
Panel Manufacturer	Gould and ITE	IM	Fair/Poor
Overload Protection	Circuit breaker switches	IM	Fair/Poor
Service Wire	Aluminum wiring assumed	IM	Poor
Branch Wiring	Copper wiring observed	IM	Poor
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good

Photographs



121-128 Yamacraw Village - Unit 126 - 2-bed/ 1-bath TH - Breaker panel



121-128 Yamacraw Village - Unit 126 - 2-bed/ 1-bath TH - GFCI in bathroom



141-148 Yamacraw Village - Unit 142 - 3-bed/ 1-bath TH - Breaker panel



View of plumbing/gas pipe and electrical wiring in crawlspace



Typical electrical meter bank



Electrical weather head and aluminum windows at 349 West Bryan Street



Pole mounted transformers

ASSESSMENT / RECOMMENDATION

AEI recommends the services of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: services components (plumbing fixtures, water heaters, domestic water distribution, gas furnaces and AC units, metal AC canopies, electrical distribution system, lighting, smoke/CO detectors) are past their Estimated Useful Life (EUL), frequent leaks from existing waste/service piping reported and observed, reported issues with electrical system wiring insulation in crawl spaces, metal AC canopies are rusting and causing water infiltration issues at rear exterior doors. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost (Non-Critical Repair).

3.5 ELEVATORS

Elevator Summary

Elevator/ Escalator ID	Type	Brand	Capacity	Floors/ Stops	Install/ Modernize Date	Action	Condition
349 West Bryan Street	One hydraulic elevator	Thyssen Krupp	Unknown	2	1991	IM/RR	Fair/Poor

Elevator Inspection

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevator	Annual	Unknown	Local municipality	IM	Poor

ASSESSMENT / RECOMMENDATION

The Property has one (1) hydraulic passenger elevator at 349 West Bryan Street. The equipment is located in the elevator room next to the elevator on the first floor. The hydraulic passenger elevator is located at the rear entrance to the building and opens into the second floor lobby.

The elevators are automatically operated with electronic controls.

The hydraulic elevator equipment at 349 W Bryan was out of operation during the site visit. In order to provide an accessible elevator access to the second floor of 349 W Bryan, the repair of the hydraulic elevator is required (Critical Repair).

An elevator certificate for the hydraulic elevator at 349 W Bryan was not provided. Provisioning a current elevator inspection and certificate for the elevator is required (Critical Repair).

Photographs



Hydraulic elevator at 349 West Bryan Street is not working and a certificate was not provided (Critical Repair)



36 inch clear opening at elevator door

3.6 LIFE & FIRE SAFETY

The inspection tags on two (2) the fire extinguishers within the 349 W Bryan community space were observed expired, AEI recommends inspecting all fire systems yearly. Inspection of the fire extinguishers is recommended (Critical Repair).

A current annual fire sprinkler inspection report for 349 W Bryan was not observed at the site. AEI recommends inspecting all fire systems yearly. Inspection of the fire sprinklers is recommended (Critical Repair).

The annual inspection report for the fire alarm systems within 555 West Bay Street office and 349 W Bryan were not available, AEI recommends inspecting all fire systems yearly. Please provide the current annual fire alarm inspection reports (Critical Repair).

AEI recommends the services of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: services components (plumbing fixtures, water heaters, domestic water distribution, gas furnaces and AC units, metal AC canopies, electrical distribution system, lighting, smoke/CO detectors) are past their Estimated Useful Life (EUL), frequent leaks from existing waste/service piping reported and observed, reported issues with electrical system wiring insulation in crawl spaces, metal AC canopies are rusting and causing water infiltration issues at rear exterior doors. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost (Non-Critical Repair).

Item	Description	Condition	Action
Fire Suppression Systems	Limited coverage, Wet pipe sprinkler system at 349 West Bryan Street	Fair	RR
Fire Suppression System Inspection Date	Unknown	Poor	IM
Other Equipment and Devices	Strobe light alarms Illuminated exit signs Battery back up light fixtures Hard-wired smoke/carbon monoxide detectors with battery back-up (Units and common areas) Emergency pull-cords in the bathrooms of HC units.	Poor	IM/RR
Fire Extinguishers	Mounted on interior walls of common areas Inspection dates vary per fire extinguisher.	Poor	IM
Fire Alarms	Hard-wired alarm panel at 555 West Bay Street and 349 West Bryan Street	Fair	RR
Fire Alarm Inspection Date	Unknown	Poor	IM
Fire Hydrants	There are fire hydrants located along the drive lanes	Good	R&M
Fire Egress Stairs	Not applicable	Not applicable	NA

Photographs



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Smoke/CO detector



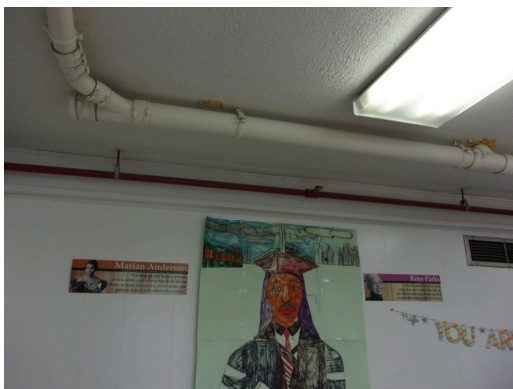
260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Emergency call light and
fire alarm



555 West Bay Street Office - Fire alarm -
Provide annual report (Critical Repair)



555 West Bay Street Office - Fire extinguisher
- Tag dated July 2023



349 West Bryan Street - Community center -
Sprinkler system



349 West Bryan Street - Community center -
Fire riser - Provide annual sprinkler report
(Critical Repair)



349 West Bryan Street - Community center -
Fire alarm panel - Provide annual report
(Critical Repair)



Fire hydrant near municipal street



349 West Bryan Street - Community center -
Inspect fire extinguishers annually (Critical
Repair)



349 West Bryan Street - Community center -
Inspect fire extinguishers annually (Critical
Repair)

3.7 INTERIOR ELEMENTS

3.7.1 COMMON AREA INTERIOR ELEMENTS

The older vinyl flooring in the 555 West Bay Street office and 349 W Bryan was observed as deteriorating and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the vinyl flooring is recommended (Non-Critical Repair).

The carpet flooring in the 555 West Bay Street office was observed as deteriorating and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the carpet flooring is recommended (Non-Critical Repair).

The older kitchen cabinets in the 555 West Bay Street office and 349 W Bryan were observed as deteriorating and past their Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the older kitchen cabinets is recommended (Non-Critical Repair).

The older common restroom accessories in the 555 West Bay Street office and 349 W Bryan were observed as past their Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the older common restroom accessories is recommended (Non-Critical Repair).

The plaster walls and ceilings within 349 W Bryan community center were observed as water-damaged. In order to prevent further damage, it is recommended that the root cause of the water intrusion must be investigated, repaired and the water-damaged plaster walls and ceilings be repaired (Non-Critical Repair).

Item	Description	Action	Condition
Classrooms and Gathering Rooms at 349 West Bryan Street	Classrooms and gathering rooms with numerous chairs, tables, and accessories is located in the community center (first floor of 349 West Bryan Street). Finishes include vinyl flooring with painted drywall/plaster/CMU walls and painted drywall/concrete ceilings. The community center is not being used and not open to the residents, it is being used for storage.	IM/RR	Fair/Poor
Common Area Kitchen	A common kitchen is featured in the community center. The kitchen includes cabinetry, refrigerator and range/oven. Finishes include vinyl flooring with painted CMU walls and painted concrete ceilings.	IM/RR	Fair
Common Area Laundry	Not Applicable	NA	Not applicable

Photographs



555 West Bay Street Office - Replace old carpet flooring (Non-Critical Repair)



555 West Bay Street Office - Maintenance areas - Replace old vinyl flooring (Non-Critical Repair)



555 West Bay Street Office - Common staff kitchen - Replace kitchen cabinetry (Non-Critical Repair)



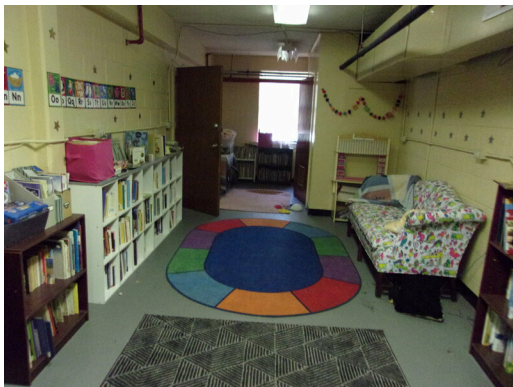
349 West Bryan Street - Community center - Classroom view



349 West Bryan Street - Community center - Common kitchen - Replace old kitchen cabinetry (Non-Critical Repair)



349 West Bryan Street - Community center - Replace old vinyl flooring (Non-Critical Repair)



349 West Bryan Street - Community center - Classroom



555 West Bay Street Office - Women's staff restroom - Replace common restroom accessories (Non-Critical Repair)



555 West Bay Street Office - Men's staff restroom - Replace common restroom accessories (Non-Critical Repair)



555 West Bay Street Office - Women's public restroom - Levered sink with scald and abrasion protection, replace common restroom accessories (Non-Critical Repair)



555 West Bay Street Office - Men's public restroom - Replace common restroom accessories (Non-Critical Repair)



555 West Bay Street Office - Appliances within kitchen



555 West Bay Street Office - No scald and abrasion protection at kitchen sink (Critical Repair)



555 West Bay Street Office - Storage



349 West Bryan Street - Community center - Staff restroom - Replace common restroom accessories (Non-Critical Repair)



349 West Bryan Street - Community center - Water-damaged interior walls (Non-Critical Repair)



349 West Bryan Street - Community center - Women's restroom - Replace common restroom accessories (Non-Critical Repair)



349 West Bryan Street - Community center - Men's restroom - Replace common restrooms accessories (Non-Critical Repair)

3.7.2 DWELLING UNIT INTERIOR ELEMENTS

AEI recommends the interiors of the larger and smaller apartment buildings be demolished and rebuilt, due to the following issues: interior components (drywall/plaster walls and ceilings, ceramic tile tub surrounds, vinyl flooring, stairs, cabinets, doors) are past their Estimated Useful Life (EUL), mold/moisture damaged interior components throughout site, majority of observed tub ceramic tile surrounds are moisture damaged and loose, damaged drywall/plaster throughout site, reported/observed damage to interior stair structures, damaged cabinetry and doors throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost (Non-Critical Repair).

Unit Finishes

Item	Description	Action	Condition
Carpet	Not applicable	NA	Not applicable
Resilient Flooring (vinyl)	Vinyl tile	IM/RR	Poor
Other	Not applicable	NA	Not applicable
Walls	Plaster/drywall with painted finish	IM	Poor

Item	Description	Action	Condition
Ceilings	Plaster/drywall with painted finish	IM	Poor
Window Coverings	Window blinds are provided	R&M	Fair

Photographs



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Living room view



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Cable and electrical outlets



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Kitchen view



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Bedroom view



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Bathroom view



141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Kitchen view, replace old
cabinetry (Non-Critical Repair)



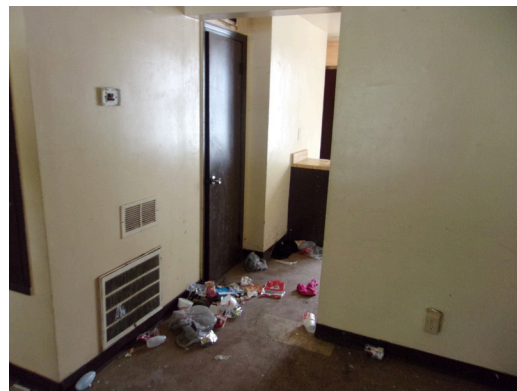
141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Kitchen appliances



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Kitchen view



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Bedroom view



260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Living room view



260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Kitchen view



260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Plaster wall damage (Non-Critical
Repair)



460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Living room
view, replace flooring (Non-Critical Repair)



460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Bedroom view



460-467 Yamacraw Village - Unit 460 - 1-bed/
1-bath - Down unit - Living room view

Appliances

Item	Description	Action	Condition
Refrigerators	Units vary in age and condition	IM/RR	Fair

Item	Description	Action	Condition
Ranges	Units vary in age and condition	IM/RR	Fair
Range hoods	Units vary in age and condition	IM/RR	Fair
Dishwashers	Not applicable	NA	Not applicable
Microwaves	Not applicable	NA	Not applicable
Garbage Disposals	Not applicable	NA	Not applicable
Dryers	Not applicable	NA	Not applicable
Washers	Not applicable	NA	Not applicable
Washer/Dryer Connection	Each unit has a washer connection	IM	Poor

Photographs



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Kitchen view



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Refrigerator and gas range/oven



141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Kitchen view, replace old
cabinetry (Non-Critical Repair)



141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Kitchen appliances



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Kitchen view



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Front control range/oven

Cabinets & Fixtures

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	IM/RR	Poor
Bathroom Sink and Countertop	Vanity unit with cultured marble counter with integral sink and wall mounted sinks	IM/RR	Poor
Kitchen Cabinetry	Wood frame with solid wood doors	IM/RR	Poor
Bathroom Cabinetry	Wood frame with solid wood doors	IM/RR	Poor
Bathtub/Shower and Enclosure	Enamel over steel bathtub with ceramic tile tub surround	IM	Poor
Toilet	Water saver toilet	IM	Fair
Accessories	Medicine cabinet	IM	Fair
	Towel bars		
	Wall mounted mirror		

Photographs



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Kitchen view



121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Bathroom view



141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Kitchen view, replace old
cabinetry (Non-Critical Repair)



141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Kitchen appliances



141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Bathroom view



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Kitchen view



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Lowered countertops at
sink



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Clear floor space at
roll-under sink



260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Kitchen view



260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Replace cabinetry and fixtures
(Non-Critical Repair)



460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Mold growth
throughout, replace plumbing fixtures and
vanity (Non-Critical Repair)



460-467 Yamacraw Village - Unit 460 - 1-bed/
1-bath - Down unit - Kitchen view

4.0 ADDITIONAL CONSIDERATIONS

4.1 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities). However, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PNA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

Rafaella Nutini reported that she was aware of suspected mold or microbial growth at the Property and that tenant occupants have had complaints concerning suspected mold or microbial growth.

AEI identified no documents regarding indoor air quality or microbial concerns.

Rafaella Nutini was not aware of any roof leaks, but was aware of water leaks and infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No flood drain or ground water problems were reported.

Mold growth and water damage was observed in numerous down, vacant and occupied. The mold growth was typically attributed to plumbing leaks and water infiltration at the rear doors.

ASSESSMENT / RECOMMENDATION

Dwelling units and buildings with mold growth should be evacuated and remain uninhabited until demolition.

4.2 PEST MANAGEMENT

As part of the site and property assessment, AEI conducted limited, visual, non-intrusive observations to ascertain if there was evidence of wood destroying organism (WDO) activity on the physical structures at the Property during our site visit. Our WDO assessment process included visual observation of select interior and exterior building systems for noticeable signs of WDO activity, such as damaged or deteriorated wood, noticeable remnants of deceased WDO's (termites, beetles, ants, bees, etc.), and applying hand pressure (with a hard object tool) to reachable areas where these types of organisms generally attack to determine if there is any hidden damage to such surfaces (surfaces generally limited to trim work along baseboards and around windows).

Our WDO assessment process also included a limited visual and physical assessment of easily accessible and observable site conditions. The visual assessment included looking for noticeable signs of WDO activity on the Property, such as mud tubes on walls, round or oval holes, mounded soil around building perimeters, trace insect residue, and damaged wood. Our observations of exterior materials also include the application of hand pressure to reachable areas where these types of organisms generally attack, to determine if there is any hidden damage to such surfaces. This information is provided incidental to our standard PNA assessment. WDO observations, conducted by AEI, are not intended, and may not be interpreted as a professional pest inspection, and AEI makes no representation or warranty as to these activities or observations.

Our WDO assessment did not identify any unusual problems or concerns related to WDO activity on the property.

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns with termites or wood destroying organisms were reported or observed.

No repair or reserve funding is recommended at this time.

4.3 SEISMIC ZONE

AEI reviewed the property location in order to determine whether or not the site is located in an area that may constitute a seismic hazard as determined by the ASCE/SEI Standard ASCE 41-13 "Seismic Evaluation and Retrofit of Existing Buildings. The determination employs output from design mapping with data provided from the US Geological Survey.

Per HUD MAP Guide (revised March 19, 2021), any detached or semi-detached structure where the calculated Design Earthquake Spectral Response Acceleration Parameter (S_{XS}) is less than .400g and any building where both Design Earthquake Spectral Response Acceleration Parameters (S_{XS} and S_{X1}) are less than .330g and .133g respectively, a detailed seismic hazard and building performance analysis is not required.

The values for S_{XS} and S_{X1} have been provided as output from a Design Maps Summary Report as derived from current USGS data.

A copy of the USGS data is included in the USGS Design Maps Appendix.

The value for S_{XS} was calculated at LESS than 0.330g.

The value for S_{X1} was calculated at LESS than 0.133g.

ASSESSMENT / RECOMMENDATION

There are no further recommendations.

4.4 WIND ZONE

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone III. This map also indicates that the Property is also located in a Hurricane Susceptible Region.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

4.5 FLOOD PLAIN

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 13051C0153G, dated 8/16/2018, this property is located within Flood Zone X (Non-shaded and Shaded), AE.

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

4.6 KNOWN PROBLEMATIC BUILDING MATERIALS

The following list of Known Problematic Building Materials has been developed by Fannie Mae and is typically referenced in CNA reports as a general summary of systems or organisms that have been part of a manufacturer recalled or have been specifically identified as problematic. If these items are identified through reports or observation, the topic will be further discussed in the report sections listed in the following table:

Red Flag Material or System	Identified	Action Recommended
Fire Retardant Treated Plywood (FRTP)	No	Not applicable
Compressed Wood or Composite Board Siding	No	Not applicable
Exterior Insulation and Finishing (EIFS)	No	Not applicable
Problem Drywall (aka "Chinese Drywall")	No	Not applicable
Unit electrical capacity less than 60 amps	No	Not applicable
Electrical Overload Protection - Fused Subpanels	No	Not applicable
Federal Pacific Electric Stab-Lok panels	No	Not applicable
Polybutylene Water Distribution Lines	No	Not applicable
Galvanized Steel Water Distribution Lines	No	Not applicable
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	Not applicable
Recalled Cadet Brand Electric in-Wall Heaters	No	Not applicable
Recalled General Electric / Hotpoint dishwashers	No	Not applicable
Microbial Growth	Yes	Repair
Wood Destroying Organisms	No	Not applicable

5.0 DOCUMENT REVIEW & INTERVIEWS

5.1 DOCUMENTS REVIEWED

Document	Source / Author	Date
Pre-Survey Questionnaire	Rafaella Nutini	7/21/2023
Construction Drawings	NA	NA
ALTA Survey	NA	NA
Historical Capital Schedule	Rafaella Nutini	7/21/2023
Rent Roll	Rafaella Nutini	7/13/2023

5.2 INTERVIEWS

Contact Name	Contact Title	Contact Phone	Information Source Provided
Rafaella Nutini	Director of Asset Management	912.272.1930	Provided interview and conducted the site visit
Robert Marshall	Director of Construction Management	912.235.5800	Provided interview and conducted the site visit

5.3 BUILDING CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Savannah Building Department.

No open violations were reported for the Property at the time of the assessment, except for Unit 1056 Yamacraw Village. The open code violation notes the following: Bubbling and discoloration of ceiling near the pipe in the kitchen and the discoloration of the wall needs to be repaired; and Cabinetry door needs to be repaired or replaced.

5.4 FIRE CODE COMPLIANCE

AEI requested a record of open violations on file for the Property from the City of Savannah Fire Department.

No open violations were reported for the Property at the time of the assessment.

5.5 ZONING COMPLIANCE

The property is zoned Downtown Expansion (D-X) and based on online research the property is a legal conforming use.

5.6 HUD REAL ESTATE ASSESSMENT CENTER (REAC) INSPECTION

AEI was provided with a copy of the most recent REAC inspection, dated July 10, 2018, prior to the site visit.

The results of the most recent REAC inspection are as follows:

Non-Life Threatening Projected Counts: **634**
Life Threatening Projected Counts: **329**
Smoke Detector Projected Counts: **102**
Final Score: **25c**

Because the property received a REAC score of less than 60, Non-EH&S deficiencies are considered to be Critical Repair items. The owner's representative indicated that all of the Non-EH&S deficiencies have been repaired as of the date of this Report.

During the site visit, AEI made reasonable efforts to complete a representative visual observation of general deficiency repairs as reported by the site contacts. Based on our observations, it appears that the previous repairs may have been completed as reported by the owner, however, numerous new repairs exist and are addressed in the Critical and Non-Critical Repairs.

6.0 ACCESSIBILITY & INTRUSIVE EXAMINATIONS

6.1 ACCESSIBILITY

Determination of ADA, UFAS, FHA Applicability

Application	Yes/No	Definition
Age: Was this property constructed after July 1992? (ADAAG Question)	No	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Does the property feature areas of public accommodation? (ADAAG Question)	Yes, leasing office	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure? (ADAAG Question)	Yes	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure? (ADAAG Question)	No	Properties classified as such are exempt from complying with the ADAAG.
Use: Does the property plan a significant renovation that is at least 20% of the value of the building? (If so, the renovation budget should include upgrades to correct all ADA issues). (ADAAG Question)	Yes	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.
Use: Does the property feature federal financial assistance? (UFAS Question)	Yes	Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States. . .shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing

Application	Yes/No	Definition
		and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.
Age: Was this property constructed prior to July 11, 1988? (UFAS Question)	Yes	While UFAS is still applicable for all project based properties; HUD has allowed for load bearing wall, financial, and administrative burden exceptions to retroactively achieving UFAS compliance.
Age: Was this property constructed after March 13, 1991? (FHA Question)	No	Multi-family properties constructed after March 13, 1991 should be in compliance with the Fair Housing Act Accessibility Guidelines. There are select exceptions.
Age: Was this property provided original building permits after June 15, 1990? (FHA Question)	No	Buildings where the last building permit was issued on or before June 15, 1990 are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the property was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.

Abbreviated Screening Checklist for ADAAG Compliance

	Yes	No	N/A	Comments
Building History				
1. Has an ADA survey previously been completed on the property?		✓		No previous ADA Survey for the property was provided or reported.
2. Have any ADA improvements been made to the property?	✓			ADA improvements to the property include: Addition of 9 designated handicapped units in 1991, ramp and elevator installed at 349 West Bryan Street
3. Does a Transition Plan / Barrier Removal Plan exist for the property?		✓		
4. Has building ownership or management received any ADA-related complaints that have not been resolved?		✓		
5. Is any litigation pending related to ADA issues?		✓		
Parking				
1. Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			250 total spaces 7 designated accessible spaces
2. Are there sufficient van-accessible parking spaces available (96" wide aisle for van)?		✓		The site currently features seven (7) designated handicapped spaces; however three (3) of the existing spaces at 349 W Bryan were observed without an access aisle and no spaces are van accessible.
3. Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓	✓		See comment #2

		Yes	No	N/A	Comments
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?	✓			
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less) Please note shorter ramps can be more steep than 1:12 if rise is less than 6-inches.	✓			
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?	✓			
3.	Does the width between railings appear to be at least 36 inches?	✓			
4.	Are the cross slopes less steep than 1:48?	✓			
5.	Do the ramp runs rise no more than 30-inches?	✓			
6.	Are there level landings at the bottom and top of the ramp runs?	✓			
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3.	Is there a path of travel that does not require the use of stairs?	✓			
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	✓			

		Yes	No	N/A	Comments
2.	Are there visual and audible signals inside cars indicating floor change?	✓			
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	✓			
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✓			
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓			
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
4.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60"• turning diameter)?	✓			
5.	Are toilet stall doors wheelchair accessible (appear to be at least 32"• wide)?	✓			
6.	Are grab bars provided in toilet stalls?	✓			
7.	Are sinks provided with clearance for a wheelchair to roll under?	✓			
8.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
9.	Are exposed pipes under sink sufficiently insulated against contact?	✓	✓		One (1) public restroom sink within the 555 West Bay Street office was observed without scald and abrasion protection at the roll under sink.
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✓	

Abbreviated Screening Checklist for UFAS Compliance

		Yes	No	N/A	Comments
Common Area Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair?		✓		Concrete sidewalks commonly feature obstacles from cracked, heaving, sunken sections of concrete.
2.	Do the common laundry rooms have a front controlled washing machine?			✓	
3.	Is there a path of travel that does not require the use of stairs to get to all common areas?	✓			
Play Area					
1.	Are the common area playgrounds accessible by wheelchair?		✓		Playgrounds do not feature accessible routes and must be addressed when reconstructing the concrete sidewalk network at this property.
Designated Handicapped Dwelling Units					
1.	Do the unit entrance doors as well as the bathroom and bedroom doors feature 32" clear openings and low entrance thresholds for wheelchair access?	✓			Designated handicapped units include: 251, 261, 341, 351, 361, 461, 466, 561, and 566 Yamacraw Village There are no audio/visual sensory units at this property
2.	Do all accessible doors have adequate space provided at latch side of door (see UFAS Figure 25)?	✓			
3.	Are exterior balconies/decks <1/2" below interior floor level?	✓			
4.	Are all switches, controls and outlets located at between 15" and 54" above floor	✓	✓		Thermostats were generally measured at 60 inches AFF and outlets were generally 12 inches AFF.
5.	Accessible Kitchens: Is a 30x48 clear space provided at range/cooktop as well as front controls?	✓			
6.	Accessible Kitchens: Is 40" clearance provided between counters, cabinets, walls, or appliances and opposing item. Is a 60" turning radius available in U-shaped kitchens if sink or range/cooktop is located at base of U? Are the sinks roll-under for a 30"x48" forward approach?	✓			
7.	Accessible Kitchens: Are the countertops and sinks lowered from 36" to approximately 34"?	✓			
8.	Accessible Bathrooms: Do the bathrooms feature adequate clear floor space to each of the fixtures?	✓			
9.	Accessible Bathrooms: Do the bathrooms feature accessible accessories (levered hardware, shower hoses, shower chairs or benches, lowered mirrors etc)?	✓			

Abbreviated Screening Checklist for FHA Compliance

	Yes	No	N/A	Comments
Fair Housing Act Accessibility Review				
1. Requirement 1. Are there accessible building entrances on an accessible route? All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.			✓	
2. Requirement 2. Are the public and common use areas accessible? Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.			✓	
3. Requirement 3. Are the doors "Usable" (usable by a person in a wheelchair)? All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs (32-inch nominal clearance).			✓	
4. Requirement 4. Is there an accessible route into and through the dwelling unit? There must be an accessible route into and through each covered unit.			✓	
5. Requirement 5. Are the light switches, electrical outlets, thermostats and other environmental controls in accessible locations? Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.			✓	
6. Requirement 6. Are there reinforced walls in bathrooms for later installation of grab bars? Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.			✓	
7. Requirement 7. Are the kitchens and bathrooms "Usable"? Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.			✓	

RECOMMENDATIONS

ADAAG Concerns:

- One (1) public restroom sink within the 555 West Bay Street office was observed without scald and abrasion protection at the roll under sink. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the installation of scald and abrasion protection is required (Critical Repair).
- The women's public restroom toilet within the 555 West Bay Street office was observed as 12 inches from the side wall and does not allow for clear floor space at the toilet. In order to comply with the American with Disabilities Act Accessibility Guidelines (ADAAG), the toilet must be moved to allow 18 inches distance between the centerline of the toilet and the side wall (Critical Repair).
- Based upon the two-hundred fifty (250) standard uncovered parking spaces available at the site, seven (7) handicapped accessible parking spaces, inclusive of two (2) van accessible handicapped parking space are required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features seven (7) designated handicapped spaces; however three (3) of the existing spaces at 349 W Bryan were observed without an access aisle and no spaces are van accessible. In order for the existing designated handicapped parking spaces to comply with ADAAG, the installation of two (2) access aisles and conversion of two (2) spaces to van accessible is required. Standard handicapped spaces require a 60-inch wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96-inch wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle (Critical Repair).
- The 555 West Bay Street public restrooms were observed without ADA signage. In order to comply with the American with Disabilities Act Accessibility Guidelines (ADAAG), the installation of ADA signage is required (Critical Repair).

UFAS/State Code Concerns:

- Please also note that Section 504 requires 5% UFAS and 2% audio/visual equipped units. These units would have to be designed into future construction. The lack these compliant units currently.
- Two (2) restroom sinks and one (1) kitchen sink within the 555 West Bay Street office and three (3) restroom sinks within the 349 W Bryan community center were observed without scald and abrasion protection at the roll under sink. In order to comply with the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required (Critical Repair).

Generally, the designated handicapped units included the following accessible features:

- Minimum maneuvering clearances at the doors
- Compliant hardware
- Bathroom lavatory clearance

- Compliant mirror mounting height
- 60” shower hose
- Properly placed grab bars at all toilets
- Grab bars within the tub/shower units
- 30” wide roll-under sink in the kitchens
- 30” roll-under workspace in the kitchens
- Front control range/oven
- Cabinet storage mounted at max 48” AFF for at least one shelf

Generally, the designated handicapped units did not include the following accessible features:

- Thermostats and outlets at compliant mounting heights above the finished floor.
- Scald and abrasion protection at roll-under sink plumbing pipes.

FHA Design Concerns:

The property was built before March 13, 1991 and therefore FHA Design does not apply.

Photographs



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Replace metal/concrete
ramp (Non-Critical Repair)



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 40 inches between railings



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Low threshold at front door



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 32 inch clear opening at
front door



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Levered door hardware



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Adequate space at latch
side of door



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Light switch at 48 inches
AFF



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Thermostat at 60 inches
AFF



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Kitchen view



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Clear floor space at
refrigerator



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Clear floor space at range/
oven



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Cabinets at 48 inches AFF



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 30 inch roll-under
workspace



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Lowered countertops at
sink



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Roll-under sink



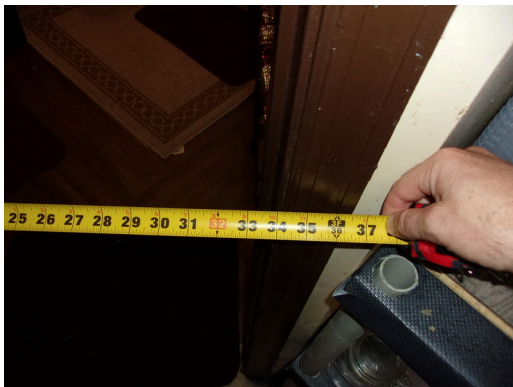
260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - No scald and abrasion at
sink



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 32 inch clear opening at
rear door



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Bathroom view, toilet with
grab bars



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 32 inch clear opening at
bathroom door



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Clear floor space at toilet



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Clear floor space at
roll-under sink



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Partial scald and abrasion
at sink



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Tub/shower view with grab
bars



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Shower hose



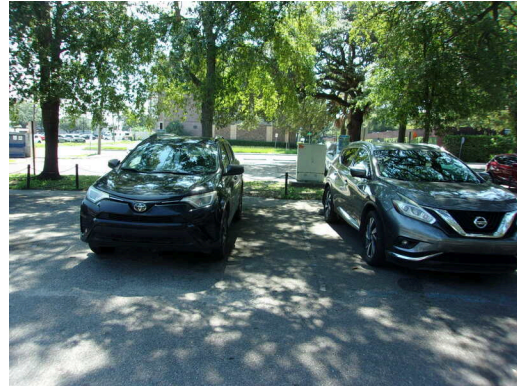
260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 34 inch clear opening at
bedroom door



260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Outlet at 12 inches AFF



HC parking at 555 West Bay Street - Two (2) standard spaces, convert two (2) spaces to van accessible (Critical Repair)



Two (2) standard HC spaces near 555 West Bay Street



Metal ramp at rear of 349 West Bryan Street



Accessible route to 555 West Bay Street main entrance



555 West Bay Street Office - Main entry doors



555 West Bay Street Office - Low threshold at main entry doors



555 West Bay Street Office - 33 inch clear opening at main entry doors



555 West Bay Street Office - Women's restroom - No scald and abrasion protection (Critical Repair)



555 West Bay Street Office - Men's staff restroom - No scald and abrasion protection (Critical Repair)



555 West Bay Street Office - Women's public restroom - No ADA signage (Critical Repair)



555 West Bay Street Office - Women's public restroom - 32 inch clear opening at door



555 West Bay Street Office - Women's public restroom - Levered sink with scald and abrasion protection, replace common restroom accessories (Non-Critical Repair)



555 West Bay Street Office - Women's public restroom - Clear floor space at sink



555 West Bay Street Office - Women's public restroom - 32 inch clear opening at HC stall door



555 West Bay Street Office - Women's public restroom - Move toilet to 18 inches from centerline to side wall (Critical Repair)



555 West Bay Street Office - Women's public restroom - Compliant side grab bar



555 West Bay Street Office - Women's public restroom - Compliant rear grab bar



555 West Bay Street Office - Men's public restroom - No ADA signage (Critical Repair)



555 West Bay Street Office - Men's public restroom - 32 inch clear opening at door



555 West Bay Street Office - Men's public restroom - Replace common restroom accessories (Non-Critical Repair)



555 West Bay Street Office - Men's public restroom - Clear floor space at levered sink



555 West Bay Street Office - Men's public restroom - No scald and abrasion protection at sink (Critical Repair)



555 West Bay Street Office - Men's public restroom - 32 inch clear opening at HC stall door



555 West Bay Street Office - Men's public restroom - Toilet with compliant grab bars



555 West Bay Street Office - Men's public restroom - Clear floor space at toilet



555 West Bay Street Office - No scald and abrasion protection at kitchen sink (Critical Repair)



349 West Bryan Street - 2nd floor Doctor's office - Low threshold at main entry door



349 West Bryan Street - 2nd floor Doctor's office - 32 inch clear opening at door



349 West Bryan Street - 2nd floor Doctor's office - 33 inch clear opening to exam rooms



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - ADA signage



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - 32 inch clear opening



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Room view



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Clear floor space at sinks



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - 34 inch clear opening at HC stall door



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Clear floor space at toilet



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Compliant side grab bar



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Compliant rear grab bar



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Scald and abrasion at sink



349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - ADA signage



349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - ADA signage



349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - 33 inch clear opening at door



349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Clear floor space at sinks



349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Scald and abrasion protection at sinks



349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - HC stall view



349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Clear floor space at toilet



349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Compliant side grab bar



349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Compliant rear grab bar



349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Scald and abrasion protection at sink



349 West Bryan Street - Community center -
32 inch clear opening at entry door



349 West Bryan Street - Community center -
Staff restroom with no scald and abrasion at
the sink (Critical Repair)



349 West Bryan Street - Community center -
Women's restroom - Install scald and abrasion
protection (Critical Repair)



349 West Bryan Street - Community center -
Men's restroom - Install scald and abrasion
protection (Critical Repair)

6.2 INTRUSIVE EXAMINATIONS

6.2.1 SEWER INSPECTION

No sewer inspections were performed as part of this investigation.

6.2.2 ELECTRICAL INSPECTION

No electrical inspections were performed as part of this investigation.

6.3 OWNER PROPOSED IMPROVEMENTS

There are no additional owner proposed improvements.

7.0 OPINIONS OF PROBABLE COST

7.1 FINANCIAL RECAP

Description	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	0.00	94,500.00	150,192.00	206,354.67	231,994.57	329,255.30	420,451.51	491,448.59	498,101.43	596,460.03	651,635.43	666,767.97	675,674.29	688,287.94	484,324.80	275,470.89	97,103.53	-98,264.89	-468,436.47	-386,426.62
Interest Income	0.00	3,780.00	1,787.28	2,455.62	2,760.74	3,918.14	5,003.37	5,848.24	5,927.41	7,097.87	7,754.46	7,934.54	8,040.52	8,190.63	5,763.47	3,278.10	1,155.53	0.00	0.00	0.00
Annual Deposit	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00	94,500.00
Uninflated Needs (Withdrawal)	0.00	40,950.00	37,725.00	65,562.50	0.00	6,347.85	24,500.00	78,740.00	1,700.00	37,300.00	68,447.85	71,850.00	67,550.00	225,235.00	222,005.00	193,922.85	199,835.00	311,990.00	8,200.00	36,675.00
Inflated Needs (Withdrawal)	0.00	42,588.00	40,124.61	71,315.73	0.00	7,221.93	28,506.29	93,695.40	2,068.81	46,422.47	87,121.92	93,528.22	89,926.88	306,653.76	309,117.38	276,145.46	291,023.95	464,671.58	12,490.15	57,131.03
Ending Balance	94,500.00	150,192.00	206,354.67	231,994.57	329,255.30	420,451.51	491,448.59	498,101.43	596,460.03	651,635.43	666,767.97	675,674.29	688,287.94	484,324.80	275,470.89	97,103.53	-98,264.89	-468,436.47	-386,426.62	-349,057.65
Required Minimum Balance	84,926.80	88,323.87	90,328.83	92,379.29	94,476.30	96,620.91	98,814.21	101,057.29	103,351.29	105,697.36	108,096.70	110,550.49	113,059.99	115,626.45	118,251.17	120,935.47	123,680.70	126,488.26	129,359.54	132,296.00
Interest Rate on Balance	4.00%	4.00%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%	1.19%
Inflation Rate on Deposit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Inflation Rate on Capital Needs	0.00%	4.00%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%	2.27%
RFR Deposit / Unit / Year	\$300	\$300.00	\$300.00	\$300.00	\$300.00	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Inflated Needs / Unit / Year	\$0	\$135	\$127	\$226	\$0	\$23	\$90	\$297	\$7	\$147	\$277	\$297	\$285	\$974	\$981	\$877	\$924	\$1,475	\$40	\$181

1-10 Year Un-Inflated Costs	\$292,825	\$93
1-10 Year Inflated Costs	\$331,943	\$105
11-20-Year Un-Inflated Costs	\$1,405,711	\$446
11-20-Year Inflated Costs	\$1,987,810	\$631
1-20-Year Un-Inflated Costs	\$1,698,536	\$270
1-20-Year Inflated Costs	\$2,319,754	\$368

Total Units	315
Estimate Period (# yrs)	20
Initial Deposit to RFR	\$0.00
YR-1 Annual Deposit	\$300.00
% change in Annual Deposit Initial Rate	0.00%
% change in Annual Deposit Next Rate	0.00%
% change in Annual Deposit RY of Change	1
% inflation of Capital Needs Initial Rate	4.00%
% inflation of Capital Needs Next Rate	2.27%
% inflation of Capital Needs RY of Change	3
RFR Balance Initial Rate	4.00%
RFR Balance Next Rate	1.19%
RFR Balance RY of Change	3.00%
Min. RFR Balance % (of Needs)	5%
Min RFR Balance Per Unit (USDA)	
Ending YR-1 Planned Min Bal	TBD
Reserve Comments	
First Year RFR Deposit	\$94,500.00

Replacement Reserve Summary Table

Replacement Reserve Schedule Term/Inflation Status	Replacement Reserve Schedule Summary Costs	Replacement Reserve Schedule Summary Costs/Per Unit Per Annum
1-10 Year Un-Inflated Costs	\$292,825	\$93
1-10 Year Inflated Costs	\$331,943	\$105
11-20 Year Un-Inflated Costs	\$1,405,711	\$446
11-20 Year Inflated Costs	\$1,987,810	\$631
1-20 Year Un-Inflated Costs	\$1,698,536	\$270
1-20 Year Inflated Costs	\$2,319,754	\$368

7.2 CRITICAL REPAIRS

CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
CRITICAL REPAIRS (ACCESSIBILITY)								
Exterior Stairs, Concrete	Repair Concrete Ramps with Metal Railings (HC Units) (Critical Repair)	HC unit ramps	Level 1 Alteration	18	Each	\$ 2,000.00	\$ 36,000.00	The exterior concrete and metal ramps at the designated handicapped units were observed with rusted railings, deteriorating supports and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the exterior concrete and metal ramps at the designated handicapped units is recommended. The overall site requires redevelopment, as a result, the timing of this repair is unknown.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	UFAS - Install Scald and Abrasion Sink Wrap (Critical Repair)	Common restroom and kitchen sinks	Repair	7	Each	\$ 40.00	\$ 280.00	Three (3) restroom sinks and one (1) kitchen sink within the 555 West Bay Street office and three (3) restroom sinks within the 349 W Bryan community center were observed without scald and abrasion protection at the roll under sink. In order to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Uniformed Federal Accessibility Standards (UFAS), the installation of scald and abrasion protection is required.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	ADA - Reconfigure Public Restroom (Critical Repair)	555 West Bay Street women's public restroom	Level 1 Alteration	1	Each	\$ 1,500.00	\$ 1,500.00	The women's public restroom toilet within the 555 West Bay Street office was observed as 12 inches from the side wall and does not allow for clear floor space at the toilet. In order to comply with the American with Disabilities Act Accessibility Guidelines (ADAAG), the toilet must be moved to allow 18 inches distance between the centerline of the toilet and the side wall.
Striping and Marking	ADA - Reconfigure Handicapped Parking (Critical Repair)	Parking lot	Repair	1	Each	\$ 650.00	\$ 650.00	Based upon the two-hundred fifty (250) standard uncovered parking spaces available at the site, seven (7) handicapped accessible parking spaces, inclusive of two (2) van accessible handicapped parking space are required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The site currently features seven (7) designated handicapped spaces; however three (3) of the existing spaces at 349 W Bryan were observed without an access aisle and no spaces are van accessible. In order for the existing designated handicapped parking spaces to comply with ADAAG, the installation of two (2) access aisles and conversion of two (2) spaces to van accessible is required. Standard handicapped spaces require a 60-inch wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96-inch wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	ADA - Public Restroom ADA Signage (Critical Repair)	555 West Bay Street public restrooms	Level 1 Alteration	2	Each	\$ 75.00	\$ 150.00	The 555 West Bay Street public restrooms were observed without ADA signage. In order to comply with the American with Disabilities Act Accessibility Guidelines (ADAAG), the installation of ADA signage is required.
CRITICAL REPAIRS (LIFE SAFETY)								
Concrete	Correct Concrete Sidewalk Trip Hazards (Critical Repair)	Sidewalks	Level 1 Alteration	75356	SF	\$ 10.00	\$ 753,560.00	Concrete sidewalks throughout property were observed as cracking, deteriorating, heaving/sunken from tree roots and with abrupt elevation changes, resulting in tripping hazards. In order to prevent injury to a resident, replacement of the concrete sidewalks is required. It is also important to note that all playgrounds do not feature accessible routes; this issue should be addressed when designing the new concrete sidewalk network at this property.
Building fire suppression sprinklers, standpipes	Provide Fire Sprinkler Inspection (Critical Repair)	Fire sprinkler report	Repair	1	Each	\$ 500.00	\$ 500.00	A current annual fire sprinkler inspection report for 349 W Bryan was not observed at the site. AEI recommends inspecting all fire systems yearly. Inspection of the fire sprinklers is recommended.
Building fire suppression sprinklers, standpipes	Inspect Fire Alarm System (Critical Repair)	Fire alarm report	Repair	2	Each	\$ 500.00	\$ 1,000.00	The annual inspection report for the fire alarm systems within 555 West Bay Street office and 349 W Bryan were not available, AEI recommends inspecting all fire systems yearly. Please provide the current annual fire alarm inspection reports.
Elevator, machinery	Provide Elevator Certification (Critical Repair)	Elevator certificate	Repair	1	Each	\$ 500.00	\$ 500.00	An elevator certificate for the hydraulic elevator at 349 W Bryan was not provided. Provisioning a current elevator inspection and certificate for the elevator is required.

Accessibility Subtotal:	\$	38,580.00
Life Safety Subtotal:	\$	755,560.00
Total:	\$	794,140.00

7.3 NON-CRITICAL REPAIRS

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Elevator cab, interior finish	Elevator Cab Finish (Non-Critical Repair)	Elevator cab	Level 1 Alteration	1	Each	\$ 10,000.00	\$ 10,000.00	The elevator cab finishes and controls are past their EUL and modernization is recommended in the near term.
Slab, reinforced concrete	Demolish and Rebuild Substructure - Larger Apartment Building (Non-Critical Repair)	Larger apartment buildings	Level 3 Alteration	27	Each	\$ 69,868.56	\$ 1,886,451.13	AEI recommends the substructure of the larger apartment buildings be demolished and rebuilt, due to the following issues: substructure components (CMU foundation walls, concrete piers/raised slab, porch foundations) are past their Estimated Useful Life (EUL), observed spalling concrete and rusting steel reinforcements within the raised floor concrete members, possible asbestos containing concrete deteriorating and causing tenant health issues, settling and cracking CMU foundation walls observed, porch/step foundations are settling and damaged. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost.
Reinforced masonry, concrete masonry units (CMUs)	Demolish and Rebuild Shell - Larger Apartment Building (Non-Critical Repair)	Larger apartment buildings	Level 3 Alteration	27	Each	\$ 397,913.34	\$ 10,743,660.00	AEI recommends the shell of the larger apartment buildings be demolished and rebuilt, due to the following issues: shell components (windows, doors, stucco siding) are past their Estimated Useful Life (EUL), broken windows throughout property, water-damaged stucco siding throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost. It is important to note that the asphalt shingle roofing and soffits/fascia were replaced in 2019 and are in good physical condition, however, demolition and rebuilding of the roofs and soffit/fascia is recommended.
Plaster - Common	Demolish and Rebuild Interiors - Larger Apartment Building (Non-Critical Repair)	Larger apartment buildings	Level 3 Alteration	27	Each	\$ 254,675.30	\$ 6,876,233.00	AEI recommends the interiors of the larger apartment buildings be demolished and rebuilt, due to the following issues: interior components (drywall/plaster walls and ceilings, ceramic tile tub surrounds, vinyl flooring, stairs, cabinets, doors) are past their Estimated Useful Life (EUL), mold/moisture damaged interior components throughout site, majority of observed tub ceramic tile surrounds are moisture damaged and loose, damaged drywall/plaster throughout site, reported/observed damage to interior stair structures, damaged cabinetry and doors throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost.
Copper/brass hard pipe, supply	Demolish and Rebuild Services - Larger Apartment Building (Non-Critical Repair)	Larger apartment buildings	Level 3 Alteration	27	Each	\$ 265,144.13	\$ 7,158,891.00	AEI recommends the services of the larger apartment buildings be demolished and rebuilt, due to the following issues: services components (plumbing fixtures, water heaters, domestic water distribution, gas furnaces and AC units, metal AC canopies, electrical distribution system, lighting, smoke/CO detectors) are past their Estimated Useful Life (EUL), frequent leaks from existing waste/service piping reported and observed, reported issues with electrical system wiring insulation in crawl spaces, metal AC canopies are rusting and causing water infiltration issues at rear exterior doors. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost.
Slab, reinforced concrete	Demolish and Rebuild Substructure - Smaller Apartment Building (Non-Critical Repair)	Smaller apartment buildings	Level 3 Alteration	15	Each	\$ 56,508.65	\$ 847,629.75	AEI recommends the substructure of the smaller apartment buildings be demolished and rebuilt, due to the following issues: substructure components (CMU foundation walls, concrete piers/raised slab, porch foundations) are past their Estimated Useful Life (EUL), observed spalling concrete and rusting steel reinforcements within the raised floor concrete members, possible asbestos containing concrete deteriorating and causing tenant health issues, settling and cracking CMU foundation walls observed, porch/step foundations are settling and damaged. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost.

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Reinforced masonry, concrete masonry units (CMUs)	Demolish and Rebuild Shell - Smaller Apartment Building (Non-Critical Repair)	Smaller apartment buildings	Level 3 Alteration	15	Each	\$ 323,346.56	\$ 4,850,198.00	AEI recommends the shell of the smaller apartment buildings be demolished and rebuilt, due to the following issues: shell components (windows, doors, stucco siding) are past their Estimated Useful Life (EUL), broken windows throughout property, water-damaged stucco siding throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost. It is important to note that the asphalt shingle roofing and soffits/fascia were replaced in 2019 and are in good physical condition, however, demolition and rebuilding of the roofs and soffit/fascia is recommended.
Plaster - Common	Demolish and Rebuild Interiors - Smaller Apartment Building (Non-Critical Repair)	Smaller apartment buildings	Level 3 Alteration	15	Each	\$ 201,462.22	\$ 3,021,933.25	AEI recommends the interiors of the smaller apartment buildings be demolished and rebuilt, due to the following issues: interior components (drywall/plaster walls and ceilings, ceramic tile tub surrounds, vinyl flooring, stairs, cabinets, doors) are past their Estimated Useful Life (EUL), mold/moisture damaged interior components throughout site, majority of observed tub ceramic tile surrounds are moisture damaged and loose, damaged drywall/plaster throughout site, reported/observed damage to interior stair structures, damaged cabinetry and doors throughout site. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost.
Copper/brass hard pipe, supply	Demolish and Rebuild Services - Smaller Apartment Building (Non-Critical Repair)	Smaller apartment buildings	Level 3 Alteration	15	Each	\$ 224,863.95	\$ 3,372,959.25	AEI recommends the services of the smaller apartment buildings be demolished and rebuilt, due to the following issues: services components (plumbing fixtures, water heaters, domestic water distribution, gas furnaces and AC units, metal AC canopies, electrical distribution system, lighting, smoke/CO detectors) are past their Estimated Useful Life (EUL), frequent leaks from existing waste/service piping reported and observed, reported issues with electrical system wiring insulation in crawl spaces, metal AC canopies are rusting and causing water infiltration issues at rear exterior doors. AEI utilized RS Means Square Foot Cost Estimator to create a report detailing the costs to rebuild this type of apartment building, and is the source of the listed cost.
Asphalt Pavement	Overlay Asphalt Parking Lot (Non-Critical Repair)	Parking lot	Level 1 Alteration	42319	SF	\$ 2.00	\$ 84,638.00	The asphalt driveway and parking areas were observed deteriorated with areas of damage and past Estimated Use Life (EUL). In order to maintain the driveways and parking areas and improve the condition of the property, the mill, overlay, and restriping of the asphalt driveways and parking areas is recommended.
Concrete Pavement	Replace Concrete Parking Lot/Pads (Non-Critical Repair)	Parking lot and pads	Level 1 Alteration	20431	SF	\$ 10.00	\$ 204,310.00	The concrete driveways, parking areas and pads were observed as deteriorating with cracked and heaving/sunken sections and past its Estimated Use Life (EUL). In order to maintain the driveways, parking areas and pads and improve the condition of the property, the replacement of the concrete driveways, parking areas and pads is recommended.
Carports, metal frame	Replace Metal Gazebo (Non-Critical Repair)	Metal gazebo	Level 1 Alteration	1	Each	\$ 3,500.00	\$ 3,500.00	The metal gazebo was observed as deteriorating, rusting and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the metal gazebo is recommended.
Fencing, steel or aluminum	Replace Steel Railing (Non-Critical Repair)	Steel railings at basketball court	Level 1 Alteration	215	LF	\$ 20.00	\$ 4,300.00	The steel railing at the basketball court was observed as peeling paint, rusting and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the refurbishment and painting of the steel railing is recommended.
Fencing, concrete Masonry unit (CMU)	Replace CMU Dumpster Enclosures (Non-Critical Repair)	Dumpster enclosures	Level 1 Alteration	16	Each	\$ 2,000.00	\$ 32,000.00	The CMU dumpster enclosures were observed as deteriorating, missing blocks and past their Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the CMU dumpster enclosures is recommended.
Retaining Walls, reinforced concrete masonry unit (CMU)	Replace CMU Retaining Wall (Non-Critical Repair)	CMU retaining walls	Level 1 Alteration	1000	SF	\$ 45.00	\$ 45,000.00	The CMU retaining walls were observed as deteriorating, missing blocks and past their Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the CMU retaining walls is recommended.

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Tot Lot (playground equipment)	Replace Playground (Non-Critical Repair)	Playground	Level 1 Alteration	5	Each	\$ 10,000.00	\$ 50,000.00	The playground equipment was observed as past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the playground equipment is recommended.
Exterior Stairs, Concrete	Replace Exterior Concrete Framed Steps (349 W Bryan) (Non-Critical Repair)	349 W Bryan concrete steps	Level 1 Alteration	3	Each	\$ 7,500.00	\$ 22,500.00	The exterior concrete steps at 349 W Bryan were observed as steeper than contemporary stair assemblies, with deteriorating steps and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the exterior concrete steps at 349 W Bryan is recommended.
Residential hot water heater, gas or electric	Traditional Electric Water Heater 20-Gallon (Office) (Non-Critical Repair)	Water heater	Level 1 Alteration	1	Each	\$ 450.00	\$ 450.00	The 20-gallon electric water heater at the 555 West Bay Street office was observed as past its Estimated Useful Life (EUL). In order to maintain the system and to improve the condition of the property, the replacement of the water heater is recommended.
Residential hot water heater, gas or electric	Traditional Electric Water Heater 50-Gallon (349 W Bryan) (Older) (Non-Critical Repair)	Water heater	Level 1 Alteration	2	Each	\$ 600.00	\$ 1,200.00	The 50-gallon electric water heaters at 349 W Bryan were observed as past its Estimated Useful Life (EUL). In order to maintain the system and to improve the condition of the property, the replacement of the water heaters is recommended.
Resilient tile or sheet floor (vinyl, linoleum) - Common	Replace Vinyl Flooring - Common Floor (Office and 349 W Bryan) (Older) (Non-Critical Repair)	Common vinyl flooring	Level 1 Alteration	4430	SF	\$ 3.50	\$ 15,505.00	The older vinyl flooring in the 555 West Bay Street office and 349 W Bryan was observed as deteriorating and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the vinyl flooring is recommended.
Carpet - Common	Replace Carpeting - Common Floor (Office) (Non-Critical Repair)	Common carpet flooring	Level 1 Alteration	2400	SF	\$ 3.50	\$ 8,400.00	The carpet flooring in the 555 West Bay Street office was observed as deteriorating and past its Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the carpet flooring is recommended.
Cabinets & vanities - Common	Replace Cabinetry - Common Area (Office and 349 W Bryan) (Older) (Non-Critical Repair)	Common kitchen cabinetry	Level 1 Alteration	2	Each	\$ 4,000.00	\$ 8,000.00	The older kitchen cabinets in the 555 West Bay Street office and 349 W Bryan were observed as deteriorating and past their Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the older kitchen cabinets is recommended.
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Replace Common/Public Restroom Accessories (Office and 349 W Bryan) (Older) (Non-Critical Repair)	Common restrooms	Level 1 Alteration	7	Each	\$ 450.00	\$ 3,150.00	The older common restroom accessories in the 555 West Bay Street office and 349 W Bryan were observed as past their Estimated Useful Life (EUL). In order to prevent further damage and to improve the condition of the property, the replacement of the older common restroom accessories is recommended.
Fire extinguishers	Provide Fire Extinguisher Inspection (Critical Repair)	Fire extinguishers report	Level 1 Alteration	2	Each	\$ 250.00	\$ 500.00	The inspection tags on two (2) the fire extinguishers within the 349 W Bryan community space were observed expired, AEI recommends inspecting all fire systems yearly. Inspection of the fire extinguishers is recommended.
Elevator, machinery	Modernize Elevator Machinery (Non-Critical Repair)	Elevator	Repair	1	Each	\$ 80,000.00	\$ 80,000.00	The hydraulic elevator equipment at 349 W Bryan was out of operation during the site visit. In order to provide an accessible elevator access to the second floor of 349 W Bryan, the repair of the hydraulic elevator is required. The equipment is over 30-years old and is due for near term modernization.
Earthwork, swales, drainways, erosion controls	Tree pruning (Non-Critical Repair)	Throughout site	Level 1 Alteration	56	Each	\$ 500.00	\$ 28,000.00	The mature trees throughout the site were observed to have been planted close to the buildings and the majority of trees were impacting the building perimeter at the roof line. AEI estimated this to include approximately fifty-six (56) trees. Based on the impact of the trees on the building potentially resulting in premature wear of cladding and roofing materials, the pruning of affected trees is recommended.
Earthwork, swales, drainways, erosion controls	Bare ground (Non-Critical Repair)	Throughout site	Repair	20	Each	\$ 1,500.00	\$ 30,000.00	Areas of bare ground were observed throughout the property. In order to prevent further erosion and to improve the condition of the property, reseeding of the areas of bare ground is recommended.

NON-CRITICAL REPAIRS								
Need Category	Component	Repair or Replacement Location	Classification of Work	Quantity	Unit of Measure	Unit Cost	Total	Comments
Drywall	Repair Damaged Plaster Walls/Ceilings (349 W Bryan) (Non-Critical Repair)	349 W Bryan plaster walls/ceilings	Level 1 Alteration	1	Each	\$ 2,500.00	\$ 2,500.00	The plaster walls and ceilings within 349 W Bryan community center were observed as water-damaged. In order to prevent further damage, it is recommended that the root cause of the water intrusion must be investigated, repaired and the water-damaged plaster walls and ceilings be repaired.
Stucco, over wire mesh/lath	Repair and Wash Stucco Siding (349 W Bryan) (Non-Critical Repair)	349 W Bryan stucco siding	Level 1 Alteration	7200	SF	\$ 1.50	\$ 10,800.00	The stucco siding at 349 W Bryan was observed as dirty with algae growth and with peeling stucco/paint. In order to prevent further damage to the stucco siding and improve the condition of the property, the repair and pressure washing of the stucco siding is recommended.
Owner provided \$ allowance (specify)	GC/Architect Soft Costs (Non-Critical Repair)	General site	Repair	1	Each	\$ 11,600,000.00	\$ 11,600,000.00	There will be soft costs from the general contractor and architect related to the reconstruction of the site.

Total: \$ 51,002,708.38

7.4 REPLACEMENT RESERVES

Need Category	Component	Quantity	Unit of Measure	Unit Cost	First Action Cost	Estimated Useful Life	Current Age	RUL	Year 01	Year 02	Year 03	Year 04	Year 05	Year 06	Year 07	Year 08	Year 09	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
Cabinets & vanities - Common	Cabinet Upgrades - Common Area (Office and 349 W Bryan) (Older)	2	Each	\$ 1,500	\$ 3,000	20	0	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 2,000	
Cabinets & vanities - Common	Cabinet Upgrades - Common Area (Office and 349 W Bryan) (Newer)	8	Each	\$ 1,500	\$ 12,000	20	8	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Refrigerator/freezer - Common	Standard Refrigerator - Common Area (Office and 349 W Bryan)	2	Each	\$ 500	\$ 1,000	15	13	2	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	
Range, cook top, wall oven - Common	Range/Oven - Common Area (Office and 349 W Bryan)	2	Each	\$ 400	\$ 800	20	18	2	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Common/Public Restroom Accessories (Office and 349 W Bryan)	7	Each	\$ 450	\$ 3,150	7	-1	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	
Common area bath accessories (towel bars, grab bars, toilet stalls, etc.)	Common/Public Restroom Accessories (Office and 349 W Bryan) (Newer)	4	Each	\$ 450	\$ 1,800	7	4	3	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum)	Single Level (1BR) Vinyl Tile Flooring (Dwelling Units)	18	Each	\$ 650	\$ 11,700	15	-1	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,700	\$ -	\$ -	\$ -	\$ -	
Resilient tile or sheet floor (vinyl, linoleum)	2-Level Townhouse (2BR) Vinyl Tile Flooring (Dwelling Units)	138	Each	\$ 1,000	\$ 138,000	15	-1	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,600	\$ 27,600	\$ 27,600	\$ 27,600	\$ 27,600	\$ -	\$ -
Resilient tile or sheet floor (vinyl, linoleum)	2-Level Townhouse (3BR) Vinyl Tile Flooring (Dwelling Units)	159	Each	\$ 1,200	\$ 190,800	15	-1	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,160	\$ 38,160	\$ 38,160	\$ 38,160	\$ 38,160	\$ -	\$ -
Cabinets & vanities	Replace Cabinets/Tops (Dwelling Units)	315	Each	\$ 1,500	\$ 472,500	20	-1	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cabinets & vanities	Replace Bathroom Vanities (Dwelling Units)	315	Each	\$ 300	\$ 94,500	20	-1	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Refrigerator/freezer	Standard Refrigerator (Dwelling Units)	315	Each	\$ 500	\$ 157,500	12	-1	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ 31,500	\$ -	\$ -	\$ -	
Range, cook top, wall oven	Range/Oven (Dwelling Unit)	315	Each	\$ 400	\$ 126,000	15	-1	16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,200	\$ 25,200	\$ 25,200	\$ 25,200	\$ 25,200	\$ -	\$ -
Gutters/Downspouts, aluminum	Ensure Future Building Roof Overhangs Are Equipped with Gutters	42	Each	\$ 2,000	\$ 84,000	20	-1	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total:									\$ -	\$ 40,950	\$ 37,725	\$ 65,563	\$ -	\$ 6,348	\$ 24,500	\$ 78,740	\$ 1,700	\$ 37,300	\$ 68,448	\$ 71,850	\$ 67,550	\$ 225,235	\$ 222,005	\$ 193,923	\$ 199,835	\$ 311,990	\$ 8,200	\$ 36,675	

8.0 ASSESSOR QUALIFICATIONS

I understand that my Capital Needs Assessment will be used by Housing Authority of Savannah, Georgia to document to the U.S. Department of Housing and Urban Development that the MAP Lender's application for FHA multifamily mortgage insurance was prepared and reviewed in accordance with HUD requirements. I certify that my review was in accordance with the HUD requirements applicable on the date of my review and that I have no financial interest or family relationship with the officers, directors, stockholders, or partners of the Borrower, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

I am employed full time by the MAP Lender (underwriter) or under contract for this specific assignment (as Needs Assessor) and I have no other side deals, agreements, or financial considerations with the MAP Lender or others in connection with this transaction.

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.

The site inspection was completed on July 31 and August 1, 2023

A resume of the property evaluator and the senior reviewers are included in the appendix of this report.



Nathan Culver, Assessment Project Manager



Jeb Bonnett, Senior Vice President - HUD Building Assessments



David Taylor, Accessibility Manager



Roy Anderson PE, Vice President

Warning: Title 18 U.S.C. 1001, provides in part that whoever knowingly and willfully makes or uses a document containing any false, fictitious, or fraudulent statement or entry, in any manner in the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than five years or both.

9.0 LIMITING CONDITIONS

Capital Needs Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual inspection of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

No destructive or invasive testing was included in the scope of this Assessment.

Limitations to AEI's standard site assessment protocol were encountered. Full access to the property was not made available due to the following circumstances:

- No access to designated handicapped unit 351 due to inoperable door lock.
- No access to 349 West Bryan Street roof due to no interior roof access and lack of 30' ladder.
- No access to elevator interior or elevator equipment room due to non-operable elevator and lack of elevator equipment room key.

APPENDIX A

Dwelling Unit Photo Documentation



1. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Unit ID



2. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Living room view



3. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Single pane single hung window



4. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Cable and electrical outlets



5. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Closet



6. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Kitchen view



7. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Breaker panel



8. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Refrigerator and gas range/oven



9. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - PVC waste pipe



10. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Replace gas furnace (Non-Critical
Repair)



11. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Replace gas-fired water heater (Non-
Critical Repair)



12. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Smoke/CO detector



13. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Interior stairs



14. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Bedroom view



15. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Bathroom view



16. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - GFCI in bathroom



17. 121-128 Yamacraw Village - Unit 126 - 2-bed/
1-bath TH - Replace ceramic tile surround (Non-
Critical Repair)



18. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Unit ID



19. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Kitchen view, replace old cabinetry
(Non-Critical Repair)



20. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Kitchen appliances



21. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Breaker panel



22. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Replace old light fixtures (Non-Critical
Repair)



23. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Replace old water heater (Non-Critical
Repair)



24. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Replace old gas furnace (Non-Critical
Repair)



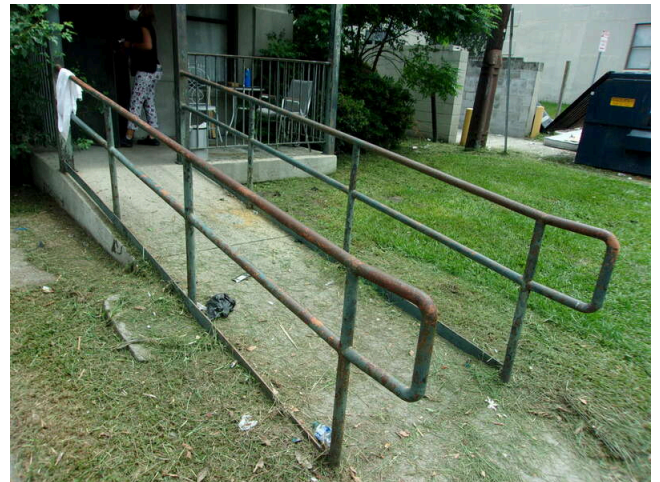
25. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Bathroom view



26. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Replace damaged ceramic tile surround
(Non-Critical Repair)



27. 141-148 Yamacraw Village - Unit 142 - 3-bed/
1-bath TH - Bedroom view



28. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Replace metal/concrete ramp
(Non-Critical Repair)



29. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 40 inches between railings



30. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Emergency call light and fire
alarm



31. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Low threshold at front door



32. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 32 inch clear opening at front
door



33. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Levered door hardware



34. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Adequate space at latch side of
door



35. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Light switch at 48 inches AFF



36. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Thermostat at 60 inches AFF



37. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Kitchen view



38. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Clear floor space at refrigerator



39. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Front control range/oven



40. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Clear floor space at range/oven



41. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Cabinets at 48 inches AFF



42. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 30 inch roll-under workspace



43. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Lowered countertops at sink



44. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Roll-under sink



45. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - No scald and abrasion at sink



46. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 32 inch clear opening at rear
door



47. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Bathroom view, toilet with grab
bars



48. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 32 inch clear opening at
bathroom door



49. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Clear floor space at toilet



50. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Clear floor space at roll-under
sink



51. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Partial scald and abrasion at sink



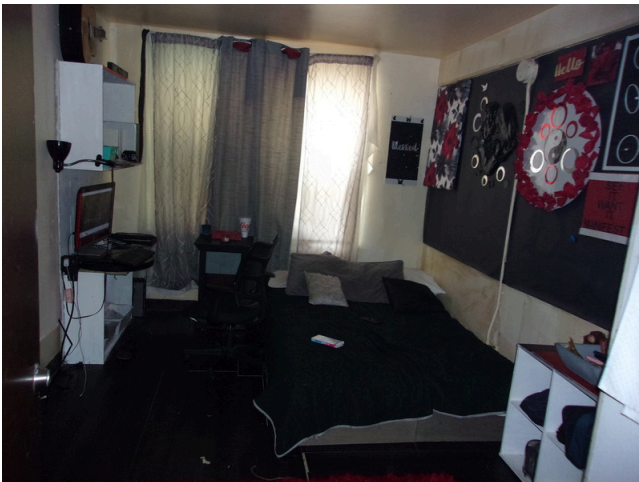
52. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Direct vent bath fan



53. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Tub/shower view with grab bars



54. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Shower hose



55. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Bedroom view



56. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - 34 inch clear opening at bedroom
door



57. 260-268 Yamacraw Village - Unit 261 - 1-bed/
1-bath - HC unit - Outlet at 12 inches AFF



58. 260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Unit ID



59. 260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Replace broken windows (Non-Critical
Repair)



60. 260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Living room view



61. 260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Kitchen view



62. 260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Replace cabinetry and fixtures (Non-
Critical Repair)



63. 260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Plaster wall damage (Non-Critical
Repair)



64. 260-268 Yamacraw Village - Unit 264 - 2-bed/
1-bath TH - Damaged plumbing fixtures and plaster
wall (Non-Critical Repair)



65. 460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Unit ID



66. 460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Living room view,
replace flooring (Non-Critical Repair)



67. 460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Mold growth
throughout (Non-Critical Repair)



68. 460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Mold growth
throughout (Non-Critical Repair)



69. 460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Mold growth
throughout, replace plumbing fixtures and vanity
(Non-Critical Repair)



70. 460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Mold growth
throughout (Non-Critical Repair)



71. 460-467 Yamacraw Village - Unit 461 - 1-bed/
1-bath - HC unit/Down unit - Bedroom view



72. 460-467 Yamacraw Village - Unit 460 - 1-bed/
1-bath - Down unit - Unit ID



73. 460-467 Yamacraw Village - Unit 460 - 1-bed/
1-bath - Down unit - Replace damaged interior
stairs (Non-Critical Repair)



74. 460-467 Yamacraw Village - Unit 460 - 1-bed/
1-bath - Down unit - Living room view



75. 460-467 Yamacraw Village - Unit 460 - 1-bed/
1-bath - Down unit - Kitchen view



76. 460-467 Yamacraw Village - Unit 460 - 1-bed/
1-bath - Down unit - Damaged plaster walls (Non-
Critical Repair)



77. 460-467 Yamacraw Village - Unit 460 - 1-bed/
1-bath - Down unit - Bedroom view



78. 460-467 Yamacraw Village - Unit 460 - 1-bed/
1-bath - Down unit - Bathroom view

APPENDIX B

General Photo Documentation



1. 555 West Bay Street - Address sign



2. Crawl space vents



3. Porch roof view



4. Typical damaged concrete sidewalk with trip hazards (Critical Repair)



5. Typical damaged concrete sidewalk with trip hazards (Critical Repair)



6. Playground equipment is past its EUL (Non-Critical Repair)



7. Playground equipment is past its EUL (Non-Critical Repair)



8. Typical trees touching apartment building roofs (Non-Critical Repair)



9. Picnic areas



10. Bare ground throughout site (Non-Critical Repair)



11. Natural gas related building owned by Atlanta Gas Light



12. View of apartment building asphalt shingle roof



13. View of 555 West Bay Street concrete parking lot



14. HC parking at 555 West Bay Street - Two (2) standard spaces, convert two (2) spaces to van accessible (Critical Repair)



15. Replace heaving and cracked concrete parking lot (Non-Critical Repair)



16. Two (2) standard HC spaces near 555 West Bay Street



17. Apartment building rear elevation



18. Replace metal AC canopies, rusting and causing water infiltration issues (Non-Critical Repair)



19. View of single hung aluminum windows



20. Apartment building front elevation



21. Crawlspace access door



22. Replace damaged CMU retaining walls (Non-Critical Repair)



23. View of Yamacraw Square



24. Typical metal window coverings for a down unit



25. Down unit



26. Evidence of foundation settling, damaged stucco siding (Non-Critical Repair)



27. Sinking porch steps (Non-Critical Repair)



28. View of stucco siding



29. Typical broken window (Non-Critical Repair)



30. View of concrete walkway between apartment buildings



31. Broken plumbing pipe within crawlspace (Non-Critical Repair)



32. Municipal street storm water drain inlet



33. Damaged stucco siding (Non-Critical Repair)



34. Replace asphalt parking lot and restripe (Non-Critical Repair)



35. Refurbish and paint steel railing at basketball court (Non-Critical Repair)



36. Concrete basketball court



37. Damaged stucco siding (Non-Critical Repair)



38. Damaged stucco siding near rear entry door (Non-Critical Repair)



39. Mailbox area



40. Front porch sinking (Non-Critical Repair)



41. HC spaces near 349 West Bryan Street, install access aisles for spaces (Critical Repair)



42. 349 West Bryan Street - West elevation



43. Replace and restripe asphalt parking surfaces (Non-Critical Repair)



44. 349 West Bryan Street - North elevation



45. Replace deteriorating concrete steps at 349 West Bryan Street (Non-Critical Repair)



46. Repair and wash stucco siding at 349 West Bryan Street (Non-Critical Repair)



47. Metal ramp at rear of 349 West Bryan Street



48. 349 West Bryan Street - Commercial overhead door



49. 349 West Bryan Street - Replace steep and deteriorating concrete steps at rear (Non-Critical Repair)



50. Metal gazebo view



51. Replace metal gazebo (Non-Critical Repair)



52. Replace concrete and metal HC unit ramps (Non-Critical Repair)



53. Replace concrete and metal HC unit ramps (Non-Critical Repair)



54. Chain link HVAC fencing



55. Wrought iron fencing



56. Replace CMU dumpster enclosures (Non-Critical Repair)



57. 555 West Bay Street east elevation



58. 555 West Bay Street - Aluminum windows



59. Accessible route to 555 West Bay Street main entrance



60. 555 West Bay Street Office - Main entry doors



61. 555 West Bay Street Office - Low threshold at main entry doors



62. 555 West Bay Street Office - 33 inch clear opening at main entry doors



63. 555 West Bay Street Office - Replace old carpet flooring (Non-Critical Repair)



64. 555 West Bay Street Office - Acoustical ceiling tile view



65. 555 West Bay Street Office - Storage



66. 555 West Bay Street Office - Maintenance areas
- Replace old vinyl flooring (Non-Critical Repair)



67. 555 West Bay Street Office - Women's staff
restroom - Replace common restroom accessories
(Non-Critical Repair)



68. 555 West Bay Street Office - Women's restroom
- No scald and abrasion protection (Critical Repair)



69. 555 West Bay Street Office - Men's staff restroom - Replace common restroom accessories (Non-Critical Repair)



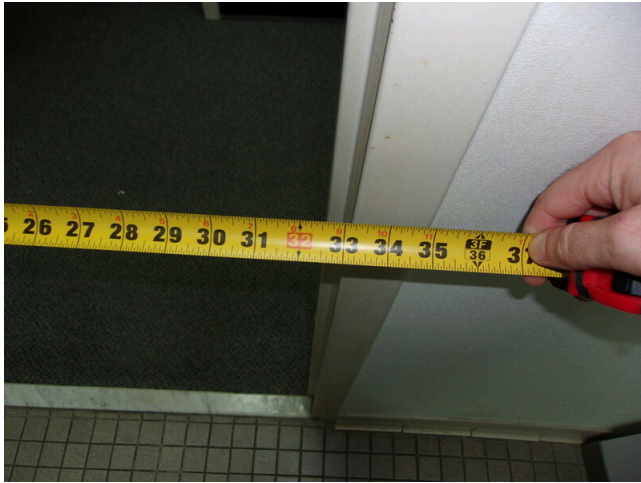
70. 555 West Bay Street Office - Men's staff restroom - No scald and abrasion protection (Critical Repair)



71. 555 West Bay Street Office - Offices



72. 555 West Bay Street Office - Women's public restroom - No ADA signage (Critical Repair)



73. 555 West Bay Street Office - Women's public restroom - 32 inch clear opening at door



74. 555 West Bay Street Office - Women's public restroom - Levered sink with scald and abrasion protection, replace common restroom accessories (Non-Critical Repair)



75. 555 West Bay Street Office - Women's public restroom - Clear floor space at sink



76. 555 West Bay Street Office - Women's public restroom - 32 inch clear opening at HC stall door



77. 555 West Bay Street Office - Women's public restroom - Move toilet to 18 inches from centerline to side wall (Critical Repair)



78. 555 West Bay Street Office - Women's public restroom - Compliant side grab bar



79. 555 West Bay Street Office - Women's public restroom - Compliant rear grab bar



80. 555 West Bay Street Office - Men's public restroom - No ADA signage (Critical Repair)



81. 555 West Bay Street Office - Men's public restroom - 32 inch clear opening at door



82. 555 West Bay Street Office - Men's public restroom - Replace common restroom accessories (Non-Critical Repair)



83. 555 West Bay Street Office - Men's public restroom - Clear floor space at levered sink



84. 555 West Bay Street Office - Men's public restroom - No scald and abrasion protection at sink (Critical Repair)



85. 555 West Bay Street Office - Men's public restroom - 32 inch clear opening at HC stall door



86. 555 West Bay Street Office - Men's public restroom - Toilet with compliant grab bars



87. 555 West Bay Street Office - Men's public restroom - Clear floor space at toilet



88. 555 West Bay Street Office - Common staff kitchen - Replace kitchen cabinetry (Non-Critical Repair)



89. 555 West Bay Street Office - Appliances within kitchen



90. 555 West Bay Street Office - No scald and abrasion protection at kitchen sink (Critical Repair)



91. 555 West Bay Street Office - Storage



92. 555 West Bay Street built-up roofing view



93. 555 West Bay Street built-up roofing view



94. Crawlspace floor without vapor barrier



95. View of plumbing/gas pipe and electrical wiring in crawlspace



96. Spalling raised concrete slab (Non-Critical Repair), galvanized water supply lines



97. View of wood roof framing and decking



98. View of cellulose insulation in attic at 6 inches of depth



99. Hydraulic elevator at 349 West Bryan Street is not working and a certificate was not provided (Critical Repair)



100. 36 inch clear opening at elevator door



101. 349 West Bryan Street - 2nd floor Doctor's office - Low threshold at main entry door



102. 349 West Bryan Street - 2nd floor Doctor's office - 32 inch clear opening at door



103. 349 West Bryan Street - 2nd floor Doctor's office - Lobby view



104. 349 West Bryan Street - 2nd floor Doctor's office - 33 inch clear opening to exam rooms



105. 349 West Bryan Street - 2nd floor Doctor's office - Admin area



106. 349 West Bryan Street - 2nd floor Doctor's office - Office



107. 349 West Bryan Street - 2nd floor Doctor's office - Exam room



108. 349 West Bryan Street - 2nd floor Doctor's office - Staff kitchen



109. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - ADA signage



110. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - 32 inch clear opening



111. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Room view



112. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Clear floor space at sinks



113. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - 34 inch clear opening at HC stall door



114. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Clear floor space at toilet



115. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Compliant side grab bar



116. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Compliant rear grab bar



117. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - Scald and abrasion at sink



118. 349 West Bryan Street - 2nd floor Doctor's office - Staff restroom view



119. 349 West Bryan Street - 2nd floor Doctor's office - Men's public restroom - ADA signage



120. 349 West Bryan Street - 2nd floor Doctor's office - Staff restroom view



121. 349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - ADA signage



122. 349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - 33 inch clear opening at door



123. 349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Clear floor space at sinks



124. 349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Scald and abrasion protection at sinks



125. 349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - HC stall view



126. 349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Clear floor space at toilet



127. 349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Compliant side grab bar



128. 349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Compliant rear grab bar



129. 349 West Bryan Street - 2nd floor Doctor's office - Women's public restroom - Scald and abrasion protection at sink



130. Repair and paint stucco siding at 349 West Bryant Street (Non-Critical Repair)



131. 349 West Bryan Street - Community center - 32 inch clear opening at entry door



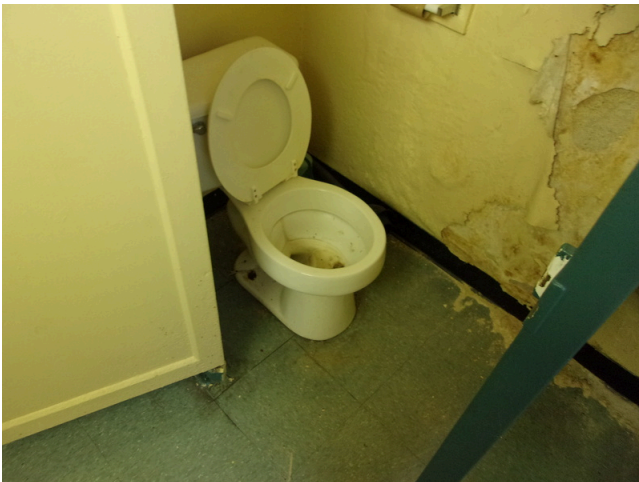
132. 349 West Bryan Street - Community center - Classroom view



133. 349 West Bryan Street - Community center - Staff restroom - Replace common restroom accessories (Non-Critical Repair)



134. 349 West Bryan Street - Community center - Staff restroom with no scald and abrasion at the sink (Critical Repair)



135. 349 West Bryan Street - Community center - Water-damaged interior walls (Non-Critical Repair)



136. 349 West Bryan Street - Community center - Inspect fire extinguishers annually (Critical Repair)



137. 349 West Bryan Street - Community center - Common kitchen - Replace old kitchen cabinetry (Non-Critical Repair)



138. 349 West Bryan Street - Community center - Replace old vinyl flooring (Non-Critical Repair)



139. 349 West Bryan Street - Community center - Classroom



140. 349 West Bryan Street - Community center - Women's restroom - Replace common restroom accessories (Non-Critical Repair)



141. 349 West Bryan Street - Community center - Women's restroom - Install scald and abrasion protection (Critical Repair)



142. 349 West Bryan Street - Community center - Men's restroom - Replace common restrooms accessories (Non-Critical Repair)



143. 349 West Bryan Street - Community center - Men's restroom - Install scald and abrasion protection (Critical Repair)



144. 555 West Bay Street Office - Fire alarm - Provide annual report (Critical Repair)



145. 555 West Bay Street Office - Fire extinguisher
- Tag dated July 2023



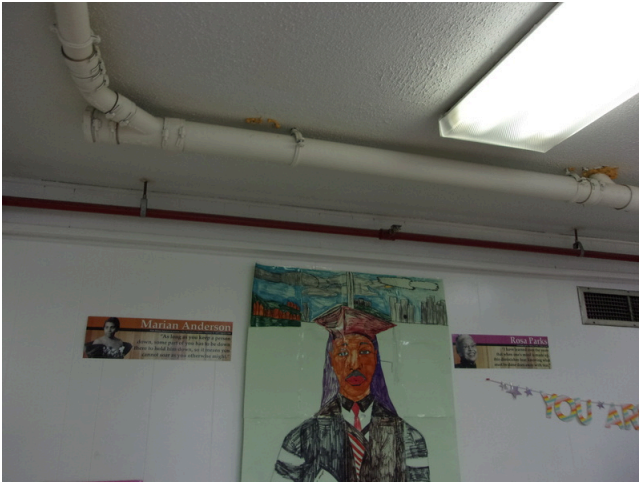
146. 555 West Bay Street Office - Mechanical room
with AHU and electric water heater



147. 555 West Bay Street Office - Replace old
20-gallon water heater (Non-Critical Repair)



148. 349 West Bryan Street - 2nd floor Doctor's
office - Mechanical room with water heater



149. 349 West Bryan Street - Community center -
Sprinkler system



150. 349 West Bryan Street - Community center -
Fire riser - Provide annual sprinkler report (Critical
Repair)



151. 349 West Bryan Street - Community center -
Fire alarm panel - Provide annual report (Critical
Repair)



152. 349 West Bryan Street - Community center -
Air handler



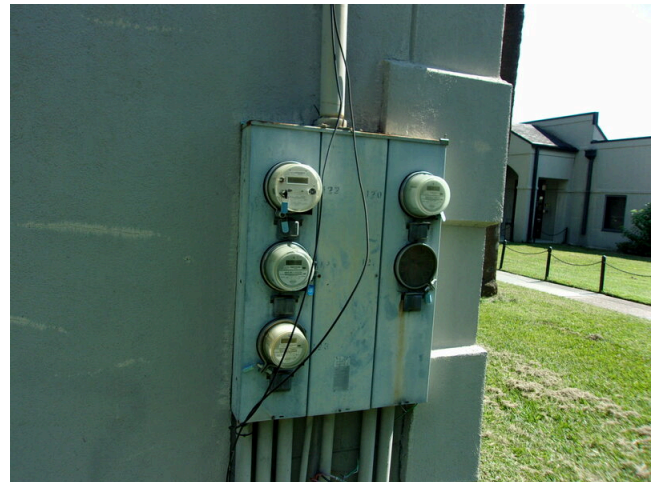
153. 349 West Bryan Street - Community center - Replace old 50-gallon water heater (Non-Critical Repair)



154. Heat pump condenser units



155. Typical gas meter



156. Typical electrical meter bank



157. Fire hydrant near municipal street



158. Electrical weather head and aluminum windows at 349 West Bryan Street



159. Pole mounted transformers



160. Window AC unit



161. 349 West Bryan Street - Heat pump unit



162. 349 West Bryan Street - Mini-split unit



163. 349 West Bryan Street - Community center - Replace old 50-gallon water heater (Non-Critical Repair)



164. 349 West Bryan Street - Community center - Inspect fire extinguishers annually (Critical Repair)



165. 349 West Bryan Street - Community center -
Inspect fire extinguishers annually (Critical Repair)

APPENDIX C

Street Map and Aerial Photo



Aerial Map



Street Map

APPENDIX D

USGS Seismic Design Map



136 W Bay St, Savannah, GA 31401, USA

Latitude, Longitude: 32.0828115, -81.09928579999999



Date	7/31/2023, 9:12:10 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)	0.31
S ₁	spectral response (1.0 s)	0.12
S _{XS}	site-modified spectral response (0.2 s)	0.48
S _{X1}	site-modified spectral response (1.0 s)	0.278
F _a	site amplification factor (0.2 s)	1.552
F _v	site amplification factor (1.0 s)	2.321
ssuh	max direction uniform hazard (0.2 s)	0.373
crs	coefficient of risk (0.2 s)	0.829
ssrt	risk-targeted hazard (0.2 s)	0.31
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.144
cr1	coefficient of risk (1.0 s)	0.83
s1rt	risk-targeted hazard (1.0 s)	0.12
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{XS}	site-modified spectral response (0.2 s)	0.32
S _{X1}	site-modified spectral response (1.0 s)	0.185

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.211
S_1	spectral response (1.0 s)	0.08
S_{XS}	site-modified spectral response (0.2 s)	0.338
S_{X1}	site-modified spectral response (1.0 s)	0.192
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		BSE-1E
S_S	spectral response (0.2 s)	0.051
S_1	spectral response (1.0 s)	0.02
S_{XS}	site-modified spectral response (0.2 s)	0.082
S_{X1}	site-modified spectral response (1.0 s)	0.049
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

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APPENDIX E

Pre-Site Visit Questionnaire



HUD CNA PRE-SURVEY QUESTIONNAIRE (MF)

GENERAL INSPECTION INFORMATION

PER HUD GUIDANCE, AEI MUST BE ALLOWED ACCESS INTO 25% OF EACH DWELLING UNIT FLOORPLAN, AS WELL AS ALL COMMON AREAS, AND EXTERIORS AT THE SITE.

GENERAL PROPERTY INFORMATION

PROPERTY NAME: YAMACRAW VILLAGE					
SITE ADDRESS: 349 BRYAN STREET		CITY: SAVANNAH	STATE: GA		
Number of Apt Buildings: 42	Date of Construction: 1941	Number of Units: 315			
Number of Common Buildings: 1	Renovation Date(s): 1991-1993	Number of Vacant Units: 127			
Number of Stories: 1	Gross Building Area: APPX. 292,368 SQ. FT.	Number of Down Units: 102			
Site Area in Acres: 22.75 acres	Total Number of Parking Spaces: N/A ON STREET	Number of HC Parking Spaces: 2			

GENERAL PROPERTY INFORMATION

Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 3 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:

ROOFING WORK. Docs UNDER ATTACHMENT I

Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:

NONE

Please describe any future building maintenance, renovation, seismic, and upgrade work being planned:

NONE - PROPERTY CURRENTLY PERCEIVED AS ELIGIBLE FOR SEC. 18

Please list the designated handicapped dwelling units:

PROVIDED UNDER ATTACHMENT II

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

Vendor Name		Phone No.	Vendor Name		Phone No.
Roofing	/	NA	Painting	INTEX	(404) 664-6802
Elevator	/	NA	HVAC	AIR BID / WITT	(912) 925-9557
Fire Protection	/	NA	Plumbing	ROTO ROOTER	(912) 303-8570
Electrician	POWELL AND SONS	(912) 661-4609	Trash Disposal	/	NA
Landscaping	RARE EARTH	(912) 547-3336	Security System	/	NA

Please list all utility providers for the Property:

		ATLANTA GAS +
Domestic Water	CITY OF SAVANNAH	GEORGIA NATURAL GAS
Sanitary Sewer	CITY OF SAVANNAH	GEORGIA POWER
Storm Drainage	CITY OF SAVANNAH	Steam
		N/A

Please provide information regarding current unit mix:

Unit Type:	Occupied	Vacant	Down	Unit Type:	Occupied	Vacant	Down
Studio	-	-	-	3 Bedroom/ 1 1/2 Bathroom	101	10	48
1 Bedroom/ 1 Bathroom	12	0	6	3 Bedroom/ 2 Bathroom	-	-	-
1 Bedroom/ 1 1/2 Bath	-	-	-	4 Bedroom/ 2 Bathroom	-	-	-



AEI

2 Bedroom/ 1 Bath	75	15	48	Model Unit/Manager Unit	N/A		
2 Bedroom/ 1 ½ Bath	NA						

QUESTIONNAIRE	YES	NO	UNKNOWN
<i>Note to Field Observer: Answers should be verified during site interview and field observations. A YES answer should be followed up thoroughly and documented if issues are present.</i>			
Are you aware of any violations the property has been cited for? (If Yes, attach citation)		X	
Does the property feature Section 8 project based assistance?		X	
Does the property accept Section 8 vouchers?		X	
Was an "Accessibility Survey" ever conducted on the property? (If Yes, please attach a copy)		X	
Have any accessibility improvements been made to the Property or does a Barrier Removal Plan exist for the Property?		X	
Are there any unresolved accessibility related complaints or pending litigation?		X	
Is a tenant monthly fee charged for common area maintenance (CAM)?		X	
Does the Property experience any site drainage, ground water or flooding problems?		X	
Is the amount of on-site parking provided inadequate?		X	
Is there damaged or nonoperational site lighting?			X
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?		X	
Does the Property have any structural issue such as settlement, cracking or deflection?			X
Has the Property experienced any fire related or seismic damage?	X		
Does the Property exhibit any water/ moisture infiltration?	X		
Does the Property exhibit any sewer backups?			X
Does the Property have any leakage or failures at the roof, walls or cellar?		X	
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?		X	
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)?		X	
Any problems regarding synthetic stucco or EIFS?		X	
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?		X	
Are the HVAC systems inadequate and/or non-functioning?		X	
Are there any plumbing leaks or prevalent past leaks?	X		
Are there any water pressure issues at any time?		X	
Is galvanized or polybutylene "gray" piping present anywhere in the Property?		X	
Has any active or historical leaks related to galvanized or polybutylene piping occurred?		X	
Has retrofitting or replacement of galvanized or polybutylene piping taken place?		X	
Are there any electrical problems or inadequate electrical service?		X	
Electrical amperage to each unit is less than 60-amps?		X	
Is aluminum branch wiring present anywhere in the Property?		X	
If aluminum branch wiring is present, has retrofitting been performed?		X	
Are there any screw-in fuses present in the Property?		X	
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's?		X	
Are there any elevator or escalator shutdowns or deemed out of service?		X	
Are there elevators present not regularly serviced under a full-service maintenance contract?		X	
Are there fire sprinkler systems present and not regularly serviced and tested?		X	
Are there fire alarm and detection devices not regularly serviced and tested?		X	
Is common area interior painting performed as part of routine maintenance?		X	
Is there any mold or microbial growth at the Property?	X		
Have any tenants or occupants complained about mold or microbial growth at the Property?	X		
Is there a current formal indoor air quality management plan at the Property?		X	
Are there any water leaks or damage at the Property?	X		
Please indicate when the following systems have been last inspected:			
Fire Sprinkler	N/A	Elevators/ Escalators	N/A
Fire Alarm	JAN 2023 (SMOKE ALARMS)	Facades	JAN 2023



REPLACEMENT/ REPAIR HISTORY

Please list the approximate age (in years) of the following, as applicable: (Indicate "NA" if tenant-owned or not applicable; indicate "ORIG", if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. - please attach additional pages for comments/ clarifications.

Paving:	<u>UNK</u> Yrs.	Sealant/Striping:	<u>NA</u> Yrs.	Exterior Lighting:	<u>(as needed)</u> Yrs.
Landscaping:	<u>ORIG</u> Yrs.	Irrigation System:	<u>NA</u> Yrs.	Building Signage:	<u>NA</u> Yrs.
Pool Deck:	<u>NA</u> Yrs.	Pool Surfaces:	<u>NA</u> Yrs.	Other _____:	<u>NA</u> Yrs.
Masonry Pointing:	<u>NA</u> Yrs.	Exterior Paint:	<u>30</u> Yrs.	EIFS:	<u>NA</u> Yrs.
Windows:	<u>30</u> Yrs.	Doors:	<u>(as needed)</u> Yrs.	Building Sealants:	<u>NA</u> Yrs.
Roofing:	<u>3</u> Yrs.	Other Roofing:	<u>3</u> Yrs.	Skylights:	<u>NA</u> Yrs.
HVAC (_____):	<u>32</u> Yrs.	HVAC (_____):	<u>NA</u> Yrs.	HVAC (_____):	<u>NA</u> Yrs.
Electric Service:	<u>32</u> Yrs.	Emergency Generator:	<u>NA</u> Yrs.	Water Lines:	<u>ORIG</u> Yrs.
Water Pumps:	<u>NA</u> Yrs.	Water Heaters:	<u>30</u> Yrs.	Sewer Lines:	<u>ORIG</u> Yrs.
Elevator Finishes:	<u>NA</u> Yrs.	Elevator Controller:	<u>NA</u> Yrs.	Elevator Machinery:	<u>NA</u> Yrs.
Escalators:	<u>NA</u> Yrs.	Fire Pump:	<u>NA</u> Yrs.	Central Fire Alarm Panel:	<u>NA</u> Yrs.
Common Areas:	<u>ORIG</u> Yrs.	Unit Finishes:	<u>30</u> Yrs.	Unit Appliances:	<u>5</u> Yrs.

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

	Available On-site	Available Attached	Not Available
<u>MANAGEMENT SITE PLAN AVAILABLE</u>			
Site Plan and ALTA Survey			✓
Certificate of Occupancy			✓
Copy of Open Building Permits or Code Violations			✓
Copy of Zoning Variances or Easements			✓
Rent Roll (with unit number, tenant name, unit area and occupancy %)		✓	
Reduced Floor Plans			✓
Original construction documents (core and shell)	✓		
List of Mechanical Equipment	✓		
List of Capital expenditures for last 5 years		✓	
List of Planned Capital expenditures			✓
Local Law #11 Façade Inspection Reports (NYC)			✓
Roof survey and warranty		✓	
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler) <u>N/A</u>			✓
ADA Survey or Barrier Removal Plan			✓
Previously prepared Property Condition Report or engineering studies		✓	

Interviewee / Title: RAFAELLA NUTINI, DIRECTOR OF ASSET MNGT. **Date:** 07/21/23

ATTACHMENT I

ROOFING WORK

**Roof, Fascia, Soffit Repair or Replacement
Contract No. 2212020 between the Housing Authority of Savannah
and Metalcrafts, a Tecta America Company, LLC.**

INTRODUCTION

This contract by and between the **Housing Authority of Savannah** (hereinafter "the Agency"), and **Metalcrafts, a Tecta America Company, LLC.**, (hereinafter "the Contractor") is hereby entered into this 10th day of April, 2020.

Services pursuant to this contract shall begin on the 27th day of April, 2020, and shall end on the 26th day of October, 2020, unless otherwise extended, modified, terminated, or renewed by the parties as provided for within this contract. Unless otherwise detailed herein, all references to "days" shall be calendar days (in the case that the last day referenced falls on a Saturday, Sunday, or legal holiday, then the period of time shall be automatically extended to include the next workday). Also, whenever the term "herein" is referred to, such refers to this contract form, the appendices, and all listed attachments.

1.0 Definitions.

- 1.1 **Contracting Officer (CO).** The Agency Contracting Officer, typically the Agency Executive Director, but may be another person delegated such authority by the ED.
- 1.2 **Executive Director (ED).** The Agency Executive Director.
- 1.3 **Housing Authority.** Any reference herein or within any Appendix to the "Housing Authority" or the "HA" shall be interpreted to mean the same as the Agency.
- 1.4 **Invitation for Bids (IFB).** A competitive solicitation process conducted by the Agency wherein award was completed to the responsive and responsible bidder that submitted the lowest cost.

2.0 Services and Payment.

- 2.1 **Scope of Services.** The services provided pursuant to this contract generally consist of those services for the Agency as described herein and within the Appendices. Said services shall be provided on the dates and times determined by the Agency at the designated Agency community and facilities. In addition, the Agency shall retain the right to implement and/or enforce any item issued as a part of IFB No. 2212020.
- 2.2 **Provisions of any and all Work (Task Orders).** The Contractor shall not begin any additional work (other than that already detailed herein) without the receipt of a completed Contract Task Order from the authorized Agency representative. This Task Order may take the form of an e-mail.
- 2.3 **Cost/Value of Services.**
 - 2.3.1 **Contract Value.** The current total Not-To-Exceed (NTE) value of this contract is:

\$1,799,240.00

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- 2.3.1.1 The Contractor exceeds the NTE amount at his/her own risk. The Contractor is under no obligation to provide additional services that would cause the Contractor's fees to exceed the NTE amount without prior revision of this amount by written change order. Further, the Agency reserves the right to amend this amount (increase/decrease) at any time during the ensuing contract period(s) when the Agency determines doing so is in its best interests.
- 2.4 **No Renewal Options.** The executed contract will initially be in place for the period of time that it takes the Contractor to complete the work (though some stated provisions will extend through the noted warranty period).
- 2.5 **Time Performance.** The Contractor will complete each assigned task as assigned by the Agency.
- 2.6 **Billing Method.**
- 2.6.1 To receive payment for services rendered pursuant to this contract the Contractor shall submit a fully completed invoice for work previously performed to:
- Housing Authority of Savannah**
Attention: Robert Marshall, Director of Facilities Management
1407 Wheaton Street, Savannah, GA 31404
- 2.6.2 At a minimum, the invoice shall detail the following information:
- 2.6.2.1 Unique invoice number;
- 2.6.2.2 Contractor's name, address, and telephone number;
- 2.6.2.3 Date of invoice and/or billing period;
- 2.6.2.4 Applicable Contract No.;
- 2.6.2.5 Applicable Purchase Order No.;
- 2.6.2.6 Brief description of services rendered, including, as applicable, timeframe, total hours being billed for each service at each detailed site, and at the approved rate (may be submitted in the form of a report);
- 2.6.2.7 Task Order, approved by the Agency Executive Director; and
- 2.6.2.8 Total dollar amount being billed.

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Contract No. 2212020 between the Housing Authority of Savannah
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2.6.3 The Agency will pay each such properly completed invoice received on a Net/30 basis. Any invoice received not properly completed will not be paid unless and/or until the Contractor complies with the applicable provisions of this contract.

3.0 Agency's Obligations. Pursuant to this contract, the Agency agrees to provide the specific services detailed herein and shall be responsible for the following:

3.1 The Agency agrees to not provide to the Contractor any Task Order assigning work to the Contractor without the prior approval of the ED.

4.0 Contractor's Obligations. Pursuant to this contract, the Contractor agrees to provide the specific services detailed herein and shall be responsible for the following:

4.1 Supervision and Oversight. The Contractor shall be solely responsible for providing supervision and oversight to all the Contractor's personnel that are assigned to the Agency properties pursuant to this contract.

4.2 Qualified Personnel. The Contractor warrants and represents that it will assign only qualified personnel to perform the services outlined herein and within the appendices. For the purposes of this contract, the term "qualified personnel" shall mean those personnel that have been investigated, tested, and trained in the manner described within this contract and, as proposed by the Contractor within its bid or as provided by the Contractor during the Contractor's normal conduct of business.

4.3 Compliance with Federal and State Laws. All work performed by the Contractor, pursuant to this contract, shall be done in accordance with applicable all Federal, State, and local laws, regulations, codes, and ordinances.

4.4 Insurance Requirements.

4.4.1 Indemnity. The complete indemnity requirements are detailed within Section 11.19 herein.

4.4.2 Insurances. In this regard, the Contractor shall maintain the following insurance coverage during the effective term(s) of this contract:

4.4.2.1 General Liability Insurance. An original certificate evidencing General Liability coverage, naming the Agency as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of the Agency as an additional insured under said policy (minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$2,000,000, together with damage to premises and fire damage of \$50,000 and medical expenses any one person of \$5,000), with a maximum deductible amount of \$5,000.

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- 4.4.2.2 Automobile Liability Insurance.** Automobile Liability coverage in a combined single limit of \$1,000,000. For every vehicle utilized during the term of this contract, when not owned by the entity, each vehicle must have evidence of automobile insurance coverage with limits of no less than \$150,000/\$300,000 and medical pay of \$5,000, with a deductible not greater than \$5,000.
- 4.4.2.3 Worker's Compensation Insurance.** Worker's compensation coverage evidencing carrier and coverage amount.
- 4.4.2.4 Certificates/Endorsements.** The Contractor shall provide to the Agency with current certificate(s)/endorsement(s) evidencing the insurance coverage referenced above. Failure to maintain the above-referenced insurance coverage, including naming the Agency as an additional insured (where appropriate) during the term(s) of this contract shall constitute a material breach thereof. Insurance certificate(s)/endorsement(s) shall be delivered to the following person representing the Agency:

Housing Authority of Savannah
Attention: Robert Marshall, Director of Facilities Management
1407 Wheaton Street, Savannah, GA 31404

- 4.5 Licensing.** The Contractor shall also provide to the Agency a copy of any required licenses. Failure to maintain these licenses in a current status during the term(s) of this contract shall constitute a material breach thereof.
- 4.6 Financial Viability and Regulatory Compliance.**
- 4.6.1** The Contractor warrants and represents that its corporate entity is in good standing with all applicable federal, state, and local licensing authorities and that it possesses all requisite licenses to perform the services required by this contract. The Contractor further warrants and represents that it owes no outstanding delinquent federal, state, or local taxes or business assessments.
- 4.6.2** The Contractor agrees to promptly disclose to the Agency any IRS liens or insurance or licensure suspension or revocation that may adversely affect its capacity to perform the services outlined within this contract. The failure by the Contractor to disclose such issue to the Agency in writing within 5 days of such notification received will constitute a material breach of this contract.
- 4.6.3** The Contractor further agrees to promptly disclose to the Agency any change of more than 50% of its ownership and/or any declaration of

Roof, Fascia, Soffit Repair or Replacement
Contract No. 2212020 between the Housing Authority of Savannah
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bankruptcy that the Contractor may undergo during the term(s) of this contract. The failure of the Contractor to disclose any change of more than 50% of its ownership and/or its declaration of bankruptcy within 5 days of said actions shall constitute a material breach of this contract.

4.6.4 All disclosures made pursuant to this section of the contract shall be made in writing and submitted to Agency within the time periods required herein.

4.7 Confidentiality. The Contractor, in connection with performing his/her services hereunder, will have access to or may be provided certain confidential information concerning the Agency and agrees that any information concerning the finances, accounting practices, business, client, client lists, property information, client data, records of the Agency or any other information which a reasonable person could conclude that should remain confidential (collectively Confidential Information), will not be disclosed to any party and without limitation, any employee of the Agency or any client or potential client of the Agency at any time, except for the Contractor's legal counsel, accounts, or financial advisors, who will also hold such Confidential Information in confidence. The Contractor acknowledges that the information is being provided with the sole understanding that all Confidential Information will remain confidential and will be held in the strictest confidence. The Contractor further acknowledges that any disclosure of the Confidential Information, whether intentional or inadvertent, may harm the Agency. The Agency will have the right to enforce this Contract by specific performance, as well as hold the Contractor liable for any damages caused by any disclosure of any Confidential Information, whether intentional or inadvertent. The Contractor agrees that he has received valuable consideration for the entering into of this Contract and agrees to be bound all its terms and conditions. This Contract will be binding on the Contractor and any attorney, accountant, financial advisor who also may be provided Confidential Information.

4.8 No Smoking on Agency Property. The Agency has implemented a No Smoking policy on all its properties. Accordingly, the Contractor shall ensure that its employees or other persons brought or allowed onsite by the Contractor shall not utilize any smoking materials on Agency property at any time.

5.0 Modification. This contract shall not be modified, revised, amended, or extended except by written addendum, preferably executed by both parties, but the Agency shall retain the right to issue a unilateral addendum (pursuant to HUD regulation, the Contractor shall not have the same right). The Agency acknowledges that such "unilateral addendum" must not be otherwise in conflict with the current requirements already stated within this contract, or any appendix attached thereto, or in conflict with any relevant regulation or law; in either case, if a unilateral addendum is issued in conflict with the current requirements of the contract, and the amended conditions are deemed necessary by the Agency, and if the amended conditions cause the Contractor to be required to provide additional services, the Agency will negotiate suitable additional compensation to the Contractor to compensate the Contractor for the additional work caused by the unilateral addendum issued (such

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“additional compensation” shall be negotiated pursuant to the approved hourly rate that the Contractor proposed in response to the IFB).

6.0 Severability. The invalidity of any provision of this contract, as determined by a court of competent jurisdiction and/or HUD, shall in no way affect the validity of any other provision herein.

7.0 Applicable Laws.

7.1 Compliance with Federal and State Laws. All work performed by the Contractor, pursuant to this contract, shall be done in accordance with applicable all Federal, State, and local laws, regulations, codes, and ordinances.

7.2 Jurisdiction of Law. The laws of the State of Georgia shall govern the validity, construction, and effect of this contract, unless said laws are superseded by, or in conflict with applicable federal laws and/or federal regulations. This contract will be binding upon the parties, their heirs, beneficiaries, and devisees of the parties hereto. The parties agree that Chatham County, Georgia is the appropriate forum for any action relating to this contract. Should any party hereto retain counsel for the purpose of initiating litigation or arbitration to enforce, prevent the breach of any provision hereof, or for any other judicial remedy, then the prevailing party shall be entitled to be reimbursed by the losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorney’s fees and costs incurred by such prevailing party. This contract may be signed in counterparts.

8.0 Notices, Invoices, and Reports.

8.1 All notices, reports and/or invoices submitted to the Agency by the Contractor pursuant to this contract shall be in writing and delivered to the attention of the following person representing the Agency:

**Housing Authority of Savannah
Attention: Robert Marshall, Director of Facilities Management
1407 Wheaton Street, Savannah, GA 31404**

or, if appropriate, e-mailed to: rmarshall@savannahpha.com

8.2 All notices submitted to the Contractor pursuant to this contract shall be in writing and mailed to the attention of:

Allen Lancaster
Vice President

or, if appropriate, shall be e-mailed to: _____@_____.

alancaster@tectaamerica.com

9.0 Disputed Billings (Charges).

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- 9.1 Procedures:** In addition to the procedures detailed within Clause No. 31 of Contract Appendix No. 1, form HUD-5370 (01/2014), *General Conditions for Construction Contracts - Public Housing Programs*, in the event that the Agency disputes any portion of its billing(s), the Agency shall pay the undisputed portion of such billing and initiate the dispute-resolving procedures, as follows:
- 9.1.1** The Agency's representative shall, within 10 days after the Agency's receipt of such billing, formally notify the Contractor's representative of all particulars pertaining to the dispute, and request that he/she investigate and respond to this issue.
- 9.1.2** If such dispute cannot be resolved by the Contractor's response, within 10 days after such notification is given, the CO and the Contractor's representative shall meet to discuss the matter and attempt to arrive at a resolution.
- 9.1.3** If the CO and the Contractor's representative are unable to resolve the dispute through such discussion within 10 days, the Agency shall, within 10 days thereafter, either (herein, "appropriate" at the sole decision and discretion of the Agency):
- 9.1.3.1** Pay the disputed charges and reserve the right to submit the matter to the appropriate District Court in the State of Georgia;
- 9.1.3.2** Not pay the disputed charge and submit the matter to the appropriate district court in the State of Georgia;
- 9.1.3.3** Not pay the disputed charge and allow the Contractor to submit the matter either to the appropriate District Court in the State of Georgia.
- 10.0 2 CFR §200.326, Appendix II, *Contract Provisions For Non-Federal Entity Contracts Under Federal Awards.*** Pursuant to this CFR, as issued by the Office of the U.S. Secretary of HUD, the Agency, and the Contractor each agree to comply with the following provisions and agree that any contract that ensues as a result of this IFB will include the following clauses, whether actually inserted or by reference:
- 10.1 Remedies for Contractor Breach.** Pertaining to contract-related issues, it is the responsibility of both the Agency and the Contractor to communicate with each in as clear and complete a manner as possible. If at any time during the term of this contract the Agency or the Contractor is not satisfied with any issue, it is the responsibility of that party to deliver to the other party communication, in writing, fully detailing the issue and corrective action (please note that the Agency has the right to issue unilateral addendums to this contract, but the Contractor does not have the same right). The other party shall, within 10 days, respond in writing to the other party (however, the Agency shall retain the right to, if conditions warrant, require the Contractor to respond in a shorter period of time). Further, the Agency shall, at

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a minimum, employ the following steps in dealing with the Contractor as to any performance issues:

- 10.1.1** If the Contractor is in material breach of the contract, the Agency may promptly invoke the termination clause detailed within Clause No. 32 of Contract Appendix No. 1, form HUD-5370 (01/2014), *General Conditions for Construction Contracts-Public Housing Programs*, which is attached hereto, and terminate the contract for cause. Such termination must be delivered to the Contractor in writing and shall fully detail all pertinent issues pertaining to the cause of and justification for the termination.
- 10.1.2** Prior to termination, the Agency may choose to warn the Contractor, verbally or in writing, of any issue of non-compliant or unsatisfactory performance. Such written warning may include placing the Contractor on probation, thereby giving the Contractor a certain period of time to correct the deficiencies or potentially suffer termination. The Agency shall maintain in the contract file a written record of any such warning detailing all pertinent information. If the Contractor does not agree with such action, the Contractor shall have ten 10 days to dispute or protest, in writing, such action; if he/she does not do so within the 10-day period, he/she shall have no recourse but to accept and agree with the Agency's position on the issue. The written protest must detail all pertinent information pertaining to the dispute, including justification detailing the Agency's alleged incorrect action(s).
- 10.1.3** After termination, if the Contractor does not agree with the Agency's justification for the termination, the Contractor shall have 10 days to dispute, in writing, such action; if he/she does not do so within the 10-day period, he/she shall have no recourse but to accept and agree with the Agency's position on the issue. The written protest must detail all pertinent information pertaining to the dispute, including justification detailing the Agency's alleged incorrect action(s).
- 10.1.4** The response to any protest received shall be conducted in accordance with Section No. 4.0 of the *Instructions to Bidders and Contractors* document.
- 10.2 Termination for Cause and Convenience.** For all contracts in excess of \$10,000, as detailed within Clause No. 3 of Contract Appendix No. 1, form HUD-5370-C (01/2014), *General Conditions for Non-Construction Contracts, Section 1-(With or without Maintenance Work)*, attached hereto. In addition to the immediate-foregoing, if the Agency terminates the Contractor for convenience, the Agency is obligated to, as detailed within Section 11.6.C.2 of HUD Procurement Handbook 7460.8 REV 2, negotiate with and pay to the Contractor a "reasonable allowance for profit" for the remainder of the contracted period.

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- 10.3 Equal Employment Opportunity.** Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
- 10.4 Davis-Bacon Act, as amended (40 U.S.C.3141-3148).** When required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C.3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors [are] required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors [are] required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.
- 10.5 Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708).** Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies or materials or articles

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ordinarily available on the open market, or *contracts for transportation or transmission of intelligence.*

- 10.7 Rights to Inventions Made Under a Contract or Agreement.** If the Federal award meets the definition of “funding agreement” under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.
- 10.8 Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended**—Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C.1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- 10.9 Mandatory standards and policies relating to energy efficiency** which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201).
- 10.10 Debarment and Suspension (Executive Orders 12549 and 12689)**—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide Excluded Parties List System in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1986 Comp., p. 189) and 12689 (3 CFR Part 1989 Comp., p. 235), “Debarment and Suspension.” The Excluded Parties List System in SAM contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.
- 10.11 Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)**—Contractors that apply or bid for an award of \$100,000 or more must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.
- 10.12 §200.322 Procurement of recovered materials.** A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply

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with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

11.0 Additional Considerations.

11.1 Right of Joinder.

11.1.1 Any political subdivision within the State of Georgia (or any other jurisdiction within the United States) may be granted the privilege of joining the awarded contract, only at the option of the Contractor. If the Contractor so grants such a privilege, the terms and conditions of the IFB documents, including the ensuing contract, may be passed on to the joining political subdivision by the Contractor.

11.1.2 The Contractor shall retain the unilateral right to allow or disallow any political subdivision the privilege of joining the awarded contract. In the event the Contractor allows another political subdivision to join the Agency contract, it is expressly understood that the Agency shall in no way be liable for the joining political subdivision obligations to the Contractor in any manner whatsoever.

11.2 Non-Escalation. Unless otherwise specified within the IFB documents, the unit prices reflected on the contract shall remain firm with no provision for price increases during the term of the contract.

11.3 Funding Restrictions and Order Quantities. The Agency reserves the right to reduce or increase estimated or actual quantities in whatever amount necessary without prejudice or liability to the Agency, if:

12.3.1 Funding is not available;

12.3.2 Legal restrictions are placed upon the expenditure of monies for this category of service or supplies; or,

12.3.3 The Agency's requirements in good faith change after award of the contract.

11.4 Local, State, and/or Federal Permits. Unless otherwise stated in the IFB documents, all local, State or Federal permits which may be required to provide the services ensuing from award of this IFB, whether or not they are known to either the Agency or the bidders at the time of the bid submittal deadline or the award, shall be the

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sole responsibility of the Contractor and any costs that were submitted by the Contractor in response to the IFB shall reflect all costs required by the Contractor to procure and provide such necessary permits.

- 11.5 Taxes.** All persons doing business with the Agency are hereby made aware that the Agency is exempt from paying Georgia State Sales and Use Taxes and Federal Excise Taxes. A letter of Tax Exemption will be provided upon request.
- 11.6 Government Standards.** It is the responsibility of the bidder to ensure that all items and services proposed conform to all local, State, and Federal law concerning safety (OSHA and NIOSH) and environmental control (EPA and County Pollution Regulations) and any other enacted ordinance, code, law, or regulation. The Contractor shall be responsible for all costs incurred for compliance with any such possible ordinance, code, law, or regulation. No time extensions shall be granted, or financial consideration given, to the Contractor for time or monies lost due to violations of any such ordinance, code, law, or regulations that may occur.
- 11.7 Freight on Bill and Delivery.** All costs submitted by the bidder shall reflect the cost of delivering the proposed items and/or services to the location(s) specified within the IFB documents or within the contract.
- 11.7.1** The Contractor agrees to deliver to the designated location(s) on or before the date as specified in the finalized contract. Failure to deliver on or before the specified date constitutes an event of default by the Contractor. Upon default, the Contractor agrees that the Agency may, at its option, rescind the finalized contract under the default clause herein and seek compensatory damages as provided by law.
- 11.8 Backorders.**
- 11.8.1** The CO must be notified in writing by the Contractor within 10 days of any and all backordered materials and/or any incomplete services; and the estimated delivery date.
- 11.8.2** Unless otherwise stipulated in the contract, any order that will take more than a maximum of 10 days past the original agreed upon delivery date, may at the option of the Agency, be canceled and ordered from another source, if, in the opinion of the CO, it is in the best interests of the Agency to do so.
- 11.9 Work on Agency Property.** If the Contractor's work under the contract involves operations by the Contractor on Agency premises, the Contractor shall take all necessary precautions to prevent the occurrence of any injury to persons or property during the progress of such work and, except to the extent that any such injury is caused solely and directly by the Agency's negligence, shall indemnify the Agency, and their officers, agents, servants and employees against all loss which may result in

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any way from any act or omission of the Contractor, its agents, employees, or subcontractors.

- 11.10 Official, Agent and Employees of the Agency Not Personally Liable.** It is agreed by and between the parties hereto that in no event shall any official, officer, employee, or agent of the Agency in any way be personally liable or responsible for any covenant or agreement herein contained, whether either expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this agreement.
- 11.11 Subcontractors.** Unless otherwise stated within the IFB documents, the Contractor may not use any subcontractors to accomplish any portion of the services described within the IFB documents or the contract without the prior written permission of the CO.
- 11.12 Salaries and Expenses Relating to the Contractors Employees.** Unless otherwise stated within the IFB documents, the Contractor shall pay all salaries and expenses of, and all Federal, Social Security taxes, Federal and State Unemployment taxes, and any similar taxes relating to its employees used in the performance of the contract. The Contractor further agrees to comply with all Federal, State, and local wage and hour laws and all licensing laws applicable to its employees or other personnel furnished under this agreement.
- 11.13 Attorney's Fees.** In the event that litigation is commenced by one party hereto against the other in connection with the enforcement of any provision of this agreement, the prevailing party shall be paid by the losing party all court costs and other expenses of such litigation, including reasonable attorneys' fees. The amount so allowed as attorneys' fees shall be taxed to the losing party as costs of the suit, unless prohibited by law.
- 11.14 Independent Contractor.** Unless otherwise stated within the IFB documents or the contract, the Contractor is an independent Contractor. Nothing herein shall create any association, Agency, partnership, or joint venture between the parties hereto and neither shall have any authority to bind the other in any way.
- 11.15 Waiver of Breach.** A waiver of either party of any terms or condition of this agreement in any instance shall not be deemed or construed as a waiver of such term or condition for the future, or of any subsequent breach thereof. All remedies, rights, undertakings, obligations, and agreements contained in this agreement shall be cumulative and none of them shall be in limitation of any other remedy, right, obligation or agreement of either party.
- 11.16 Time of the Essence.** Time is of the essence under this agreement as to each provision in which time of performance is a factor.
- 11.17 Limitation of Liability.** In no event shall the Agency be liable to the Contractor for any indirect, incidental, consequential, or exemplary damages.
- 11.18 Indemnification.**

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- 11.18.1 The Contractor shall indemnify, defend, and hold the Agency (and its officers, employees, and agents) harmless from and against any and all claims, damages, losses, suits, actions, decrees, judgments, attorney's fees, court costs and other expenses of any kind or character, which are caused by, arise out of, or occur due to any failure of the Contractor to (1) abide by any of the applicable professional standards within its industry, or (2) comply with the terms, conditions, or covenants that are contained in this contract, (3) comply with the "Georgia Industrial Insurance Act," or any other similar law, ordinance, or decree; or (4) ensure that the any subcontractors abide by the terms of this provision and this contract; provided, however, that Contractor will not be required to indemnify the Agency against any loss or damage which was specifically caused by the Agency providing inaccurate information to the Contractor, failing to provide necessary and requested information to the Contractor, or refusal to abide by any recommendation of the Contractor.
- 11.18.2 In this connection, it is expressly agreed that the Contractor shall, at its own expense, defend the Agency, its officers, employees, and agents, against any and all claims, suits or actions which may be brought against them, or any of them, as a result of, or by reason of, or arising out of, or on account of, or in consequence of any act or failure to act the consequences of which the Contractor has indemnified the Agency. If the Contractor shall fail to do so, the Agency shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs of such defense to the Contractor including attorney's fees and court costs.
- 11.18.3 Any money due to the Contractor under and by virtue of this contract, which the Agency believes must be withheld from the Contractor to protect the Agency, may be retained by the Agency so long as it is reasonably necessary to ensure the Agency's protection; or in case no money is due, its surety may be held until all applicable claims have been settled and suitable evidence to that effect furnished to the Agency provided, however, neither the Corporation's payments shall not be withheld, and its surety shall be released, if the Contractor is able to demonstrate that it has adequate liability and property damage insurance to protect the Agency from any potential claims.
- 11.18.4 The Contractor shall provide that any contractual arrangement with a subcontractor shall be in conformance with the terms of this Contract including the terms of this indemnity provision. The Contractor guarantees that it will promptly handle and rectify any and all claims for materials, supplies and labor, or any other claims that may be made against it or any of its subcontractors in connection with the contract.
- 11.19 **Lobbying Certification.** By execution of this contract with the Agency the Contractor thereby certifies, to the best of his or her knowledge and belief, that:

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- 11.19.1** No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an Agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal loan, the entering into of any cooperative agreement, or modification of any Federal contract, grant, loan, or cooperative agreement.
- 11.19.2** If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an Agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Contractor shall complete and submit Standard Form- LLL, Disclosure Form to Report Lobbying, in an accordance with its instructions.
- 11.19.3** The Contractor shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.
- 11.20 Additional Federally Required Orders/Directives.** Both parties agree that they will comply with the following laws and directives, where applicable:
- 11.20.1 Executive Order 11061**, as amended, which directs the Secretary of HUD to take all action which is necessary and appropriate to prevent discrimination by agencies that utilize federal funds.
- 11.20.2 Public Law 88-352, Title VI of the Civil Rights Act of 1964**, which provides that no person in the United States shall, on the basis of race, color, national origin, or sex, be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity which receives federal financial assistance. The Agency hereby extends this requirement to the Contractor and its private contractors. Specific prohibited discriminatory actions and corrective action are described in Chapter 2, Subtitle C, Title V of the Anti-Drug Abuse Act of 1988 (42 U.S.C. 19901 et. seq.).
- 11.20.3 Public Law 90-284, Title VIII of the Civil Rights Act of 1968.**, popularly known as the Fair Housing Act, which provides for fair housing throughout the United States and prohibits any person from discriminating in the sale or rental of housing, the financing of housing or the provision of brokerage services, including in any way making unavailable or denying a dwelling to any person because of race, color, religion, sex, or national origin. Pursuant to this statute, the Agency requires that the Contractor administer all programs and activities, which are related to housing and community development in such a manner as affirmatively to further fair housing.

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- 11.20.4 The Age Discrimination Act of 1975, which prohibits discrimination on the basis of age.
 - 11.20.5 Anti-Drug Abuse Act of 1988 (42 U.S.C. 11901 et. seq.).
 - 11.20.6 HUD Information Bulletin 909-23 which is the following:
 - 11.20.6.1 Notice of Assistance Regarding Patent and Copyright Infringement;
 - 11.20.6.2 Clean Air and Water Certification; and,
 - 11.20.6.3 Energy Policy and Conversation Act.
 - 11.20.7 That the funds that are provided by the Agency and HUD hereunder shall not be used, directly or indirectly, to employ, award a contract to, or otherwise engage the services of any debarred, suspended, or ineligible Contractor.
 - 11.20.8 That none of the personnel who are employed in the administration of the work required by this contract shall, in any way or to any extent, be engaged in the conduct of political activities in violation of Title V, Chapter 15, of the United States Code.
 - 11.20.9 The mention herein of any statute or Executive Order is not intended as an indication that such statute or Executive Order is necessarily applicable not is the failure to mention any statute or Executive Order intended as an indication that such statute or Executive Order is not applicable. In this connection, therefore each provision of law and each clause, which is required by law to be inserted in this agreement, shall be deemed to have been inserted herein, and this agreement shall be read and enforced as though such provision or clause had been physically inserted herein. If, through mistake or otherwise, any such provision is not inserted or is inserted incorrectly, this agreement shall forthwith be physically amended to make such insertion or correction upon the application of either part.
- 12.0 Section 3 Clause.** As detailed within 24 CFR §135.38, *Section 3 clause*, the following required clauses are hereby included as a part of this contract.
- 12.1 The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

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- 12.2 The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- 12.3 The Contractor agrees to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the Contractor's commitments under this section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- 12.4 The Contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- 12.5 The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under 24 CFR part 135.
- 12.6 Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- 12.7 With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).
- 13.0 **Appendices.** The following noted documents are placed under each of the noted appendix and are a part of this contract:

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[Table No. 1]

Section No.	Contract Appendix No.	Appendix Description
13.1	1	form HUD-5370 (1/2014), <i>General Conditions for Construction Contracts-Public Housing Programs</i>
13.1.1	1.1	Supplemental conditions pertaining to form HUD-5370 (1/2014), <i>General Conditions for Construction Contracts-Public Housing Programs</i>
13.2	2	HUD-92554M (Rev. 04/11), <i>Supplementary Conditions of the Contract for Construction</i>
13.3	3	form HUD-2554, <i>Supplementary Conditions of the Contract for Construction</i>
13.4	4	Form HUD-4010 (06/2009), <i>Federal Labor Standards Provisions</i>
13.5	5	form HUD-92010 (3/2006), <i>Equal Employment Opportunity Certification</i>
13.6	6	form HUD-51000 (1/2014), <i>Schedule of Amounts for Contract Payments</i>
13.7	7	form HUD-51001 (1/2014), <i>Periodic Estimate for Partial Payment</i>
13.8	8	form HUD-51002 (1/2014), <i>Schedule of Change Orders</i>
13.9	9	form HUD 51003 (1/2014), <i>Schedule of Materials Stored</i>
13.10	10	form HUD-51004 (1/2014), <i>Summary of Materials Stored</i>
13.11	11	form HUD-5372 (1/2014), <i>Construction Progress Schedule</i>
13.12	12	form WH-347 (Dec./2008), <i>Payroll</i>
13.13	13	Form HUD-11 (8/2004), <i>Record of Employee Interview</i>
13.14	14	Davis-Bacon General Wage Decision
13.15	15	Section 3 Plan
13.16	16	Notice to Proceed
13.17	17	Georgia E-Verify Affidavit

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13.18	18	form HUD 50071 (01/14), <i>Certification of Payments to Influence Federal Transactions</i> (NOTE: This form will only be completed and included as a part of the ensuing contract if the Agency anticipates that total awards pursuant to the ensuing contract may or will exceed \$100,000.)
13.19	19	Standard Form LLL (Rev. 01/14), <i>Disclosure of Lobbying Activities</i> (NOTE: This form will only be completed and included as a part of the ensuing contract if the Contractor designates an affirmative answer to Item No. (2) within the immediate identified form 50071.)
13.20	20	Scope of Work
13.21	Inclusion by Reference. Included by reference herein is any document or clause issued as a part of IFB No. 2212020 that the Agency may choose to include at any time during the performance of this contract or any options exercised thereto by the Agency. Further, any document that may be referenced herein that has not been listed above is hereby incorporated herein by reference, and a copy of each such document is available from the Agency upon written request for such from the Contractor. The Agency also retains the right to implement at any time during the ensuing contract period(s) any portion of the successful bidder bid submittal.	
13.22	Order of Precedence. Please note that, in the case of any discrepancy between this contract and any of the above noted appendices, the requirement(s) detailed within the body of this contract shall take first precedence, then the requirement(s) detailed within each appendix shall take precedence in the order that they are listed above (meaning, the requirement(s) detailed within the lower listed item may not overrule any requirement(s) detailed within a higher listed item).	

14.0 CERTIFICATIONS. The undersigned representative of each party hereby acknowledges by signature below that they have reviewed the foregoing and understand and agree to abide by their respective obligations as defined herein:

Metalcrafts, a Tecta America Company, LLC.:

By:  Date: April 10, 2020
 Allen Lancaster, Vice-President

The Housing Authority of Savannah:

By:  Date: _____
 For Earline W. Davis, Executive Director
 Robert L. Faircloth, Director of Finance 4/10/2020

APPENDIX I

Yamacraw Village; Roof Replacements - Before & After



ATTACHMENT II

ACCESSIBLE UNITS

Yamacraw Village
HUD 52860 Section 4, Line 11 – Description of Accessible Units

Yamacraw Village has a total of nine accessible units, as listed below:

Building Identifier	# of Accessible units in Bld.	Unit(s) Address	# of Bedrooms	Sq. Ft.	Type
004A	1	251	1 bedroom	535 sq. ft.	Mobility Impaired
002A	1	261	1 bedroom	535 sq. ft.	Mobility Impaired
011B	1	341	1 bedroom	535 sq. ft.	Mobility Impaired
010B	1	351	1 bedroom	535 sq. ft.	Mobility Impaired
001A	1	361	1 bedroom	535 sq. ft.	Mobility Impaired
009B	2	461 and 466	1 bedroom	535 sq. ft.	Mobility Impaired
008B	2	561 and 566	1 bedroom	535 sq. ft.	Mobility Impaired

APPENDIX F

Record of all Documents Reviewed, Interviews, and Supporting Information

* denotes a required field



Open Records Request

121 E. Oglethorpe Avenue - Savannah, GA 31401

Phone: (912) 651-6756

Fax: (912) 651-3195

This form may be used to request documents under the open records law, however an open records request is not required to be in writing.

Name of Requestor

Courtney Winters



Phone

2764926307

Email*

cwinters@aeiconsultants.com

Address

4009 Fitzhugh Avenue

City

Richmond

State

VA

Zip

23230

I would like to obtain the following records from the City of Savannah (In order to reduce administrative and copying charge(s), please provide as detailed a description as possible of the records you are requesting).

For Email Record Requests, please specify: 1) Beginning and Ending Dates to be searched. 2) Words to be searched. 3) Names of Officers or Employees to be searched.

*

Hello! AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property Yamacraw Village at the following sites: 555 West Bay Street, Savannah, GA 31401.

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to:

Fire Department for

1. Information on the storage, generation, usage, or spillage of hazardous substances, petroleum products, pollutants, or controlled substances, and
2. Any other environmental conditions for the property,
3. Records of fire inspections for the property,
4. Copies of any outstanding fire code violations.

Who would be the appropriate contacts to provide all necessary information and documents? Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,

Thanks,
Courtney

I request (*select one*):

Electronic copies when available; otherwise paper copies

In making this request, I understand that the City is under no obligation to create a document to satisfy my request. I further understand that the records will be released only in accordance with the Georgia Open Records Act.

I understand that, pursuant to O.C.G.A. § 50-18-71, I may be charged administrative and copying fees for the cost to search, retrieve, copy, redact, and supervise access to the requested documents. This fee represents the hourly rate of the lowest-paid, full-time employee with the necessary skill and training to respond to my request, with no charge for the first 15 minutes that it takes to respond to the request. The charge for copies is 10¢ per page for letter or legal sized documents and the actual cost for non-standard documents or electronic media; however, higher fees for certified copies or other specialized records may be charged, if provided by law. I understand that I will be asked to prepay all costs associated with retrieving the records before the request will be processed if the estimated cost for producing the records exceeds \$500, or if I have failed to pay for requested records in the past. I agree to pay all copying and/or administrative costs incurred with fulfilling my open records request.

If there are any questions about your request, you will be contacted at the information provided above.

Attachments

If you have any supplemental information you would like to provide as a part of this request (i.e. letters, emails, etc.) please add them below:

 To add files, drag & drop or **choose files...**

SUBMIT

Thank you for submitting a request for records.

Your security key is **593710**.

Your request reference number is **FD2023-252-2023**.

Please have this security key and reference number available when communicating with our staff regarding your request. If you have supplied an email address, you will receive a confirmation of your submission that contains the above information.

Please note that if you chose not to provide contact information, this reference number should be used when communicating with staff and/or when picking up the records related to this request. Additionally, if no contact information was provided, you must contact the appropriate office to verify receipt of your request, to learn of any applicable fees, and authorize your request to move forward, prior to your request moving forward.

If you wish to contact us, please call us at 912-651-6441. For Police Department or PD-ORR numbers, please call 912-691-6237. For Fire Department or FD-ORR numbers, please call 912-651-6756.



If you regularly submit records requests, you can **click here** to create an account that allows you to manage multiple requests.

[VIEW REQUEST](#)



New Request



Track



Search

Thank you for submitting a request for records.

Your security key is **650916**.

Your request reference number is **ORR-897-2023**.

Please have this security key and reference number available when communicating with our staff regarding your request. If you have supplied an email address, you will receive a confirmation of your submission that contains the above information.

Please note that if you chose not to provide contact information, this reference number should be used when communicating with staff and/or when picking up the records related to this request. Additionally, if no contact information was provided, you must contact the appropriate office to verify receipt of your request, to learn of any applicable fees, and authorize your request to move forward, prior to your request moving forward.

If you wish to contact us, please call us at 912-651-6441. For Police Department or PD-ORR numbers, please call 912-691-6237. For Fire Department or FD-ORR numbers, please call 912-651-6756.

**CITY OF CORPUS CHRISTI/FIRE DEPARTMENT
REQUEST FOR COPY OF INFORMATION**

Date: 7/14/2023

Name of Requestor/Company: Courtney Winters, AEI Consultants

Mailing Address: 4009 Fitzhugh Avenue, Suite 200

City: Richmond State: VA Zip: 23230

Phone Number: (276) 492-6307

Email: cwinters@aeiconsultants.com

DATE OF INCIDENT (Required):

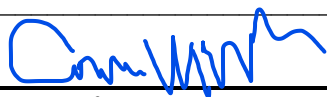
N/A

ADDRESS OF INCIDENT (Required):

900 South Navigation Blvd, Corpus Christi, TX 78405.

DESCRIPTION OF PUBLIC INFORMATION REQUEST (Please use as much details as possible):

Please see attached letter detailing information
being requested.


Signature of Requestor

PRINT NAME OF REQUESTOR: Courtney Winters

For Official Use Only:

Reviewed By: _____

Released Date: _____

Email Request to Desiree Meave at DesireeM@cctexas.com



CITY OF
savannah
DEVELOPMENT SERVICES
DEPARTMENT—*Building Inspections*

CERTIFICATE OF COMPLETION

CITY OF SAVANNAH

DEPARTMENT OF DEVELOPMENT SERVICES

This certificate certifies that at the time of completion, the work performed under this permit number was in compliance with the ordinances and codes of the City of Savannah regulating building construction. This certificate does not authorize occupancy of any building. The building's original Certificate of Occupancy still stands. Its sole purpose is to allow a contractor to show that they have satisfactorily completed permitted work.

PIN: 2-0016 -06-001

Building Address: 349 WEST Bryan ST CURTIS COOPER HEALTH ,

Permit Number: 11-1871B

Project Number: PR-000030-2013

Description of Work: INTERIOR RENOVATION AND INSTALLATION OF NEW ELEVATOR THIS RENOVATION WILL INCLUDE MECHANICAL, PLUMBING AND ELECTRIC

General Contractor Company: W B M CONSTRUCTION CO INC

General Contractor Address: P. O. Box 966

Current Owner Company: Housing Authority of Savannah

Current Owner Address: 200 East Broad St

Building Official

Date

3/14/13

P.O. BOX 1027, SAVANNAH, GA 31402

PHONE 912.651.6530 TDD 912.651.6702 FAX 912.651.6543 SAVANNAHGA.GOV



CERTIFICATE OF COMPLETION

This certificate certifies that at the time of completion, the work performed under this permit number was in compliance with the ordinances and codes of the City of Savannah regulating building construction. This certificate does not authorize occupancy of any building. The building's original Certificate of Occupancy still stands. Its sole purpose is to allow a contractor to show that they have satisfactorily completed permitted work.

5/3/2021

PIN: 20016 05001

Building Address: 533 West Bay St ,
Yamacraw Village

Permit Number: 20-03884-BR

Description of Work: REPLACE SHINGLES ON 42 EXISTING BUILDING IN THE YAMACRAW VILLAGE- REROOF WORK ONLY

Contractor: METALCRAFTS, A TECTA AMERICA COMPANY LLC

Contractor Address: 4522 Ogeechee Rd
Savannah, GA 31405

Chris Mascio

May 4, 2021

Building Official

Date

From: [Robert Brannen \(Savannah, GA\)](#)
To: [Courtney Winters](#)
Subject: 555 West Bay Street, Savannah
Date: Friday, July 14, 2023 9:42:35 AM
Attachments: [May2021Part-10.pdf](#)
[Mar2013 - 14.pdf](#)
[Apr2015 - 68.pdf](#)

External Email:

Hello! AEI Consultants has been commissioned to complete a Project Capital Needs Assessment and/or Phase I Environmental Site Assessment for the following property Yamacraw Village at the following sites: 555 West Bay Street, Savannah, GA 31401.

As part of this assessment, and due diligence, we are required to request the following information, including, but not limited to:

Building Department for

1. Any copies of Certificates of Occupancy
2. Building permits from the last 10 years (year, type of permit, and owner/applicant)
3. ~~Building code enforced at the time the property was constructed.~~
4. ~~Additional building codes enforced at the property since construction.~~
5. ~~Current building code enforced by the municipality.~~
6. ~~Copies of any outstanding building code violations.~~

~~Planning and Zoning for~~

1. ~~A zoning letter to identify if the property has Activity and Use Limitations (AULs), defined as legal or physical restrictions or limitations on the use of, or access to the property;~~
2. ~~Current zoning classification of the property;~~
3. ~~Copies of any outstanding zoning code violations.~~

Who would be the appropriate contacts to provide all necessary information and documents?
Please notify me in advance if the fees for this request are estimated to exceed \$75.

Thank you in advance for your help,

Thanks,
Courtney

555 West Bay is not a valid address.

Parcels associated with Yamacraw Village are:

20016 05001; 20016 05002; 20016 06001; 20003 24001; 20003 24002; 20017 02001; 20016 07001; 20016 18002

Available CO/COCs associated with those parcels attached.

Available City permits here: https://etrac.savannahga.gov/EnerGov_Prod/SelfService#/search

All other items by other departments.

This department considers its portion of this request closed.

From: [Amy Collins \(Savannah, GA\)](#)
To: [Courtney Winters](#)
Subject: 555 W Bay.
Date: Friday, July 14, 2023 11:23:35 AM

External Email:

Good Morning,

Savannah Fire Department research has established that there are no outstanding fire code violations or incidents related to environmental hazards located at 555 West Bay Street.

Also, there is no registration on file of underground or aboveground storage tanks for same address. This completes our action with no cost incurred to this point.

Thank you,

Amy Collins

912-644-5960

From: [Rhonda Taylor \(Savannah, GA\)](#)
To: [Courtney Winters](#)
Cc: [ClerkofCouncil@savannahga.gov](#); [CKnight01@savannahga.gov](#); [RTaylor01@savannahga.gov](#); [Alice.Jones@savannahga.gov](#); [JRobinson05@savannahga.gov](#)
Subject: ORR-897-2023
Date: Monday, July 17, 2023 3:24:27 PM

External Email:

Good Afternoon,

I have attached the information requested for this open records request (ORR-897-2023)

Yamacraw Village

The City of Savannah Code Compliance Department has no code violations to the specific address of 555 West Bay Street(Yamacraw Village). This is not a valid address.

There are several parcel numbers for Yamacraw Village

20003 24001

20003 24002

20016 05001

20016 06001

20016 07001

20016 18002 (Open Code Violation)

20017 02001

The only parcel that has an open code violation is 20016 18002 (1056 Yamacraw Village). The information provided is for that address.

All other parcels have no open code violations.

All other items by other departments.

Thank you

From: [Rhonda Taylor \(Savannah, GA\)](#)
To: [Courtney Winters](#)
Cc: [Clerkofcouncil@savannahga.gov](#); [CKnight01@savannahga.gov](#); [RTaylor01@savannahga.gov](#); [Alice.Jones@savannahga.gov](#); [JRobinson05@savannahga.gov](#)
Subject: ORR-897-2023
Date: Monday, July 17, 2023 3:28:36 PM

External Email:

Good Afternoon,

My apologies, I forgot to attach the request link.

Please click the link below to obtain the information for The City of Savannah Code Compliance Department.

[Request Number: ORR-897-2023](#)

Thank you

ORR-897-2023

FILE SUMMARY REPORT

July 14, 2023

FILE INFORMATION

File #:	23-002319	Address:	1056 YAMACRAW VILLAGE
Status:	Open	Parcel #:	20016 18002
Open Date:	03/29/2023	Description:	Leak in apartment causing mold
Close Date:		Owner Name:	HOUSING AUTHORITY OF SAVANNAH,
Type:	Occupied Property	Owner Address:	PO BOX 1179 SAVANNAH, GA 31402

CONTACTS

CONTACT	ASSOCIATION	CONTACTTYPE	ADDRESS	PHONE
Housing Authority c/o Robert Marshall		Property Owner	Company Address: 1407 Wheaton Street Savannah GA 31401	

INSPECTIONS

TYPE	INSPECTION DATE	INSPECTOR	STATUS
Initial Inspection	03/31/2023	Armando Miccoli	Violations Found
Re-Inspection	05/31/2023	Armando Miccoli	No Violations Found
Re-Inspection	06/30/2023	Armando Miccoli	No Violations Found

ACTIVITIES

TYPE	ACTIVITY DATE	ASSIGNED TO	STATUS
Other	03/31/2023	Jasmekia Williams	Complete
Other	05/01/2023	Armando Miccoli	Complete

VIOLATIONS

VIOLATION	STATUS	DATES	COMMENTS
305.1 - Interior General	Open	Open Date: 03/31/2023 Close Date:	Bubbling and discoloration of ceiling near the pipe in the kitchen and the discoloration of the wall needs to be repaired or replaced.
305.6 - Interior Doors	Open	Open Date: 03/31/2023 Close Date:	Cabinetry door needs to be repaired or replaced.

DOCUMENTS

SOURCE	DOCUMENT NAME	DATE	CREATED BY
Notice Photos	TC_00372.JPG	03/31/2023	Armando Miccoli
Notice Photos	TC_00373.JPG	03/31/2023	Armando Miccoli
Notice Photos	TC_00374.JPG	03/31/2023	Armando Miccoli
Notice Photos	TC_00375.JPG	03/31/2023	Armando Miccoli
Notice Photos	TC_00376.JPG	03/31/2023	Armando Miccoli
Merge document	Violation Notice.pdf	03/31/2023	Armando Miccoli
Letter	Violation Notice.pdf	03/31/2023	NaTriana Walker
Letter	Violation Notice.pdf	03/31/2023	NaTriana Walker
Email	RE 349 West Bryan Street (Yamacraw Village).msg	04/03/2023	Armando Miccoli

NOTES

TYPE	DATE	CREATED BY	NOTE
General Information	03/29/2023	Armando Miccoli	Advised "Please give Ms. Syanne Houston a call about her apartment at 1056 Yamacraw Village. She states that there is a leak in her apartment that is causing mold. She can be reached at

Interior inspection scheduled for 10 AM, Friday, March 31. ASM IV

General Information 03/31/2023 Armando Miccoli

Upon arriving on the scene, Officer Jasmekia Williams and I encountered Lizabeth Richardson () who was conducting inspections on every unit for the Housing Authority. She requested she be sent a copy of the violation as well as sending it to Robert Marshall as usual. Upon starting the interior inspection, Officer Williams and I were taken into the kitchen and shown a pipe coming from the ceiling that was surrounded by a ceiling that was bubbling downward that had some darker discoloration. Tenant advised she believes the pipe corresponds with the toilet upstairs. She also indicated to a section of the wall that was beside the pipe and to the bottom of the wall that also showed mild discoloration. Finally there was a small cabinet whose door was off it's frame. SAGIS and the Tax Assessor's page confirm listed owner and address. Notice posted, mailed, and emailed to Lizbeth Richardson and Robert Marshall. Reinspection set for May 1, 2023. ASM IV.

General Information 03/31/2023 NaTria Walker

Violation notice prepared for mail 03/31/2023. NW

General Information 04/03/2023 Armando Miccoli

As instructed by Supervisor Brigess Jones, "Good Morning Officer Miccoli, Please do not move forward with this case until I get further directives from management. Thank you," Email has been loaded into Documents section. ASM IV

General Information 05/31/2023 Armando Miccoli

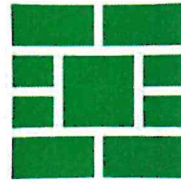
Still awaiting instructions from chain of command. Reinspection set for June 30,2023. ASM IV.

General Information 06/30/2023 Armando Miccoli

Still awaiting instructions from Chain of Command. Reinspection set for 07/31/2023. ASM IV.

SAVANNAH

Code Compliance



CERTIFIED MAIL - RETURN RECEIPT REQUESTED

9489009000276494541407

March 31, 2023

File #: 23-002319

Housing Authority c/o Robert Marshall
1407 Wheaton Street
Savannah, GA 31401

Property: 1056 YAMACRAW VILLAGE SAVANNAH, GA 31401

PIN: 20016 18002

Legal Description: TCT 161 X 383 E OF W BOUNDRY ST ? S OF ZUBLY ST

Dear Sir or Madam:

This letter is to notify you that the property listed above, which you own, control, or have interest in, is in violation of the Code of the City of Savannah. The attached inspection report indicates the violations which must be corrected. Each violation is annotated with a required compliance date. A Code Compliance Officer will re-inspect this property on the required compliance date(s). We encourage you to take immediate steps to correct the violation(s) and avoid any further action by the City. Any required permits must be obtained from the Development Services Department before beginning required work.

If the property listed above is vacant and an unsafe tree, the growth of weeds, rank vegetation and/or debris are indicated on the attached inspection report, these violation(s) must be corrected within 15 days of the date of this letter. If you do not correct the overgrowth and/or debris violation(s) within this time period the City will contract to have the property cut and cleaned without any further notice. If the City employs a contractor to perform this work, the owner will be charged for the cost of the work plus a \$200 administrative fee. The cost shall be charges against the real property and a lien filed against such property.

If the attached inspection report indicates a violation of derelict and/or abandoned vehicles these conditions must be corrected within 3 days of the date of this letter. If you do not correct the derelict and/or abandoned vehicle violations within this time period the City will contract to have the derelict and/or abandoned vehicle(s) towed in accordance with the timelines established in Section 9-2010 of the Code. Said vehicles shall be placed in an impounding area for a period of not less than 30 days. At any time prior to the expiration of these 30 days the owner of said abandoned or derelict motor vehicle, upon showing satisfactory evidence of ownership, may claim and take possession of said vehicle by making payment of such towing and storage charges as may have been incurred at said time in such amount(s) and in accordance with any requirements of the city manager and/or any contract executed by the city pursuant to Sections 9-2009 through 9-2013 of the Code.

Please contact the Code Compliance Officer below if you have questions regarding this notification. You may contact the Code Compliance Officer by telephone Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m. at (912) 651-6770.

Sincerely,

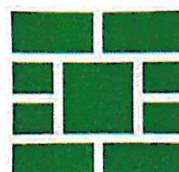
Armando Miccoli

912-658-4760

Armando.Miccoli@savannahga.gov

SAVANNAH

Code Compliance



INSPECTION REPORT

Address: 1056 YAMACRAW VILLAGE
Inspection Date: 03/31/2023
Inspector: Armando Miccoli
912-658-4760
Armando.Miccoli@savannahga.gov

VIOLATIONS

Violation: 305.1 - Interior General
Description: The interior of a structure and equipment therein shall be maintained in good repair , structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
Corrective Action: **Bubbling and discoloration of ceiling near the pipe in the kitchen and the discoloration of the wall needs to be repaired or replaced.**
Required Compliance Date: 05/01/2023

Violation: 305.6 - Interior Doors
Description: Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
Corrective Action: **Cabinetry door needs to be repaired or replaced.**
Required Compliance Date: 05/01/2023



Mar 31, 2023 at 10:01:08 AM
1056 Yamacraw Village
Savannah GA 31401
United States
Address:
Officer Miccoli



Mar 31, 2023 at 10:01:25 AM

958 Yamacraw Village

Savannah GA 31401

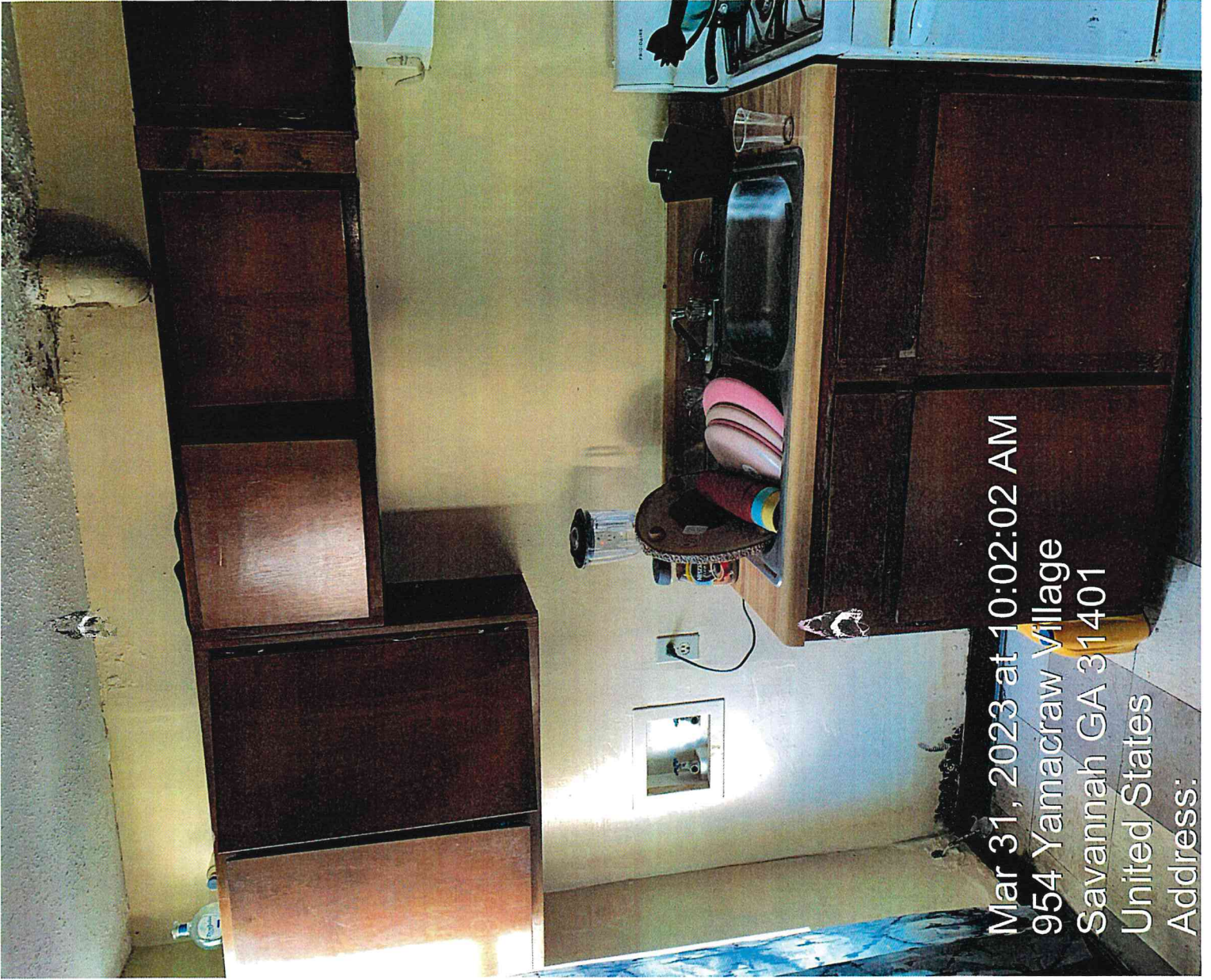
United States

Address:

Officer Miccoli



Mar 31, 2023 at 10:01:40 AM
955 Yamacraw Village
Savannah GA 31401
United States
Address:
Officer Miccoli



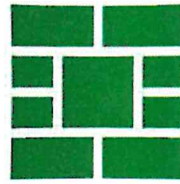
Mar 31, 2023 at 10:02:02 AM
954 Yamacraw Village
Savannah GA 31401
United States
Address:



Mar 31, 2023 at 10:02:48 AM
1058 Yamacraw Village
Savannah GA 31401
United States
Address:

SAVANNAH

Code Compliance



CERTIFIED MAIL - RETURN RECEIPT REQUESTED

9489009000276494541414

March 31, 2023

File #: 23-002319

Property: 1056 YAMACRAW VILLAGE SAVANNAH, GA 31401

HOUSING AUTHORITY OF SAVANNAH,

PIN: 20016 18002

PO BOX 1179

Legal Description: TCT 161 X 383 E OF W BOUNDRY ST ? S OF ZUBLY ST

SAVANNAH, GA 31402

Dear Sir or Madam:

This letter is to notify you that the property listed above, which you own, control, or have interest in, is in violation of the Code of the City of Savannah. The attached inspection report indicates the violations which must be corrected. Each violation is annotated with a required compliance date. A Code Compliance Officer will re-inspect this property on the required compliance date(s). We encourage you to take immediate steps to correct the violation(s) and avoid any further action by the City. Any required permits must be obtained from the Development Services Department before beginning required work.

If the property listed above is vacant and an unsafe tree, the growth of weeds, rank vegetation and/or debris are indicated on the attached inspection report, these violation(s) must be corrected within 15 days of the date of this letter. If you do not correct the overgrowth and/or debris violation(s) within this time period the City will contract to have the property cut and cleaned without any further notice. If the City employs a contractor to perform this work, the owner will be charged for the cost of the work plus a \$200 administrative fee. The cost shall be charges against the real property and a lien filed against such property.

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Sincerely,

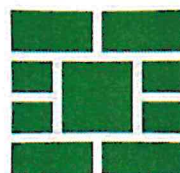
Armando Miccoli

912-658-4760

Armando.Miccoli@savannahga.gov

SAVANNAH

Code Compliance



INSPECTION REPORT

Address: 1056 YAMACRAW VILLAGE
Inspection Date: 03/31/2023
Inspector: Armando Miccoli
912-658-4760
Armando.Miccoli@savannahga.gov

VIOLATIONS

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Corrective Action: **Bubbling and discoloration of ceiling near the pipe in the kitchen and the discoloration of the wall needs to be repaired or replaced.**
Required Compliance Date: 05/01/2023

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Corrective Action: **Cabinetry door needs to be repaired or replaced.**
Required Compliance Date: 05/01/2023



Mar 31, 2023 at 10:01:08 AM
1056 Yamacraw Village
Savannah GA 31401
United States
Address:
Officer Miccoli



Mar 31, 2023 at 10:01:25 AM

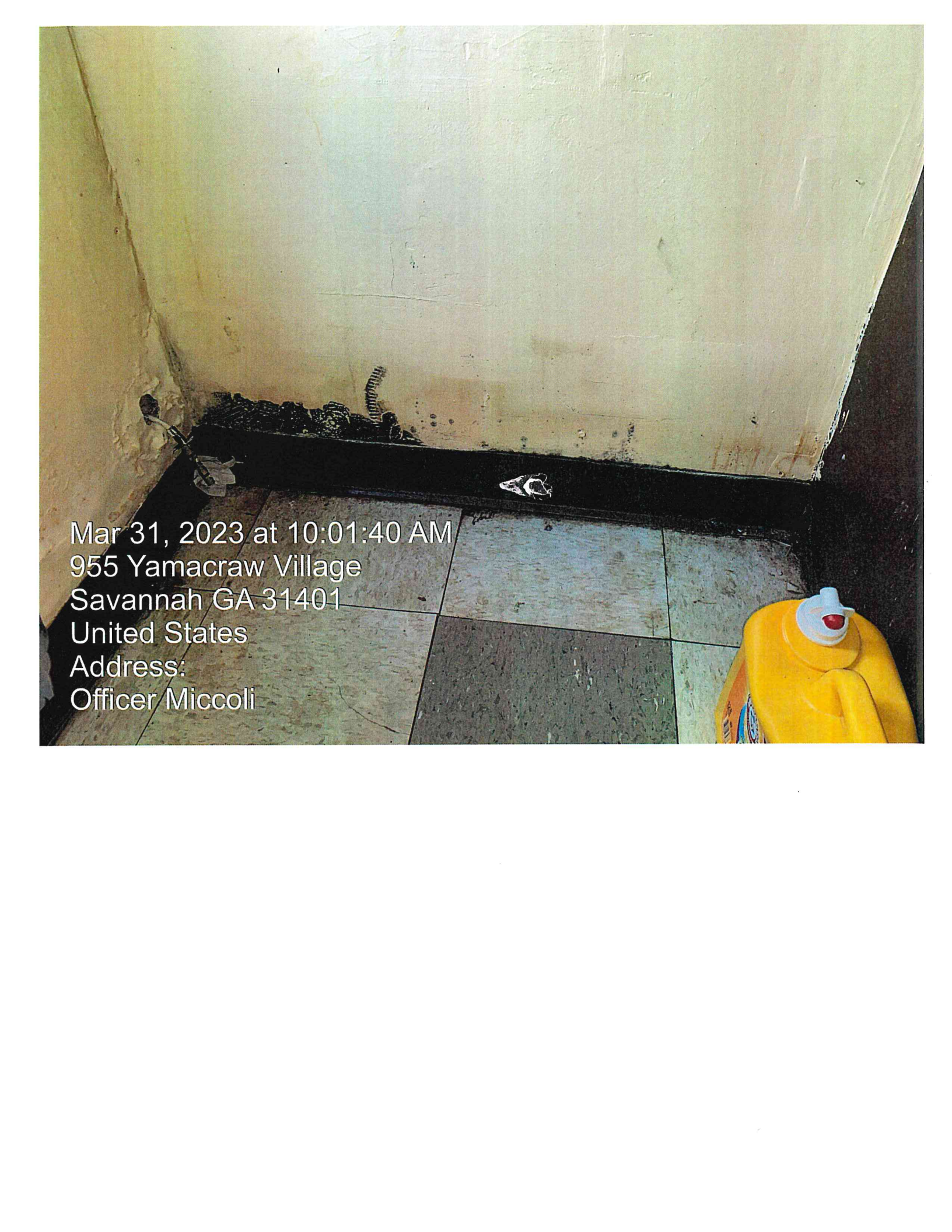
958 Yamacraw Village

Savannah GA 31401

United States

Address:

Officer Miccoli



Mar 31, 2023 at 10:01:40 AM
955 Yamacraw Village
Savannah GA 31401
United States
Address:
Officer Miccoli



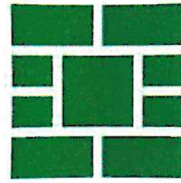
Mar 31, 2023 at 10:02:02 AM
954 Yamacraw Village
Savannah GA 31401
United States
Address:



Mar 31, 2023 at 10:02:48 AM
1058 Yamacraw Village
Savannah GA 31401
United States
Address:

SAVANNAH

Code Compliance



March 31, 2023

File #: 23-002319

Property: 1056 YAMACRAW VILLAGE SAVANNAH, GA 31401

Housing Authority c/o Robert Marshall
1407 Wheaton Street
Savannah, GA 31401

PIN: 20016 18002

Legal Description: TCT 161 X 383 E OF W BOUNDRY ST ? S OF ZUBLY ST

Dear Sir or Madam:

This letter is to notify you that the property listed above, which you own, control, or have interest in, is in violation of the Code of the City of Savannah. The attached inspection report indicates the violations which must be corrected. Each violation is annotated with a required compliance date. A Code Compliance Officer will re-inspect this property on the required compliance date(s). We encourage you to take immediate steps to correct the violation(s) and avoid any further action by the City. Any required permits must be obtained from the Development Services Department before beginning required work.

If the property listed above is vacant and an unsafe tree, the growth of weeds, rank vegetation and/or debris are indicated on the attached inspection report, these violation(s) must be corrected within 15 days of the date of this letter. If you do not correct the overgrowth and/or debris violation(s) within this time period the City will contract to have the property cut and cleaned without any further notice. If the City employs a contractor to perform this work, the owner will be charged for the cost of the work plus a \$200 administrative fee. The cost shall be charges against the real property and a lien filed against such property.

If the attached inspection report indicates a violation of derelict and/or abandoned vehicles these conditions must be corrected within 3 days of the date of this letter. If you do not correct the derelict and/or abandoned vehicle violations within this time period the City will contract to have the derelict and/or abandoned vehicle(s) towed in accordance with the timelines established in Section 9-2010 of the Code. Said vehicles shall be placed in an impounding area for a period of not less than 30 days. At any time prior to the expiration of these 30 days the owner of said abandoned or derelict motor vehicle, upon showing satisfactory evidence of ownership, may claim and take possession of said vehicle by making payment of such towing and storage charges as may have been incurred at said time in such amount(s) and in accordance with any requirements of the city manager and/or any contract executed by the city pursuant to Sections 9-2009 through 9-2013 of the Code.

Please contact the Code Compliance Officer below if you have questions regarding this notification. You may contact the Code Compliance Officer by telephone Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m. at (912) 651-6770.

Sincerely,

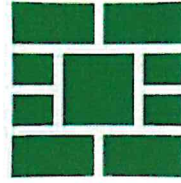
Armando Miccoli

912-658-4760

Armando.Miccoli@savannahga.gov

SAVANNAH

Code Compliance



INSPECTION REPORT

Address: 1056 YAMACRAW VILLAGE
Inspection Date:
Inspector: Armando Miccoli
912-658-4760
Armando.Miccoli@savannahga.gov

VIOLATIONS

Violation: 305.1 - Interior General
Description: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
Corrective Action: **Bubbling and discoloration of ceiling near the pipe in the kitchen and the discoloration of the wall needs to be repaired or replaced.**
Required Compliance Date: 05/01/2023

Violation: 305.6 - Interior Doors
Description: Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
Corrective Action: **Cabinetry door needs to be repaired or replaced.**
Required Compliance Date: 05/01/2023



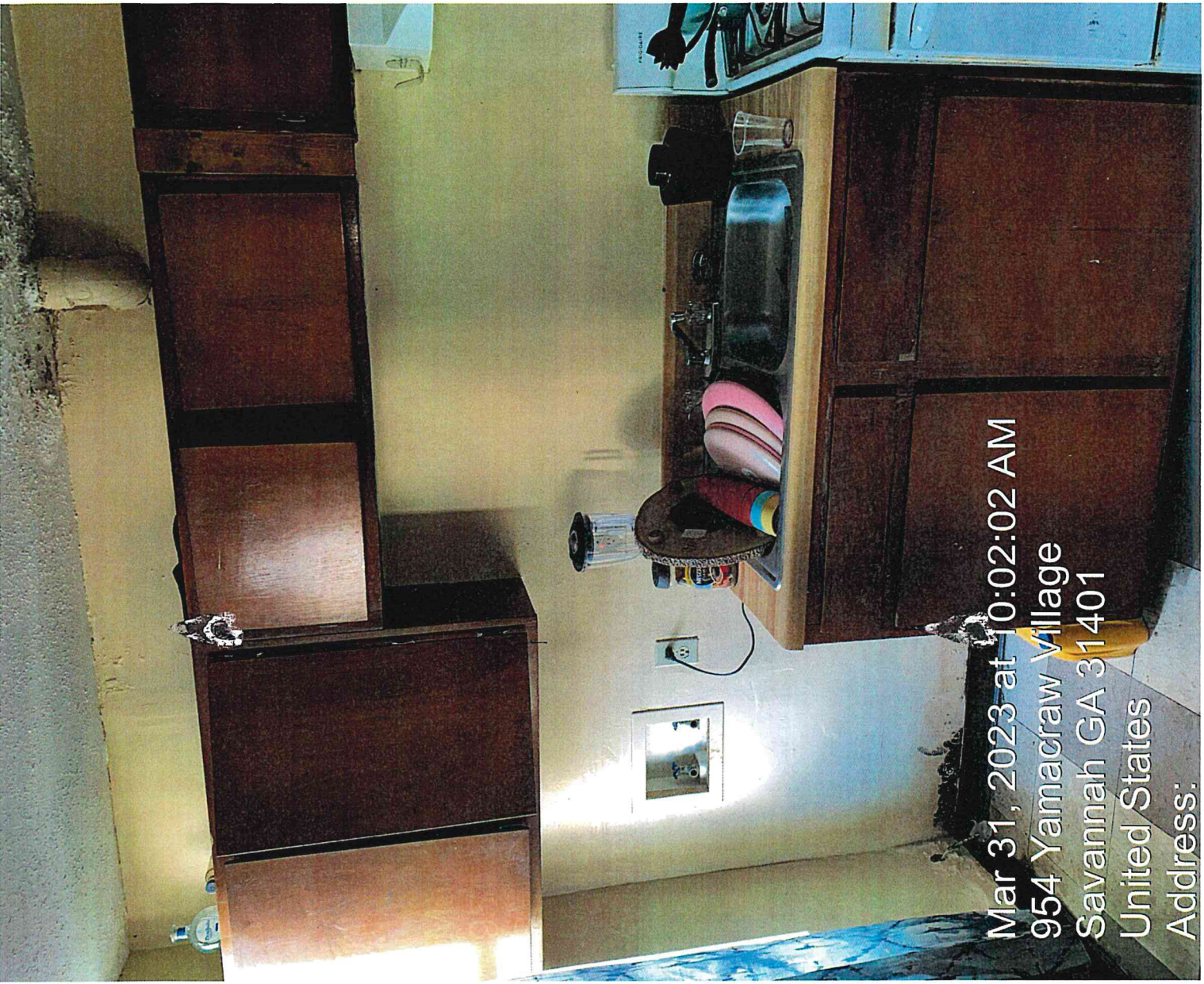
Mar 31, 2023 at 10:01:08 AM
1056 Yamacraw Village
Savannah GA 31401
United States
Address:
Officer Miccoli



Mar 31, 2023 at 10:01:25 AM
958 Yamacraw Village
Savannah GA 31401
United States
Address:
Officer Miccoli



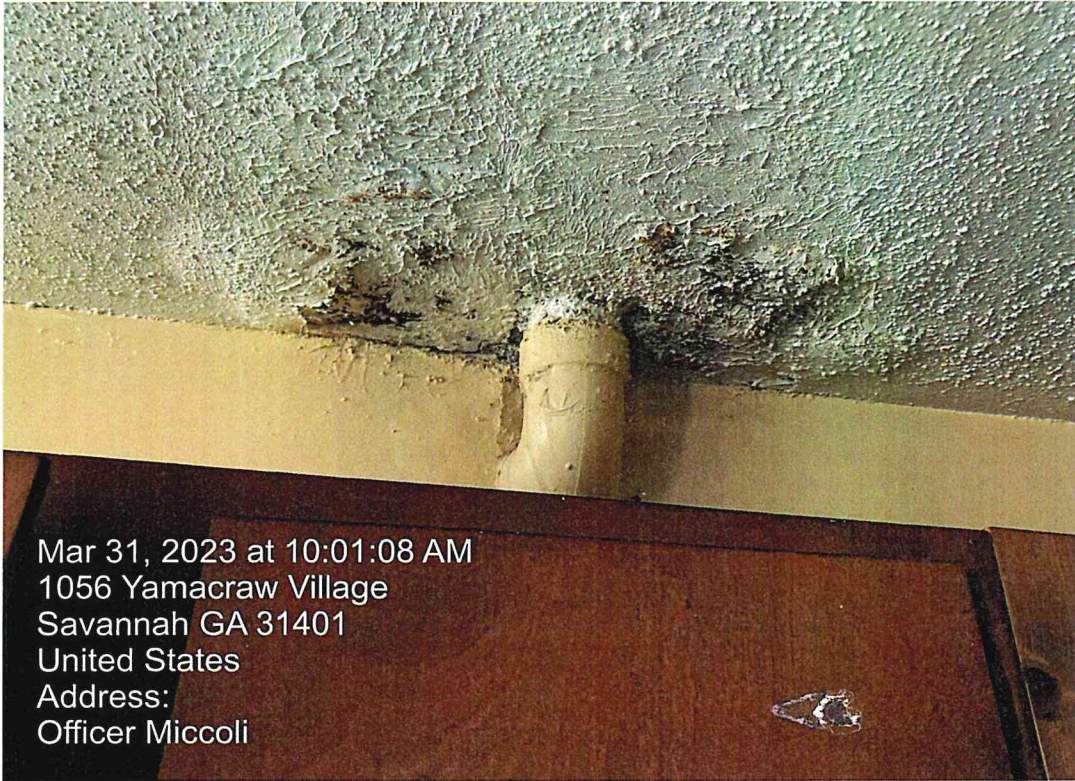
Mar 31, 2023 at 10:01:40 AM
955 Yamacraw Village
Savannah GA 31401
United States
Address:
Officer Miccoli



Mar 31, 2023 at 10:02:02 AM
954 Yamacraw Village
Savannah GA 31401
United States
Address:



Mar 31, 2023 at 10:02:48 AM
1058 Yamacraw Village
Savannah GA 31401
United States
Address:



Mar 31, 2023 at 10:01:08 AM
1056 Yamacraw Village
Savannah GA 31401
United States
Address:
Officer Miccoli

Notice Photos:

Date Taken:03/31/2023

Address:1056 YAMACRAW VILLAGE

Taken by:Armando Miccoli

Case Number:23-002319



Notice Photos:

Date Taken:03/31/2023

Address:1056 YAMACRAW VILLAGE

Taken by:Armando Miccoli

Case Number:23-002319



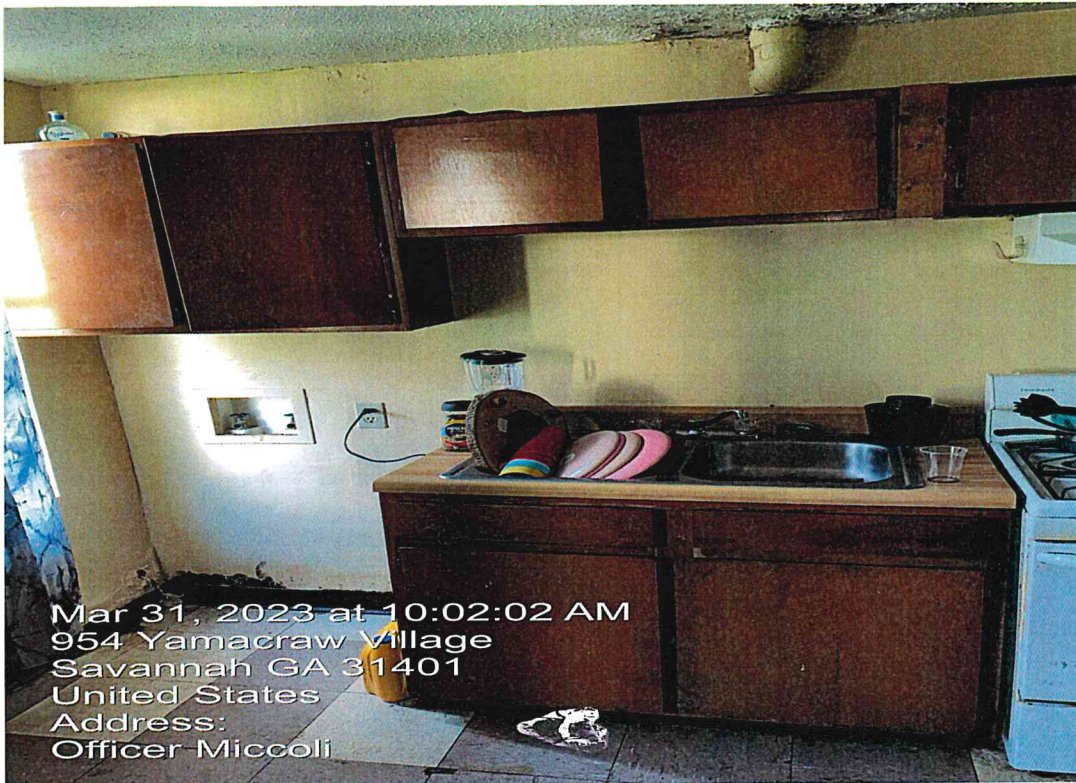
Notice Photos:

Date Taken:03/31/2023

Address:1056 YAMACRAW VILLAGE

Taken by:Armando Miccoli

Case Number:23-002319



Notice Photos:

Date Taken:03/31/2023

Address:1056 YAMACRAW VILLAGE

Taken by:Armando Miccoli

Case Number:23-002319



Mar 31, 2023 at 10:02:48 AM
1058 Yamacraw Village
Savannah GA 31401
United States
Address:
Officer Miccoli

Notice Photos:

Date Taken:03/31/2023

Address:1056 YAMACRAW VILLAGE

Taken by:Armando Miccoli

Case Number:23-002319

From: [Courtney Winters](#)
To: "[04dcac2e-6a55-4fec-9bdc-db27187d815d.SavannahGA@request.justfoia.com](#)"
Cc: [ClerkofCouncil@savannahga.gov](#); [CKnight01@savannahga.gov](#); [RTaylor01@savannahga.gov](#); [Alice.Jones@savannahga.gov](#); [JRobinson05@savannahga.gov](#)
Subject: RE: ORR-897-2023
Date: Sunday, July 30, 2023 9:53:00 PM

Thank you, Rhonda. What is the best way to request a zoning verification letter for these parcels listed below?

Many thanks,
Courtney

From: Rhonda Taylor (Savannah, GA) <SavannahGA@justfoia.com>
Sent: Monday, July 17, 2023 3:24 PM
To: Courtney Winters <cwinters@aeiconsultants.com>
Cc: [ClerkofCouncil@savannahga.gov](#); [CKnight01@savannahga.gov](#); [RTaylor01@savannahga.gov](#); [Alice.Jones@savannahga.gov](#); [JRobinson05@savannahga.gov](#)
Subject: ORR-897-2023

External Email:

Good Afternoon,

I have attached the information requested for this open records request (ORR-897-2023)

Yamacraw Village

The City of Savannah Code Compliance Department has no code violations to the specific address of 555 West Bay Street(Yamacraw Village). This is not a valid address.

There are several parcel numbers for Yamacraw Village

20003 24001

20003 24002

20016 05001

20016 06001

20016 07001

20016 18002 (Open Code Violation)

20017 02001

The only parcel that has an open code violation is 20016 18002 (1056 Yamacraw Village). The information provided is for that address.

All other parcels have no open code violations.

All other items by other departments.

Thank you

Chatham County, GA

Summary

Parcel Number 20016 07001
Location Address W BRYAN ST
 SAVANNAH GA 31401
Legal Description N BY BRYAN ST S BY ZUBLY ST W BY FAHAM ST E BY ANN ST
Property Class E1 - Exempt - Public Property
Neighborhood 04500.00 - D500 DNTN MLK TO E B
Tax District (020) CITY OF SAVANNAH
Zoning D-X
Acres 6.874
Homestead N
Exemptions

[View Map](#)



Owner

[HOUSING AUTHORITY OF SAVANNAH](#)
 PO BOX 1179
 SAVANNAH GA 31402 1179
January 1, 2023 Owner
 HOUSING AUTHORITY OF SAVANNAH

Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	300	300	300	300	300
Class	E1	E1	E1	E1	E1
+ Land Value	\$2,062,200	\$2,062,200	\$2,062,200	\$2,062,200	\$2,062,200
+ Building Value	\$884,500	\$884,500	\$884,500	\$884,500	\$884,500
= Total Value	\$2,946,700	\$2,946,700	\$2,946,700	\$2,946,700	\$2,946,700
Assessed Value	\$0	\$0	\$0	\$0	\$0

Valuation Notice

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
APARTMENT 1	A	A1	299,431	6.8740	0

Total Acres:
 6.8740

Commercial Improvement Information

Card	1	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	6600

Card	2	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	6600

Card	3	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	6600

Card	4	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	6600

Card 5
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 6
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 7
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 8
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 9
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 10
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 2

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 3

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 4

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 5

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 6

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 7

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 8

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 9

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 10

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

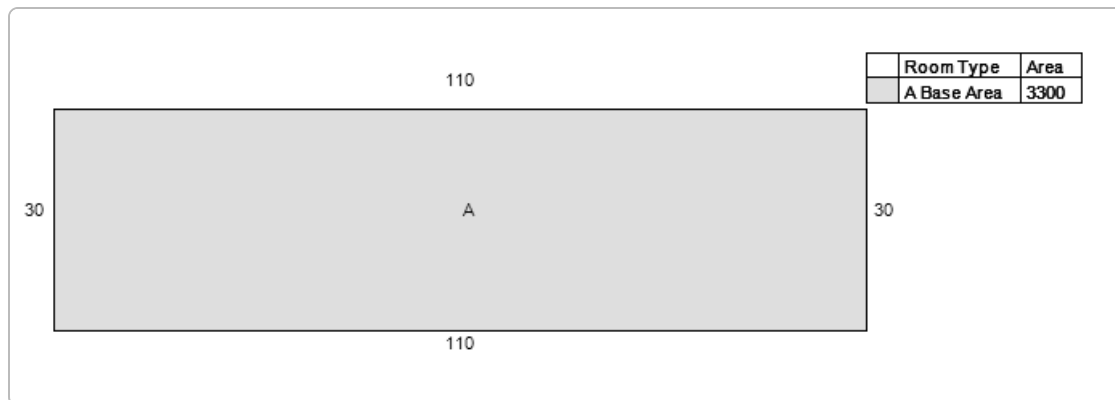
Card 11

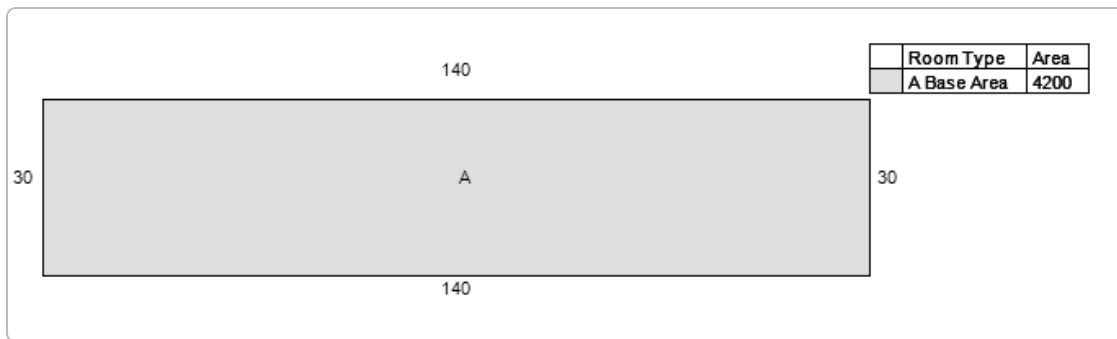
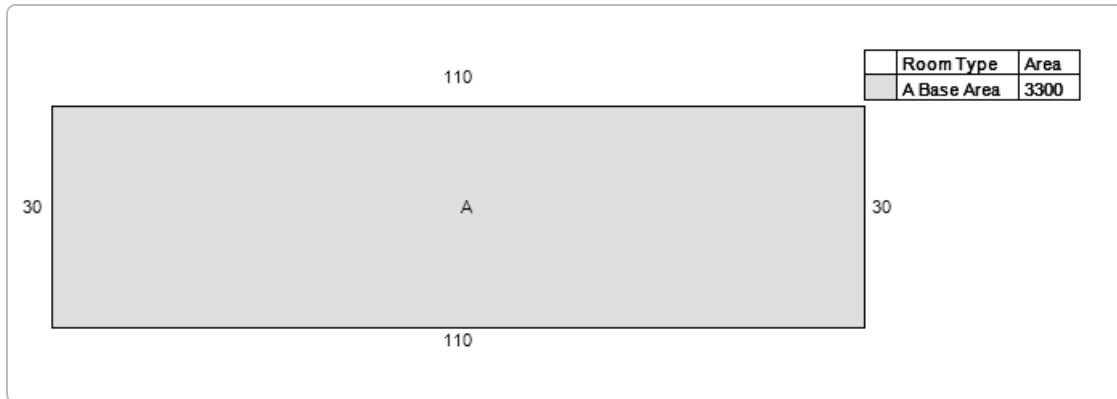
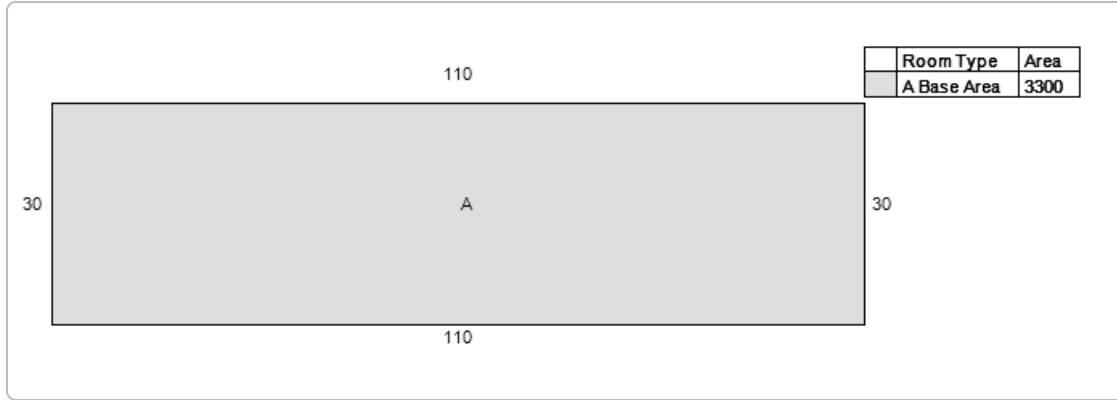
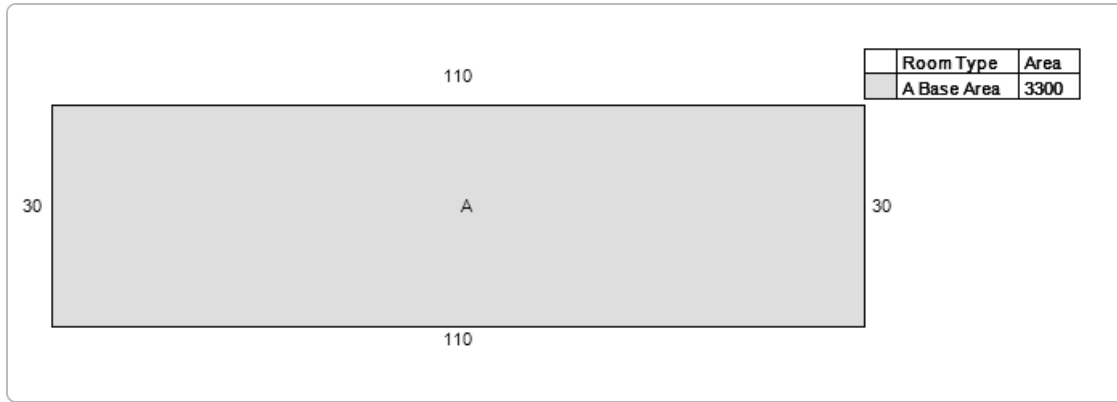
Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

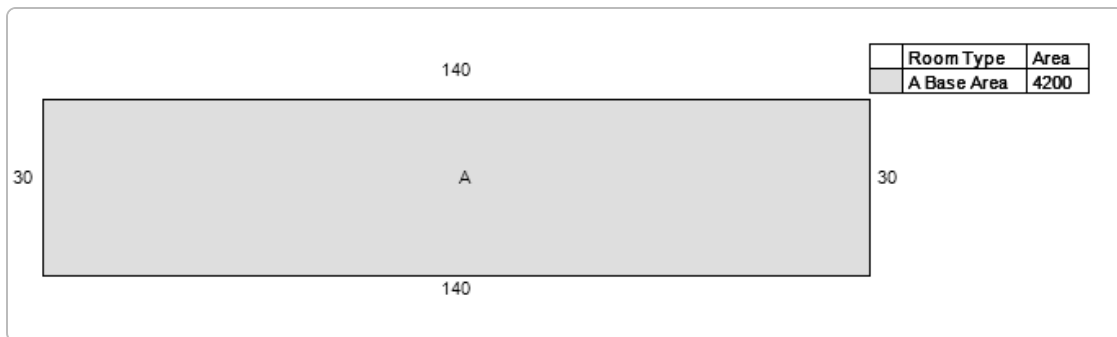
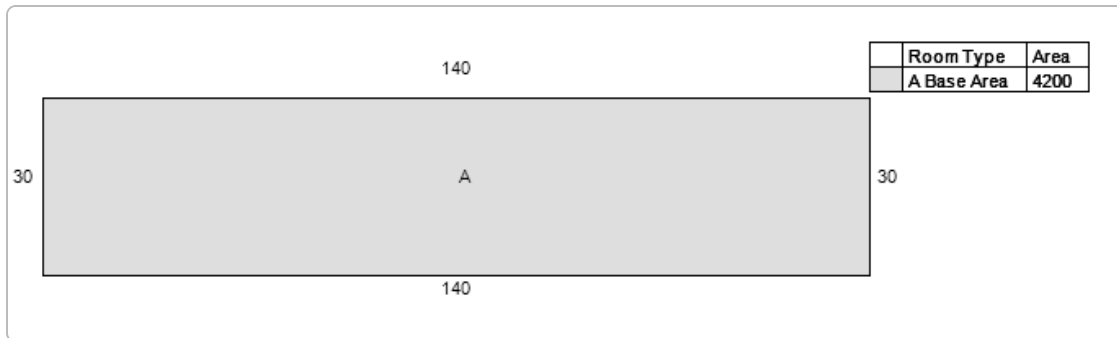
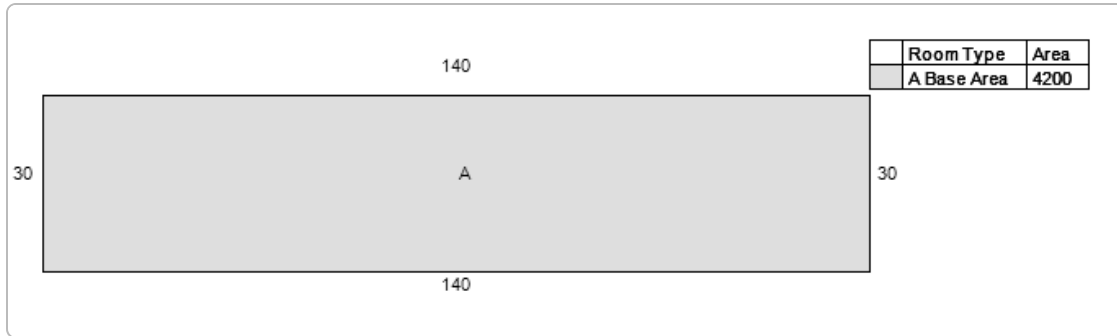
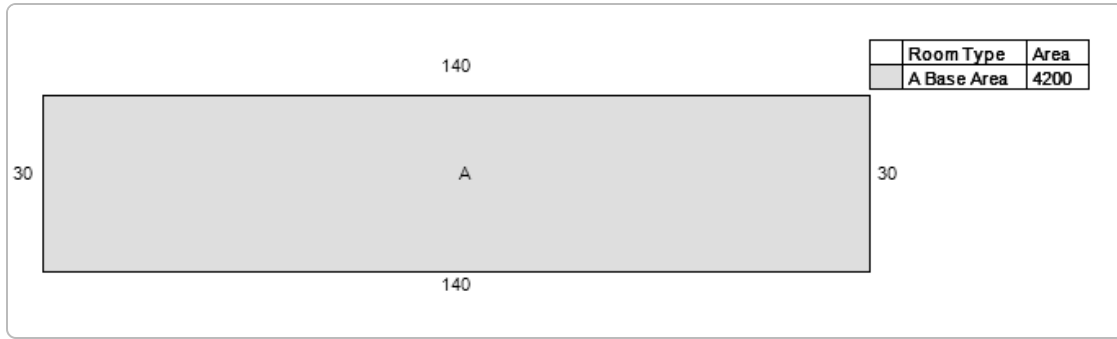
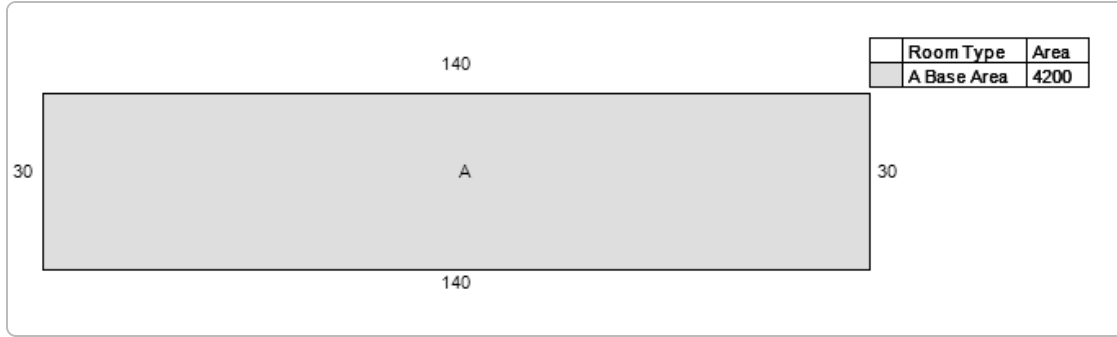
Card 12

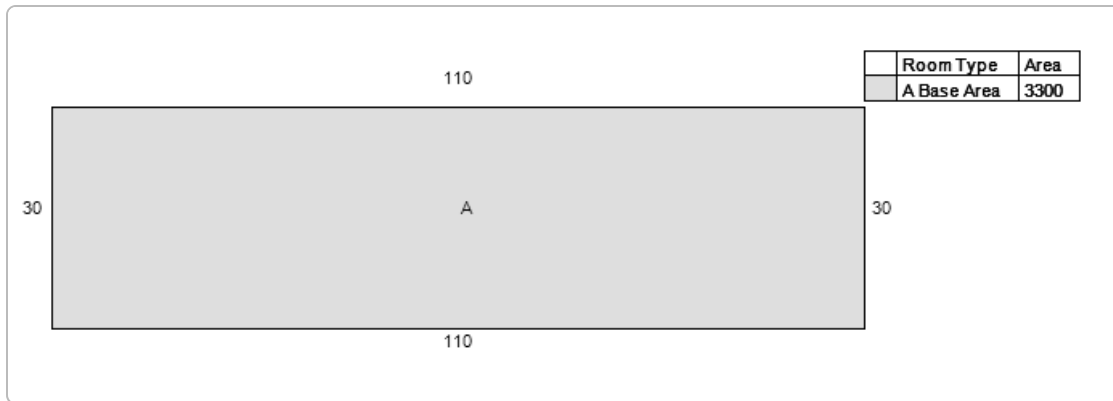
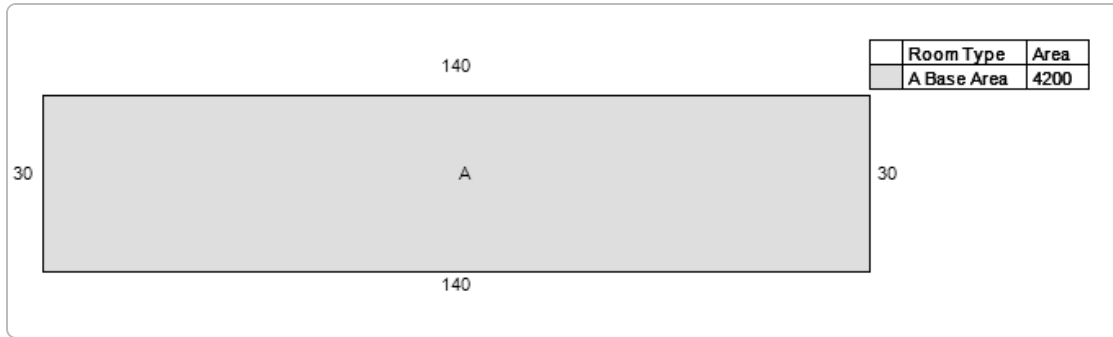
Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Sketches









Permits

Date	Number	Amount	Purpose
05/06/2020	20-03526-ER	\$800	EL
03/04/2016	16-01876ER-21	\$300	EL
03/04/2016	16-01875ER-22	\$300	EL
12/19/2013	13-10447-ER-18	\$1,900	EL
12/19/2013	13-10446-ER-19	\$1,900	EL
12/19/2013	13-10445-ER-20	\$1,900	EL
12/19/2013	13-10444-ER-17	\$1,900	EL
11/12/2013	13-09256-ER-16	\$300	EL
07/24/2013	13-05308-EC-14	\$0	EL
07/18/2013	13-05851-ER-15	\$0	EL
05/21/2013	13-04121-EC-13	\$300	EL
09/28/2012	12-01783-12	\$0	
03/20/2012	12-1085E-11	\$400	EL
02/27/2012	12-0708E-10	\$350	EL
02/23/2012	12-0668E-9	\$350	EL
02/22/2012	12-0646E-8	\$350	EL
02/22/2012	12-0645E-7	\$350	EL
02/07/2012	12-0466E-6	\$350	EL
01/13/2012	12-0150E-5	\$200	EL
12/05/2011	11-4432E-4	\$300	EL
10/24/2011	11-4041E-3	\$500	EL
10/05/2011	11-3781E-2	\$0	CM
08/29/2011	11-3371E-1	\$0	EL

Photos



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant Land), Residential Improvement Information, Additions, Accessory Information, Other Features, Sales.

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Last Data Upload: 7/13/2023, 8:30:11 AM

[Contact Us](#)

Chatham County, GA

Summary

Parcel Number 20016 05002
Location Address W BRYAN ST
 SAVANNAH GA 31401
Legal Description TCT S BY BRYAN ST N BY BAY ST W BY FAHAM ST E BY ANN ST
Property Class E1 - Exempt - Public Property
Neighborhood 04500.00 - D500 DNTN MLK TO E B
Tax District (020) CITY OF SAVANNAH
Zoning D-X
Acres 1.068
Homestead N
Exemptions

[View Map](#)



Owner

[HOUSING AUTHORITY OF SAVANNAH](#)
 PO BOX 1179
 SAVANNAH GA 31402 1179
January 1, 2023 Owner
 HOUSING AUTHORITY OF SAVANNAH

Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	300	300	300	300	300
Class	E1	E1	E1	E1	E1
+ Land Value	\$139,600	\$139,600	\$139,600	\$139,600	\$139,600
+ Building Value	\$597,100	\$597,100	\$597,100	\$597,100	\$597,100
= Total Value	\$736,700	\$736,700	\$736,700	\$736,700	\$736,700
Assessed Value	\$0	\$0	\$0	\$0	\$0

Valuation Notice

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
APARTMENT 3	S	A3	46,522	1.0680	0

Total Acres:
 1.0680

Commercial Improvement Information

Card	1	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Card	2	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Card	3	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

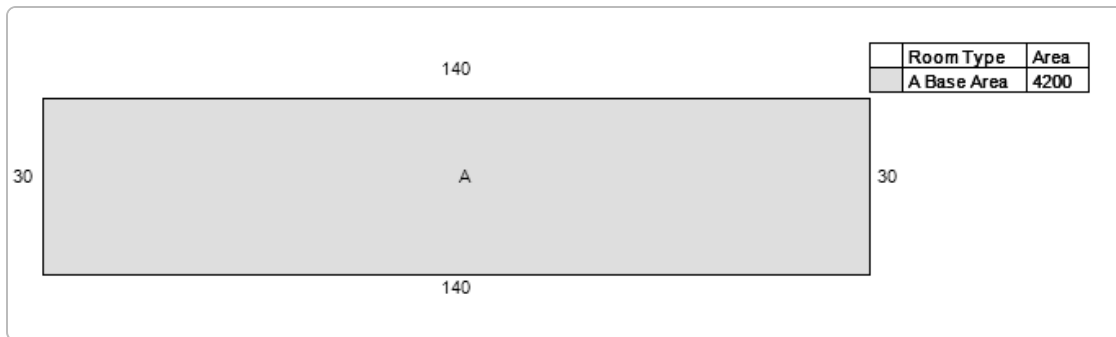
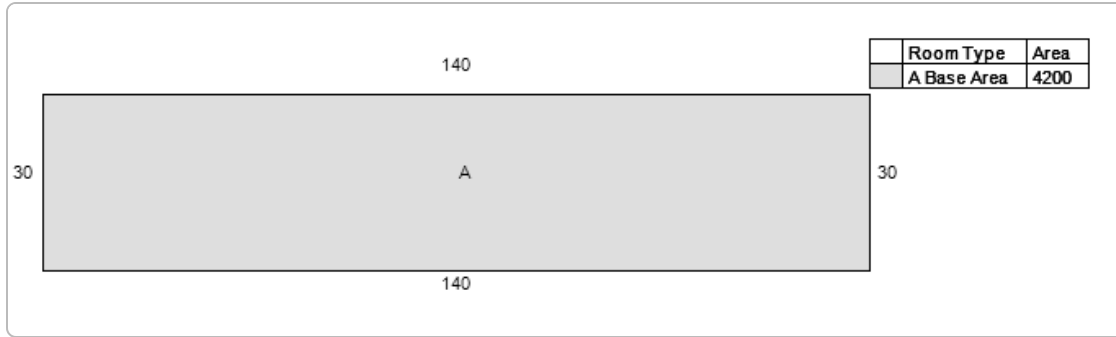
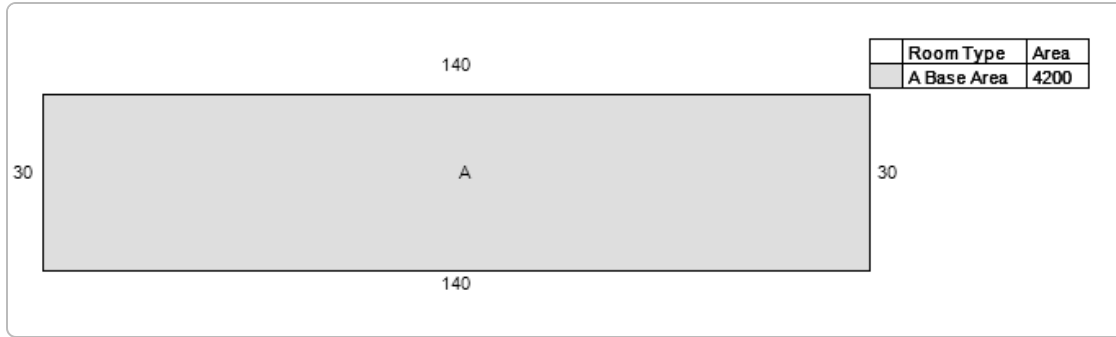
Card 2

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 3

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Sketches



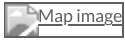
Permits

Date	Number	Amount	Purpose
03/01/2012	12-0790M-1	\$2,700	CM

Photos



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant Land), Residential Improvement Information, Additions, Accessory Information, Other Features, Sales.

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[Last Data Upload: 7/13/2023, 8:30:11 AM](#)

[Contact Us](#)

Chatham County, GA

Summary

Parcel Number 20016 06001
Location Address 349 W BRYAN ST
 SAVANNAH GA 31401
Legal Description N BY BRYAN ST S BY ZUBLY ST W BY W BOUNDRY ST E BY FAHAM ST
Property Class E1 - Exempt - Public Property
Neighborhood 04500.00 - D500 DNTN MLK TO E B
Tax District (020) CITY OF SAVANNAH
Zoning D-X
Acres 6.961
Homestead N
Exemptions

[View Map](#)



Owner

[HOUSING AUTHORITY OF SAVANNAH](#)
 PO BOX 1179
 SAVANNAH GA 31402 1179
January 1, 2023 Owner
 HOUSING AUTHORITY OF SAVANNAH

Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	300	300	300	300	300
Class	E1	E1	E1	E1	E1
+ Land Value	\$2,088,300	\$2,088,300	\$2,088,300	\$2,088,300	\$2,088,300
+ Building Value	\$858,400	\$858,400	\$858,400	\$858,400	\$858,400
= Total Value	\$2,946,700	\$2,946,700	\$2,946,700	\$2,946,700	\$2,946,700
Assessed Value	\$0	\$0	\$0	\$0	\$0

Valuation Notice

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
APARTMENT 1	A	A1	303,221	6.9610	0

Total Acres:
 6.9610

Commercial Improvement Information

Card	1	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Card	2	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Card	3	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Card	4	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Card 5
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 6
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 7
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 8
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 9
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Card 10
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 2

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 3

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 4

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 5

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 6

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 7

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 8

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 9

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 10

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

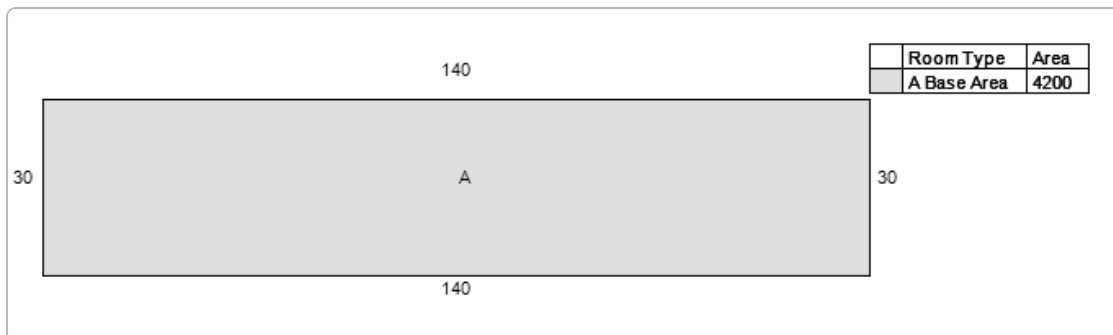
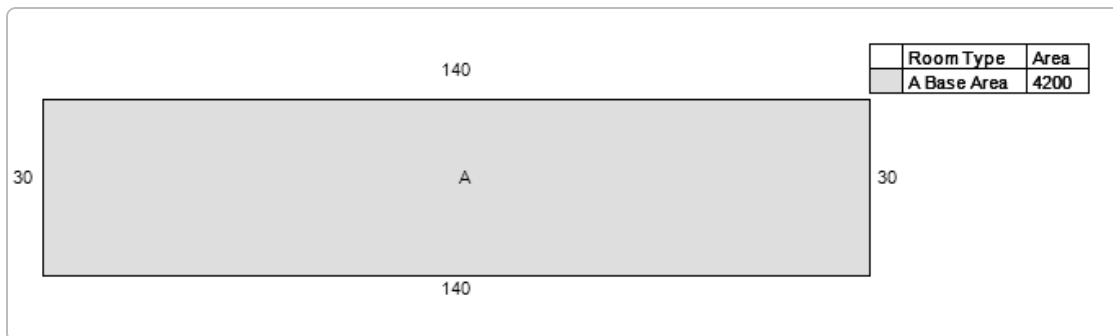
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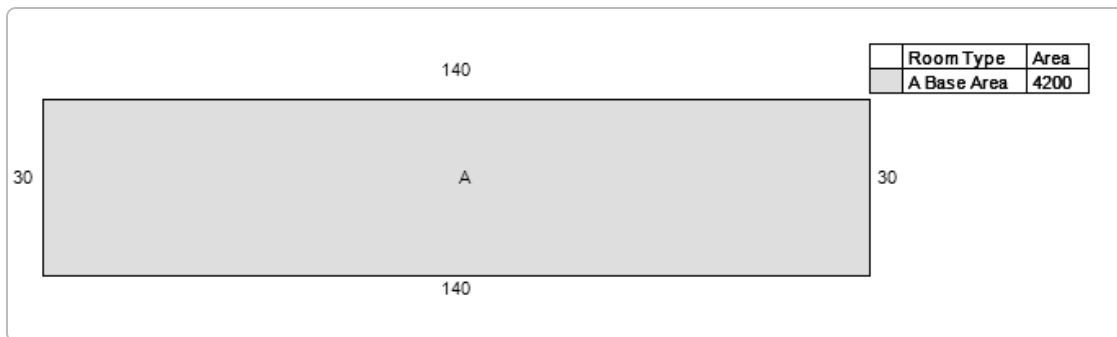
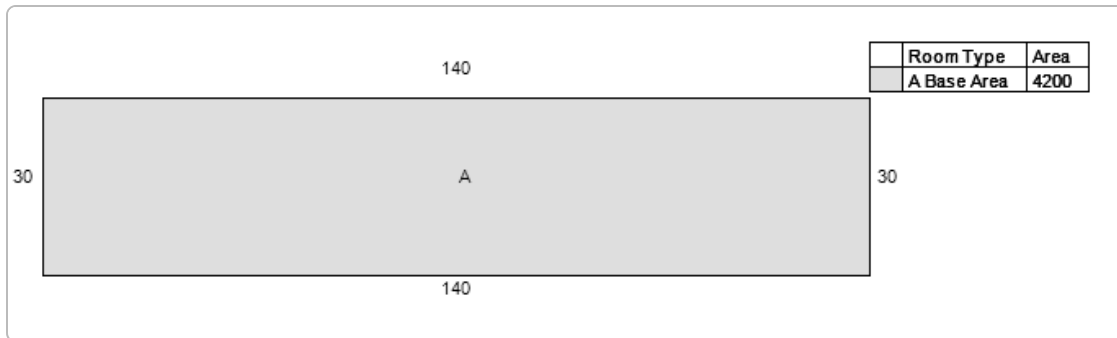
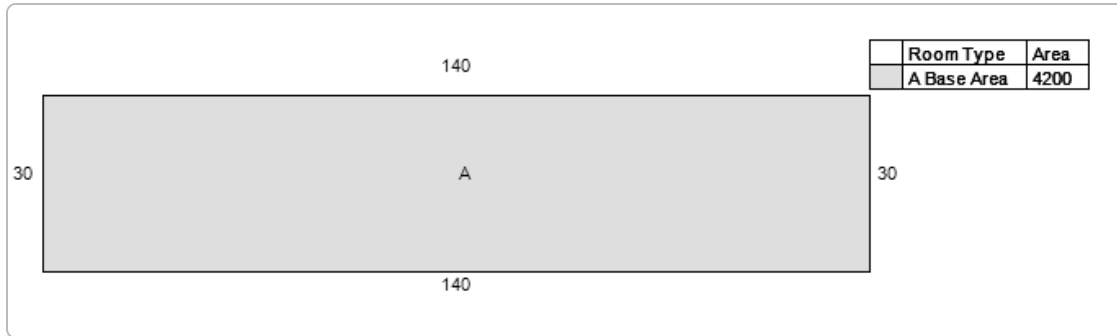
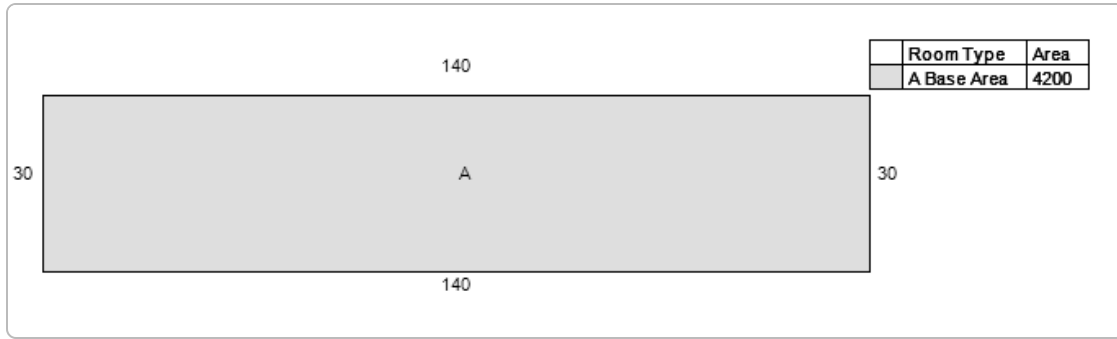
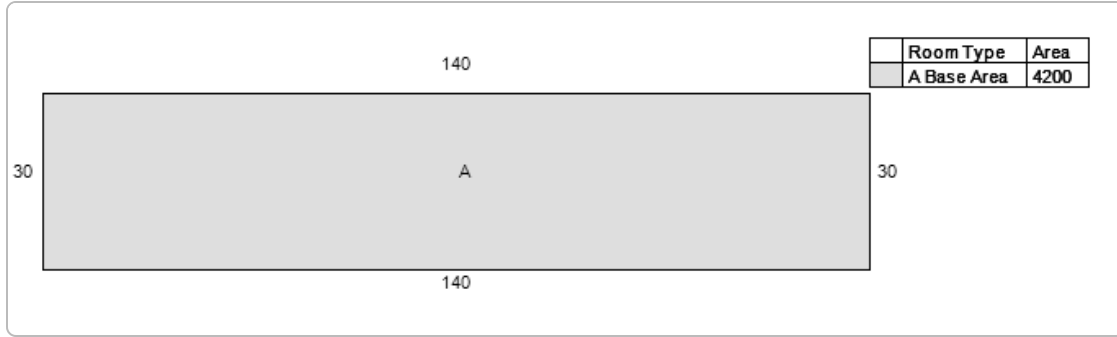
Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

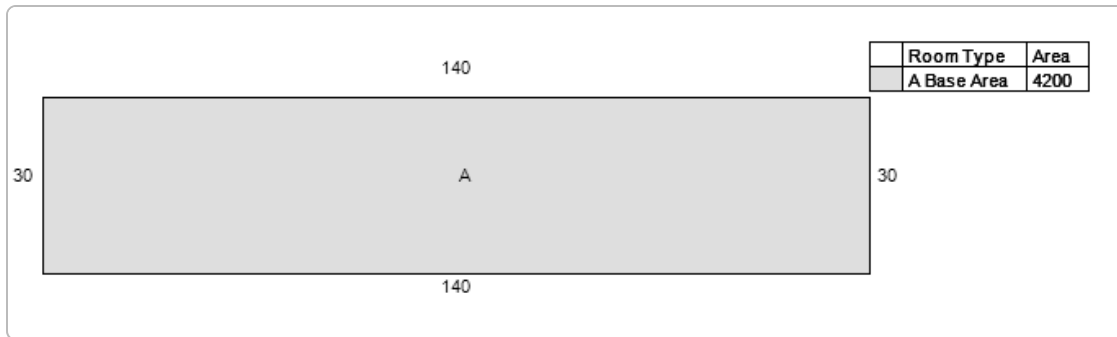
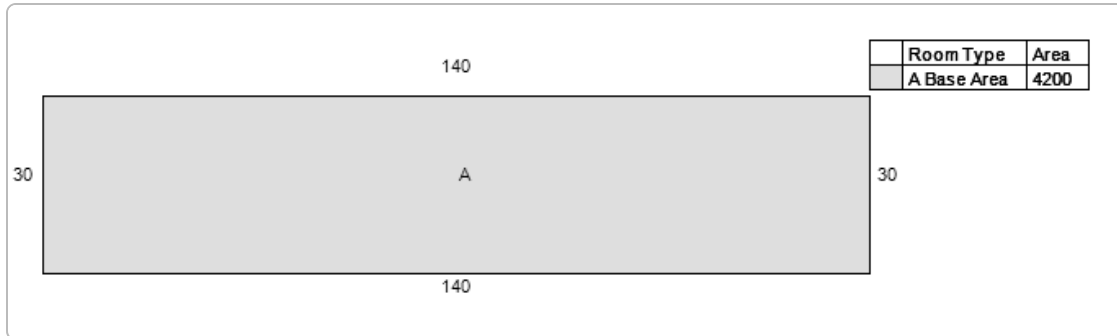
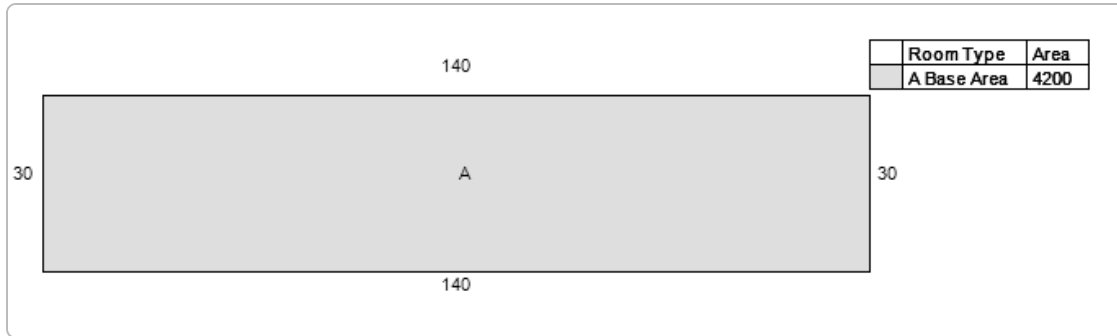
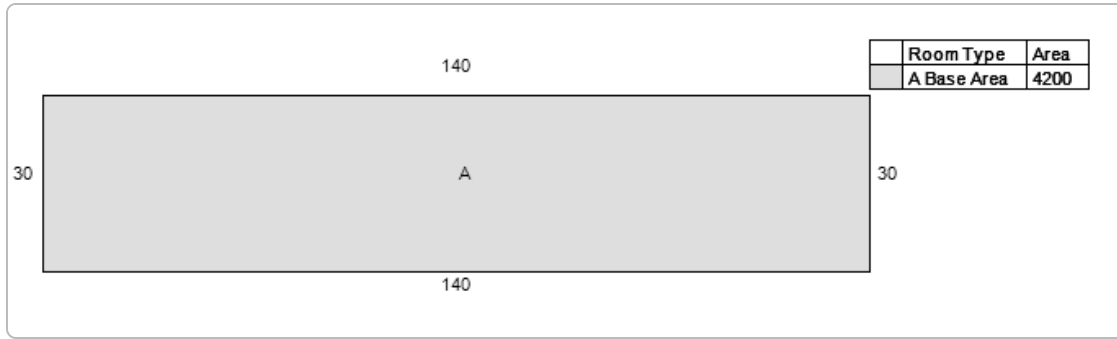
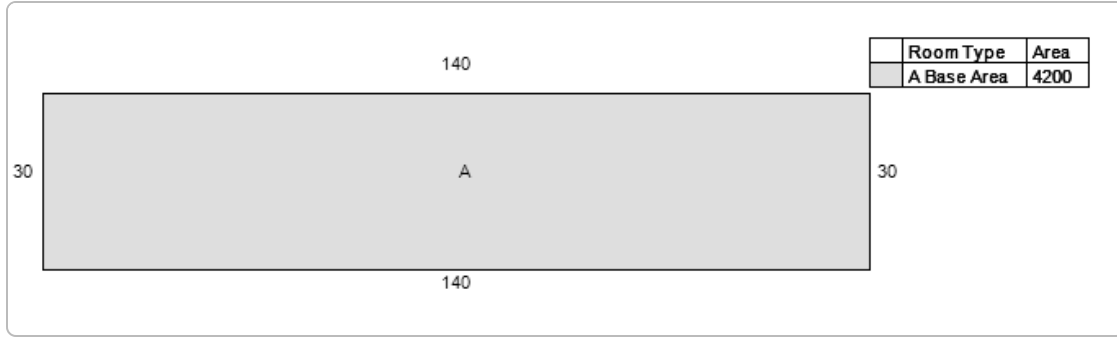
Card 12

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Sketches







Permits

Date	Number	Amount	Purpose
02/27/2023	23-01755-MC	\$30,000	
09/06/2022	22-07440-BC	\$137,000	RN
06/02/2020	20-04136-ER	\$500	EL
06/02/2020	20-04135-ER	\$500	EL
06/02/2020	20-04131-ER	\$500	EL
06/02/2020	20-04129-ER	\$500	EL
04/14/2015	1501199-64	\$0	CC
04/08/2015	1501446-62	\$0	PL
04/08/2015	1501445-63	\$55,000	RN
02/24/2015	1501444-61	\$0	EL
02/23/2015	1501199-60	\$55,000	RN
12/06/2012	12-03828-58	\$0	EL
10/30/2012	12-02805-EC-59	\$0	EL
05/16/2012	12-2084E-55	\$300	EL
05/16/2012	12-2083E-54	\$300	EL
04/25/2012	12-1645E-49	\$300	EL
04/13/2012	12-1390E-44	\$12,000	EL
04/10/2012	11-1871E2-47	\$6,000	RN
04/09/2012	11-1871E-45	\$0	RN
04/09/2012	11/1871P-46	\$0	RN
03/12/2012	12-0953E-57	\$500	EL
03/05/2012	12-0848E-56	\$350	EL
01/27/2012	120319E-53	\$350	EL
01/24/2012	12-0249E-48	\$500	EL
01/17/2012	12-0162E-52	\$300	EL
01/17/2012	12-0160E-51	\$300	EL
01/13/2012	12-0150E-50	\$200	EL
06/29/2011	11-1871B-43	\$352,400	RN
06/16/2011	11-1872B-42	\$30,000	CM
12/07/2006	06-2698B-1	\$0	CO
09/06/2006	06-2698B-2	\$36,600	RN
08/08/2006	06-2694B-3	\$8,000	DM
12/03/2004	04-3570B-20	\$65,500	RN
12/03/2004	04-3569B-19	\$65,500	RN
12/03/2004	04-3568B-18	\$65,500	RN
12/03/2004	04-3567B-17	\$65,500	RN
12/03/2004	04-3566B-40	\$65,500	RN
12/03/2004	04-3565B-39	\$65,500	RN
12/03/2004	04-3564B-38	\$65,500	RN
12/03/2004	04-3563B-37	\$65,500	RN
12/03/2004	04-3561B-36	\$65,500	RN
12/03/2004	04-3560B-35	\$65,500	RN
12/03/2004	04-3559B-34	\$65,500	RN
12/03/2004	04-3558B-33	\$65,500	RN
12/03/2004	04-3557B-32	\$65,500	RN
12/03/2004	04-3556B-31	\$65,500	RN
12/03/2004	04-3555B-30	\$65,500	RN
12/03/2004	04-3554B-28	\$65,500	RN
12/03/2004	04-3553B-29	\$65,500	RN
12/03/2004	04-3552B-27	\$65,500	RN
12/03/2004	04-3551B-14	\$65,500	RN
12/03/2004	04-3550B-16	\$65,500	RN
12/03/2004	04-3550B-15	\$65,500	RN
12/03/2004	04-3549B-4	\$65,500	RN
12/03/2004	04-3544B-23	\$65,500	RN
12/03/2004	04-3543B-10	\$65,500	RN
12/03/2004	04-3542B-26	\$65,500	RN
12/03/2004	04-3540B-25	\$65,500	RN
12/03/2004	04-3539B-24	\$65,500	RN
12/03/2004	04-3538B-22	\$65,500	RN
12/03/2004	04-3537B-21	\$65,500	RN
12/03/2004	04-3536B-5	\$65,500	RN
12/03/2004	04-3535B-6	\$65,500	RN
12/03/2004	04-3534B-7	\$65,500	RN
12/03/2004	04-3533B-8	\$65,500	RN

Date	Number	Amount	Purpose
12/03/2004	04-3532B-9	\$65,500	RN
12/03/2004	04-3531B-11	\$46,500	RN
12/03/2004	04-3530B-12	\$46,500	RN
12/03/2004	04-3529B-13	\$46,500	RN
09/11/2001	01-1400B-41	\$22,757	

Photos



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant Land), Residential Improvement Information, Additions, Accessory Information, Other Features, Sales.

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Chatham County, GA

Summary

Parcel Number 20016 18002
Location Address W BOUNDARY ST
 SAVANNAH GA 31401
Legal Description TCT 161 X 383 E OF W BOUNDRY ST ? S OF ZUBLY ST
Property Class E1 - Exempt - Public Property
Neighborhood 04500.00 - D500 DNTN MLK TO E B
Tax District (020) CITY OF SAVANNAH
Zoning D-X
Acres 1.415
Homestead N
Exemptions

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Owner

[HOUSING AUTHORITY OF SAVANNAH](#)
 PO BOX 1179
 SAVANNAH GA 31402 1179
January 1, 2023 Owner
 HOUSING AUTHORITY OF SAVANNAH

Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	300	300	300	300	300
Class	E1	E1	E1	E1	E1
+ Land Value	\$369,800	\$369,800	\$369,800	\$369,800	\$369,800
+ Building Value	\$612,400	\$612,400	\$612,400	\$612,400	\$612,400
= Total Value	\$982,200	\$982,200	\$982,200	\$982,200	\$982,200
Assessed Value	\$0	\$0	\$0	\$0	\$0

Valuation Notice

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
APARTMENT 1	S	A1	61,637	1.4150	0

Total Acres:
 1.4150

Commercial Improvement Information

Card	1	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Card	2	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Card	3	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Card	4	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	8400

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 2

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

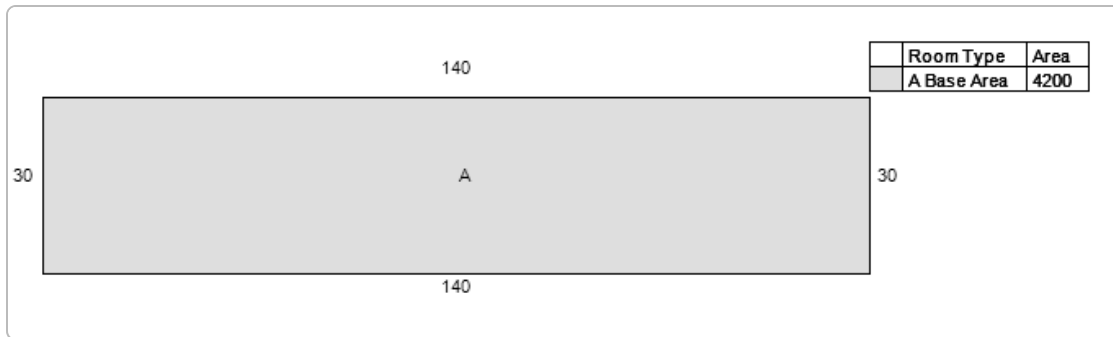
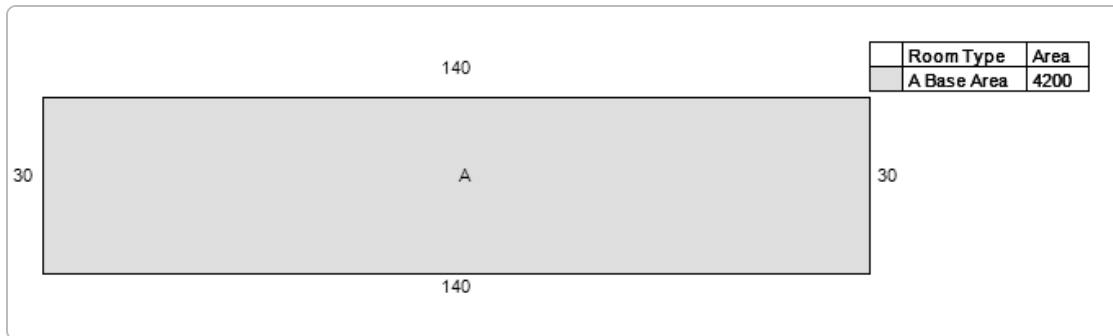
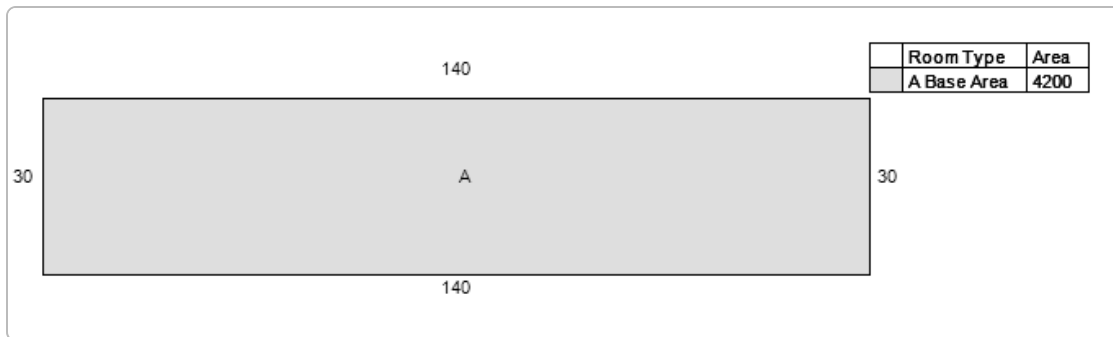
Card 3

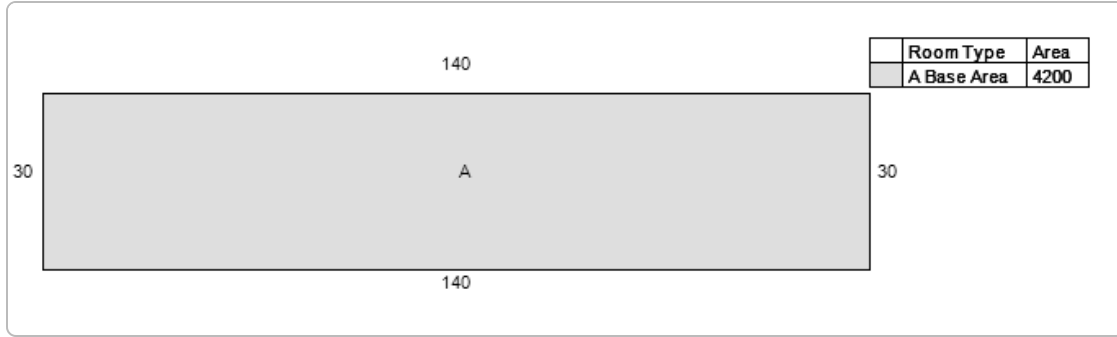
Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Card 4

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Sketches





Permits

Date	Number	Amount	Purpose
10/29/2012	12-02695-ER-6	\$0	EL
08/28/2012	12-00769-EC-5	\$0	EL
08/08/2012	12-00122-EC-3	\$0	EL
08/06/2012	12-00042-2	\$0	EL
01/24/2012	12-0249E-1	\$500	EL

Photos



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant Land), Residential Improvement Information, Additions, Accessory Information, Other Features, Sales.

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Chatham County, GA

Summary

Parcel Number 20017 02001
Location W BOUNDARY ST
Address SAVANNAH GA 31401
Legal LOTS 1 TO 5 E OF SAV & OGEECHEE CANAL CARMICHAEL WD EASEMENT PLAT
Description BOOK 50 PG 336
Property Class E1 - Exempt - Public Property
Neighborhood 04500.00 - D500 DNTN MLK TO E B
Tax District (020) CITY OF SAVANNAH
Zoning D-X
Acres 4.43
Homestead N
Exemptions

[View Map](#)



Owner

[HOUSING AUTHORITY OF SAVANNAH](#)
 PO BOX 1179
 SAVANNAH GA 31402 1179
January 1, 2023 Owner
 HOUSING AUTHORITY OF SAVANNAH

Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	300	300	300	300	300
Class	E1	E1	E1	E1	E1
+ Land Value	\$578,900	\$578,900	\$578,900	\$578,900	\$578,900
+ Building Value	\$1,876,700	\$1,876,700	\$1,876,700	\$1,876,700	\$1,876,700
= Total Value	\$2,455,600	\$2,455,600	\$2,455,600	\$2,455,600	\$2,455,600
Assessed Value	\$0	\$0	\$0	\$0	\$0

Valuation Notice

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
APARTMENT 3	S	A3	192,970	4.4300	0

Total Acres:
 4.4300

Commercial Improvement Information

Card	1	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	6600

Card	2	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	6600

Card	3	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	6600

Card	4	Units	0
Building No	1	Year Built	1980
Structure	Apartment	Total Sq Footage	6600

Card 5
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 6600

Card 6
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 6600

Card 7
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 6600

Card 8
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 6600

Card 9
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 6600

Card 10
 Building No 1
 Structure Apartment
 Units 0
 Year Built 1980
 Total Sq Footage 8400

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 2

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 3

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 4

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 5

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 6

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 7

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

Card 8

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

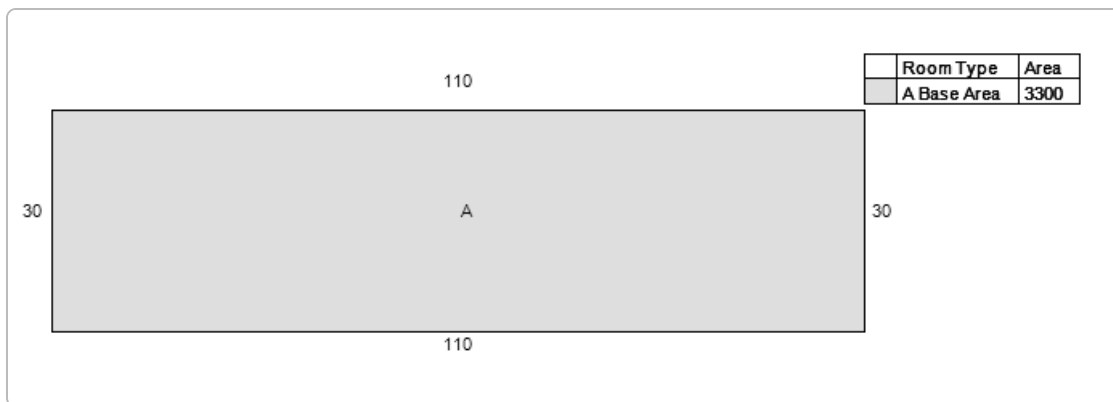
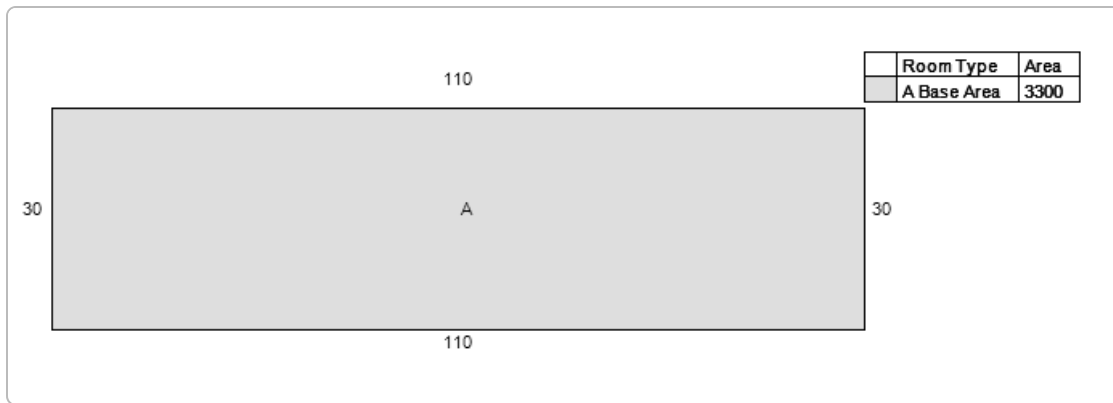
Card 9

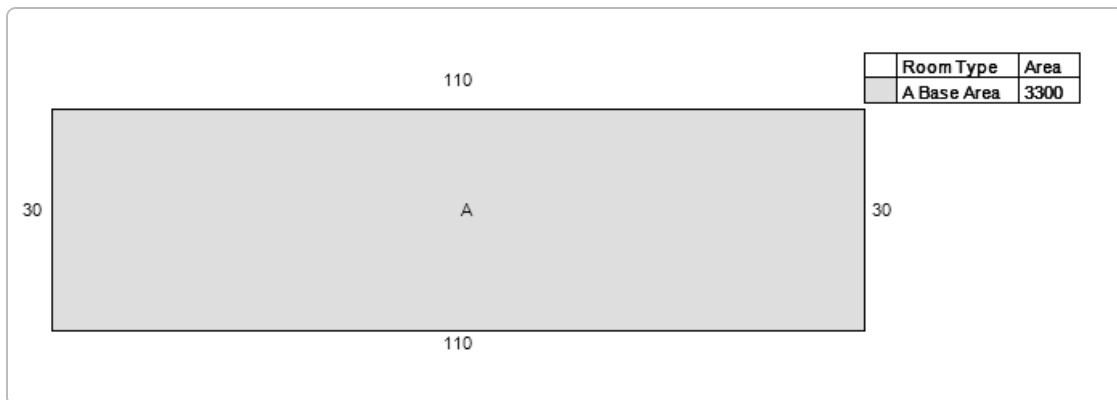
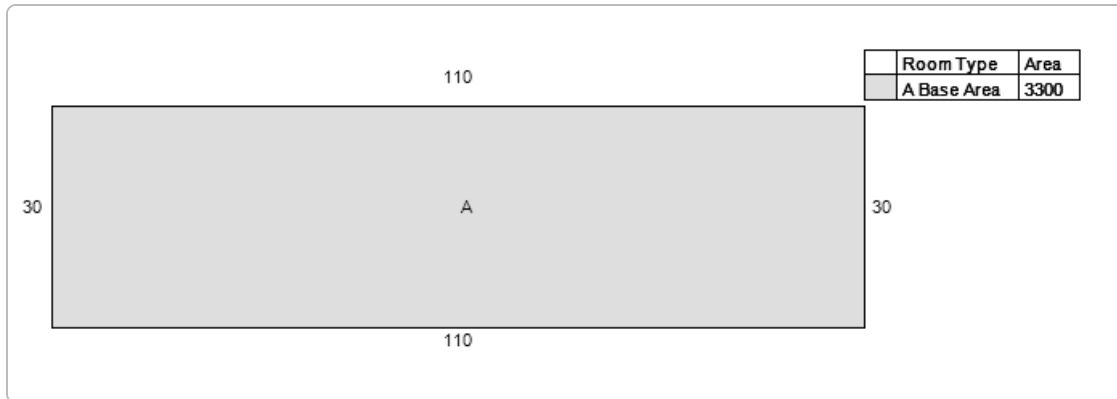
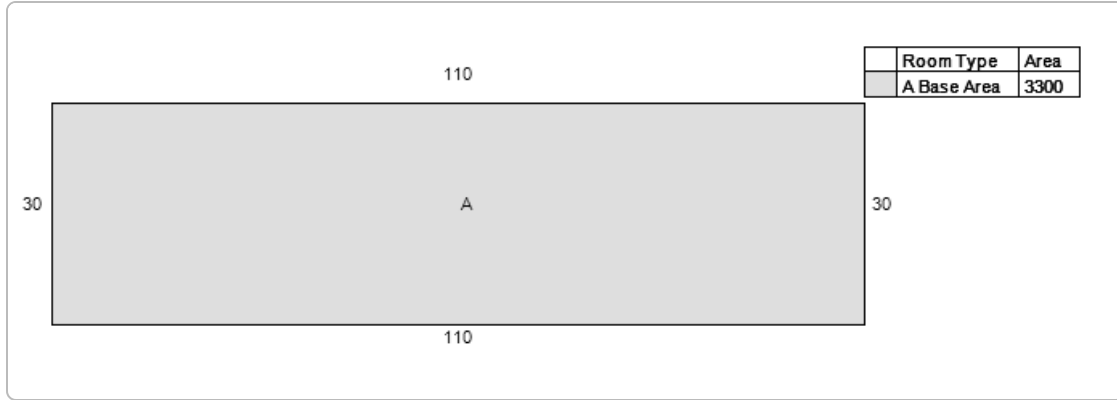
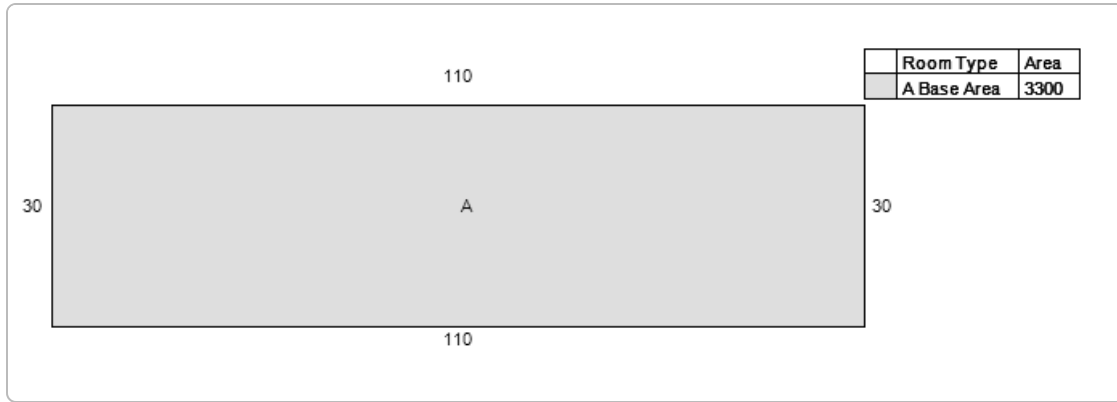
Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	3300	280	10	35	100

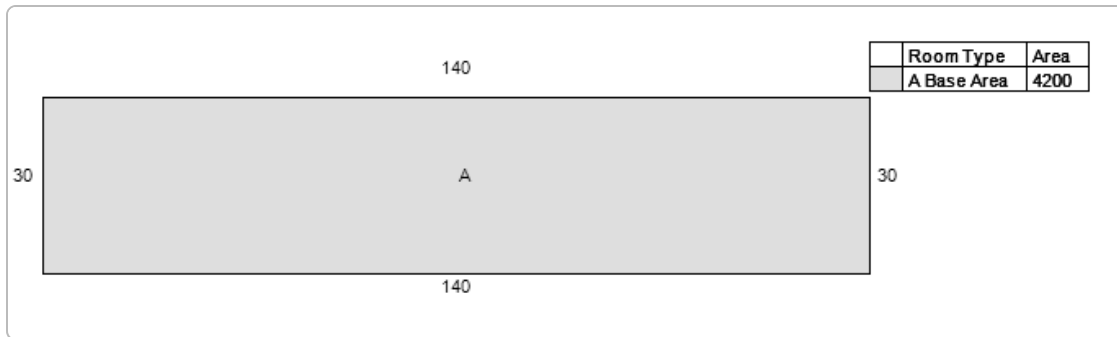
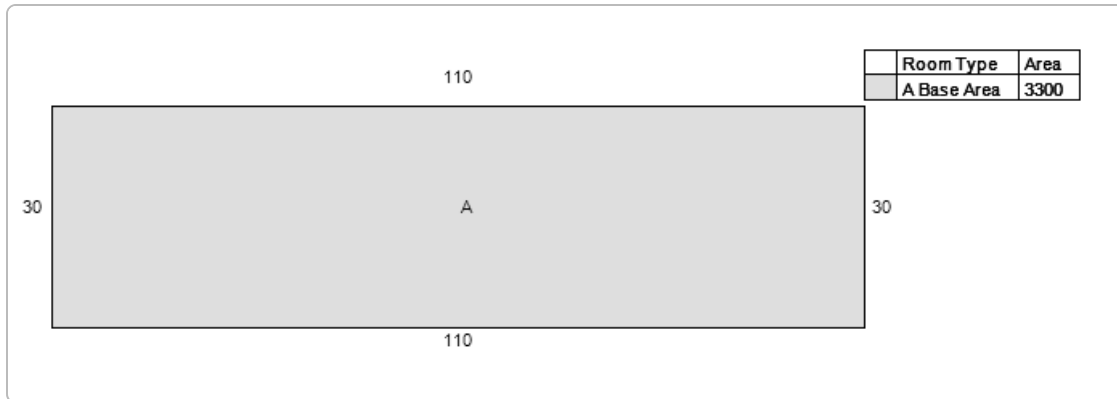
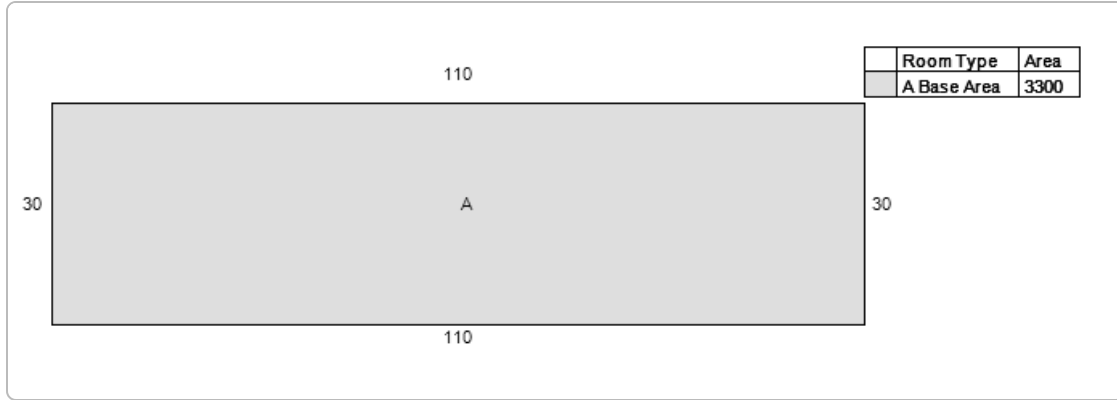
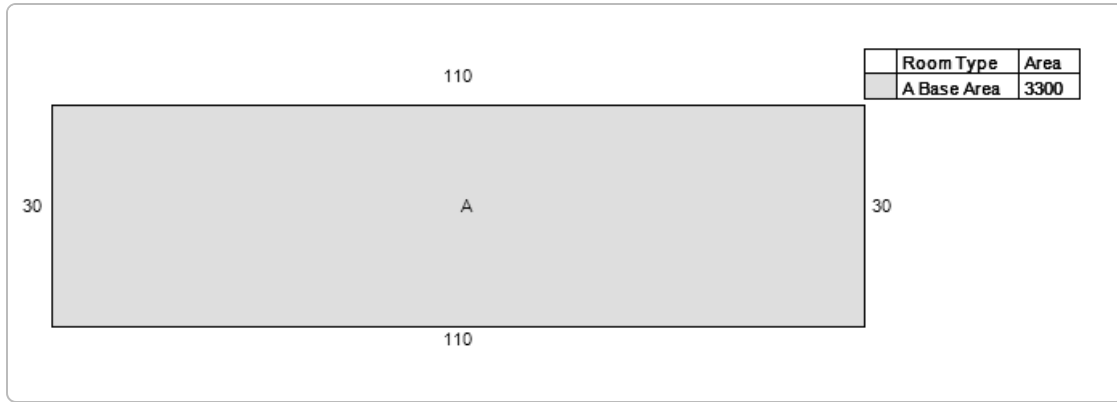
Card 10

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1980	0	4200	340	10	35	100

Sketches







Photos



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant Land), Residential Improvement Information, Additions, Accessory Information, Other Features, Permits, Sales.

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Chatham County, GA

Summary

Parcel Number 20003 24002
Location Address 651 BRYAN ST
 SAVANNAH GA 31401
Legal Description A PORTION OF LT C CARMICHAEL WD
Property Class E1 - Exempt - Public Property
Neighborhood 04500.00 - D500 DNTN MLK TO E B
Tax District (020) CITY OF SAVANNAH
Zoning D-X
Acres 0.69
Homestead N
Exemptions

[View Map](#)



Owner

[HOUSING AUTHORITY OF SAVANNAH](#)
 PO BOX 1179
 SAVANNAH GA 31402 1179
January 1, 2023 Owner
 HOUSING AUTHORITY OF SAVANNAH

Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	300	300	300	300	300
Class	E1	E1	E1	E1	E1
+ Land Value	\$108,200	\$0	\$0	\$0	\$0
+ Building Value	\$142,900	\$251,100	\$251,100	\$251,100	\$251,100
= Total Value	\$251,100	\$251,100	\$251,100	\$251,100	\$251,100
Assessed Value	\$0	\$0	\$0	\$0	\$0

Valuation Notice

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
APARTMENT 3	S	A3	30,056	0.6900	0

Total Acres:
 0.6900

Commercial Improvement Information

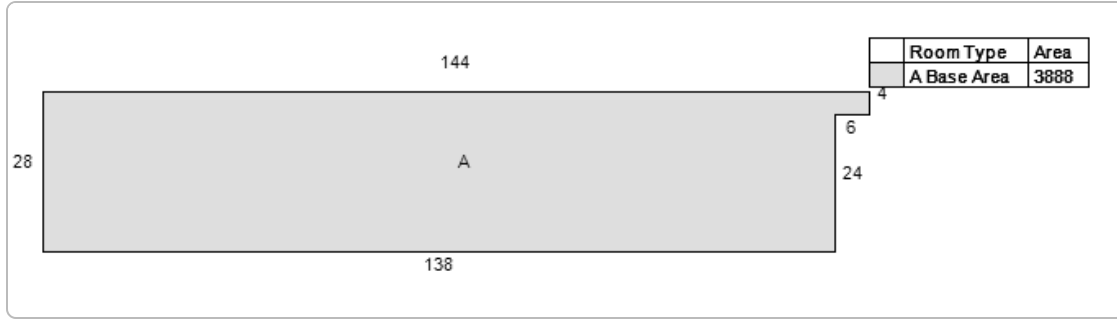
Card 1 **Units** 0
Building No **Year Built** 1970
Structure Apartment **Total Sq Footage** 7776

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	% Good	% Comp
1	1	1	2	11	300	Apartment	C	1970	0	3888	344	12	20	100

Sketches



Permits

Date	Number	Amount	Purpose
11/07/2012	12-03031-EC-4	\$0	EL
07/23/2012	12-3300E-2	\$500	EL
04/30/2012	12-1720E-3	\$400	EL
04/05/2012	12-1370P-1	\$2,000	CM

Photos



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant Land), Residential Improvement Information, Additions, Accessory Information, Other Features, Sales.

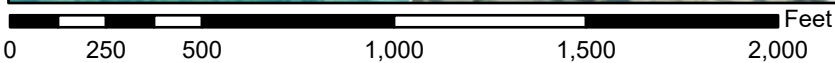
Chatham County makes every effort to produce and publish the most current and accurate information possible. However, the maps and data are produced for information purposes only, and are NOT surveys nor legal records. No warranties, expressed or implied, are provided for the data and information herein, their use, or their interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/13/2023, 8:30:11 AM](#)

[Contact Us](#)

National Flood Hazard Layer FIRMMette



81°6'21"W 32°5'12"N



1:6,000

81°5'43"W 32°4'42"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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		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 **8/8/2023 at 4:55 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.

APPENDIX G

Property Evaluator Qualifications



Roy Anderson

PE – Seismic Services Manager, Building Assessments

EDUCATION

- University of California, San Diego; BS Structural Engineering 1990

CERTIFICATIONS

- Professional Engineer, California, Civil 82059
- California Licensed General Contractor, B641049, Inactive
- ATC First Responder Training, California OES Volunteer
- Redwood Empire Remodelers Association, Board Member, Past President
- Appointed to the City of Santa Rosa Board of Building Regulations Appeals, Chairman
- Committee Member ASTM WK55885 Seismic Risk Assessment of Real Estate Portfolios
- American Society of Civil Engineers (ASCE)
- Structural Engineers Association of Northern California (SEAONC)
- Earthquake Engineering Research Institute (EERI)

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Anderson has over 39 years of construction, construction management, structural design, seismic retrofit, structural assessment, and commercial due diligence experience. He owned and operated a successful structural design consulting firm for over 14 years.

His project experience includes public infrastructure, public works, and private developments including both residential and commercial projects. He has acted as a regional manager for a national consulting services firm overseeing property and casualty and seismic risk assessment operations in the western states, performing over 2000 Seismic Risk Assessment (Probable Maximum Loss) assessments and reports in the seismically active United States, Europe, and Mexico, over 100 Property Condition Assessments, and over 400 Property Damage Assessments for the insurance industry in 38 states. He has investigated and assessed damage in the 2014 Napa 6.0, Virginia 5.8, Oklahoma 5.7, and Northridge 6.7 earthquakes.

Mr. Anderson currently oversees and manages the Seismic Services Division of AEI's Building Assessments Department. Responsibilities include Senior Assessment of Seismic Risk Assessment Reports, Conducting Peer Reviews, scheduling, Seismic Retrofit Design, interfacing with Clients, providing outreach and education to Clients and Building Owners.

Some of his specific areas of expertise include forensic analysis of architectural and structural damage, seismic assessments of buildings, structural remediation and

rehabilitation of properties (URM, Historic, seismic, tornado, hurricane, flood, and fire), and structural design of swimming pools, wood and timber framed structures, structural steel structures, reinforced concrete structures, reinforced masonry structures, and pre-manufactured light gage steel structures.

PROJECT EXPERIENCE

Project experience for Mr. Anderson includes:

- Structural Design since 1991
- Seismic Retrofit Design since 1991
- Seismic Risk Assessments since 1994
- Forensic Assessments since 2007

Publications: 2016 ASTM Seismic Standards Update, California Mortgage Finance News, Fall 2016.



Jeb Bonnett

Director of Building Assessments - HUD

EDUCATION

- B.B.A - Finance, James Madison University
- Principles of Real Estate Program, James Madison University

CERTIFICATIONS

- HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar - New York City
- HUD Multi-Family Accelerated Processing (MAP) PCNA Workshop - Columbus
- Virginia Housing Development Authority - Universal Design Training
- Fair Housing Act Accessibility Training Course- Phillip Zook
- Fair Housing Act Accessibility Training Seminar- Fair Housing Act First
- Elevator Training Courses - Sanjay Kamani, QEI, KP Property Advisors LLC
- Building Performance Institute - Training Services
- Building Specs Training Institute, Building/Design Inspection Courses

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Bonnett has worked exclusively in the niche HUD real estate due diligence consulting industry since 2005. He has performed and directed thousands of building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He has expert knowledge of HUD's Capital Needs Assessment guidelines and software reporting requirements. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As Director of Building Assessments - HUD, Mr. Bonnett is responsible for providing direction for the development of HUD Building Assessment services throughout AEI. Day to day responsibilities include, creating organizational process assets, training internal and external stakeholders, identifying and understanding industry guidelines for HUD Building Assessment services, senior reviewing, project oversight, business development and client management.

PROJECT EXPERIENCE

Project experience for Mr. Bonnett includes:

- Performing and directing the successful completion of over 3,000 HUD MAP and HUD LEAN compliant Capital Needs Assessments.
- Performing and directing the successful completion of RAD and GPNA projects for over 100 HUD Public Housing Authority AMPs.
- Leading the creation of software reporting platforms to efficiently populate HUD's CNA E-Tool, RAD Tool, and GPNA Tool software systems.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, Fannie Mae and HUD execution.
- Creating and performing HUD E-Tool training seminars for HUD MAP lenders and internal staff.



William David Taylor

National Client Manager, HUD

EDUCATION

- J. Sargent Reynolds Community College - Courses in Architectural Design

CERTIFICATIONS

- International Code Council Certified Building Inspector
- International Code Council Certified Commercial Building Inspector
- International Code Council Certified Residential Building Inspector
- International Code Council Certified Accessibility Inspector / Plan Examiner
- Commonwealth of Virginia Certified Commercial Building Inspector
- Commonwealth of Virginia Certified Residential Building Inspector
- Integrated Pest Management in Multifamily Housing (Training)
- International Code Council Accessibility & Usability for Residential Buildings (Training)
- Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
- Property Maintenance Inspection, Electrical Inspection & Understanding Braced Walls Training by Virginia
- Building Code Academy
- Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
- Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC VHDA Universal Design Course

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. Taylor has extensive experience with regards to commercial and residential construction, design, and inspection issues. Mr. Taylor has greater than fifteen (15) years' experience in the construction field. He was in the Building Inspections for the City of Richmond and did construction design for Virginia based construction and engineering firms. During his former employment he was responsible for design, review, and inspection for code compliance on multiple projects throughout the Commonwealth of Virginia. Mr. Taylor has attended specialized building classes and has in depth understanding regarding building construction and inspection. He has performed and multiple building assessment projects for HUD MAP, HUD LEAN, and Public Housing Authority clients. He is knowledgeable of HUD's Capital Needs Assessment guidelines and software. In addition, he has extensive experience and training on numerous accessibility standards, including, UFAS, ADA, ANSI, and the Fair Housing Act Guidelines.

As a Project Manager - HUD, Mr. Taylor is responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout AEI.

PROJECT EXPERIENCE

Project experience for Mr. Taylor includes:

- Performing RAD Physical Condition Assessments at more than 50 Public Housing Authority's.
- More than 5 years' experience in multifamily assessments including numerous assignments for Freddie Mac, HUD, and Fannie Mae execution.
- Performing over 200 HUD MAP 223(f) assessments.
- Performing HUD Map 202 assessments in multiple states.
- Performing over 100 HUD LEAN assessments.
- Performing HUD MAP 223(a)(7) assessments.
- Performing Tax Credit assessments in multiple states.
- Performing HUD (SPRAC), HUD OAHP, Standard and Poor, ASTM, and Freddie Mac assessments.



INTERNATIONAL CODE COUNCIL

WILLIAM TAYLOR

The International Code Council attests that the individual named on this certificate has satisfactorily demonstrated knowledge as required by the International Code Council by successfully completing the prescribed written examination based on codes and standards then in effect, and is hereby issued this certification as:

Accessibility Inspector/Plans Examiner

Given this day October 19, 2021

A handwritten signature in black ink that reads "Cindy Davis".

Cindy Davis, CBO
President, Board of Directors

Certificate No. 8076685

A handwritten signature in black ink that reads "Dominic Sims".

Dominic Sims, CBO
Chief Executive Officer





Nathan Culver

Senior Project Manager

EDUCATION

- Appalachian State University - 2013
- Georgia State University - 2006

CERTIFICATIONS

- Building Performance Institute - Building Analyst Certified, 2012 - Present
- Building Performance Institute - Energy Auditor Certified, 2018 - Present
- OSHA Certified, 10-hour class, 2015
- NPDES Level 1A
- Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
- Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC

SUMMARY OF PROFESSIONAL EXPERIENCE

Nathan Culver gained experience in the property condition evaluation field starting in 2013. He has successfully completed HUD related Capital Needs Assessment assignments throughout the country.

In addition to his experience in the property condition field, Mr. Culver has ten years of experience in the construction industry. Prior to joining AEI, as a Program Manager, he provided leadership and technical assistance to a team focused on green building verification services for multifamily new construction and renovation projects. Mr. Culver's experience includes business development and client relations, scheduling and conducting construction inspections, diagnostic envelope and HVAC testing, building science training, energy/water modeling and analysis, and construction drawing review and consultation.

Additionally, Mr. Culver's understanding of the construction industry is grounded in a formal education by earning a master's degree in Appropriate Technology/Building Science from Appalachian State University, as well as the Building Performance Institute's Building Analyst, Multifamily Building Analyst, Energy Auditor and Proctor certifications.

PROJECT EXPERIENCE

Project experience for Mr. Culver includes:

- Performing approximately 70+ HUD multifamily assessments, including HUD MAP and HUD LEAN projects