

REQUEST FOR PROPOSALS



MARION STREET HIGHRISE

PROPOSAL DUE DATE:

March 22, 2022
2:00 PM Local Time

PART 1 – INTRODUCTION

1.1 GENERAL

The **Housing Authority of the City of Columbia, South Carolina** (Columbia Housing) is seeking Proposals from interested real estate professionals for the re-use of the Marion Street Highrise.

The selection process under this Request for Proposals (RFP) will provide Columbia Housing with the option of selecting the most viable proposal for the re-use of the Marion Street Highrise building. Columbia Housing will select a single proposal that best meets our organizational goals and objectives to provide affordable housing to the low- and moderate-income residents of the City of Columbia and Richland County.

Columbia Housing's goals may be accomplished through the redevelopment of Marion Street as affordable housing under a financially feasible and physically viable plan; or, through the sale of the building at Fair Market Value to provide revenue that will support the development of affordable housing in other downtown/central city locations.

1.2 BACKGROUND

Columbia Housing - The Housing Authority of the City of Columbia, SC was created under the 1937 Housing Act for the purpose of providing decent, safe and sanitary housing to the low and moderate-income residents of the City of Columbia and Richland County. Today, Columbia Housing is the largest housing authority in the State of South Carolina serving nearly 6,500 low-income households and over 16,000 individuals throughout the City of Columbia, Cayce and Richland County.

Columbia Housing owns and manages a variety of affordable housing units and administers Section 8 Housing Choice Vouchers along with a myriad of supportive service programs for residents.

A seven-person Board of Commissioners authorized by laws of the State of South Carolina and appointed by the Mayor of Columbia, is responsible for the development of housing policy and the authorization of expenditures.

As with many urban Public Housing Authorities, Columbia Housing has encountered the difficulties of managing an aging housing stock with diminishing federal funding.

The Marion Street Highrise was built in 1970 under the traditional public housing program. In 2020, it was determined that the building was no longer viable as affordable housing and Columbia Housing received HUD approval for early relocation and all residents have been relocated. Columbia Housing has submitted a disposition application for the building to the U.S. Department of Housing and Urban Development Special Applications Center (SAC).

1.3 REPOSITIONING MARION STREET

Description – The Marion Street Highrise is a 1.56 acre parcel of land, with a 14-story high rise building, located at 1930 Marion Street in Columbia, SC and identified as Richland County Tax Parcel 09015-05-01. The building was built in 1970 under the traditional Public Housing Program and has been owned and operated by the Columbia Housing Authority since that time.

The building consists of 85 efficiency apartments ranging in size from 370 to 400 square feet; 60 one-bedroom apartments ranging in size from 500 to 528 square feet; and 1 two-bedroom apartment with 812 square feet intended for a building caretaker.

Obsolescence - In March 2020, Columbia Housing secured a Physical Needs Assessment of the Marion Street Highrise. This Physical Needs Assessment (PNA) identified that the structure has experienced accelerated aging due to water intrusion and deferred maintenance and has reached the end of its economic life requiring significant rehabilitation and modernization. An analysis of the rehabilitation costs to correct deficiencies, damage, and aged systems within the circa 1970 structure determined that the building is not viable for rehabilitation. A comparison of the Total Development Cost (TDC) to the estimated 16-Division construction/rehabilitation cost resulted in a ratio of 72.24%. These estimated construction costs do not include such things as site amenities for increased marketability.

The subject property was constructed circa 1970. Future significant rehabilitation* will require compliance with the following modern building codes:

- 2018 International Residential Code with SC modifications
- 2018 International Building Code with SC modifications
- 2018 International Fire Code with SC modifications
- 2018 International Plumbing Code
- 2018 International Mechanical Code with SC modifications
- 2018 International Fuel Gas Code with SC modifications
- 2009 International Energy Conservation Code (IECC)
- 2017 National Electrical Code (NFPA 70) with SC modifications
- ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities

The existing poured/reinforced concrete and masonry construction presents significant issues with rehabilitation. The following conditions are relative to functional obsolescence:

1. Due to requirements for major plumbing system and piping replacements, occupied rehabilitation would be unmanageable.
2. The current domestic water supply system is at the end of its life expectancy and was observed in poor physical condition with active leaks.
3. The sanitary waste lines are original cast iron piping that is nearing the end of its life expectancy and was observed in poor physical condition with active leaks.
4. The property does not feature any compliant designated handicapped dwelling units. Due to the type of construction, significant structural modifications would most likely be required in order to convert 5% or seven (7) of the dwelling units to be fully compliant with the Uniform Federal Accessibility Standards (UFAS).
5. Past modifications to the property have included minor mechanical and electrical upgrades; resulting in surface mounted electrical conduit for convenience outlets and exposed plumbing piping. Future modifications would require the same, whereby appropriate modern construction would include concealment of all exposed piping.
6. The dwelling units are undersized compared to current, modern day construction standards.
7. The electrical breaker panels are located within the hall closets and were observed with significant deterioration due to adjacent plumbing leaks.
8. Rehabilitation of the structure would include environmental remediation requirements relative to hazardous building materials (asbestos containing materials).

PNA Report – Exhibit A attached hereto includes the PNA summary report which provides detailed narrative of the conditions at the property.

Disposition Plan – The disposition plan includes three components.

- 1. Historic Preservation** – In response to the Phase I Environmental Assessment, the State Historic Preservation Office concurred that the building does not meet criteria for listing in the National Register of Historic Places. However, the proposed undertaking’s Area of Potential Effect (APE) includes properties listed or eligible for listing on the in the National Register of Historic Places. Of particular concern, is the Mann-Simons Historic site located immediately behind the Marion Street Highrise.

The Mann-Simons Site is significant for its association with members of the same African American family from at least 1843 through 1970, a time spanning the period in which they owned and operated the site as members of Columbia’s small, free-black community (when 97% of people of color were enslaved) through the later days of the Civil Rights movement and integration. The site is listed in the National Register of Historic Places and is a class 1 local landmark building owned by the City of Columbia and managed under contract by Historic Columbia

To remediate this concern, SHPO has required that a restriction be recorded on .25 acres of the site consisting of two parcels as noted on Exhibit B, the attached survey/site map.

Parcel A consists of .09 acres and is the location of existing “ghost structures”. Extensive archaeological investigations during the past twelve years was done on Mann-Simons family owned and operated land. These investigations resulted in the construction of steel ghost structures representing buildings that were removed for erecting the Marion Street High Rise in the early 1970s. The steel ghost structures stand on land important to the extant mid-19th century cottage but under the ownership of Columbia Housing. A previous agreement between the City of Columbia/Historic Columbia and Columbia Housing allowed for the construction of the “ghost structures” but the land was never released from the HUD DOT or officially transferred to the City.

Parcel B consists of .16 acres of land where the Mann and Simons families owned three additional houses to the north of the ghost structures. Based on immense archaeological findings discovered at the areas closer to the extant cottage, Historic Columbia has reason to believe that future archaeological investigations, on land historically owned by the family on which rental properties formerly stood would yield equally dense concentrations of artifacts and features.

PART II – PROJECT SCOPE

2.1 OVERVIEW

Interested Real Estate Professionals will be expected to provide Columbia Housing with a detailed plan of their intent for re-use of the building. Columbia Housing first priority is to determine if respondents can identify a financially feasible and viable plan to retain the property as affordable housing. If unable to identify a plan to retain as affordable housing, respondents will be expected to provide a plan for the re-use of the building that details the population to be served, a market analysis of the plan for re-use to confirm that it is a viable plan and a description of the financing that will support the retrofit of the building for its intended re-use.

2.2 AFFORDABLE HOUSING

Plans for affordable housing must clearly address all rehabilitation needs identified in the Physical Needs Assessment including remediation of all environmental concerns including lead and asbestos. The plan must also include the conversion of all efficiency apartments to one-bedroom units similar in size to the existing one-bedroom units in the building and identify community amenities.

The affordable housing plan must include a detailed financial proforma with development sources and uses including any identified financing gap and secondary “soft financing” sources. Columbia Housing will not provide any secondary financing sources for the project. The plan must also include a 20- year cash flow projection using the Columbia Housing Choice Voucher Fair Market Rent less the applicable tenant utility allowance. Columbia Housing will provide Project Based Vouchers for up to 100% of the units if a viable plan can be achieved.

2.3 RE-USE FOR OTHER PURPOSES

Plans for the re-use of the building must clearly identify the intended re-use, the population to be served, the anticipated income levels of the individuals to be served under the re-use, if applicable and a market analysis that would support the intended re-use. Any use other than affordable housing must include the purchase of the building. Exhibit D contains the most recent appraisal of the building at \$8.4 million dollars. Financing projections should take into consideration the maximum amount that the respondent will purchase the building for the intended re-use. Respondents must commit to enter into a Letter of Intent to purchase the building within 30 days of notification of acceptance.

PART III - SUBMISSION REQUIREMENTS

3.1 METHOD OF SOLICITATION AND SCHEDULE

Columbia Housing is asking Real Estate Professionals for proposals for the re-use of the Marion Street Highrise building.

It is the intent of Columbia Housing to select a proposal that is in the best interest of the Authority. The chart below provides the schedule for the selection process.

PROPOSAL SELECTION TIMELINE	ESTIMATED DATE
Availability of RFQ Package	Friday February 18, 2022
Optional Proposal Conference via Zoom https://us06web.zoom.us/j/88448879630?pwd=M1hVNThlQ1gyVFo5S1UzekE1R1JHdz09 Phone: (646)558-8656 Meeting ID: 884 4887 9630 Passcode: 935659	Tuesday March 1, 2022 5:00 PM EST
Deadline for Submission of Questions	Thursday March 10, 2022
Issuance of Response to Questions (Addendum)	Tuesday March 15, 2022

PROPOSAL SELECTION TIMELINE	ESTIMATED DATE
Building Open for Site Visits Registration Required – jgibbs@columbiahousing.org	Monday, February 28 2:00 – 4:00 PM EST Tuesday, March 1 10:00 am – 12:00 Noon
DUE DATE	TUESDAY MARCH 22, 2022 2:00 PM LOCAL TIME
Preliminary Evaluation of Proposals	Thursday March 31, 2022
Presentation to Columbia Housing Development Committee	Thursday April 14, 2022
Recommendations to Board of Commissioners	Thursday April 21, 2022

3.2 CONTENT OF SUBMISSION

DEVELOPERS WITH AN EXISTING MDA WITH COLUMBIA HOUSING

Development Teams which currently have a Master Development Agreement with Columbia Housing should submit ONLY the items required under Tab 3 below if responding to this solicitation.

All other respondents must submit all information below.

Respondents shall submit the following documentation in the order listed, which will serve as the **Proposal**.

Tab 1 – Experience

Affordable Housing - A description of the scope and nature of real estate experience. Provide a listing of all development projects in progress or completed over the past five years with the following information: name and location of development; number and type of units; identification of non-residential or other components of development; total project development costs; total project construction costs; financing methods and funding sources; date project commenced, date completed and explanation of any delays; name, address, email and telephone number of client/owner.

Re-Use – If proposing to repurpose the building for something other than affordable housing submit background information about your company and your experience in the area for which you intend to repurpose the building.

Tab 2 – Ability to Secure Financing

Affordable Housing - A description of the respondents' knowledge of real estate financing methods, including the use of traditional funding tools such as tax exempt bonds; low income tax credits, FHA insured mortgages and other private mortgage programs. Identify creative and non-traditional financing. Include identification of all successful financing secured from competitive application processes for residential development projects over the past five years, particularly within the State of South Carolina.

Re-Use – If proposing to repurpose the building for something other than affordable housing, please provide a narrative of how the re-use will be financed and letters of reference from corresponding financial institutions or other documentation supporting respondents ability to secure financing for the intended re-use.

Tab 3 – Development Plan

Affordable Housing - A conceptual development plan must be provided which shall include number and square footage of units; conceptual floor plans and unit plans; building and site amenities; development budget with sources and uses of funds; rent schedule and a 20- year operating proforma.

Re-Use – If proposing to repurpose the building for something other than affordable housing, provide a conceptual description of the re-use and any anticipated changes to the exterior of the building and/or site changes.

Tab 4 – Key Personnel

Affordable Housing - Provide the names and resumes of key personnel who will constitute the Development Team under this request, including the architect, engineer, general contractor, and proposed property management firm. This shall include, but not be limited to: an organizational chart identifying identity of interest corporations that will participate in these projects and the address of the principal office of each entity of the team.

Re-Use - If proposing to repurpose the building for something other than affordable housing, provide a background on your company and its principals including years in business developing the type of real estate for the intended re-use.

Tab 5 – References, Forms and Financial Statements

Affordable Housing - Provide three (3) corporate references of recent client for development projects the Respondents have successfully completed within the past five years.

All forms attached and/or required to be attached to the Statement of Qualifications as identified in this request shall be included in this Section.

Provide 2020 audited or unaudited financial statements for the firm(s) that comprise the Development Team under this solicitation.

Re-Use - Provide three (3) corporate references of recent clients the Respondent has successfully completed within the past five years of projects of the same use proposed.

3.3 DIRECTIONS FOR SUBMISSION

The Proposal shall be submitted electronically as a single pdf document. The electronic file shall include a divider page inserted at the beginning of each section that clearly labels and identifies the corresponding section of the submission.

Respondents shall submit the proposal via e-mail to cherrera@columbiahousing.org as follows: The electronic file should be named as follows:

RFP Marion Street Highrise – (Your Company Name)

Response must be received by the proposal due date and time.

**PROPOSAL DUE DATE AND TIME:
TUESDAY, MARCH 22, 2020 AT 2:00 PM LOCAL TIME**

Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted via e-mail to LuCinda Herrera, Chief Development Officer at cherrera@columbiahousing.org by the date stated in the above solicitation schedule.

Responses to inquiries will only be provided in writing via issuance of an addendum to this RFP by the date stated in the schedule detailed above. All addenda will be issued via Columbia Housing website: <https://www.columbiahousing.org/> under "Business Opportunities"; Procurement Postings.

Site Visits – Individuals interested in visiting the site can do so on the dates and time listed in the solicitation but must pre-register by sending an e-mail to jgibbs@columbiahousing.org

PART IV - SELECTION PROCESS

4.1 DETERMINATION OF RESPONSIVENESS

An initial review process will be conducted by Columbia Housing staff to establish responsiveness. Responsiveness will be confirmed through determining if the Respondent(s) have met all mandatory requirements outlined in this Request. Any submission not in compliance with the mandatory requirements will be deemed "non-responsive".

4.2 EVALUATION CRITERIA

The Proposals will be evaluated through consideration of several factors. The Evaluation Committee will review all documents in the submissions and award points in accordance with the following criteria.

AFFORDABLE HOUSING PROPOSALS	
TECHNICAL COMPETENCE AND APPROACH	
Criteria	Maximum Points
Demonstrated understanding of the real estate development process and quality performance in the development of rental and/or ownership affordable housing.	40
Capability and experience of the Members of the Development Team; and, determination of availability of all required skills necessary for the development process.	
Comprehension of the City of Columbia and Richland County real estate market and goals and objectives of this RFQ demonstrated through a comprehensive conceptual Development Plan for proposed project(s).	
Degree of previous successful experience with South Carolina State Housing Finance and Development Authority or other state housing finance agency programs	

Criteria	Maximum Points
FINANCIAL CAPACITY AND ACCESS TO FUNDING	
Financial stability of the Development Team as demonstrated through prior success in obtaining funding for development projects	30
Demonstrated record of financing projects through a variety of funding sources and knowledge and experience working with the funding providers identified in this Request. Successful syndication of low income housing tax credits and bond financing.	
INTERVIEWS	
Demonstrated understanding of Columbia Housing's development goals and objectives and availability of return on Columbia Housings investment as illustrated through the conceptual plans	20
Overall feasibility and quality of design based on the conceptual Development Plan for the proposed project.	
SITE VISITS (OPTIONAL)	
Design, construction and operation of current housing developments as demonstrated at site visits conducted by the evaluation committee.	10
TOTAL POSSIBLE POINTS	100

RE-USE PROPOSALS EXPERIENCE	
Criteria	Maximum Points
Demonstrated experience in the development and successful operation of the area of the proposed re-use for the building. Longevity of the company and its principal in the business associated with the re-use of the building. Successful track record in the repurposing of large real estate developments.	50
PUPRCHASE PRICE	
Demonstrated ability to access capital to purchase and repurpose the building as proposed and amount of purchase prices as a percent of appraised fair market value.	50
TOTAL POSSIBLE POINTS	100

4.3 SELECTION

An evaluation committee appointed by the Columbia Housing Chief Executive Officer will score each proposal in accordance with the stated criteria listed above. Columbia Housing will the proposal that is in the best interest of the Authority and best meets its goals and objectives to provide affordable housing to the low and moderate income households of the City of Columbia and Richland County.

Columbia Housing's goals may be accomplished through the redevelopment of Marion Street as affordable housing under a financially feasible and physically viable plan; or, through the sale of the building at Fair Market Value to provide revenue that will support the development of affordable housing in other downtown/central city locations

Columbia Housing at its sole option may require respondents to participate in an interview/discussion process to further understand the proposal.

PART V – APPLIES TO AFFORDABLE HOUSING PROPOSALS ONLY

GENERAL INFORMATION

5.1 DESIGN CONCEPTS

The selected Developers will be expected to utilize design principles that are compatible within each neighborhood and community, in the development of housing on the proposed sites. All projects to be developed must comply with the International Building Code; the American with Disabilities Act accessibility standards and every effort must be met to comply with one or more National Green Building Standards.

5.2 AMENITY PACKAGE

The amenity package should be designed within the overall context of developing the Project in a manner that will allow the development to compete in the market place. This package should contain amenities that will not only meet the needs of individual residents, but will respond to general market conditions that exist. Amenities should address specific needs of the population that will be served.

PART VI - GENERAL CONDITIONS

Unless otherwise specifically indicated, the items below apply to both affordable housing proposals and re-use proposals.

6.1 CONFLICT OF INTEREST

a. The respondent's warrant that to the best of their knowledge and belief, and except as otherwise disclosed it does not have any organizational conflict of interest. Conflict of interest is defined as a situation in which the nature of work under this solicitation and the firm's organizational, financial, contractual or other interests are such that:

- i. Respondents may have an unfair competitive advantage; or
- ii. The respondent's objectivity in performing the work solicited may be impaired. In the event the respondent has an organizational conflict of interest as defined herein, the respondents shall disclose such conflict of interest fully in the proposal submission.

b. The respondents agree that if, after award he, she or it, discovers an organizational conflict of interest with respect to this solicitation, he, she or it, shall make an immediate and full disclosure in writing to Columbia Housing that shall include a description of the action, which the respondents has taken or intends to take to eliminate or neutralize the conflict. Columbia Housing may, however, disqualify the respondents or if a contract has been entered into with the respondents, terminate said contract, at its sole discretion.

c. In the event the respondents were aware of an organizational conflict of interest before the award of a contract and intentionally did not disclose the conflict to Columbia Housing, Columbia Housing may disqualify the respondents.

d. The provisions of Section 6.1 shall be included in all subcontracts or other agreements wherein the work to be performed is similar to the service provided by the respondents. The respondents shall include in such subcontracts and other such agreements any necessary provisions to eliminate or neutralize conflicts of interest.

e. No member of or delegate to the U.S. Congress or Resident Commissioner or Resident Advisor to the Board of Commissioners, shall be allowed to share in any part of the contract awarded under this solicitation or to any benefit that may arise therefrom. This provision shall be construed to extend to any contract made with the successful respondents.

f. No member, officer, or employee of Columbia Housing, no member of the governing body of the locality in which the project is situated, no member of the governing body in which Columbia Housing was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in any contract or the proceeds thereof resulting from this solicitation.

g. No member, officer or employee of the respondents selected to perform the services described above shall, during the term of their contract, or for one year thereafter, have any interest direct or indirect, in any contract that they are responsible for procuring, managing or overseeing on in the proceeds of any such contract.

6.2 COST OF PROPOSAL

All costs incurred, directly or indirectly, in response to this proposal shall be the sole responsibility of and shall be borne by the respondents.

6.3 AWARDS

A proposal shall be accepted in accordance with the terms and conditions of this RFP. Columbia Housing reserves the right to negotiate and award any element of this RFP, to reject any or all proposals or to waive any minor irregularities or technicalities in proposals received.

6.4 PROPOSAL TABULATIONS/NOTIFICATION

After the award is made, a list of firms submitting proposals will be posted to Columbia Housing's website. Each unsuccessful firm will be notified in writing promptly upon award. The notice shall identify the selected respondent.

6.5 FORM OF PURCHASE

The acceptance of the proposed firm's offer for the services specified herein may be made by a Letter of Intent presented by the respondent and a subsequent Purchase and Sales Contract provided by Columbia Housing for re-use. Acceptance of an affordable housing proposal shall be in the form of an early start agreement or other such document that will serve as the premise for a contract. Such contract shall consist of the Development Agreement and/or other form of agreement between Columbia Housing and Developers. Vendors are cautioned to make no assumptions or accept any representations by any employee, member, officer or representative of Columbia Housing concerning the award until a contract agreement is executed.

6.6 ASSIGNMENT OR TRANSFER

The successful firm shall not assign or transfer any interest in the contract, in whole or part, without written approval of Columbia Housing. Claims for sums of money due, or to become due from Columbia Housing pursuant to the contract may be assigned to a bank, trust company or other financial institution. Columbia Housing is hereby expressly relieved and absolved of any and all liability in the event a purported assignment or subcontracting of the contract is attempted in the absence of the firm obtaining Columbia Housing's prior written consent.

6.7 AVAILABILITY OF RECORDS

The Comptroller General of the United States, the Department of Housing and Urban Development (HUD), Columbia Housing and any duly authorized representative of each, shall have full and free access to, and the right to audit and to make excerpts and transcripts from, any and all pertinent books, records, documents, invoices papers and the like, of the vendor, or in the possession of the firm, which shall relate to, or concern the performance of the contract.

6.8 PATENTS – LICENSES AND ROYALTIES

The successful firm shall indemnify and save harmless Columbia Housing, their employees and consultants from liability of any kind, including cost and expenses for or on account of any copyrighted, patented, or not patented invention, process or article manufactured or used in the performance of the contract, including its use by Columbia Housing. If the vendor uses any design, device or material covered by letters, patent or copyright, it is mutually agreed and understood that the proposal prices shall include all royalties or cost arising from the use of such design, device or materials involved in the work. Further all residual right to Patents, Licenses and Royalties (e.g. software and license to sue same purchased) shall revert to Columbia Housing at the end of the Agreement.

6.9 PERMITS AND LICENSES

The successful firm shall obtain all permits and licenses that are required for performing its work. The firm shall pay all related fees and costs in connection with required permits and licenses. Proof of ownership shall be made on all software used in the execution of the contract. The firm will hold Columbia Housing harmless for any violation of software licensing resulting from breaches by employees, owners and agents of the firm.

6.10 TAXES

The successful firm is responsible for all state and federal payroll and/or social security taxes. The firm shall hold Columbia Housing harmless in every respect against tax liability.

6.11 ADVERTISING

In submitting a proposal, the firm and their consultants agree not to use the results as a part of any commercial advertising.

6.12 INSURANCE (Affordable Housing Proposals only)

a. **Coverage.** The selected firm shall maintain at its expense during the term of the Contract the following insurance.

- (1) Worker's Compensation Employer's Liability in the amount of \$500,000 each accident; \$500,000 each disease; and \$500,000 for each disease/each employee.
- (2) Automobile Liability Insurance (covering all owned, hired and non-owned vehicles with personal and property protection insurance including residual liability insurance under Georgia No Fault Insurance Law) in an amount not less than \$5,000,000 per occurrence and \$5,000,000 aggregate.
- (3) Errors and Omissions Insurance in the amount of \$2 million.
- (4) Professional Liability Insurance in the amount of \$1 million.
- (5) General Liability Insurance in the amount of \$5,000,000 per occurrence and \$5,000,000 aggregate.

Columbia Housing shall be named as additional insured on all policies.

b. **Waiver.** The selected firm shall not hold Columbia Housing liable for any personal injury incurred by their respective employees, agents or consultants, contractors or subcontractors while working on these projects. The firm agrees to hold Columbia Housing harmless from any such claim by its employees, agents, consultants, contractors or subcontractors, unless a Court having jurisdiction finds there is gross negligence of an employee of Columbia Housing while acting within the scope of their employment.

c. **Qualification.** The insurance company covering the firm must be licensed to do business in the State of South Carolina and have a Best's Guide rating of "A+" or higher.

6.13 PROOF OF LIABILITY INSURANCE (Affordable Housing proposals only)

The successful firm shall furnish to Columbia Housing a certified copy of the policy or policies covering the work as required in the specifications as evidence that the insurance required will be maintained in force with Columbia Housing for the duration of the contract and no less than one year thereafter.

6.14 STANDARDS OF CONDUCT (Affordable Housing proposals only)

The successful firm shall be responsible for maintaining satisfactory standards of its employees' competence, conduct, courtesy, appearance, honesty, and integrity. It shall be responsible for taking such disciplinary action with respect to any of its employees as may be necessary.

6.15 REMOVAL OF EMPLOYEES (Affordable Housing proposal only)

Columbia Housing may request the successful firms to immediately remove from assignment to Columbia Housing and/or dismiss any employee found unfit to perform duties due to one or more of the following reasons:

- (1) Neglect of Duty.
- (2) Disorderly conduct, use of abusive or offensive language, quarreling, intimidation

by words or actions or fighting.

(3) Theft, vandalism, immoral conduct or any other criminal action.

(4) Selling, consuming, possessing, or being under the influence of intoxicants, including alcohol or illegal substances while on assignment at Columbia Housing.

6.16 SUPERVISION (Affordable Housing proposals only)

The successful firm shall provide adequate competent supervision at all times during the performance of the contract. To that effect, a qualified consultant and one or more alternates shall be designated in writing to Columbia Housing prior to contract start. The firm or its designated representative shall be readily available to meet with Columbia Housing personnel. The successful firm shall provide the telephone numbers where its representative(s) can be reached.

6.17 PERFORMANCE EVALUATION MEETING (Affordable Housing proposals only)

The selected firm shall be readily available to meet with representatives of Columbia Housing weekly during the first month of the contract and as often as necessary thereafter. A mutual effort will be made to resolve any and all performance problems identified at these meetings.

6.18 DISPUTES

a. **Issues Causing Protest.** Any respondents which dispute the reasonableness, necessity, or competitiveness, of the terms and conditions of this solicitation or who has been adversely affected by a decision concerning a notice of intended or actual award, may file a written notice of protest with the Columbia Housing's Chief Executive Officer.

b. **Filing the Protest.** The respondents must first advise Columbia Housing's SVP of Development in writing within 10 days after receipt of the bid solicitation or intended or actual notice of award of his intent to file a formal written notice.

c. **Content of Formal Written Notice.** The formal written notice should be printed, typewritten, or otherwise duplicated in legible form. The formal written notice of protest should contain the information that follows:

(1) The name and address of the respondent filing the protest and an explanation of how his substantial interests have been affected by the bid solicitation or by Columbia Housing's notice of intended or actual award.

(2) A statement of how and when the respondents filing the protest received notice of the bid solicitation or notice of intended or actual award.

(3) A statement of all issues of disputed material fact. If there are none, the protest must so indicate.

(4) A concise statement of the ultimate facts alleged, as well as Columbia Housing's policies, which entitle the Respondents filing the protest to relief.

(5) A demand for relief the Respondents deems they are entitled.

(6) Any other information, which the Respondents contends, is material.

- d. **Response to Protest.** Upon receipt of a timely filed Notice of Protest and meeting the above requirements, the solicitation process, or award process will be stopped until the protest is resolved. The Columbia Housing Chief Executive Officer may set forth in writing particular facts and circumstances which require continuance of the solicitation process on an emergency without the above mentioned delay in order to avoid material increased costs or immediate or serious danger to health, safety or welfare. This written documentation will specifically detail the facts underlying the Chief Executive Officer's decision and will constitute final agency action.
- e. **Informal Resolution.** Upon receipt of the formal written notice of protest or intent to protest, the SVP of Development will attempt to resolve the protest on an informal basis. The SVP of Development will have ten days after receipt of the formal written protest to resolve it through mutual agreement. If the protest is not resolved by mutual agreement within the required time, the formal written protest will be referred to the CEO.
- f. **Resolution.** The CEO may request such information pertaining to the matter, as he/she deems appropriate. Within thirty days of the date that the formal written protest is referred to him/her, the CEO will notify the Respondents making the protest of his/her decision.

6.19 FEDERAL, STATE AND LOCAL REPORTING COMPLIANCE

The firm shall provide such financial and programmatic information as required by Columbia Housing to comply with all Federal, State and local law reporting requirements.

6.20 NONDISCRIMINATION

The firm agrees that it will abide by Federal, State and Local Laws, and City ordinances incorporated by reference herein.

6.21 SECTION 3 CLAUSE (Affordable Housing proposals only)

Every applicant, recipient, contracting party, contractor, and subcontractor shall incorporate or cause to be incorporated a "Section 3 Clause" in all contracts for work in connection with a Section 3 covered development. All proposals must also include a Compliance Plan to include submittal of reports applicable to Section 3 requirements.

6.22 PROJECT PERSONNEL (Affordable Housing proposals only)

Except as formally approved by Columbia Housing, the key personnel identified in the accepted proposal shall be the individuals who will actually complete the work, at the proposed levels of effort. Changes in staffing must be proposed in writing to Columbia Housing and approved.

6.23 PAYMENT (Affordable Housing proposals only)

To the extent required and pursuant to the schedule of deliverables in accordance with the final Development Agreement negotiated by the parties Columbia Housing shall make periodic payments for services provided as required under its agreement with the Developers.

6.24 NOTICES

All written notices required to be given by either party under the terms of the contract(s) resulting from the contract award shall be addressed to the firm at their legal business residence as given in the contract. Written notices to Columbia Housing shall be addressed as provided in the contract.

6.25 CANCELLATION

Irrespective of any default hereunder Columbia Housing may also at any time, at its discretion, cancel the contract in whole or in part. In the event of cancellation, the Firm shall be entitled to receive equitable compensation for all work completed and accepted prior to such termination or cancellation as shall be indicated in the contract.

6.26 LAWS

The laws of the State of South Carolina and applicable federal law shall govern the contract.

6.27 CONTRACT DOCUMENTS

Written contract documents will be prepared by Columbia Housing. Modifications may be adopted based on final negotiations and specific requirements of the contract under this particular RFP.

6.28 TRAVEL

All travel and miscellaneous expenses will be borne by the firm.

6.29 CONTRACT AWARD

The selected respondent and corresponding purchase and sales contract or development agreement as described in this document shall be subject to the approval of the Columbia Housing Board of Commissioners.

REQUEST FOR PROPOSALS

MARION STREET HIGHRISE

EXHIBITS

- A. Physical Needs Assessment
- B. Site Map with SHPO restricted parcels
- C. Housing Choice Voucher Payment Standards and Utility Allowances
- D. Appraisal



**SECTION 18 DEMOLITION DISPOSITION
PHYSICAL NEEDS ASSESSMENT (PNA)**

**MARION STREET HIGH RISE
1930 MARION STREET
COLUMBIA, SOUTH CAROLINA 29201**

**D3G PROJECT NUMBER:
2020-000012**

**FINAL REPORT ISSUE DATE:
MARCH 11, 2020**

**PREPARED FOR:
COLUMBIA HOUSING AUTHORITY
1017 HAYDEN STREET
COLUMBIA, SOUTH CAROLINA 29204**

Shawn Hughes
Senior Project Manager

A handwritten signature in blue ink that reads 'Shawn Hughes'.

Signature

Mike Ferguson, P.E.
President

A handwritten signature in blue ink that reads 'Mike Ferguson'.

Signature

EXECUTIVE PROPERTY DESCRIPTION

Property: Marion Street High Rise
1930 Marion Street
Columbia, South Carolina 29201

Site Description: Marion Street High Rise located at 1930 Marion Street, Fargo, Columbia, South Carolina 29201 consists of one-hundred forty-six (146) dwelling units contained within one (1) sixteen story, age-restricted apartment building. According to information provided by property management, the building was originally constructed circa 1975, is situated on approximately 1.57 acres, and features a combined gross area of 94,700 square feet according to D3G estimates.



TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1
1.1 General Description	1
1.2 General Physical Condition and Summary	1
2.0 PURPOSE AND SCOPE.....	2
2.1 Purpose.....	2
2.2 Scope	2
3.0 SYSTEM DESCRIPTION AND OBSERVATIONS.....	4
3.1 Overall General Description.....	4
3.1.1 Remaining Useful Life (RUL)	4
3.1.2 Observations of Obsolescence	4
3.1.2.1 Building Code Obsolescence	4
3.1.2.2 Structure / Original Design Obsolescence	4
3.1.2.3 Cost Obsolescence	5
3.2 Site Improvements.....	6
3.2.1 Topography	6
3.2.2 Storm Water Drainage	6
3.2.3 Ingress, Egress and Community Connectivity	6
3.2.4 Paving, Curbing and Parking	6
3.2.5 Flatwork	6
3.2.6 Landscaping and Appurtenances.....	7
3.2.7 Recreational Facilities	8
3.2.8 Utilities	8
3.3 Structural Frame and Building Envelope.....	9
3.3.1 Foundation.....	9
3.3.2 Building Frame	9
3.3.3 Building Envelope and Facade	9
3.3.4 Roofing	10

3.4	Mechanical and Electrical Systems	10
3.4.1	Plumbing Systems	10
3.4.2	Heating Systems	11
3.4.3	Air Conditioning and Ventilation	11
3.4.4	Electrical Systems	12
3.5	Vertical Transportation.....	13
3.5.1	Conveyance Systems	13
3.5.2	Stairways.....	13
3.6	NFPA – Life Safety Systems	13
3.6.1	Sprinklers and Standpipes.....	13
3.6.2	Alarm Systems.....	14
3.6.3	Other Life Safety/Emergency Systems	14
3.7	Interior Elements	14
3.7.1	Interior Dwelling Units	14
3.7.2	Common Areas	15
4.0	ADDITIONAL CONSIDERATIONS.....	16
4.1	Code and Regulatory Compliance.....	16
4.1.1	Building Codes.....	17
4.1.2	Accessibility Regulations.....	17
4.1.3	Seismic Design Considerations.....	18
4.2	Environmental Considerations	18
4.2.1	Fuel Storage Tanks.....	18
4.2.2	Lead Based Paint (LBP)	18
4.2.3	Asbestos-Containing Material (ACM)	19
4.2.4	Mold and Mildew	19
4.2.5	FEMA Flood Plains and Hazards.....	19
4.2.6	Other Environmental Conditions.....	20

5.0 DOCUMENT REVIEWS AND INTERVIEWS..... 20

5.1 Document Review 20

5.2 Site Interviews and Questionnaires 20

6.0 QUALIFICATIONS 21

7.0 LIMITING CONDITIONS 22

8.0 CERTIFICATION..... 23

9.0 APPENDICIES 24

1.0 EXECUTIVE SUMMARY

1.1 General Description

Project Name:	Marion Street High Rise
Address:	1930 Marion Street, Columbia, South Carolina, 29201
Property Type:	Age-Restricted Apartments; Affordable
Date of Construction:	Circa 1975
Land Size:	1.57 Acres
Building Size/Type:	1 High-Rise Apartment Building / Total Gross area = 94,700 SF
Number of Units:	One-hundred forty-six (146)

1.2 General Physical Condition and Summary

Marion Street High Rise located at 1930 Marion Street, Columbia, Richland County, South Carolina consists of one (1) sixteen-story age-restricted apartment building containing one-hundred forty-six (146) dwelling units. The units consist of eighty-five (85) efficiency units averaging 415 square feet, sixty (60) one-bedroom units averaging 425 square feet, and one (1) two-bedroom unit measuring 475 square feet.

The building contains a combined gross area of 94,700 square feet according to D3G estimates. According to documentation provided by property management and tax records, the apartment building was constructed circa 1975 (45 years old +/-) and is situated on approximately 1.57 acres of land. Site improvements include utility connections, sidewalks, patios, and landscaping consisting of grass, trees and shrubs. Parking is provided via an asphalt parking area at the rear of the building.

The building was constructed using minimalistic design features and contains small dwelling units and bathrooms, compared to modern standards. The majority of building components are original to the date of construction and have suffered accelerated deterioration due to deferred maintenance, water intrusion, and failing plumbing infrastructure.

The property is zoned C-1, Office & Institutional by the City of Columbia, and is identified as Richland County Tax Parcel 09015-05-01. The building is located at the corner of Marion and Calhoun Streets. The surrounding neighborhood is comprised of primarily commercial properties consisting of office buildings and light commercial operations.

2.0 PURPOSE AND SCOPE

2.1 Purpose

D3G was retained by the Columbia Housing Authority (the Client) to conduct this Physical Needs Assessment (PNA) investigation in order to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. The scope of work was to include PCA evaluation and rehabilitation construction cost estimation for an application pursuant to Notice PIH 2018-04 (HA), issued March 22, 2018. The demolition and disposition of public housing is authorized under Section 18 of the Housing Act of 1937, as amended. HUD has promulgated a regulation, 24 CFR 970, detailing the administrative steps required to perform demolition/disposition activity in accordance with the Act. A revision to 24 CFR 970 was published in the Federal Register on October 24, 2006 and took effect on November 24, 2006. A correction to the revised 24 CFR 970 was published in the Federal Register on January 23, 2008. For the demolition of an entire development, the development is obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the public housing project or portion of the project to its useful life.

2.2 Scope

This PCA has been performed in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. This PCA is intended to provide an independent and detailed report of the current physical condition and future capital requirements for the subject property. This report includes a description of the overall condition of the building components and systems and conditions that may limit the Expected Useful Life (EUL) of the property and its systems. This report includes a discussion regarding functional obsolescence, significant deficiencies, deferred maintenance items, and material code violations at the subject property. The conclusions within this report are based upon a visual survey of the building and grounds, research of readily available documents, and conversations with people who have knowledge of the property. The assessment is based on interviews with management and local agencies, a review of available documents, and a visual examination of the property. The physical examination included a review of the building, foundation, roofs, exterior/interior walls, mechanical systems, doors and windows, interior elements, and utilities.

This report is intended to provide information to assist with US Department of Housing and Urban Development (HUD) definitions for: (a) Demolition Review Criteria for Obsolescence; and, (b) Demolition Review Criteria for Cost Ineffectiveness. If a PHA proposes demolition/disposition under 24 CFR section 970.15, the SAC application is to provide a detailed description of the project's physical obsolescence, including a description of rehabilitation and details of the project's obsolescence (e.g. other factors that have seriously affected the marketability, usefulness or management of the project), and/or supporting

documentation that rehabilitation of the public housing is cost prohibitive. Deliverables for this study, to assist with an evaluation of the Subject Property, include:

- The performance of a field inspection of the Subject Property conducted by individuals trained in building engineering and construction practices and licensed by the Building Performance Institute (BPI).
- Access to 10% of the residential units was performed to include all vacant and down units. All exterior areas and common/mechanical areas of the building are accessed.
- The interviewing of tenants and staff regarding the condition of the apartment building, common areas, and known physical/equipment deficiencies.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a written report containing information specific to: observations, obsolescence, interpretations, and estimated costs of repairs.
- Discussion of items of Obsolescence; and basis for findings of Obsolescence.
- Completion of a rehabilitation estimate using CSI 16 Division format. The rehabilitation cost-estimate includes only work-items necessary to address the project's immediate needs (up to three years). Rehabilitation cost-estimate includes only work-items necessary to return the project to an average quality. Rehabilitation cost-estimate includes only necessary repair costs (e.g., with the exception of air conditioners, no new items such as on-site improvements other than those required by local ordinances, washer/dryer hook-ups, garbage disposals, porches).
- Evaluation of cost-effectiveness of rehabilitation in comparison to the project's total development cost (TDC) on form HUD-52860-B. HUD generally considers modifications not to be cost-effective if costs exceed 62.5% for elevator structures and 57.14% for other types of structures.
- The reporting of findings in a format acceptable by the Client.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

Unit Types	Rentable Area (ft2)	Number of Units	Total Rentable Area (ft2)
0 BR / 1 BA	415	85	35,275
1 BR / 1 BA	425	60	25,500
2 BR / 1 BA	475	1	475
Total:		146	61,250

3.1.1 Remaining Useful Life (RUL)

The subject property was constructed circa 1975, with few modernizations or rehabilitations. Marshall and Swift valuation service provide a published Economic Life of concrete constructed buildings at 50 years. However, the structure has experienced accelerated aging due to water intrusion and deferred maintenance and has reached the end of its economic life requiring significant rehabilitation and modernization.

3.1.2 Observations of Obsolescence

3.1.2.1 Building Code Obsolescence

The subject property was constructed circa 1975. Future significant rehabilitation* will require compliance with the following modern building codes:

- 2018 International Residential Code with SC modifications
- 2018 International Building Code with SC modifications
- 2018 International Fire Code with SC modifications
- 2018 International Plumbing Code
- 2018 International Mechanical Code with SC modifications
- 2018 International Fuel Gas Code with SC modifications
- 2009 International Energy Conservation Code (IECC)
- 2017 National Electrical Code (NFPA 70) with SC modifications
- ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities

***Significant Rehabilitation** - Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started requires compliance with all current codes.

3.1.2.2 Physical / Original Design Obsolescence

The existing poured/reinforced concrete and masonry construction presents significant issues with rehabilitation. The following conditions warrant discussion, relative to functional obsolescence:

1. Rehabilitation of the building and units would require 100% vacancy/relocation. Due to requirements for major plumbing system and piping replacements, occupied rehabilitation would be unmanageable.
2. The current domestic water supply system is at the end of its life expectancy and was reported and observed in poor physical condition with active leaks.
3. The sanitary waste lines are original cast iron piping that is nearing the end of its life expectancy and was reported and observed in poor physical condition with active leaks.
4. The property does not feature any compliant designated handicapped dwelling units. Due to the type of construction, significant structural modifications would most likely be required in order to convert 5% or seven (7) of the dwelling units to be fully compliant with the Uniform Federal Accessibility Standards (UFAS).
5. Past modifications to the property have included minor mechanical and electrical upgrades; resulting in surface mounted electrical conduit for convenience outlets and exposed plumbing piping. Future modifications would require the same, whereby appropriate modern construction would include concealment of all exposed piping.
6. The dwelling units are undersized compared to current, modern day construction standards.
7. The electrical breaker panels are located within the hall closets and were observed with significant deterioration due to adjacent plumbing leaks.
8. Rehabilitation of the structure would include environmental remediation requirements relative to hazardous building materials (asbestos containing materials).

3.1.2.3 Cost Obsolescence

An analysis of the rehabilitation costs to correct deficiencies, damage, and aged systems within the circa 1975 structure determined that demolition and redevelopment is recommended. Note, the estimated construction costs do not include such things as site amenities for increased marketability. A comparison of the Total Development Cost (TDC) to the estimated 16-Division construction/rehabilitation cost resulted in a ratio of **79.17%**. A detailed rehabilitation cost estimate representing the 3-year immediate needs of the property is included in Appendix B.

3.2 Site Improvements

3.2.1 Topography

The topography of the property is primarily flat. The site has been graded to provide as much positive drainage away from the structures as possible. No ponding of water or ground water infiltration was observed or reported.

3.2.2 Storm Water Drainage

The building features a flat roof with internal roof drains that direct the storm water to the municipal storm sewer. Replacement of the building roof and internal roof drains and piping is included in the proposed rehabilitation cost estimate. The site has been graded to provide as much positive drainage away from the structures as possible. No ponding of water or water infiltration was observed or reported.

3.2.3 Ingress, Egress and Community Connectivity

The property features asphalt driveways and parking area. Pedestrian ingress and egress to the site is provided via sidewalks connecting the building to the public sidewalks. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.

3.2.4 Paving, Curbing and Parking

The building features a covered circular driveway at the main entrance, as well as side and rear entrances to the asphalt parking lot. Pedestrian ingress and egress to the site is provided via sidewalks connecting the building to the parking lot. Replacement of the asphalt parking surfaces is recommended, however, is not included in the proposed rehabilitation cost estimate in accordance with the Section 18 Demolition/Disposition guidelines.

3.2.5 Flatwork

The site features concrete walkways, which vary in width from approximately thirty-six inches (36") to sixty inches (60") wide and were observed in poor to fair physical condition. Replacement of the walkways is recommended, however, is not included in the proposed rehabilitation cost estimate in accordance with the Section 18 Demolition/Disposition guidelines.

3.2.6 Landscaping and Appurtenances

3.2.6.1 Signage

The dwelling units feature door-mounted numerals, and the building features a free-standing monument sign identifying the building as Marion Street High Rise. Dwelling unit signage was observed in poor physical condition. Replacement is recommended and has been included in the proposed rehabilitation cost estimate.

3.2.6.2 Fencing

The subject property does not feature any fencing. The installation of perimeter fencing is recommended to improve site security, however, is not included in the proposed rehabilitation cost estimate in accordance with the Section 18 Demolition/Disposition guidelines.

3.2.6.3 Retaining Walls

The subject property does not feature any retaining walls.

3.2.6.4 Refuse Collection

The building features a trash chute accessible from each floor that directs waste to an industrial trash compactor located on the ground floor. The trash collection system and was observed in generally poor physical condition. The replacement of the existing trash 16-story chute, installation of handicapped accessible waste chute openings and doors on each floor, and the installation of a ventilation system in the trash collection area is recommended and has been included in the proposed rehabilitation cost estimate.

3.2.6.5 Site Lighting

Exterior lighting at the property is provided via a mix of pole-mounted and building-mounted HID lighting fixtures. It could not be determined if lighting was sufficient, as the inspection was performed during the day. The majority of the building-mounted lighting fixtures were observed in poor physical condition and the number of fixtures is limited. Replacement of the existing light fixtures and installation of additional light fixtures is required to improve site safety and security is recommended and has been included in the proposed rehabilitation cost estimate.

3.2.6.6 Landscaping, Lawn, and Irrigation

Landscaping consists of trees, shrubs, and grasses surrounding the apartment building. The existing landscaping was observed in generally fair condition. The installation of topsoil and fine grading of areas disturbed during construction adjacent to the building is recommended and has been included in the proposed rehabilitation cost estimate.

3.2.7 Recreational Facilities

The property features indoor and outdoor sitting areas, and a community room with tables and chairs. Refurbishment of the indoor recreational area finishes is recommended and has been included in the proposed rehabilitation cost estimate.

3.2.8 Utilities

3.2.8.1 Water

Service	Utility Provider	Responsible Party
Water Provider	City of Columbia	Dwelling Unit: Owner
		Common Area: Owner

3.2.8.2 Electricity

Service	Utility Provider	Responsible Party
Electricity Provider	Dominion Energy	Dwelling Unit: Owner
		Common Area: Owner

3.2.8.3 Natural Gas

Service	Utility Provider	Responsible Party
Natural Gas Provider	Dominion Energy	Dwelling Unit: Owner
		Common Area: Owner

3.2.8.4 Sanitary Sewer

Service	Utility Provider	Responsible Party
Sanitary Sewer Provider	City of Columbia	Dwelling Unit: Owner
		Common Area: Owner

3.2.8.5 Special Utility Systems

3.2.8.5.1 Site Security Systems

The building features a secured entrance with a key-pad entry and intercom system. The building also features a video surveillance system in select areas. The secured access system was observed in poor physical condition. Replacement of the existing secured access system is recommended to improve site security and has been included in the proposed rehabilitation cost estimate.

3.2.8.5.2 Other Utility Systems

The subject property does not feature any other utility systems.

3.3 Structural Frame and Building Envelope

3.3.1 Foundation

The foundation construction of the apartment building consists of a reinforced concrete slab with spread concrete footings or grade beams, and reinforced concrete foundation walls. The ground floor of the building consists of reinforced slab on grade assemblies, which are presumed to be situated on a vapor barrier and compacted gravel fill. Evidence of structural distress was not visible; therefore, the condition of the foundation appears fair.

3.3.2 Building Frame

The superstructure is constructed of reinforced concrete columns and beams supporting the reinforced concrete floors and roof slab. The property's superstructures appeared in generally fair physical condition; however, cracks were observed throughout the exterior façade of the buildings and at all overhangs. Further evaluation by a licensed structural engineer is recommended.

3.3.3 Building Envelope and Facade

3.3.3.1 Sidewall Systems (Exterior Walls, Fascia, Soffit and Trim)

The exterior wall assemblies are constructed of CMU surfaced with brick masonry. The exterior brick masonry was observed in generally poor physical condition, with deterioration of the mortar joints and caulking observed. Replacement of select damaged brick, cutting and tuck pointing of the mortar joints, and re-caulking of all control joints is recommended and has been included in the proposed rehabilitation cost estimate.

Further evaluation by a licensed structural engineer is recommended. Evaluation and repair, in addition to the above repairs, if required, are not included in the proposed rehabilitation cost estimate in accordance with the Section 18 Demolition/Disposition guidelines.

3.3.3.2 Fenestration System - Windows

The apartment building features vertical window walls which consist of aluminum-framed, full-opening window assemblies that were observed in poor operating condition. Fully opening windows above the 3rd floor presents a safety hazard and is no longer code compliant. Additionally, significant water infiltration was observed throughout the building staining walls and ceilings and damaging interior finishes. This also creates an ideal environment for mold growth within the exterior walls. Replacement of all vertical window walls is recommended and has been included in the proposed rehabilitation cost estimate.

3.3.3.3 Fenestration System - Doors

The exterior doors at the property consist of a mix of aluminum storefront assemblies, and single hollow core metal assemblies. The exterior doors are presumed to be original to the date of construction and were observed in generally poor physical condition. Replacement of all exterior doors is recommended and has been included in the proposed rehabilitation cost estimate.

3.3.3.4 Insulation

The existing roof surfaces are not original to the date of construction and presumably feature rigid insulation of unknown values. The brick surfaced CMU exterior walls provide thermal mass, and according to the construction drawings, the metal framed exterior wall assemblies feature fiberglass batt insulation. Removal and replacement of all existing exterior wall insulation due to water infiltration is recommended and has been included in the proposed rehabilitation cost estimate.

3.3.4 Roofing

The flat roofing materials consist of a PVC/TPO membrane. The PVC/TPO membrane roofing is of an unknown age and was observed in generally poor physical condition. Replacement of the existing roofing with a fully adhered EPDM roofing membrane is recommended and has been included in the proposed rehabilitation cost estimate.

3.4 Mechanical and Electrical Systems

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

The main water supply to the building originates at an underground vault. Visually accessible domestic water piping is constructed of copper piping, fittings, couplings and joints. Where visible, domestic water piping is insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible plumbing piping was reported and observed to be in poor physical condition, with active leaks throughout the building.

Complete replacement of the supply piping is recommended and has been included in the proposed rehabilitation cost estimate.

The sewer connection at the property consists of cast iron mains and branch lines connected to the municipal sewer system. Accessible sewer piping was reported and observed to be in poor physical condition, with active leaks reported and observed throughout the building.

3.4.1.2 Domestic Hot Water (DHW) System

Domestic hot water is supplied via individual electric water heaters that are concealed within the kitchen cabinetry. The water heaters are of varying ages, and according to the maintenance staff the system and equipment are in generally poor condition. Replacement and relocation of all waters is recommended and has been included in the proposed rehabilitation cost estimate.

3.4.1.3 Fixtures

Kitchen fixtures include stainless steel sinks and chrome faucets. The bathrooms feature wall-mounted sinks, floor-mounted water closets, and walk-in showers with ceramic tile surrounds. Due to the frequent plumbing leaks and sewer backups adjacent to the bathrooms, the majority of shower surrounds and ceilings were observed with significant damage. Replacement of the wall-mounted sinks and faucets, shower enclosures, shower controls, and is recommended and has been included in the proposed rehabilitation cost estimate.

3.4.2 Heating Systems

The dwelling units are supplied heating via individual packaged terminal air conditioning (PTAC) units with heating capability. The PTAC units are of varying ages and were observed in poor physical condition. The units drain condensate water directly to the exterior building façade creating stains and further deteriorating the brick and mortar. Replacement of all PTAC units and installation of appropriate condensate drains is recommended and has been included in the proposed rehabilitation cost estimate.

The 1st floor common areas are provided heating via natural gas split systems consisting of pad-mounted condensing units and indoor air handler units. Replacement of the existing split systems is recommended and has been included in the proposed rehabilitation cost estimate.

3.4.3 Air Conditioning and Ventilation

3.4.3.1 Cooling Systems

The dwelling units are supplied cooling via individual packaged terminal air conditioning (PTAC) units with heating capability. The PTAC units are of varying ages and were observed in poor physical condition. The units drain condensate water directly to the exterior building façade creating stains and further deteriorating the brick and mortar. Replacement of all

PTAC units and installation of appropriate condensate drains is recommended and has been included in the proposed rehabilitation cost estimate.

The 1st floor common areas are provided cooling via natural gas split systems consisting of pad-mounted condensing units and indoor air handler units. Replacement of the existing split systems is recommended and has been included in the proposed rehabilitation cost estimate.

3.4.3.2 Ventilation Systems

The dwelling unit bathrooms feature exhaust vents that are connected to roof-mounted exhaust fans. The dwelling unit kitchens feature recirculating range hoods. The roof-mounted exhaust fans were observed in generally poor physical condition. It should be noted that mold and mildew was observed in most bathrooms throughout the building. Replacement of the roof-mounted exhaust fans, installation of exterior venting range hoods in the dwelling unit kitchens, and installation of ventilation systems in the trash compactor room is recommended and has been included in the proposed rehabilitation cost estimate.

3.4.4 Electrical Systems

3.4.4.1 Electrical Service and Metering

The building receives electrical power from a pad-mounted transformer. Electrical service to each dwelling unit consists of 120/240V, 3 wire service with 100 Amps provided. The incoming main electrical service was observed in generally fair physical condition; however, significant rehabilitation may require upgrade of the electrical service and equipment.

3.4.4.2 Electrical Distribution

Each dwelling unit is supplied power from electrical breaker panels located within the hall closet of each unit, adjacent to the plumbing chases. The majority of the dwelling unit electrical breaker panels were observed with severe rust and corrosion caused by water infiltration from the frequent plumbing leaks. Replacement and relocation of all dwelling unit electrical panels, to include the installation of arc-fault circuits, is recommended and has been included in the proposed rehabilitation cost estimate.

It is reported by the property management, and from limited visual access, that the electrical branch wiring at the complex is copper. Aluminum branch wiring was not observed. The individual units contain three-prong outlets that were located throughout the units. Ground Fault Circuit Interrupt (GFCI) outlets were observed in select kitchens; however, kitchens featuring outlets typically did not feature GFCI protection at all outlets servicing the kitchen countertop. The installation of GFCI protected outlets in all kitchens, and the installation of GFCI outlets and dedicated circuits to the dwelling unit bathrooms is recommended and has been included in the proposed rehabilitation cost estimate.

3.4.4.3 Lighting Systems

Interior lighting throughout the buildings is provided via incandescent and fluorescent lighting fixtures. It could not be determined if lighting was adequate as the survey was performed during the day; however, based upon the number of interior lighting fixtures, the lighting is assumed to be sufficient for the needs of the property. In addition, no complaints have been brought to D3G's attention from the site management or tenants regarding lighting levels. Replacement and upgrade of all dwelling unit and common area lighting fixtures with high efficiency fixtures and lamps is recommended and has been included in the proposed rehabilitation cost estimate.

3.4.4.4 Emergency Power Provisions

The building features a 150-KW diesel-fired generator to provide emergency power. The generator operates on natural gas. The emergency generator is of an unknown age and was observed in fair physical condition.

3.5 Vertical Transportation

3.5.1 Conveyance Systems

The building features two (2) hoist elevators in CMU wall shafts. The elevator cabs were observed in poor condition. The elevator equipment within the machine room has been replaced, however, weekly entrapments are reported. Refurbishment of the hoist ways and replacement of the elevator cab assemblies is recommended and has been included in the proposed rehabilitation cost estimate. The elevators should be able to accept a gurney.

3.5.2 Stairways

The apartment building features two (2) interior stairways within one (1) shaft assembly. The stairway is constructed of metal concrete filled pans with metal stringers and handrails within CMU walls. The stairways were observed in fair physical condition, however, the installation of new vinyl treads and risers, and the replacement of lighting is recommended and have been included in the proposed rehabilitation cost estimate.

3.6 NFPA – Life Safety Systems

3.6.1 Sprinklers and Standpipes

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The building features a fire suppression system with heads located in the common areas and dwelling units. The system is of an unknown age and was observed in fair physical condition. Replacement and upgrade of the fire suppression system at the time of significant rehabilitation is recommended and has been included in the proposed rehabilitation cost estimate.

3.6.2 Alarm Systems

The dwelling units contain hard-wired smoke detectors located within the immediate vicinity of the sleeping areas and within the bedrooms. The dwelling units therefore appear to be in compliance with the NFPA and HUD MAP Guidelines in regards to smoke detectors. In addition, select dwelling units feature visual devices (strobes) that are inter-connected to the facilities fire alarm system. Smoke detectors and heat sensors are hard wired throughout the common areas. The existing hard-wired smoke and heat detectors are connected to a supervised control panel that is located within the leasing office. Due to the age of the fire alarm system and the reported history of failures, replacement of the fire alarm system is recommended and has been included in the proposed rehabilitation cost estimate.

3.6.3 Other Life Safety/Emergency Systems

The property is deemed low-income elderly housing; therefore, emergency call system provisions are required. The subject property was identified to feature emergency call provisions; however, it is original and was reported in poor operating condition. Replacement of the emergency call system is recommended and has been included in the proposed rehabilitation cost estimate.

3.7 Interior Elements

3.7.1 Interior Dwelling Units

3.7.1.1 Interior Finishes (Walls, Floors, and Soft Surfaces)

Interior walls of the dwelling units consist of a painted GWB and CMU with painted concrete ceilings throughout. Interior walls and ceilings were observed in generally poor physical condition, with water damage and mold growth observed throughout. Floor coverings within the dwelling units consist of VCT flooring that was observed in poor physical condition, also damaged from water. The replacement of all dwelling unit flooring, and complete replacement of all wall assemblies is recommended and has been included in the proposed rehabilitation cost estimate.

It should be noted that evidence of pests including cockroaches were observed throughout the property. Upon completion of the proposed rehabilitation, it is presumed that a majority of the pest concerns should be alleviated; however, monthly inspection and treatment of the property by a licensed pest contractor is recommended to mitigate the possibility of repeat infestation.

3.7.1.2 Appliances

Kitchen appliances include electric four-top range/oven units and refrigerators of varying ages. The majority of the inspected range/oven units and refrigerators were observed in generally poor to fair physical condition. Appliance replacement is not included in the proposed rehabilitation cost estimate in accordance with the Section 18 Demolition/Disposition guidelines.

3.7.1.3 Casework and Cabinets

Kitchen cabinetry consists of wood-framed base and suspended wall cabinets, the majority of which are original to the date of construction. The base cabinets are surfaced with plastic laminate countertops. Visually inspected cabinets, hardware and countertops were observed in generally poor physical condition with water and mold damage observed throughout. Replacement of all dwelling unit kitchen cabinets and countertops is recommended and has been included in the proposed rehabilitation cost estimate.

3.7.1.4 Other Interior Elements

Dwelling unit entry doors consist of wood fire-rated assemblies. Interior and closet doors consist of a mix of hollow wood and bi-fold assemblies. Doors at the property were observed in generally poor physical condition, many of which have incurred water damage. Replacement of all dwelling unit entry doors and interior doors is recommended and has been included in the proposed rehabilitation cost estimate.

3.7.2 Common Areas

3.7.2.1 Hallways

The ground floor common areas of the building features acoustical ceiling tile (ACT) ceilings and VCT flooring, with a mix of painted GWB and CMU walls. Replacement of all common area flooring and ACT ceilings is recommended and has been included in the proposed rehabilitation cost estimate.

Additionally, the apartment building features five-foot (5') wide common hallways on the upper floors containing the dwelling units. The hallways feature painted CMU walls and concrete ceilings, and VCT flooring. Replacement of all common area hallway flooring and wall finishes, and painting of all walls and ceilings is recommended and has been included in the proposed rehabilitation cost estimate.

3.7.2.2 Common Amenity Space

The apartment building features a community room and community kitchen. The common area amenity spaces feature VCT flooring, with painted CMU and GWB walls, and ACT ceilings. Overall, the common area amenity spaces were observed in fair physical condition. Replacement of the VCT flooring, ACT ceilings, and repainting of the walls is recommended and has been included in the proposed rehabilitation cost estimate. Upgrade of the community kitchen is recommended in order to comply with UFAS and has been included in the proposed rehabilitation cost estimate.

3.7.2.3 Laundry Facilities

The apartment building features common laundry rooms on floors 4, 9 and 15. The laundry rooms features VCT flooring, painted concrete ceilings, and painted GWB walls. The laundry rooms each contain one (1) front-loading washing and dryer machines. Relocation of Refurbishment of the laundry rooms to include installation of roll-under laundry sinks, replacement of the VCT flooring, and repainting of the walls is recommended and has been included in the proposed rehabilitation cost estimate.

3.7.2.4 Storage Areas

The apartment building reportedly does not feature dedicated storage areas for the residents outside of the dwelling units. Storage rooms for maintenance and housekeeping items are located in rooms throughout the building.

3.7.2.5 Office / Management Areas

The building features several offices on the ground floor for various uses. The offices feature a mix of carpet and VCT flooring, painted CMU and GWB walls, and ACT ceilings. The finishes were observed in generally fair physical condition.

4.0 ADDITIONAL CONSIDERATIONS

4.1 Code and Regulatory Compliance

The site and all public areas were screened for compliance with the following applicable codes and regulations:

State Code: The current building code for South Carolina is the 2018 International Residential Code *with SC modifications*.

Energy Code: The current energy code for South Carolina is the 2009 International Energy Conservation Code with Local Amendment.

Multifamily Related: The following multifamily housing related codes and standards apply to the building:

- Americans with Disability Act (ADA Code of 1991)
- Life Safety Code, National Fire Protection Association (NFPA)
- Uniform Federal Accessibility Standards (UFAS)
- Minimum Property Standards (MPS), HUD Handbook 4910.1

4.1.1 Building Codes

4.1.1.1 NFPA – Life Safety Codes

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The building features a fire suppression system throughout. Replacement and upgrade of the fire suppression system at the time of significant rehabilitation is recommended and has been included in the proposed rehabilitation cost estimate.

4.1.1.2 Local / State Building Code

The current building code for Columbia, South Carolina is the 2018 International Residential Code with SC modifications.

4.1.2 Accessibility Regulations

4.1.2.1 Americans with Disabilities Act (ADA)

The subject property was constructed circa 1975. The site and public areas were screened for compliance with the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. The ADA requires that physical barriers in existing facilities be removed, if removal is readily achievable. Any alteration to a public accommodation undertaken after January 26, 1992, shall be made so as to ensure, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, re-roofing, 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. The subject property is currently utilized for residential dwelling and is not intended for public use.

The property requires select UFAS and ADAAG modifications to the common areas including modifications to the common area restrooms and community kitchen. Costs associated with these modifications have been included in the proposed rehabilitation cost estimate.

4.1.2.2 Fair Housing Act (FHA)

The subject property was constructed circa 1975 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

4.1.2.3 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The UFAS was published in the Federal Register on August 7, 1984 (49 FR 31528). HUD adopted the UFAS in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Effective as of July 11, 1988, the design, construction, or alteration of buildings in conformance with sections 3-8 of the UFAS shall be deemed to comply with the requirements of 24 C.F.R. Sections 8.21, 8.22, 8.23, and 8.25. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department.

The property was constructed circa 1975 and features project-based assistance. Therefore, the property is subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or seven (7) of the dwelling units must be handicapped accessible and that 2% or three (3) of the dwelling units are required to have audio/visual smoke alarms. Currently, the property does not feature any fully compliant handicapped accessible units. Reconfiguration of 5% or seven (7) of the dwelling units to be fully UFAS compliant is required and has been included in the proposed rehabilitation cost estimate.

4.1.3 Seismic Design Considerations

According to available information, the subject property is situated within a designated Seismic Zone 2A, an area of low to moderate seismic activity. Consistent with the seismic requirements outlined in Standard and Poor's "Property Condition Assessment Criteria for Multifamily Buildings," additional evaluation is only necessary for structures, which are within a Zone 3 or 4. Therefore, no additional evaluation is required regarding seismic activity at the subject property.

4.2 Environmental Considerations

4.2.1 Fuel Storage Tanks

The subject property does not feature any fuel storage tanks.

4.2.2 Lead Based Paint (LBP)

The subject properties were constructed circa 1975, prior to the 1978 ban on lead-based paint (LBP); therefore, LBP is suspected to be present at the property. Per 24 CFR 35 – Subpart G 35.630 and HUD MAP 9.5.A.5, conversions and major rehabilitation projects require full abatement of lead-based paint. Abatement activities may include chemical stripping of

lead-based paints, enclosure of lead-based paints (i.e. covering existing LBP walls with sheetrock), paint stabilization with an ASTM/EPA approved encapsulate paint and/or selective demolition and disposal. Any remaining LBP should be managed under a site-specific Operations and Maintenance (O&M) Program. Components identified as containing lead in any concentration are required be handled in accordance with 29 CFR 1926.62, the OSHA "Lead Exposure in Construction" Standard (OSHA does not define LBP). All generated debris containing lead-based paint is to be appropriately disposed of in accordance with applicable EPA RCRA requirements. All renovation and maintenance workers are required to have a one-day EPA renovator class when working in residential facilities constructed prior to 1978 that contain LBP and any impacts to LBP must be conducted in accordance with applicable EPA and state regulations. Complete removal and disposal of all LBP is required at the time of significant rehabilitation and has been included in the proposed rehabilitation scope of work.

4.2.3 Asbestos-Containing Material (ACM)

The subject property was constructed circa 1962, at a time when the use of asbestos containing materials (ACMs) were prevalent in construction practices; therefore, presumed ACMs are suspected to be present at the subject property. Prior to demolition activities, D3G recommends conducting a pre-demolition asbestos inspection of the site structures in accordance with 40 CFR Part 61 Subpart M by a licensed asbestos inspector. Identified ACMs should be removed from the structures prior to demolition activities in accordance with applicable regulations.

Asbestos testing was contracted by the Columbia Housing Authority and performed by Environmental Consulting Services, Inc. A report of their findings was provided to D3G for review and inclusion in this report. Sampling results from the textured ceilings and drywall joint compound tested positive for asbestos throughout the building. Complete abatement at the time of significant rehabilitation is required and has been included in the proposed rehabilitation cost estimate.

4.2.4 Mold and Mildew

Mold and mildew were observed in select areas throughout the building as a result of the frequent plumbing leaks and exterior water infiltration. Upon completion of the proposed rehabilitation scope of work to include plumbing infrastructure replacement, any mold/mildew will have been remediated and removed. Additionally, the installation of additional mechanical ventilation and replacement of the windows should mitigate any additional mold/mildew growth.

4.2.5 FEMA Flood Plains and Hazards

According to FEMA Flood Insurance Rate Map (FIRM) # 45079C-0029H, dated February 20, 2002, the property is located in Zone X or 500-year flood plain, and flood risk is minimal.

4.2.6 Other Environmental Conditions

Besides general functional obsolescence, Marion Street Highrise was observed in poor physical condition with advanced capital needs, including systemic mold and moisture damage presenting health and safety risks. Therefore, we believe the capital needs and systemic mold and moisture intrusion problems deem rehabilitation of this site cost ineffective.

5.0 DOCUMENT REVIEWS AND INTERVIEWS

5.1 Document Review

The investigation of the subject property required that select documents be reviewed to obtain site specific information. As part of the audit desk review, the following documentation was obtained and reviewed:

- a. Site specific information provided for review:
 - i. Property Questionnaire
 - ii. Construction Drawings
 - iii. Asbestos Containing Material Assessment

5.2 Site Interviews and Questionnaires

The scope of a Physical Condition Assessment requires that persons familiar with the property be interviewed, including a minimum of one of the following: property manager, maintenance director/staff, owner/owner representative, and other designated stakeholders as determined by the project team. In addition, D3G has standardized a Property Questionnaire and Utility Data form and is required to be completed by the owner or owner representative. The following is a Record of Communication log with stakeholders of this project:

Person	Title	Dates	Discussion
Troy Wages	Capital Improvements Administrator	January 14, 2020	Provided tour of facility, discussed operations and maintenance

Please be advised, D3G makes an effort to discuss housing concerns and comfort levels with building tenants; however, as a respect to privacy, resident and occupant names are not recorded. Interviews during the inspection process with representative tenants which identify any adverse conditions or occupant comfort concerns are addressed within the recommended repairs and rehabilitations.

6.0

QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 by Robert E. Hazelton and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 100 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-FHA, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G has worked with every HUD office in the country and is a premier provider of Green Capital Needs Assessments (GPCA and GRPCA) to the Office of Affordable Housing Preservation (OAHP) at HUD, under both the M2M program and the ARRA stimulus bill. A staff resume of the Needs Assessor performing this evaluation has been provided in Appendix H. D3G's senior staff are trained, accredited and licensed in the following fields of building science investigations:

- Engineering (Professional Engineer)
- Architectural (Licensed Architect, ICC Plans Examiner)
- Sustainability (LEED-AP, RESNET, BPI-Multifamily)
- Environmental (CSP, EP, CHMM, CEI)

7.0 LIMITING CONDITIONS

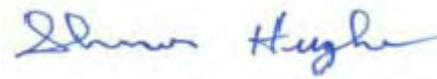
This report has been prepared for and can be relied upon by the Client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, as detailed in Section 2.2 Scope. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from the preparer.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas at the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

8.0 CERTIFICATION

The Needs Assessor certifies that the data presented in this report is representative of site conditions observed during our inspection. We understand that this report will be used by The Client to document to the U.S. Department of Housing and Urban Development the current physical condition and needs of the property. The Needs Assessor certifies that the review was in accordance with the HUD requirements applicable on the date of the Review and that we 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.

Shawn Hughes
Senior Project Manager



Signature

Mike Ferguson, P.E.
President



Signature

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 of 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 APPENDICIES

Appendix A: HUD Form 52860-B, Total Development Cost Addendum

Appendix B: Rehabilitation Cost Estimate (CSI 16 Division Format)

Appendix C: Color Site Photographs

Appendix D: Site Maps

Appendix E: Site Specific Information

Appendix F: Staff Resumes and Certifications

Appendix A

HUD Form 52860-B, Total Development Cost Addendum



**Total Development Cost
(TDC) Addendum**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0075
(exp. 10/31/2010)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to as a supplement to the HUD-52860 for all inventory removal actions that involve a demolition action or a disposition action justified by obsolescence based on requirements of Section 18 of the United States housing Act of 1937 as amended ("Act") and 24 CFR Part 970. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing development, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. Please refer to the instructions for each section for additional guidance on how to complete this application. HUD approval of the proposed removal from inventory action in this application does not constitute HUD approval for funding of the proposed action. All capitalized terms not defined in this form have the meanings as defined in the Act and the HUD Regulations. The information requested does not lend itself to confidentiality.

1. Inventory Removal Application Number DDA _____

Development Name & Number Marion Street High Rise - Columbia Housing Authority

2. Total Development cost calculation

Based on HUD Notice PIH-2011-38 (HA)_ For Locality Columbia, South Carolina

If Justification is based upon obsolescence of the units/buildings, complete the applicable calculation below for the unit proposed for demolition for each project

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X	\$ -	\$ -
0 - Bdr Row Dwelling		X	\$ -	\$ -
0 - Bdr Walk-Up		X	\$ -	\$ -
0 - Bdr elevator	85	X	\$ 122,127.00	\$ 10,380,795.00
1 - Bdr Detached and Semi detached		X	\$ -	\$ -
1 - Bdr Row Dwelling		X	\$ -	\$ -
1 - Bdr Walk-Up		X	\$ -	\$ -
1 - Bdr elevator	60	X	\$ 170,978.00	\$ 10,258,680.00
2 - Bdr Detached and Semi detached		X	\$ -	\$ -
2 - Bdr Row Dwelling		X	\$ -	\$ -
2 - Bdr Walk-Up		X	\$ -	\$ -
2 - Bdr elevator	1	X	\$ 219,829.00	\$ 219,829.00
3 - Bdr Detached and Semi detached		X	\$ -	\$ -
3 - Bdr Row Dwelling		X	\$ -	\$ -
3 - Bdr Walk-Up		X	\$ -	\$ -
3 - Bdr Elevator		X	\$ -	\$ -
4 - Bdr Detached and Semi detached		X	\$ -	\$ -
4 - Bdr Row Dwelling		X	\$ -	\$ -
4 - Bdr Walk-Up		X	\$ -	\$ -
4 - Bdr Elevator		X	\$ -	\$ -
5 - Bdr Detached and Semi detached		X	\$ -	\$ -
5 - Bdr Row Dwelling		X	\$ -	\$ -
5 - Bdr Walk-Up		X	\$ -	\$ -
5 - Bdr Elevator		X	\$ -	\$ -
6 - Bdr Detached and Semi detached		X	\$ -	\$ -
6 - Bdr Row Dwelling		X	\$ -	\$ -
6 - Bdr Walk-Up		X	\$ -	\$ -
6 - Bdr Elevator		X	\$ -	\$ -
TOTAL				\$ 20,859,304.00

3. Estimated Cost of Rehabilitation

\$ 16,066,498.50

Provide an attachment showing cost breakdown and reference it as Addendum to 52860-B – Rehabilitation Cost Breakdown

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 =

77.02%

Provide attachments as needed.
All attachments must reference the
Section and line number to which
they apply. Previous versions obsolete.

form HUD-52860-B (10/2007)

2019 UNIT TOTAL DEVELOPMENT COST (TDC) LIMITS

Number of Bedrooms

0		1		2		3		4		5		6	
HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
500 sqft		700 sqft		900 sqft		1200 sqft		1500 sqft		1700 sqft		1900 sqft	

Region IV - Southeast

SOUTH CAROLINA

CHARLESTON

Detached/Semi-Detached	90,439	158,268	116,919	204,609	139,840	244,720	166,631	291,604	196,265	343,463	215,078	376,386	232,678	407,187
Row House	78,228	136,899	102,031	178,553	123,535	216,187	150,570	263,497	178,487	312,352	196,256	343,449	212,837	372,464
Walkup	69,055	120,847	94,390	165,183	119,553	209,217	157,604	275,808	195,418	341,981	220,274	385,480	244,848	428,484
Elevator	77,144	123,430	108,002	172,803	138,859	222,175	185,146	296,233	231,432	370,291	262,290	419,663	293,147	469,036

COLUMBIA

Detached/Semi-Detached	89,475	156,581	115,643	202,375	138,293	242,012	164,756	288,322	194,027	339,546	212,609	372,066	229,982	402,468
Row House	77,535	135,687	101,085	176,899	122,350	214,113	149,051	260,840	176,644	309,127	194,206	339,860	210,581	368,517
Walkup	68,559	119,979	93,746	164,056	118,765	207,839	156,594	274,040	194,190	339,833	218,910	383,092	243,353	425,867
Elevator	76,330	122,127	106,861	170,978	137,393	219,829	183,191	293,105	228,989	366,382	259,520	415,233	290,052	464,084

FLORENCE

Detached/Semi-Detached	87,976	153,957	113,777	199,109	136,110	238,192	162,230	283,903	191,122	334,464	209,465	366,563	226,642	396,624
Row House	75,900	132,825	99,053	173,344	119,986	209,976	146,347	256,108	173,542	303,699	190,853	333,992	207,021	362,288
Walkup	66,840	116,970	91,314	159,799	115,617	202,331	152,377	266,660	188,902	330,578	212,902	372,579	236,624	414,092
Elevator	75,032	120,051	105,044	168,071	135,057	216,092	180,076	288,122	225,095	360,153	255,108	408,173	285,121	456,193

GREENVILLE

Detached/Semi-Detached	88,484	154,848	114,391	200,183	136,814	239,425	163,024	285,292	192,015	336,026	210,420	368,234	227,638	398,366
Row House	76,544	133,953	99,833	174,707	120,872	211,526	147,320	257,810	174,632	305,606	192,017	336,029	208,237	364,415
Walkup	67,575	118,257	92,369	161,646	116,994	204,740	154,233	269,908	191,239	334,669	215,565	377,239	239,615	419,326
Elevator	75,477	120,763	105,668	169,069	135,859	217,374	181,145	289,832	226,431	362,290	256,622	410,595	286,813	458,901

ROCK HILL

Detached/Semi-Detached	90,412	158,222	116,944	204,651	139,909	244,841	166,774	291,855	196,491	343,859	215,357	376,875	233,031	407,805
Row House	77,930	136,377	101,724	178,017	123,242	215,674	150,356	263,123	178,318	312,057	196,118	343,206	212,749	372,311
Walkup	68,568	119,994	93,657	163,899	118,570	207,497	156,254	273,444	193,694	338,965	218,294	382,014	242,605	424,559
Elevator	77,106	123,370	107,948	172,717	138,791	222,065	185,054	296,087	231,318	370,109	262,160	419,456	293,003	468,804

Appendix B
Rehabilitation Cost Estimate (CSI 16 Division Format)



Date: 02/12/2020
 Project: Marion Street High Rise
 Address: 1930 Marion Street
 City, State: Columbia, South Carolina 29201

Gross Square Feet: 94,700
 Number of Units: 146
 R.S. Means Location Factor (Building): 0.855 Columbia, SC
 DBWR Type (Residential or Commercial): Commercial
 Construction Cost Adjustment Factor: 1.0000

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost - National Average	Quantity	Total Cost Adjusted for Location
1	3	Concrete					\$ 62,415.00
	Industry Average	Concrete	Concrete cutting / core drilling	Apt	\$ 500.00	146	\$ 62,415.00
2	4	Masonry					\$ 454,118.89
	040120200620	Masonry	Pointing masonry, tuck, cut and re-point, soft old mortar, common bond	SF	\$ 7.63	40,560	\$ 264,599.24
	040120520310	Masonry	Cleaning masonry, heavy restoration, average soil, biological staining, by chemical, high pressure wash, brush and rinse, excludes scaffolding	SF	\$ 3.19	40,560	\$ 110,625.37
	040505105020	Demolition	Selective demolition, masonry, veneers, brick (10% replacement)	SF	\$ 4.32	4,056	\$ 14,981.24
	042113132000	Masonry	Brick veneer masonry, standard sel. Common, 4"x2-2/3"x8" (10% replacement)	SF	\$ 18.43	4,056	\$ 63,913.03
3	5	Metals					\$0.00
			NONE NOTED				
4	6	Rough Carpentry					\$ 395,412.25
	Industry Average	Rough Carpentry	Blocking @ kitchen cabinets & bathrooms	Unit	\$ 500.00	146	\$ 121,000.00
	092213130980	Rough Carpentry	Furring, on ceilings, galvanized steel channels with sound isolation clips, 1-5/8" channels, 24" OC	LF	\$ 5.24	61,250	\$ 274,412.25
5	6	Finish Carpentry					\$ 228,762.69
	Industry Average	Finish Carpentry	Apartment punch-out, cleaning, prelease procedures - Industry Average	EA	\$ 750.00	146	\$ 181,500.00
	062213505950	Finish Carpentry	Units - Moldings, window & door, window trim sets, 2-1/2" wide, includes casings, header, stops, stool & apron, pine	Opng.	\$ 111.00	498	\$ 47,262.69
6	7	Waterproofing					\$ 75,818.12
	079213203900	Caulking	Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 1" x 1/2"	LF	\$ 4.23	10,512	\$ 38,018.22
	071919100300	Moisture Protection	Silicone water repellants, sprayed on masonry, 2 coats	SF	\$ 1.09	40,560	\$ 37,799.89
7	7	Insulation					\$ 30,170.56
	072116200080	Insulation	Blanket insulation walls, R13, 15" wide (Replacement of exterior wall insulation; moisture damage)	EA	\$ 0.87	40,560	\$ 30,170.56
8	7	Roofing					\$ 92,306.69
	070505104420	Demolition	Selective demolition, thermal & moisture protection, single ply membrane, fully adhered	SF	\$ 0.70	6,457	\$ 3,864.51
	070505102520	Demolition	Selective demolition, thermal & moisture protection, roof insulation board, up to 2" thick	SF	\$ 0.70	19,371	\$ 11,593.54
	072216100100	Roofing	Roof deck insulation, fiberboard, low density, 2" thick, R5.56	SF	\$ 1.93	19,371	\$ 31,965.06
	072216103010	Roofing	Roof deck insulation, fastening alternatives, coated screws 4", 1 per SF	EA	\$ 0.33	6,457	\$ 1,821.84
	075323204800	Roofing	Roofing, single ply membrane, EPDM, 60 mils, fully adhered	SF	\$ 7.80	6,457	\$ 43,061.73
9	7	Roof Accessories					\$ 18,437.49
	077143100500	Roof Flashing	Drip edge, galvanized, mill finish, 8" wide	LF	\$ 2.62	326	\$ 730.27
	076510100100	Roof Flashing	Sheet metal flashing, aluminum, mill finish, .32" thick, inc. up to 4 bend:	LF	\$ 5.98	1,550	\$ 7,925.00
	075113500100	Roof Walkways	Walkways for built-up roofs, 100% recycled rubber, 3' x 3' x 3/4"	SF	\$ 7.92	200	\$ 1,354.32
	221316802060	Roof Flashing	Vent flashing, galvanized, 4" pipe, includes neoprene ring	EA	\$ 69.45	22	\$ 1,306.35
	047210100800	Parapet	Aluminum coping, stock units, for 12" wall, excludes scaffolding	LF	\$ 25.55	326	\$ 7,121.55
9	7	Sheet Metal					\$0.00
			NONE NOTED				
10	8	Doors					\$ 365,896.82
	081313150560	Doors	Doors, fire, flush, "B" lable, 90-minute, composite, 3'0"x6'8" (Dwelling unit entry, stairs, and common areas)	EA	\$ 840.00	193	\$ 138,612.60
	080505100202	Demolition	Door demolition, exterior door, single, 3' - 6" x 7' high, 1-3/4" thick, remove	EA	\$ 45.00	2	\$ 76.95
	081313200030	Doors	Doors, residential, steel, prehung, insulated, exterior, embossed, full panel, 2'-8" x 6'-8"	EA	\$ 530.00	2	\$ 906.30
	080505102000	Demolition	Selective demolition, door frames, metal, remove	EA	\$ 85.00	2	\$ 145.35
	081213131200	Doors	Standard hollow metal frame, 14 ga., up to 8 3/4" deep (loading dock)	EA	\$ 311.00	2	\$ 531.81



Date: 02/12/2020
 Project: Marion Street High Rise
 Address: 1930 Marion Street
 City, State: Columbia, South Carolina 29201

Gross Square Feet: 94,700
 Number of Units: 146
 R.S. Means Location Factor (Building): 0.855 Columbia, SC
 DBWR Type (Residential or Commercial): Commercial
 Construction Cost Adjustment Factor: 1.0000

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost - National Average	Quantity	Total Cost Adjusted for Location
	080505102205	Demolition	Door demolition, door hardware, remove (Dwelling unit entry, stairs, and common areas)	EA	\$ 14.90	193	\$ 2,458.72
	087120900012	Doors	Hinges, full mortise, steel base	PR	\$ 52.50	339	\$ 15,216.86
	087120400400	Doors	Entry Door hardware, lockset, keyed, single cylinder function (dwelling units and common area rooms/offices)	EA	\$ 247.00	193	\$ 40,758.71
	087120411000	Doors	Door hardware, deadlock, tubular, standard duty, outside key (dwelling units)	EA	\$ 127.50	146	\$ 15,915.83
	087120452020	Doors	Peepholes, wide view (dwelling units)	EA	\$ 33.55	146	\$ 4,188.05
	087120650800	Doors	Thresholds, rubber, 2-3/4" x 1/2" (dwelling units)	EA	\$ 93.50	146	\$ 11,671.61
	080505100700	Demolition	Door demolition, interior bi-fold door, 3' x 6' - 8" high, remove	EA	\$ 27.00	294	\$ 6,786.99
	081433202800	Doors	Doors, wood, residential, interior, closet, bi-fold, flush, birch, 6'-6"x6'-0" wide (dwelling unit closets)	EA	\$ 287.00	146	\$ 35,826.21
	081723106020	Doors	Doors, prehung, interior, passage, pine paneled, flush, hollow core, 4-5/8" solid jamb, 1-3/8" x 6'-8" x 2'-8" wide (dwelling unit bathrooms)	EA	\$ 405.00	146	\$ 50,556.15
	080505101500	Demolition	Door demolition, hollow core, remove (dwelling units)	EA	\$ 85.00	146	\$ 10,610.55
	087120400100	Doors	Interior Door hardware, lockset, non-keyed passage, privacy (dwelling unit bathrooms)	EA	\$ 142.50	146	\$ 17,788.28
	087120501300	Doors	Door stops, wall bumper, 4" dia., w/rubber pad (dwelling units)	EA	\$ 36.40	339	\$ 10,550.36
	087120650011	Doors	Thresholds / Saddles, aluminum (3' each) (dwelling unit bathrooms)	LF	\$ 26.40	146	\$ 3,295.51
11	8	Windows					\$ 1,044,498.97
	084126100050	Windows	Window wall, aluminum, stock, including glazing, average	SF	\$ 91.65	10,622	\$ 832,347.89
	085113206000	Windows	For units with bronze finish add 15% material cost	SF	\$ 13.75	10,622	\$ 124,874.89
	085113206200	Windows	For installation in concrete/masonry openings add 8% material cost	SF	\$ 7.33	10,622	\$ 66,569.67
	090505303970	Demolition	Window wall demolition	SF	\$ 2.28	10,622	\$ 20,706.53
12	8	Glass					\$ 286,776.65
	080505107110	Demolition	Door demolition, remove automatic operators, industrial, sliding doors, to 12' wide	Opng.	\$ 3,500.00	6	\$ 17,955.00
	084313100500	Aluminum Storefront	Aluminum, door, entrance, clear finish, storefront, 6' x 7' opening	Opng.	\$ 1,367.00	6	\$ 7,012.71
	084313100800	Aluminum Storefront	Frames, aluminum entrance, door frame, mill finish, storefront, 6'-0" x 7' opening	Opng.	\$ 642.00	6	\$ 3,293.46
	F20102201320	Demolition	Demolition, storefront systems, includes glass	SF	\$ 16.90	1896	\$ 32,042.40
	084313201000	Aluminum Storefront	Storefront systems, aluminum frame, commercial grade, clear 3/8" plate glass, 6' x 7' door with hardware, 400 SF max wall, wall height to 12' high	SF	\$ 91.05	1,896	\$ 147,599.33
	087113200015	Aluminum Storefront	Door hardware, automatic openers, industrial, sliding doors, to 6' wide	Opng.	\$ 9,200.00	6	\$ 47,196.00
	087113201000	Aluminum Storefront	Door hardware, automatic openers, industrial, swing doors, to 5' wide	EA	\$ 6,175.00	6	\$ 31,677.75
13	9	Lath and Plaster					\$ 62,040.51
	092813100180	Lath and Plaster	Cementitious backerboard, on wall, 3' x 4' x 5/8" sheet - kitchen and bath wet walls	SF	\$ 4.97	14,600	\$ 62,040.51
14	9	Drywall					\$ 534,050.36
	092910302050	Drywall	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick (dwelling units)	SF	\$ 1.95	183,750	\$ 306,357.19
	092910302050	Drywall	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick (corridors 2-16)	SF	\$ 1.95	12,000	\$ 20,007.00
	092910302050	Drywall	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick (1st floor common areas)	SF	\$ 1.95	17,610	\$ 29,360.27
	028713330250	Demolition	Demolition in mold contaminated area, ceiling, gypsum board	SF	\$ 2.45	61,250	\$ 128,303.44
	C30102105300	Drywall	Wall coating, on drywall, thin coat, textured spray (dwelling unit ceilings)	SF	\$ 0.86	61,250	\$ 45,037.13
	C30102105300	Drywall	Wall coating, on drywall, thin coat, textured spray (corridor ceilings 2-16)	SF	\$ 0.86	6,780	\$ 4,985.33
15	9	Ceramic Tile					\$ 245,303.23
	093113105800	Ceramic Tile	Ceramic tile, walls, interior, thin set, 6" x 6"	SF	\$ 10.84	18,104	\$ 167,791.49
	093113103300	Ceramic Tile	Ceramic tile, floors, 1 color, color group 2, 1" x 1" (dwelling unit bathrooms)	SF	\$ 12.90	6,570	\$ 72,463.82



Date: 02/12/2020
 Project: Marion Street High Rise
 Address: 1930 Marion Street
 City, State: Columbia, South Carolina 29201

Gross Square Feet: 94,700
 Number of Units: 146
 R.S. Means Location Factor (Building): 0.855 Columbia, SC
 DBWR Type (Residential or Commercial): Commercial
 Construction Cost Adjustment Factor: 1.0000

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost - National Average	Quantity	Total Cost Adjusted for Location
		093133103255	Ceramic Tile	Ceramic tile, floors, glazed, color group 1, 6"x6" (common area restrooms)	SF	\$ 9.84	600 \$ 5,047.92
16	9	Acoustical					\$ 35,031.57
		095323300050	Acoustical	Acoustical ceiling Class A suspension system, 15/16" T bar, 2' x 4' grid -	SF	\$ 1.88	5,870 \$ 9,435.44
		095323300600	Acoustical	1-1/2" carrier channels, 4' O.C., add -	SF	\$ 1.58	5,870 \$ 7,929.78
		095123101125	Acoustical	Suspended acoustical ceiling tiles, 2'x2' or 2'x4' x 3/4" thick	SF	\$ 3.52	5,870 \$ 17,666.35
17	9	Wood Flooring					\$0.00
			NONE NOTED				
18	9	Resilient Flooring					\$ 420,228.62
		096519197150	Resilient Flooring	Flooring, vinyl composition tile, solid, 12" x 12" x 1/16" (dwelling units)	SF	\$ 5.10	50,030 \$ 218,155.82
		096513130700	Resilient Flooring	Wall base, vinyl, straight or cove, standard colors, 4" high (dwelling units)	LF	\$ 3.26	10,006 \$ 27,889.72
		096519197150	Resilient Flooring	Flooring, vinyl composition tile, solid, 12" x 12" x 1/16" (1st floor common areas)	SF	\$ 5.10	5,870 \$ 25,596.14
		096513130700	Resilient Flooring	Wall base, vinyl, straight or cove, standard colors, 4" high (1st floor common areas)	LF	\$ 3.26	1,674 \$ 4,665.94
		096519197150	Resilient Flooring	Flooring, vinyl composition tile, solid, 12" x 12" x 1/16" (common hallways 2 - 16)	SF	\$ 5.10	6,780 \$ 29,564.19
		096513130700	Resilient Flooring	Wall base, vinyl, straight or cove, standard colors, 4" high (common hallways 2 - 16)	LF	\$ 3.26	1,856 \$ 5,173.23
		096513232500	Resilient Flooring	Stair treads & risers, vinyl, tread & riser combined, 1/8" thick (Common stairways)	LF	\$ 18.65	1,874 \$ 29,882.34
		096510103600	Resilient Flooring	Latex underlayment, cementitious for resilient flooring, 1/8" thick	SF	\$ 5.30	17,500 \$ 79,301.25
19	9	Painting					\$ 535,388.73
		099123721670	Painting & Decorating	Painting, on plaster or drywall, rollerwork, primer and 2 coats (dwelling units)	SF	\$ 1.99	245,000 \$ 416,855.25
		099123721670	Painting & Decorating	Painting, on plaster or drywall, rollerwork, primer and 2 coats (1st floor common areas)	SF	\$ 1.99	12,000 \$ 20,417.40
		099123721670	Painting & Decorating	Painting, on plaster or drywall, rollerwork, primer and 2 coats (common hallways 2 - 16)	SF	\$ 1.99	17,610 \$ 29,962.53
		099113700370	Painting and Decorating	Exterior painting, doors, panel both sides, incl. frame and trim, primer & 2 finish coats	EA	\$ 244.65	2 \$ 418.35
		099123350140	Painting & Decorating	Priming/ painting of doors, interior latex	EA	\$ 130.25	485 \$ 54,011.42
		099123723200	Painting and Decorating	Paints & coatings, walls & ceilings, interior, masonry or concrete block, latex paint, primer plus 2 finish coats, smooth, brush (stairwell)	SF	\$ 1.90	8,448 \$ 13,723.78
20	10	Specialties					\$ 106,879.45
		102813130200	Specialties	Toilet accessories, curtain rod, stainless steel, 1" diameter x 5' long	EA	\$ 82.00	146 \$ 10,236.06
		102813136500	Specialties	Toilet accessories, towel bar, stainless steel, 30" long	EA	\$ 85.50	146 \$ 10,672.97
		102813134300	Specialties	Toilet accessories, robe hook, regular, single	EA	\$ 29.60	146 \$ 3,694.97
		102816200020	Specialties	Bath accessories, medicine cabinet, with mirror, stainless steel frame, unlighted, 16" x 22"	EA	\$ 156.50	146 \$ 19,535.90
		101423131050	Specialties	Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters, 6" x 6'	EA	\$ 71.85	146 \$ 8,969.04
		Industry Average	Specialties	Range Queens, pair	EA	\$ 100.00	146 \$ 12,483.00
		Industry Average	Specialties	Stainless-steel splash guards @ ranges	EA	\$ 150.00	146 \$ 18,724.50
		105723190200	Specialties	Wood shelving, pine, clear grade, no edge band, 1x12 (Closet shelving, Avg. 15lf/unit)	LF	\$ 12.05	2,190 \$ 22,563.02
21	10	Special Equipment					\$ 1,058,292.07
		D40104100620	Sprinklers	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	SF	\$ 0.24	5,870 \$ 1,204.52
		D40104100740	Sprinklers	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	SF	\$ 2.34	88,830 \$ 177,722.18
		D40104108950	Sprinklers	Standard High Rise Accessory Package 16 story	SF	\$ 0.17	94,700 \$ 13,764.65
		D40203101580	Sprinklers	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	SF	\$ 2.45	5,870 \$ 12,296.18
		D40204103650	Sprinklers	Fire pump, electric, with controller, 5" pump, 100 HP, 1000 GPM	SF	\$ 0.33	94,700 \$ 26,719.61
		D40204103700	Sprinklers	Fire pump, electric, for jockey pump system, add	SF	\$ 0.04	94,700 \$ 3,238.74
		275119102800	Emergency Call System	Emergency call system, annunciator, 12 zone, excl rough-in wires, cables & conduits	EA	\$ 1,980.00	13 \$ 22,007.70
		275119103000	Emergency Call System	Emergency call system, bell, excl rough-in wires, cables & conduits	EA	\$ 288.00	292 \$ 71,902.08
		275119103200	Emergency Call System	Emergency call system, light or relay, excl rough-in wires, cables & conduits	EA	\$ 167.00	292 \$ 41,693.22
		275119103400	Emergency Call System	Emergency call system, transformer, excl rough-in wires, cables & conduits	EA	\$ 509.00	242 \$ 105,317.19



Date: 02/12/2020
 Project: Marion Street High Rise
 Address: 1930 Marion Street
 City, State: Columbia, South Carolina 29201

Gross Square Feet: 94,700
 Number of Units: 146
 R.S. Means Location Factor (Building): 0.855 Columbia, SC
 DBWR Type (Residential or Commercial): Commercial
 Construction Cost Adjustment Factor: 1.0000

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost - National Average	Quantity	Total Cost Adjusted for Location
	D50309100456	Fire Alarm System	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire (building requires approximately 300 detectors)	EA	\$ 83,200.00	3	\$ 213,408.00
	D50309100640	Intercom System	Communication and alarm systems, includes outlets, boxes, conduit and wire, intercom systems, 100 stations	EA	\$ 148,000.00	2	\$ 253,080.00
	149182103000	Waste Handling Equip.	Trash Chute Replacement (Includes Replacement of Chute Doors)	Floor	\$ 8,475.00	16	\$ 115,938.00
22	11	Cabinets					\$ 815,171.96
	123223109600	Cabinets	Kitchen cabinets, excl. counters and appliances (dwelling units)	LF	\$ 559.50	1,460	\$ 698,423.85
	123223109600	Cabinets	Kitchen cabinets, excl. counters and appliances (community kitchen)	LF	\$ 559.50	45	\$ 21,526.76
	123623130100	Cabinets	Countertops, stock, plastic laminate, 24" wide, include backsplash (dwelling units)	LF	\$ 74.00	1,460	\$ 92,374.20
	123623130100	Cabinets	Countertops, stock, plastic laminate, 24" wide, include backsplash (community kitchen)	LF	\$ 74.00	45	\$ 2,847.15
26	13	Special Construction					\$ 2,013,958.57
	024119210580	Demolition	Selective demolition, gutting, building interior	SF	\$ 8.05	94,700	\$ 651,796.43
	Industry Average	Special Construction	Conversion of existing units to be fully UFAS compliant handicapped accessible units. Cost includes carpentry, cabinetry, finishes, mechanical, electrical, and plumbing	EA	\$ 25,000.00	7	\$ 175,000.00
	019313031039	Cleaning	Stair cleaning, mop or scrub	Flight	\$ 108.22	32	\$ 2,960.90
	Industry Average	Environmental Abatement	Environmental Abatement - Lead based paint, asbestos, mold, urban soils	Apt	\$ 3,000.00	146	\$ 438,000.00
	099646100350	Fire Protection	Intumescent coatings, on interior steel, 0.310" dry film thickness	SF	\$ 4.30	68,000	\$ 250,002.00
	078413100520	Fire Protection	Firestopping, multi trade openings, through walls, 6" x 12" (10 per unit)	EA	\$ 397.50	1,460	\$ 496,199.25
27	14	Elevators					\$ 321,351.75
	142123101625	Elevators	Electric traction passenger elevator, base unit, 2000 lb., 4 stop, std. fin.	EA	\$ 157,000.00	2	\$ 268,470.00
	142123101650	Elevators	Electric traction passenger elevator, for 2500 lb. capacity, add	EA	\$ 4,925.00	2	\$ 8,421.75
	142810103625	Elevators	Elevator options, passenger, cab finishes, hall finishes, stainless steel doors (2 per floor)	EA	\$ 1,625.00	32	\$ 44,460.00
28	15	Plumbing and Hot Water					\$ 2,448,042.41
	D20202401820	Domestic Water Distribution	Domestic water supply piping and hot water		\$ 7.91	94,700	\$ 640,460.84
	D20109612200	Plumbing	Three fixture bathroom, 1 water closet, 36" corner angle shower, 1 lavatory, on 2 walls with all necessary service piping	EA	\$ 7,875.00	146	\$ 983,036.25
	D20104101960	Plumbing	Kitchen sink system - Kitchen sink w/trim, countertop, 32"x21" double bowl - systems are complete w/trim and rough-in (supply, waste, and vent) to connect to supply branches and waste mains (dwelling units)	SF	\$ 2,475.00	146	\$ 308,954.25
	D20104101960	Plumbing	Kitchen sink system - Kitchen sink w/trim, countertop, 32"x21" double bowl - systems are complete w/trim and rough-in (supply, waste, and vent) to connect to supply branches and waste mains (community kitchen)	SF	\$ 2,475.00	1	\$ 2,116.13
	D20109201180	Plumbing	Two fixture bathroom - Lavatory & water closet - System includes rough-in (supply, waste and vent) to connect to supply branches and waste mains (common area restrooms)	EA	\$ 4,075.00	5	\$ 17,420.63
	221119421050	Water	Backflow preventer, double check principle, corrosion resistant, automatic operation, ball valves, threaded, 2" pipe size, includes valves and four test cocks	EA	\$ 849.00	1	\$ 725.90
	221119382360	Water	Water supply meter, domestic/commercial, bronze, threaded/flanged, to 160 GPM, 2" diameter	EA	\$ 678.00	1	\$ 579.69
			Sanitary Waste Piping Replacement within the Units/Buildings				\$ -
	221113741940	Plumbing	Pipe, plastic, PVC, 4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10	LF	\$ 46.30	4,015	\$ 158,939.80
	221113763060	Plumbing	Elbow, 45 Deg., plastic, PVC, white, socket joint, 4", schedule 4C	EA	\$ 108.00	292	\$ 26,963.28
	221113763460	Plumbing	Coupling, plastic, PVC, white, socket joint, 4", schedule 4C	EA	\$ 89.55	730	\$ 55,892.63
	221113763260	Plumbing	Tee, plastic, PVC, white, socket joint, 4", schedule 4C	EA	\$ 152.00	438	\$ 56,922.48
	221113741900	Plumbing	Pipe, plastic, residential installation, PVC, 1-1/2" diameter, schedule 40, includes couplings 10' OC,	LF	\$ 33.30	4,015	\$ 114,313.07
	221113763020	Plumbing	Elbow, 45 Deg., plastic, PVC, white, socket joint, 1-1/2", schedule 4C	EA	\$ 42.05	292	\$ 10,498.20



Date: 02/12/2020
 Project: Marion Street High Rise
 Address: 1930 Marion Street
 City, State: Columbia, South Carolina 29201

Gross Square Feet: 94,700
 Number of Units: 146
 R.S. Means Location Factor (Building): 0.855 Columbia, SC
 DBWR Type (Residential or Commercial): Commercial
 Construction Cost Adjustment Factor: 1.0000

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost - National Average	Quantity	Total Cost Adjusted for Location
		221113763420	Plumbing	Coupling, plastic, PVC, white, socket joint, 1-1/2", schedule 40	EA	\$ 41.34	730 \$ 25,802.36
		221113763220	Plumbing	Tee, plastic, PVC, white, socket joint, 1-1/2", schedule 40	EA	\$ 62.90	438 \$ 23,555.42
				Rain Water Roof Drainage			
		D20402102040	Rain Water Drainage	Roof drain, DWV PVC, 4" diam, diam, 10" high	SF	\$ 0.05	94700 \$ 4,048.43
		D20402102080	Rain Water Drainage	Roof drain, DWV PVC, 4" diam, for each additional foot add	SF	\$ 0.22	94,700 \$ 17,813.07
29	15		Heat and Ventilation				\$ 781,579.10
		230505104010	Demolition	Packaged terminal air conditioner, up thru 18,000 BTUH, selective demolitor	EA	\$ 520.00	146 \$ 64,911.60
		238113100340	Heating and Cooling	Packaged terminal air conditioner, cabinet, wall sleeve, louver, electric heat, manual changeover,	EA	\$ 4,550.00	146 \$ 567,976.50
		D30201242600	Heating and Cooling	Gas fired, heating and cooling (1st floor common area only)		\$ 10.48	5,870 \$ 52,597.55
		233416107140	Ventilation	Replace rooftop ventilation fans	EA	\$ 1,530.00	10 \$ 13,081.50
		233423106670	Ventilation	Bathroom exhaust, grille, back draft damper, 110 cfm	EA	\$ 209.00	146 \$ 26,089.47
		113013194300	Ventilation	Range hood, residential appliances, vented, 2 speed, 30" wide	EA	\$ 456.00	146 \$ 56,922.48
30	15		Air Conditioning				\$ 0.00
				<i>Included in heating section above</i>			
31	16		Electrical				\$ 470,064.56
		260590101120	Electrical	Electrical breaker panel, 1 phase, 3 wire, 120/240 volt, 100 amp (replace and relocate)	EA	\$ 1,650.00	146 \$ 205,969.50
		262416202082	Electrical	Circuit Breakers, arc fault circuit interrupter, 1 pole	EA	\$ 131.00	876 \$ 98,116.38
		262416202110	Electrical	Circuit breakers, plug-in high interrupting capacity, 2 pole, 120/240 V, 60 am	EA	\$ 112.50	292 \$ 28,086.75
		260590104350	Electrical	Receptacle devices, residential, decorator style, GFI incl cover plate (3 per unit)	EA	\$ 95.50	438 \$ 35,763.80
		260590104670	Electrical	Circuit and connection for range hoods	EA	\$ 178.00	146 \$ 22,219.74
		260590106210	Electrical	Light fixtures, residential, canopy style, economy grade (dwelling units)	EA	\$ 43.40	438 \$ 16,252.87
		260590106250	Electrical	Light fixtures, residential, dining room chandelier, economy grade (1 & 2-bedroom units)	EA	\$ 130.00	61 \$ 6,780.15
		260590106320	Electrical	Light fixtures, residential, kitchen fixture (fluorescent), economy grade	EA	\$ 192.00	146 \$ 23,967.36
		265113500400	Electrical	Fluorescent fixture, interior, acrylic lens, grid recess ceiling mounted, 2-40 W, 2' W x 4' L, incl lamps	EA	\$ 204.50	70 \$ 12,239.33
		265113501100	Electrical	Fluorescent fixture, interior, surface mounted, acrylic lens, 2-40 W, 1' W x 4' L, incl lamps, mounting hardware and connections	EA	\$ 183.50	68 \$ 10,668.69
		D3G Estimate	Electrical	Building-mounted Exterior Lighting Upgrades	LS	\$ 10,000.00	1 \$ 10,000.00
32	0		Subtotal (Structures)				\$ 12,937,028.58
33	0		Accessory Structures				\$ 0.00
				<i>NONE NOTED</i>			
34	0		Total (Lines 32 and 33)				\$ 12,937,028.58
35	31		Earthwork				\$ 5,308.70
		329113233850	Earthwork	Spread conditioned Topsoil - 6" deep (building perimeter)	MSF	\$ 808.50	4 \$ 2,765.07
		Industry Average	Earthwork	Fine Grading green areas - building foundation perimeter within 5	SY	\$ 8.50	350 \$ 2,543.63
36			Site Utilities				\$ 133.81
38	32		Exterior Improvements				\$ 0.00
				<i>NONE NOTED</i>			
39	32		Lawns and Plantings				\$ 10,000.00
		Industry Average	Lawns and Plantings	Landscape repair and replacement within 5' of building	LS	\$ 10,000.00	1 \$ 10,000.00
40			Unusual Site Conditions				\$ 0.00
				<i>NONE NOTED</i>			
41			Total Land Improvements				\$ 15,442.50



Date: 02/12/2020
 Project: Marion Street High Rise
 Address: 1930 Marion Street
 City, State: Columbia, South Carolina 29201

Gross Square Feet: 94,700
 Number of Units: 146
 R.S. Means Location Factor (Building): 0.855 Columbia, SC
 DBWR Type (Residential or Commercial): Commercial
 Construction Cost Adjustment Factor: 1.0000

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost - National Average	Quantity	Total Cost Adjusted for Location
		Combined Structure and Land Improvement Cost					\$12,952,471.08
		Contingency (7.5%)					\$971,435.33
		Soft Costs and Fees					\$2,142,592.08
			General Conditions		5.00%		\$696,195.32
			Builder's Profit (Elevator, Mechanical, Electrical, & Plumbing ONLY)		10.00%		\$402,103.78
			Architectural Design Fees		5.50%		\$765,814.85
			PHA Administration Fee		2.00%		\$278,478.13
TOTAL REHABILITATION / RETROFIT CONSTRUCTION COST BUDGET:							\$ 16,066,498.50
TOTAL DEVELOPMENT COST							\$ 20,859,304.00
Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 =							77.02%
Rehabilitation Cost Per Unit (Estimated Cost of Rehabilitation/Number of Units)							\$ 110,044.51



Appendix C
Color Site Photographs



Marion Street Highrise

Columbia, South Carolina

PHOTO #1



Property identification sign

PHOTO #2



Building exterior elevation

Marion Street Highrise

Columbia, South Carolina

PHOTO #3



Building exterior elevation

PHOTO #4



Building exterior elevation

Marion Street Highrise

Columbia, South Carolina

PHOTO #5



Significant cracking of the brick façade throughout

PHOTO #6



Significant cracking of the brick façade throughout

Marion Street Highrise

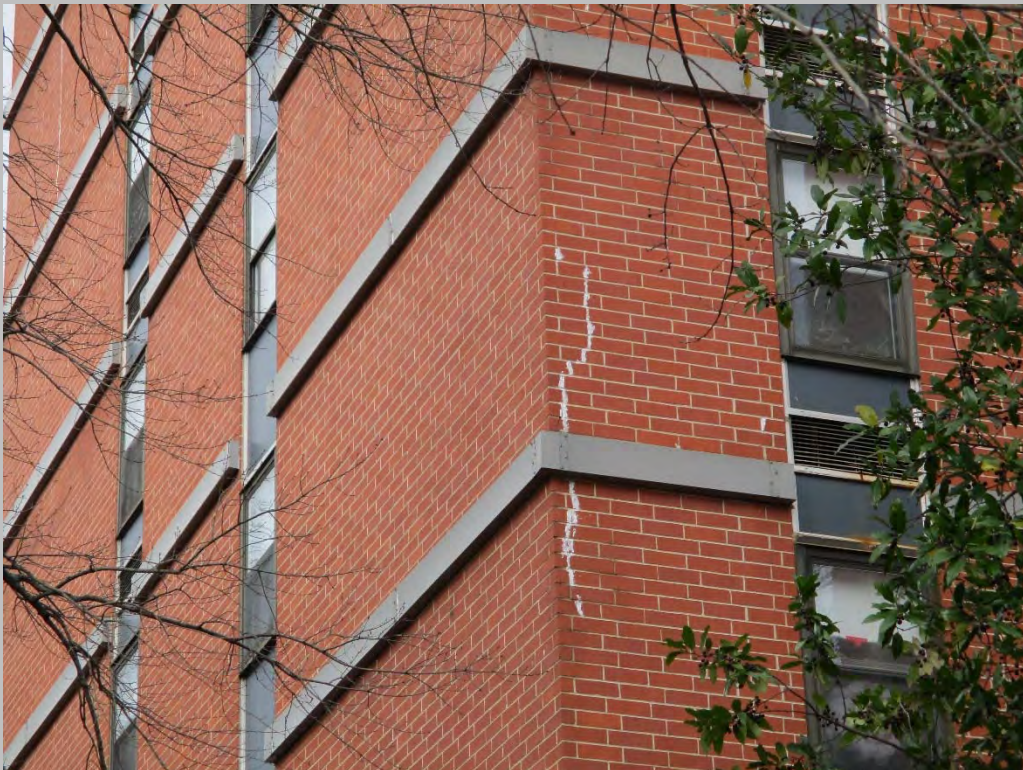
Columbia, South Carolina

PHOTO #7



Significant cracking of the brick façade throughout

PHOTO #8



Significant cracking of the brick façade throughout

Marion Street Highrise

Columbia, South Carolina

PHOTO #9



Porte cochere at the main entrance

PHOTO #10



Porte cochere ceiling in poor condition

Marion Street Highrise

Columbia, South Carolina

PHOTO #11



Main entry vestibule

PHOTO #12



Typical glass storefront entry

Marion Street Highrise

Columbia, South Carolina

PHOTO #13



Typical ground-level glass storefront window assemblies

PHOTO #14



Failing sealants at all glass storefront window assemblies

Marion Street Highrise

Columbia, South Carolina

PHOTO #15



Failing sealants at all glass storefront window assemblies

PHOTO #16



Failing sealants at all glass storefront window assemblies

Marion Street Highrise

Columbia, South Carolina

PHOTO #17



Community kitchen

PHOTO #18



Community kitchen cabinetry and countertops

Marion Street Highrise

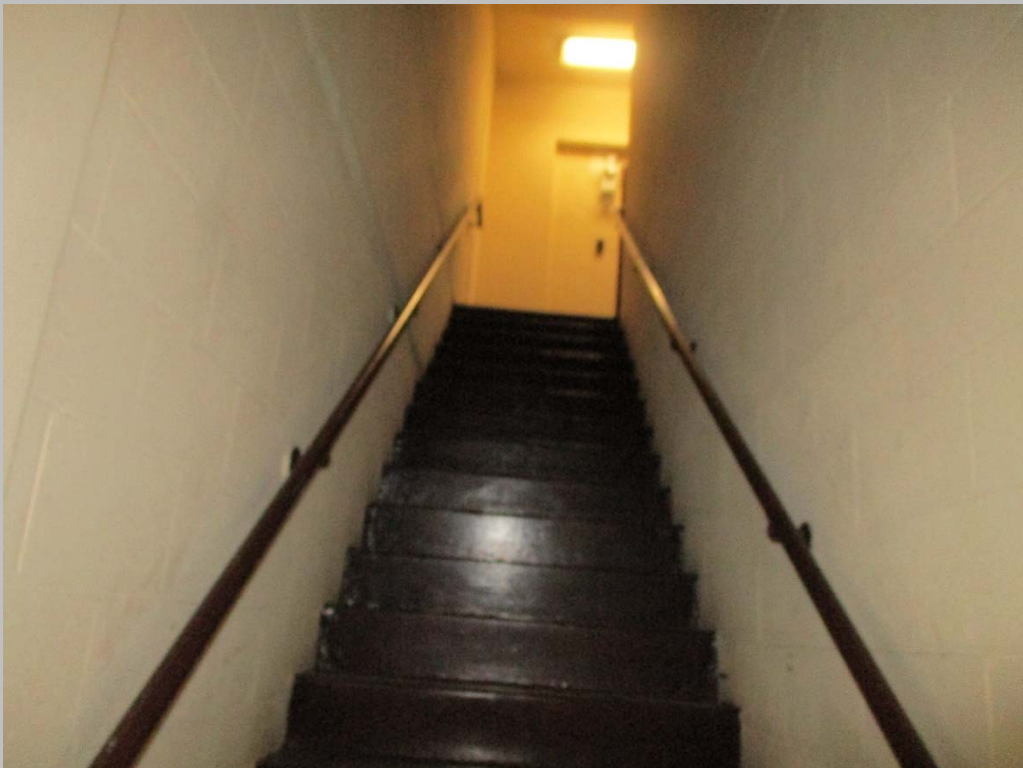
Columbia, South Carolina

PHOTO #19



Community room

PHOTO #20



Typical building stairwell

Marion Street Highrise

Columbia, South Carolina

PHOTO #21



Typical building stairwell

PHOTO #22



Building membrane roof

Marion Street Highrise

Columbia, South Carolina

PHOTO #23



Building membrane roof

PHOTO #24



Typical elevator control panel

Marion Street Highrise

Columbia, South Carolina

PHOTO #25



Typical elevator lobby

PHOTO #26



Typical common hallway

Marion Street Highrise

Columbia, South Carolina

PHOTO #27



Typical dwelling unit bathroom

PHOTO #28



Typical dwelling unit bathroom

Marion Street Highrise

Columbia, South Carolina

PHOTO #29



Typical dwelling unit bathroom

PHOTO #30



Typical dwelling unit bathroom

Marion Street Highrise

Columbia, South Carolina

PHOTO #31



Typical dwelling unit kitchen

PHOTO #32



Typical dwelling unit kitchen cabinetry with water damage

Marion Street Highrise

Columbia, South Carolina

PHOTO #33



Typical dwelling unit kitchen cabinetry with water damage

PHOTO #34



Typical dwelling unit kitchen cabinetry with water damage

Marion Street Highrise

Columbia, South Carolina

PHOTO #35



Typical dwelling unit kitchen cabinetry with water damage

PHOTO #36



Typical dwelling unit kitchen cabinetry with water damage

Marion Street Highrise

Columbia, South Carolina

PHOTO #37



Dwelling unit sinks experience frequent backups throughout

PHOTO #38



Water damaged VCT flooring throughout

Marion Street Highrise

Columbia, South Carolina

PHOTO #39



Water damaged VCT flooring throughout

PHOTO #40



Water damaged VCT flooring throughout

Marion Street Highrise

Columbia, South Carolina

PHOTO #41



Water damaged VCT flooring throughout

PHOTO #42



Water damaged VCT flooring throughout

Marion Street Highrise

Columbia, South Carolina

PHOTO #43



Water damaged ceilings throughout

PHOTO #44



Water damaged ceilings throughout

Marion Street Highrise

Columbia, South Carolina

PHOTO #45



Water damaged ceilings throughout

PHOTO #46



Wall damage due to exterior water infiltration throughout

Marion Street Highrise

Columbia, South Carolina

PHOTO #47



Flooring damage due to exterior water infiltration throughout

PHOTO #48



Typical dwelling unit PTAC

Marion Street Highrise

Columbia, South Carolina

PHOTO #49



Typical non-compliant emergency call unit

PHOTO #50



Electrical panels installed in closets throughout

Marion Street Highrise

Columbia, South Carolina

PHOTO #51



Electrical panels installed in closets throughout

PHOTO #52



Typical common laundry room

Appendix D

Site Maps



Marion Street Highrise

Columbia, South Carolina



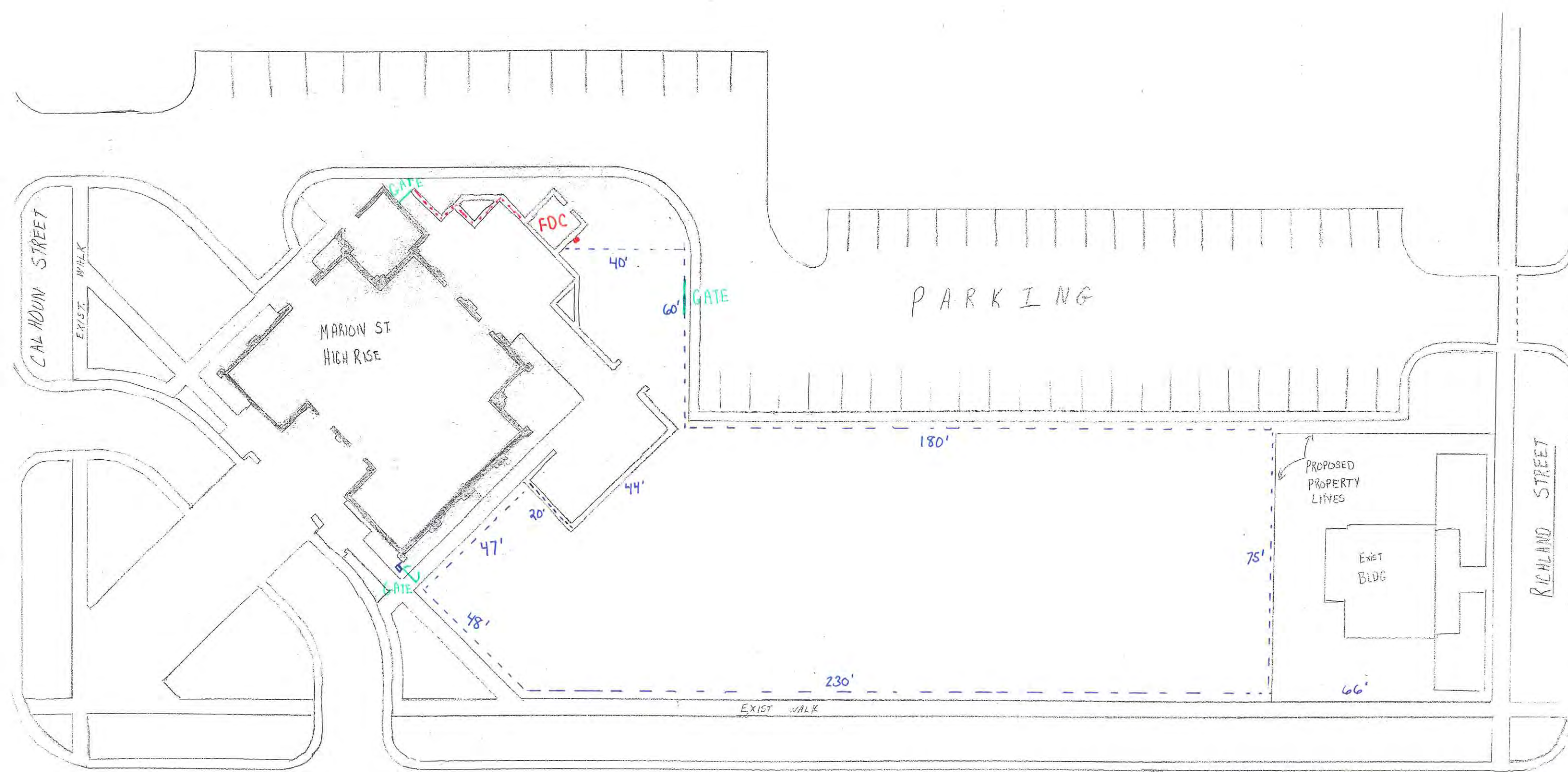
Google Earth

© 2020 Google

200 ft



Richard St



MARION STREET

Appendix E
Site Specific Information



Marion Street Towers Plumbing Project

The main focus of this project is the removal and replacement of the entire plumbing system at Marion Street High-rise. The project includes the following:

- Supply Piping – Remove and replace water supply to each floor with new shutoff valves
- Wastewater Piping – Remove and replace wastewater piping
- Bathrooms – Overall renovation including new showers and fixtures
- Kitchen – Removal/replacement of walls and install new cabinets and counter tops
- General drywall repairs and painting

On March 1, 2018 CHA received 2 bids for this project. Both were over \$4 Million but within less than 1% of each other. This cost was deemed excessive. After much discussion, it was decided to go with Force Account Labor to complete this project creating over \$1 Million in savings.

To use Force Account Labor, the following guidelines must be met or put in place:

- This project and using Force Labor Account must be in CHA 5 Year plan
- HUD approval is NOT needed only if CHA is considered High-Performing. If Field Office Approval is needed, CHA must provide a cost benefit analysis
- Supervision – CHA Capital Improvements staff has the experience to oversee a project of this magnitude
- Personal – CHA has a licensed plumber currently under Force Account Labor
- Needed Personal – CHA will need to hire another knowledgeable plumber, 2 Plumber Apprentices, and 4 labors. These positions will be considered temporary with the option to go permanent
- Davis-Bacon – 2018 Wage Rates (SC 35 – building above 4 stories) applies to all personal working on this project (See Attached). Wage interviews will need to be performed
- CAP Budgets – 2016 and 2017 Capital Fund Budgets will need to be revised
- Obligation - The obligate in 2 years and spend in 4 years rule is in affect. Obligation will follow the Single task rule

ACM testing has been performed. Scope, schedules, and supplies lists are being compiled. New hire search will be started soon. Project start date is 1 May, 2018 with a completion date to be determined later.



U. S. Department of Housing and Urban Development

South Carolina State Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

June 21, 2019

Mr. Gilbert Walker
Executive Director
Columbia Housing Authority
1917 Harden Street
Columbia, South Carolina 29204

Dear Mr. Walker:

Subject: Off-Line Unit Status Change Request for Modernization,
Project Number SC002000005, Units 07-E,08-F and 9-H

We have reviewed your request to take the subject public housing units off-line due to modernization. The Undergoing Modernization Sub-Category is only intended for units undergoing modernization improvements that require the units to become or remain vacant to accomplish the improvements. Once the work requiring the units to be vacant has been completed, the units must be either re-occupied by an eligible family or placed in status of *Vacant*, even if additional modernization work continues on the units.

In no case shall a unit remain in the Undergoing Modernization Sub-Category longer than 3 years. The subject units may not remain in the Undergoing Modernization Sub-Category beyond the following dates:

Unit Number	Date
07-E	March 8, 2021
08-F	March 31, 2021
09-H	January 30, 2022

This letter serves as our approval of your request. The appropriate changes have been made in the Public and Indian Housing Center (PIC) system.

Please maintain a copy of this approval letter in your files. Should you have further questions, please contact Randy Dyal at (803) 765-5312.

Sincerely,

Eric Bickley
Director
Public Housing Program Center



U. S. Department of Housing and Urban Development

South Carolina State Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

January 30, 2019

Mr. Gilbert Walker
Executive Director
Columbia Housing Authority
1917 Harden Street
Columbia, South Carolina 29204

Dear Mr. Walker:

Subject: Off-Line Unit Status Change Request for Modernization,
Project Number SC002000002, Unit 5; Project Number SC002000003, Units 22, 7 and 209;
Project Number SC002000004, Unit 7074; and Project Number SC002000005, Units 02-F, 05-E, 10-E and 17-F

We have reviewed your request to take the subject public housing units off-line due to modernization. The Undergoing Modernization Sub-Category is only intended for units undergoing modernization improvements that require the units to become or remain vacant to accomplish the improvements. Once the work requiring the units to be vacant has been completed, the units must be either re-occupied by an eligible family or placed in status of *Vacant*, even if additional modernization work continues on the units.

In no case shall a unit remain in the Undergoing Modernization Sub-Category longer than 3 years. The subject units may not remain in the Undergoing Modernization Sub-Category beyond the following dates:

- Project Number SC002000002, Unit 5 – July 17, 2021
- Project Number SC002000003, Unit 22 – July 3, 2021
- Project Number SC002000003, Unit 7 – July 16, 2021
- Project Number SC002000003, Unit 209 – August 29, 2021
- Project Number SC002000004, Unit 7074 – July 10, 2021
- Project Number SC002000005, Unit 02-F – July 1, 2021
- Project Number SC002000005, Unit 05-E – July 1, 2021
- Project Number SC002000005, Unit 10-E – August 1, 2021
- Project Number SC002000005, Unit 17-F – June 16, 2021

This letter serves as our approval of your request. The appropriate changes have been made in the Public and Indian Housing Center (PIC) system. Please maintain a copy of this approval letter in your files. Should you have further questions, please contact Randy Dyal at (803) 765-5312.

Sincerely,

Eric Bickley
Director
Public Housing Program Center



U. S. Department of Housing and Urban Development

South Carolina State Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

August 29, 2018

Mr. Gilbert Walker
Executive Director
Columbia Housing Authority
1917 Harden Street
Columbia, South Carolina 29204

Dear Mr. Walker:

Subject: Off-Line Unit Status Change Request for Modernization,
Project Number SC002000005, Units 03-E, 03-F, 04-E, 05-F, 06-E, 06-F, 07-D,
07-F, 08-E, 09-E, 10-F, 11-E, 11-F, 12-E, 12-F, 14-F, 15-E, 16-E, 16-G and 17-E

We have reviewed your request to take the subject public housing units off-line due to modernization. The Undergoing Modernization Sub-Category is only intended for units undergoing modernization improvements that require the units to become or remain vacant to accomplish the improvements. Once the work requiring the units to be vacant has been completed, the units must be either re-occupied by an eligible family or placed in status of *Vacant*, even if additional modernization work continues on the units.

In no case shall a unit remain in the Undergoing Modernization Sub-Category longer than 3 years. The subject units may not remain in the Undergoing Modernization Sub-Category beyond the following dates:

Unit Number	Date
03-E	March 7, 2021
03-F	June 1, 2021
04-E	April 26, 2021
05-F	March 14, 2021
06-E	February 17, 2021
06-F	April 25, 2021
07-D	March 31, 2021
07-F	February 16, 2021
08-E	May 3, 2021
09-E	April 10, 2021
10-F	May 9, 2021
11-E	March 20, 2021
11-F	April 1, 2021
12-E	April 1, 2021
12-F	April 18, 2021


ok

Unit Number	Date
14-F	February 15, 2021
15-E	March 16, 2021
16-E	May 4, 2021
16-G	March 14, 2021
17-E	April 1, 2021

This letter serves as our approval of your request. The appropriate changes have been made in the Public and Indian Housing Center (PIC) system.

Please maintain a copy of this approval letter in your files. Should you have further questions, please contact Randy Dyal at (803) 765-5312.

Sincerely,



Eric Bickley
Director
Public Housing Program Center



U. S. Department of Housing and Urban Development

South Carolina State Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

February 28, 2018

Mr. Gilbert Walker
Executive Director
Columbia Housing Authority
1917 Harden Street
Columbia, South Carolina 29204

Dear Mr. Walker:

Subject: Off-Line Unit Status Change Request for Modernization,
Project Number **SC002000005, Unit 16-F**

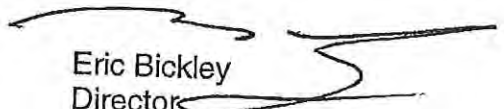
We have reviewed your request to take the subject public housing unit off-line due to modernization. The Undergoing Modernization Sub-Category is only intended for units undergoing modernization improvements that require the units to become or remain vacant to accomplish the improvements. Once the work requiring the units to be vacant has been completed, the units must be either re-occupied by an eligible family or placed in status of *Vacant*, even if additional modernization work continues on the units.

In no case shall a unit remain in the Undergoing Modernization Sub-Category longer than 3 years. The subject unit may not remain in the Undergoing Modernization Sub-Category beyond **February 1, 2021.**

This letter serves as our approval of your request. The appropriate changes have been made in the Public and Indian Housing Center (PIC) system.

Please maintain a copy of this approval letter in your files. Should you have further questions, please contact Randy Dyal at (803) 765-5312.

Sincerely,


Eric Bickley
Director
Public Housing Program Center



Environmental Consulting Services, Inc.

December 15, 2009

Columbia Housing Authority
1917 Harden Street
Columbia, SC 29204
Attn: Aaron Middleton

RE: Limited Asbestos Inspection: Walls & Ceilings of Elevator Hallways of
Marion Street Highrise: Columbia, South Carolina

Dear Aaron:

Per your request, Travis Williams (SCDHEC Licensed Inspector # 00713) visited the Marion Street Highrise apartment facility located at 1930 Marion Street in Columbia, South Carolina on December 8, 2009. This site visit was to collect suspect asbestos containing wall and ceiling samples from the elevator hallways (public areas) concerning this facility. Other areas where sampling occurred were the first floor arts and crafts room, the 9th floor laundry/break room, and the 4th floor break room. Suspect asbestos containing material samples collected during this visit were then forwarded to a NVLAP rated laboratory for analysis.

This is a 17 story apartment building located in downtown Columbia, South Carolina. No 13th floor existed. The first and sixth floor hallways had drop ceilings with two types of ceiling tiles. All other hallway areas consisted of sheetrock walls and ceilings with a textured spray applied material on the sheetrock ceilings. Fireproofing was shown to the inspector above the drop ceilings on floors 1 and 6 and was included in this limited inspection. This fireproofing on these two levels appeared homogeneous. The inspector noted that all sheetrock/drywall joint compound wall systems observed appeared to be homogeneous. All textured ceiling material on sheetrock/drywall joint compound ceilings observed also appeared to be homogeneous. Since apartments were not inspected during this investigation, it cannot be stated that all materials in the apartments are homogeneous with these materials observed in the hallways.

The suspect asbestos containing materials analyzed by PLM analysis from this facility included the textured ceiling material on sheetrock ceilings in the 17th floor hallway near apartment A, the sheetrock/drywall joint compound (DJC) wall material in the 17th floor hallway near apartment A; the textured ceiling on sheetrock/DJC ceilings in the 16th floor hallway; the sheetrock/DJC wall material in the sixteenth floor hallway by the elevator; the sheetrock/DJC ceiling material in the 15th floor laundry room; the sheetrock/DJC wall material in the 15th floor laundry room; the textured ceiling on sheetrock/DJC ceiling in the hallway near the stairs of the 14th floor; the sheetrock/DJC wall material in the 14th floor hallway (at apartment J and I); the textured ceiling on sheetrock/DJC ceiling in the hallway near Apartment I (12th floor); the sheetrock/DJC wall material in the 12th floor hallway near apartment I; the textured ceiling on sheetrock/DJC ceiling in the 11th floor hallway near apartment C; the sheetrock/DJC in the 11th floor hallway (near apartment A and stairs); the textured ceiling on sheetrock/DJC ceiling material in the 10th floor hallway at elevator; the sheetrock/DJC wall material in the 10th floor hallway by elevator;

Page Two – ECS, Inc.
Marion Street Highrise Hallways
December 15, 2009

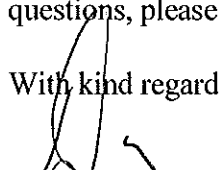
the textured ceiling in the 9th floor laundry room; the sheetrock/DJC wall material in the 9th floor laundry/break room; the textured ceiling on sheetrock/DJC in the hallway near apartment I (8th floor); the sheetrock/DJC wall material on the 8th floor (in the hallway by apartment H); the textured ceiling on sheetrock/DJC ceiling in the hallway near apartment C on the 7th floor; the sheetrock/DJC wall in hallway by apartment C & D (7th floor); the sheetrock/DJC wall material in hallway by elevator (6th floor); the textured ceiling on sheetrock/DJC ceiling in the hallway near apartment B, 5th floor; the sheetrock/DJC in 5th floor hallway (near apartment A and B); the textured ceiling on the sheetrock/DJC ceiling in the 4th floor break room; the sheetrock/DJC wall material in the break room hallway, 4th floor; the textured ceiling on the sheetrock/DJC ceiling in the hallway near apartment H, 3rd floor; the sheetrock/DJC wall material, in hallway by apartment I, 3rd floor; the textured ceiling on sheetrock/DJC ceiling in the hallway near apartment C, 2nd floor; the sheetrock/DJC wall material in 2nd floor hallway by apartment A and stairs; the sheetrock/DJC wall material in corner of first floor arts and crafts room; the gray fireproofing above the ceiling on the first and sixth floors; the 2' X 4' small hole tan ceiling tiles in the art room on the first floor, the 2' X 2' hole/streaked ceiling tiles in the hallways of the first and sixth floors,

All materials analyzed by PLM analysis yielded a “trace, <1% Chrysotile asbestos” except for sample #8 (sheetrock/DJC wall material in the hallway by apartment J and I, 14th floor). This sample yielded a 2% Chrysotile asbestos content through PLM analysis. Point counting of the sample yielded a 1.50% Chrysotile asbestos content. All materials sampled except for the material represented in sample # 8 can be considered as conventional construction debris, for renovation or demolition purposes. Should work be performed in the hallway of the 14th floor, further sampling would be required prior to that work being performed to delineate what is considered to be asbestos containing material. If further sampling is not performed, then the wall material in that hallway must be considered as an asbestos containing material.

A detailed listing of samples, along with the EHS, Inc. laboratory analysis report is included in this report for your review. While all asbestos containing materials have been detailed by approximate analysis, the square footages for any abatement must be confirmed by the bidding asbestos abatement contractors. The square or linear footages of all materials sampled, condition of the materials (“good” or “damaged”), and potential for disturbance (“significant potential for disturbance” or “spd”), can be found on the enclosed “Executive Summary List of Suspect Materials form”.

It is always a pleasure assisting the Columbia Housing Authority with projects. If you have any questions, please contact me at 803/772-1070 or page me at 803/214-8035.

With kind regards,



G. Donald Cobb
1837-I

Index

- PLM Report of Suspect Asbestos Samples
(includes Point count of sample #8)
- Project Drawing Detailing Suspect Asbestos Sample Locations
- Copy of Management Planner's SCDHEC License

PLM Report of Suspect Asbestos Samples

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS CHAIN OF CUSTODY
 736-D St. Andrews Road #196 Columbia, SC. 29210 FAX 803 216 9908 phone: 803 772 1070

CONSULTANT: T. Wellenar LICENSE #: BI-00713 SUBMITTED TO: EHS
 # OF SAMPLES: 49 E-MAIL RESULTS: YES FAX RESULTS: YES DATE SENT TO LAB: 12-8-09

EGS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Aron Middleton
 PROJECT NAME: Marion St. Highrise PROJ #: 1837-I

PHYSICAL ADDRESS: 1930 Marion St. Columbia
 TYPE OF ANALYSIS: PCM TEM ITEM LEAD AIR/LEAD BK OTHER: TURN TIME: 24 hr

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	IF ASBESTOS BULK	COND.	IPFD
01	Textured ceiling, DJC, 17th floor, Apt A	> 5000 sqft	INF	Good Mod.
02	sheetrock wall DJC, 17th floor, next to Apt. A in Hall	"	"	"
03	Textured ceiling, DJC, 16th floor, Elev. - Hall	"	"	"
04	sheetrock wall DJC, 16th floor, AT Elevator - Hall	"	"	"
05	Ceiling DJC, 15th floor, in Laundry Rm.	"	"	"
06	sheetrock wall DJC, 15th floor, in Laundry Rm.	"	"	"
07	Textured ceiling, DJC, 14th floor, at by stairs Hall	"	"	"
08	sheetrock wall DJC, 14th floor, at Apt J and I - in Hall	"	"	"
09	Textured ceiling, DJC, 12th floor, Apt I	"	"	"
10	sheetrock wall DJC, 12th floor, at Apt. I - in Hall	"	"	"
11	Textured ceiling, DJC, 11th floor, near stair Hall	"	"	"
12	sheetrock wall DJC, 11th floor, at Apt. A and stairs	"	"	"
	IN Hallway -			

09-12-01113



Due Date: 12/10/2009 (Thursday)

Signature: *[Handwritten Signature]*

Relinquished by: *[Signature]* Received by: *[Signature]* PLEASE TYPE PROJECT NAME AND # ON REPORT. THANKS!
 Relinquished by: *[Signature]* Received by: *[Signature]* INSPECT-1

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
 736-D St. Andrews Road #196 Columbia, SC 29210 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: T. Williams LICENSE # BI-00713 SUBMITTED TO: EHS
 # OF SAMPLES: 49 E-MAIL RESULTS: YES ECSI@SC.IT.9011 DATE SENT TO LAB: 12-8-09
 FAX RESULTS: YES

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Aaron Middleton
 PROJECT NAME: Marient St. Highrise PROJ #: 1837-I
 PHYSICAL ADDRESS: 1930 Marion St. Columbia

TYPE OF ANALYSIS: PCM TEM LEAD AIR LEAD BK OTHER: Hallway AMOUNT COND. PFD

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	IF ASBESTOS BULK	COND.	PFD
13	TEXTURED Ceiling, DJC, 10th floor, AT Elev. sheetrock wall	> 5000 sq ft	Good	Mod.
14	DJC / 10th floor, outside of Elevator - in Hall	"	"	"
15	TEXTURED Ceiling, 9th floor, Laundry Rm sheetrock wall	"	"	"
16	DJC / 9th floor, Laundry / Break room	"	"	"
17	TEXTURED Ceiling, DJC, 8th floor, Apt I - (1st Hall) sheetrock wall	"	"	"
18	DJC / 8th floor, outside Apt. H - in Hall	"	"	"
19	TEXTURED Ceiling, DJC, 7th floor, near sheetrock wall	"	"	"
20	DJC, 7th floor, Apt. C + D - in Hall	"	"	"
21	TEXTURED Ceiling, DJC, 6th floor, outside of Elevator m/hall sheetrock wall	"	"	"
22	TEXTURED Ceiling, DJC, 5th floor, Apt. B - in Hallway sheetrock wall	"	"	"
23	DJC, 5th floor, Apt. B + A - in Hall	"	"	"
24	TEXTURED Ceiling, DJC, 4th floor, Break Rm	"	"	"

Turn Time: 24 hr
 Received by: [Signature] PLEASE TYPE PROJECT NAME AND # ON REPORT. THANKS!
 Received by: [Signature] 104-09 INSPECT-1

ENVIRONMENTAL CONSULTING SERVICES, INC. 736-D St. Andrews Road #196 Columbia, SC 29210 phone: 803 772 1070 FAX 803 216 9908		EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS CHAIN OF CUSTODY	
CONSULTANT: <u>T. Williams</u>		LICENSE #: <u>BI-000713</u>	
E-MAIL RESULTS: YES		SUBMITTED TO: <u>EHS</u>	
# OF SAMPLES: <u>49</u>		DATE SENT TO LAB: <u>12-8-09</u>	
ECS INC. CLIENT: <u>Columbia Housing Authority</u>		CLIENT CONTACT: <u>Axon Middlestos</u>	
PROJECT NAME: <u>Marew St Highrise</u>		PROJ.#: <u>1837-I</u>	
PHYSICAL ADDRESS: <u>1930 Marion St. Columbia, SC</u>		TURN TIME: <u>24 hr</u>	
TYPE OF ANALYSIS: <u>PER</u>		IF ASBESTOS BULK	
SAMPLE #		AMOUNT	
MATERIAL SAMPLED AND SAMPLE LOCATION		COND.	
SHEETROCK wall DJC, 4th floor, at Break Rm Hall		II, NF, F	
Textured Ceiling, DJC, 3rd floor, ^{1'N} Hall		Good	
Sheetrock wall DJC / 3rd floor, At Apts. I - in Hall		"	
Textured Ceiling, DJC, 2nd floor, Apt. C		"	
Sheetrock wall DJC / 2nd floor, at Apt. A & stairs - in Hall		"	
Sheetrock wall DJC / 1st floor, in corner of Apts & Lobby Rm		"	
Grey, Fire proof, 6th floor, ^{in Hallway} Above Ceiling		F	
Grey, Fire proof, 6th floor " " 1 st Hall		Good Sig	
Grey, Fire proof, 6th floor " " in Hall		Good Sig	
Grey, Fire proof, 6th floor " " in Hall		Good Sig	
Grey, Fire proof, 6th floor " " in Hall		Good Sig	
Grey, Fire proof, 1st floor " " in Hall		Good Sig	
Grey, Fire proof, 1st floor " " on ceils &		Good Sig	

Relinquished by: [Signature]
 Received by: [Signature]
 Relinquished by: [Signature]
 Received by: [Signature]

PLEASE TYPE PROJECT NAME AND # ON REPORT. THANKS!
 12-9-09 INSPECT-1

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
 736-D St. Andrews Road #196 Columbia, SC 29210 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: T. Williams LICENSE # BF-00713 SUBMITTED TO: EHS
 # OF SAMPLES: 49 E-MAIL RESULTS: YES E-MAIL RESULTS: YES
 DATE SENT TO LAB: 12-8-09

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Aaron Middleton
 PROJECT NAME: Marion St Highrise PROJ.#: 1837-F
 PHYSICAL ADDRESS: 1930 Marion St Columbia

TYPE OF ANALYSIS: PCM TEM LEAD AIR LEAD BK OTHER: IF ASBESTOS BULK
 TURN TIME: 24 hr

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK		COND.	PFD
			LI-NF	F		
37	Grey, fire proof, 1st floor - in hall (near apt D)	> 5000 sq ft	F		Good	Sig
38	2'x4' small hole, tan, ceiling tile, Apt 201, 1st fl.	576 sq ft	F		Good	mod.
39	2'x4' small hole, tan, ceiling tile, Apt 201, 1st fl.	576 sq ft	F		Good	"
40	2'x4' small hole, tan, ceiling tile, Apt 201, 1st fl.	576 sq ft	F		Good	"
41	2'x4' white, hole/streak, ceiling tile, Apt 201, 1st fl.	144 sq ft	F		Good	"
42	2'x4' white, hole/streak, ceiling tile, Apt 201, 1st fl.	144 sq ft	F		Good	"
43	2'x4' white, hole/streak, ceiling tile, Apt 201, 1st fl.	144 sq ft	F		Good	"
44	2'x2' ceiling tile, hole/streak 1st fl. - Hall near	> 3000 sq ft	F		Good	"
45	2'x2' ceiling tile, hole/streak 6th fl. - Hall	> 3000 sq ft	F		Good	"
46	2'x2' ceiling tile, hole/streak 6th fl. - Hall	> 3000 sq ft	F		Good	"
47	2'x2' ceiling tile, small hole 1st fl. - Hall	> 3000 sq ft	F		Good	"
48	2'x2' ceiling tile, small hole 6th fl. - Hall	> 3000 sq ft	F		Good	"
49	2'x2' ceiling tile, small hole 6th fl. - Hall	> 3000 sq ft	F		Good	"

Relinquished by: *Aaron Middleton* Received by:
 Relinquished by: Received by: INSPECT-1



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Client: Environmental Consulting Svcs
736 D St. Andrews Rd., #196
Columbia, SC 29210

Report Number: 09-12-01113

Received Date: 12/09/2009

Analyzed Date: 12/09/2009

Reported Date: 12/10/2009

Project/Test Address: 1837-l; Marion St. Highrise

Client Number:

42-1931

Laboratory Results

Fax Number:

803-216-9908 F

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-001	01		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	18% Cellulose 2% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-002	02		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	20% Cellulose 2% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-003	03		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	12% Cellulose 8% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-004	04		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	17% Cellulose 1% Fibrous Glass 82% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-005	05		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	20% Cellulose 2% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					

Environmental Hazards Services, L.L.C

Report Number: 09-12-01113

Client Number: 42-1931

Project/Test Address: 1837-I; Marion St. Highrise

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-006	06		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-007	07		Off-White/White Brittle; Tan Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-008	08		White Brittle; Off-White Pliable	2% Chrysotile	2% Cellulose 96% Non-Fibrous
Total Asbestos: 2%					
Chrysotile present in the joint compound (main) layer.					
09-12-01113-009	09		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	18% Cellulose 5% Fibrous Glass 77% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-010	10		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-011	11		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	12% Cellulose 8% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-012	12		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 1837-J, Marion St. Highrise

Report Number: 09-12-01113

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-013	13		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 7% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-014	14		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 7% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-015	15		White/Off-White Brittle; Pale Beige Fib.	Trace <1% Chrysotile	18% Cellulose 5% Fibrous Glass 77% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-016	16		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-017	17		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-018	18		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	12% Cellulose 8% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-019	19		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 1837-J; Marion St. Highrise

Report Number: 09-12-01113

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-020	20		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-021	21		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 7% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-022	22		Off-White/White Brittle; Tan Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-023	23		Off-White Brittle; Tan Fib.; Off-White Pliable	NAD	12% Cellulose 8% Fibrous Glass 80% Non-Fibrous
09-12-01113-024	24		Off-White/White Brittle; Pale Beige/Tan Fib.	Trace <1% Chrysotile	25% Cellulose 3% Fibrous Glass 72% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-025	25		Off-White/White Brittle; Pale Beige/Tan Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-026	26		Off-White/White Brittle; Tan Fib.	Trace <1% Chrysotile	25% Cellulose 1% Fibrous Glass 74% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-027	27		Off-White/White Brittle; Tan Fib.	NAD	20% Cellulose 80% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 42-1931

Report Number: 09-12-01113

Project/Test Address: 1837-I; Marion St. Highrise

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-028	28		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in the joint and texturing compound layers.					
09-12-01113-029	29		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	18% Cellulose 4% Fibrous Glass 78% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-030	30		Off-White/White Brittle; Tan/Pale Beige Fib.	Trace <1% Chrysotile	20% Cellulose 1% Fibrous Glass 79% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
09-12-01113-031	31		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-032	32		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-033	33		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-034	34		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 42-1931

Report Number: 09-12-01113

Project/Test Address: 1837-I; Marion St. Highrise

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-035	35		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-036	36		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-037	37		Pale Gray Fib.	NAD	40% Cellulose 20% Fibrous Glass 40% Non-Fibrous
09-12-01113-038	38		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
09-12-01113-039	39		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
09-12-01113-040	40		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
09-12-01113-041	41		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 42-1931

Report Number: 09-12-01113

Project/Test Address: 1837-I; Marion St. Highrise

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-042	42		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-043	43		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-044	44		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-045	45		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-046	46		Pale Gray Fib.; Off-White Brittle	NAD	45% Cellulose 30% Fibrous Glass 25% Non-Fibrous
09-12-01113-047	47		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
09-12-01113-048	48		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous

Environmental Hazards Services, L.L.C

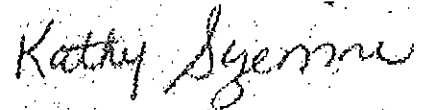
Client Number: 42-1931
 Project/Test Address: 1837-I; Marion St. Highrise

Report Number: 09-12-01113.

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-12-01113-049	49		Pale Gray Fib.; Off-White Brittle	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous

QC Sample: 33-M1-1995-2
 QC Blank: SRM 1866 Fiberglass
 Reporting Limit: 1% Asbestos
 Method: EPA Method 600/R-93/116
 Analyst: Mark Case

Reviewed By Authorized Signatory:



Kathy Sizemore
 Asbestos Supervisor

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected



POINT COUNT REQUEST FORM

Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

09-12-01365



Due Date:
 12/15/2009
 (Tuesday)

AS *MR*

Received Date: 12/10/2009
 Client #: 42-1931
 Company Name: Environmental Consulting Svcs
 Project/Test Address: Marion St Highrise; EHS# 09-12-01113
 Analysis Requested: 400 P&C

Client Sample #	EHS Sample #	Sample Location and/or Comments
8	8	

Date Samples Received	Received By	Original Analyst	Date Analyzed	Date Request Received	Received By
12/9/09	Marsh	Mark Guse	12/9/09	12/10/09	Tang



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Asbestos 400 Point Count Analysis Report

Client: Environmental Consulting Svcs
736 D St. Andrews Rd., #196
Columbia, SC 29210

Report Number: 09-12-01365

Received Date: 12/10/2009

Analyzed Date: 12/11/2009

Reported Date: 12/14/2009

Project/Test Address: Marion St Highrise; EHS# 09-12-01113

Client Number:
42-1931

Laboratory Results

Fax Number:
803-216-9908 F

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
09-12-01365-001	8	White Gran.	1.50 % Chrysotile	

Reporting Limit: 0.25 % Asbestos

Method: EPA Method 600/R-93/116

Analyst: Vickie Holmes

Reviewed By Authorized Signatory:

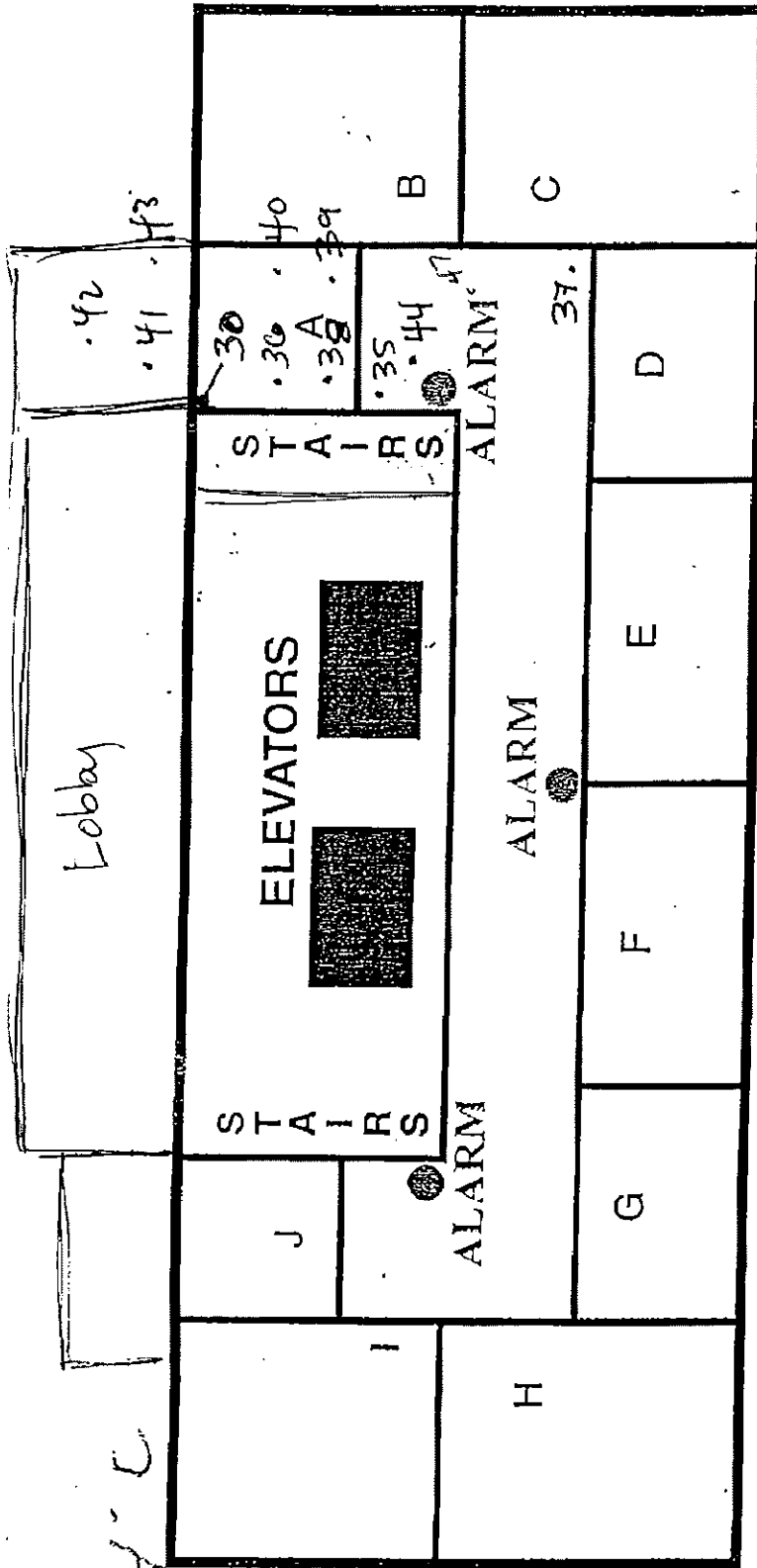
Howard Varner
General Manager

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2310 NY ELAP #11714.

LEGEND NAD = No Asbestos Detected

Project Drawing Detailing Suspect Asbestos Sample Locations

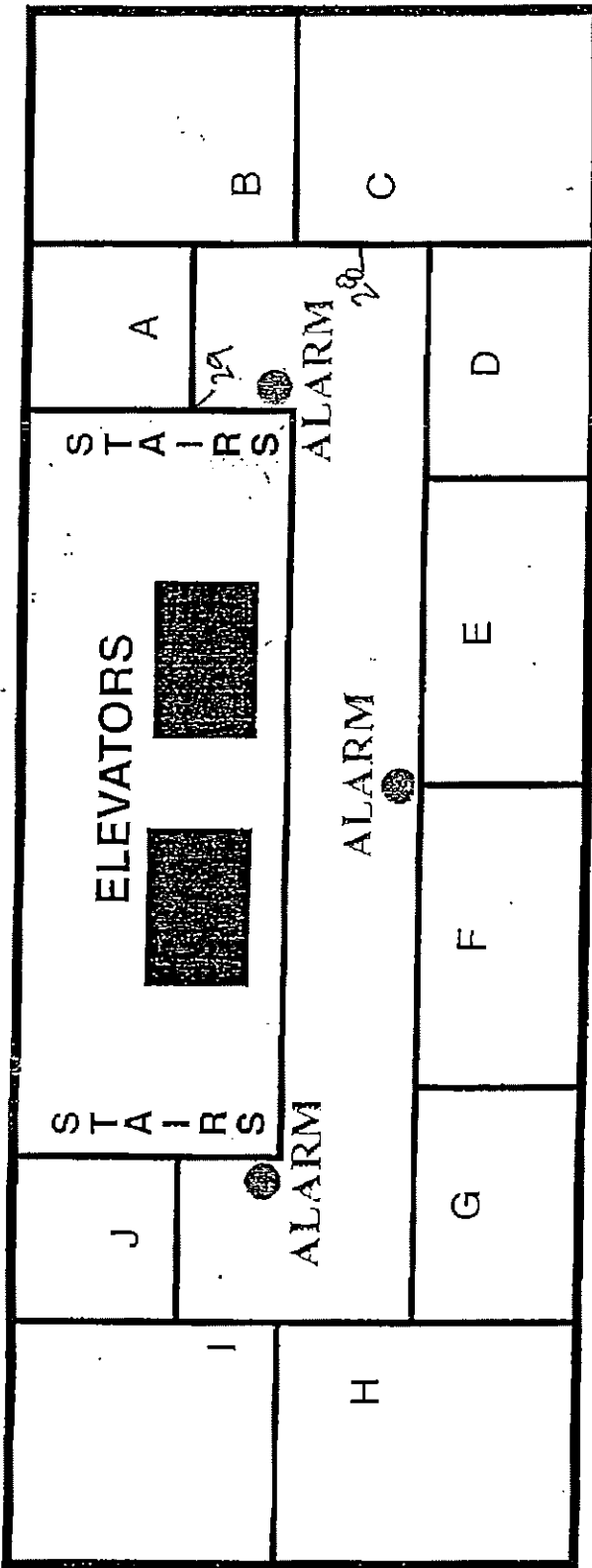
Floor 1



4-C

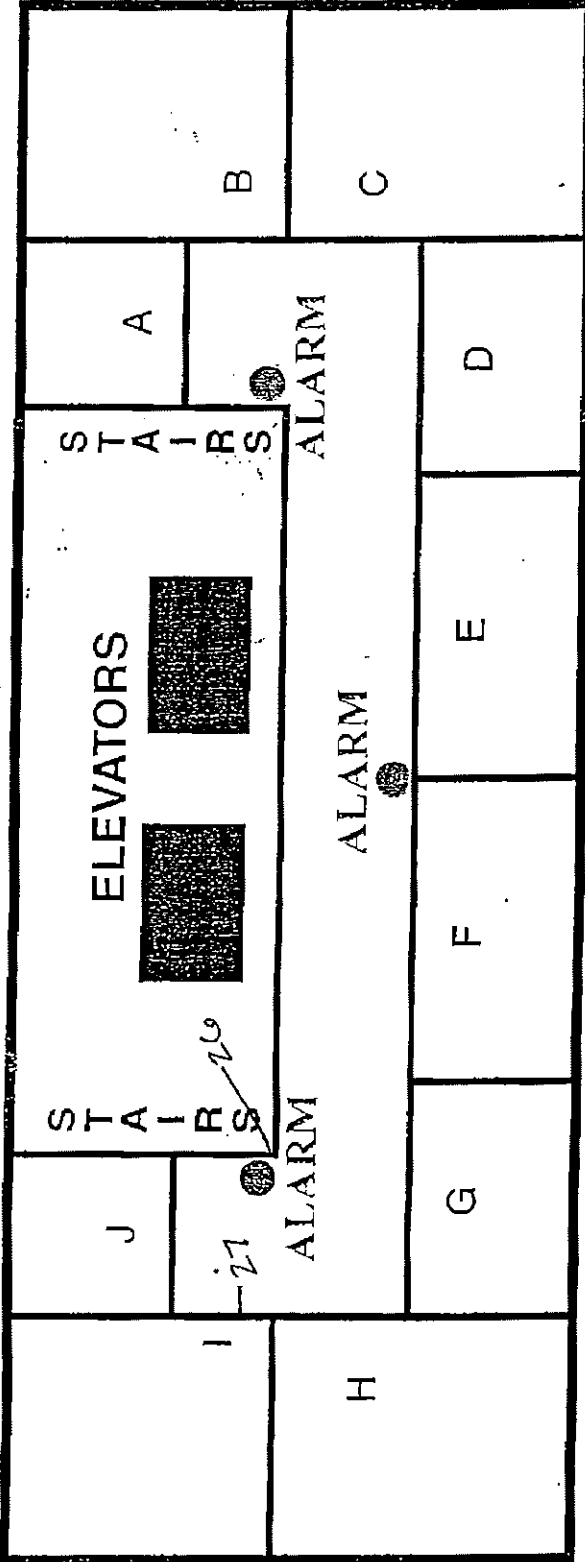
Floor 2

4-C



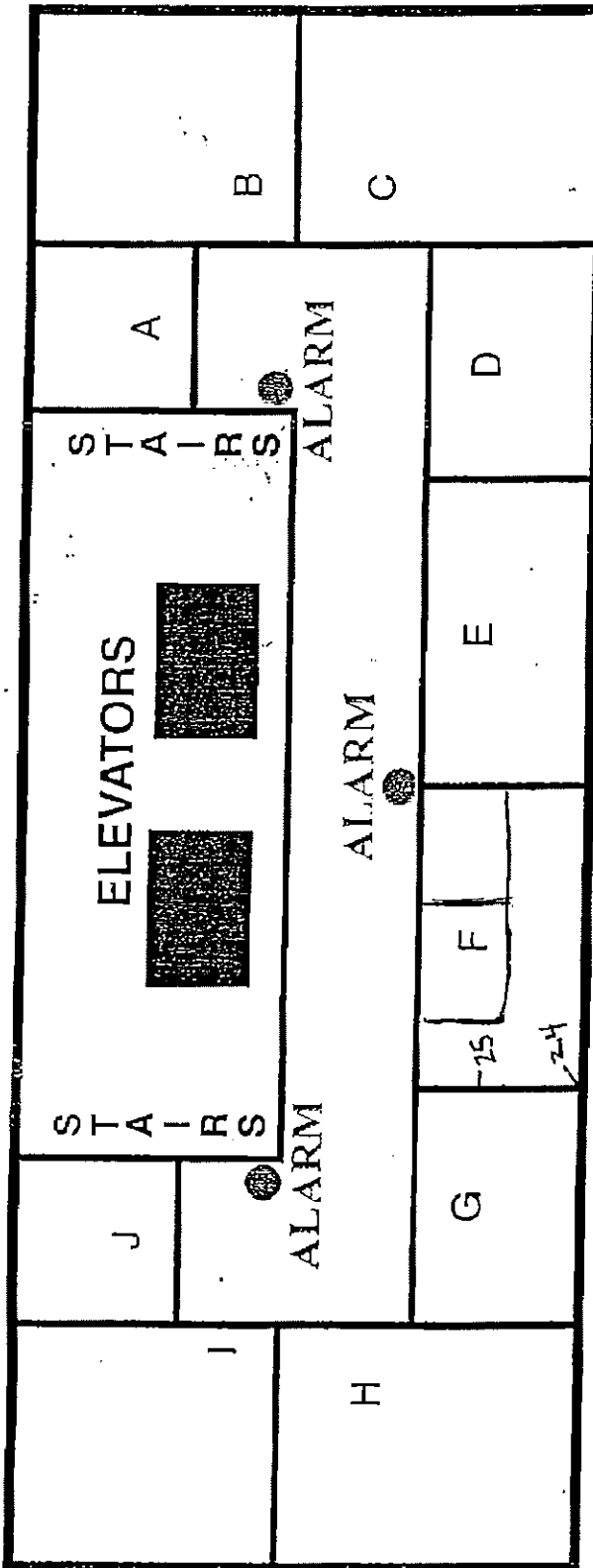
Floor 3

4-0



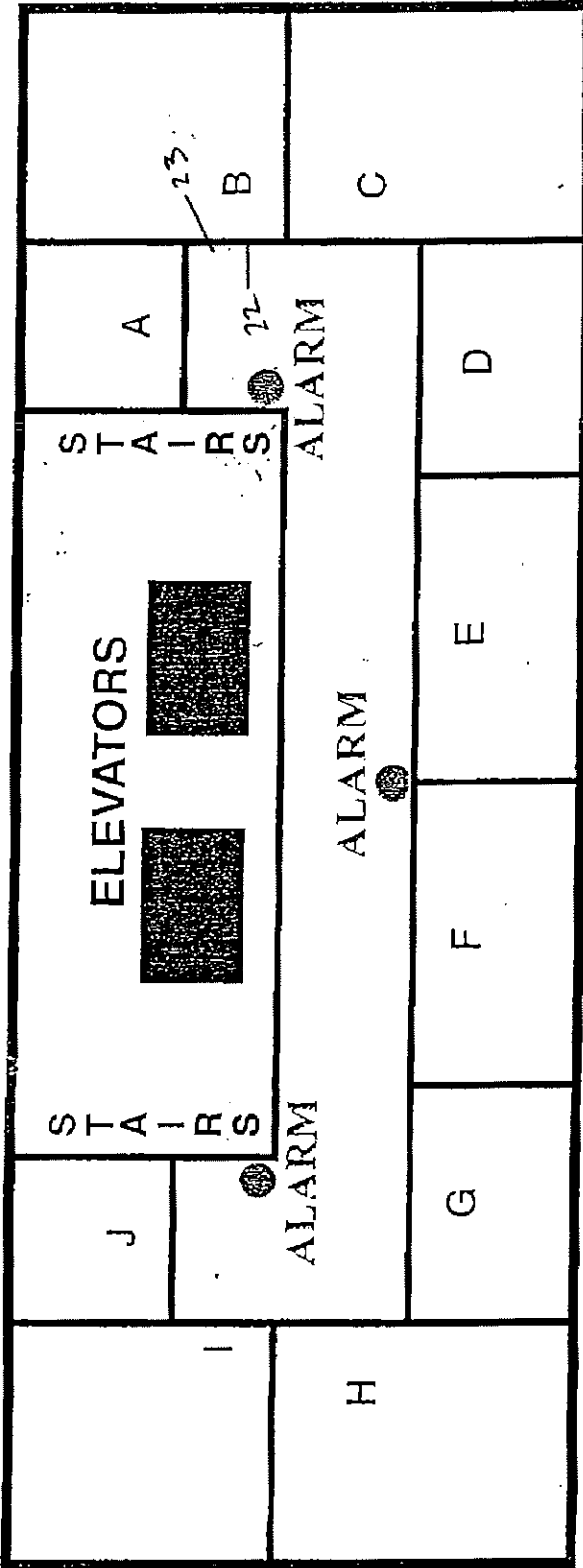
Floor 4

4-C



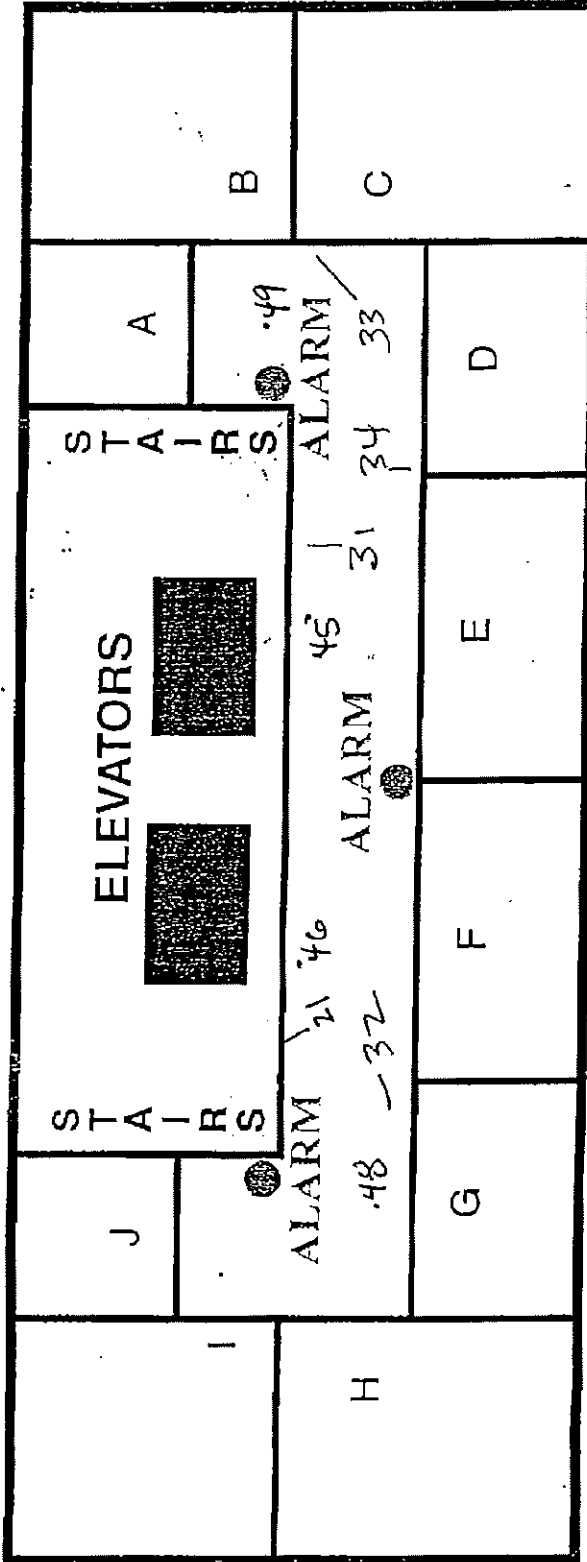
Floor 5

4-C



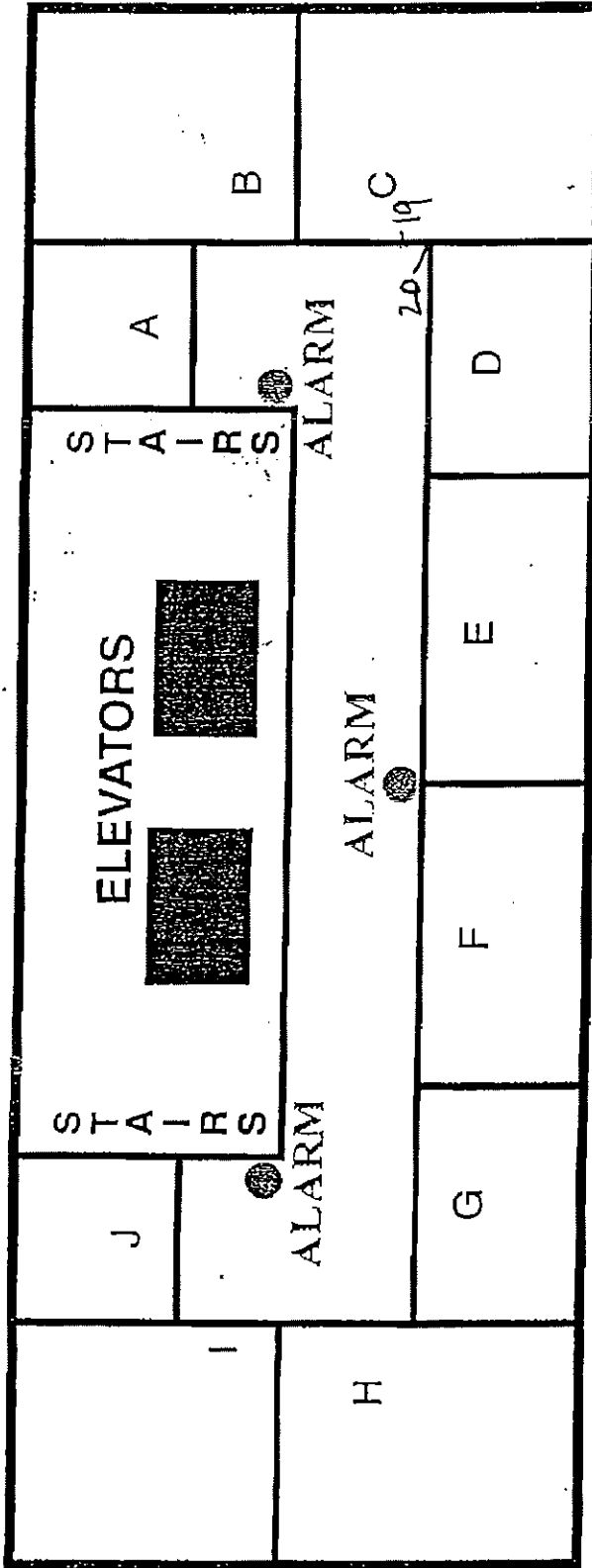
Floor 6

4-c



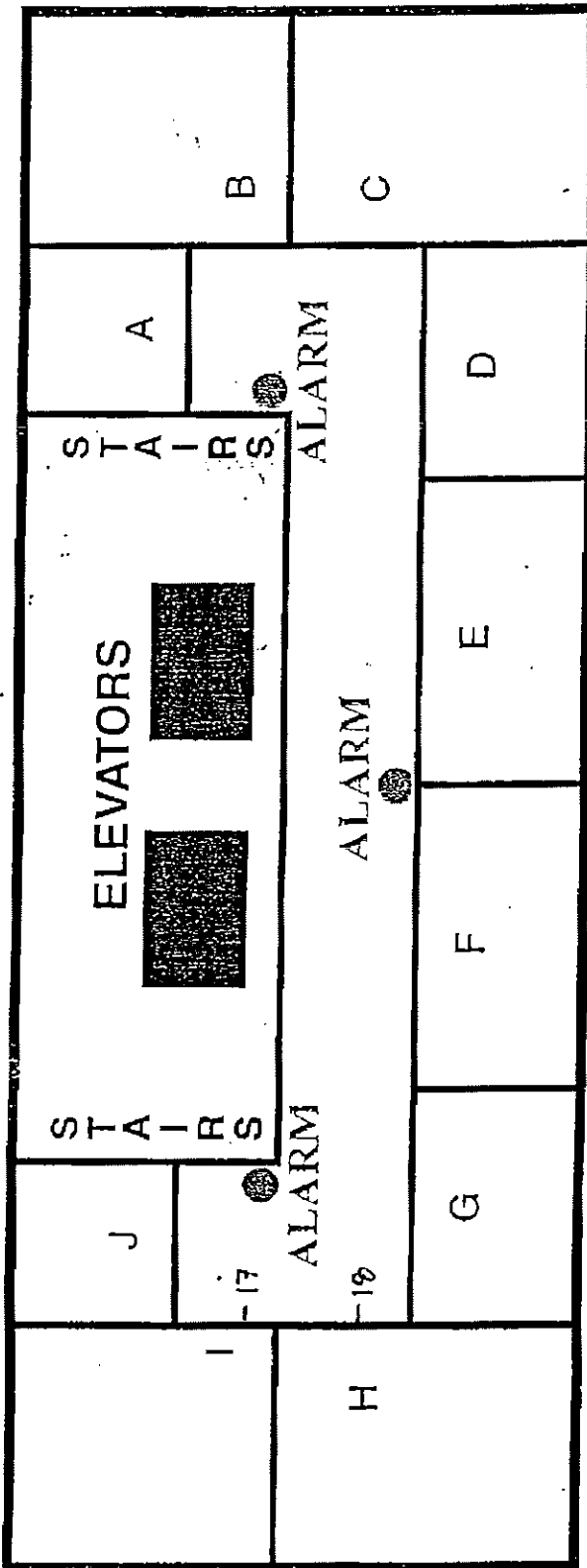
Floor 7

4-c



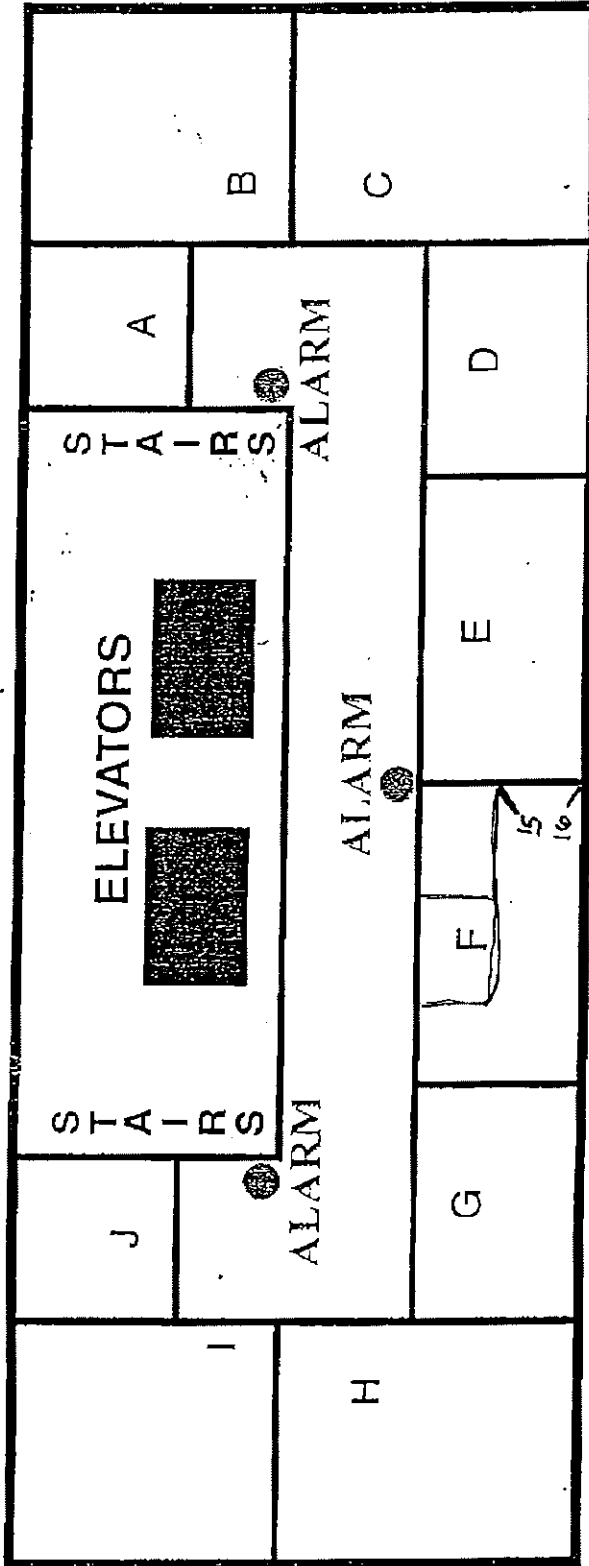
Floor 8

4-C



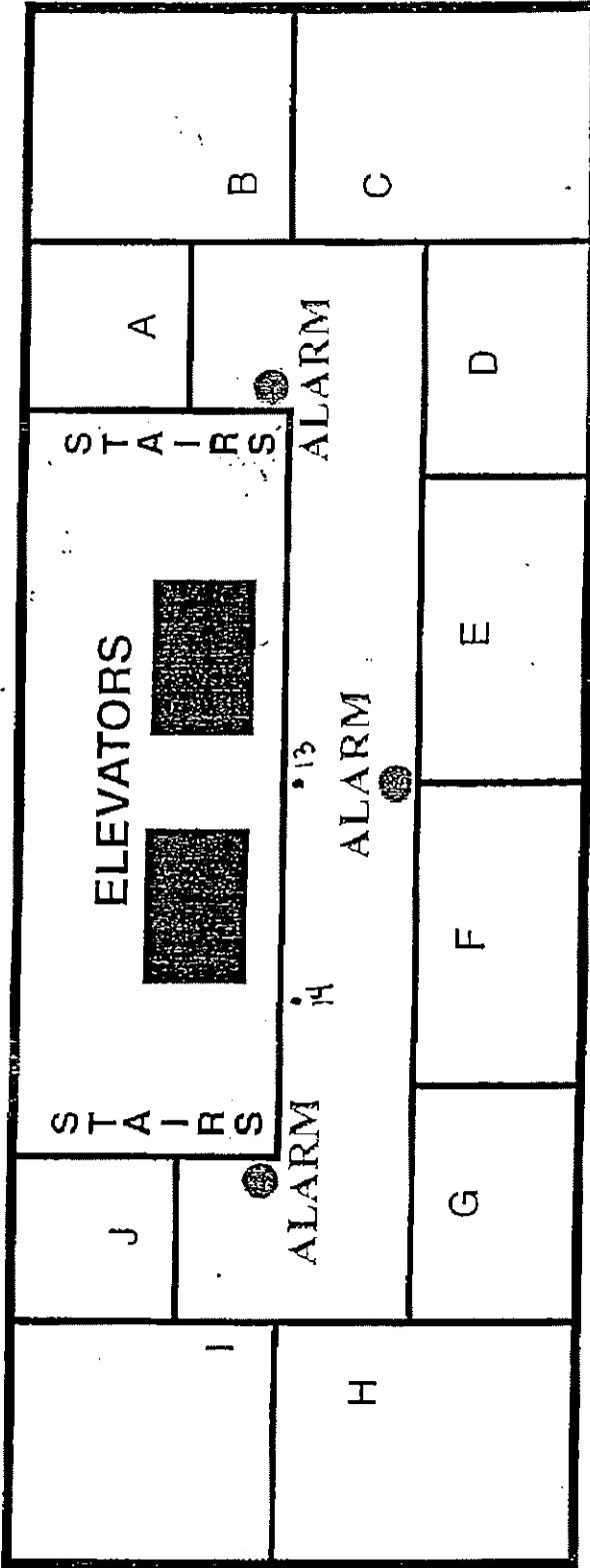
Floor 9

4-C



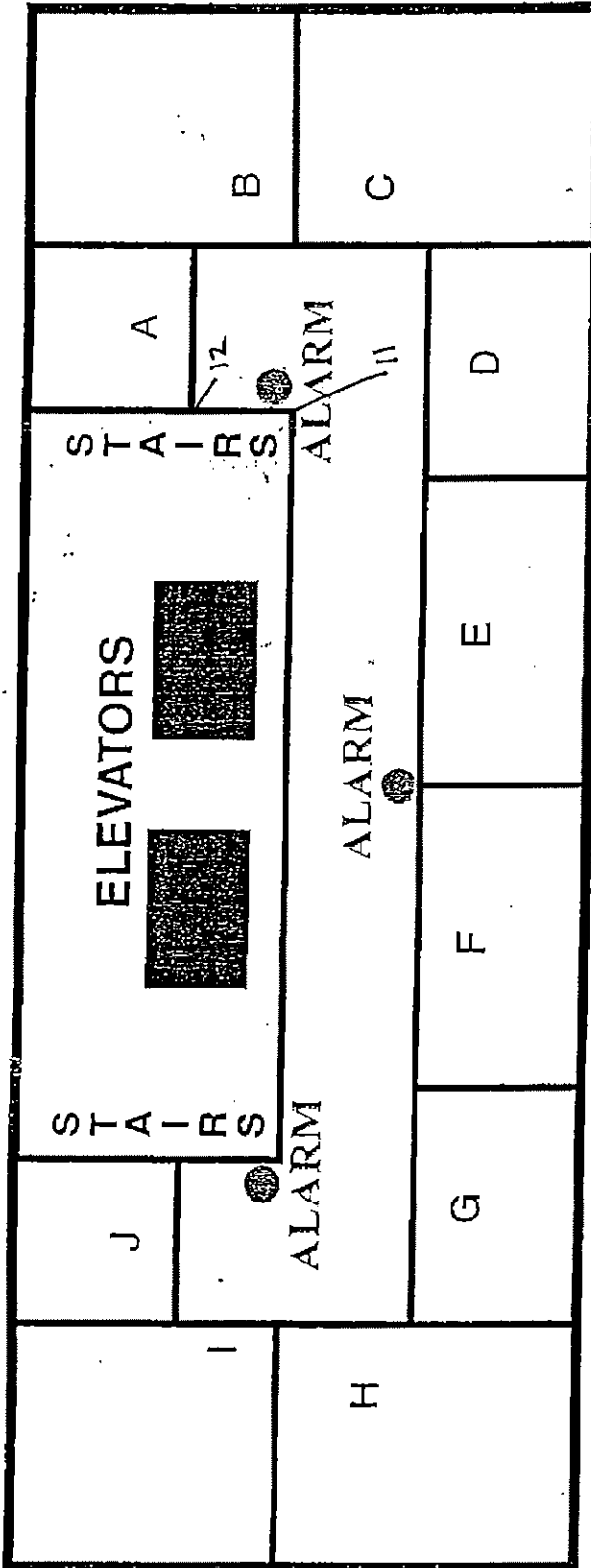
Floor 10

Y-C



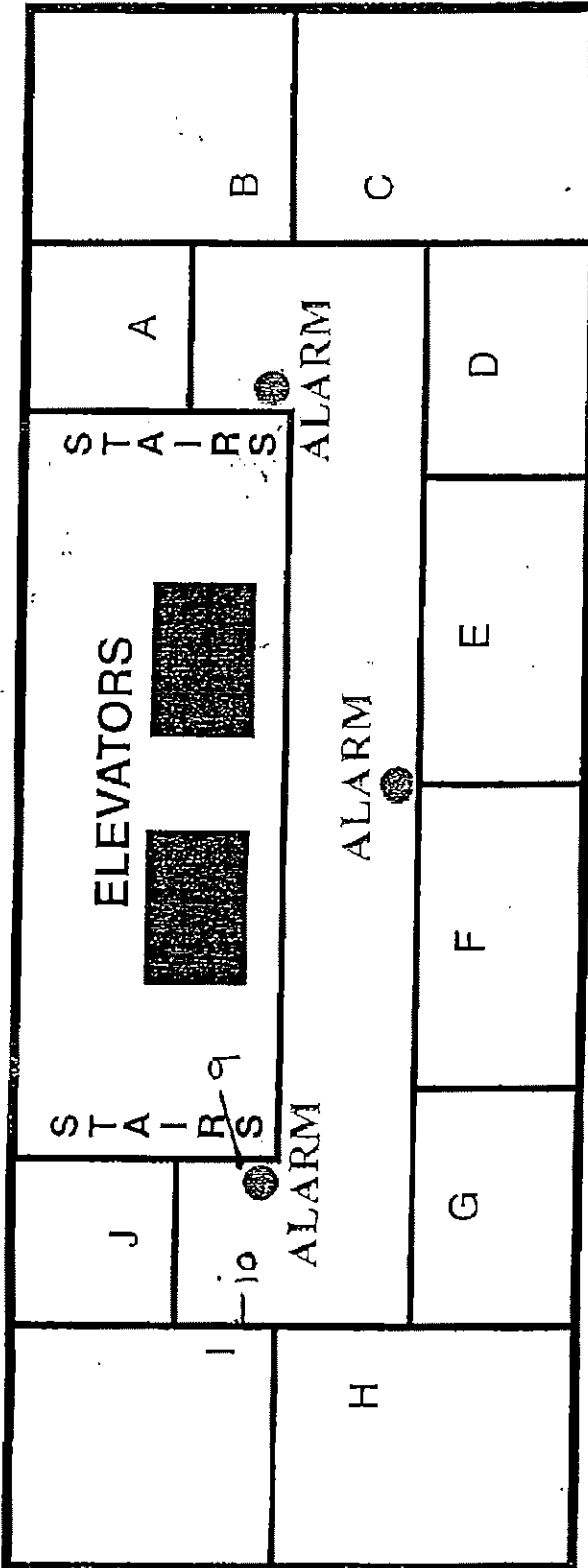
Floor 11

4-C



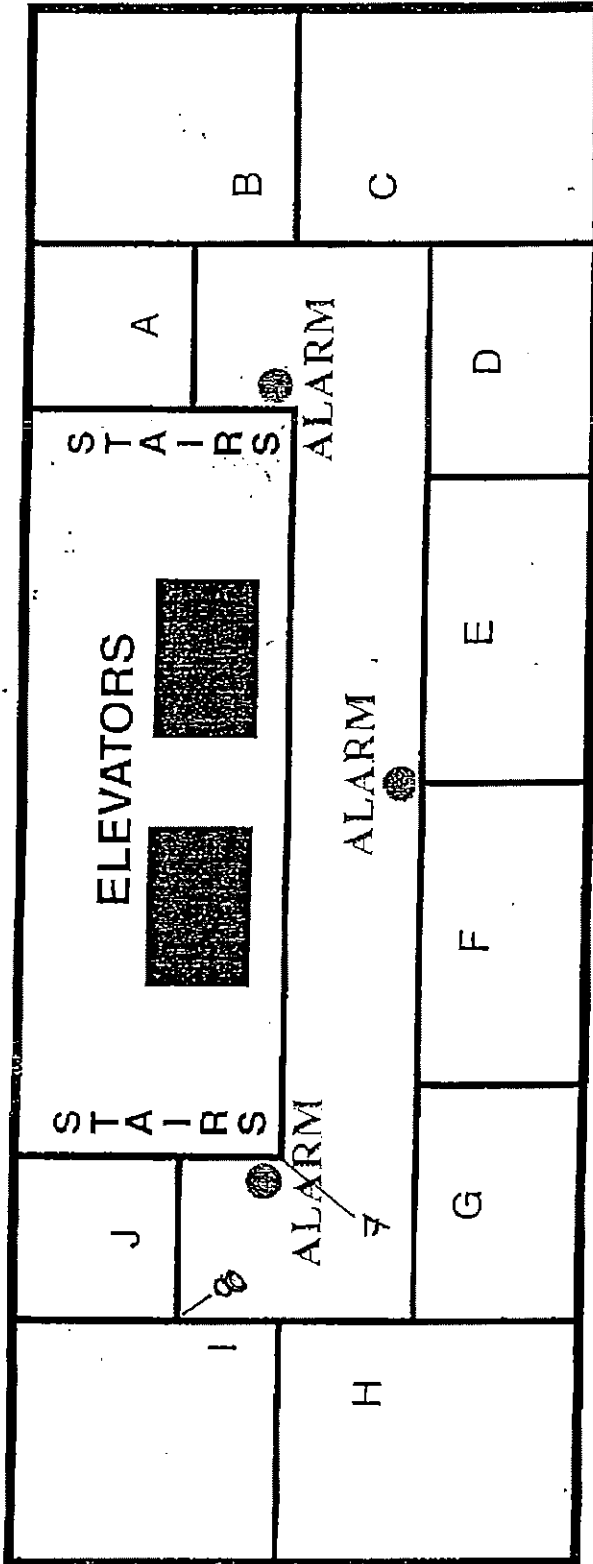
Floor 12

4-C



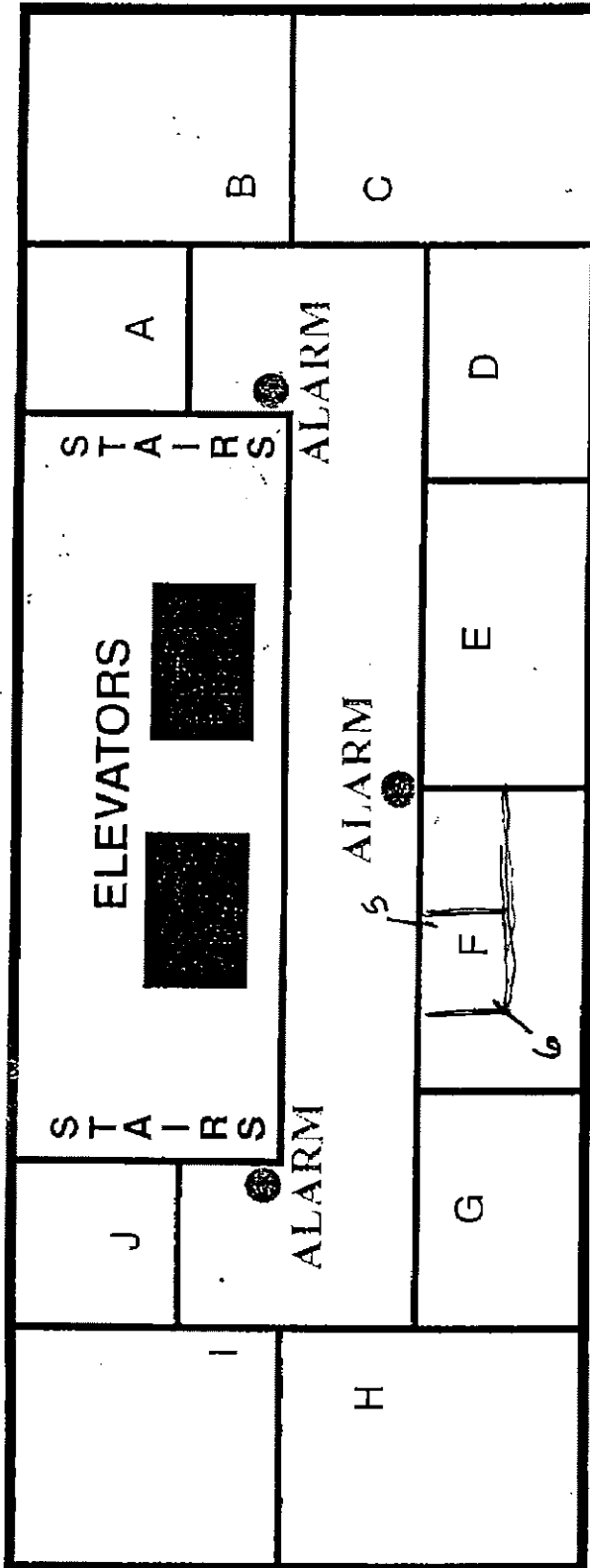
Floor 14

Y-C



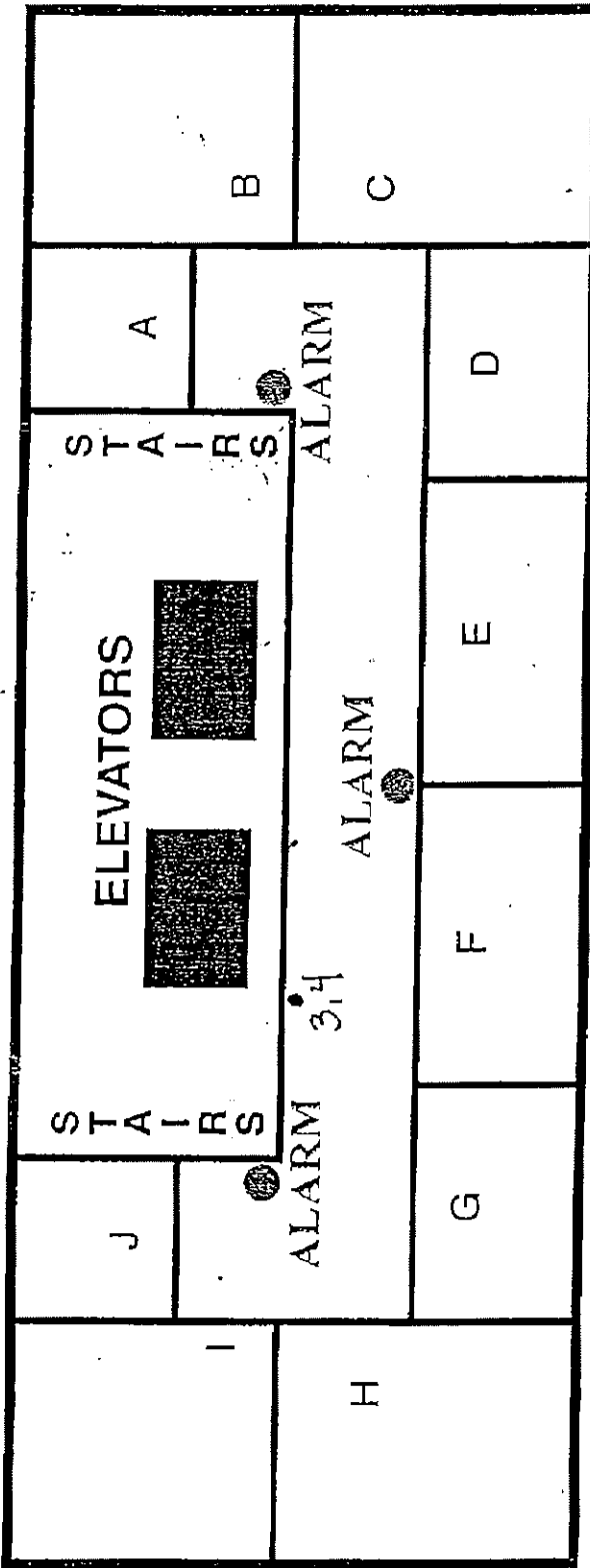
Floor 15

4-6



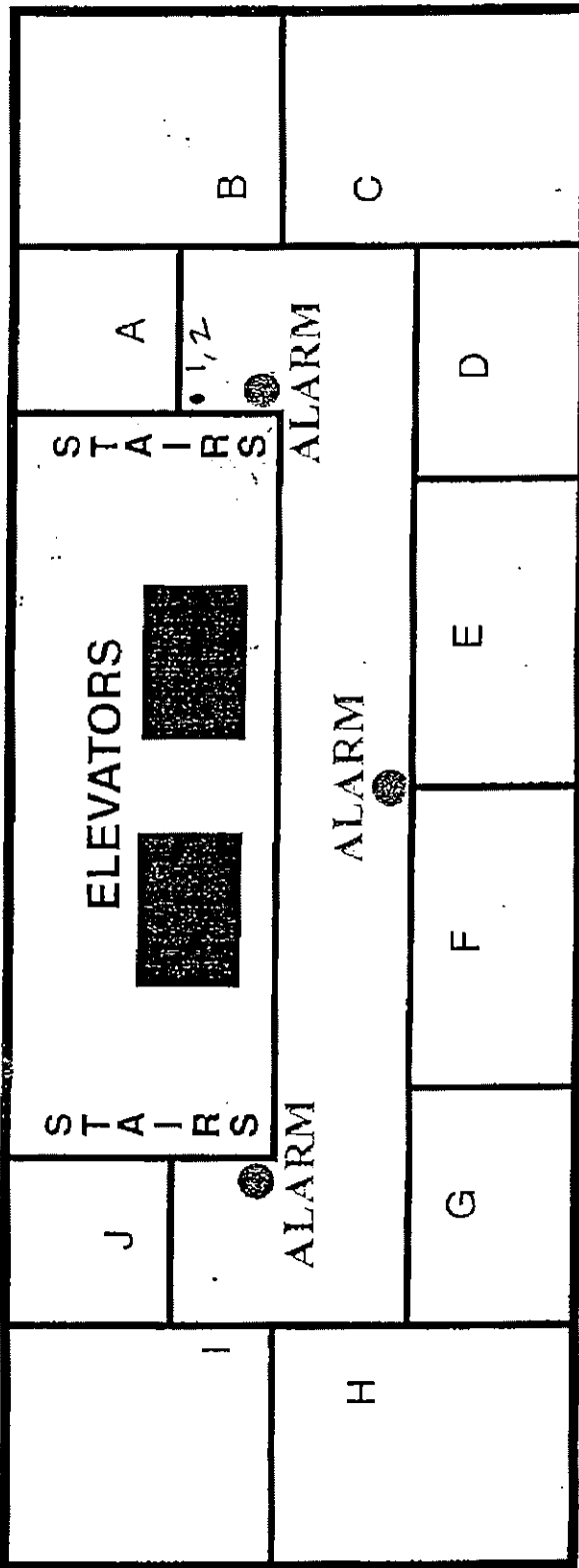
Floor 16

4-C



Floor 17

4-c



Copy of Management Planner's SCDHEC License

SCDHEC ISSUED Asbestos ID Card

Travis Williams



AIRSAMPLER AS-00171
CONSULTBI BI-00713

Expires

05/27/10

10/01/10



Environmental Consulting Services, Inc.

February 26, 2018

Columbia Housing Authority
1917 Harden Street
Columbia, SC 29204
Attn: Troy Wages

RE: Limited Suspect Asbestos Material Sampling – Interior of Marion Street Highrise
1930 Marion Street, Columbia, South Carolina 29201

Dear Troy:

Per your request, Environmental Consulting Services, Inc. performed a limited asbestos inspection concerning the sheetrock walls in the Marion Street Highrise located at 1930 Marion Street in Columbia, South Carolina in February of 2018. The sampling strategy for this project was generated after my discussion and approval from Mr. James Hinkle of SCDHEC. This sampling is being performed prior to disturbance of the wall material in each apartment unit.

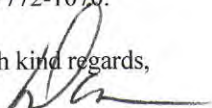
Sampling of the sheetrock/drywall joint compound (DJC) wall material was performed in five random apartments on each of the 15 apartment levels (levels 2-17). There were ten apartments on each of levels 2-17 (with no level 13). Please note that the sheetrock/DJC in each apartment in this building was visually inspected by the inspector and the apartments that sampling occurred in on each level are to be representative of all of the 146 apartments in this building as the sheetrock/DJC appeared homogeneous in each of the 146 apartments. There are 85 studio apartments (approximately 600 sf) and 61 one bedroom/one restroom apartments (approximately 750 sf). There is no Apartment F on levels 4, 9, and 14. There is no Apartment H on level 2 as this space had been incorporated into another adjacent apartment. The areas on levels 4, 9, and 14 are now mechanical, storage, or restrooms. Sampling of the sheetrock/DJC wall material, the 2' X 4' ceiling tiles, and the white fireblock (that Troy Wages provided from the building chases) was also performed on the first floor (lobby level) of the building. The suspect asbestos containing materials in this inspection were forwarded to a NVLAP certified laboratory for analysis.

According to the enclosed laboratory analysis results, the DJC in each of the composite sheetrock/DJC wall material samples analyzed by PLM analysis in this limited inspection yielded a positive for asbestos content. There is approximately 18,000 sf of this Category II non-friable wall material, in good condition, with significant potential for disturbance on each level of this apartment complex. It will be the responsibility of the bidding and awarded asbestos abatement contractor to confirm exact square footages of the sheetrock/DJC wall material. SCDHEC will require environmental air monitoring for the friable removal of this material prior to your renovation work.

Attempts were made by the inspector to sample all materials down to the substrate. Environmental Consulting Services, Inc. will not be responsible for inaccessible suspect materials (such as materials that may exist inside the walls, etc.) that may be uncovered during abatement, renovation, or demolition. A detailed listing of samples, along with the EHS, Inc. laboratory analysis report is included in this report for your review. The square or linear footages of all materials sampled, condition of the materials ("good" or "damaged"), and potential for disturbance ("significant potential for disturbance" or "spd"), can be found on the enclosed "Executive Summary List of Suspect Materials form".

It is always a pleasure assisting you with projects and should you have any questions, please contact me at 803/772-1070.

With kind regards,


G. Donald Cobb
SCDHEC Licensed Management Planner # 22081 – (2503-1)

Index

- Level One Lobby Area
PLM Analysis Results & Drawing of Sample Locations
- Level Two Apartments – Apartments B, D, F, G, and J
PLM Analysis Results & Drawing of Sample Locations
- Level Three Apartments – Apartments A, C, E, G, and I
PLM Analysis Results & Drawing of Sample Locations
- Level Four Apartments – Apartments B, D, G, H, and J
PLM Analysis Results & Drawing of Sample Locations
- Level Five Apartments – Apartments A, C, E, G, and I
PLM Analysis Results & Drawing of Sample Locations
- Level Six Apartments – Apartments A, C, E, G, and I
PLM Analysis Results & Drawing of Sample Locations
- Level Seven Apartments – Apartments B, D, F, H, and J
PLM Analysis Results & Drawing of Sample Locations
- Level Eight Apartments – Apartments A, C, E, G, and I
PLM Analysis Results & Drawing of Sample Locations
- Level Nine Apartments – Apartments B, D, G, I, and J
PLM Analysis Results & Drawing of Sample Locations
- Level Ten Apartments – Apartments A, C, E, G, and I
PLM Analysis Results & Drawing of Sample Locations
- Level Eleven Apartments – Apartments B, D, F, H, and J
PLM Analysis Results & Drawing of Sample Locations
- Level Twelve Apartments – Apartments A, C, E, G, and I
PLM Analysis Results & Drawing of Sample Locations
- Level Fourteen Apartments – Apartments B, D, F, H, and J
PLM Analysis Results & Drawing of Sample Locations
- Level Fifteen Apartments – Apartments A, C, E, G, and I
PLM Analysis Results & Drawing of Sample Locations
- Level Sixteen Apartments – Apartments B, D, F, H, and J
PLM Analysis Results & Drawing of Sample Locations
- Level Seventeen Apartments – Apartments A, C, E, G, and I
PLM Analysis Results & Drawing of Sample Locations
- Copy of Inspector/Management Planner's License

Level One Lobby
PLM Analysis Results & Drawing of Sample Locations

* Sample # taken from Sample bag.
At 02/22/18

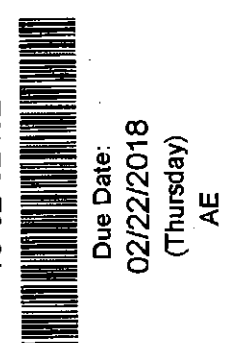
119M 1ST FLOOR LOBBY

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: Randy Barber LICENSE #: BI00053 SUBMITTED TO: EHS
E-MAIL RESULTS: YES E-MAIL RESULTS: YES DATE OF COLLECTION: 2/14/18 DATE SENT TO LAB: 2/14/18
OF SAMPLES: 10

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages
BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 PROJ.#: 2503-1
PHYSICAL ADDRESS: 1ST FLOOR

SAMPLE #	TYPE OF ANALYSIS				MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK		COND.	PFD	TURN TIME:
	PCM	PLM	TEM	LEAD AIR/LEAD BK/OTHER:			I,I-NF,F	COND.			
01					1ST FLOOR	10000 FT ²			G	SPD	routine
+ 02					SHEETROCK/DIC WALLS MENS RR BY BREAKRM	10000 FT ²			G	SPD	
+ 03					SHEETROCK/DIC WALLS IN LOBBY/COMMUNITY RM	10000 FT ²			G	SPD	
+ 04					SHEETROCK/DIC WALLS IN SECURITY OFFICE	10000 FT ²			G	SPD	
+ 05					SHEETROCK/DIC WALLS IN MENS RR BY OFFICE	10000 FT ²			G	SPD	
06					SHEETROCK/DIC WALLS IN KITCHEN	10000 FT ²			G	SPD	
07					2X4 CEILING TILE - KITCHEN	4800 FT ²			F	SPD	
08					2X4 CEILING TILE - COMMUNITY CENTER RM	4800 FT ²			F	SPD	
09					2X4 CEILING TILE - LOBBY	4800 FT ²			F	SPD	
10					WHITE FIRE BLOCK IN CHASES	27500 FT ²					18-02-02482
11					WHITE FIRE BLOCK IN CHASES	27500 FT ²					
					WHITE FIRE BLOCK IN CHASES	> 7500 FT ²					



Relinquished by: Received by: JS...
Relinquished by: Received by: JS...
PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!
INSPECT-1 2/15/18 1:02 PM



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02482

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 1st Floor/Lobby

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02482-001	1		White Chalky; Granular; Paint-Like; Brown Fibrous; Inhomogeneous	NAD	20% Cellulose 80% Non-Fibrous
18-02-02482-002	2		White Chalky; Granular; Brown Fibrous; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02482-003	3		White Chalky; Granular; Brown Fibrous; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02482-004	4		White Chalky; Granular; Brown Fibrous; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 1st Floor/Lobby

Report Number: 18-02-02482

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02482-005	5		White Chalky; Granular; Brown Fibrous; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02482-006	6		Gray Fibrous; White Paint-Like; Inhomogeneous	NAD	60% Cellulose 10% Fibrous Glass 30% Non-Fibrous
18-02-02482-007	7		Gray Fibrous; White Paint-Like; Inhomogeneous	NAD	60% Cellulose 10% Fibrous Glass 30% Non-Fibrous
18-02-02482-008	8		Gray Fibrous; White Paint-Like; Inhomogeneous	NAD	60% Cellulose 10% Fibrous Glass 30% Non-Fibrous
18-02-02482-009	9		White Brittle; Homogeneous	NAD	100% Non-Fibrous
18-02-02482-010	10		White Brittle; Homogeneous	NAD	100% Non-Fibrous
18-02-02482-011	11		White Brittle; Homogeneous	NAD	100% Non-Fibrous


Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 1st Floor/Lobby

Report Number: 18-02-02482

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 26-M22010-1
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Araceli Enzler



Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC.	INSPECTION INFORMATION FORM	
7001 St. Andrews Rd PMB 425 Columbia, SC 29212	803/772-1070	FAX: 803/216-9908

CONSULTANT: Randy Barber	LICENSE #:	BI-00053
--------------------------	------------	----------

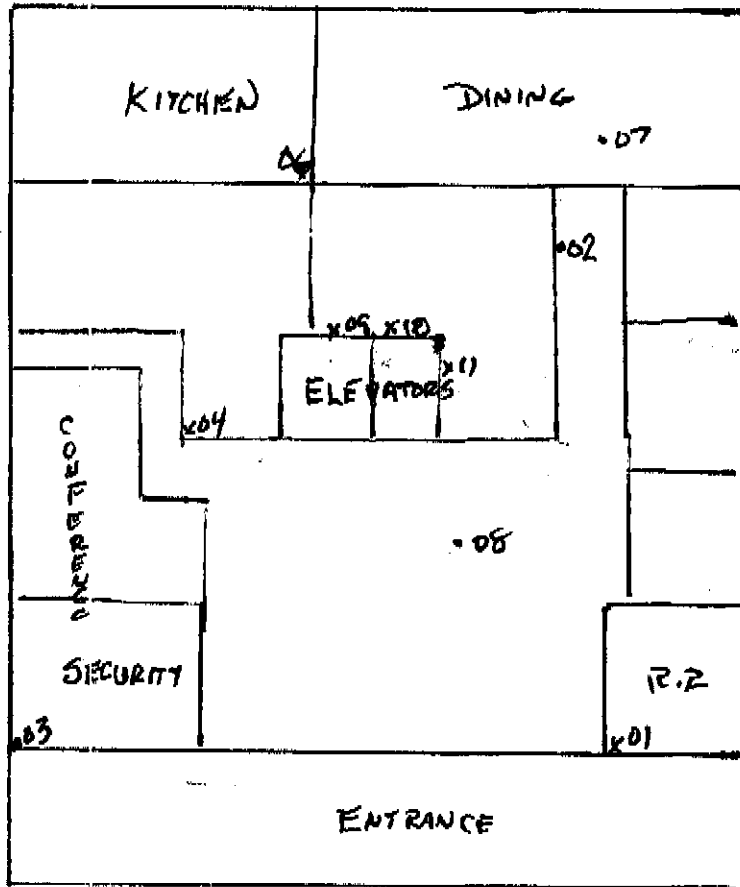
ECS, INC. CLIENT: Columbia Housing Authority	CLIENT CONTACT: Troy Wages
--	----------------------------

PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201	PROJ. # 2503-1
---	----------------

TYPE OF ANALYSIS:	<input checked="" type="checkbox"/> PLM (ASBESTOS)	<input type="checkbox"/> LEAD PAINT BULK	<input type="checkbox"/> OTHER:
-------------------	--	--	---------------------------------

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR 1 - LOBBY



9, 10, 11 - FIREBLOCK IN PIPE CHASES

Barber

2/14/18

CONSULTANT SIGNATURE:

DATE:

INSPECT-3

**Level Two Apartments
PLM Analysis Results & Drawing of Sample Locations**

10RM 2nd Floor

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS CHAIN OF CUSTODY

7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070

CONSULTANT: Randy Barber LICENSE #: BI00053 SUBMITTED TO: EHS
 # OF SAMPLES: 10 E-MAIL RESULTS: YES ecsinc@sc.rr.com DATE OF COLLECTION: 2/14/18 DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages
 BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 2ND FLOOR PROJ.#: 2503-1

SAMPLE #	TYPE OF ANALYSIS	PCM	PLM	ITEM	LEAD AIR LEAD BK. OTHER:	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK		COND.	PFD	TURN TIME:	routine
								I,II-NF,F	COND.				
* 01						APARTMENT B - SHEETROCK/DIC WALLS - KIT	20000 FT ²			1INF	G		SPD
02						APARTMENT B - SHEETROCK/DIC WALLS - BATH	20000			1INF	G		SPD
01						APARTMENT D - SHEETROCK/DIC WALLS - KIT	20000			1INF	G		SPD
02						APARTMENT D - SHEETROCK/DIC WALLS - BATH	20000			1INF	G		SPD
01						APARTMENT F - SHEETROCK/DIC WALLS - KIT	20000			1INF	G		SPD
02						APARTMENT F - SHEETROCK/DIC WALLS - BATH	20000			1INF	G		SPD
01						APARTMENT G - SHEETROCK/DIC WALLS - KIT	20000			1INF	G		SPD
02						APARTMENT G - SHEETROCK/DIC WALLS - BATH	20000			1INF	G		SPD
01						APARTMENT J - SHEETROCK/DIC WALLS - KIT	20000			1INF	G		SPD
02						APARTMENT J - SHEETROCK/DIC WALLS - BATH	20000			1INF	G		SPD
X						Sample numbers taken							
						from Sample bag KE 2/20/18							

18-02-02481



Due Date: 02/22/2018 (Thursday) AE

Relinquished by: Received by: *J. Stone* PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!
 Relinquished by: Received by: *AE* INSPECT-1

1:01 PM



Asbestos Bulk Analysis Report

Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Report Number: 18-02-02481

Client: Environmental Consulting Svcs
7001 St. Andrews Road
PMB 425
Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
Marion St.; Columbia, SC 29201 2nd Floor

Client Number:
42-1931

Fax Number:
803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02481-001	01 2B		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02481-002	02 2B		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02481-003	01 2D		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02481-004	02 2D		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 2nd Floor

Report Number: 18-02-02481

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02481-005	01 2F		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02481-006	02 2F		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02481-007	02 2G		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02481-008	02 2G		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02481-009	01 2J		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02481-010	02 2J		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 2nd Floor

Report Number: 18-02-02481

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 30-M22009-3
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher



Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212 803/772-1070 FAX: 803/216-9908

CONSULTANT: Randy Earber LICENSE #: BI-00053

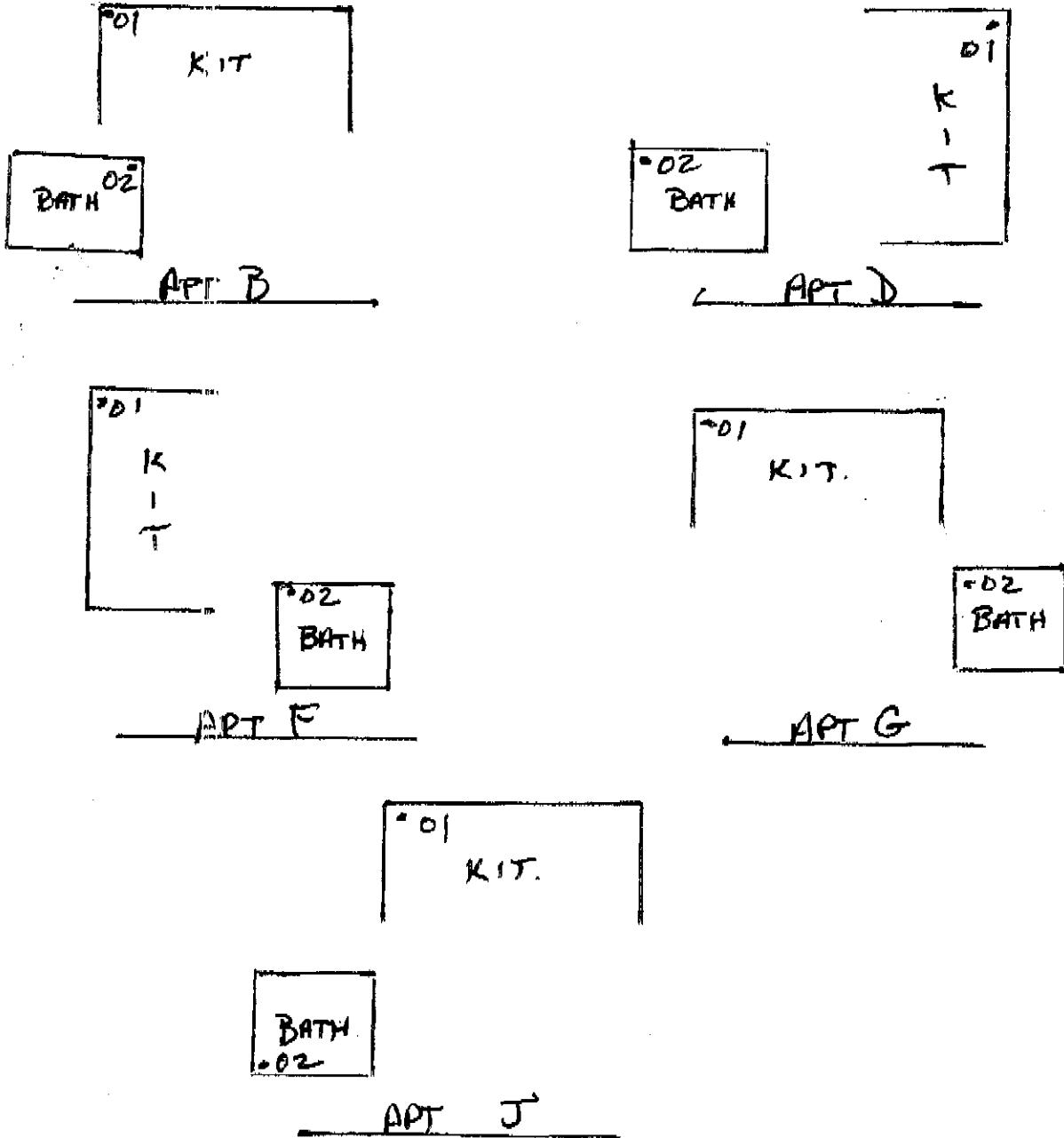
ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

PROJECT NAME: Marlon St Highrise, 1930 Marlon St., Columbia, SC 29201 PROJ. # 2503-I

TYPE OF ANALYSIS: PLM (ASBESTOS) LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 2



Randy Earber

2/14/18
DATE:

CONSULTANT SIGNATURE:

INSPECT-3

Level Three Apartments
PLM Analysis Results & Drawing of Sample Locations

10 PLM 3RD FLOOR

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: Randy Barber LICENSE #: BI00053 SUBMITTED TO: EHS
 E-MAIL RESULTS: YES ecsinc@sc.ir.com
 # OF SAMPLES: 10 DATE OF COLLECTION: 2/14/18 DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201
 PHYSICAL ADDRESS: **3rd Floor** PROJ.#: 2503-1

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	PLM	TEM	LEAD AIR LEAD BK. OTHER:	IF ASBESTOS BULK		COND.	PFD	TURN TIME:	routine
					AMOUNT	III-NF,F				
01	APARTMENT A SHEET ROCK / DIS WALLS - KIT				3rd Floor	20000	11NF	G		SPD
02	APARTMENT A SHEET ROCK / DIS WALLS - BATH					20000	11NF	G		SPD
01	APARTMENT C SHEET ROCK / DIS WALLS - KIT					20000	11NF	G		SPD
02	APARTMENT C SHEET ROCK / DIS WALLS - BATH					20000	11NF	G		SPD
01	APARTMENT E SHEET ROCK / DIS WALLS - KIT					20000	11NF	G		SPD
02	APARTMENT E SHEET ROCK / DIS WALLS - BATH					20000	11NF	G		SPD
01	APARTMENT G SHEET ROCK / DIS WALLS - KIT					20000	11NF	G		SPD
02	APARTMENT G SHEET ROCK / DIS WALLS - BATH					20000	11NF	G		SPD
01	APARTMENT I SHEET ROCK / DIS WALLS - KIT					20000	11NF	G		SPD
02	APARTMENT I SHEET ROCK / DIS WALLS - BATH					20000	11NF	G		SPD
✓	Sample 10's taken from sample bags (M) 2/22/18									

18-02-02484



Due Date: 02/22/2018
 (Thursday)
 AE

MS

Relinquished by: Received by: J. Stone 2/15/18
 Relinquished by: Received by: INSPECT-1

1:03pm



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02484

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 3rd Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02484-001	01 3A		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02484-002	02 3A		Tan/White Chalky; Off-White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02484-003	01 3C		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02484-004	02 3C		Tan Chalky; Off-White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 3rd Floor

Report Number: 18-02-02484

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02484-005	01 3E		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02484-006	02 3E		Tan/White Chalky; Off-White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02484-007	01 3G		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02484-008	02 3G		Tan Chalky; Off-White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02484-009	01 3I		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02484-010	02 3I		Tan Chalky; Off-White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 3rd Floor

Report Number: 18-02-02484

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 25-M22013-4
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Michelle Swift



Reviewed By Authorized Signatory:

Tasha Eddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101862-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM

7001 St. Andrews Rd PMB 420 Columbia, SC 29212

803/772-1070

FAX: 803/216-9908

CONSULTANT: Randy Barber

LICENSE #: BI-00053

ECS, INC. CLIENT: Columbia Housing Authority

CLIENT CONTACT: Troy Wages

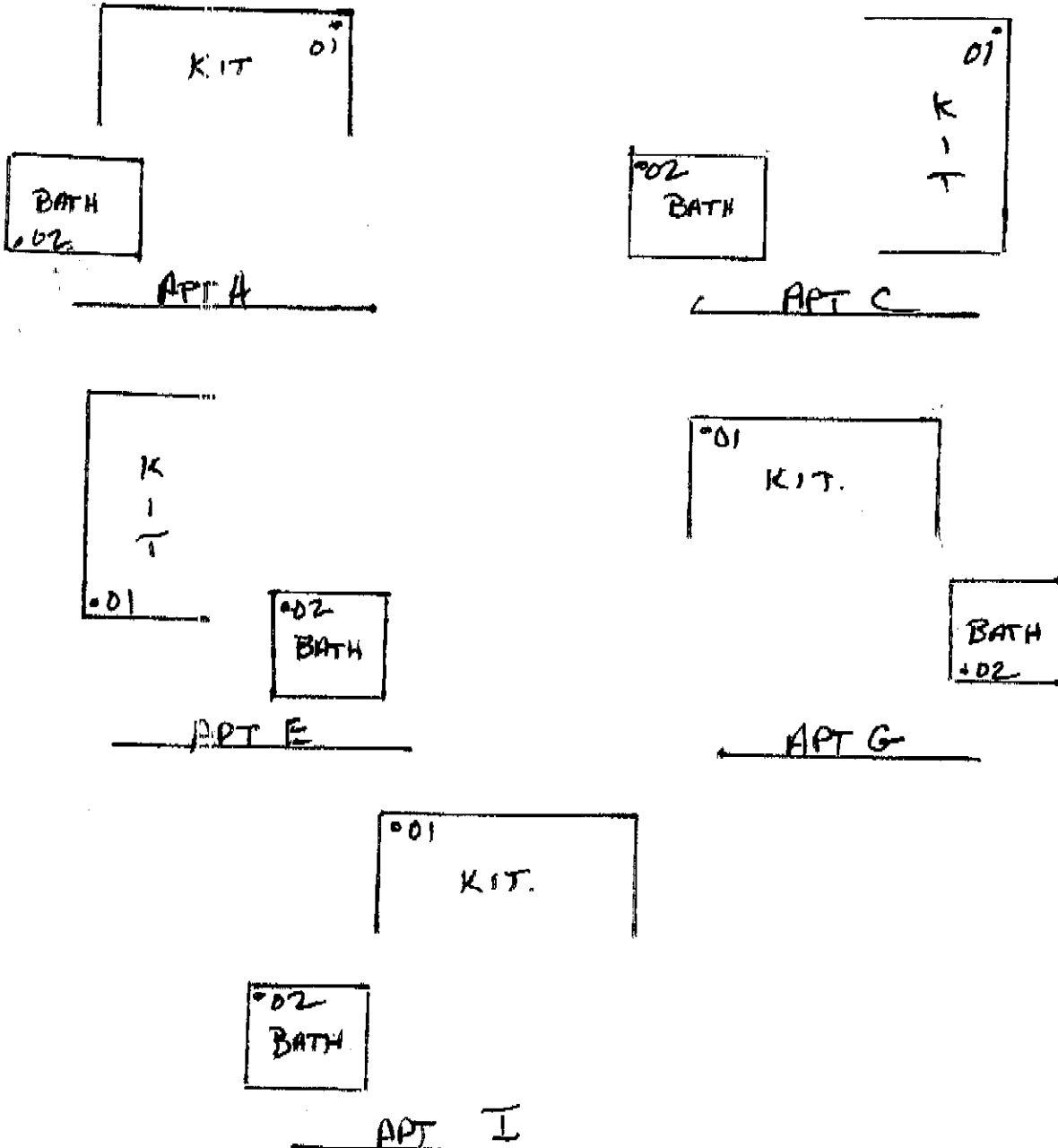
PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201

PROJ. # 2503-1

TYPE OF ANALYSIS: PLM (ASBESTOS) LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 3



Randy Barber

2/14/18

CONSULTANT SIGNATURE:

DATE:

INSPECT-3

**Level Four Apartments
PLM Analysis Results & Drawing of Sample Locations**

10 PLM 4th Floor

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: Randy Barber LICENSE #: B100053 SUBMITTED TO: EHS
 E-MAIL RESULTS: YES ecsinc@sc.it.com
 # OF SAMPLES: 10 DATE OF COLLECTION: 2/14/18 DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages
 BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 4th Floor PROJ.#: 2503-1
 PHYSICAL ADDRESS:

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	IF ASBESTOS BULK	COND.	PFD	TURN TIME:	
					AMOUNT	ROUTINE
* 01	APARTMENT B - SHEETROCK/DIC WALLS - KIT	20 000 FT ²	11NF	G	SAD	
02	APARTMENT B - SHEETROCK/DIC WALLS - BATH	20000	11NF	G	SAD	
01	APARTMENT D - SHEETROCK/DIC WALLS - BATH	20000	11NF	G	SAD	
02	APARTMENT D - SHEETROCK/DIC WALLS - BATH	20000	11NF	G	SAD	
01	APARTMENT G - SHEETROCK/DIC WALLS - KIT	20000	11NF	G	SAD	
02	APARTMENT G - SHEETROCK/DIC WALLS - BATH	20000	11NF	G	SAD	
01	APARTMENT H - SHEETROCK/DIC WALLS - KIT	20000	11NF	G	SAD	
02	APARTMENT H - SHEETROCK/DIC WALLS - BATH	20000	11NF	G	SAD	
01	APARTMENT J - SHEETROCK/DIC WALLS - KIT	20000	11NF	G	SAD	
02	APARTMENT J - SHEETROCK/DIC WALLS - BATH	20000	11NF	G	SAD	

18-02-02485

 Due Date: 02/22/2018 (Thursday) AE
 RECEIVED BY: [Signature] 1:05 pm

Sample Numbers taken from
 Sample bag. of 2/22/18
 Relinquished by: [Signature]
 Relinquished by: [Signature] PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS! INSPECT-1



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02485

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 4th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02485-001	01 4B		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02485-002	02 4B		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02485-003	01 4D		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02485-004	02 4D		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02485-005	01 4G		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 4th Floor

Report Number: 18-02-02485

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02485-006	02 4G		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02485-007	01 4H		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02485-008	02 4H		White Chalky; Beige Fibrous; Inhomogeneous	2% Chrysotile	2% Cellulose 96% Non-Fibrous
Total Asbestos: 2%					
Chrysotile present throughout sample. No drywall present.					
18-02-02485-009	01 4J		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02485-010	02 4J		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 4th Floor

Report Number: 18-02-02485

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 30-M22009-3
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher

Reviewed By Authorized Signatory:



Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM
 7001 St. Andrews Rd PMB 428 Columbia, SC 29212 803/772-1070 FAX: 803/216-9908

CONSULTANT: Randy Harber LICENSE #: BI-00053

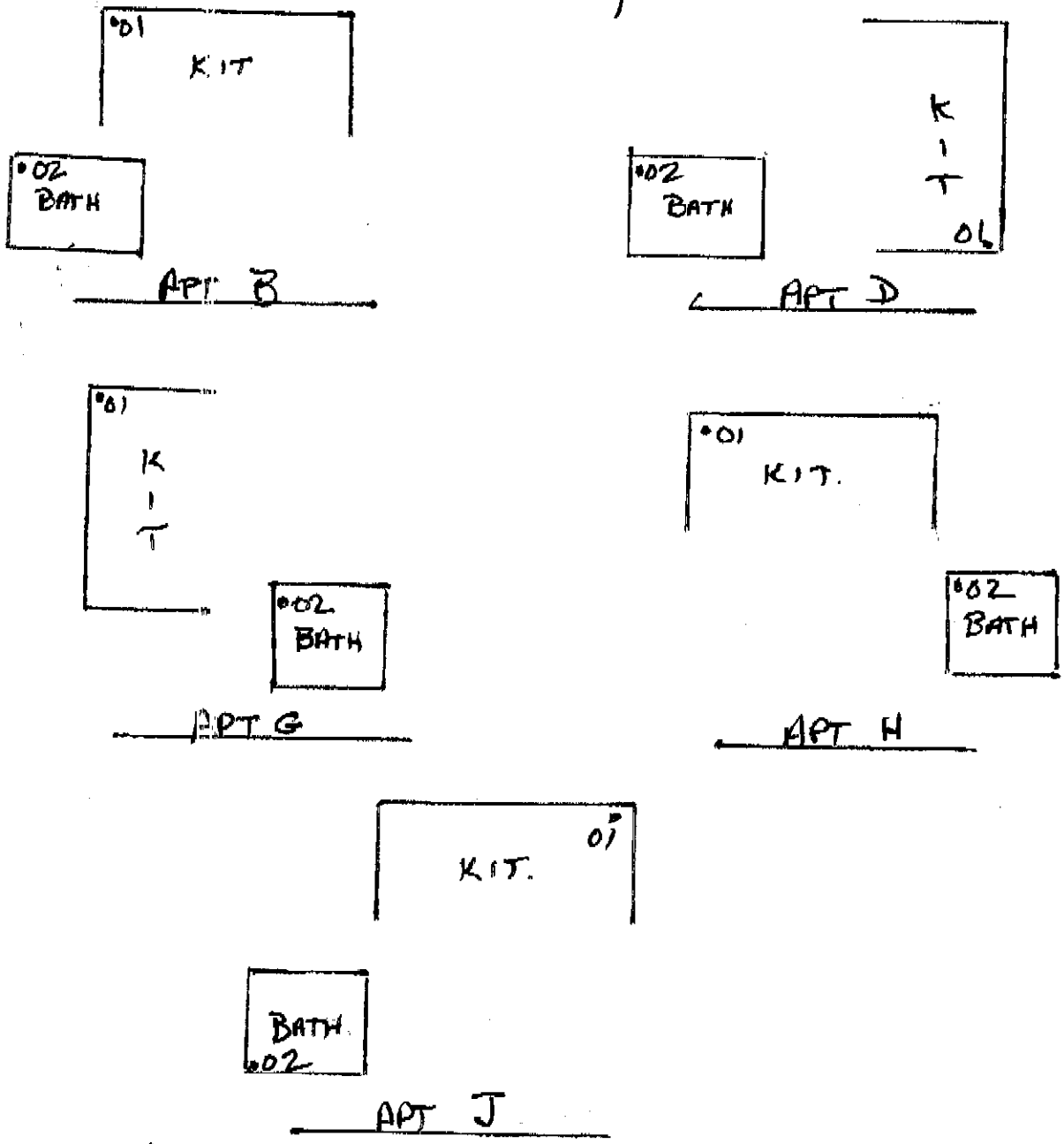
ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

PROJECT NAME: Marlon St Highrise, 1930 Marion St., Columbia, SC 29201 PROJ. # 2503-1

TYPE OF ANALYSIS: PLM (ASBESTOS) LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 4



Randy Harber

2/14/18

CONSULTANT SIGNATURE:

DATE:

INSPECT-3

**Level Five Apartments
PLM Analysis Results & Drawing of Sample Locations**

10 P.M. 5th Floor
 * Sample numbers taken from sample bags. 910 2/18

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: Randy Barber LICENSE #: BI00053 SUBMITTED TO: EHS
 # OF SAMPLES: 10 E-MAIL RESULTS: YES ecslnc@sc.ti.com DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages
 BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 5th Floor PROJ.#: 2503-1

SAMPLE #	TYPE OF ANALYSIS	PCM	PLM	TEM	LEAD AIR LEAD BK OTHER:	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK		COND.	PFD	TURN TIME:	routine
								I,II,NF,F	COND.				
T 01					5th Floor	APARTMENT A SHEETROCK/DIC WALLS - KIT	20000	INF	G	G		SPD	
T 02						APARTMENT A SHEETROCK/DIC WALLS - BATH	20000	INF	G	G		SPD	
T 01						APARTMENT C SHEETROCK/DIC WALLS - KIT	20000	INF	G	G		SPD	
T 02						APARTMENT C SHEETROCK/DIC WALLS - BATH	20000	INF	G	G		SPD	
T 01						APARTMENT E SHEETROCK/DIC WALLS - KIT	20000	INF	G	G		SPD	
T 02						APARTMENT E SHEETROCK/DIC WALLS - BATH	20000	INF	G	G		SPD	
T 01						APARTMENT G SHEETROCK/DIC WALLS - KIT	20000	INF	G	G		SPD	
T 02						APARTMENT G SHEETROCK/DIC WALLS - BATH	20000	INF	G	G		SPD	
T 01						APARTMENT I SHEETROCK/DIC WALLS - KIT	20000	INF	G	G		SPD	
T 02						APARTMENT I SHEETROCK/DIC WALLS - BATH	20000	INF	G	G		SPD	

18-02-02480



Due Date: 02/22/2018
 (Thursday) AE

MO

Relinquished by: Received by: PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!
 Relinquished by: Received by: J. STONE 2/15/18 INSPECT-1

12:59 PM



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02480

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 5th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02480-001	5A 01-KIT		Tan Paint-Like; White Powdery; White/Brown Fibrous; Off-White Chalky; Gray Cementitious; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					
18-02-02480-002	5A 02 BA		Tan Paint-Like; White Powdery; White/Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					
18-02-02480-003	5C 01 KIT		Tan Paint-Like; White Powdery; White/Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					
18-02-02480-004	5C 02 BATH		Tan Paint-Like; White Powdery; White/Brown Fibrous; Gray/Brown Chalky; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 5th Floor

Report Number: 18-02-02480

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02480-005	5E 01 KIT		Tan Paint-Like; White Powdery; White/Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					
18-02-02480-006	5E 02 BATH		Tan Paint-Like; White Powdery; White/Brown Fibrous; Brown Chalky; Gray Cementitious; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					
18-02-02480-007	5G 01 KIT		Tan Paint-Like; White Powdery; White/Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					
18-02-02480-008	5G 02 BATH		Tan Paint-Like; White Powdery; White/Brown Fibrous; Brown Chalky; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					
18-02-02480-009	5I 01 KIT		Tan Paint-Like; White Powdery; White/Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					
18-02-02480-010	5I 02 BATH		Tan Paint-Like; White Powdery; White/Brown Fibrous; Brown Chalky; Gray Cementitious; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white powdery material. This material alone contains 2% Chrysotile.					

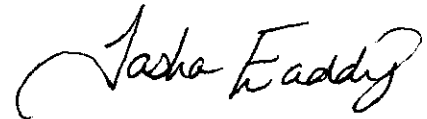
Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 5th Floor

Report Number: 18-02-02480

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 28-M12010-2
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Meredith Outlaw



Reviewed By Authorized Signatory: _____

Tasha Eddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

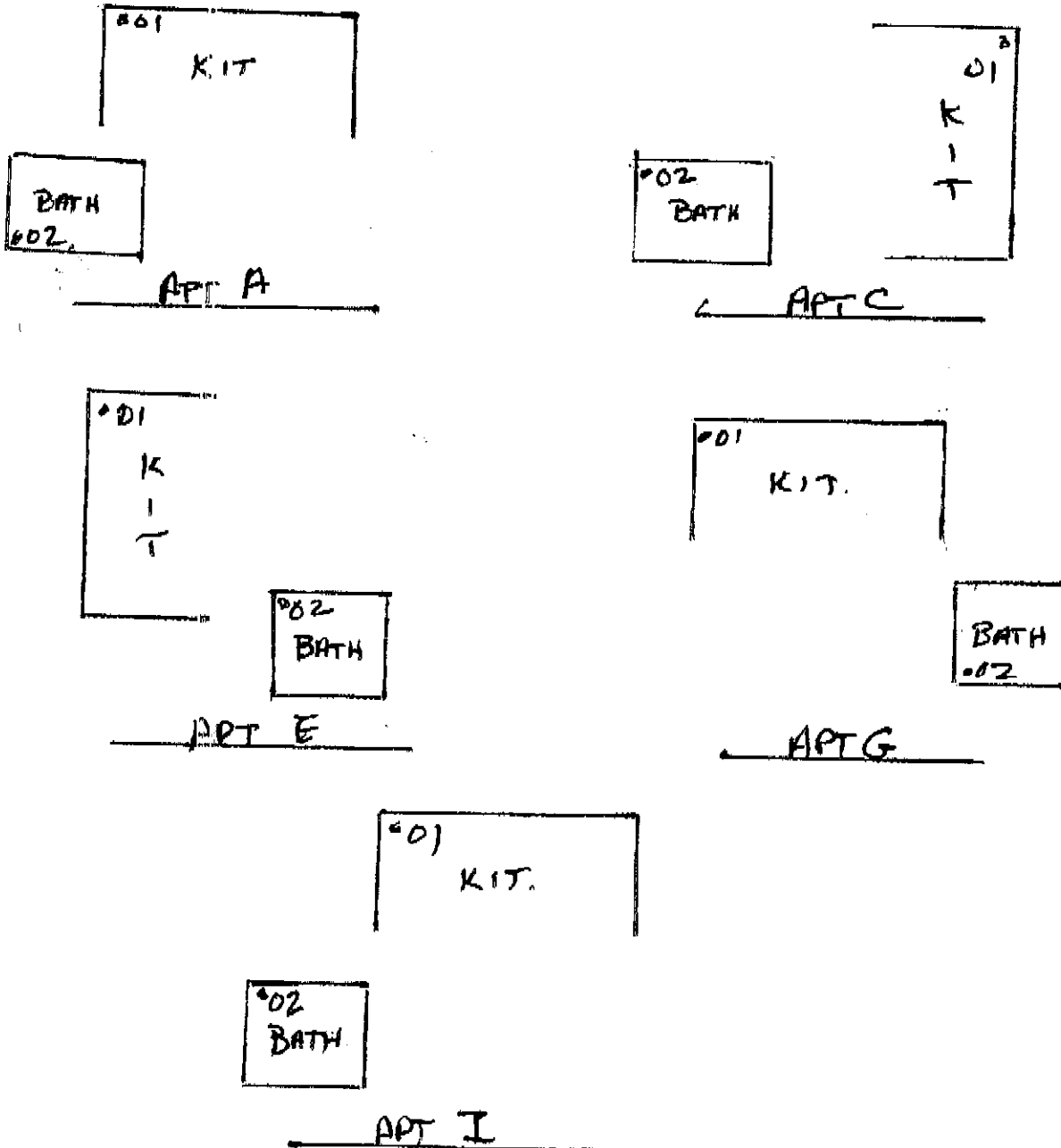
400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC.		INSPECTION INFORMATION FORM	
7001 St. Andrews Rd PMB 425 Columbia, SC 29212		803/772-1070	FAX: 803/216-9908
CONSULTANT:	Randy Earber	LICENSE #:	BI-00053
ECS, INC. CLIENT:	Columbia Housing Authority	CLIENT CONTACT:	Troy Wages
PROJECT NAME:	Marion St Highrise, 1930 Marion St., Columbia, SC 29201	PROJ. #	2503-1
TYPE OF ANALYSIS: <input checked="" type="checkbox"/> PLM (ASBESTOS) <input type="checkbox"/> LEAD PAINT BULK <input type="checkbox"/> OTHER:			
SAMPLE LOCATION/WORK AREA DRAWING:			

FLOOR #5



Randy Earber

2/14/18

CONSULTANT SIGNATURE:

DATE:

INSPECT-3

**Level Six Apartments
PLM Analysis Results & Drawing of Sample Locations**

*Numbers from bags (H)

10 PLM 6th Floor

EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS

ENVIRONMENTAL CONSULTING SERVICES, INC.
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212
 phone: 803 772 1070
 FAX 803 216 9908

CHAIN OF CUSTODY
 LICENSE #: BI00053 SUBMITTED TO: EHS
 Randy Barber
 esinc@sc.it.com

E-MAIL RESULTS: YES
 DATE OF COLLECTION: 2/13/18 DATE SENT TO LAB: 2/14/18

OF SAMPLES: 10
 CLIENT CONTACT: Troy Wages

ECI, INC. CLIENT: Columbia Housing Authority
 BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201
 PROJ.#: 2503-1
 PHYSICAL ADDRESS: 6th Floor

TURN TIME: routine

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	IF ASBESTOS BULK	TURN TIME:	
			I, II, NF, F	COND.
	AMOUNT			
01	APARTMENT A SHEETROCK/DSC-WALLS-KIT	20000 FT ²	INF	G SPD
02	APARTMENT A SHEETROCK/DSC-WALLS-BATH			
01	APARTMENT C SHEETROCK/DSC-WALLS-KIT			
02	APARTMENT C SHEETROCK/DSC-WALLS-BATH			
01	APARTMENT E SHEETROCK/DSC-WALLS-KIT			
02	APARTMENT E SHEETROCK/DSC-WALLS-BATH			
01	APARTMENT G SHEETROCK/DSC-WALLS-KIT			
02	APARTMENT G SHEETROCK/DSC-WALLS-BATH			
01	APARTMENT I SHEETROCK/DSC-WALLS-KIT			
02	APARTMENT I SHEETROCK/DSC-WALLS-BATH			
	APARTMENT I SHEETROCK/DSC-WALLS-BATH 72000 FT ²		INF	G SPD

18-02-02476



Due Date: 02/22/2018 (Thursday) AE

Received by: [Signature] PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!
 Received by: [Signature] 2/15/18 INSPECT-1

12:58 PM



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02476

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/21/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St Highrise; 1930
 Marion St; 6th Floor; Columbia, SC 29201

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02476-001	6A KIT	--	Gray Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					
18-02-02476-002	6A BATH	--	Gray Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					
18-02-02476-003	6C KIT	--	Gray Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					
18-02-02476-004	6C BATH	--	Brown Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St Highrise; 1930 Marion St; 6th
 Floor; Columbia, SC 29201

Report Number: 18-02-02476

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02476-005	6E KIT	--	Gray Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					
18-02-02476-006	6E BATH	--	Gray Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					
18-02-02476-007	6G KIT	--	Gray Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					
18-02-02476-008	6G BATH	--	Gray Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					
18-02-02476-009	6I KIT	--	Gray Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					
18-02-02476-010	6I BATH	--	Brown Powder; Brown Fibrous; White Granular; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in joint compound-like material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931

Report Number: 18-02-02476

Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St Highrise; 1930 Marion St; 6th
Floor; Columbia, SC 29201

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 26-M22010-1

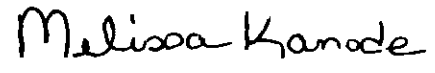
QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020

Analyst: Christian H. Schaible

Reviewed By Authorized Signatory:



Missy Kanode
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC.	INSPECTION INFORMATION FORM	
7001 St. Andrews Rd PMB 420 Columbia, SC 29212	803/772-1070	FAX: 803/216-9908

CONSULTANT: Randy Barber	LICENSE #: BI-00053
--------------------------	---------------------

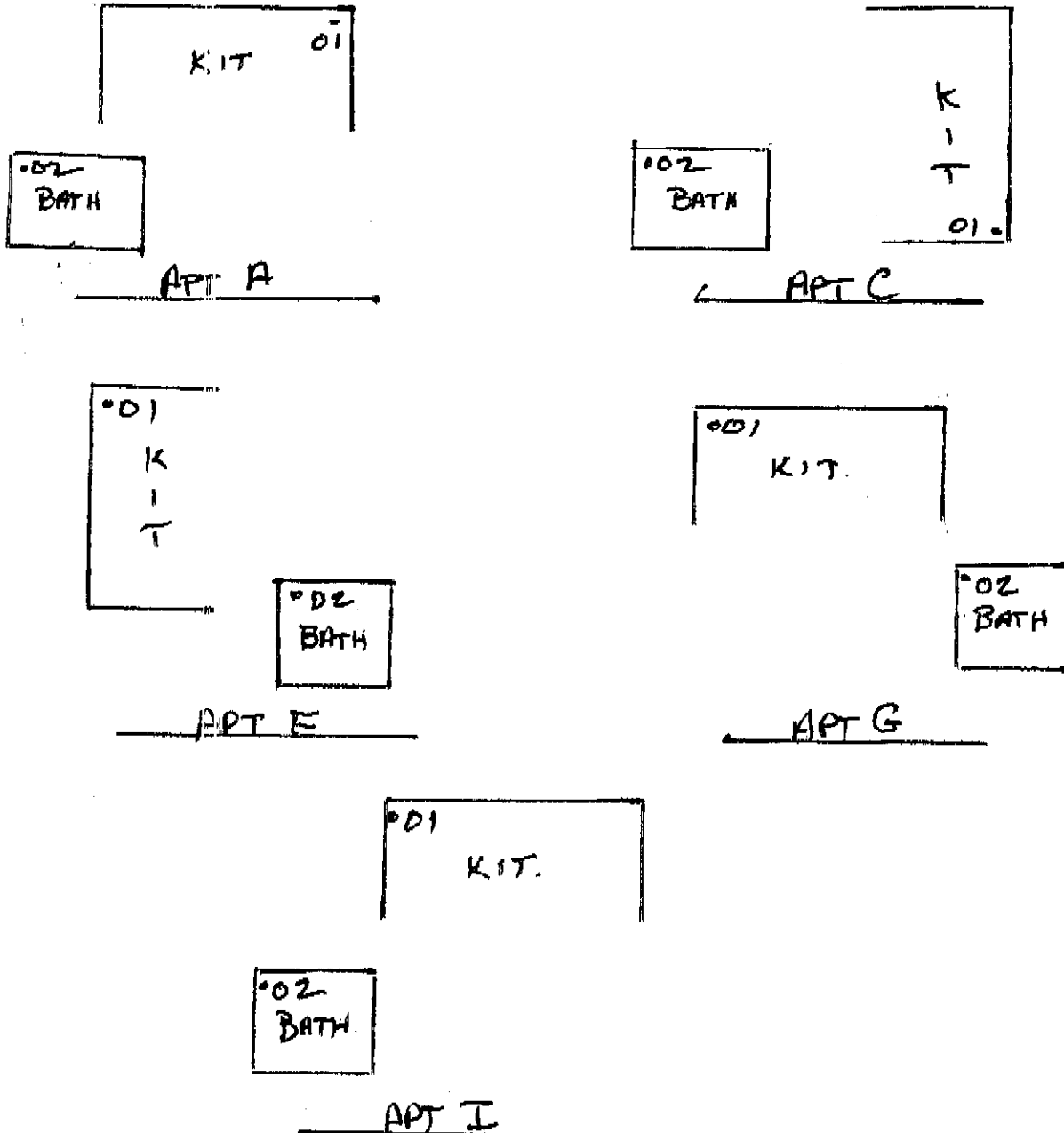
ECS, INC. CLIENT: Columbia Housing Authority	CLIENT CONTACT: Troy Wages
--	----------------------------

PROJECT NAME: Marion St Highrise, 1930 Marion St, Columbia, SC 29201	PROJ. # 2503-1
--	----------------

TYPE OF ANALYSIS:	<input checked="" type="checkbox"/> PLM (ASBESTOS)	<input type="checkbox"/> LEAD PAINT BULK	<input type="checkbox"/> OTHER:
-------------------	---	--	---------------------------------

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 6



Randy Barber

7/14/18

CONSULTANT SIGNATURE:

DATE:

**Level Seven Apartments
PLM Analysis Results & Drawing of Sample Locations**

10 PM 7th Floor

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS CHAIN OF CUSTODY

7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070

CONSULTANT: Randy Barber LICENSE #: BI00053 SUBMITTED TO: EHS
 E-MAIL RESULTS: YES ecsinc@sc.it.com DATE OF COLLECTION: 2/13/18 DATE SENT TO LAB: 2/14/18

OF SAMPLES: 16

CLIENT CONTACT: Troy Wages

BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 7th FLOOR PROJ.#: 2503-I

PHYSICAL ADDRESS:

SAMPLE #	TYPE OF ANALYSIS	PCM	PLM	TEM	LEAD AIR LEAD BK. OTHER:	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK			TURN TIME:
								I,II,NF	F	COND.	
01					7th FLOOR	APARTMENT B SHEETROCK/DSC-WALLS-KIT	> 20000 FT ²	INF	G	SPD	routing
02						APARTMENT B SHEETROCK/DSC-WALLS-BATH					
01						APARTMENT D SHEETROCK/DSC-WALLS-KIT					
02						APARTMENT P SHEETROCK/DSC-WALLS-BATH					
01						APARTMENT F SHEETROCK/DSC-WALLS-KIT					
02						APARTMENT F SHEETROCK/DSC-WALLS-BATH					
01						APARTMENT H SHEETROCK/DSC-WALLS-KIT					
02						APARTMENT H SHEETROCK/DSC-WALLS-BATH					
01						APARTMENT J SHEETROCK/DSC-WALLS-KIT					
02						APARTMENT J SHEETROCK/DSC-WALLS-BATH	172000 FT ²	INF	G	SPD	

18-02-02474



Due Date: 02/22/2018 (Thursday) AE

Relinquished by: Received by: PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!
 Relinquished by: Received by: INSPECT-1

2/15/18 12:54 PM



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02474

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 7th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02474-001	01 7B		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02474-002	02 7B		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02474-003	01 7D		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02474-004	02 7D		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 7th Floor

Report Number: 18-02-02474

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02474-005	01 7F		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02474-006	02 7F		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02474-007	01 7H		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02474-008	02 7H		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02474-009	01 7J		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02474-010	02 7J		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 7th Floor

Report Number: 18-02-02474

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 30-M22009-3
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher



Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC.	INSPECTION INFORMATION FORM
7001 St. Andrews Rd PMB 425 Columbia, SC 29212	803/772-1070 FAX: 803/216-9908

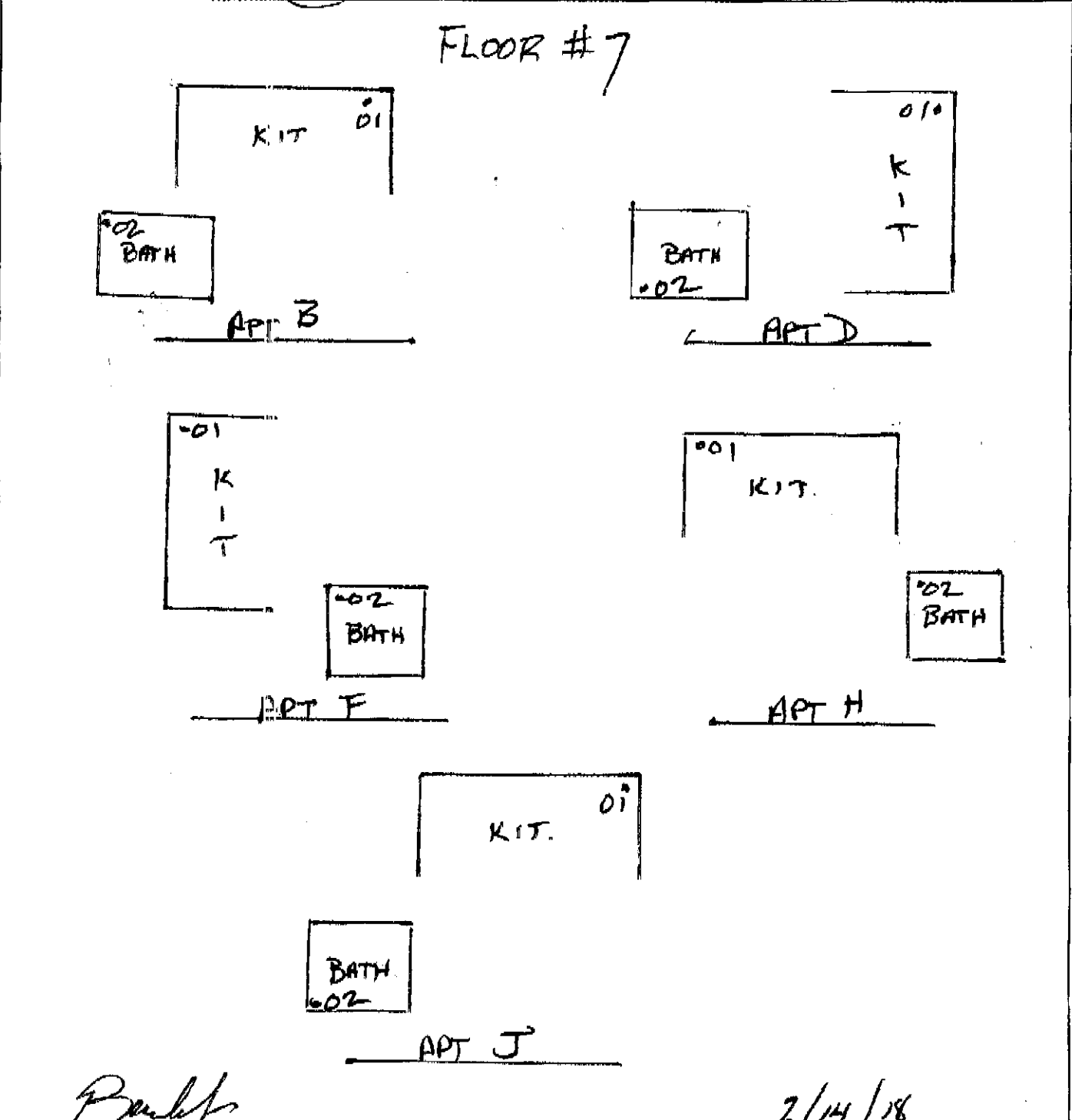
CONSULTANT: Randy Barber	LICENSE #: BI-00053
--------------------------	---------------------

ECS, INC. CLIENT: Columbia Housing Authority	CLIENT CONTACT: Troy Wages
--	----------------------------

PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201	PROJ. # 2503-I
---	----------------

TYPE OF ANALYSIS: <input checked="" type="checkbox"/> PLM (ASBESTOS) <input type="checkbox"/> LEAD PAINT BULK <input type="checkbox"/> OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:



CONSULTANT SIGNATURE: <i>[Signature]</i>	DATE: 2/14/18
--	---------------

10 PLM

8th Floor

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: Randy Barber LICENSE #: BI00053 SUBMITTED TO: EHS
OF SAMPLES: 16 E-MAIL RESULTS: YES ecsinc@sc.ti.com DATE OF COLLECTION: 2/13/18 DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages
BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 8th FLOOR PROJ.#: 2503-1

TYPE OF ANALYSIS	PCM	PLM	ITEM	LEAD AIR LEAD BK	OTHER	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK	COND.	TURN TIME:	
										routine	
01			APARTMENT A		SHEETROCK/DSC - WALLS - KIT	> 20000 FT ²	INF	G		SPD	
02			APARTMENT A		SHEETROCK/DSC - WALLS - BATH						
01			APARTMENT B		SHEETROCK/DSC - WALLS - KIT						
02			APARTMENT C		SHEETROCK/DSC - WALLS - BATH						
01			APARTMENT E		SHEETROCK/DSC - WALLS - KIT						
02			APARTMENT E		SHEETROCK/DSC - WALLS - BATH						
01			APARTMENT G		SHEETROCK/DSC - WALLS - KIT						
02			APARTMENT G		SHEETROCK/DSC - WALLS - BATH						
01			APARTMENT I		SHEETROCK/DSC - WALLS - KIT						
02			APARTMENT I		SHEETROCK/DSC - WALLS - BATH						
			Sample # taken from bags								
			REC 2/22/18								
<p>Received by: [Signature]</p> <p>Received by: [Signature]</p> <p>PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!</p>											

18-02-02466



Due Date: 02/22/2018 (Thursday) AE

12:47 pm

INSPECT-1



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02466

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 8th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02466-001	01 8A		Beige Paint-Like; Off-White Powdery; Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					
18-02-02466-002	02 8A		Beige Paint-Like; Off-White Powdery; Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					
18-02-02466-003	01 8C		Beige Paint-Like; White Powdery; Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					
18-02-02466-004	02 8C		Beige Paint-Like; White Powdery; Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 8th Floor

Report Number: 18-02-02466

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02466-005	01 8E		Beige Paint-Like; White Powdery; Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					
18-02-02466-006	02 8E		Beige Paint-Like; White Powdery; Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					
18-02-02466-007	01 8G		Beige Paint-Like; White Powdery; Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					
18-02-02466-008	02 8G		Beige Paint-Like; White Powdery; Brown Fibrous; Brown Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					
18-02-02466-009	01 8I		Beige Paint-Like; White Powdery; Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					
18-02-02466-010	02 8I		Beige Paint-Like; White Powdery; Brown Fibrous; Gray Chalky; Inhomogeneous	Trace <1% Chrysotile	30% Cellulose 5% Fibrous Glass 65% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound-like material. This material alone contains 2% chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 8th Floor

Report Number: 18-02-02466

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 29-M22009-2
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Keleigh King



Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM

7001 St. Andrews Rd PMB 428 Columbia, SC 29212

803/772-1070

FAX: 803/216-9908

CONSULTANT: Randy Barber

LICENSE #: BI-00053

ECS, INC. CLIENT: Columbia Housing Authority

CLIENT CONTACT: Troy Wages

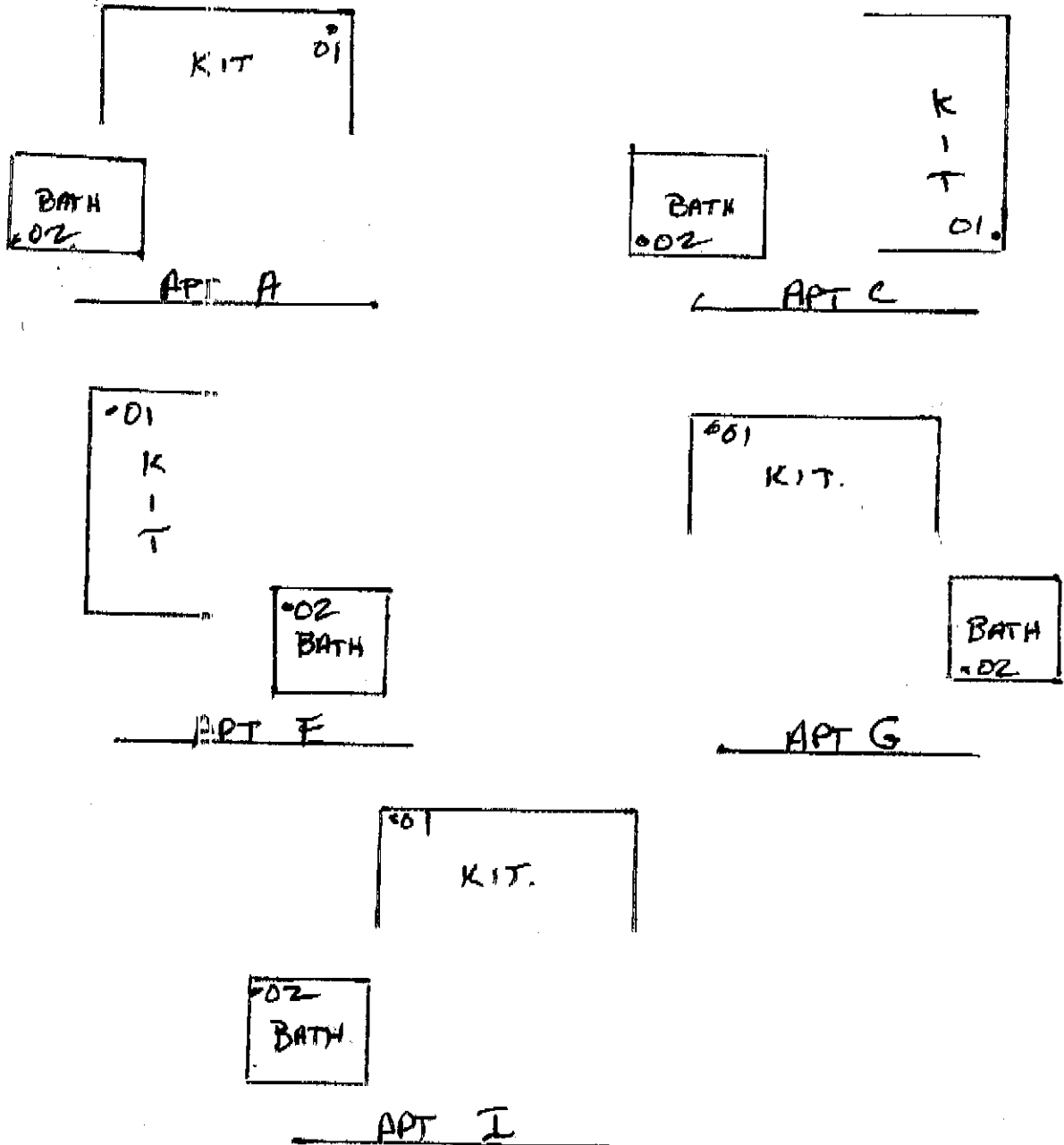
PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201

PROJ. # 2503-1

TYPE OF ANALYSIS: PLM (ASBESTOS) LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR #8



Randy Barber

7/14/18

CONSULTANT SIGNATURE:

DATE:

INSPECT-3

**Level Nine Apartments
PLM Analysis Results & Drawing of Sample Locations**

10 PLM 9th Floor

EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS

ENVIRONMENTAL CONSULTING SERVICES, INC. FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

7001 St. Andrews Rd PMB 425 Columbia, SC 29212

CONSULTANT: Randy Barber LICENSE #: B100053 SUBMITTED TO: EHS
E-MAIL RESULTS: YES E-mail: ecsinc@sc.it.com DATE OF COLLECTION: 2/13/18 DATE SENT TO LAB: 2/14/18

OF SAMPLES: 16

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 PROJ.#: 2503-1

PHYSICAL ADDRESS: 9th Floor

TYPE OF ANALYSIS: PCM ITEM LEAD AIR LEAD BK OTHER: routine

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION		AMOUNT	IF ASBESTOS BULK		COND.	PFD
	PLM	ITEM		TURN TIME:	I,II-NF,F		
7 01	APARTMENT B	SHEETROCK/DJC-WALLS-KIT	226000FT ²	INF	G	G	SPD
02	APARTMENT B	SHEETROCK/DJC-WALLS-BATH					
01	APARTMENT D	SHEETROCK/DJC-WALLS-KIT					
02	APARTMENT D	SHEETROCK/DJC-WALLS-BATH					
01	APARTMENT G	SHEETROCK/DJC-WALLS-KIT					
02	APARTMENT G	SHEETROCK/DJC-WALLS-BATH					
01	APARTMENT I	SHEETROCK/DJC-WALLS-KIT					
02	APARTMENT I	SHEETROCK/DJC-WALLS-BATH					
01	APARTMENT J	SHEETROCK/DJC-WALLS-KIT					
02	APARTMENT J	SHEETROCK/DJC-WALLS-BATH					

18-02-02470



Due Date: 02/22/2018 (Thursday) AE

* Sample numbers taken from

sample bag KF 2/14/18

Received by: J. Stone PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS! 2/15/18 INSPECT-1

Received by: 12:57pm



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02470

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/21/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 9th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02470-001	01 9B		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02470-002	02 9B		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02470-003	01 9D		White Chalky; Brown Fibrous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02470-004	02 9D		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 9th Floor

Report Number: 18-02-02470

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02470-005	01 9G		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02470-006	02 9G		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02470-007	01 9I		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02470-008	02 9I		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02470-009	01 9J		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02470-010	02 9J		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

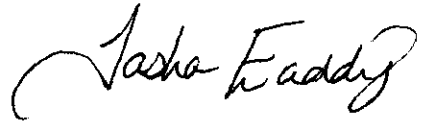
Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 9th Floor

Report Number: 18-02-02470

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 29-M22009-2
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher



Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM

7001 St. Andrews Rd PMB 425 Columbia, SC 29212

803/772-1070

FAX: 803/216-9908

CONSULTANT: Randy Harber

LICENSE #: BI-00053

ECS, INC. CLIENT: Columbia Housing Authority

CLIENT CONTACT: Troy Wages

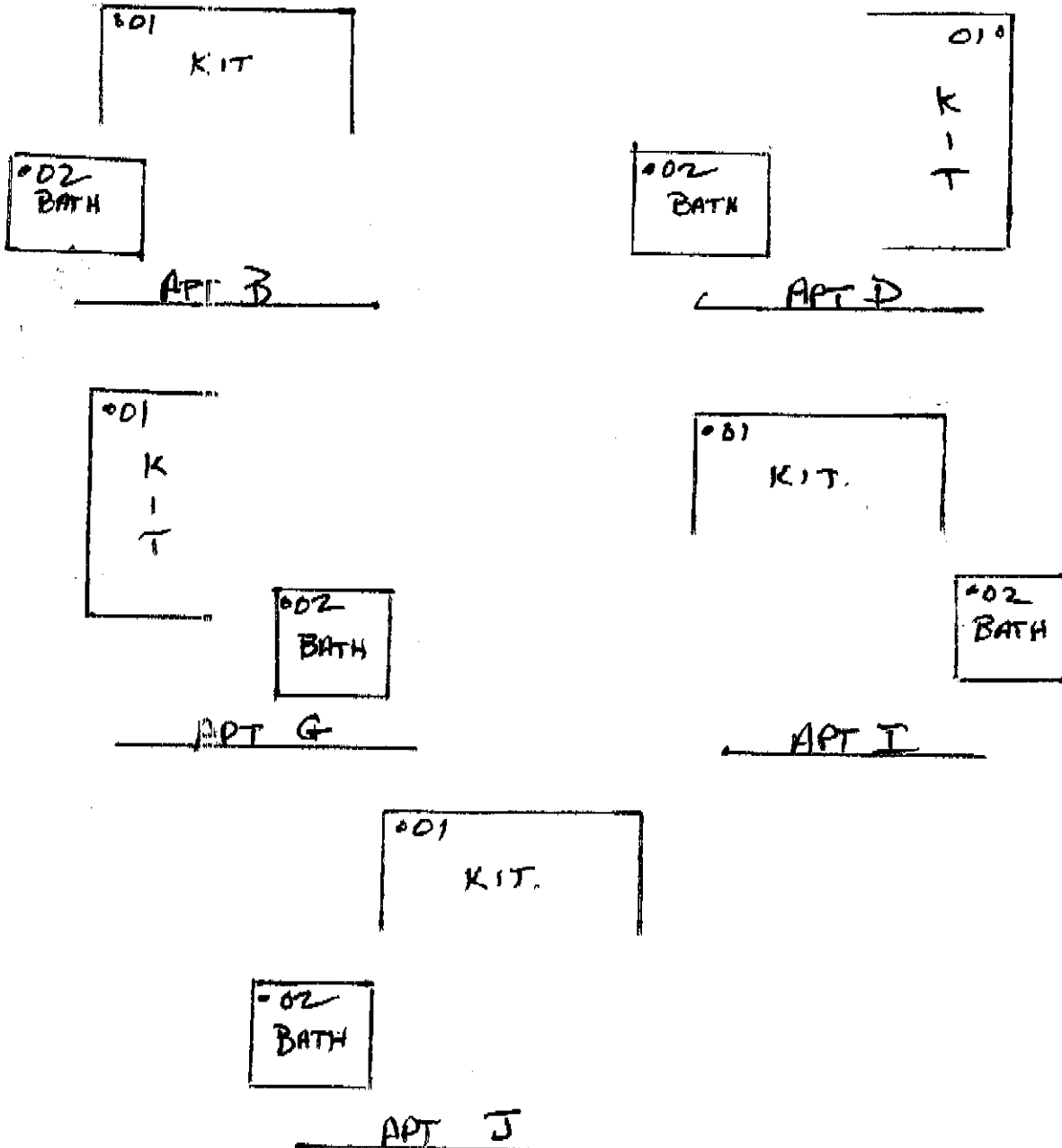
PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201

PROJ. # 2503-I

TYPE OF ANALYSIS: PLM/ASBESTOS LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR #9



Randy Harber

2/14/18

CONSULTANT SIGNATURE:

DATE:

INSPECT-3

**Level Ten Apartments
PLM Analysis Results & Drawing of Sample Locations**

10 PM 10th Floor

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS CHAIN OF CUSTODY

7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070

CONSULTANT: Randy Barber LICENSE #: BI00053 SUBMITTED TO: EHS
E-MAIL RESULTS: YES ecslnc@sc.ir.com DATE SENT TO LAB: 2/14/18
OF SAMPLES: 10 DATE OF COLLECTION: 2/13/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 10th FLOOR PROJ.#: 2503-I

PHYSICAL ADDRESS: TYPE OF ANALYSIS PCM PLM ITEM LEAD AIR LEAD BK OTHER: 10th FLOOR AMOUNT IF ASBESTOS BULK TURN TIME: routine

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	COND.	PFD
* 01	APARTMENT A SHEETROCK/DSC-WALLS-KIT	> 20,000 FT ²	IINF	G SPD
02	APARTMENT A SHEETROCK/DSC-WALLS-BATH			
01	APARTMENT C SHEETROCK/DSC-WALLS-KIT			
02	APARTMENT C SHEETROCK/DSC-WALLS-BATH			
01	APARTMENT E SHEETROCK/DSC-WALLS-KIT			
02	APARTMENT E SHEETROCK/DSC-WALLS-BATH			
01	APARTMENT G SHEETROCK/DSC-WALLS-KIT			
02	APARTMENT G SHEETROCK/DSC-WALLS-BATH			
01	APARTMENT I SHEETROCK/DSC-WALLS-KIT			
02	APARTMENT I SHEETROCK/DSC-WALLS-BATH			
* 02	APARTMENT I SHEETROCK/DSC-WALLS-BATH	> 20,000 FT ²	IINF	G SPD

18-02-02462



Due Date: 02/22/2018 (Thursday) AE

* Sample numbers taken from sample bags. re 2/22/18

Received by: [Signature] PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!
Received by: [Signature] 2/15/18 INSPECT-1

pm



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02462

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 10th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02462-001	01 10A		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02462-002	02 10A		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02462-003	01 10C		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02462-004	02 10C		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02462-005	01 10E		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 10th Floor

Report Number: 18-02-02462

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02462-006	02 10E		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02462-007	01 10G		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02462-008	02 10G		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02462-009	01 10I		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02462-010	02 10I		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 10th Floor

Report Number: 18-02-02462

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 30-M22009-3
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher



Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM
 7001 St. Andrews Rd PMB 42# Columbia, SC 29212 803/772-1070 FAX: 803/216-9908

CONSULTANT: Randy Earber LICENSE #: BI-00053

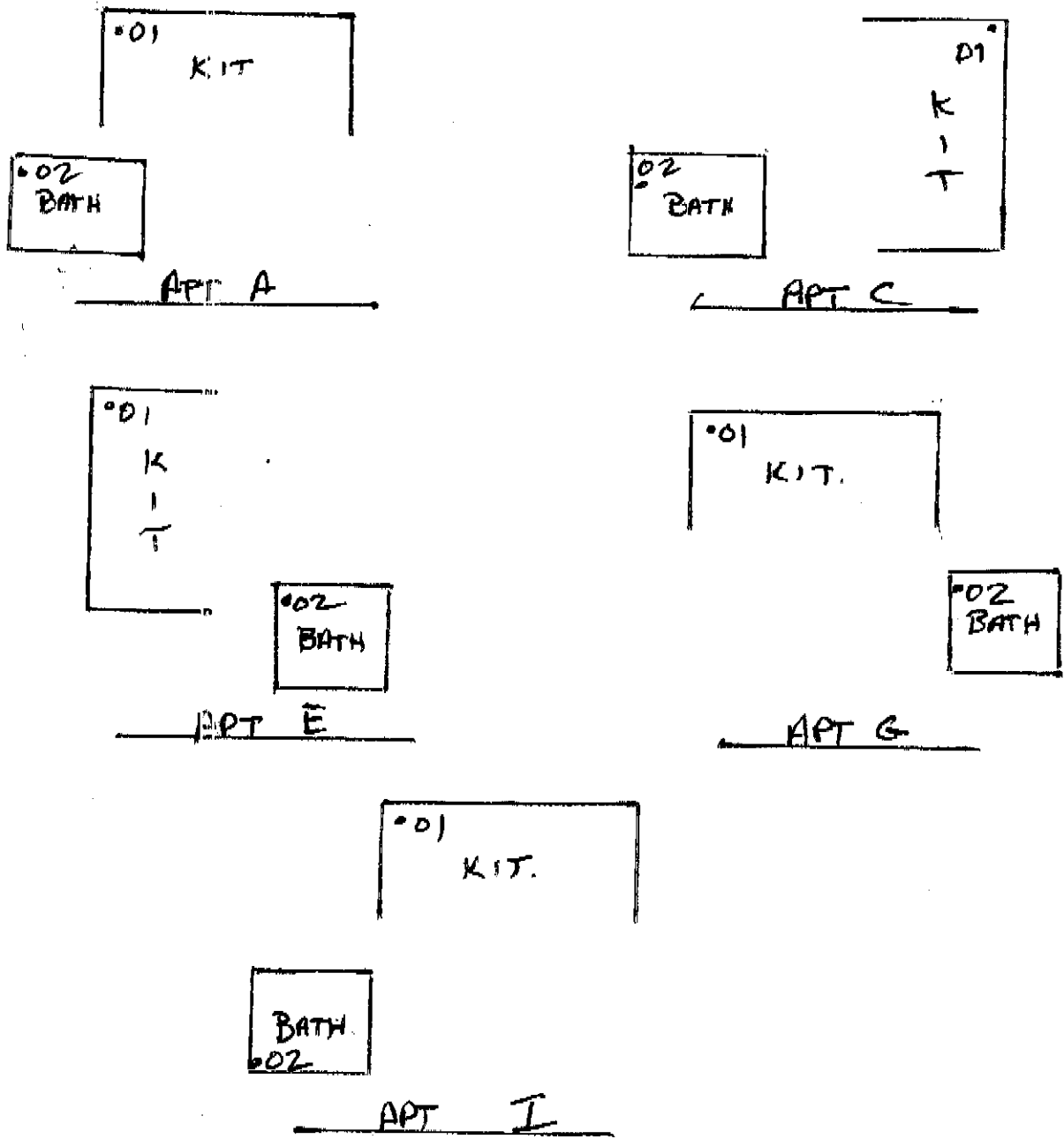
ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201 PROJ. # 2503-1

TYPE OF ANALYSIS: (PLM) ASBESTOS LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 10



Randy Earber

2/14/18

CONSULTANT SIGNATURE:

DATE:

**Level Eleven Apartments
PLM Analysis Results & Drawing of Sample Locations**

10th Floor

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: Randy Barber LICENSE #: BI00053 SUBMITTED TO: EHS
 # OF SAMPLES: 16 E-MAIL RESULTS: YES scsinc@sc.ir.com DATE OF COLLECTION: 2/13/18 DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages
 BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 11th Floor PROJ.#: 2503-1

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	PCM	PLM	TEM	LEAD AIR LEAD BK. OTHER	IF ASBESTOS BULK		TURN TIME:	
						AMOUNT	COND.		
* 01	APARTMENT B SHEETROCK/DISC-WALLS-KIT					2000 FT ²	INF	G	SPD
02	APARTMENT B SHEETROCK/DISC-WALLS-BATH								
01	APARTMENT D SHEETROCK/DISC-WALLS-KIT								
02	APARTMENT D SHEETROCK/DISC-WALLS-BATH								
01	APARTMENT F SHEETROCK/DISC-WALLS-KIT								
02	APARTMENT F SHEETROCK/DISC-WALLS-BATH								
01	APARTMENT H SHEETROCK/DISC-WALLS-KIT								
02	APARTMENT H SHEETROCK/DISC-WALLS-BATH								
01	APARTMENT J SHEETROCK/DISC-WALLS-KIT								
02	APARTMENT J SHEETROCK/DISC-WALLS-BATH								
	* Sample numbers taken from sample bag KF 202118								

18-02-02475

 Due Date: 02/22/2018 (Thursday) AE

Relinquished by: Received by: Stone
 Relinquished by: KF 202118 Received by: 2/15/18
 PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS! INSPECT-1

12:57pm



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02475

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 11th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02475-001	01 11B		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02475-002	02 11B		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02475-003	01 11D		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02475-004	02 11D		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 11th Floor

Report Number: 18-02-02475

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02475-005	02 11F		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02475-006	02 11F		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02475-007	01 11H		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02475-008	02 11H		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02475-009	01 11J		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02475-010	02 11J		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

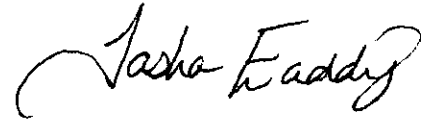
Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 11th Floor

Report Number: 18-02-02475

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 30-M22009-3
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher



Reviewed By Authorized Signatory:

Tasha Eddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM
 7001 St. Andrews Rd PMB 420 Columbia, SC 29212 803/772-1070 FAX: 803/216-9908

CONSULTANT: Randy Barber LICENSE #: BI-00053

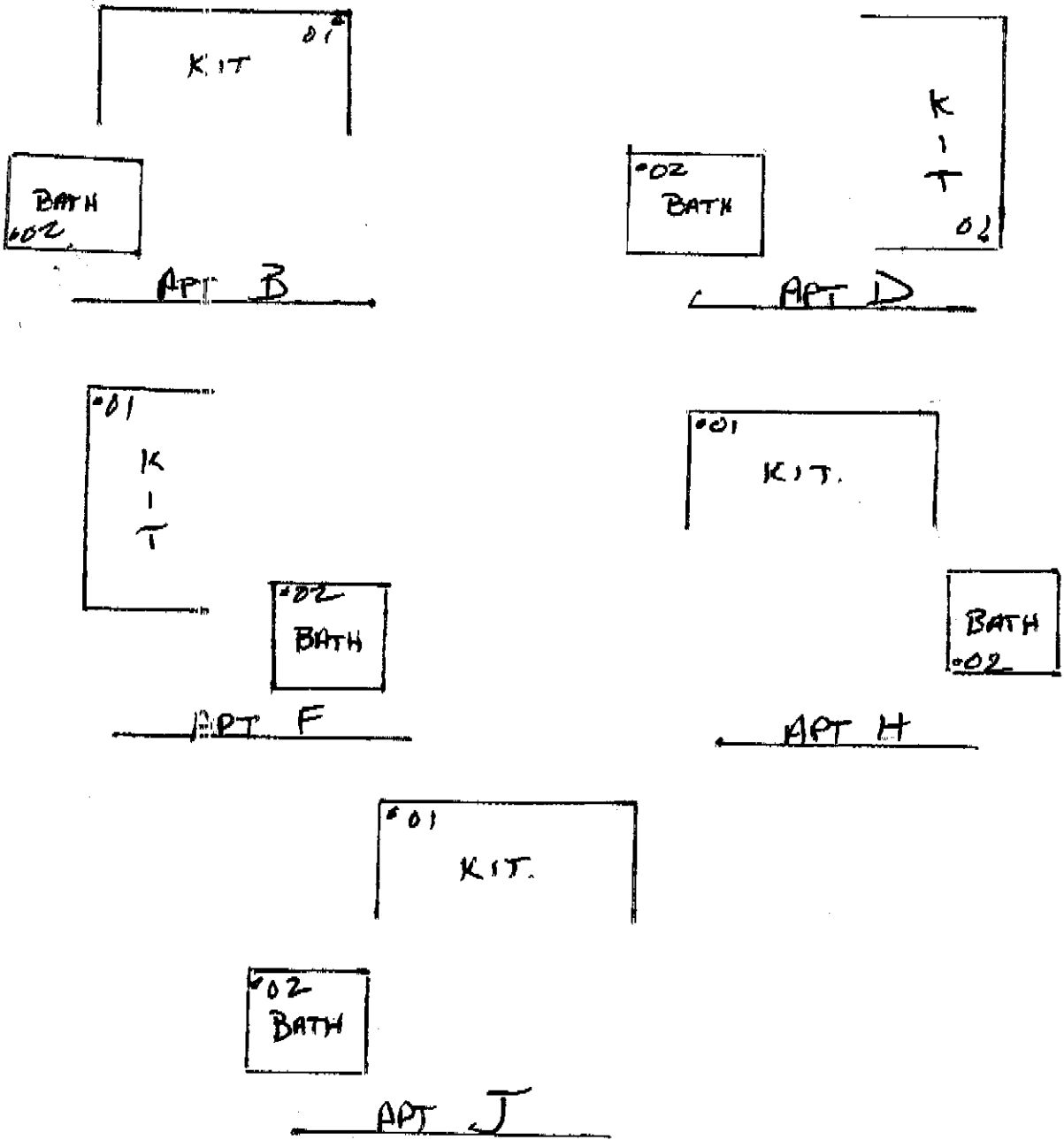
ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201 PROJ. # 2503-1

TYPE OF ANALYSIS: PLM (ASBESTOS) LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 11



Randy Barber

2/14/18

CONSULTANT SIGNATURE:

DATE:

INSPECT-3

**Level Twelve Apartments
PLM Analysis Results & Drawing of Sample Locations**

* Sample # taken from sample bag, 02/24/18

10 PLM 12th Floor

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070 CHAIN OF CUSTODY

CONSULTANT: Randy Barber LICENSE #: B100053 SUBMITTED TO: EHS
 E-MAIL RESULTS: YES ecsinc@sc.ir.com
 # OF SAMPLES: 16 DATE OF COLLECTION: 2/13/18 DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages
 BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 12th FLOOR PROJ.#: 2503-I
 PHYSICAL ADDRESS:

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	PCM	PLM	TEM	LEAD AIR LEAD BK [OTHER:	IF ASBESTOS BULK	TURN TIME:		
							I,II-NF,F	COND. PFD	
01	APARTMENT A SHEETROCK/DSC-WALLS-KIT				12th FLOOR		INF	G	SPD
02	APARTMENT A SHEETROCK/DSC-WALLS-BATH								
01	APARTMENT C SHEETROCK/DSC-WALLS-KIT								
02	APARTMENT C SHEETROCK/DSC-WALLS-BATH								
01	APARTMENT E SHEETROCK/DSC-WALLS-KIT								
02	APARTMENT E SHEETROCK/DSC-WALLS-BATH								
01	APARTMENT G SHEETROCK/DSC-WALLS-KIT								
02	APARTMENT G SHEETROCK/DSC-WALLS-BATH								
01	APARTMENT I SHEETROCK/DSC-WALLS-KIT								
02	APARTMENT I SHEETROCK/DSC-WALLS-BATH								
✓ 02	APARTMENT I SHEETROCK/DSC-WALLS-KIT						INF	G	SPD

18-02-02455



Due Date: 02/22/2018 (Thursday) AE

Relinquished by: Received by: *Stone* PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!
 Relinquished by: Received by: *2/15/18 12:38 PM INSPECT-1*



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02455

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/21/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 12th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02455-001	01 12A		White Chalky; Granular; Brown Fibrous; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02455-002	02 12A		White Granular; Brown Fibrous; Chalky; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02455-003	01 12C		White Chalky; Granular; Brown Fibrous; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02455-004	02 12C		White Granular; Brown Fibrous; Chalky; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 12th Floor

Report Number: 18-02-02455

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02455-005	01 12E		White Chalky; Granular; Brown Fibrous; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02455-006	02 12E		White Granular; Brown Fibrous; Chalky; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02455-007	01-12G		White Chalky; Granular; Brown Fibrous; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02455-008	02-12G		White Granular; Brown Fibrous; Chalky; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02455-009	01 12I		White Chalky; Granular; Brown Fibrous; Cream Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% Chrysotile present in white granular material.					
18-02-02455-010	02 12I		White Granular; Cream Paint-Like; Inhomogeneous	2% Chrysotile	98% Non-Fibrous
Total Asbestos: 2%					
Chrysotile present in white granular material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 12th Floor

Report Number: 18-02-02455

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 25-M22013-4
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Araceli Enzler



Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212 803/772-1070 FAX: 803/216-9908

CONSULTANT: Randy Earber LICENSE #: BI-00053

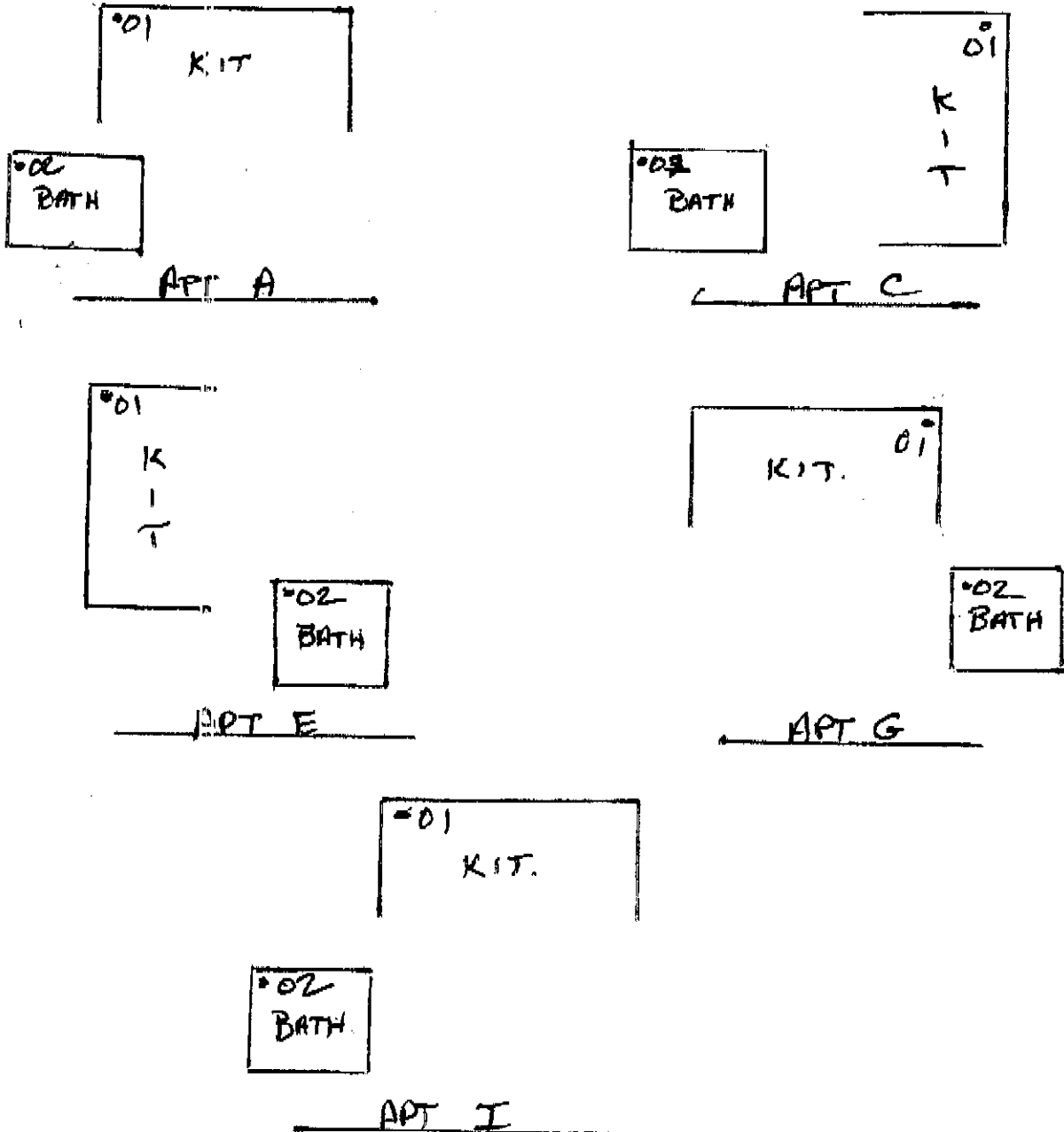
ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201 PROJ. # 2503-1

TYPE OF ANALYSIS: PLM (ASBESTOS) LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 12



Randy Earber

7/14/18

CONSULTANT SIGNATURE:

DATE:

INSPECT-3

**Level Fourteen Apartments
PLM Analysis Results & Drawing of Sample Locations**

10AM 14th Floor

ENVIRONMENTAL CONSULTING SERVICES, INC.
7001 St. Andrews Rd PMB 425 Columbia, SC 29212

EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
CHAIN OF CUSTODY

FAX 803 216 9908 phone: 803 772 1070

CONSULTANT: Randy Barber
LICENSE #: BI00053 SUBMITTED TO: EHS
E-MAIL RESULTS: YES rosing@sc.ii.com

DATE OF COLLECTION: 2/13/18 DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 PROJ.#: 2503-1

PHYSICAL ADDRESS: 14th Floor

SAMPLE # *	TYPE OF ANALYSIS	PCM	PLM	TEM	LEAD AIR	LEAD BK	OTHER:	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK		TURN TIME:	routine
										II-III	IV-V		
01	APARTMENT B							SHEETROCK/DISC-WALLS-KIT	22000 FT ²	INF	G		SPD
02	APARTMENT B							SHEETROCK/DISC-WALLS-BATH					
01	APARTMENT D							SHEETROCK/DISC-WALLS-KIT					
02	APARTMENT D							SHEETROCK/DISC-WALLS-BATH					
01	APARTMENT F							SHEETROCK/DISC-WALLS-KIT					
02	APARTMENT F							SHEETROCK/DISC-WALLS-BATH					
01	APARTMENT H							SHEETROCK/DISC-WALLS-KIT					
02	APARTMENT H							SHEETROCK/DISC-WALLS-BATH					
01	APARTMENT J							SHEETROCK/DISC-WALLS-KIT					
02	APARTMENT J							SHEETROCK/DISC-WALLS-BATH					
*LAB NOTE: SAMPLE IDENTIFICATION TAKEN FROM SAMPLE CONTAINERS. N.Y.E. 02-21-18													

18-02-02468



Due Date: 02/22/2018 (Thursday) AE

INSC AE

Relinquished by:

Received by:

J. Brown

PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!

INSPECT-1

Relinquished by:

Received by:

J. Brown

PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!

INSPECT-1

12:49 PM



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02468

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/21/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St Highrise; 1930
 Marion St; 14th Floor; Columbia, SC 29201

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02468-001	01 14B KIT	--	Off-White/White Brittle; Tan/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					
18-02-02468-002	02 14B BATH	--	Pale Brown/White Brittle; Tan/Teal/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	18% Cellulose 82% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					
18-02-02468-003	01 14D KIT	--	Off-White/White Brittle; Tan/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	12% Cellulose 5% Fibrous Glass 83% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					
18-02-02468-004	02 14D BATH	--	Pale Brown/White Brittle; Tan/Teal/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St Highrise; 1930 Marion St; 14th
 Floor; Columbia, SC 29201

Report Number: 18-02-02468

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02468-005	01 14F KIT	--	Off-White/White Brittle; Tan/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	18% Cellulose 82% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					
18-02-02468-006	02 14F BATH	--	Pale Brown/White Brittle; Tan/Teal/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	18% Cellulose 82% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					
18-02-02468-007	01 14H KIT	--	Off-White/White Brittle; Tan/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					
18-02-02468-008	02 14H BATH	--	Pale Brown/White Brittle; Tan/Teal/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	18% Cellulose 82% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					
18-02-02468-009	01 14J KIT	--	Off-White/White Brittle; Pale Gray Cementitious; Tan/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	12% Cellulose 88% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					
18-02-02468-010	02 14J BATH	--	Pale Brown/White Brittle; Tan/Teal/Pale Beige Fibrous; Beige Pliable to Brittle; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in white brittle joint compound layers; this material alone contains 2% chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931

Report Number: 18-02-02468

Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St Highrise; 1930 Marion St; 14th
Floor; Columbia, SC 29201

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 21-M12011-4

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020

Analyst: Mark Case

Reviewed By Authorized Signatory:

Melissa Kanode

Missy Kanode
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM

7001 St. Andrews Rd PMB 425 Columbia, SC 29212

803/772-1070

FAX: 803/216-9908

CONSULTANT: Randy Barber

LICENSE #: BI-00053

ECS, INC. CLIENT: Columbia Housing Authority

CLIENT CONTACT: Troy Wages

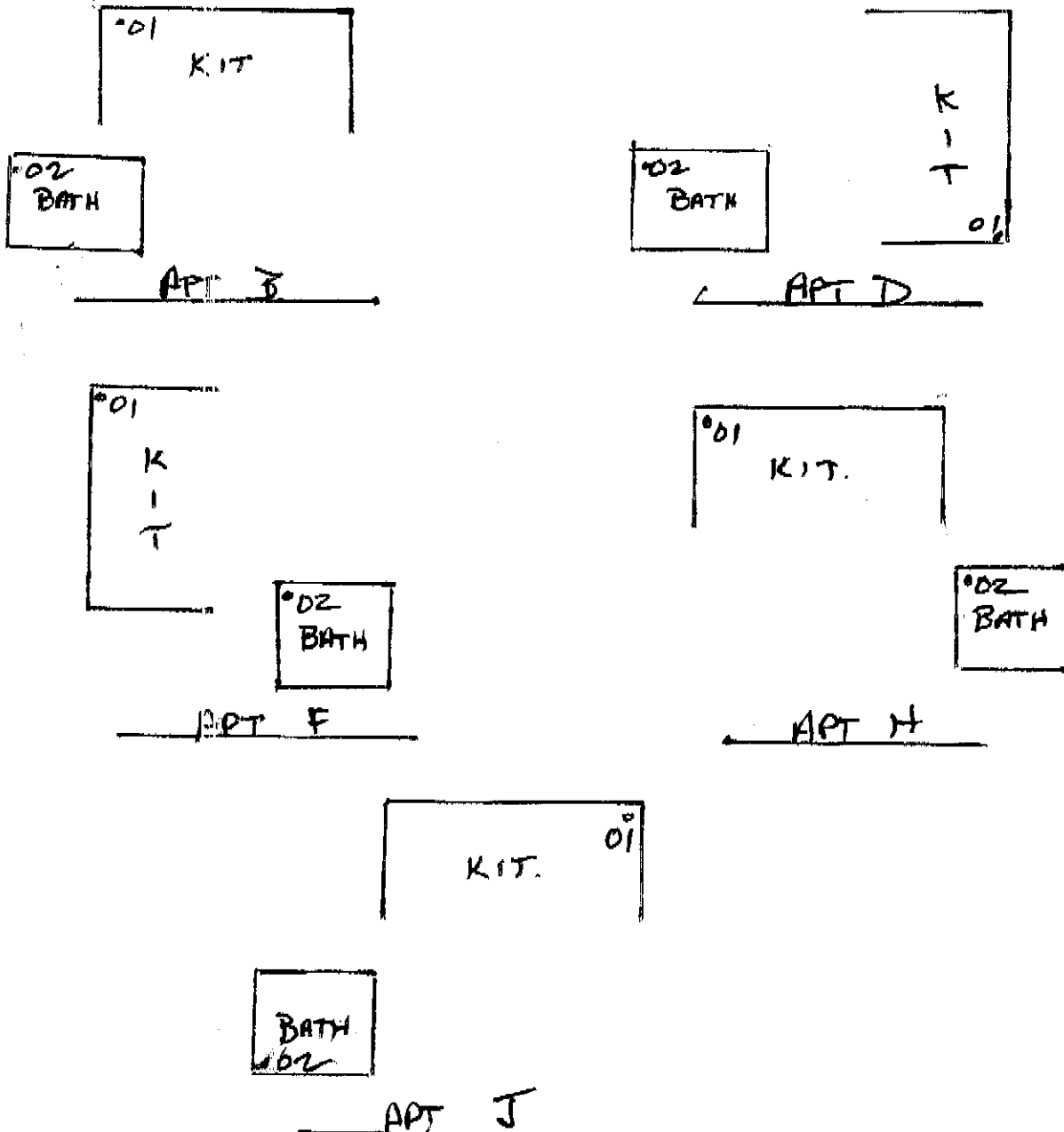
PROJECT NAME: Marlon St Highrise, 1930 Marion St., Columbia, SC 29201

PROJ. # 2503-1

TYPE OF ANALYSIS: PLM (ASBESTOS) | LEAD PAINT BULK | OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 14



Randy Barber

2/14/18

CONSULTANT SIGNATURE:

DATE:

INSPECT-3

**Level Fifteen Apartments
PLM Analysis Results & Drawing of Sample Locations**

10 PLM 15th Floor
ENVIRONMENTAL CONSULTING SERVICES, INC.
7001 St. Andrews Rd PMB 425 Columbia, SC 29212

EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
CHAIN OF CUSTODY

FAX 803 216 9908 phone: 803 772 1070

CONSULTANT: Randy Barber LICENSE #: B100053 SUBMITTED TO: EHS
E-MAIL RESULTS: YES ecsinc@sc.ir.com DATE SENT TO LAB: 2/14/18
OF SAMPLES: 10 DATE OF COLLECTION: 2/13/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 PROJ.#: 2503-I
15th Floor

PHYSICAL ADDRESS:		OTHER:		TURN TIME:		IF ASBESTOS BULK			
TYPE OF ANALYSIS	PCM	PLM	TEM	LEAD AIR	LEAD BK	AMOUNT	COND.	PFD	
* 01	APARTMENT A	15th FLOOR				220000 FT ²	INF	G SPD	
02	APARTMENT A	DIS-WALLS-BATH					?		
01	APARTMENT C	DIS-WALLS-KIT							
02	APARTMENT C	DIS-WALLS-BATH							
01	APARTMENT E	DIS-WALLS-KIT							
02	APARTMENT E	DIS-WALLS-BATH							
01	APARTMENT G	DIS-WALLS-KIT							
02	APARTMENT G	DIS-WALLS-BATH							
01	APARTMENT I	DIS-WALLS-KIT							
02	APARTMENT I	DIS-WALLS-BATH							
✓ 02	APARTMENT I	DIS-WALLS-BATH PT 2					INF	G SPD	
* Sample numbers taken from bag of debris									
Sample bag of debris									

18-02-02461



Due Date: 02/22/2018
(Thursday)
VX AE

Received by: *J. Stone* PLEASE TYPE PROJECT NAME AND # ON REPORT. THANKS!
Received by: *a/s/18* INSPECT-1

12:40 pm



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02461

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/22/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 15th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02461-001	01 15A		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02461-002	02 15A		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02461-003	01 15C		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02461-004	02 15C		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02461-005	01 15E		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 15th Floor

Report Number: 18-02-02461

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02461-006	02 15E		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02461-007	01 15G		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02461-008	02 15G		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02461-009	01 15I		White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02461-010	02 15I		Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 15th Floor

Report Number: 18-02-02461

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 30-M22009-3
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher



Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC.	INSPECTION INFORMATION FORM	
7001 St. Andrews Rd PMB 428 Columbia, SC 29212	803/772-1070	FAX: 803/216-9908

CONSULTANT: Randy Harber	LICENSE #: BI-00053
--------------------------	---------------------

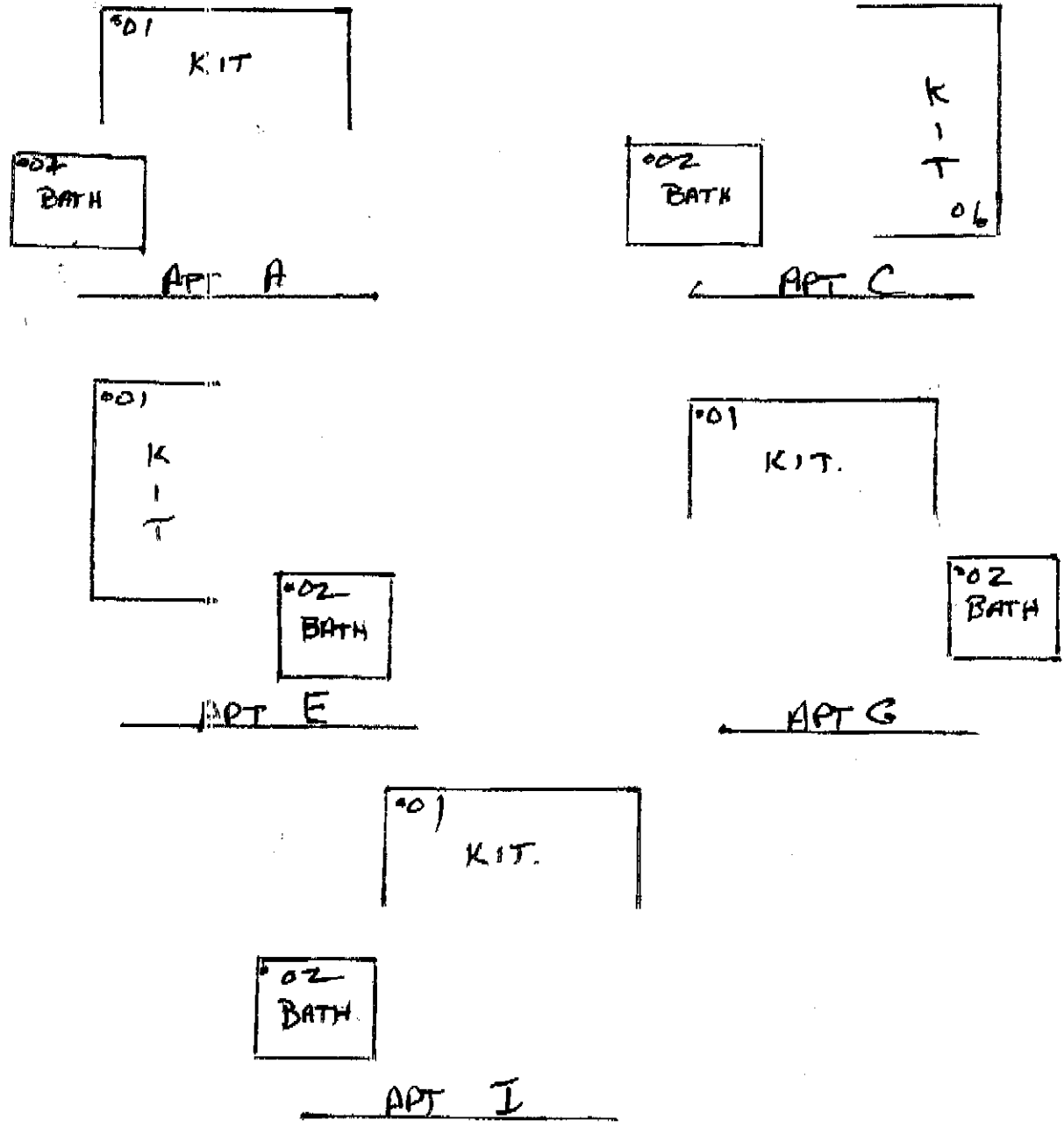
ECS, INC. CLIENT: Columbia Housing Authority	CLIENT CONTACT: Troy Wages
--	----------------------------

PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201	PROJ. # 2503-1
---	----------------

TYPE OF ANALYSIS: <u>PLM (ASBESTOS)</u> LEAD PAINT BULK OTHER:
--

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 15



CONSULTANT SIGNATURE: <i>Randy Harber</i>	DATE: 7/14/18
---	---------------

**Level Sixteen Apartments
PLM Analysis Results & Drawing of Sample Locations**

16th Floor

ENVIRONMENTAL CONSULTING SERVICES, INC. EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS CHAIN OF CUSTODY
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212 FAX 803 216 9908 phone: 803 772 1070

CONSULTANT: Randy Barber LICENSE #: B100053 SUBMITTED TO: EHS
 # OF SAMPLES: 16 E-MAIL RESULTS: YES ecsinc@sc.rr.com DATE OF COLLECTION: 2/13/18 DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages
 BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201 PROJ.#: 2503-1

PHYSICAL ADDRESS: 16th Floor
 TYPE OF ANALYSIS: PCM PLM TEM LEAD AIR LEAD BK. OTHER: routine

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	AMOUNT	IF ASBESTOS BULK		TURN TIME:
			LI-NF	F COND.	
F01	APARTMENT B SHEETROCK/DSC-WALLS-KIT 16th FLOOR	220000 FT ²	INF	G	SPD
02	APARTMENT B SHEETROCK/DSC-WALLS-BATH				
01	APARTMENT D SHEETROCK/DSC-WALLS-KIT				
02	APARTMENT D SHEETROCK/DSC-WALLS-BATH				
01	APARTMENT F SHEETROCK/DSC-WALLS-KIT				
02	APARTMENT F SHEETROCK/DSC-WALLS-BATH				
01	APARTMENT H SHEETROCK/DSC-WALLS-KIT				
02	APARTMENT H SHEETROCK/DSC-WALLS-BATH				
01	APARTMENT J SHEETROCK/DSC-WALLS-KIT				
02	APARTMENT J SHEETROCK/DSC-WALLS-BATH				

18-02-02465
 Due Date: 02/22/2018 (Thursday) AE

Relinquished by: Received by: PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!
 Relinquished by: Received by: INSPECT-1

12:44 pm



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02465

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/21/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St Highrise; 1930
 Marion Street; 16th Floor; Columbia, SC 29201

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02465-001	01 16B	--	White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	10% Cellulose 2% Fibrous Glass 88% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02465-002	02 16B	--	Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	7% Cellulose 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02465-003	01 16D	--	White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02465-004	02 16D	--	Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St Highrise; 1930 Marion Street;
 16th Floor; Columbia, SC 29201

Report Number: 18-02-02465

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02465-005	01 16F	--	White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02465-006	02 16F	--	Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02465-007	01 16H	--	White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02465-008	02 16H	--	Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02465-009	01 16J	--	White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					
18-02-02465-010	02 16J	--	Brown/White Chalky; Brown Fibrous; Inhomogeneous	Trace <1% Chrysotile	5% Cellulose 95% Non-Fibrous
Total Asbestos: Trace <1%					
Chrysotile present in joint compound material. This material alone contains 2% Chrysotile.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St Highrise; 1930 Marion Street;
16th Floor; Columbia, SC 29201

Report Number: 18-02-02465

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 29-M22009-2
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher

Reviewed By Authorized Signatory:

Melissa Kanode

Missy Kanode
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM

7001 St. Andrews Rd PMB 428 Columbia, SC 29212

803/772-1070

FAX: 803/216-9908

CONSULTANT: Randy Earber

LICENSE #: BI-00053

ECS, INC. CLIENT: Columbia Housing Authority

CLIENT CONTACT: Troy Wages

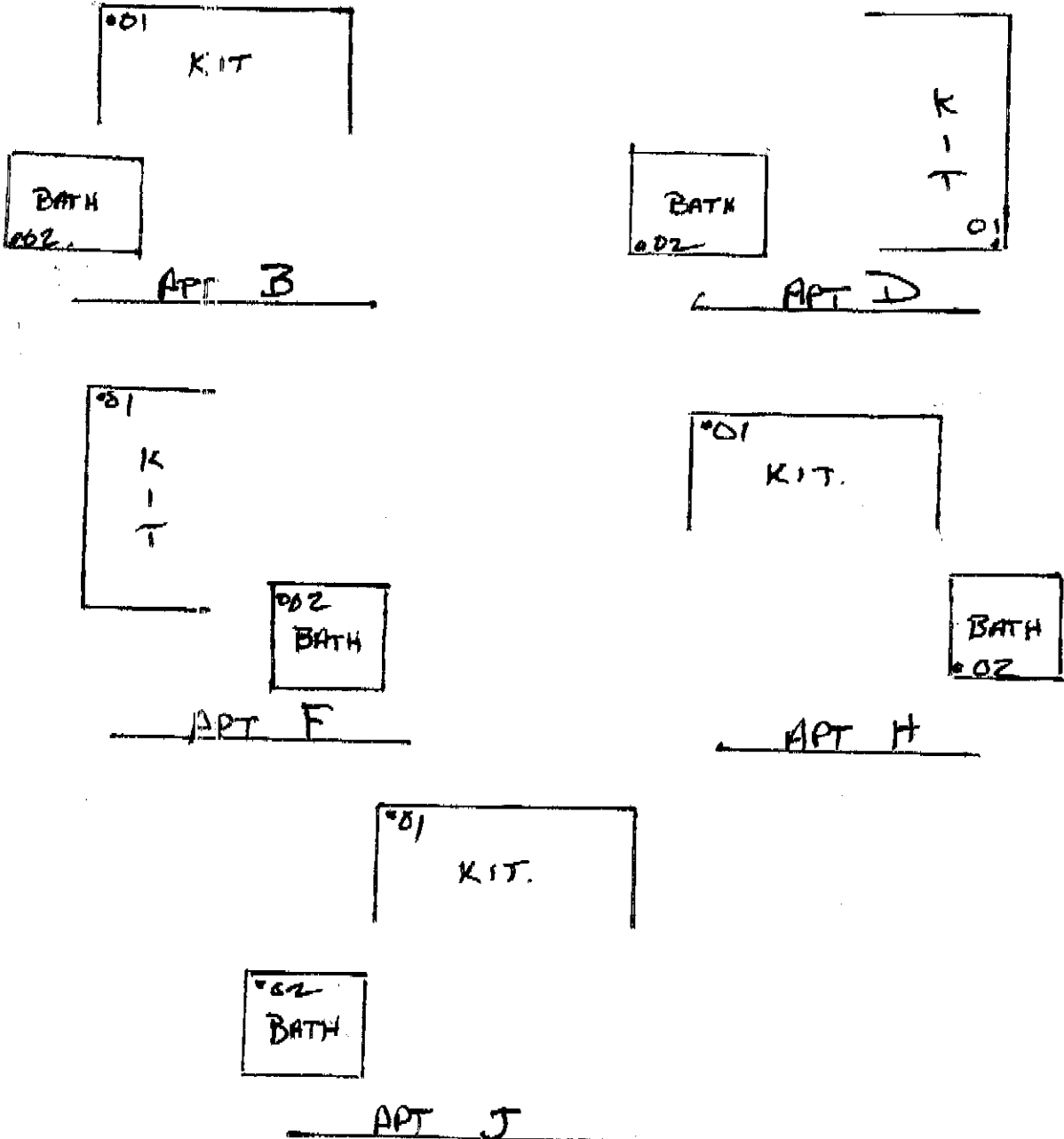
PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201

PROJ. # 2503-1

TYPE OF ANALYSIS: PLM (ASBESTOS) LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 16



Randy Earber

CONSULTANT SIGNATURE:

7/14/18

DATE:

INSPECT-3

**Level Seventeen Apartments
PLM Analysis Results & Drawing of Sample Locations**

10 PLM

17th Floor

ENVIRONMENTAL CONSULTING SERVICES, INC.
7001 St. Andrews Rd PMB 425 Columbia, SC 29212

EXECUTIVE SUMMARY LIST OF SUSPECT MATERIALS
CHAIN OF CUSTODY
FAX 803 216 9908 phone: 803 772 1070

CONSULTANT: Randy Barber
E-MAIL RESULTS: YES
OF SAMPLES: 16
LICENSE #: BI00053
DATE OF COLLECTION: 2/13/18
SUBMITTED TO: EHS
DATE SENT TO LAB: 2/14/18

ECS, INC. CLIENT: Columbia Housing Authority
CLIENT CONTACT: Troy Wages
BUILDING NAME: Marion St Highrise - 1930 Marion Street, Columbia, SC 29201
PROJECT #: 2503-1
17th FLOOR

SAMPLE #	MATERIAL SAMPLED AND SAMPLE LOCATION	PLM	TEM	LEAD AIR LEAD BK OTHER	AMOUNT	IF ASBESTOS BULK		COND.	COND.	PFD	TURN TIME:
						LI	NF				
											routine
+	01	APARTMENT A	SHEETROCK/DSC-WALLS-KIT	17th FLOOR	> 26,000 FT ²			INF	G	SPD	
/	02	APARTMENT A	SHEETROCK/DSC-WALLS-BATH								
/	01	APARTMENT C	SHEETROCK/DSC-WALLS-KIT								
/	02	APARTMENT C	SHEETROCK/DSC-WALLS-BATH								
	01	APARTMENT E	SHEETROCK/DSC-WALLS-KIT								
	02	APARTMENT E	SHEETROCK/DSC-WALLS-BATH								
	01	APARTMENT G	SHEETROCK/DSC-WALLS-KIT								
	02	APARTMENT G	SHEETROCK/DSC-WALLS-BATH								
	01	APARTMENT I	SHEETROCK/DSC-WALLS-KIT								
✓	02	APARTMENT I	SHEETROCK/DSC-WALLS-BATH					INF	G	SPD	
* Sample 10's taken from sample bags MS 2/14/18											
<div style="display: flex; justify-content: space-between;"> <div>Received by:</div> <div>Received by:</div> </div>											
PLEASE TYPE PROJECT NAME AND # ON REPORT, THANKS!											
INSPECT-1											

18-02-02472



Due Date: 02/22/2018 (Thursday) MB AE



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-02-02472

Client: Environmental Consulting Svcs
 7001 St. Andrews Road
 PMB 425
 Columbia, SC 29212

Received Date: 02/15/2018
Analyzed Date: 02/21/2018
Reported Date: 02/22/2018

Project/Test Address: 2503-I; Columbia Housing Authority; Marion St. Highrise; 1930
 Marion St.; Columbia, SC 29201 17th Floor

Client Number:
 42-1931

Fax Number:
 803-216-9908

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02472-001	01 17A		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02472-002	02 17A		Tan Chalky; Off-White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02472-003	01 17C		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02472-004	02 17C		Tan Chalky; Off-White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					

Environmental Hazards Services, L.L.C

Client Number: 42-1931
 Project/Test Address: 2503-I; Columbia Housing Authority;
 Marion St. Highrise; 1930 Marion St.;
 Columbia, SC 29201 17th Floor

Report Number: 18-02-02472

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-02-02472-005	01 17E		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02472-006	02 17E		Tan Chalky; White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02472-007	01 17G		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02472-008	02 17G		Tan Chalky; White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02472-009	01 17I		Off-White Chalky; Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					
18-02-02472-010	02 17I		Tan Chalky; White Granular; Off-White/Brown Fibrous; Yellow Paint-Like; Inhomogeneous	Trace <1% Chrysotile	20% Cellulose 80% Non-Fibrous
Total Asbestos: Trace <1%					
2% chrysotile present in joint compound-like material.					


Environmental Hazards Services, L.L.C

Client Number: 42-1931
Project/Test Address: 2503-I; Columbia Housing Authority;
Marion St. Highrise; 1930 Marion St.;
Columbia, SC 29201 17th Floor

Report Number: 18-02-02472

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
-------------------	----------------------	------------	-----------------------	----------	-----------------

QC Sample: 30-M22009-3
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Michelle Swift



Reviewed By Authorized Signatory:

Tasha Eaddy
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL CONSULTING SERVICES, INC. INSPECTION INFORMATION FORM
 7001 St. Andrews Rd PMB 425 Columbia, SC 29212 803/772-1070 FAX: 803/216-9908

CONSULTANT: Randy Barber LICENSE #: BI-00053

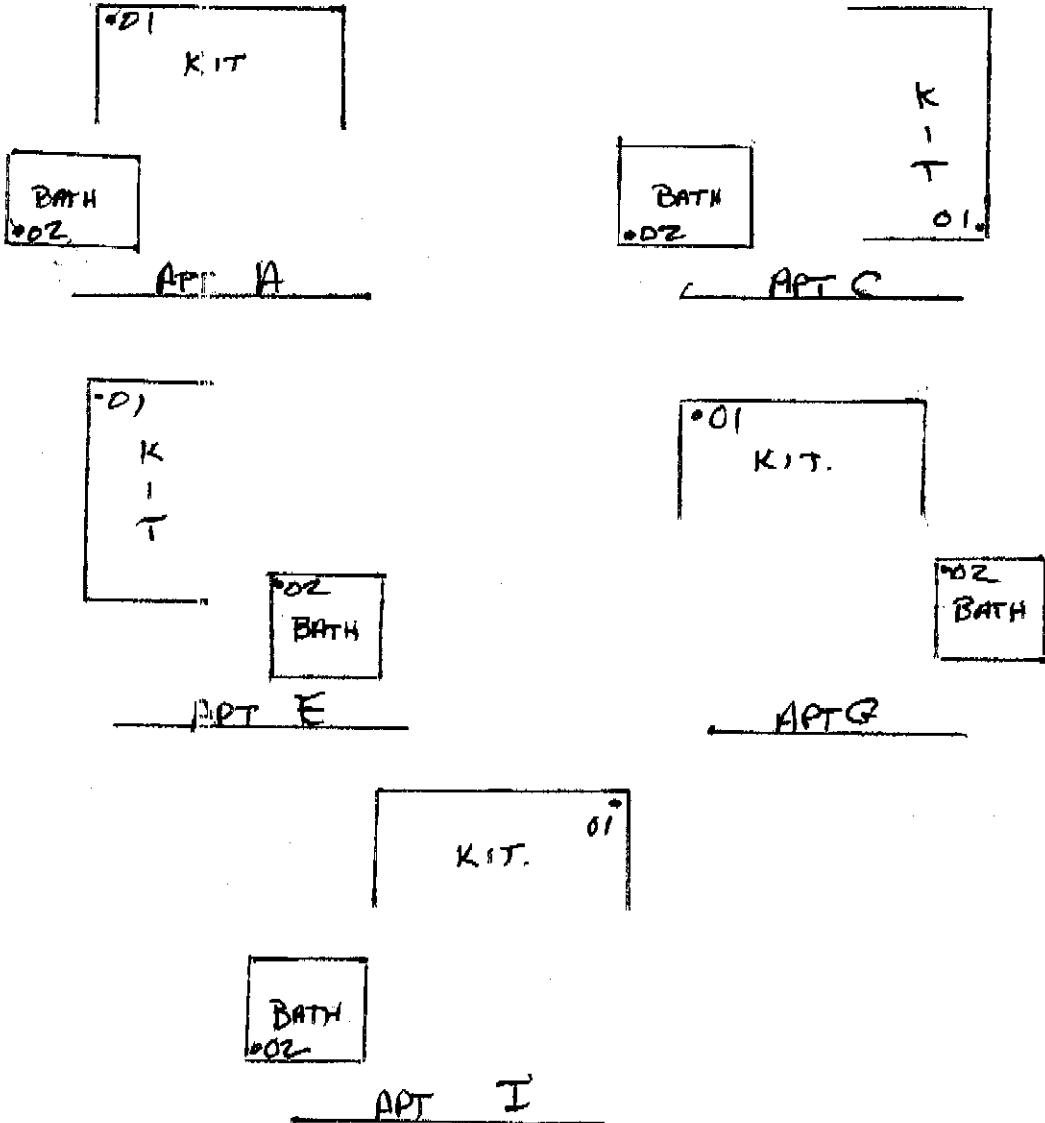
ECS, INC. CLIENT: Columbia Housing Authority CLIENT CONTACT: Troy Wages

PROJECT NAME: Marion St Highrise, 1930 Marion St., Columbia, SC 29201 PROJ. # 2503-1

TYPE OF ANALYSIS: (P) ASBESTOS LEAD PAINT BULK OTHER:

SAMPLE LOCATION/WORK AREA DRAWING:

FLOOR # 17



Randy Barber
 CONSULTANT SIGNATURE: DATE: 2/14/18 INSPECT-3

Randy Barber
 CONSULTANT SIGNATURE: DATE: 2/14/18 INSPECT-3

Copy of Inspector's License

SCDHEC ISSUED
Asbestos ID Card

Paul R Barber



Expiration Date

CONSULTBI B1-00053 05/30/18
AIRSAMPLER AS-00139 08/11/18

Appendix F
Staff Resumes and Certifications



SHAWN HUGHES, BPI MFBA

DEMOLITION-DISPOSITION SPECIALIST



EDUCATION

Spotsylvania Technical Education Center
ECPI of Richmond – Computer Electronics
Germanna Community College – Business and Economics
Virginia Army National Guard

CERTIFICATIONS/REGISTRATIONS/TRAINING

Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
HUD Multi-Family Accelerated Processing (MAP) Training (Cleveland, OH)
Master Electrician License (VA License # 2710016117)
Environmental Site Assessment (D3G Internal Training)
Fair Housing Act Accessibility Training (D3G Internal Training)
OSHA 10 and 30-hour Construction Safety
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
VHDA Universal Design Course

SUMMARY OF EXPERIENCE

Mr. Hughes is a Construction Inspector for Dominion Due Diligence Group. He is directly responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout the United States. Mr. Hughes has extensive experience with regards to commercial and residential construction and design issues, as well as state and federal contracts. Mr. Hughes has greater than 25 years experience in the construction and electrical field. Prior to joining Dominion Due Diligence Group, as a Construction Inspector, he was a General Superintendent for Gilbane Building Company. During his former employment he was responsible for design and planning, managing, training, inspecting, ordering materials, organizing and completing multiple projects throughout the State of Virginia. Mr. Hughes has attended specialized building and electrical code classes and has in depth understanding in regards to building construction and electrical concerns. The following sites are examples of multi-family and healthcare facility inspections in which Mr. Hughes has participated:

MULTIFAMILY INTRUSIVE PCNA

- Taunton Gardens - Taunton, MA
- The Villas Apartment Homes - Ypsilanti, MI
- Spring Chase Apartments - Stone Mountain, GA
- Buena Vista Tower - Elgin, IL
- Christopher Court - Bronx, NY
- Riva Apartment Homes - Orlando, FL
- Marble Hall Apartments - Tuckahoe, NY
- Campus Manor - Snyder, NY
- El Jardin Apartments - Hollywood, FL
- El Dorado Apartments - Orlando, FL
- Manchester Knolls Cooperative - North Chicago, IL
- Huntington Tower - Providence, RI
- Rockdale Commons - Northbridge, MA

HUD MAP 223(f)(a7)

- Villa Bella Senior Housing – Clinton Township, MI
- Cranbrook Tower – Ann Arbor, MI
- Bear Arbor Apartments – Burlington, WI
- Stonegate Apartments – Kenosha, WI

SHAWN HUGHES, BPI MFBA

DEMOLITION-DISPOSITION SPECIALIST



- Fieldcrest Apartments – Tuscaloosa, AL
- Perry Payne Apartments – Cleveland, OH
- Castlebury Apartments – Greencastle, IN
- Park Oak Apartments – Cleveland, TN
- Park Crest Apartments – Athens, TN
- Chasewood Downs Apartments – Blacksburg, VA
- Manati Plaza Apartments – Manati, Puerto Rico
- Eastland Village Apartments – Harper Woods, MI
- Cherokee Bend Apartments – Huntsville, AL
- Westlake Apartments – Huntsville, AL
- Woods of Eagle Creek Apartments Phase I – Indianapolis, IN
- 7500 York Cooperative – Edina, MN
- Independence Place Cooperative – Willmar, MN
- Eskaton Lincoln Manor – Placerville, CA
- Eskaton Wilson Manor – West Sacramento, CA
- Esperanza Village Apartments – Bronx, NY

HUD MAP LEAN 232/223(f)

- Douglas Nursing Home – Milan, TN
- Feridean Commons – Westerville, OH
- The Villas at Saint Therese – Columbus, OH
- Walton Manor Healthcare – Walton Hills, OH
- Via Christe Assisted Living Community – Omaha, NE
- Whispering Pines Lodge – Longview, TX
- Windermere Park Senior Community – Warren, MI
- Riverview Health and Rehabilitation Center – Detroit, MI
- Arch Plaza Nursing and Rehab Center – Miami, FL
- Jackson Plaza Nursing and Rehab Center – Miami, FL
- Regency Heights Rehabilitation Center – Norwich, CT
- Shoreland Healthcare and Retirement Center – Whiteville, NC

LIHTC

- Woodside Village Apartments – McKinney, TX
- Tarrant House Apartments – Plainville, CT
- Coweta Apartments – Coweta, OK

FREDDIE MAC

- Taylor Pointe Apartments – Chesapeake, VA

ASTM/AAI COMPLIANT

- Childhood Development Center – Lebanon, IN
- Community Action of Greater Indianapolis – Indianapolis, IN

CONSTRUCTION MONITORING

- Riverway Apartments – Brooklyn, NY
- Kingsport Apartments – Port Chester, NY
- Oakmeade Apartments – Highland Springs, VA

MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



EDUCATION

Averett University, VA, USA, M.B.A.

University of Toronto, ON, Canada, M.Eng. in Civil Engineering

Ryerson University, ON, Canada, B.Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING

Licensed Professional Engineer, Virginia & Indiana

Project Management Professional (PMP)

Building Performance Institute (BPI) Certified Multifamily Building Analyst

Multifamily Property Inspection Training – Mortgage Bankers Association (CampusMBA)

Fair Housing Act Training – Design and Construction Requirements

AHERA Asbestos Accreditation

U.S. Green Building Council – LEED 101: Green Building Basics

Basics of Elevator Inspections

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial and residential construction and design issues. Prior to joining Dominion Due Diligence Group, Mike worked as a structural engineer with Tectonic Engineering Consultants, and as a commercial roof inspector for Davroc and Associates. Mike also has experience working with various independent contractors prior to joining Dominion Due Diligence Group as Director of Engineering Services. In his former employment he was responsible for managing construction projects, structural design and analysis, construction specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design, to structural requirements and site development.

Mike is currently the President of Dominion Due Diligence Group and is responsible for day to day operations of all technical departments. Prior to his current role, Mike was the Director of Engineering Services for 14 years. As the Director of Engineering Services, Mike was responsible for managing Dominion's staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as performing quality control measures, development of a training program, and training of staff. Mike was also responsible for communication with HUD staff and development of tools/software to complete necessary reporting, such as internal proprietary software used to populate HUD's CNA e Tool. Mike has been directly involved in the inspection, review, and reporting of over 10,000 Capital Needs Assessments – primarily for HUD. The following sites are examples of multi-family and health care facilities, which Mike has inspected and reported upon:

HUD MAP 223(f)

- Chippington Towers II - Nashville, TN
- Gilman Square Apts. - Somerville, MA
- Hearthstone Apartments - McAllen, TX
- Jaycee Village Apartments - Uhrichsville, OH
- Lakeshore Apartments - Miami, FL
- Laurens Villa Apartments - Laurens, SC
- Mountain Shadow Apts. - Palmdale, CA
- Pendleton Place Apartments - Indianapolis, IN
- Riverview Cooperative - Riverview, MI
- St. Augustine Apartments - Miami, FL
- Stratford and Watergate Apts. - Indianapolis, IN
- Summer Breeze Apartments - North Hills, CA
- Sunset Ridge Apartments - Reno, NV

MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



HUD LEAN

- Anberry Rehabilitation Hospital - Atwater, CA
- Saint Andrew's Healthcare - Los Angeles, CA
- Beechwood Continuing Care - Getzville, NY
- Bickford Cottage - Omaha, NE
- Kenwell Adult Home - Kenmore, NY
- Levering Regional Health Care - Hannibal, MO
- Livingston Convalescent Center - Livingston, TX
- Manor Hills Adult Home - Wellsville, NY
- Worcester Skilled Nursing Center - Worcester, MA
- Zionsville Meadows - Zionsville, IN
- Silsbee Convalescent Center - Silsbee, TX
- Susquehanna Nursing Home - Johnson City, NY
- Tri-State Manor - Harrogate, TN
- United Helpers Nursing Home - Ogdensburg, NY

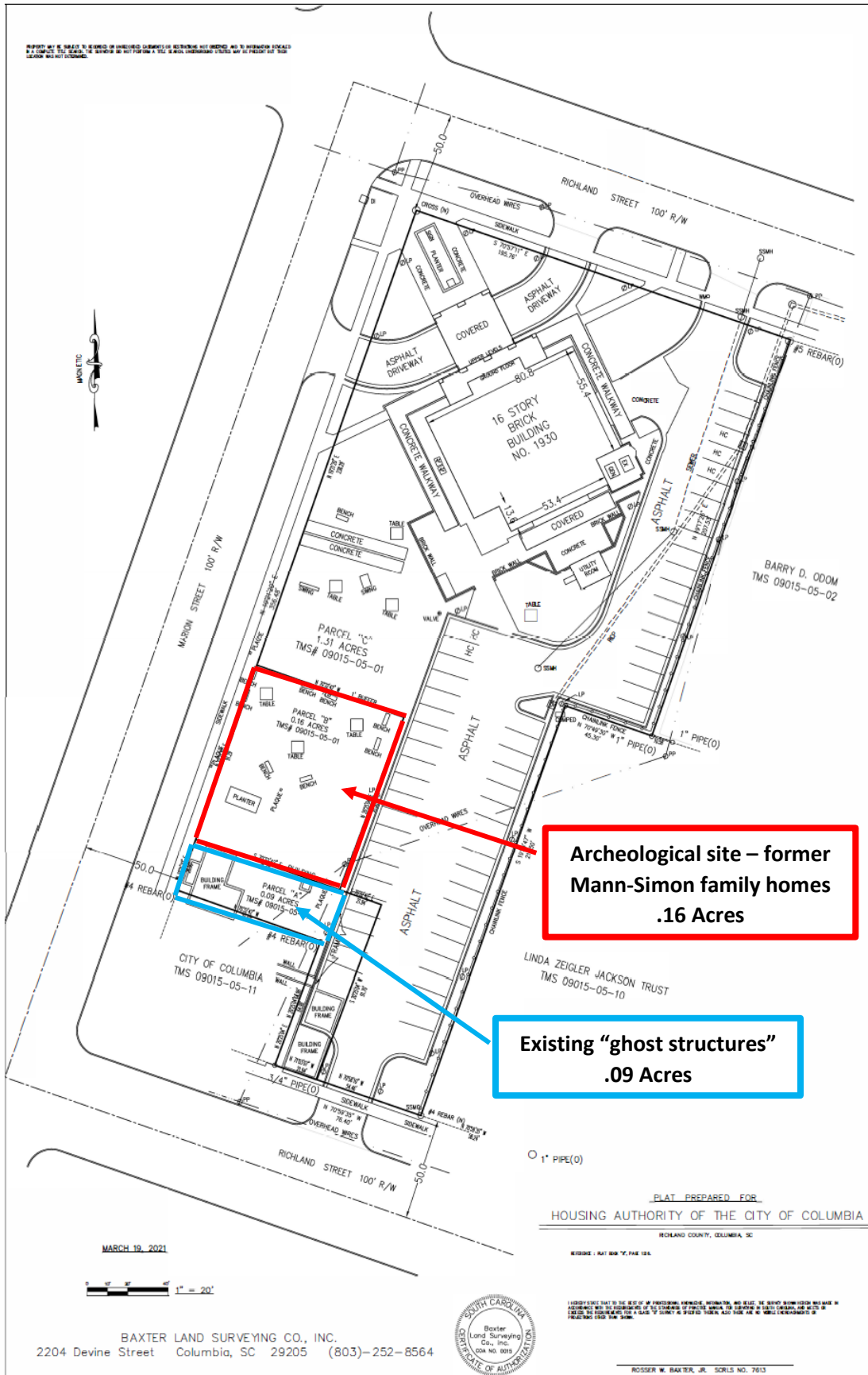
HUD MAP 202/223(f)

- Cooper Square Apartments - New York, NY
- Essex Cooperative - Essex, MD
- Evelyn & Louis Green Residence - Far Rockaway, NY Julianna Apartments - Buffalo, NY
- Oak Forest Apartments - Franklin, NC
- Scheuer House of Brighton Beach - Brooklyn, NY
- Spring Valley Apartments - Caspian, MI
- Ukrainian Village - Warren, MI

OTHER

- Beacon Pointe Nursing Center - Sunrise, FL - PCNA for ASTM
- Chippington Towers - Madison, TN - PNA per HUD and Fannie Mae protocols
- ITT Technical Institute Building - Richmond, VA - PCR per ASTM protocols
- Knoxville Pointe West - Dunlap, IL - PCNA for Freddie Mac
- Oakland Village Townhomes - Richmond, VA - PNA for ASTM
- Rosegate Commons, Indianapolis, IN - PCR for Freddie Mac
- Scheuer House of Coney Island - Brooklyn, NY - PCNA per HUD protocols
- Scheuer House of Manhattan Beach - Brooklyn, NY - PCNA per HUD protocols
- Vantage 78 Apartments - Charlotte, NC - PCNA per HUD protocols

MARION STREET HIGHRISE SURVEY



REQUEST FOR PROPOSALS MARION STREET HIGHRISE

EXHIBIT C - VOUCHER RENTS AND UTILITY ALLOWANCES

MARION STREET VOUCHER PAYMENT STANDARDS AND ESTIMATED UTILITY ALLOWANCES		
Bedroom Size	1	2
HUD 2021 FMR (10/1/21)	\$869	\$990
CH PAYMENT STANDARDS (110%)	\$956	\$1,089
ESTIMATED UTILITY ALLOWANCE (ALL ELECTRIC)	\$98	\$119
CONTRACT RENT	\$858	\$970

An Appraisal Report of an Apartment Complex

Prepared For:

**Mr. Adam Dalenburg
Columbia Housing Authority
1917 Harden Street
Columbia, South Carolina 29204**

Located At:

**1930 Marion Street
Columbia, South Carolina 29201
Richland County**



The Carolina Appraisal Group
Real Estate Appraisers and Consultants



CONFIDENTIAL

October 6, 2020

Mr. Adam Dalenburg
Columbia Housing Authority
1917 Harden Street
Columbia, SC 29204

RE: An appraisal report and appraisal of an apartment complex located at 1930 Marion Street, Richland County, Columbia, South Carolina 29201

Dear Mr. Dalenburg;

We have now completed the appraisal of the above referenced property. As you are aware, the scope of the assignment required us to estimate the "as-is" market value of the fee simple interests in the subject property. The appraisal has been reported as per the scope of work requirements requested. Please pay particular attention to the scope of work beginning on page 1 of the report.

The appraisal is intended to comply with the Uniform Standards of Professional Appraisal Practice. The Appraisal Institute has adopted these standards, and the appraisal is subject to the additional requirements of that professional association. It is also subject to the assumptions and limiting conditions and those assumptions and limiting conditions stated throughout the report. Please note there is an addendum at the end of this report.

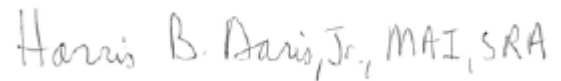
The subject property is located on approximately 1.57 acres at 1930 Marion Street, Columbia, South Carolina. This site is within the City of Columbia and in the downtown area. The improvements, completed in 1970, consist of 16-story high-rise apartment building approximately 94,700 square feet of gross building area. The subject is identified in the Richland County Tax Assessor's office as tax parcel number R09015-05-01.

Therefore, it is our opinion that the "as is" market value of the fee simple interests held in the subject property as of September 30, 2021, is:

**EIGHT MILLION FOUR HUNDRED THOUSAND DOLLARS
(\$8,400,000)**

Thank you for allowing us to provide you with appraisal services. Please contact us with any further assistance.

Sincerely,



Reviewing Appraiser
State Certified General Real
Estate Appraiser CG 2920



Inspecting Appraiser
State Certified General Real
Estate Appraiser CG 5662

COVID-19 STATEMENT

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal. We are still monitoring the situation and the length of the closures will determine the effect on the market (if any). Most sales data in the last 45 days were negotiated prior to the outbreak. Even local Brokers we have interviewed cannot even speculate at this time as the stimulus packages made available will (could) have unprecedented tempering on the economic effect. As of the date of this appraisal we have polled 18 key Brokers from around the state and there is no indication of reduced listing prices at this time. However, we urge our clients to carefully monitor this situation and potentially revisit the value indications in 3-6 months.

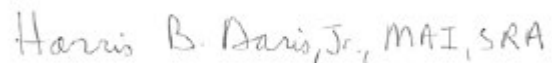
CERTIFICATE OF THE APPRAISERS

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- **We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.**
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Andrew B. Stoddard, MAI has made a personal inspection of the property that is the subject of this report. Harris B. Davis, Jr., MAI, SRA has not made a personal inspection of the property that is the subject of this report
- No one provided significant real property appraisal assistance to the people signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Harris B. Davis, Jr., MAI, SRA has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Andrew B. Stoddard, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.



Andrew B. Stoddard, MAI
Inspecting Appraiser
State Certified General
Real Estate Appraiser 5662



Harris B. Davis, Jr., MAI, SRA
Reviewing Appraiser
State Certified General
Real Estate Appraiser 2920

EXECUTIVE SUMMARY

Value Indication: **\$8,400,000**

Date of Appraisal: September 30, 2021

Date of Report: October 6, 2021

Location:
Address 1930 Marion Street
City, State Columbia, South Carolina
County Richland County
Zip Code 29201

County Tax Map Numbers: R09015-05-01

Land Area Appraised: Acres 1.57 Acres

Square Feet 68,400 SF

Improvements:
Type 146 Unit, High-Rise Apartment Building
Square Feet 94,700 SF (GBA)
Year Built 1970

Utilities: All Available

Zoning: C-1, Office & Institutional (City of Columbia)

Neighborhood Trends: Present – Growth/Redevelopment

Property Rights Appraised: Fee simple

Sales Comparison Approach: **\$8,470,000**

Income Capitalization Approach: **\$8,390,000**

Final Market Value: **\$8,400,000**

PURPOSE/INTENDED USE/USER

Intended Purpose/Use	The purpose (and use) of the appraisal is to establish market value for the subject property to aid in internal decision making for the client.
Intended User/Client	The intended user and client is Columbia Housing Authority and/or affiliates.
Type of Value	As Is Market Value
Interest Appraised	Fee simple

RELEVANT DATES

Report Date	October 6, 2021
Date of Inspection	September 30, 2021
Date of Value	September 30, 2021
Appraiser's Last Appraisal of this property	N/A

SCOPE OF WORK

The appraisal assignment required the following:

Exterior and interior inspection of the subject property and neighborhood.
An identification and summarized description of the real estate being appraised
A statement of the real property interest being appraised
A definition of the value being estimated.
A summary of the extent of the process of collecting, confirming, and reporting the data. The collection of market data through an examination of our files, information supplied by other appraisers, and the primary market research. This information was confirmed to the greatest degree possible through discussions with market participants
A statement of all assumptions and limiting conditions that affect the analyses, opinions, and conclusions.
A summary of the appraisers' opinion of the highest and best use of the real estate.
We have valued the subject via the Sales Comparison and Income Capitalization approaches to value. The Cost Approach has been excluded due to the age of the improvements.

*The scope or extent of this assignment is the extent of the process of collecting, confirming, and reporting the market data required to determine the highest and best use and the market value of the subject property as of the effective appraisal date(s). The appraisal included the review and analysis of market information to provide a basis for the value estimate as defined in this report.

DEFINITIONS

***Market Value** - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

The buyer and seller are typically motivated;
Both parties are well informed or well advised and each is acting in what they consider their own best interest;
A reasonable time is allowed for exposure in the open market;
Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
The price represents a normal consideration for the property sold unaffected by special financing amounts or creative financing or sales concessions granted by anyone associated with the sale.
The value estimate is in terms of cash and does not include any business equipment, lessee-owned improvements, personal equipment or chattels that may be part of the subject.

*This example definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990 and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Liquidation Value - The price that a seller is compelled to accept when a property must be sold without reasonable market exposure.

Liquidation Price - A forced price obtained when a reasonable time is not allowed to find a purchaser.

Cost Approach - A set of procedures in which an appraiser derives a value indication by estimating the current cost to reproduce or replace the existing structure, deducting for all accrued depreciation in the property and adding the estimated land value.

Discounted Cash Flow (DCF) Analysis - A set of procedures in which an appraiser specifies the quantity, variability, timing, and duration of periodic income, as well as the quantity and timing of reversions, and discounts each to its present value at a specified yield rate.

Discounting - The procedure used to convert periodic income and reversions into present value; based on the assumption that benefits received in the future are worth less than the same benefits received now.

Sales Comparison Approach - The approach in appraisal analysis which is based on the proposition that an informed purchaser would pay no more for a property than the cost to him of acquiring an existing property with the same utility. The approach is applicable when an active market provides sufficient quantities of reliable data, which can be verified from authoritative sources.

The direct sales comparison approach is relatively unreliable in an inactive market or in estimating the value of a property for which no real comparable sales data are available. It is also questionable when sales data cannot be verified with principals to the transaction, also referred to as the Market Comparison or Market Data Approach.

Fee Simple Interest - Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation.

Leased Fee Interest - A property held in fee with the right of use and occupancy conveyed by lease to others. Leased Fee Interest property is also consisting of the right to receive ground rentals over a period of time, plus the right of ultimate repossession at the termination of the lease.

Leasehold Interest - A property held under tenure of lease and the right of use in occupancy of real property by virtue of a lease agreement. In addition, it is the right of lessee to use and enjoy real estate for a stated term and upon certain terms such as payment of rent.

Final Value Estimate - The appraiser's opinions or conclusions resulting from the application of appraisal analysis, including reconciliation of findings, to the appraisal problem at hand. This conclusion is derived from an analysis of the approaches to value as utilized in the appraisal process. This final value estimate will reflect the definition of value sought (i.e. market value, investment value, insurance value, etc.). For market value, the final estimate is that value which most nearly represents what the typical, informed, rational purchaser would pay for the subject property if it were available for sale on the open market as of the date of the appraisal given all the data utilized by the appraiser in his analysis.

Highest and Best Use - 1) The reasonable and probable use that supports the highest present land value of vacant land or improved property, as defined, as of the date of the appraisal. 2) The reasonably probable and legal use of land or sites as though vacant found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value. 3) The most profitable use.

Implied in these definitions is that the determination of highest and best use considers the contribution of a specific use to a community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations, the highest and best use of land may be for parks, greenbelts, preservations, conservation, wildlife habitats and the like.

Income Capitalization Approach - A set of procedures in which an appraiser derives a value indication for an income producing property by converting anticipated benefits into property value. This conversion is accomplished either by 1) capitalizing a single year's income expectancy or an annual average of several years' income expectancies at a market derived capitalization rate or capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; or 2) discounting the annual cash flows for the holding period and the reversion at a specified yield rate.

Legal Description - A description of a parcel of land that identifies the parcel according to a system established or approved by law; a description that enables the parcel to be located and identified.

Market Rent - The rental income that a property would most probably command on the open market as indicated by current rentals being paid for comparable. This is preferred terminology to the term "Economic Rent" which has traditionally been used in appraisal analysis, even though both are currently considered synonymous.

Contract Rent - The actual rental income specified in a lease.

Zoning - The public regulation of the character and intensity of real estate use through police power; accomplished by establishing districts or areas with uniform restrictions relating to improvements, structure heights, areas, bulk, density of population and other limitations of the use and development of private property.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

General Assumptions - This appraisal has been completed and the appraisal report prepared with the following **general assumptions**:

1. The sketches, surveys, maps, and/or other exhibits in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photographs, if any, are included for the same purpose as of the date of the photographs. Site plans are not surveys unless so designated. Any lines added by the appraiser do not designate actual property line or delineations. This is only for cursory reference to aid the reader and is not to be relied upon for legal reference in any way.
2. Any liens or encumbrances (except for any lease encumbrance that might be referred to in the appraisal) which may exist have been disregarded, and the property has been appraised as though no delinquency in the payment of general taxes or special assessment exists and as though free of indebtedness.
3. It is assumed that the utilization of the land and improvements are within the boundaries of the lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey of the subject property was made or caused to be made by us, and no responsibility is assumed for the occurrence of such matters.
4. A visual inspection of the subject site was made, and all engineering is assumed to be correct. The plot plan and illustrative materials in this report are included only to assist the reader in visualizing

the property and to show the reader the relationship of its boundaries. The appraiser is not a construction engineer and is not responsible for structural or cosmetic inadequacies associated with any of the improvements unless otherwise noted in the report.

5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. The soil of the area under appraisal appears to be firm and solid, unless otherwise stated. Subsidence in the area is unknown, or uncommon, and the appraiser(s) does not warrant against this condition or occurrence.

6. Subsurface rights (minerals and oil) were not considered in this appraisal unless otherwise stated. In addition, no potential timber value was considered.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous materials or gases, which may or may not be present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there are no such materials on or in the property, which would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise, or engineering knowledge required discovering them. The client is urged to retain an expert in this field, if desired.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity use has been stated, defined, and considered in the appraisal report.

9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be obtained, or renewed for any use on which the value estimate contained in this report is based.

10. This appraisal assumes water and sewer services will always be provided for the subject.

11. Responsible ownership and competent property management are assumed.

12. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and an analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact on the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider non-compliance with the requirements of ADA in estimating the value of the property.

Specific Assumptions - This appraisal has been completed and the appraisal report has been prepared with the following **specific assumptions**:

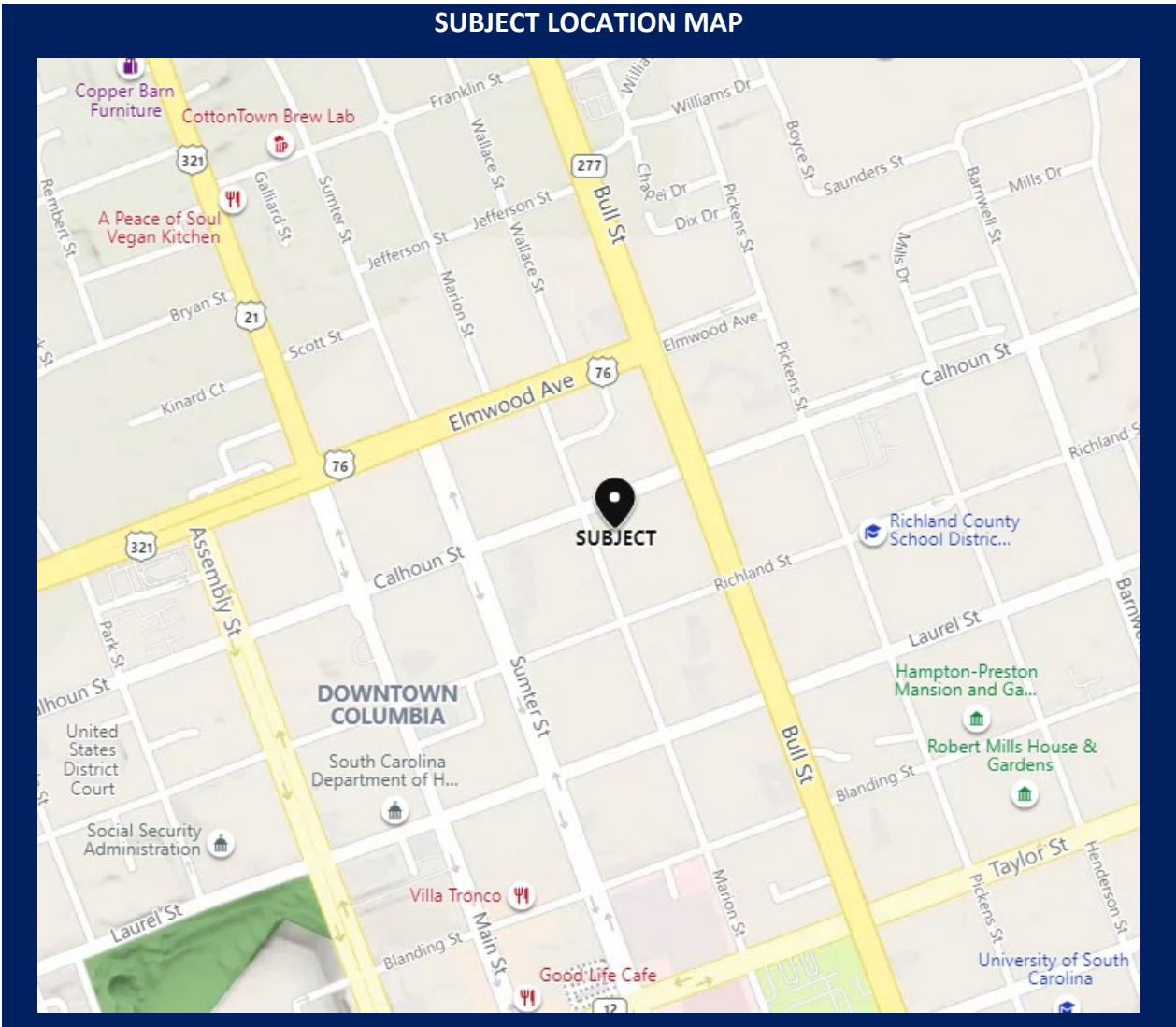
- **We have been asked to analyze the subject property as though it were occupied at market occupancy with market level rents. The subject is a HUD property for elderly and disabled residents. Therefore, the appraisal has been completed under the hypothetical condition that the property was not subject to HUD rent schedules and operated similar to a typical apartment complex in the market.**

General Limiting Conditions - This appraisal has been completed and the appraisal report has been prepared with the following **general limiting conditions**:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used. The value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in this report.
2. Neither possession of this appraisal, nor copy thereof, carries with it the right to publication, nor may it be used for any purpose by anyone but the applicant without previous written consent of the appraiser(s).
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all, nor part, of the contents of this report (especially as to value, the identity of the appraiser, or the firm with which the appraiser is associated) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. Information, estimates, and opinions contained in this report are obtained from sources considered reliable; however, the appraiser assumes no liability for such sources.
6. The client company and its representatives warranted to the appraiser that the information supplied to the appraiser was complete and accurate to the best of the client's knowledge. Information supplied by management has been accepted without further verification as correctly reflecting the company's past results and current condition in accordance with generally accepted accounting principles, unless otherwise noted.

Property Identification

The subject property is located on approximately 1.57 acres at 1930 Marion Street, Columbia, South Carolina. This site is within the City of Columbia and in the downtown area. The improvements, completed in 1970, consist of 16-story high-rise apartment building approximately 94,700 square feet of gross building area. The subject is identified in the Richland County Tax Assessor’s office as tax parcel number R09015-05-01.



SUBJECT AERIAL/GIS IMAGE



Richland County GIS

HISTORY OF THE SUBJECT

The Columbia Housing Authority has owned the subject property since they purchased it in 1970. The high-rise was constructed subsequent to this purchase. A copy of the deed of this transaction can be found in the Richland County Register of Deeds office in Deed Book D189 at Page 366.

The subject has consistently operated as a multi-family property since this purchase.

CURRENT LISTING AND CONTRACTS

- The property is not currently listed for sale.
- The property is not currently under contract for sale.

REAL ESTATE TAXES

In South Carolina tax liability for commercial property is assessed in the following manner. The parcel is appraised by a tax assessor, this is then multiplied by a 6% assessment rate, this number is then multiplied by a millage rate. Some counties have local option sales tax credits (LOST) that are then deducted. There may also be other add on fees that are added for services such as storm water, fire services, and other similar add on fees. This varies from county to county.

The subject property is identified in the Richland County tax map system as tax map number R09015-05-01. The subject is owned by a non-taxable entity.

2021 Assessment/Tax Summary

Tax Map Number	Taxable Value	Assessed Value	Taxes
R09015-05-01	\$5,536,500	\$0.00	\$0.00

South Carolina ATI Legislation Effect on the Subject Property:

Under current South Carolina law, counties must revalue real property every five years. The value of real property may not be increased more than 15% when revalued by the county, unless an assessable transfer of interest ("ATI") occurs, which includes any sale or transfer of property to a third party. When an ATI occurs, the value of the property for tax purposes can be increased to its current market value (often the actual sale price), without regard to the 15% cap.

In 2011, The South Carolina Legislature passed important legislation which will limit or potentially eliminate property tax increases for certain property undergoing an ATI sale/transfer. The new law applies to all commercial real property and non-owner-occupied residential property which undergoes an ATI sale/transfer after the 2010 tax year. The new law does not affect agricultural property, manufacturer, and utility property, and, perhaps most importantly, owner-occupied residences which will all continue to be subject to the old ATI transfer and revaluation laws.

Under the 2011 law, electing owners of commercial real property and non-owner-occupied residential property can have the value of their property reduced on the date of any ATI sale/transfer by up to 25%. If the 25% valuation discount results in a value lower than the property tax value at the time of the ATI, then the existing property tax value will continue to apply. If the market value of property is lower than the property tax value at the time of the ATI, such as where the property is sold for a loss, then this lower market value will be used for property tax purposes.

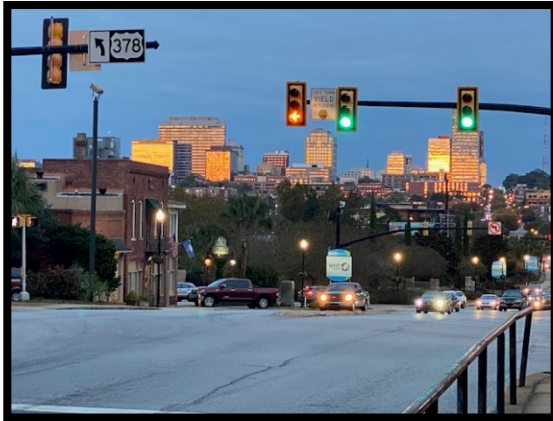
The 25% property tax exemption is not automatic for property owners. An owner of commercial real property or non-owner-occupied residential property must apply to the county assessor **before** January 31st. Please note that this is subject to review by the county assessor and further legal advice should be provided by an attorney as these laws are subject to change subsequent to the date of this report. Moreover, we are still studying the effect on market transactions and subsequent market value and the situation is fluid.

For the subject property

If the property were to be subject to an ATI increase, the taxes for this property would likely have an increase even if the 25% exemption were approved. We do not have quality data relative to how sophisticated investors will react to expense increases. We suggest you contact the County Assessor’s Office for additional information and insight regarding the subject’s potential property tax increase in the future. The following is the potential tax liability of the subject after an ATI transfer.

Potential ATI Tax Assessment Summary		
Market Value		
\$8,400,000		
75% of Market Value	Assessment %	Assessment
\$6,300,000	6%	\$378,000
	Rounded	\$378,000
Assessment	Millage Rate	Tax Subtotal
\$378,000	0.5502	\$207,975.60
	Tax Credit	Fees
	\$0.00	\$0.00
Current Tax		Estimated Tax Liability
\$0.00		\$207,975.60
	Difference	
	\$207,975.60	

COLUMBIA AREA ECONOMIC OUTLOOK



Situated within the Midlands region of the state, the Columbia Metropolitan Statistical Area (MSA) is a designated geographic and economic unit comprised of Richland, Lexington, Richland, Fairfield, Kershaw, and Saluda Counties. The largest of these are Richland and Lexington Counties. Columbia, which was established in 1786 as a centrally located state capital, is also the county seat of Richland County. The city covers a 125-

square-mile area (source: S.C. Department of Commerce, 2006).

The Columbia area has seen steady growth, mostly because for its central location and access to a number of transportation venues. The capital city is situated almost halfway between New York and Miami, and more than 70 percent of the U.S. market can be reached from the city within 24 hours. Columbia ranks among the top five cities in the nation in the number of interstate highways intersecting within the region. Richland County is served by three interstate highway systems (i.e., I-26, I-77, and I-20) and eight major U.S. highways. The 64,000 miles of roadway that stretch across South Carolina are completely toll-free. Air passenger and cargo service is provided by the Columbia Metropolitan Airport, which is located six miles from Columbia's central business district. An Amtrak passenger train station is situated on the outskirts of the business district; Greyhound Bus Lines offers interstate bus transportation; freight services are provided by Norfolk Southern Systems and CSX; and the Central Midlands Regional Transit Authority, a public bus system, also services much of this area (sources: S.C. Department of Commerce, 2006; Columbia Metropolitan Convention and Visitors Bureau, 2006; and Columbia Office of Economic Development, 2006).

Fort Jackson, one of the U.S. Army's primary training bases, is located on 52,000 acres of land on the eastern edge of Columbia. Fort Jackson, the largest and most active Initial Entry Training Center in the United States Army, provides training to 34 percent of the soldiers who enter the service each year and 69 percent of women entering the Army. Annually, over 41,000 soldiers

receive basic training and advanced individual training. An additional 19,000 soldiers attend courses at the Soldier Support Institute, Chaplain Center and School, and Drill Sergeant School each year. The Columbia area is home to 3,600 active duty soldiers and their 11,520 family members who are assigned to the installation. Fort Jackson employs almost 3,900 civilians and provides services for more than 115,000 retirees and their family members. Additionally, more than 100,000 family members visit Columbia each year to attend basic training graduation activities (source: Columbia S.C. Visitor Center, 2012).

The Columbia area also offers a variety of recreational and cultural activities. After the Grand Strand, the Midlands is the second highest ranked travel spot for tourists in the state. Tourists and locals alike enjoy its 3 large rivers and water recreation on Lake Murray, which covers 50,000 acres and is the second largest man-made lake in the world; historical landmarks and buildings; 45 state parks; the Riverbanks Zoological Park; 9 museums; 3 major malls and an abundance of other retail sources; the Koger Center for the Arts; Town Theatre, the oldest running community theater organization in the country; numerous religious establishments; and countless dining choices. In addition, Columbia and surrounding areas provide educational opportunities at 109 public schools, 54 private schools, 9 school districts, and 18 colleges and universities, including the University of South Carolina and Midlands Technical College. Twenty-four hospitals offer medical services to the Midlands Region, and 99 hotels are available to visitors (source: S.C. Department of Commerce, 2006).

Columbia has been recognized nationally by several well-known publications or professional organizations:

- 2011/2012, Columbia was recognized by fDi Magazine as one of “American Cities of the Future.”
- In 2009, *Forbes* Magazine recently ranked Columbia 34th out of 200 in its list of “Best Places for Business and Careers.”
- *Sporting News* ranked Columbia eighty-ninth out of 200 in the “Best Sports Cities of 2008.”
- *Inc.* magazine, listed Columbia nineteenth in its list of “50 Top Cities for Doing Business in America 2008.”

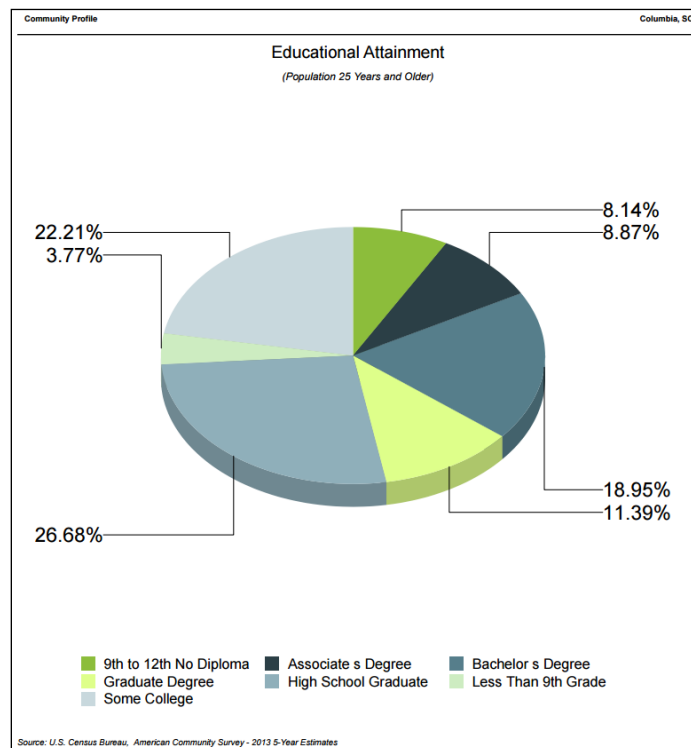
For meetings and events, the city has constructed a 142,500-square-foot Columbia Metropolitan Convention Center. This facility offers abundant pre-function space, which includes equipped break out rooms; a 24,700 square-foot, column free exhibit hall; and a 17,135 square-foot ball-room. With so many conveniences, attractions, job opportunities, and services, the city is an appealing place to live and work. The Columbia MSA includes Richland, Fairfield, Kershaw, Lexington, Newberry, Orangeburg, Richland, and Sumter Counties. The Columbia MSA is the largest populated metropolitan statistical area within the state borders and Columbia is its largest city. Richland County is the second largest county in the state and Lexington is the fifth. The following tables illustrate population growth and statistics for the Columbia MSA:

Census 2010 Summary	
Population	384,504
Households	145,194
Families	89,357
Average Household Size	2.43
Owner Occupied Housing Units	89,023
Renter Occupied Housing Units	56,171
Median Age	32.7
2019 Summary	
Population	422,068
Households	159,002
Families	96,106
Average Household Size	2.46
Owner Occupied Housing Units	94,479
Renter Occupied Housing Units	64,523
Median Age	34.5
Median Household Income	\$52,959
Average Household Income	\$76,347
2024 Summary	
Population	445,410
Households	168,022
Families	100,944
Average Household Size	2.46
Owner Occupied Housing Units	100,501
Renter Occupied Housing Units	67,521
Median Age	35.0
Median Household Income	\$60,427
Average Household Income	\$88,631

2010 Population by Age		
	Number	Percent
Age 0 - 4	24,463	6.4%
Age 5 - 9	24,038	6.3%
Age 10 - 14	23,746	6.2%
Age 15 - 19	33,358	8.7%
Age 20 - 24	40,822	10.6%
Age 25 - 34	57,978	15.1%
Age 35 - 44	49,845	13.0%
Age 45 - 54	51,568	13.4%
Age 55 - 64	41,145	10.7%
Age 65 - 74	21,097	5.5%
Age 75 - 84	11,782	3.1%
Age 85+	4,662	1.2%

2019 Population by Age		
	Number	Percent
Age 0 - 4	24,442	5.8%
Age 5 - 9	24,415	5.8%
Age 10 - 14	24,699	5.9%
Age 15 - 19	33,176	7.9%
Age 20 - 24	42,778	10.1%
Age 25 - 34	64,657	15.3%
Age 35 - 44	53,530	12.7%
Age 45 - 54	48,985	11.6%
Age 55 - 64	49,525	11.7%
Age 65 - 74	34,722	8.2%
Age 75 - 84	15,112	3.6%
Age 85+	6,027	1.4%

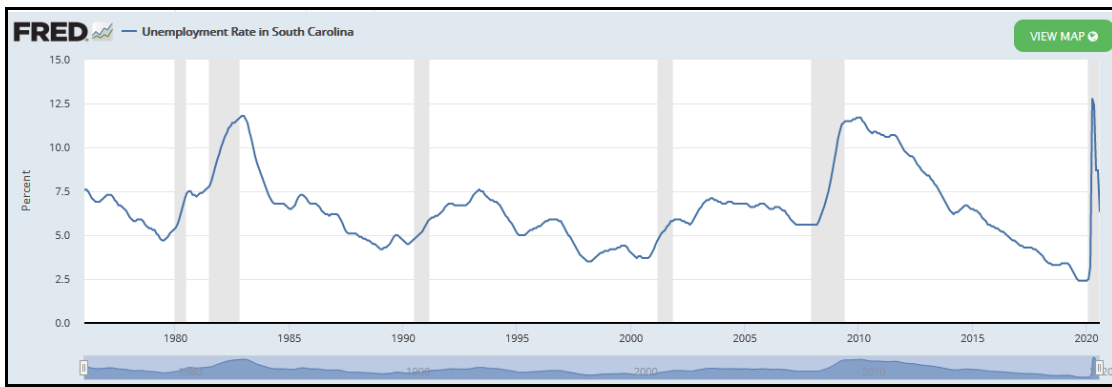
2024 Population by Age		
	Number	Percent
Age 0 - 4	25,935	5.8%
Age 5 - 9	25,130	5.6%
Age 10 - 14	25,563	5.7%
Age 15 - 19	34,432	7.7%
Age 20 - 24	43,596	9.8%
Age 25 - 34	68,043	15.3%
Age 35 - 44	57,701	13.0%
Age 45 - 54	49,555	11.1%
Age 55 - 64	48,567	10.9%
Age 65 - 74	39,918	9.0%
Age 75 - 84	20,349	4.6%
Age 85+	6,621	1.5%



Economic Indicators-Columbia MSA

The economy of the Columbia MSA is diverse but dominated by service industries and government employment. As the capital city, Columbia is the state's banking center and the hub for state government. The city of Columbia has a council-manager form of government, which is comprised of five elected council members, including the mayor. The city manager is responsible for the administration of the city. In the past, efforts have been made to merge the city of Columbia and Richland County governments; however, such efforts are not likely to be completed in the immediate future. Lexington and Richland Counties are governed by elected county councils. The Columbia MSA's diverse economy contributes to its financial stability and growth. In the public sector, the largest employer is state and local government. In the private sector, service-oriented employment ranks highest. The opportunities in both public and private industries cause the unemployment in Richland and Lexington Counties to be lower than the state average. Traditionally, Lexington County has one of the lowest unemployment rates in the state. The following charts provide data about the monthly and annual unemployment in the MSA as compared to the state:





The unemployment numbers for the first quarter of 2020 significantly increased due to the COVID-19 pandemic and mandatory business shut downs. **The unemployment has dropped to 5.4% in August for the Columbia MSA and 6.3% in August for the state.** These numbers are predicted to continue to decrease as businesses re-open.

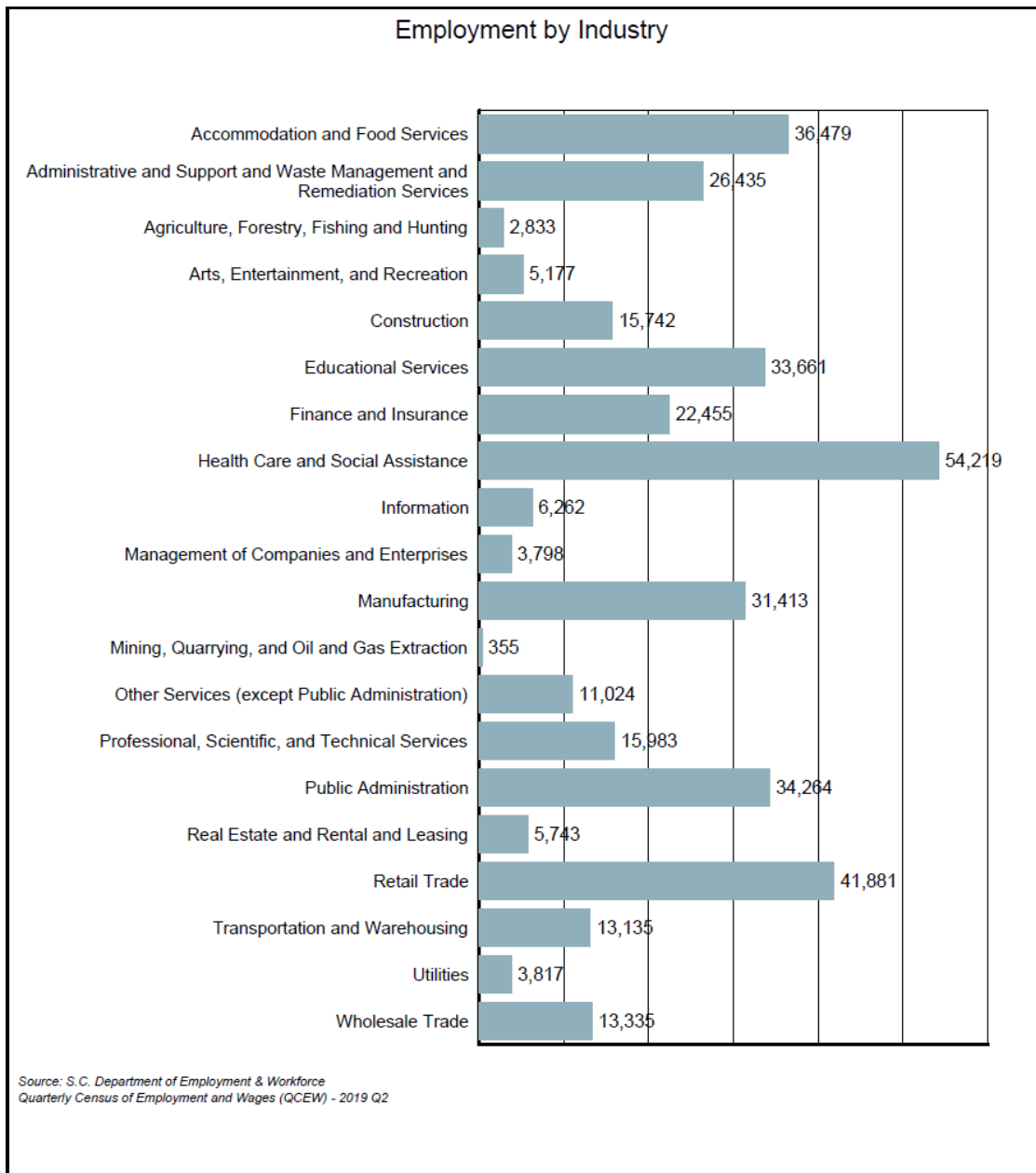
The following table displays the current and projected per capita income of the Columbia MSA. The median household income in the State of South Carolina was \$42,917 in 2013 and is to be \$51,389 in 2020. The Columbia MSA is above this at \$61,137 for 2024 and \$54,518 for 2020 (Source: STDB online)

2019 Summary	
Population	851,711
Households	325,983
Families	210,710
Average Household Size	2.51
Owner Occupied Housing Units	217,521
Renter Occupied Housing Units	108,462
Median Age	37.3
Median Household Income	\$54,518
Average Household Income	\$75,064
2024 Summary	
Population	902,247
Households	345,209
Families	221,946
Average Household Size	2.51
Owner Occupied Housing Units	231,703
Renter Occupied Housing Units	113,506
Median Age	38.0
Median Household Income	\$61,137
Average Household Income	\$86,499

The largest regional employers are listed in the table immediately following. Most of these are situated within the Columbia MSA.

Community Profile	Columbia, SC
20 Largest Employers	
<i>(Listed Alphabetically)</i>	
Corporation Name	
AMAZON COM SERVICES INC	
BLUE CROSS BLUE SHIELD OF SC	
CITY OF COLUMBIA	
DEPARTMENT OF DEFENSE	
INTEGRITY STAFFING SOLUTIONS INC	
LEXINGTON COUNTY HEALTH SERVICE DIS	
LEXINGTON COUNTY SCHOOL DISTRICT 1	
LEXINGTON COUNTY SCHOOL DISTRICT 5	
MICHELIN NORTH AMERICA INC	
PRISMA HEALTH MIDLANDS	
RICHLAND COUNTY	
RICHLAND COUNTY SCHOOL DISTRICT #1	
RICHLAND COUNTY SCHOOL DISTRICT 2	
SC DEPARTMENT OF CORRECTIONS	
SC DEPARTMENT OF MENTAL HEALTH	
UNITED PARCEL SERVICE	
UNIVERSITY OF SOUTH CAROLINA	
WAL-MART ASSOCIATES INC	
WELLS FARGO & COMPANY INC	
WJBD VA MEDICAL CENTER	
<small>Source: S.C. Department of Employment & Workforce - 2019 Q4</small>	

The Midlands region is slowly attracting new businesses to the area with the latest focus on manufacturing and technology operations. As new businesses and developments move into this area, the potential for follow-up and/or related business growth will increase. The following tables provide additional information regarding industry within the Columbia MSA:



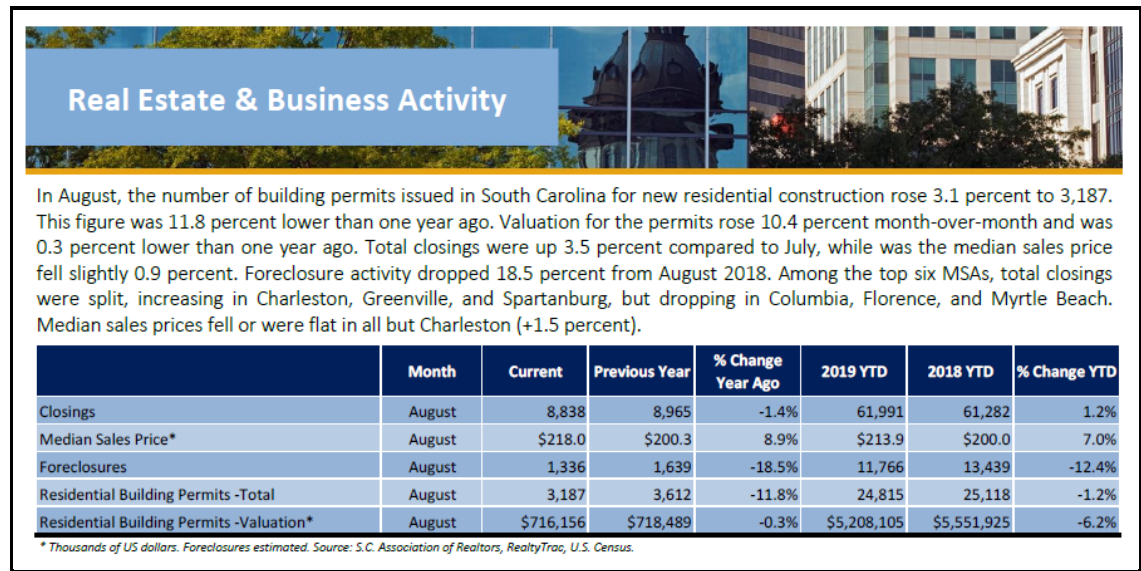
Labor Market Projections

Total Employment by Industry
 (County/Metropolitan Statistical Area Data Unavailable)

Note: Projections are available by Workforce Investment Area (WIA). The data displayed is selected from the appropriate WIA.

Midlands Industry	2016 Estimated Employment	2026 Projected Employment	Change	Percent Change	Annual Percent
Total All Industries	381,206	427,185	45,979	12.06	1.15
Health Care and Social Assistance	44,282	54,040	9,758	22.04	2.01
Accommodation and Food Services	32,424	39,591	7,167	22.10	2.02
Administrative and Support and Waste Management and Remediat	25,786	30,555	4,769	18.49	1.71
Retail Trade	38,577	41,983	3,406	8.83	0.85
Transportation and Warehousing	10,854	14,240	3,386	31.20	2.75
Educational Services	31,810	34,692	2,882	9.06	0.87
Professional, Scientific, and Technical Services	16,570	18,770	2,200	13.28	1.25
Wholesale Trade	15,239	17,437	2,198	14.42	1.36
Construction	13,994	15,753	1,759	12.57	1.19
Finance and Insurance	22,791	24,383	1,592	6.99	0.68
Manufacturing	24,354	25,526	1,172	4.81	0.47
Other Services (except Government)	15,924	16,828	904	5.68	0.55
Real Estate and Rental and Leasing	5,622	6,511	889	15.81	1.48
Information	5,478	5,928	450	8.21	0.79
Management of Companies and Enterprises	2,986	3,423	437	14.64	1.38
Arts, Entertainment, and Recreation	3,293	3,636	343	10.42	1.00
Utilities	4,092	4,120	28	0.68	0.07
Mining	201	195	-6	-2.99	-0.30
Agriculture, Forestry, Fishing and Hunting	2,408	2,209	-199	-8.26	-0.86

Source: S.C. Department of Employment & Workforce - Industry Projections



Source: South Carolina Economic Outlook Department of Commerce September 2019

Significant construction projects within the Vista and Innovista areas around The University of South Carolina have had a significant impact on the economy and employment for the total MSA. The University has plans to develop approximately 500 acres with a downtown research campus, recently completed baseball stadium, and housing to include support properties such as shops,

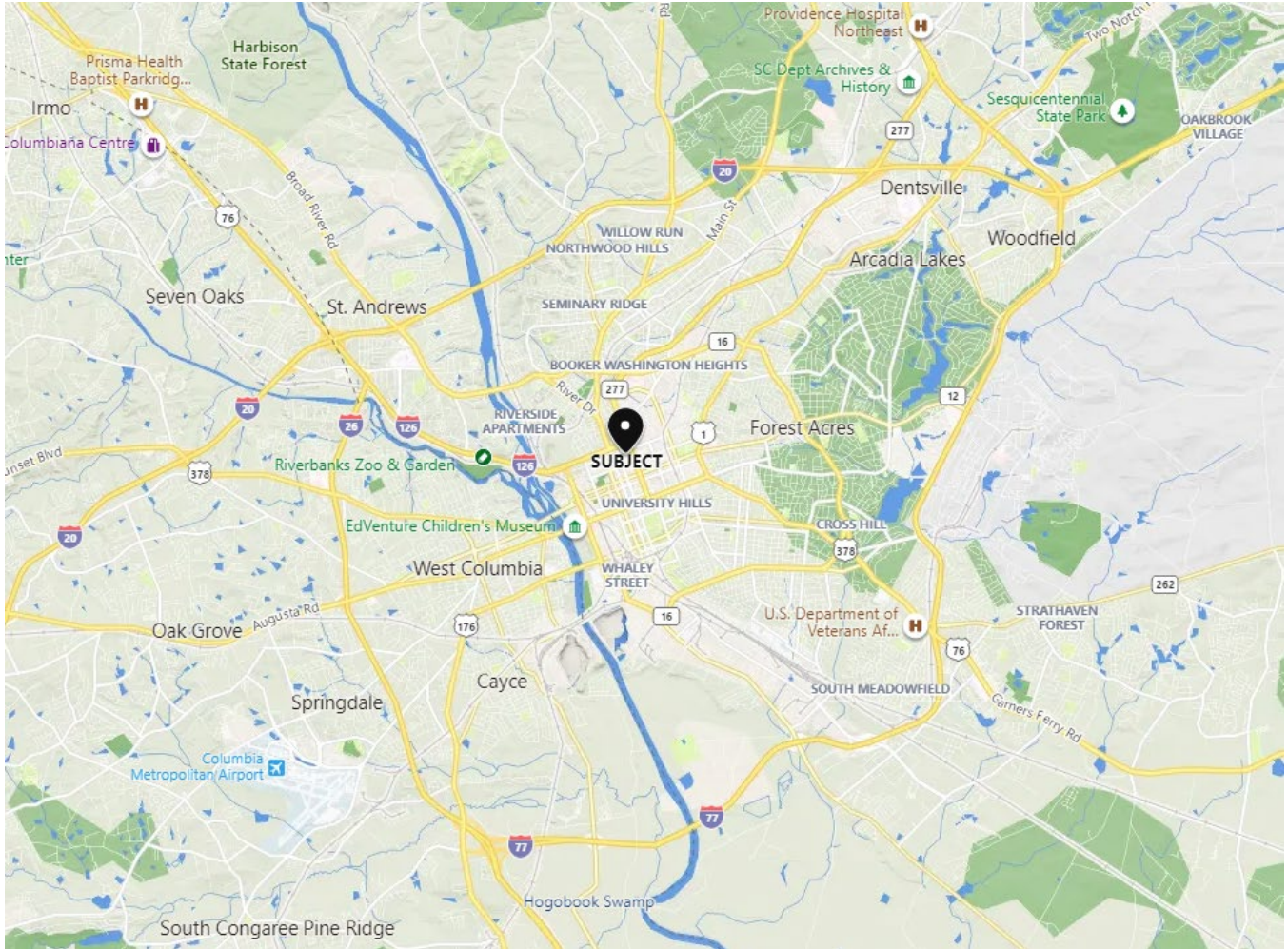
restaurants and other retail establishments. The University and other private landowners within the 500 acres are currently in negotiations with the community and government officials to re-zone this area to allow accelerated development to meet the University's plans. The most recent development of the Bull Street Campus Project is also expected to have a significant effect on the area. The Bull Street Campus baseball stadium was completed as of April 2016.

Summary

Due to its history and potential for future development, economic stability is expected to continue in the Columbia MSA for the next decade. Population statistics confirm growth for both Lexington and Richland Counties. The economy is primarily service-oriented and heavily influenced by the number of government employees, which increases stability in the area.

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal. We are still monitoring the situation and the length of the closures will determine the effect on the market (if any). Most sales data in the last 45 days were negotiated prior to the outbreak. Even local Brokers we have interviewed cannot even speculate at this time as the stimulus packages made available will (could) have unprecedented tempering on the economic effect. As of the date of this appraisal we have polled 18 key Brokers from around the state and there is no indication of reduced listing prices at this time. However, we urge our clients to carefully monitor this situation and potentially revisit the value indications in 3-6 months.

REGIONAL MAP



NEIGHBORHOOD DATA

A neighborhood can be described as the area within which economic, environmental, governmental, and social forces affect all surrounding properties in the same way they affect the property being appraised. A neighborhood is defined as a group of complementary land uses. In the case of the subject neighborhood, the complementary land uses are primarily commercial in nature.

Location

The subject property is located at 1930 Marion Street in Columbia, SC. The uses in the immediate neighborhood are primarily commercial, institutional, and multi-family. The property is situated in downtown Columbia. For purposes of this report, the neighborhood boundaries are best described as follows:

North	Haskell Heights/Lincolnshire Area
South	Interstate 77
East	Fort Jackson
West	Interstate 26

A map highlighting these boundaries and identifying the location of the property follows this section.

Transportation

The subject is situated in the central business district in Columbia and linkage throughout the neighborhood is achieved through the grid of streets in this area. Interstate linkage can be found nearby by traveling west on Elmwood Avenue that merges with Interstate 126. Interstate 126 merges into Interstate 26 that further connects with Interstate 20 at this location. In addition to this, Columbia is encircled by parts of Interstates 20, 26, and 77 that provide convenient linkage throughout the county and region.

The Central Midlands Regional Transit Authority also provides public transportation around Columbia, Cayce, West Columbia, Forest Acres, Arcadia Lakes, Springdale and the St. Andrews area. The University of South Carolina provides public transportation to students within the campus area. Amtrak and Greyhound stations are also conveniently located in the neighborhood.

Utilities

The City of Columbia provides water and sewer. Dominion Energy provides electricity and natural gas services. We are not aware of any present shortages and there appears to be ample supply for future development.

Demographics

We have analyzed the demographics within a three mile radius of the subject. The median household income of the state of South Carolina was \$53,366 in 2020 and is projected to be \$56,881 in 2025. The subject area is below the range of the state in terms of median household income at \$42,015 in 2021 and \$46,131 in 2026. Please see the demographic analysis from the 2010 Census and The Site to Do Business follows:



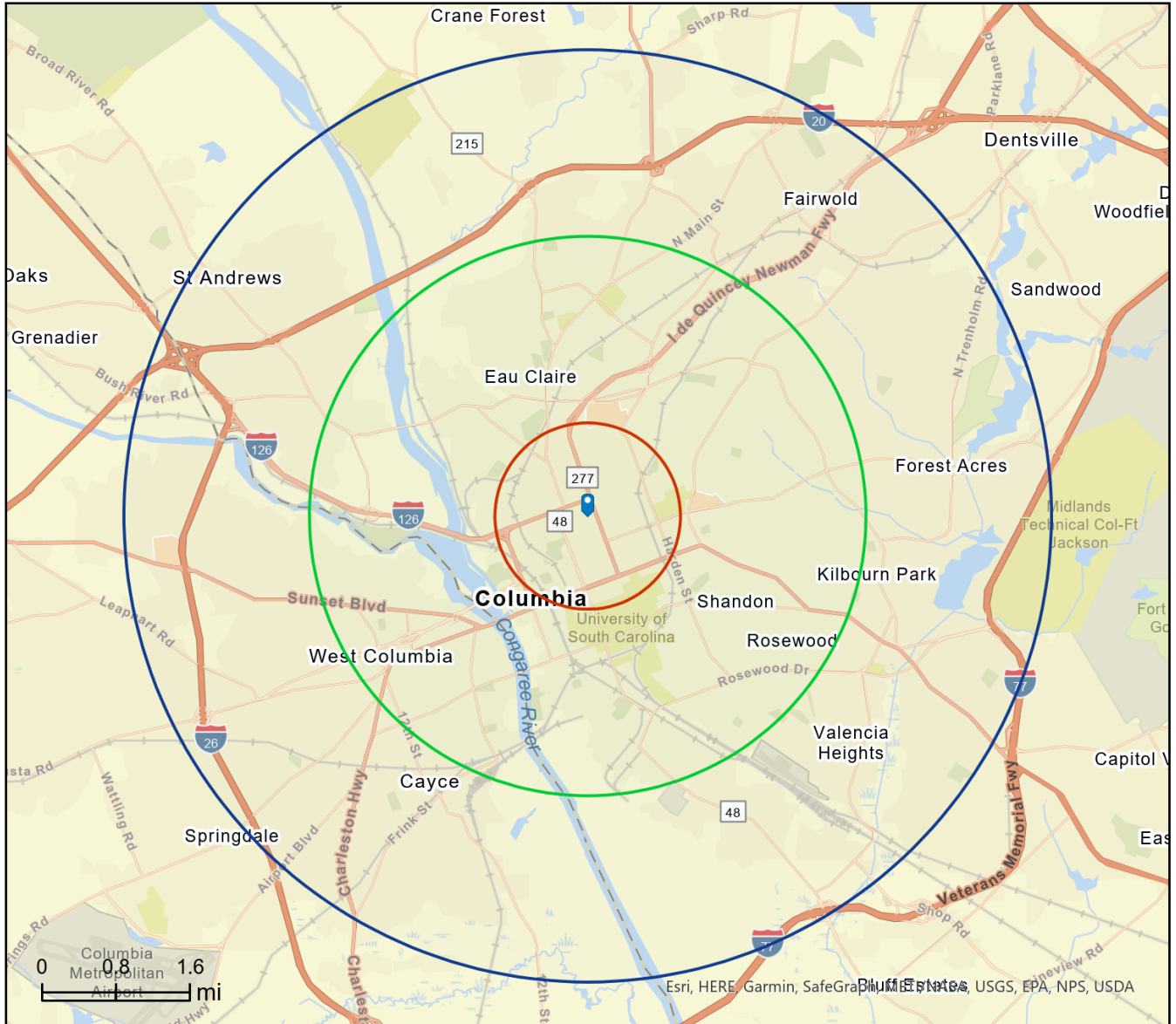
Demographic and Income Comparison Profile

1930 Marion St, Columbia, South Carolina, 29201
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.01205
Longitude: -81.03464

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	8,401	80,603	164,433
Households	2,943	33,296	68,994
Families	998	14,261	33,682
Average Household Size	1.82	2.08	2.18
Owner Occupied Housing Units	1,044	13,759	33,485
Renter Occupied Housing Units	1,899	19,537	35,509
Median Age	26.0	28.5	31.1
2021 Summary			
Population	8,845	86,397	175,613
Households	3,424	36,410	74,322
Families	1,057	14,626	34,546
Average Household Size	1.78	2.09	2.19
Owner Occupied Housing Units	985	13,538	33,227
Renter Occupied Housing Units	2,439	22,872	41,095
Median Age	28.7	30.4	33.5
Median Household Income	\$41,456	\$39,318	\$42,015
Average Household Income	\$65,359	\$66,117	\$68,230
2026 Summary			
Population	10,047	91,673	184,144
Households	4,122	38,920	78,235
Families	1,263	15,380	35,856
Average Household Size	1.77	2.09	2.19
Owner Occupied Housing Units	1,043	14,282	34,969
Renter Occupied Housing Units	3,079	24,638	43,267
Median Age	29.7	31.0	34.2
Median Household Income	\$49,401	\$43,103	\$46,131
Average Household Income	\$76,340	\$73,245	\$75,579
Trends: 2021-2026 Annual Rate			
Population	2.58%	1.19%	0.95%
Households	3.78%	1.34%	1.03%
Families	3.63%	1.01%	0.75%
Owner Households	1.15%	1.08%	1.03%
Median Household Income	3.57%	1.86%	1.89%

Neighborhood/Market Radius Map



Development

Life patterns of neighborhoods generally have a four-stage cycle beginning with growth, stability, decline and revitalization. The neighborhood can be described as being in the stability stage.

The subject is located in the City of Columbia and is in close proximity to The University of South Carolina, Allen and Benedict Universities. Their neighborhood consists of a mix of professional offices, educational uses, diverse multi-family and residential homes, restaurants, and retail operations. The majority land use is from USC near the subject with surrounding properties consisting of predominately renter occupied housing/apartments. This area's commercial uses thrive from the central business district of Columbia, the amount of students in the area, tourists that visit students, the state capital, and state government offices.

The residences in the immediate neighborhood have a diverse price range due to historical value, close proximity to The University of South Carolina, mixed quality/sizes, and low income housing. This is very typical of the region. The majority of shopping for household goods and major retail items would entail a trip outside the city to the surrounding neighborhoods.

University of South Carolina, Innovista, and Baseball – The University of South Carolina has plans to develop approximately 500 acres, within the subject's immediate neighborhood, with a downtown research campus, baseball stadium, and housing to include support properties such as shops, restaurants, and other retail establishments. The overall plan is to expand the current campus to connect to the river and offer an area of expansion for both USC and downtown Columbia. Founder's Park, University of South Carolina's baseball stadium was ranked as the best Division 1 baseball venue by the website *Stadium Journey* in 2014. Expansion of the UofSC campus includes the Alumni Center (2015), the Darla Moore School of Business (2014), Arnold School of Public Health (2006), School of Law (relocation to Senate Street 2017), to name a few.

Innovista Master Plan

Columbia's CBD is characterized primarily by its mix of large corporations and small, single-tenant or owner occupied retail shops and offices. It is also heavily influenced by the number of government offices, large corporations and major financial institutions headquartered in the central downtown area. The University of South Carolina and the State Capital Building are also located within the CBD. By far, the largest office users in this area are the various departments of the state government.

Within the subject's immediate neighborhood district, the use trends are varied. Along Gervais Street, there are several retail shops, restaurants, warehouses, a manufacturing plant, flour mill, automobile repair shops and office buildings. The following are a few examples of businesses within the subject's neighborhood district: Richland County Central Court Building, Publix, Blue Marlin Restaurant, Longhorn Steakhouse, Jason's Deli, Five Guy's Burgers and Fries, Capital Club, City Garage & Body Shop, Gervais Street Service Station, Bluestein Wholesale Drygoods, and City Market Antique Mall. In addition, there are the South Carolina State Capital, the S.C. Vietnam Memorial Park, Riverfront Park, Finlay Park, the Colonial Center, the Columbia Metropolitan Convention Center, EdVenture Children's Museum, SC State Museum and the Columbia Visitors Center.

Current Activity

The most significant markets in the Columbia downtown area are a diverse mix of office/governmental/medical, retail, and multi-family. The area is in the midst of a renovation and regentrification of older buildings. Downtown Columbia has seen a surge of new interest with older buildings being renovated into retail shops, restaurants, and multi-family housing.

Rental housing market conditions in the HMA are currently improving, with an estimated overall rental vacancy rate of 4.7%, down from 6.6 in 2019. The construction of multifamily units has increased, and average rents have gone up by 3 percent during the same period.

Bull Street District



The BullStreet District is transforming an already vibrant state capital city into the hub of the new urban South. The largest city center development east of the Mississippi, the 181-acre development blends life, work, leisure, and community into a transformation of Columbia's historic landscape.

2016's "BallPark of the Year," Segra Park is the heart of the BullStreet Neighborhood and is home to the Columbia Fireflies, a NY Mets MiLB affiliate. The ballpark has hosted more than 565,000 fans to date.

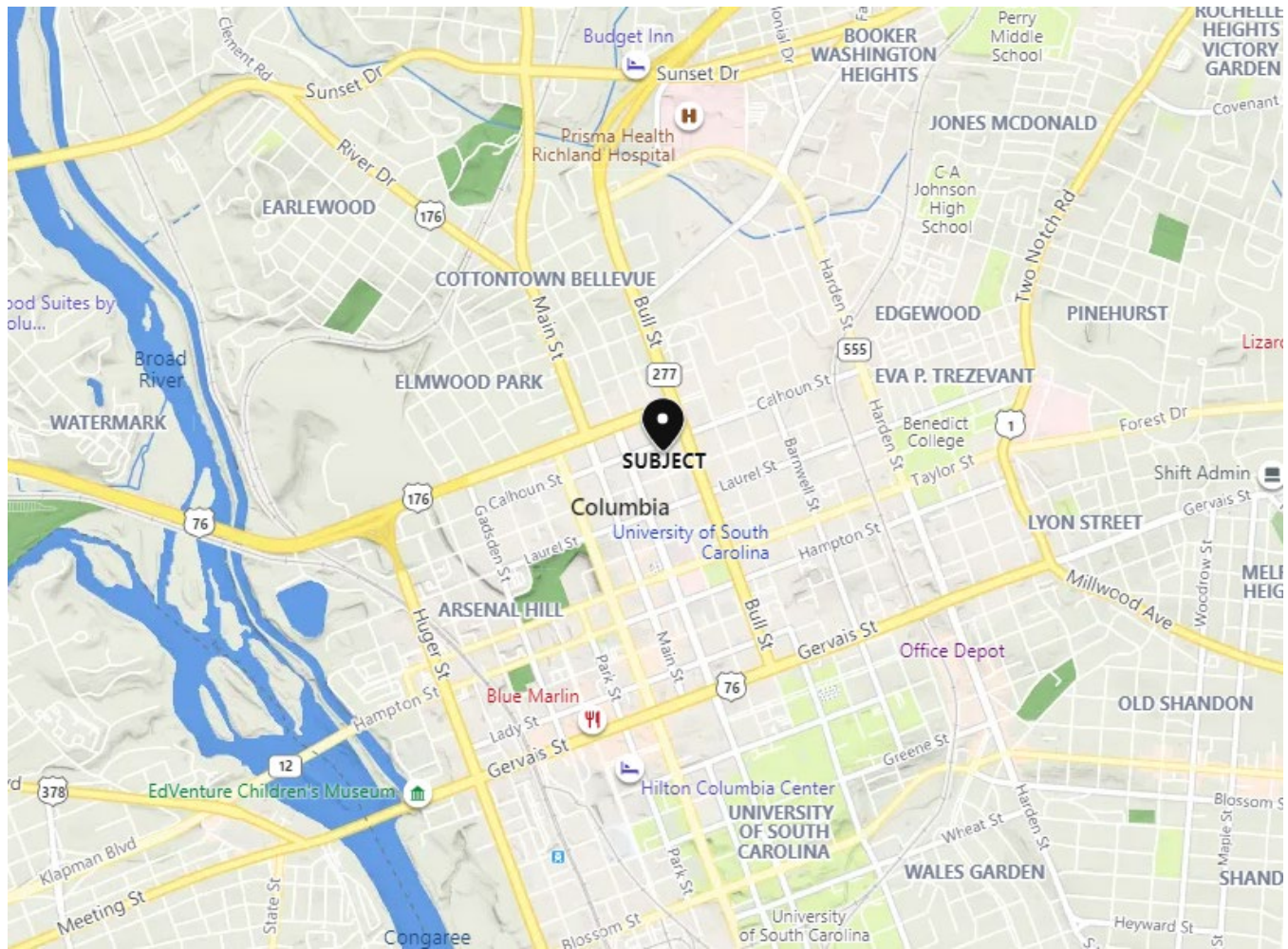
There are plans to build a 20-acre park with running and walking paths, a dog park, public art, and natural water habitat featuring a two-acre pond and 2,000 linear feet of the soon to be restored Smith Branch Creek.

BullStreet's first for-sale residential project, TownPark at BullStreet offers 28 townhomes each with its own garage and rooftop terraces. It is conveniently located along Calhoun Street. Also, Merrill Gardens, an independent senior living center is located within the community.

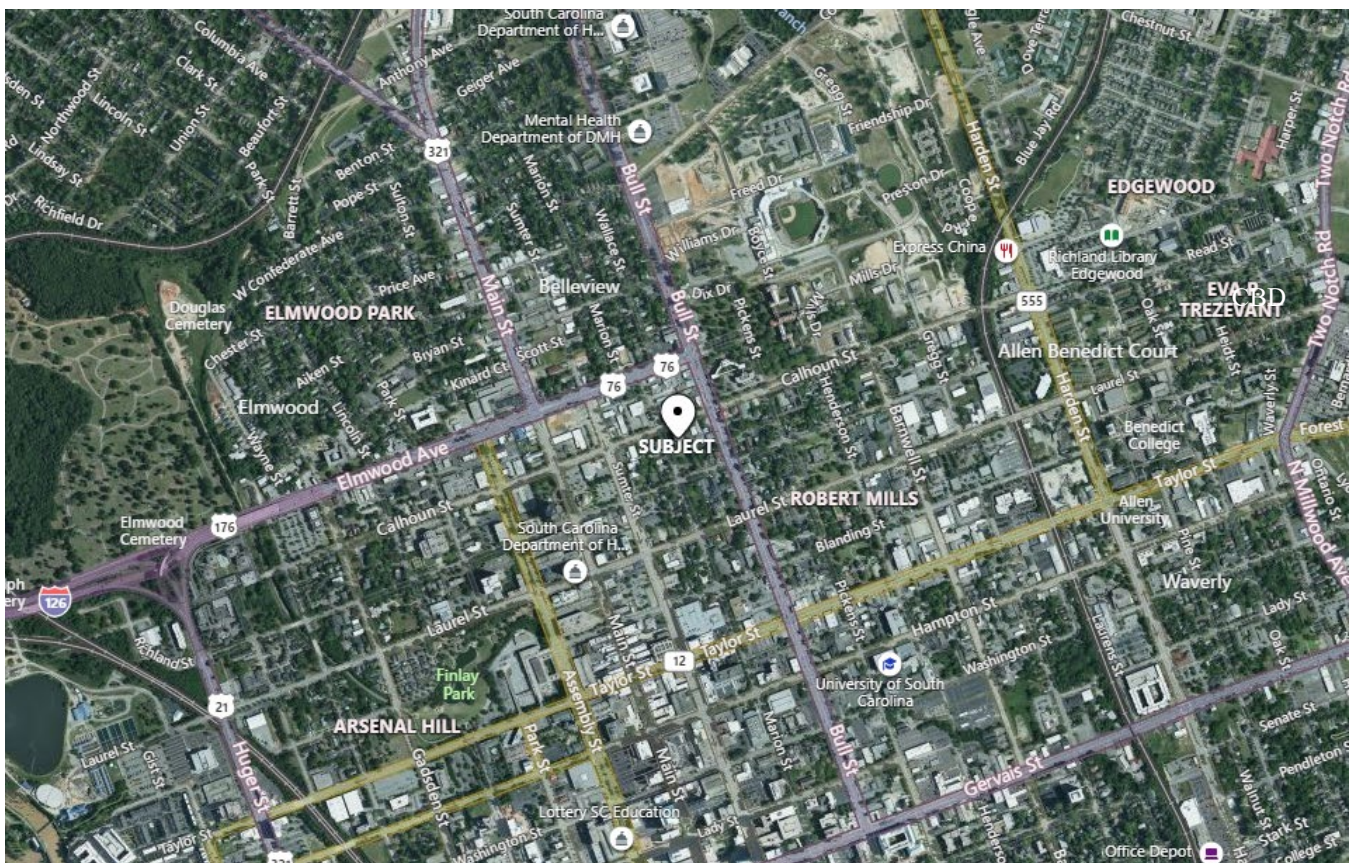
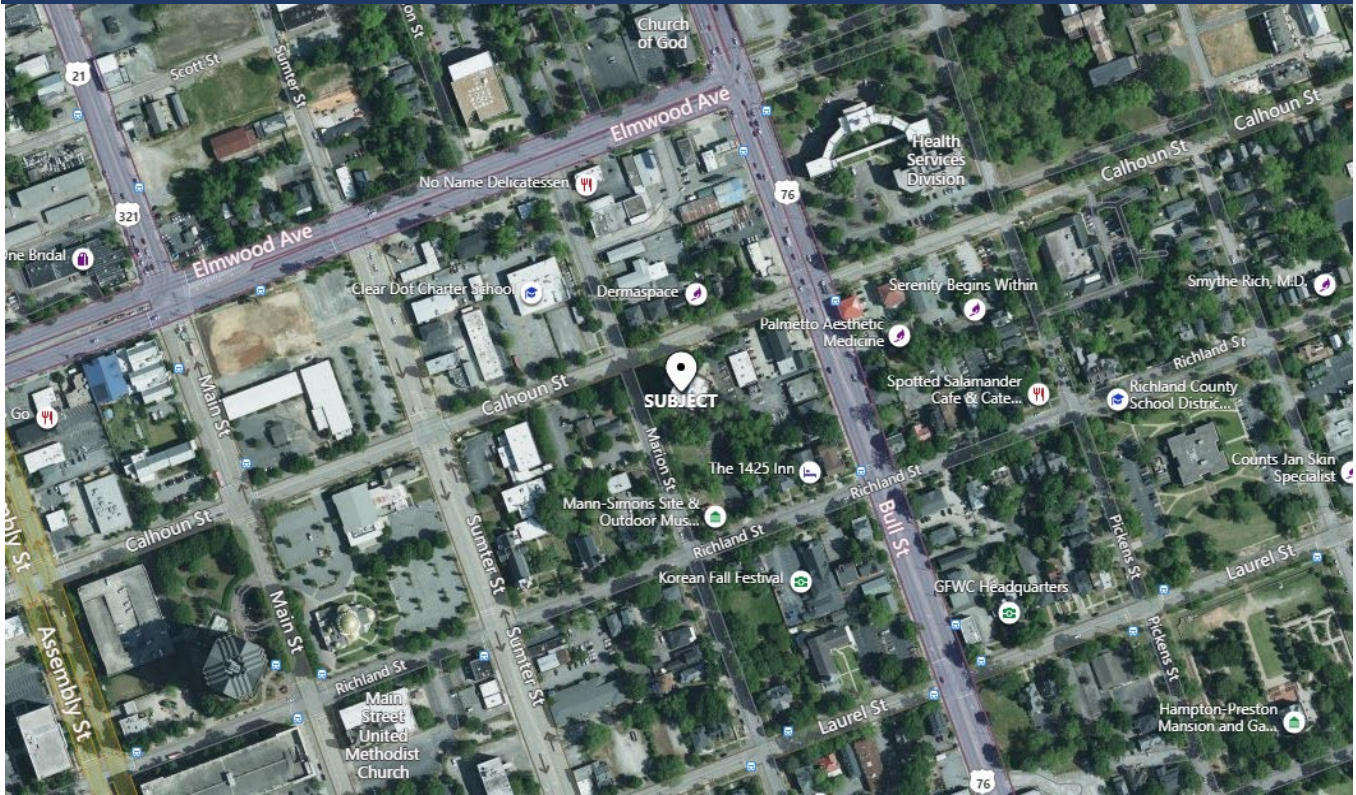
Summary

In summary, single and multi-family residential growth is steady in the area; and the subject continues to maintain high occupancy due to the nearby University of South Carolina, other universities and the City of Columbia office professionals. The neighborhood is expected to continue as a mixture of commercial uses and single and multi-family residential uses with stable to increasing property values in the foreseeable future. Transportation is adequate in the neighborhood and utilities are all present without any foreseeable shortages.

NEIGHBORHOOD MAP



AERIAL MAPS



SITE DATA		
Location	1930 Marion Street, Columbia SC	
Size	1.57 Acres or 68,400 SF	
Shape	The parcel has a slightly irregular shape.	
Access	The subject has one asphalt driveway that enters from Marion Street, Calhoun Street, and Richland Street. Access is considered good.	
Visibility/Exposure	Visibility is good from the three aforementioned thoroughfares.	
Topography	Drainage appears to be adequate. The subject is generally level and at or near road grade with all three abutting thoroughfares.	
Flood Plain	Panel	45079C0243L
	Date	12/21/2017
	Description	Zone X
Utilities	Water	The City of Columbia
	Sewer	The City of Columbia
	Electricity	Dominion Energy
	Natural Gas	Dominion Energy
Zoning	Designation	C-1 – Office & Institutional
	Uses Allowed	Variety of commercial uses allowed
Easements/ Encroachments	The appraiser is unaware of any atypical easements or encroachments.	
Utility	The shape of the site is slightly irregular and is considered to be adequate for development.	
Environmental	Environmental aspects of the subject property are beyond our expertise. The physical inspection did not reveal any obvious presence of hazardous materials, contamination, or toxic waste; however, they could exist. We recommend a professional in environmental expertise be retained.	
Wetlands	We have found no evidence of "wetlands" but are not experts in this field and urge the client to seek the advice of an expert to determine any potential impact of "wetlands" on the property.	
Conclusion	The overall quality of the subject site is considered to be average. According to our research, it has adequate utilities and is appropriately zoned for the current use. It has average access and visibility that adds to the value of this property. The subject site is considered to be functional with respect to the physical characteristics previously discussed.	

SITE PHOTOGRAPHS



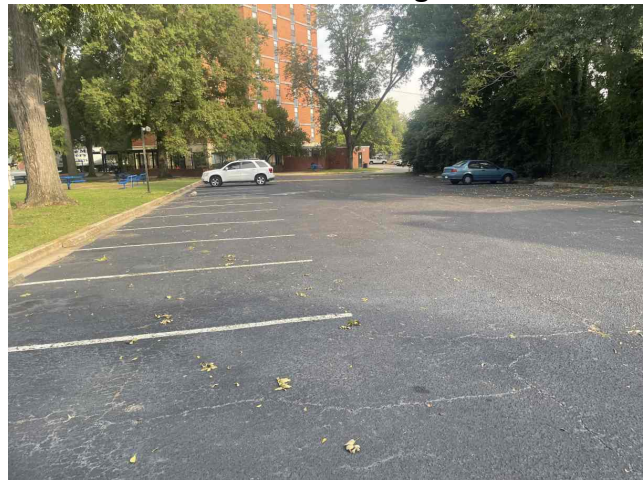
Calhoun Street looking east



Marion Street looking south



Eastern portion of the property



Southern portion of the property



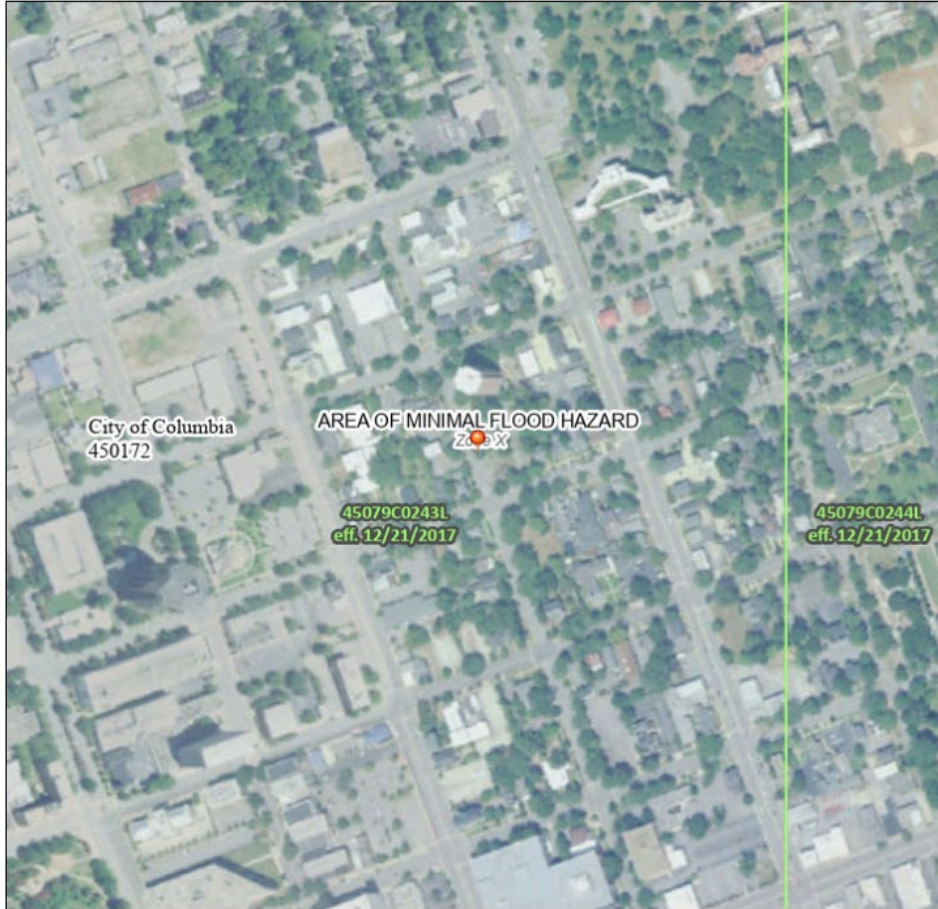
Western portion of the property

FLOOD PLAIN MAP

National Flood Hazard Layer FIRMette



81°22'23"W 34°0'58"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
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 10/6/2021 at 10:21 AM 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.

0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

IMPROVEMENT ANALYSIS	
Foundation	Concrete Slab
Size	The gross building area (GBA) of the subject property is approximately 94,700 square feet.
Units	146
Year Built	1970
Effective Age	30 Years
Economic Life	55 Years
Exterior Walls	Brick
Interior Walls	The interior walls of the apartments are sheet rock with some walls made of plaster with a painted finish.
Roof	Flat, membrane with mechanical penthouse
Ceilings	Smooth & textured ceilings
Flooring	Primarily Tile
Lighting	Primarily incandescent
Heating and Cooling	Each unit individually heated and cooled with thru-wall units.
Plumbing	Each unit has a full bathroom including a shower. There is a common bath and a laundry facility on Floors 4, 9, and 15.
Security	Controlled entrance with security on site.
Maintenance	Overall, there is some deferred maintenance throughout the building due to its age. Recent repairs include a new roof, new elevators, window and thru-wall unit replacements, and sprinkler retrofit.
Improvements	The property has typical landscaping. There is asphalt paving that makes up the parking lot with 60 lined spaces.

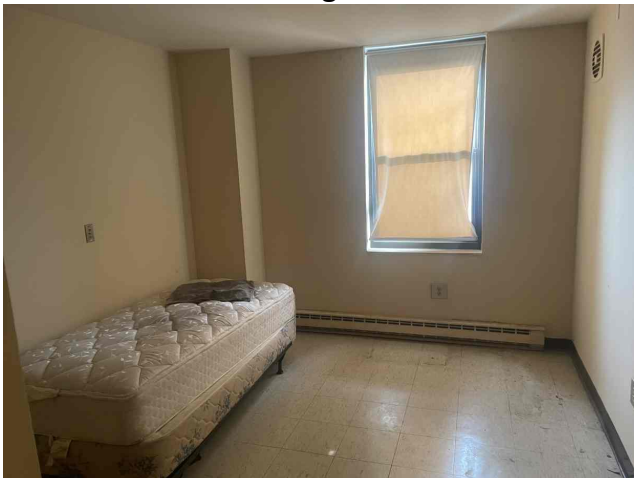
IMPROVEMENT PHOTOGRAPHS



Building View



Living Area – 1 Bedroom Unit



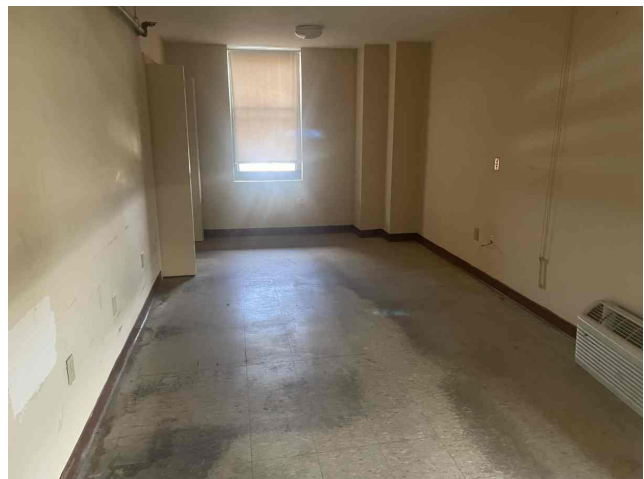
Bedroom – 1 Bedroom Unit



Bathroom – 1 Bedroom Unit



Kitchen – 1 Bedroom Unit



Efficiency



Bathroom - Efficiency



Kitchen - Efficiency



Elevator Lobby



Central Mail System



Central Trash System



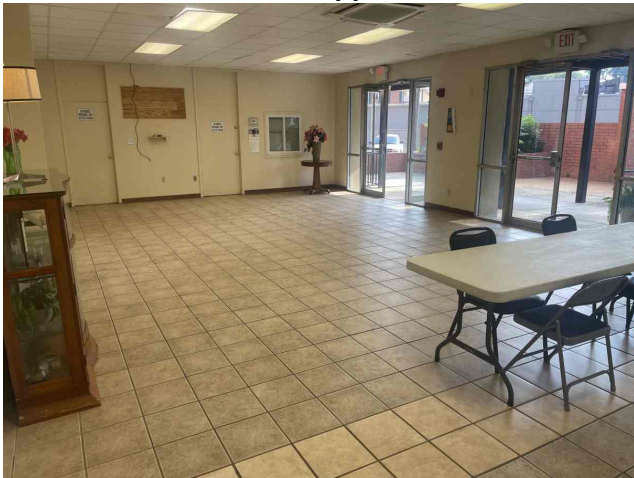
Laundry Facility



View from Upper Floor



Community Mailboxes



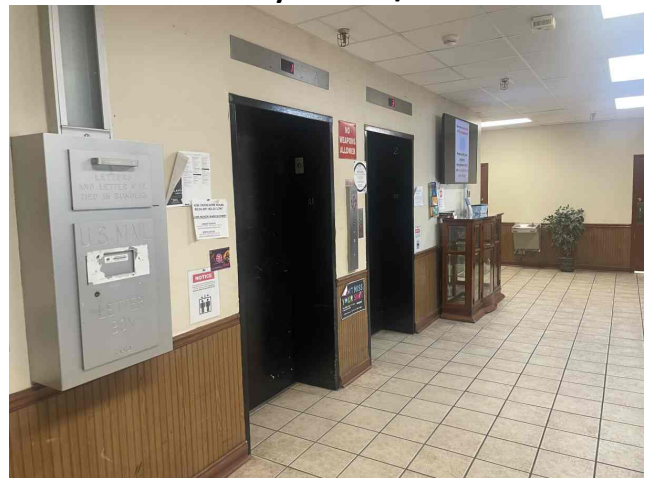
Lobby



Community Kitchen/Canteen

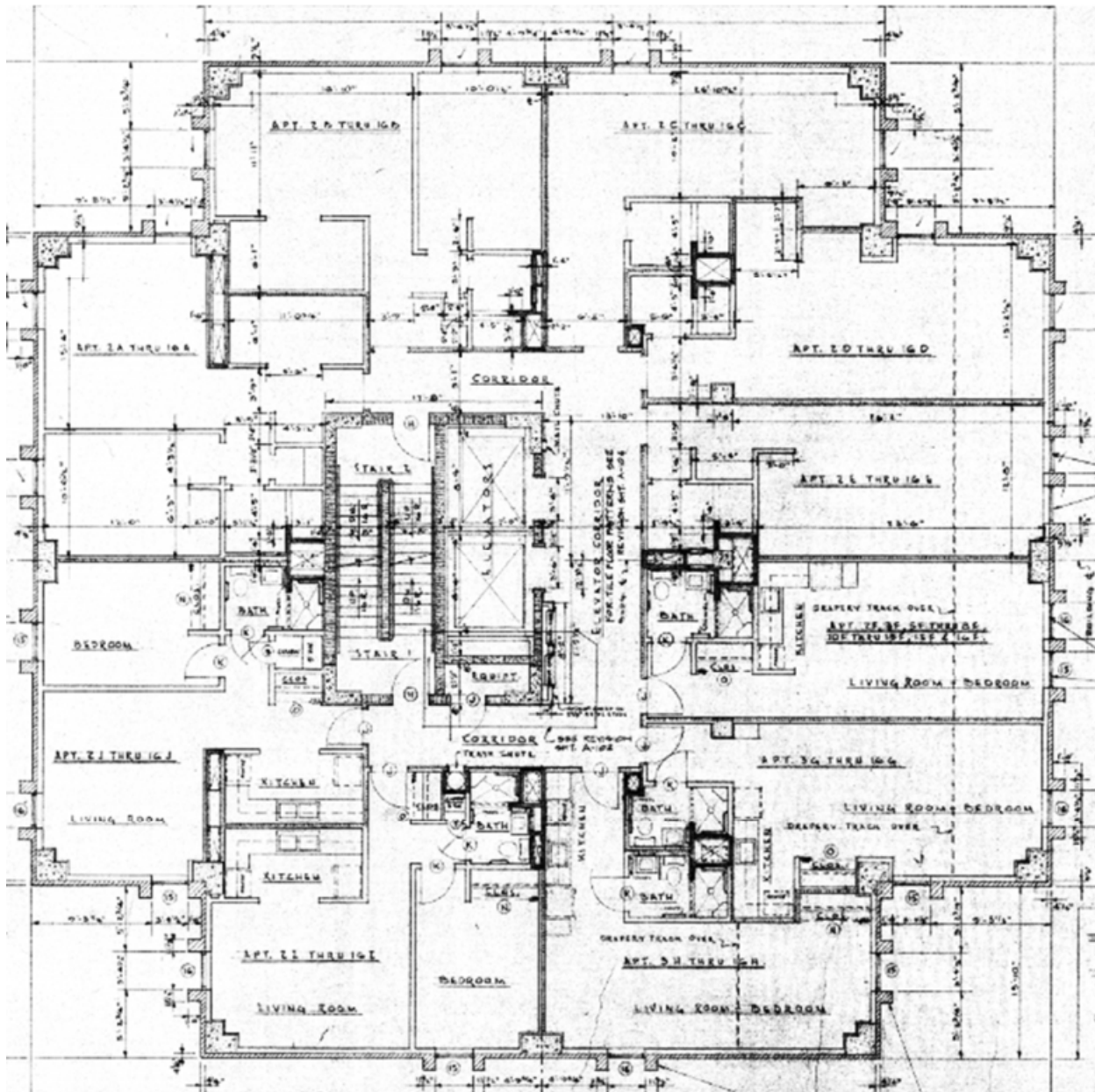


Community Room



Elevatory Lobby

IMPROVEMENT TYPICAL FLOOR PLAN



**Provided by Client*

HIGHEST AND BEST USE/MARKET ANALYSIS

Defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Consideration must be given to the definition of market value which implies that knowledgeable buyers and sellers are informed as to "all the uses" which a property is adapted and for which it is capable of being used. However, the highest and best use determined from factual data is an opinion. Part of the highest and best use analysis is the identification of the motivations of probable purchasers (on which their decisions are based) and upon their perception of the benefits that accrue to the ownership of the property.

The underlying appraisal principle affecting values is the principle of anticipation. This principle also affects the supply and demand forces at work in the local market. Likewise, the supply and demand forces affect the subject's property value.

Highest and Best Use as Vacant**Legally Permissible**

The most prominent and significant legal consideration is zoning. The subject property is currently zoned C-1, Office & Institutional by the City of Columbia Zoning Department. This zoning allows for a wide variety of commercial uses, including the current use of the subject land. Furthermore, the subject is located in the DD, Design District and DP, Design Preservation overlays. The overlay districts are intended to preserve the character of the older properties in the neighborhood. Any significant changes to the design and/or exterior of the subject would need to be approved by a design commission. These overlays do not impact the current improvement as the building precedes the restrictions. However, if substantial damage happened to the building or the current building were razed, a use that conforms to this requirement would be necessary.

Physically Possible

All utilities, including water, sewer and natural gas are available. The subject's total land area of 1.57 acres and the shape and topography are not overly restrictive to development potential. The location is conveniently located in the central business district. The central location provides good linkage to the area. Nearby sites are primarily improved with a variety of commercial uses. Given the surrounding neighborhood a multi-family or multi-use development would be a likely use for the subject.

Financial Feasibility

Based upon the two previous tests of highest and best use, we have determined that the subject would be best suited for a use that benefits from the location of the subject. The proximity to the local university and downtown Columbia creates an ideal setting for a multi-family residential use. This would be a financially feasible option. The feasibility of a multi-family development depends primarily upon the demand for that use and the income that can be generated by satisfying such demand, in light of existing supply. The access to the neighborhood is good. The most likely scenario would be to purchase the property for a multi-family or multi-use property and development would be dependent on the project and the condition of the market.

Maximum Profitability

In summary, the highest and best use as vacant is defined by the financial feasibility and the overall depth of the market. The three previous tests of highest and best use help to explain the most productive use of the site and ultimately, the highest and best use as vacant. As vacant, the sites would be used for a multi-family or multi-use development.

Highest and Best Use As Improved

Legally Permissible

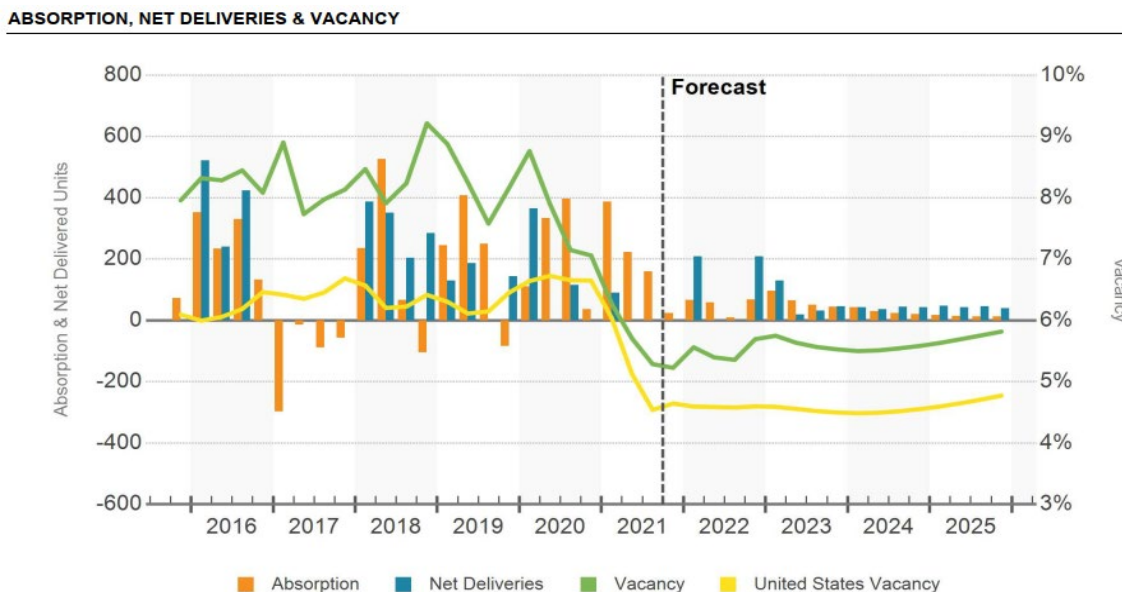
As discussed in the legally permissible as vacant section, the subject is currently zoned C-1 by the City of Columbia. The zoning caters to a variety of commercial developments. The subject appears to currently be non-conforming due to over development of the current unit allowances, setbacks, and parking required. The current use/ density is confirmed to be grandfathered as should be legally, non-conforming for the foreseeable future.

Physically Possible

The most important part of this test is the location of the property and overall design and appeal. The subject is located along Marion Street and is situated with easy walking distance of downtown. It is surrounded by a variety of uses. The design is somewhat atypical as a high-rise within the market, but functional given the downtown/CBD location. From a physical standpoint, the subject is adequately designed and has good location within the market. The current improvement still adds value to the land.

Financial Feasibility

From a financially feasible perspective the subject has successfully operated at its current use for over 50 years. As can be seen by the following graph, there has been strong demand for multi-family in the Columbia market as indicated by the absorption over the past few years. Conversely, there has not been as much delivery, with the last significant delivery occurring in the first quarter of 2020.



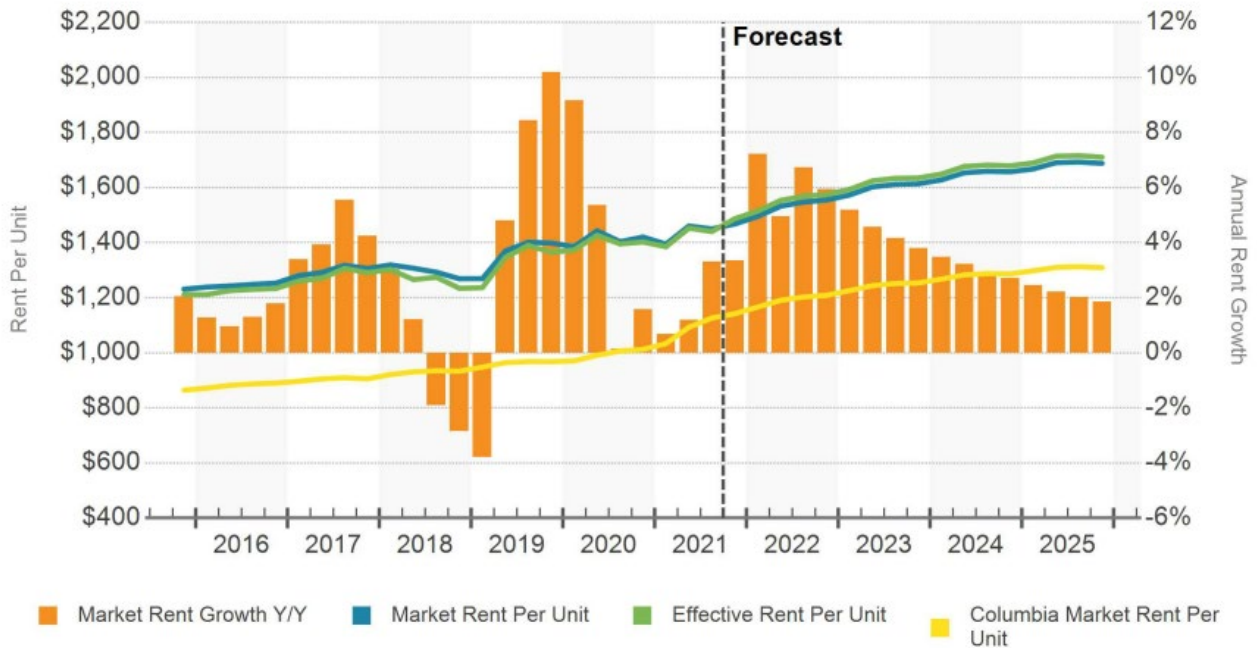
One can infer from the previous chart that the demand would be almost pent up in the overall Columbia market due to the consistent absorption but lack of recent delivery of units. The chart below looks at the Downtown Columbia market and the historical and project data on inventory and absorption.

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2025	3,871	100	2.7%	78	2.0%	1.3
2024	3,771	93	2.5%	96	2.5%	1.0
2023	3,678	173	4.9%	254	6.9%	0.7
2022	3,505	416	13.5%	229	6.5%	1.8
2021	3,089	0	0%	52	1.7%	0
YTD	3,089	0	0%	54	1.7%	0
2020	3,089	109	3.7%	46	1.5%	2.4
2019	2,980	130	4.6%	334	11.2%	0.4
2018	2,850	339	13.5%	120	4.2%	2.8
2017	2,511	0	0%	90	3.6%	0
2016	2,511	202	8.7%	200	8.0%	1.0
2015	2,309	186	8.8%	46	2.0%	4.0
2014	2,123	0	0%	4	0.2%	0
2013	2,123	0	0%	0	0%	-
2012	2,123	0	0%	23	1.1%	0
2011	2,123	0	0%	4	0.2%	0
2010	2,123	0	0%	21	1.0%	0
2009	2,123	374	21.4%	341	16.1%	1.1

As can be seen, there is not projected to be any additions to the inventory in 2021 while absorption is projected to take place. There does appear to be considerably deliveries planned for 2022. The demand is projected to be sufficient however, with significant absorption estimated in both 2022 and 2023. The graph on the following page illustrates how the demand for multi-family space is project to remain strong. The graph indicates in steady growth in both market and effective rent per unit even after considerable increases in new construction and deliveries over the next two years.

MARKET RENT PER UNIT & RENT GROWTH



There appears to be sufficient demand for the subject property, and market projections are consistent in indicating the demand will continue to be strong. The current use of the subject as a multi-family use is a financially feasible use.

Maximum Profitability

Based on discussions to this point the subject is at or near maximum profitability as improved and should just be maintained to the current marketability/occupancy until the end of its economic life or land value dictates raising the improvements. It provides an appropriate use of the site as it would not be legally possible to build a newer building with the same amount of units. It has good linkage to the area, and the demand from the surrounding market indicates that the subject is operating near or at its highest and best use.

Reasonable Marketing Period/Exposure Time

Exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Marketing period is the time that it would take to sell a property subsequent to the effective date of the appraisal. The following is generally accurate relative to the market:

- When the market is stable before and after the effective date, the exposure and marketing times are generally equal.
- When it is increasing before and after the effective date, then exposure time is generally longer than the marketing period.
- When it is decreasing before and after the effective date, then exposure time is generally shorter than the marketing period.
- When it is increasing before but decreasing or stable after the effective date, then exposure time is generally shorter than the marketing period.
- When it is decreasing before the effective date of the appraisal but increasing or stable afterwards, then exposure time is generally longer than the marketing period.

Based on these observations, the obvious conclusion is that properties sell more quickly in stronger markets.

The market has been examined through research and discussions with market participants. Multi-family buildings in good locations generally sell between 2 and 12 months currently. The difference is based on the age, location, design, condition, etc. Due to the overall physical aspects of the property and the subject's good location, it is estimated that the marketing period for the subject to be from 6 to 12 months.

The Dictionary of Real Estate Appraisal, Sixth Edition by the Appraisal Institute, 2015 defines reasonable exposure time as "the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Reasonable exposure time is based on past actions and the investigation of these events assuming an active and open real estate market. Historical sales in the area indicate that the exposure time is within 12 months.

SALES COMPARISON APPROACH

This approach is generally known as the Market Approach and is a method of estimating market value whereby the subject is compared with comparable properties that have recently sold. This method can be used to estimate value in several ways.

The data can be analyzed to establish a relationship between sales price and physical features or it can be analyzed to establish a relationship between the sales price and the level of income. Comparing physical features often requires many subjective adjustments for dissimilarities between the subject and the comparables. Some of these variables include location, age, size and quality of income.

The price per unit is the typical measurement for an apartment complex. We have used this unit of measurement in the analysis of the subject property. Through our research and discussions with professionals in the area, we discovered that there have been limited sales of similar property types in the county in the recent past. We have analyzed four sales. They are summarized as follows:

IMPROVED SALE NO. 1**Property Identification**

Property Type Apartment Complex
Property Name Stone Ridge Apartments
Address 1000 Watermark Place, Columbia, SC
Tax ID R09003-01-01

Sale Data

Grantor Stone Ridge Equities LLC
Grantee Guardian Stone Ridge JV LLC
Sale Date April 28, 2021
Deed Book/Page R2615/3147
Financing Cash to seller

Sale Price \$12,834,000

Land Data

Land Size 10.50 Acres or 457,380 SF
Utilities All Available

General Physical Data

Building Type Apartments
Gross SF 171,284 SF
No. of Units 188
Year Built 1972 (Renovated 2015)

Indicators

Sale Price/Gross SF \$74.93
Sale Price/Unit **\$68,266**

Remarks

This is a 188-unit complex located Lake Murray submarket of Columbia. The complex consists of 45 one-bedroom units, and 136 two-bedroom units and 7 three-bedroom units. Amenities include A/C, Balcony, Business Center, Dishwasher, Disposal, Laundry Facilities, Range, Washer/Dryer Hookup, Car Wash area, Fitness Center, Clubhouse, Tennis Courts

IMPROVED SALE NO. 2**Property Identification**

Property Type Apartment Complex
Property Name River Ridge Apartments
Address 3638 Falling Springs Rd, Columbia
Tax ID R09108-02-01, R09108-08-02, R09108-02-02, R09108-09-01, R09108-09-02

Sale Data

Grantor South Carolina Holdings LLC
Grantee 3638 Falling Springs LLC
Sale Date March 27, 2020
Deed Book/Page R2484/2896
Financing Cash to seller

Sale Price \$9,100,000

Land Data

Land Size 11.91 Acres or 518,800 SF
Utilities All Available

General Physical Data

Building Type Apartments
Gross SF 136,000 SF
No. of Units 146
Year Built 1969 (Renovated 2017)

Indicators

Sale Price/Gross SF \$66.91
Sale Price/Unit **\$62,329**

Remarks

This is a 146-unit complex located north of downtown Columbia. The complex consists of 40 studio units, 86 one-bedroom units, and 20 two-bedroom units. Amenities include A/C, Dishwasher, Disposal, Laundry Facilities, Range., Washer/Dryer Hookup

IMPROVED SALE NO. 3**Property Identification**

Property Type	Apartment Complex
Address	4214 Bethel Church Rd, Columbia, SC
Tax ID	R14012-02-22

Sale Data

Grantor	Jamestowne SC Equities LLC
Grantee	SC Forest Acres Investors, LLC
Sale Date	March 30, 2021
Deed Book/Page	R2604/0964
Financing	Cash to seller

Sale Price	\$9,300,000
-------------------	-------------

Land Data

Land Size	7.43 Acres or 323,651 SF
Utilities	All Available

General Physical Data

Building Type	Apartment Building
Gross SF	178,137 SF
No. of Units	165
Year Built	1970

Indicators

Sale Price/Gross SF	\$52.20
Sale Price/Unit	\$56,364

Remarks

This is a 165-unit complex located in the Forest Acres submarket. The complex consists of 105 two-bedroom, 54 three-bedroom and 6 four-bedroom units. Amenities include A/C, Dishwasher, Disposal, Laundry Facilities, Range.

IMPROVED SALE NO. 4**Property Identification**

Property Type	Apartments
Address	504 S. Beltline Blvd, Columbia, SC
Tax ID	R13809-03-18

Sale Data

Grantor	DBC Shandon Crossing Limited Partnership
Grantee	Skandon, LLC
Sale Date	March 11, 2021
Deed Book/Page	R2599/3105
Property Rights	Leased Fee
Financing	Conventional

Sale Price	\$8,150,000
-------------------	-------------

Land Data

Land Size	9.07 Acres or 395,089 SF
Topography	Varying
Utilities	All to site

Number of Units	152
Avg. Unit Size	912 SF
Avg. Rent/Unit	\$721 (Time of sale)
Net SF	138,768 SF

General Physical Data

Construction Type	Brick, Low-rise Buildings
Stories	1
Year Built	1974
Condition	Average

Indicators

Sale Price/Gross SF	\$56.73
Sale Price/Unit	\$53,618

Remarks

This is a 152-unit complex located in the East Columbia submarket. The complex consists of 40 one-bedroom, 104 two-bedroom and 8 three-bedroom units. Amenities include A/C, Balcony, Dishwasher, Disposal, Double Vanity, Laundry Facilities, Range, Fridge, Storage, Tub/Shower, and Recreational area

Improved Sales Photographs



Improved Sale 1



Improved Sale 2

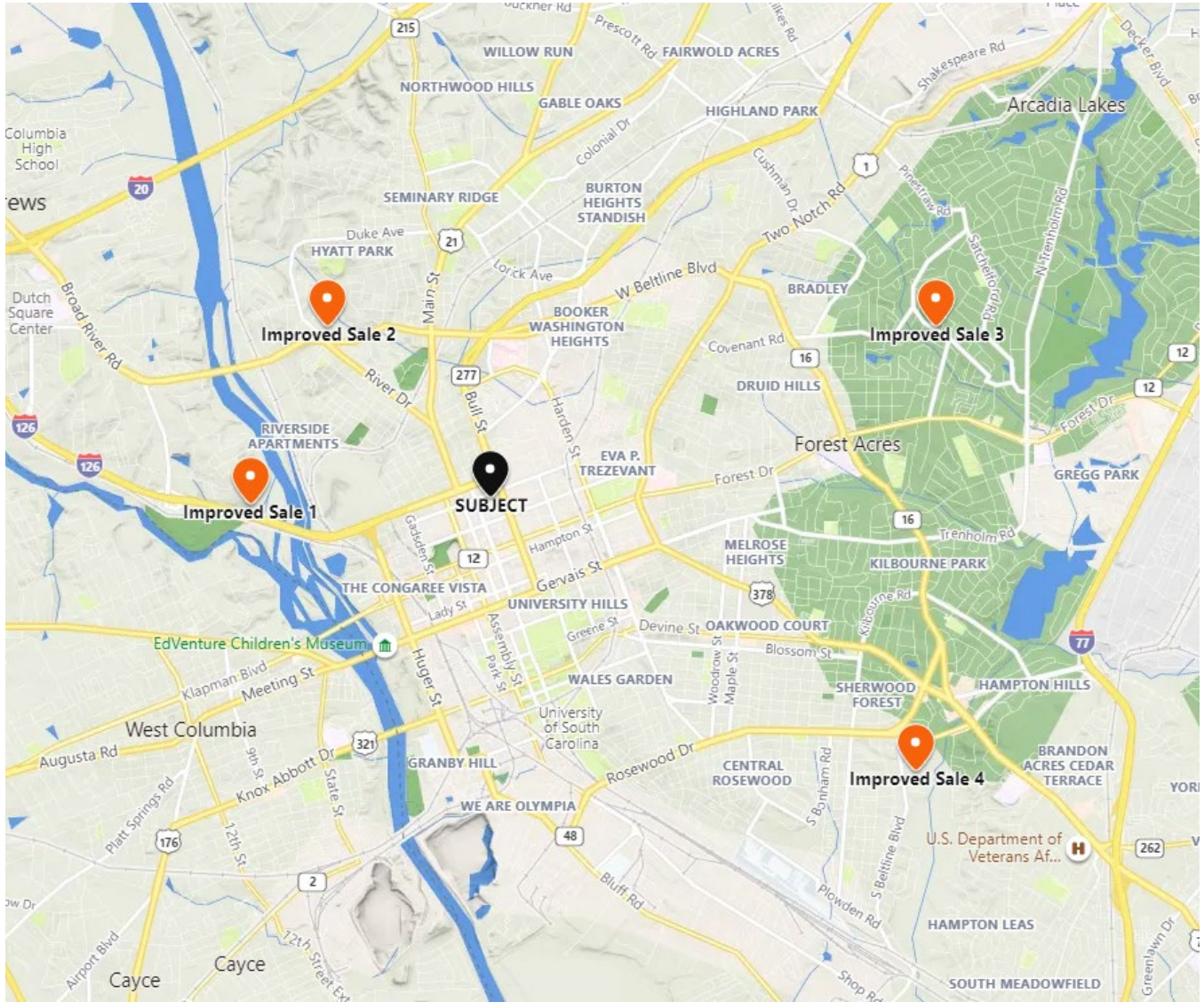


Improved Sale 3



Improved Sale 4

Improved Sales Location Map



Improved Sales Summary and Adjustment Chart					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Location	1930 Marion St	1000 Watermark Place	3638 Falling Springs Rd	4214 Bethel Church Rd	504 S. Beltline Blvd
Date	Current	04/28/21	03/27/20	03/30/21	03/11/21
Effective Age	30 Years	20 Years	20 Years	30 Years	30 Years
Sale Price		\$12,834,000	\$9,100,000	\$9,300,000	\$8,150,000
Size/Units	146	188	146	165	152
Price/Unit		\$68,266	\$62,329	\$56,364	\$53,618
Adjustments:					
Market Conditions (Time)		1.00	1.00	1.00	1.00
Adjusted Price		\$68,266	\$62,329	\$56,364	\$53,618
Conditions of Sale		1.00	1.00	1.00	1.00
Adjusted Price		\$68,266	\$62,329	\$56,364	\$53,618
Location		0.10	0.10	0.10	0.15
Age/Condition		-0.20	-0.20	-0.05	-0.05
Quality		0.00	0.00	0.00	0.00
Size (# of Units)		0.00	0.00	0.00	0.00
Other		-0.05	0.05	0.00	-0.05
Physial Adjustments		-0.15	-0.05	0.05	0.05
Adjusted Price		\$58,026	\$59,212	\$59,182	\$56,299
Net Adjustments		-0.15	-0.05	0.05	0.05
Indicated Value/Uni		\$58,026	\$59,212	\$59,182	\$56,299
Range	\$2,913	High	\$59,212	Value Indication	\$58,000/Unit
Mean	\$58,180	Low	\$56,299		
Median	\$58,604	Mid Point	\$57,756		

Explanation of Adjustments

Location

The subject is located in downtown Columbia. Sales 1, 2 and 3 have inferior exposure and were adjusted upward 10%. Sale 4 has a considerably inferior location and was adjusted upward 15%.

Age/Condition

The age/condition adjustment is based on the difference in effective age of the subject and the comparables, multiplied by 2%, or an average of 2% per year. The adjustment is then rounded to the nearest 5%. The comparables have been adjusted accordingly. Sales 3 and 4 have similar effective ages but are in slightly superior condition and were adjusted downward 5% each.

Quality

Quality of construction adjustment is based on type, quality of construction, unit bedrooms, and the varying level of finish for the sales as compared to the subject. All four comparables are believed to have overall similar quality and no adjustments were warranted.

Size (# of Units)

The subject has 146 units. All four comparables offer similar number of units. No adjustments were warranted.

Other

The subject offers amenities such as range, air condition, community room, central mail and trash service, laundry facility and security. Sales 1 and 4 offer superior amenities such as storage, recreational areas, and business center, and car wash area. Both comps were adjusted upward 5%. Sale 2 offers inferior amenities and was adjusted upward 5%.

VALUE INDICATION SUMMARY

A summary of the value indications before and after adjustments is as follows:

	Low – High	Range	Mean
Before Adjustments	\$53,618-\$68,266	\$14,648	\$60,144
After Adjustments	\$56,299-\$59,212	\$ 2,913	\$58,180

Each of the comparables establishes the range for the value indication. All four comparables required multiple adjustments and were given similar consideration. We have reconciled just below the mean of all comparables. We have determined a per unit value of \$58,000.

The value indication is summarized as follows:

146 Units	X	\$58,000 per unit Rounded	=	\$8,468,000 \$8,470,000
-----------	---	-------------------------------------	---	-----------------------------------

INCOME CAPITALIZATION APPROACH

This approach measures the present dollars traded for the right to receive future dollars. Several value principles apply. The principles of change and anticipation apply in that changes in the anticipation of income and expense levels cause increases and decreases in property values. The principles of supply and demand are related to the concept of competition as they determine the market level of income and expenses.

Based upon the scope of the assignment, we have completed an income capitalization approach. We have not used the direct capitalization technique to determine the value estimate within this approach. By far, this is the most often used technique by investors for income producing properties. We have consulted with local real estate professionals and market participants and have found that few properties are purchased using overall direct capitalization rates a unit of measurement. We have found that the gross rent multiplier is the consideration that small investors use when purchasing properties within this market. Therefore, we have analyzed the subject by the gross rent multiplier method.

We have surveyed the Columbia apartment market to test for market rates. Please see a summary of the four comparable rentals as follows:

RENTAL NO. 1**Property Identification**

Property Type Apartment Complex
Address 1401 Hampton St, Columbia, SC
Location CBD

Physical Data

Gross/Construct SF 107,726 square feet
Rentable SF 107,726 square feet

Construction Type Brick
Stories 5
Year Built 1934, Renovated 2016
Condition Average

Detailed Lease Data

Tenant Multi-Tenant
Tenant Size Studio/Efficiency, One and Two-Bedroom Units
Gross Rent \$128,029

General Tenant Summary**Rent Analysis**

Actual Rent \$979 – Studio
 \$1,074 – One Bedroom
 \$1,413 – Two Bedroom

Amenities/Features A/C, Dishwasher, Washer/Dryer, Controlled Access, Microwave, Oven, Tub/Shower, Pool

Remarks

This property is located at 1401 Hampton Street in downtown Columbia. The complex consists of 23 studio/efficiency units, 64 one-bedroom units and 26 two-bedroom units.

RENTAL NO. 2**Property Identification**

Property Type Apartment Complex
Property Name Cornell Arms
Address 1230 Pendleton Street, Columbia, SC
Location CBD

Physical Data

Gross/Construct SF 102,820 square feet
Rentable SF 102,820 square feet

Construction Type Brick
Foundation Concrete slab
Stories 19
Year Built 1949
Condition Below Average

Detailed Lease Data

Tenant Multi-Tenant
Tenant Size Studio/Efficiency, One and Two-Bedroom Units

Gross Rent \$139,400

General Tenant Summary**Rent Analysis**

Actual Rent \$782 – Studio
 \$982 – One Bedroom
 \$1,072 – Two Bedroom

Amenities/Features A/C, Refrigerator, Tile Floors, Range, Laundry Facility, Business Center

Remarks

This property is located at 1230 Pendleton Street in downtown Columbia. The complex consists of 17 studio/efficiency units, 17 one-bedroom units and 102 two-bedroom units.

RENTAL NO. 3**Property Identification**

Property Type Apartment Complex
Address 1321 Lady Street, Columbia, SC
Location CBD

Physical Data

Rentable SF 112,000 square feet

Construction Type Brick
Stories 8
Year Built 1949, Significantly renovated 2019
Condition Good

Detailed Lease Data

Tenant Multi-tenant
Tenant Size Studio/Efficiency, One, Two, and Three-Bedroom Units
Gross Rent \$124,410

General Tenant Summary**Rent Analysis**

Actual Rent \$914 – Studio
 \$914 – One Bedroom
 \$1,288 – Two Bedroom
 \$2,026 – Three Bedroom

Amenities/Features A/C, Refrigerator, Dishwasher, Disposal, Range, Oven, Washer/Dryer, Microwave, Clubhouse, Fitness Center, Elevators, Pool, Theatre, Granite Countertops

Remarks

Apartments located at 1321 Lady Street in downtown Columbia. These apartments were significantly renovated/upgraded into “luxury apartments” in 2019. The complex consists of 10 studio/efficiency units, 107 one-bedroom units, 12 two-bedroom units, and 1 three-bedroom unit.

RENTAL NO. 4**Property Identification**

Property Type Apartment Building
Address 2050 N. Beltline Blvd, Columbia, SC
Location Forest Acres

Physical Data

Rentable SF 204,797 square feet

Construction Type

Block/Stucco
Stories 6
Year Built 1966 (Renovated 2014)
Condition Average

Detailed Lease Data

Tenant Multi-tenant
Tenant Size Studio/Efficiency, One, Two, and Three-Bedroom Units
Gross Rent \$221,154

General Tenant Summary**Rent Analysis**

Actual Rent \$1,084 – Studio
 \$1,139 – One Bedroom
 \$1,302 – Two Bedroom
 \$1,739 – Three Bedroom

Amenities/Features

A/C, Balconies, Ceiling Fans, Tub/Shower, Dishwasher, Business Center, Fitness Center, Additional Storage, Volleyball Court, Playground, Clubhouse

Remarks

This property is located along N. Beltline Boulevard just east of downtown area of Columbia. The complex is in average condition for this market. The complex consists of 18 studio/efficiency units, 94 one-bedroom units, 60 two-bedroom units, and 14 three-bedroom units.

Rent Comparables Photographs



Subject



Rental 1



Rental 2

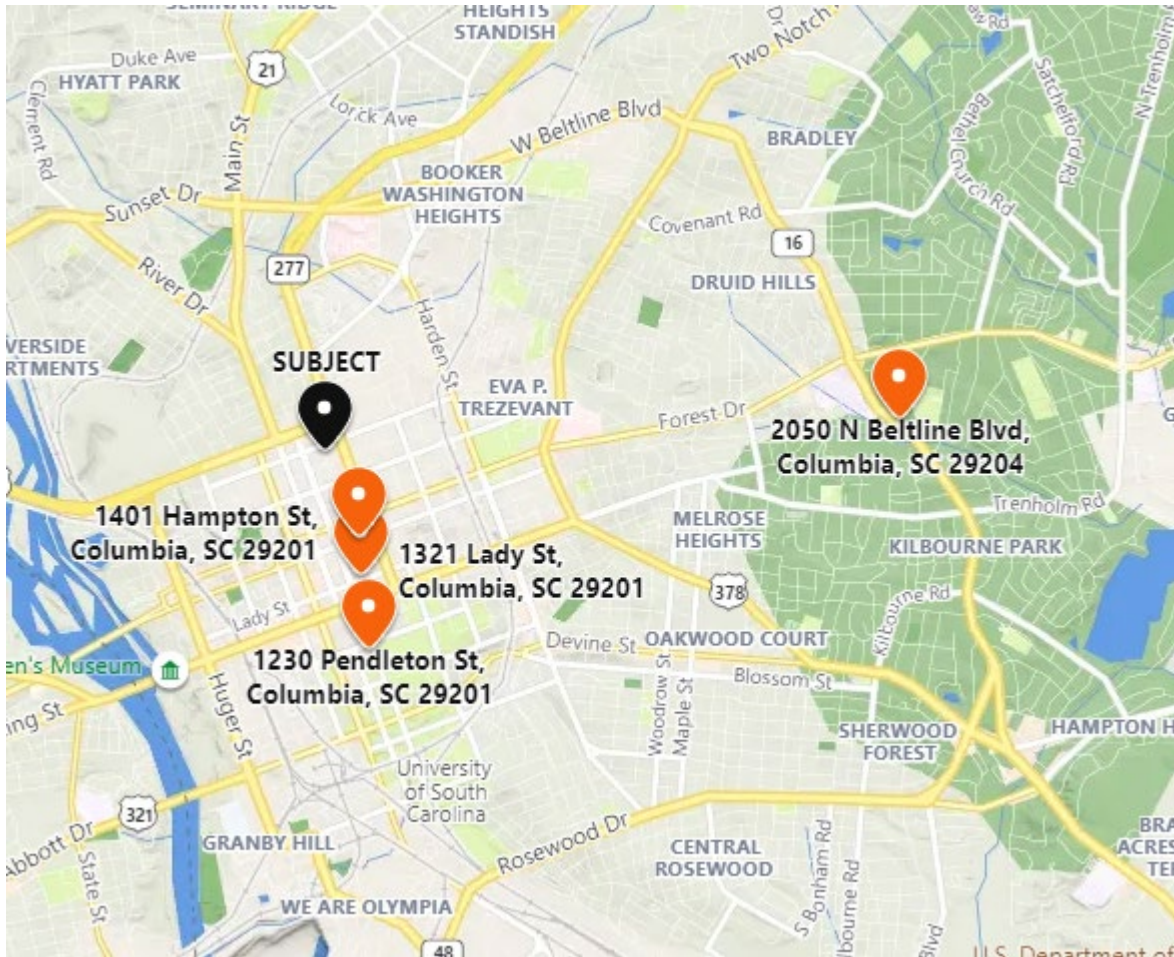


Rental 3



Rental 4

Market Rent Comparables Location Map



Subject Rental Data

The subject property is located at 1930 Marion Street. It has a total of 146 units and was built in 1970. As mentioned earlier in the report, the subject is a HUD property with subsidized rents. The scope of the assignment is to analyze the subject as though it were rented at market level rents with market occupancy. The subject has 85 studio/efficiency units, 60 one-bedroom units, and 1 two-bedroom unit. The unit breakdown and respective sizes are summarized below.

Unit Type	# Units	Typical Size
Efficiency	85	400
1 Bedroom	60	528
2 Bedroom	1	812
Totals	146	

Comparable Rent Analysis

Comparable	Studio/Efficiency	1-Bedroom	2-Bedroom
1401 Hampton St	\$979	\$1,074	\$1,413
1230 Pendleton St	\$782	\$982	\$1,072
1321 Lady St	\$914	\$914	\$1,288
2050 N. Beltline Blvd	\$1,084	\$1,139	\$1,302

Market Rental Data

We have analyzed the subject on a per unit basis. The comparables range from \$782 to \$1,084 per month for efficiency units, \$914 to \$1,139 per month for 1-bedroom units, and \$1,072 to \$1,413 per month for 2-bedroom units. The subject is most similar to 1230 Pendleton Street in condition but offers superior amenities.

The market rent of the subject would likely be at the lower end of the ranges due to the age, condition, and quality of the subject. The estimated market rents for each unit type of the subject has been summarized below.

Unit	Market Monthly Rate
Studio/Efficiency	\$800
1-Bedroom	\$1,000
2-Bedroom	\$1,100
Average Rate	\$884

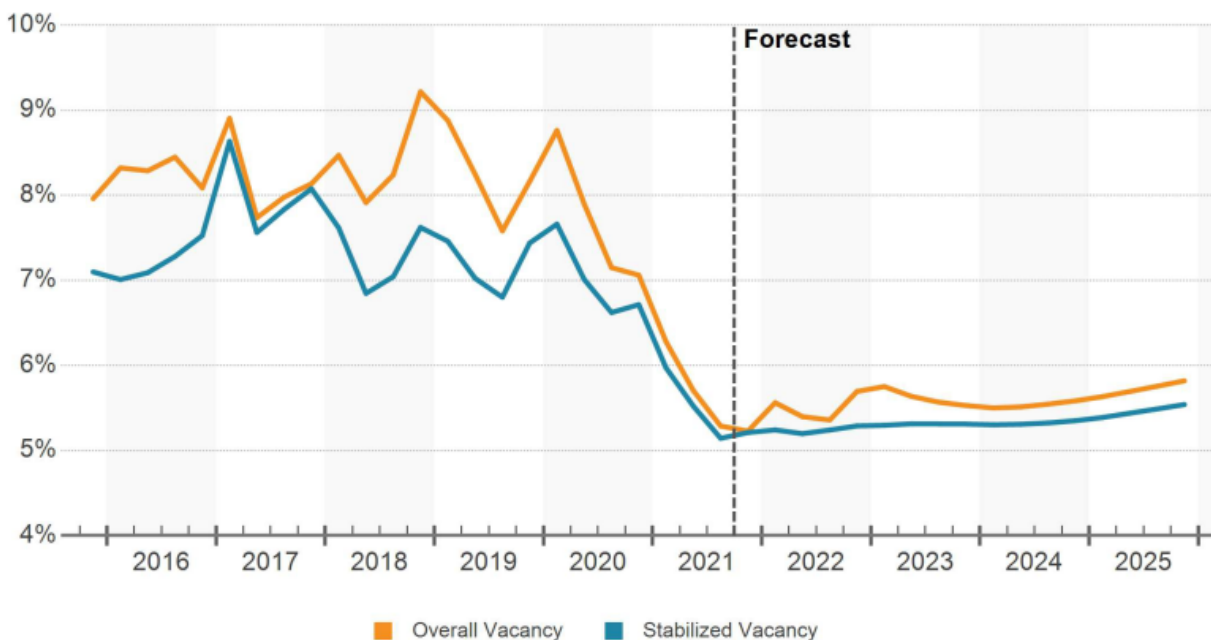
Potential Gross Income

Potential Gross Rent				
Unit Type	Number of Units	Potential Rent	Monthly Income	Annual Income
Studio/Efficiency	85	\$800	\$68,000	\$816,000
1 Bedrooms	60	\$1,000	\$60,000	\$720,000
2 Bedrooms	1	\$1,100	\$1,100	\$13,200
Totals	146	Avg - \$884	\$129,100	\$1,549,200

Vacancy and Effective Rental Income

The following is the analysis data from the local and general region market:

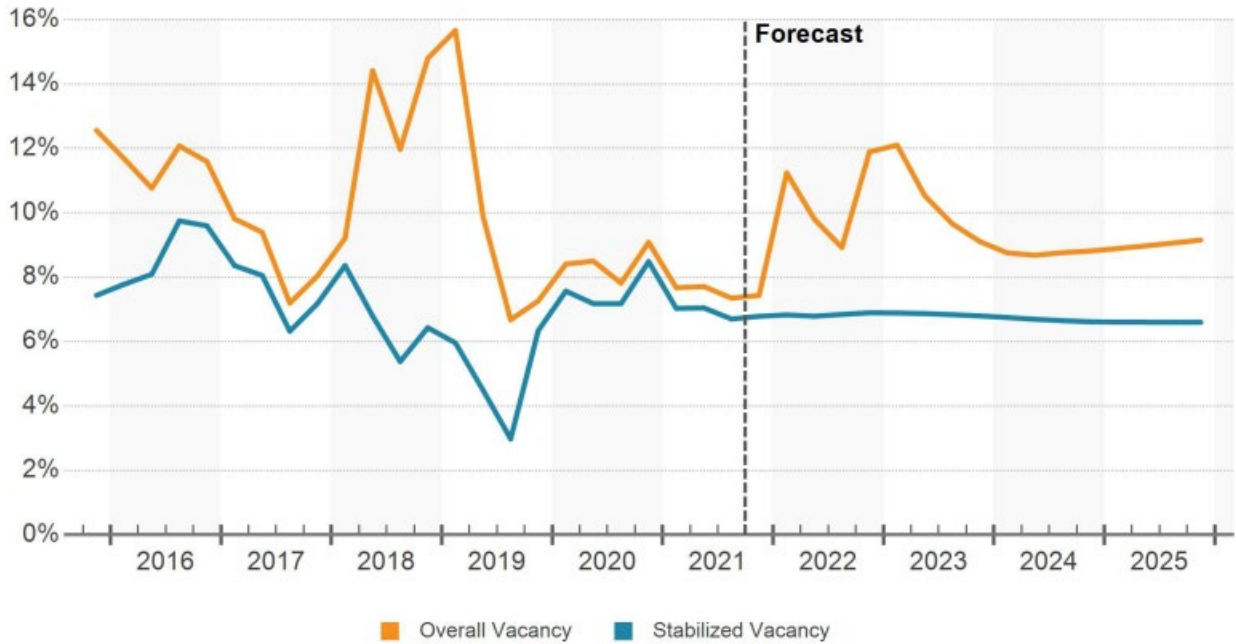
OVERALL & STABILIZED VACANCY



The previous chart, provided by CoStar 3rd Quarter 2021, illustrates the overall and stabilized vacancy rates for the Columbia Multi-Family market. As can be seen, the vacancy rates in the market have been declining and are currently between 5% and 6%. These rates are forecasted to slightly increase over the next few years.

The following chart illustrates the overall and stabilized vacancy for the downtown Columbia market.

OVERALL & STABILIZED VACANCY



The downtown Columbia vacancy rates seem to be more stable with few outliers over the past five years. The current rate is around 7% with the stabilized rate projected to remain around 6% to 7%.

Emphasizing the downtown market, an overall stabilized combined vacancy and collection loss allowance at **7%** has been applied to the gross potential rental income to allow for some frictional vacancy while increasing rents and absorbing new tenants.

Operating Expense Analysis by Category

Discussions of our operating expense projections are presented in the following paragraphs.

Real Estate Taxes

This expense category includes all local, county, and state property tax levies, including special assessments. Our projection is based on the property assessment and tax rate for the subject, as discussed previously in the Real Estate Tax Analysis.

Insurance

Insurance expense includes property and casualty insurance for the subject. Our projection is based on the projected expenses, comparable data (in market), and industry benchmarks. This is typically higher in coastal regions of South Carolina due to high wind risk and less in areas with nearby emergency services, new electrical with fault protection, and west of Interstate 95. The subject is in a lower risk location. Insurance is based on historical operations.

Common Utilities

Utilities expenses are based on the operations of this complex as this is in line with comparable data.

Repairs/Maintenance

Repairs and maintenance includes expenditures to repair and maintain building mechanical systems and structural components, and also the grounds. This category includes elevator maintenance/repairs, supplies and independent contractor charges but excludes payroll costs. Also included are painting and decorating costs. Major replacements and building alterations are not included because they are considered capital costs and covered in reserves. We have based this on the subject historical expenses.

Advertising/Marketing

This category includes costs of all advertising and promotional activities as well as leasing fees, referral fees, and rent loss from units used as models. Our projection is consistent with the comparable data and industry benchmarks.

General/Administrative

General and administrative expenses consist of general office expenses for onsite personnel, legal and accounting fees, license fees, and business taxes. We have also included Payroll into this category. Payroll and benefits expenses pertain to onsite personnel including maintenance workers, porters, and resident superintendent, if any. Our projection is based on the property history, comparable data, and industry benchmarks.

Management

Management charges are typically a percentage of collected revenues and cover the supervision of rent collections, leasing, property maintenance, and bookkeeping, but exclude payroll and benefits costs of onsite personnel. Typical management fees for properties of this type range from 5% to 10%. Most are near 5% for larger complex properties such as the subject. Considering the current management expenses at the subject and the complexity of the property, we project an overall management fee of 5% of EGI which is in line with the percentages proved by PwC.

Replacement Reserves

Buyers in the multifamily market tend to include replacement reserves in an income and expense proforma to reflect costs of replacing short lived items such as appliances, carpet and other floor coverings, window coverings and mechanical systems, such as hot water heaters and HVAC units. Reserves also consider longer lived building components such as the roof and parking lot paving. An estimate of \$300 per unit is considered reasonable, as shown by the following national investor survey data.

Apartment (per unit)				
National	\$150 – \$2,000	\$425	\$100 – \$2,000	\$423
Mid-Atlantic Region	\$200 – \$350	\$265	\$100 – \$400	\$265
Pacific Region	\$200 – \$375	\$272	\$200 – \$375	\$272
Southeast Region	\$150 – \$350	\$263	\$200 – \$350	\$292

Source:PricewaterhouseCoopers (PwC)

Total Expense Projection

The total expenses, based on the projected operating data and market data, are projected to be \$5,558 per unit or **\$811,453**.

The total expenses, based on the historical operating data and market data, are projected to be **56.32% of EGI** which includes trend adjustments to account for time and a replacement reserve allowance expense. Complexes typically range from 40% to 60%. The subject is rightly at the upper end of the range due to the size, layout, age and condition of the subject property.

NET OPERATING INCOME CONCLUSION

Based on the previously calculated EGI of \$1,440,756, less projected operating expenses of \$811,453, the subject's projected NOI amounts to **\$629,303**, or **\$4,310** per unit. Again, the projection appears reasonable considering all available data.

DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate for direct capitalization.

The subject market falls outside the typical secondary or suburban market. Non-Institutional grade properties have rates well above prime and are considered to have more risk. The current cap rates are 100-200 basis points higher. This provides a range from 5.0% to 8.5% at the lowest and highest potentials. More reliance is placed on local data provided by local banks and bankers. Following is the data to calculate the Overall Capitalization Rate as related to local market information and the subject property.

The data below is based on interviews with bankers in the market.

1. Loan to Value Ratio- 80%
2. Equity Portion-20%
3. Interest Rate- 4.5%
4. Amortization Period- 20 Years
5. Equity Dividend- 8.5%
6. Debt Coverage Ratio- 1.20

Band of Investment

.80 Mortgage Portion X .0759 Mortgage Constant	=	.0607
.20 Equity Portion X .085 Equity Dividend	=	<u>.0170</u>
Indicated Capitalization Rate		.0777
Rounded To		7.75%

Debt Coverage Method

1.20 Debt Coverage Ratio X .0759 Mortgage Constant X .80 Mortgage Portion	=	.0728
Rounded To		7.25%

Comparable Market Data

There are two methods of building cap rates from within the market. The most reliable capitalization rates are those established from similar sales.

<u>Location</u>	<u>Sales Price</u>	<u>Sale Date</u>	<u>Cap Rate</u>
504 S. Beltline Blvd, Columbia	\$8,150,000	3/2021	6.50%
3021 Howell Ct, Columbia	\$5,263,000	5/2021	7.00%
2915 Hope Ave, Columbia	\$1,150,000	5/2021	7.40%
3638 Falling Springs Rd, Columbia	\$9,100,000	3/2020	6.75%
3618 Medical Dr, Columbia	\$635,000	9/2020	8.67%

CAPITALIZATION RATE CONCLUSION

The following table summarizes the OAR sources and conclusion:

OVERALL CAPITALIZATION RATE - CONCLUSION			
	Range		Average/
Band of Investment			7.75%
Debt Coverage Method			7.25%
Regional Comparables	6.50%	8.67%	7.26%
Subject Estimate			7.50%

The previous table summarizes our OAR conclusions. We emphasize that the local comparables are the best indication of all the data. The older complexes are typically at the higher end of this range. Our OAR projection of **7.50%** is applicable to the subject.

Direct Capitalization Summary			
	Units	Per Unit	PGI
Monthly Income per Unit	146	\$884	\$129,100
Annual Months			<u>12</u>
Potential Gross Income			\$1,549,200
Other Income			
Total Gross Income - All Revenue			\$1,549,200
Less: Vacancy & Collection Loss @	7%		\$108,444
Effective Gross Income			\$1,440,756
Operating Expenses			
Maintenance/Repair	\$550		\$80,300
Ad/Marketing	\$50		\$7,300
General and Admin	\$1,090		\$159,140
Common Utilities	\$1,350		\$197,100
Insurance-General/Property	\$300		\$43,800
Property Taxes	\$1,424		\$207,976
Management	\$493		\$72,038
Replacemnt Reserves	<u>\$300</u>		<u>\$43,800</u>
Total Operating Expenses	\$5,558	56.32%	\$811,453
Net Operating Income	\$4,310		\$629,303
Capitalization Rate =	7.50%		
Value Estimate			\$8,390,702
Value Estimate (Rounded)			\$8,390,000
Concluded Mkt. Value Per Unit			\$57,466

Income Capitalization Approach Value Indication

\$8,390,000

RECONCILIATION AND FINAL VALUE ESTIMATE

The appraisal has been completed by using the Sales Comparison and Income Capitalization approaches to value. Due to the age of the subject, we did not believe that the Cost Approach would have been accurate and therefore, was not within the scope of the appraisal. The value estimates are within the scope of the appraisal and include the value of the fee simple interests held in the subject property. The value estimates are summarized as follows.

Sales Comparison Approach

Fee Simple Value - **\$8,470,000**

Income Capitalization Approach

Fee Simple Value - **\$8,390,000**

The Sales Comparison approach is supported by overall good quality data as we were able to find four sales of similar, competitive complexes within the subject market. We valued the subject by analyzing the sales price per unit. The adjustments were deemed appropriate and justifiable which validates this approach to value.

The Income Capitalization approach also provides for good indication of value. As discussed earlier, the gross rent multiplier is well supported by the sales within the region. We believe that this approach is the most commonly used for income producing properties such as the subject. We have given the most weight to this approach during final reconciliation.

Therefore, it is our opinion that the "as is" market value of the fee simple interests held in the subject property as of September 30, 2021 is:

EIGHT MILLION FOUR HUNDRED THOUSAND DOLLARS
(\$8,400,000)

QUALIFICATIONS OF APPRAISER

EXHIBIT A-QUALIFICATIONS OF

HARRIS BENJAMIN DAVIS, JR., MAI, SRA
(803) 534-5554
Email: bdavis@carolinaappraisalgroup.com

State of South Carolina BCD 1324760
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

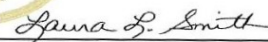
HARRIS B DAVIS JR

Is hereby entitled in practice as a:
Certified General Appraiser

License Number: **2920**

Expiration Date: 06/30/2022

POCKET CARD


Administrator

PROFESSIONAL PROFILE:

Harris Benjamin Davis, Jr., MAI, SRA attended the University of South Carolina earning a Bachelor of Science in Real Estate and Finance in 1989. He began his appraisal career in 1997 with training in Myrtle Beach, South Carolina. After his apprenticeship, he relocated to Orangeburg, South Carolina, where he established The Carolina Appraisal Group. Ben obtained a South Carolina State Certified Residential Appraisal License in 1999 and received a South Carolina State Certified General Appraisal License in 2002. He is a member of the Appraisal Institute, a national professional organization of fee appraisers. He was awarded the Appraisal Institute SRA designation in 2009; and the MAI designation in 2016. The Appraisal Institute MAI designation is a rigorous, lengthy achievement recognized as a mark of excellence within the field.

Harris Benjamin Davis, Jr., MAI, SRA appraises various residential and commercial property types throughout South Carolina including office and retail buildings; single and multi-tenant buildings; medical offices; residential, recreational, and agricultural land; light industrial, warehouses; convenience-stores; and houses of worship.

OCCUPATIONAL EXPERIENCE:

1999-Present

Principal/Owner: Commercial and Residential Appraiser

The Carolina Appraisal Group, Inc.

Responsible for the growth, direction and oversight of both the commercial and residential sectors of The Carolina Appraisal Group.

1997-1999

Appraiser Trainee

Hedgepath and Associates

A fee appraiser responsible for single family, multifamily and land valuations under the direction of Bill Hedgepath and John Potter, SRA.

MEMBERSHIPS | PROFESSIONAL LICENSES:

Designated Member, Appraisal Institute (MAI), #226399, Current on Continuing Education

Designated Member, Appraisal Institute (SRA)

State Certified General Real Estate Appraiser – South Carolina # 2920

FORMAL EDUCATION:

University of South Carolina, Columbia, South Carolina, May 1989

Degree: Bachelor of Science, Real Estate and Finance

ANDREW B. STODDARD, MAI
State Certified Real Estate Appraiser
South Carolina – Certification No. CG5662
Georgia – Certification No. 351168

Education

Bachelor of Science – Accounting
Clemson University, Clemson, South Carolina

August 2005

Appraisal Institute Courses/Seminars & Pertinent Coursework

- Real Estate Appraisal Principles L1
- Residential Valuation L2
- Business Practices and Ethics
- Advanced Income Capitalization
- Eminent Domain & Condemnation
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach (Part I)
- General Appraiser Income Approach (Part II)
- General Appraiser Market Analysis and Highest & Best Use
- General Appraiser Site Valuation & Cost Approach
- Appraising Convenience Stores
- General Demonstration Report – Capstone Program
- General Appraiser Report Writing and Case Studies
- Technology Tips for Real Estate Appraisers
- Real Estate Finance, Statistics, and Valuation Modeling
- Appraising for Alternate Uses: Life Beyond Lending

Property Types Appraised/Assignment Types

Single Family Lots/Lands	2-4 Unit Residential
Commercial Land (All types)	Subdivision Analysis
Apartments	Condo Developments
Office	Flex Buildings
Industrial Buildings	Single & Multi-Tenant Retail Facilities
Hotels/Motels	Convenience Stores
Eminent Domain – Roads	Eminent Domain – Water/Sewer
Eminent Domain – Power Lines	Mini-Warehouse/Storage Facilities

Work Experience

Owner, Stoddard Valuation, LLC Fountain Inn, South Carolina	October 2011 – Present
Certified General Appraiser, Crider, Bouye, & Goodwin, LLC Greenville, South Carolina	July 2011 – June 2016
Appraiser Apprentice, Crider & Bouye, LLC Greenville, South Carolina	November 2009 – July 2011
Appraiser Apprentice, Parker Associates, Inc. Gray Court, South Carolina	March 2006 – November 2009

Professional Organizations

Designated Member – Appraisal Institute	2014 - Current
Candidate for Designation – Appraisal Institute	2013 - 2014
Associate Member – Appraisal Institute	2008 - 2013

State of South Carolina
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

BCD 1324971

ANDREW B STODDARD

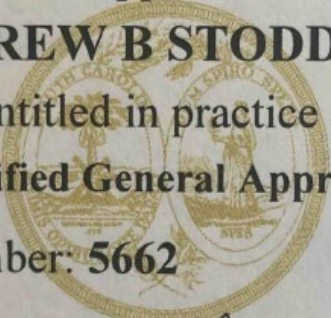
Is hereby entitled in practice as a:

Certified General Appraiser

License Number: **5662**

Expiration Date: 06/30/2022

OFFICE COPY


Laura L. Smith

Administrator