



# Critical Repair Report

Project:	Stillwell Towers
Property Type:	Age-Restricted
Inspection Date:	02/07/2023

Stillwell Towers - Accessibility							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Level 1 Alterations	Based upon the one hundred sixty-four (164) parking spaces available at the site, six (6) handicapped accessible parking spaces, inclusive of one (1) van accessible parking space, are required by the Americans with Disabilities Act (ADA). Currently, the property features four (4) non-compliant standard designated handicapped parking spaces located throughout the site (lacking compliant width access aisles and curb cuts). In addition, the property does not feature any van accessible spaces. In order to comply with the ADA, the modification of the four (4) existing non-compliant standard spaces and the creation of one (1) additional standard space and one (1) compliant van accessible space is required. Standard handicapped spaces require a 60-inch wide access aisle, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle.	6	Each	\$350.00	\$2,100.00
2	3.4.1	Repairs	The sinks in the men's and women's public restrooms sink were observed with knob type hardware. In order to comply with the Americans with Disabilities Act (ADA), the replacement of the existing sink hardware with accessible (levered type) hardware is required.	2	Each	\$125.00	\$250.00
3	3.7.1	Level 2 Alterations	The entry doors for the trash chute rooms on the floors that feature the designated handicapped accessible units (the 3rd, 4th, and 5th floors) were observed without the required 18-inch minimum clear floor space at the pull side/ latch side. The doors were observed with 4-inches at the pull side. In order to comply with UFAS, reversing the swing of the doors into the elevator lobby, to create at least 18-inches of clear floor space at the pull side / latch side of the door, is required. An alternate solution is the installation of an automatic door openers at the doors.	3	Each	\$1,250.00	\$3,750.00
4	3.7.1	Level 1 Alterations	The common area community kitchen sink was observed mounted at a height greater than the maximum allowable 34-inches above the finished floor (36-inches observed) and does not feature 30-inch wide roll under access for a forward approach. In order to comply with UFAS, lowering the sink to a maximum 34-inches above the finished floor and modifying/removing the base cabinetry to allow for a forward roll under approach is required. In addition, the installation of scald and abrasion protection at the sink pipes is required.	1	Each	\$750.00	\$750.00
5	3.7.1	Repairs	The common area community kitchen was observed without lowered shelving at the upper cabinets. In order to comply with UFAS, lowering the upper cabinetry so that the lowest shelving is no higher than 48-inches above the finished floor is required.	1	Each	\$500.00	\$500.00
6	3.7.1	Repairs	The sinks in the men's and women's public restrooms were observed missing scald and abrasion protection at the exposed sink piping. In order to comply with the ADA, the installation of compliant scald and abrasion protection is required.	4	Each	\$35.00	\$140.00
7	3.7.1	Repairs	The toilets in the men's and women's public restroom accessible stalls were observed with non-compliant length side grab bars. In order to comply with the Americans with Disabilities Act (ADA), the installation of properly sized and located side grab bars at the toilets is required.	2	Each	\$125.00	\$250.00



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8	3.7.2	Repairs	The kitchens in the designated handicapped dwelling units were observed with shelving at the upper cabinets mounted higher than the maximum height of 48-inches above the finished floor (50 to 52-inches observed). In order to comply with UFAS, lowering at least one shelf of all cabinets and storage shelves mounted above work counters to a maximum height of 48-inches above the finished floor in eleven (11) of the units is required.	11	Each	\$500.00	\$5,500.00
9	3.7.2	Level 1 Alterations	The kitchens in designated handicapped dwelling units 308, 408, and 508 were observed with a roll-under work surfaces featuring clear opening widths of 28-inches, which is less than the required minimum of 30-inches. In order to comply with UFAS, the reconfiguration of the work space in each of these handicapped unit kitchens, to provide compliant widths, is required.	3	Each	\$500.00	\$1,500.00
10	3.7.2	Level 1 Alterations	The kitchens in designated handicapped dwelling units 308, 408, and 508 were observed without proper clearance in front of the refrigerators. According to UFAS, U-shaped kitchens require 60-inches of clear floor space opposing the refrigerators. Currently, the distance between the face of the refrigerators and the opposing ranges is less than 60-inches (56-inches observed). In order to provide the 60-inches of clearance and to comply with UFAS, D3G recommends the installation of counter-depth refrigerators in these kitchens.	3	Each	\$1,500.00	\$4,500.00
11	3.7.2	Level 1 Alterations	The existing range/oven in the common area community kitchen was observed without front controls. In order to comply with UFAS, the installation of front controlled range/oven is required.	1	Each	\$550.00	\$550.00
12	3.7.2	Repairs	The kitchen sinks in designated handicapped dwelling units 303, 304, 309, 404, 408, 409, 503, 504, 508, and 509 and the bathroom sinks in units 403, 408, and 503 were observed missing scald and abrasion protection at the exposed sink piping. In order to comply with UFAS, the installation of scald and abrasion protection is required.	13	Each	\$35.00	\$455.00
13	3.7.2	Repairs	The toilets in all of the designated handicapped dwelling units were observed with non-compliant length side grab bars and unit 509 is missing a rear grab bar. In order to comply with UFAS, the installation of properly sized and located side grab bars at the toilets is required.	11	Each	\$125.00	\$1,375.00

Stillwell Towers - Life Safety							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Level 1 Alterations	The two (2) interior common area stairwells were observed with non-compliant width openings between each baluster located within the railing systems. According to current building code, open guardrails shall have balusters or other construction such that a sphere with a diameter of 4-inches cannot pass through any opening. Therefore, replacing the railing systems of the exterior staircases is required in order to comply with current building code.	2	Each	\$5,000.00	\$10,000.00
2	4.3.1	Repairs	According to the fire compliance response letter received from Savannah Fire and Emergency Services on May 25, 2022, the property features open fire code violations. Correction of the open code violations is required. For more information, please see the fire compliance response letter located in Appendix J – Municipal Compliance Letters.	1	Each	\$250.00	\$250.00
<b>TOTAL:</b>							\$31,870.00



# Critical Repair Report



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\* Owner provided cost that D3G finds reasonable



# Non-Critical Repair Report

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Stillwell Towers							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Repairs	The fabric covering on the entrance canopy was observed to be ripped and damaged. In order to prevent further damage, the repair of the damaged section is recommended.	1	Each	\$400.00	\$400.00
2	3.4.1	Level 1 Alterations	Property management has elected to replace/upgrade the existing shut off valves at the site.	1	Each	\$8,500.00	\$8,500.00
3	3.7.1	Level 1 Alterations	The acoustical ceiling tile in the 20th floor hallway was observed to be damaged in multiple locations. In order to prevent further damage, the replacement of the damaged tile is recommended.	200	SF	\$0.84	\$168.00
4	3.7.2	Repairs	A portion of the bathroom wall within dwelling unit 408 was observed with moisture damage. The repair and repainting of the damaged wall is recommended in order to prevent further moisture related damage.	1	Each	\$250.00	\$250.00
<b>TOTAL:</b>							\$9,318.00

Costs have been provided by using RS Means Building Construction Cost Data

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