

**REPORT OF
BUILDING CONDITION ASSESSMENT PHASE I**

**FORMER POST OFFICE AND COURTHOUSE
201 W. EVANS STREET
FLORENCE, SOUTH CAROLINA**

Prepared for:
Francis Marion University
Mr. Mike Richey, Director of Facilities Engineering and Maintenance
PO Box 100547
Florence, South Carolina 29502-0547



Prepared by:
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GS 2 Project No.17-12967-F
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C INTRODUCTION

1.0 Purpose

GS2 Engineering, Inc. (GS2) was retained by Francis Marion University (FMU), to perform a Building Condition Assessment, Phase I, of the former post office and courthouse, located at 201 W. Evans Street, in Florence, SC. This work was initiated in connection with a potential financial transaction associated with the proposed purchase of the building, and was performed in general accordance with the State Fiscal Accountability Authority Policy for Obtaining Building Condition Assessments for State Building Acquisitions.

Mr. Christian F. Militzer, P.E., of GS2, visited the site, on February 23 and 24, 2017 to document the existing condition of the property and evaluate materials or system defects that might significantly impact the function of the property.

We understand the primary interest of FMU is to document the existing condition of the building and to make a comparison as it relates to the 2015 International Building Codes, which are the current building codes adopted by the State of South Carolina.

A related goal of our condition assessment was to identify and evaluate obvious materials and building system defects which might significantly affect the value of the property or the continued operations of the facility. The building components and systems included in this Building Condition Assessment, Phase I are:

- Plumbing
- Fire Protection
- Heating, Ventilation, & Air Conditioning
- Electrical & Communications
- Structural & Seismic
- Building Accessibility

The following sections present a summary of the building systems and our opinion of the general condition of each of the building systems observed.

Immediate Work includes items considered building or fire code violations, items considered life safety concerns, and deferred maintenance items that, in our opinion, are causing deterioration to the building systems by being delayed. All other items are considered Future Work.

The following are the condition descriptors used for this project:

Good: Above average for this type and age of building system in this geographic area. No immediate repair work required or recommended.

Average: Average condition for this type and age of building system in this geographic area. Some work may be required or recommended primarily due to the normal aging of the building system or material.

Poor: Below average condition for this type and age of building system in this geographic area. Significant work required to return building system or material to normal operating condition.

2.0 Special Terms and Conditions

ARTICLE 12 – Of the OSE Master Agreement; MISCELLANEOUS PROVISIONS

A. Safety. The Consultant shall ensure that all employees and Sub-Consultants are aware of and comply with safety requirements before arriving on site.

B. Ownership of Work Product. All work product, which includes, but is not limited to all manuals, forms, contracts, schedules, reports, documentation, photographs, data, electronic data, comments and any and all documents supplied to or produced by Consultant under this Agreement are the property of the respective Public Unit. Said work product and the information contained therein are the exclusive property of the respective Public Unit and are not to be used by Consultant on any other projects with any other parties except by the advance written agreement of the Public Unit. Consultant agrees to maintain the level of confidentiality, to the extent permitted by law, needed to protect the State's interest in the project.

H. Third Party Beneficiary: This Contract is made solely and specifically among and for the benefit of the parties hereto, and their respective successors and assigns, and no other person will have any rights, interest, or claims hereunder or be entitled to any benefits under or on account of this Contract as a third-party beneficiary or otherwise.

3.0 Limitations and Exceptions of the Assessment

GS2 was retained to perform a Building Condition Assessment, Phase I of the former post office and courthouse facility, at 201 W. Evans Street, in Florence, South Carolina.

The conclusions, and recommendations presented in this report were based on personal interviews of persons knowledgeable about the facility, our field observations, and our experience on similar projects. No material testing of the building's components was performed and no calculations were performed to determine the adequacy of the facility's original design. It was not the intent of this survey to perform an exhaustive study to locate every existing defect. "Walk-through" observations were made by a trained professional; but there may be defects at the facility that were not readily accessible, not visible, or which were inadvertently overlooked. Other problems may develop with time that were not evident at the time of this survey.

D SITE DESCRIPTIONS

1.0 Location and Legal Description

The property is located at 201 W. Evans Street, in Florence, South Carolina, Florence County, Tax District 111, City of Florence Parcel #901-67-01-007. (See cover photograph). The current owner of the facility is Hyman, Melvin A. The recorded address is PO Box 87, Effingham SC. The site is zoned for CI – Commercial Industrial.

2.0 Site and Vicinity Characteristics

The property boundary encompasses 0.54 acres, including concrete paved parking area and drive way and loading area to the north and west. The site includes one 31,868 sf, 3 story building with a basement constructed in 1906. The building is listed on the national register of historic places.

Topography and Seismic Class The topography in the vicinity of the site consists of a series of gently sloping terraces to the northwest that step downward toward the Jeffries Creek to the southeast. Ground surface elevations across the site appear to range from about 145 to 130 feet above mean sea level. General topographic information was obtained from the USGS Florence Topographic Quadrangle. The site is documented as a Seismic Site Class C, as well as shown outside of the 100year flood zone in the FEMA Flood Insurance Rate Map, Florence County, Flood Panel 45041C0134E, dated June, 5, 2012. Ground elevation at the site is shown at 144 feet.

Observations, Comments and Suggested Remedies

No indications of ponding or flooding were observed at the site, sump pits in the basement were observed to be full of water. (See Photo #31).

Storm Water Drainage: Drainage on the site flows by sheet flow to catch basins and gutters to the south and east along Irby and Evans Streets. The City of Florence maintains the storm drain system at the site. (See Photos #1, & #5).

Observations, Comments and Suggested Remedies

The storm water drainage system appears to be in good condition and is maintained by the City of Florence.

Landscaping and Appurtenances: Ornamental shrubs and grassy areas exist in front of the building. Landscaping appeared to be in good condition. The city's high intensity discharge (HID) lights are mounted on poles on the sidewalks and incandescent lights on bronze lamp posts exist on either side of the front and side entrances. Incandescent lights exist over the rear entrance under the canopy and one HID light was observed at the corner of the west elevation canopy. Exterior lighting was not observed in operation at the time of the visit. (See Photos #2, #8 and #12).

Observations, Comments and Suggested Remedies

Landscaping and appurtenances for the building appear to be in good condition and code compliant. Lighting coverage appears to be adequate. The west canopy HID light was observed to be damaged and needs to be replaced.

Utilities Water: The City of Florence provides water and sewer services. Water pressure appeared adequate in the plumbing lines. A backflow preventer protects the water supply in an underground utility vault along W. Evans Street.

Observations, Comments and Suggested Remedies

No problems with the water utility system were observed or reported by the City of Florence Water Department.

Utilities Electricity: Progress Energy provides electricity overhead by utility poles to a pad mounted transformer along Irby Street. Underground lines travel from the transformer to the facility's interior switch gear panel in the main electrical room.

Observations, Comments and Suggested Remedies

No obvious problems with the electrical utility system were reported or observed. The electrical utility system appears to be adequate and code compliant.

Utilities Sanitary Sewer: Sanitary sewer service along W. Evans is provided by the City of Florence and is served piping leaving the building and transferring to the city sewer system along Irby Street.

Observations, Comments and Suggested Remedies

No obvious problems with the sanitary sewer system were reported or observed, and it appears to be in good condition and code compliant.

3.0 Building Description

The facility is a 31,868 sf, three story building constructed in 1906. The exterior cladding system on the building consists of rusticated, cut and tooled sandstone base over smooth granite foundation. Monumental granite steps with cheek walls containing bronze lamp posts exist at the front and side entrances along W Evans and Irby Streets. The upper two floors consist of tan brick with limestone window and door surrounds and bulls eye dormers. (See Photos #1, #2 and #4). The building was listed on the National Registry in 1977.

4.0 Current Use and Occupancy of the Building

The building houses the State of South Carolina's 12th Judicial Circuit, Juvenile Drug Court, Pretrial Intervention Office, Worthless Check Office, as well as private legal offices on the first and second floors. The third floor and attic space is accessible but is not in use. The basement is used for storage and portions are abandoned in place.

The occupancy classification per the 2015 IBC, Chapter 3, for the existing building is Group B. The reported proposed future use of the building will remain as an Occupancy Class Group B and be used as classrooms and offices as part of the Francis Marion University downtown campus.

The majority of the building is office space with lobbies, a break room, conference rooms and large courtrooms in the center of the facility on the first and second floors. The third floor consists of offices and a former holding cell. Mechanical rooms with air handlers exist on all three floors and in the attic space. The basement houses abandoned mechanical equipment such as a coal fired boiler with flue. The attic provides access to the dormers and the underside of the slate and wood roof system, and houses the traction elevator controls and third floor HVAC ducts. Outdated air handlers are abandoned in place.

5.0 Assessed Value of the Building

The current site land value per the Florence County tax map is \$94,800, improved property value is \$292,766, and total taxable value is \$387,566.

E SUSPECTED PRESENCE OF HAZARDOUS MATERIALS

1.0 Type of Hazardous Material

One storage room in the basement houses cans of paint and is used for building maintenance. The rear boiler room has lawn maintenance equipment such as lawn mowers and edger's and associated motor oil containers. Basement walls were observed to have peeling paint in many areas which may contain lead and be a health risk if not removed. Insulation on the boilers and on the steam piping may contain asbestos material and is reportedly being evaluated by Francis Marion University. Other than the potential for lead based paint and asbestos containing insulation, no other hazardous material was observed on the premises. (See Photos #29 and# 30).

2.0 Justification for Suspected Presence

Lead based paint and asbestos containing pipe insulation were commonly used in buildings of that era. No other hazardous material was observed on the premises

F INVESTIGATIONS AND EVALUATIONS OF SYSTEMS for Functionality and Compliance of Codes

1.0 Plumbing

Supply and Waste Piping: It appears that waste and water supply piping is entering and exiting the building underground. Water to the third-floor supply piping is currently shut off. Supply pressure on the second floor appeared adequate. Black plastic waste piping in the basement was observed overhead and appeared to have been added to serve the first-floor

legal offices and breakroom. Copper and PVC supply piping was observed, and water supply seemed adequate with no obvious problems reported or observed. Francis Marion University is planning to upgrade the supply and waste piping to meet the increased student demand during the proposed renovation of the building.

Domestic Hot Water Production: Hot water was supplied to the first and second floor restrooms by one 52-gallon electric water heater located in the basement boiler room. (See Photo #16). The water heater appears to be undersized with minimal supply of warm water and with excessive wait time to the second-floor restrooms.

Fixtures: Fixtures, toilets, urinals, lavatories and sinks in the restrooms, janitor's closet and breakroom appear to be antiquated and would not meet current plumbing codes and ADA requirements. Francis Marion University is planning to upgrade the fixtures during the proposed renovation of the building to include lavatories with single lever controls to meet ADA handicap requirements and drain covers such as sloped panels to protect wheel chair bound occupants.

Observations, Comments and Suggested Remedies

Fixtures appeared to be in average condition but not code compliant and would not meet ADA handicap requirements as shown in the ICC A117.1-2009 "Accessibility and Usable Buildings and Facilities" manual. (See Photo #19). Hot water production appears to not be adequate for the second-floor restrooms. An upgrade has been proposed to meet the 2015 IPC and ADA requirements during the renovation process.

2.0 Fire Protection

Wet Sprinkler System: The building does not have a fire sprinkler system.

Smoke Detectors, Fire Extinguishers and Other Equipment: No smoke detectors, pull stations, strobe with horns, and fire alarm system were observed in the facility. Fire extinguishers were observed in the hallways with fire hoses at stand pipes. Emergency lights and exit signs were only observed at the first-floor corridors serving the legal offices. (See Photos #21 and #22).

Observations, Comments and Suggested Remedies

The fire life safety and fire protection systems appear to be inadequate and in need of an upgrade to meet its intended future use.

3.0 Heating Ventilation and Air Conditioning

Heat Pumps (HP): Five Trane Model TWE120A300BB vintage June 1994, 10 tons of cooling HVAC units, 4 located behind shrubs at the front elevation, and 1 on the second-floor roof, provide cooling to the matching Trane air handlers (mfg. date 6/1994) in the mechanical rooms on all three floors. In addition, 4 heat pumps were observed on the second-floor roof, including; an old International Comfort 4 ton cooling unit, a new Payne 3 ton cooling unit

(mfg. date 1/14), a Payne 4 ton cooling unit (mfg. date 2/09) and an American Standard 2 ton cooling unit (mfg. date 10/93). The HVAC system does not serve the basement. (See Photos #13 and #15).

Boilers: An original coal fired boiler with coal storage room and loading chute exists but is not operational. A gas fired boiler not in operation at the time of the visit, produces hydronic steam heat in the hot water lines serving the radiators in the offices and restrooms on all three floors.

Observations, Comments and Suggested Remedies

Heat pumps appeared to operate in average condition and cooling and air flow felt adequate. The temperature was observed to be 71 degrees Fahrenheit and only one heat pump fan motor was excessively loud (The old International Comfort 4-ton unit). The four 10 ton Trane units and matching air handlers, vintage 1994, are 23 years old and at the end of their useful lives. One of the existing heat pumps is a 1993 vintage American Standard, 2-ton unit and due for replacement. The boiler appears to be in average condition and was not observed operating.

Distribution: Electric heating and cooling is distributed through the offices with rigid ductwork to the diffusers located in the door transoms or walls of the corridors or offices. Radiators associated with a hydronic heating system heated by a gas fired boiler were observed in the offices and restrooms but were not operating during the site visit.

Observations, Comments and Suggested Remedies

Distribution systems for the building appear to be in average condition, with no obvious signs of deficient items noted. The building temperature appeared adequate during the site visit.

Control System: Digital electric Trane thermostats exist in the corridors of all three floors.

Observations, Comments and Suggested Remedies

The control systems for the building appeared to operate in average condition and no obvious problems were reported or observed. (See Photo #14)

4.0 Electrical/Communications

Electrical Service: Power pole transmission lines were observed along Irby Street providing primary electricity to one Progressive Energy pad mounted transformer near the east side of the facility. Primary electricity enters the building's interior switch gear panel in the Electrical Room. 208/120v 3phase power is distributed to Federal Pacific electrical panel boards. No electric generator was observed at the site. The distribution system has insulated conductors in the walls. Switches and outlets are missing their faceplates which is a code violation. (See Photos #9, #10 and #25). No security cameras or Cat V low voltage communications cables were observed in the facility. Land line telephone cables were observed in panel boxes in the corridors.

Observations, Comments and Suggested Remedies

The original electrical system appears to be in poor condition. The Federal Pacific panel boxes are antiquated and outlets are not grounded along the walls and are too few in number to meet the intended future demand of a university building. A complete overhaul of the electrical system is required for safe operation of lighting, outlets and mechanical equipment. Low voltage communication system will need to be added to support its future intended use.

5.0 Structural/Seismic

Our structural and seismic findings were based upon a limited survey of accessible and representative portions of the building's structural system and components. Our survey included observation of "easily visible" building components. "Easily visible" is defined in ASTM E 2018 as follows:

"Easily visible describes items, components and systems that are conspicuous, patent, and which may be observed visually during the walk-through survey without intrusion, removal of materials, exploratory probing, use of special protective clothing, or use of special equipment."

No intrusive testing or exploratory probes were performed as part of our structural survey.

Foundation: GS2 was provided with the original post office architectural drawings (1904) and 1937 renovation drawings for the subject property: No structural drawings were provided. It appears that the foundations consist of shallow concrete and brick spread footings and a cement plaster finished concrete floor slab. The building's foundation supports masonry brick columns and large wood beams and a slate roof which was constructed per federal standards used in 1906. Steel columns may exist inside masonry columns in the original construction and in the 1937 extension and remodel.

Observations, Comments and Suggested Remedies

No obvious problems with the foundation systems were reported or observed, and it appeared to be in average condition, with no large cracks indicating differential settlement. New construction added to increase the dead and live loads on the building may require structural engineering destructive testing to approximate the strength of the brick and concrete wall and foundation system.

Building Frame: The building frame consists of brick walls supporting wood floor and roof joists and covered with granite or sandstone panels. Steel columns may exist inside masonry columns.

Observations, Comments and Suggested Remedies

The building structure and seismic supports appear to be in average condition. No unusual cracking, settlement or bowing of the wall systems were observed.

Exterior Wall System: The exterior cladding system on the building consists of granite and sandstone panels over structural brick walls. (See the Cover Photo).

Observations, Comments and Suggested Remedies

Our observations of the exterior walls were limited to viewing the systems from grade level. Based upon our limited observations, the exterior walls generally appear to be in average condition.

Window System: The double hung single pane wood windows counter balanced with weights were observed in the offices, restrooms and lobbies. A second flexible pane has been added to the interior side of the windows for energy efficiency. Interior transoms exist over the doors and a few have mechanical ducts in them.

Observations, Comments and Suggested Remedies

Based upon our observations, the window system generally appears to be in average condition. No obvious defects were noted or observed.

Roofing System: The roof consists of slate shingles over wood decking.

Observations, Comments and Suggested Remedies

Based upon our observations, the roofing system is in poor condition. Slate shingles were observed to be loose and missing over the rear elevation ridges. Maintenance has placed kiddie pools to catch roof leaks in various locations in the attic space. (See Photo #26).

6.0 Building Accessibility

Doors: Access to the facility's lobby area is through the front aluminum double glass paneled doors with single hand pulls or through the side single glass paneled door with a single hand pull. An ADA access aluminum ramp and wood door with door knob exists at the west side entrance leads into the corridor with legal offices. (See Photos #2 and #8).

Observations, Comments and Suggested Remedies

Access and egress to the building appears to not to be ADA compliant. The west side access ramp appears to be too steep for wheelchair access and its associated entrance door has a door knob instead of a single hand pull. No handicap marked spaces exists in the parking area. Door finishes and hardware were in average condition.

Elevator: One small traction elevator exists in the main lobby and has a capacity of 1,500lbs and serves three floors and the basement. Maintenance is provided by Southern Elevator and certifications are current. Cable pulleys, points and contacts are located in the attic space. (See Photos #17 and #18).

Observations, Comments and Suggested Remedies

Operation of the elevator appears adequate but the controls are not ADA compliant. Elevator controls are in need of an upgrade from points and contacts to digital controls.

Paving, Curbing, and Parking The parking lot and drive areas at the site are paved with concrete. A total of 14 parking spaces are provided along the west side elevation with none being marked for handicap use. A public parking lot is adjacent to the existing drive way to the north and can provide for visitor parking.

Observations, Comments and Suggested Remedies

The parking area appears to be in average condition but not ADA compliant. The concrete pavement was observed to be patched and cracked in places. Parking striping has faded and is in the need to be redone. (See Photos #3 and #7). The adjacent public parking lot to the north can provide for the majority of the visitor's parking requirements.

Flatwork The concrete flatwork on this site is limited to sidewalks and a drive way. The flatwork appeared to be in good condition, and some minor cracking was observed. The flatwork ramp built for the post office loading dock in 1906 appears too steep to meet the ADA requirements for visitor access to the legal offices at the west entrance.

Building Interiors Elements: The interior of the facility is divided into a front lobby area and offices and courtrooms to the rear. Public toilets exist near the front lobby area and at the rear of the corridor next to the breakroom leading to the legal offices. Second and third floors have original building layouts with toilets and offices along the east and west wings. The third floor still has the original holding cell with toilet along the north elevation at the east wing. Drop ceilings have been added in the corridors and are in average condition, with some showing signs of moisture staining and bowing from high humidity and past roof leaks.

The walls consist of painted plaster on a wood lath with wood baseboards. Wood paneling exists on much of the walls. The flooring is terrazzo in the lobby and wood or carpet in the offices and corridors. Bath tile was observed in the restrooms, and vinyl composite floor tile in the breakroom.

Observations, Comments and Suggested Remedies

Interior elements for the interior areas for the building appear to be in average condition. (See Photos #19, #22, #23 and #24).

G Evaluation in Accordance with the International Existing Building Codes

The reported proposed future use of the facility will remain a Group B as per the terms in Chapter 3 of the IBC 2015 with no expected change in the estimated occupancy. The original courtrooms will be used as a lecture hall and will be considered an assembly space per the current building codes.

GS2 performed a walkthrough and inspection of the facility in order to compare the construction as well as the mechanical, electrical, plumbing and fire life safety systems of the facility to the current Building Code. The State of South Carolina adopted the International Building Code (IBC) 2015 on July 1st, 2016. The structure observed is a brick building resting on a on a concrete and brick foundation and does appears to meet the 2015 IBC construction

requirements. If live and/or dead loads are intended to be increased, we suggest further destructive structural testing to determine the strength of the load bearing brick walls. Additional concrete footings and load bearing members such as steel beams and columns may be required to meet additional loading requirements.

The electrical system including Federal Pacific switch gear, panel boxes, and insulated electrical conductors does not meet the National Electric Code (NEC) 2014. GS2 understands that it is proposed to completely gut the electrical system and replace with a new electrical system.

The fire life safety items: Fire alarm addressable system is missing, as well a fire sprinkler system, emergency lights and horn annunciators and strobes. GS2 understands that it is proposed to upgrade to the fire life safety systems by adding a fire sprinkler system, addressable fire alarm system, smoke and duct detectors, emergency lights and exist signs to meet current codes.

Heating, air conditioning and ventilation system gas boiler and hydronic system, air conditioners, heat pumps, air handlers and controls are due for a major overhaul. Heat pumps, air conditioners, gas boiler and radiators have past their useful lives and are in need of replacement. GS2 understands that it is proposed to completely gut the HVAC system and replace with a new HVAC system. to meet the International Mechanical Code 2015.

H Other Conditions of Concern

The facility ADA access will need to be upgraded to allow for handicap parking and to include an ADA compliant ramp with the appropriate entrance door with single hand pull. Restrooms will be required to be upgraded to allow for wheel chair access and have the appropriate grab bars. The elevator will be required to become ADA compliant with digital controls which will be tied into the new fire alarm system. (Estimate of \$80,000 to upgrade elevator).

I Finding and Conclusions

Based on discussions with the Director of Facilities, Mr. Mike Richey, GS2 understands that the building is intended to be gutted removing the current electrical, mechanical, plumbing and fire life safety systems, and new modern systems meeting the 2015 IBC are to be added to serve the proposed Francis Marion University classrooms, lecture hall and office space. The total projected cost to renovate the facility is estimated to be \$8 million.

Based on GS2's findings in this report, Immediate Work Items listed are repairs to address the observed roof leaks in the attic spaces. Expected approximate costs to remove the slate roof and replace with an asphalt shingle or simulated slate shingle is \$92,000. GS2 understands per recent discussions that this is the intention of Francis Marion University.

Peeling lead based paint and asbestos insulation should be remediated if discovered in the basement from Francis Marion University's environmental survey.

The electrical system and phone lines are to be gutted and replaced with a new electrical and communication system capable of supporting university classrooms and offices.

The mechanical HVAC system will be replaced with modern heat pumps with gas heat and matching new air handlers.

The elevator is to be upgraded to meet current ADA and fire life safety requirements.

The buildings fire life safety systems are to be upgraded by adding a fire sprinkler system, an addressable fire alarm system, smoke and duct detectors, emergency lights and exit signs.

ADA accessible doors, restroom features, parking and ramps will be added to support university classrooms and offices.

Once these items are upgraded or added, it is GS2's professional opinion that the former post office and courthouse services meets the required codes for its proposed uses and a Building Condition Assessment Phase II is not warranted. If additional dead and live loads will be added to the building, then destructive testing to ascertain the strength of the brick wall and concrete foundation systems should be undertaken in coordination with the design structural engineer and project architect.

Photographs documenting typical and problem conditions observed and existing plans of the building are Provided in L Optional Appendices.

J Signatures of Those Performing the Building Condition Assessment

We appreciate the opportunity to provide your engineering service needs. If there are any questions, please do not hesitate to call us at 803/699-7900 or 843/200-9978.

Sincerely,
GS₂ ENGINEERING, INC.



Christian F. Militzer, P.E.
Facilities Department Manager & CTO



George A. Sembos, P.E.
Chief Engineer

K Qualifications of Those Performing the Work

Mr. Christian F. Militzer PE, Facilities Department Manager and Chief Technical Officer at GS2 Engineering Inc., performed the Building Condition Assessment, Phase I. Mr. Militzer has over 17 years performing building condition assessments and 21 years practicing engineering in the State of South Carolina. His professional experience and credentials are listed below:

PROFESSIONAL EXPERIENCE

Mr. Militzer is the Special Inspections, Facilities Department manager as well as an associate vice president for GS2 in South Carolina. He is responsible for overseeing the special inspections program for GS2 Engineering and Environmental Consultants, Inc. Charleston Office to meet the 2012 International Building Codes (IBC) Chapter 1 and Chapter 17 requirements for building construction. He also handles these requirements for new school construction and is certified with the Office of School Facilities and coordinates inspections with the construction management groups, architects and structural engineers. Mr. Militzer has over 27 years of civil, environmental and mechanical engineering experience.

Mr. Militzer is currently providing special inspections associated with the construction of the May River High School in Bluffton South Carolina and recently completed the New River Ridge Academy K through 8 Chapter 1 and Chapter 17 inspections.

Mr. Militzer has provided oversight of the special inspections program since its inception in January 2005 in the Charleston, Berkeley and Dorchester County, (Tri-county) areas. Initial program implementation with coordination of the county and building inspectors was established and special inspections of over 100 buildings have been completed including apartment complexes, retail facilities, parking garages, and hotels.

Mr. Militzer has been actively involved with managing the inspections of multi-story buildings as part of the capital complex in Columbia SC for the State government of South Carolina. State Senate and House of Representatives buildings were inspected for deficiencies with heating and air conditioning, hot water, chill water and electrical distribution and power systems. A computer software 10-year budget package was created to maintain costs associated with system operation and maintenance. He also has performed over Forty Exterior Finishing and Insulating Systems (EFIS) moisture intrusion investigations of hotels throughout the US.

Mr. Militzer has past experience with the Charleston and Norfolk Naval Shipyards as a project engineer in the Auxiliary Fluids Group and the Quality Assurance Office. He provided over site of the inspection programs and training of construction associated with piping and components for refurbishment of nuclear fluid systems on board nuclear powered submarines and surface ships.

EDUCATION

*Clemson University, BS,
Mechanical Engineering, 1986.*

CERTIFICATIONS

*ICC Commercial Mechanical
Inspector*

*ICC Commercial Plumbing
Inspector*

LEED AP Certified

*Licensed SCDHEC Asbestos
Inspector, Management Planner*

*Active Security Clearance with
Federal Deposit Insurance
Corporation (FDIC)*

*Registered Professional Engineer
in SC, FL, NC, GA, AL, MO and
Alaska.*

AFFILIATIONS

*Member of the American Society of
Mechanical Engineers*

L Optional Appendices

1.0 Document Review and Interviews

Architectural drawings original 1906 and 1937 drawings extension and remodel were provided for examination. The original structural drawings were not provided.

Mr. Christian Militzer P.E. of GS2 Engineering Inc. interviewed the following individuals regarding the condition of the subject property:

NAME/POSITION	ISSUES	ORGANIZATION
Mr. Mike Richey Director of Facilities, Engineering & Maintenance	Engineering	Francis Marion University Facilities, Engineering & Maintenance (843)-661-1104
Mr. Dennis Ward Project Architect	New Project Design	FW-Architects Inc. 1550 W. Evans St. Florence SC (843) 662-9961

The information gained in the interviews was considered accurate, and our on-site observations did not indicate otherwise

2.0 Photographs and Existing Plans

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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Photograph #1	Remarks
	Front and side (southwest corner of sandstone and brick over granite foundation) Second Renaissance Revival Style Listed in the National Register 1977.

Photograph #2	Remarks
	Main entrance with granite steps, cheek walls containing bronze lamp posts, aluminum double doors with single hand pulls

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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Photograph #3	Remarks
	Side elevation, (West) with visitor concrete paved parking area

Photograph #4	Remarks
	Rear elevation (North) consisting of granite foundation, sandstone and brick construction with personnel building access (northwest corner) and paved concrete area at the rear which is used for parking

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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Photograph #5	Remarks
 A photograph showing a street intersection. In the foreground, there is a concrete curb and a catch basin. A paved sidewalk runs along the street, marked as ADA handicap accessible. In the background, there are several buildings, including a large multi-story building and a smaller brick building. A few cars are visible on the street.	East property line at intersection of Irby and Evans Street, catch basin and ADA handicap accessible sidewalk

Photograph #6	Remarks
 A photograph showing a view of Irby Street. The street is paved and has a concrete curb. A utility pole is visible on the left. In the background, there is a large brick building with many windows, identified as the Francis Marion University Facility. The street is lined with palm trees and other vegetation.	South and east property line along Irby Street with the Francis Marion University Facility across W Evans Street

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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Photograph #7	Remarks
	Cracked and worn concrete pavement at west parking area and ADA handicap access ramp entrance leading to former post office and loading dock currently used as private lawyer's offices entrance

Photograph #8	Remarks
	Northwest corner building access with ADA handicap accessible ramp.

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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Photograph #9	Remarks
	Electrical pad mounted Progress Energy transformer at the east side of the building servicing facility

Photograph #10	Remarks
	Federal Pacific panel box for electrical distribution

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Photograph #11	Remarks
	Water utility boxes along W Evans Street

Photograph #12	Remarks
	Overhead power line and lamp post on Irby Street.

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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Photograph #13	Remarks
	10 Ton cooling, Trane HVAC 1994 vintage units adjacent to the front entrance

Photograph #14	Remarks
	3 rd Floor Trane thermostat in corridor.

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Photograph #15	Remarks
	Five heat pumps located on second floor flat roof.

Photograph #16	Remarks
	52-gallon electric water heater in basement services restrooms and break room.

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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Photograph #17	Remarks
	Traction elevator with points and contact controls in the attic space, maintenance provided by Southern Elevator.

Photograph #18	Remarks
	Elevator stop at third floor. Cab rated for 1500lbs and has current certification.

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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Photograph #19	Remarks
 A photograph of a men's restroom. The wall is covered in light-colored square tiles. Two white urinals are mounted on the wall. In the background, there are two white pedestal sinks with chrome faucets. A black soap dispenser is mounted on the wall above the sinks. The floor is a light-colored carpet.	Men's second floor restroom

Photograph #20	Remarks
 A photograph of a mechanical room. Several large, grey metal Trane air handlers are visible. They are connected to a network of grey ductwork and pipes. The room has a concrete floor and a wall with some peeling paint. A metal railing is visible in the foreground.	Trane air handlers in the mechanical room. at second floor

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Photograph #21	Remarks
	Fire Life and Safety System stand pipe with fire hose and fire extinguisher on the third floor

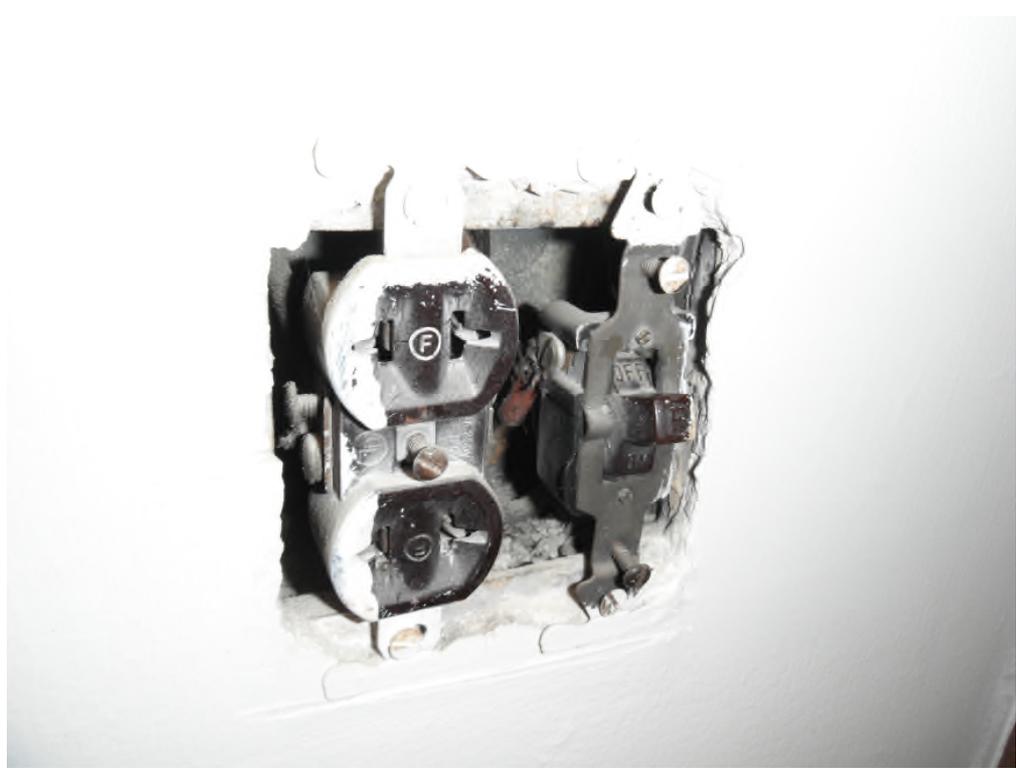
Photograph #22	Remarks
	First floor corridor with emergency exit light

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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Photograph #23	Remarks
 A kitchen area with white cabinets, a microwave, a sink, a coffee maker, and a toaster. The floor is black and white checkered. A wooden table and a blue chair are partially visible in the foreground.	First floor breakroom

Photograph #24	Remarks
 A dark conference room with a long table, chairs, and large windows. The room is dimly lit, with light coming from the windows. A potted plant is visible in the background.	Rear office on second floor

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Photograph #25	Remarks
	Electrical switch and outlet missing its face plate and outdated with no ground

Photograph #26	Remarks
	Attic space with kiddie pools placed to catch roof leaks

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Photograph #27	Remarks
	Courtroom on second floor

Photograph #28	Remarks
	Double hung single pane window with custom additional pane at inside of window sill for energy efficiency

Former Post Office and Courthouse	Photograph Sheet	201 W. Evans Street, Florence, SC
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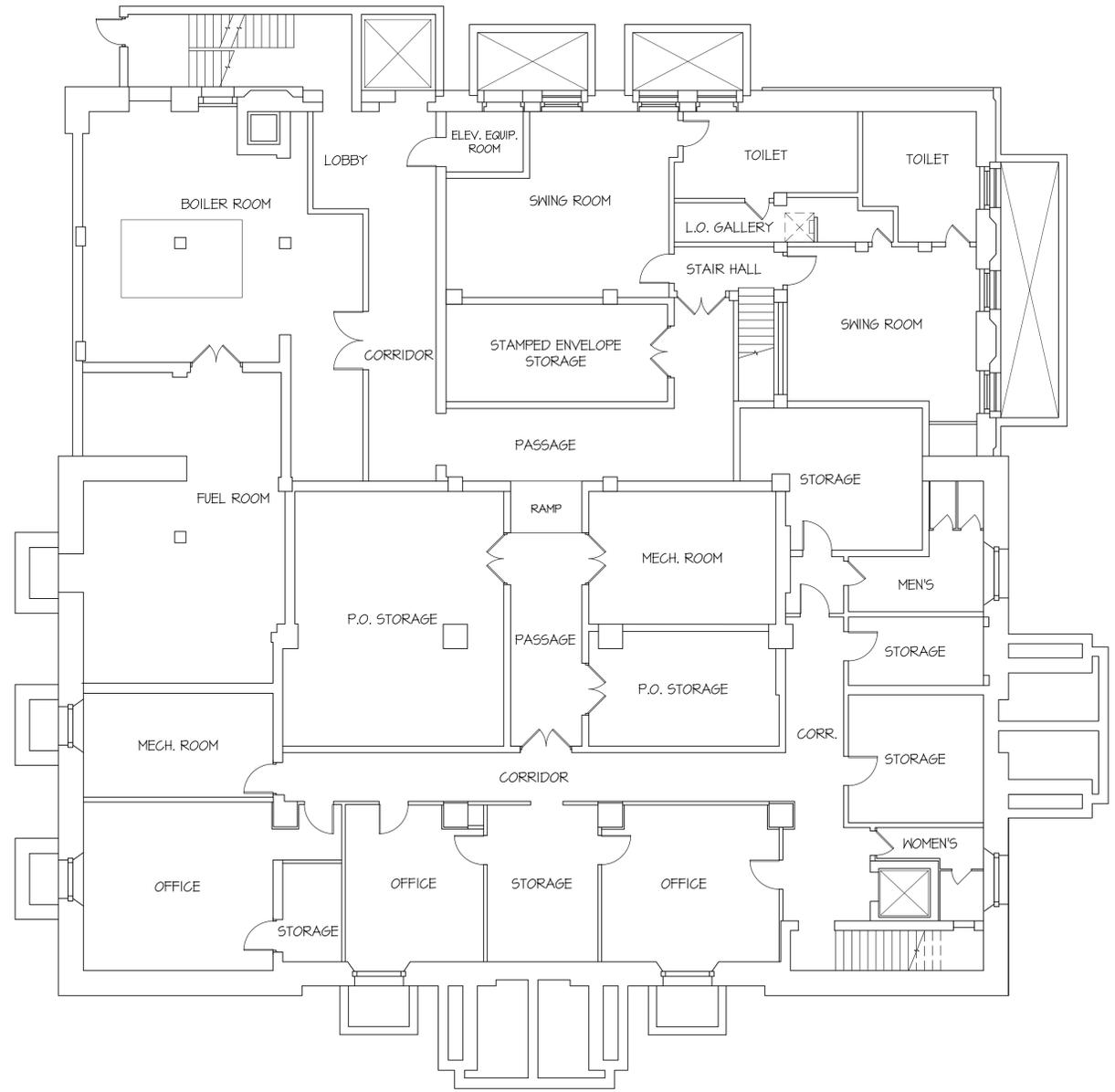
Photograph #29	Remarks
	Gas fired boiler in basement

Photograph #30	Remarks
	Basement offices abandoned with peeling paint which may be lead based. No air conditioning is currently provided to the basement.

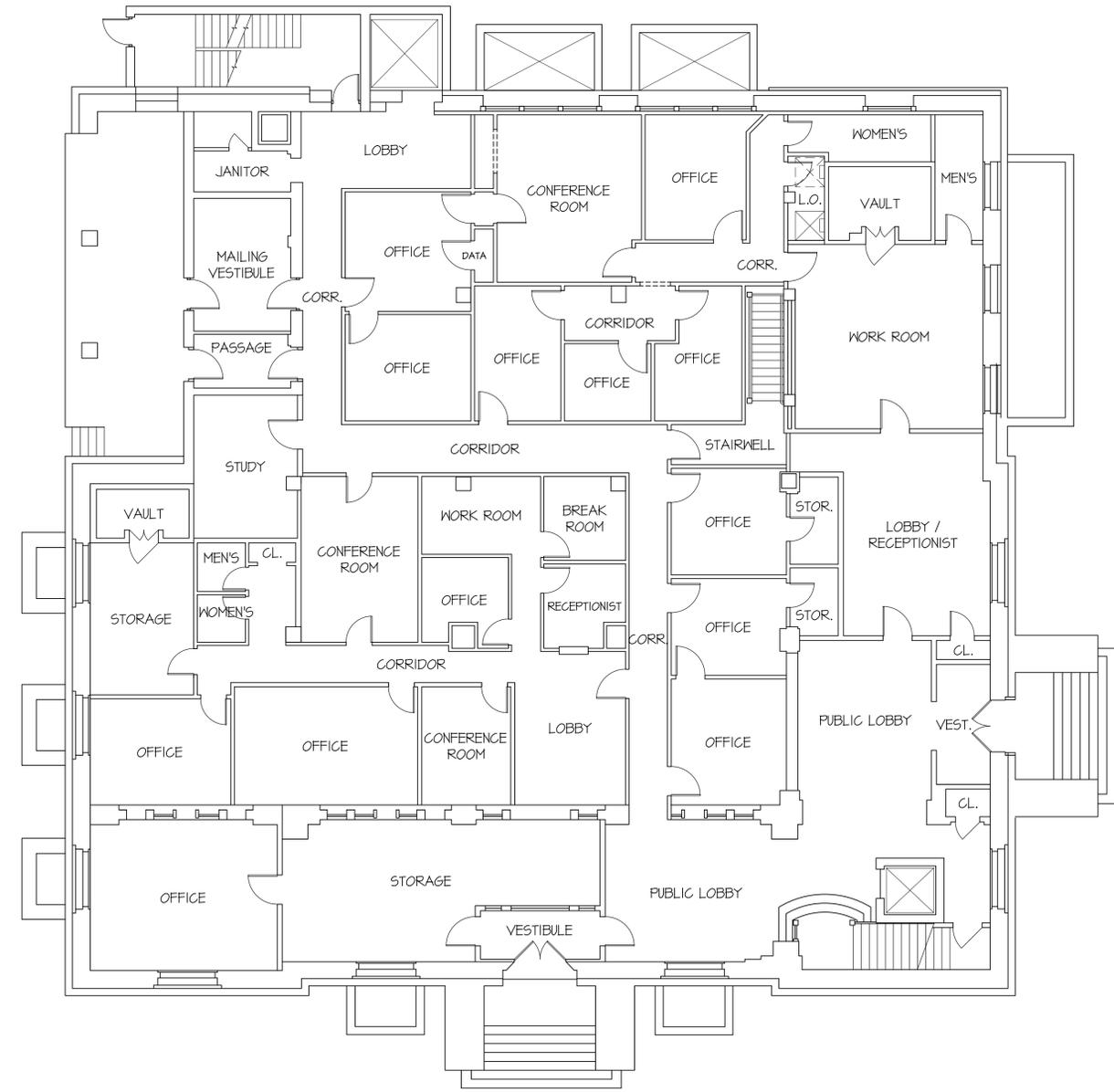
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Photograph #31	Remarks
	Sump pit in basement full of water

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EXISTING BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

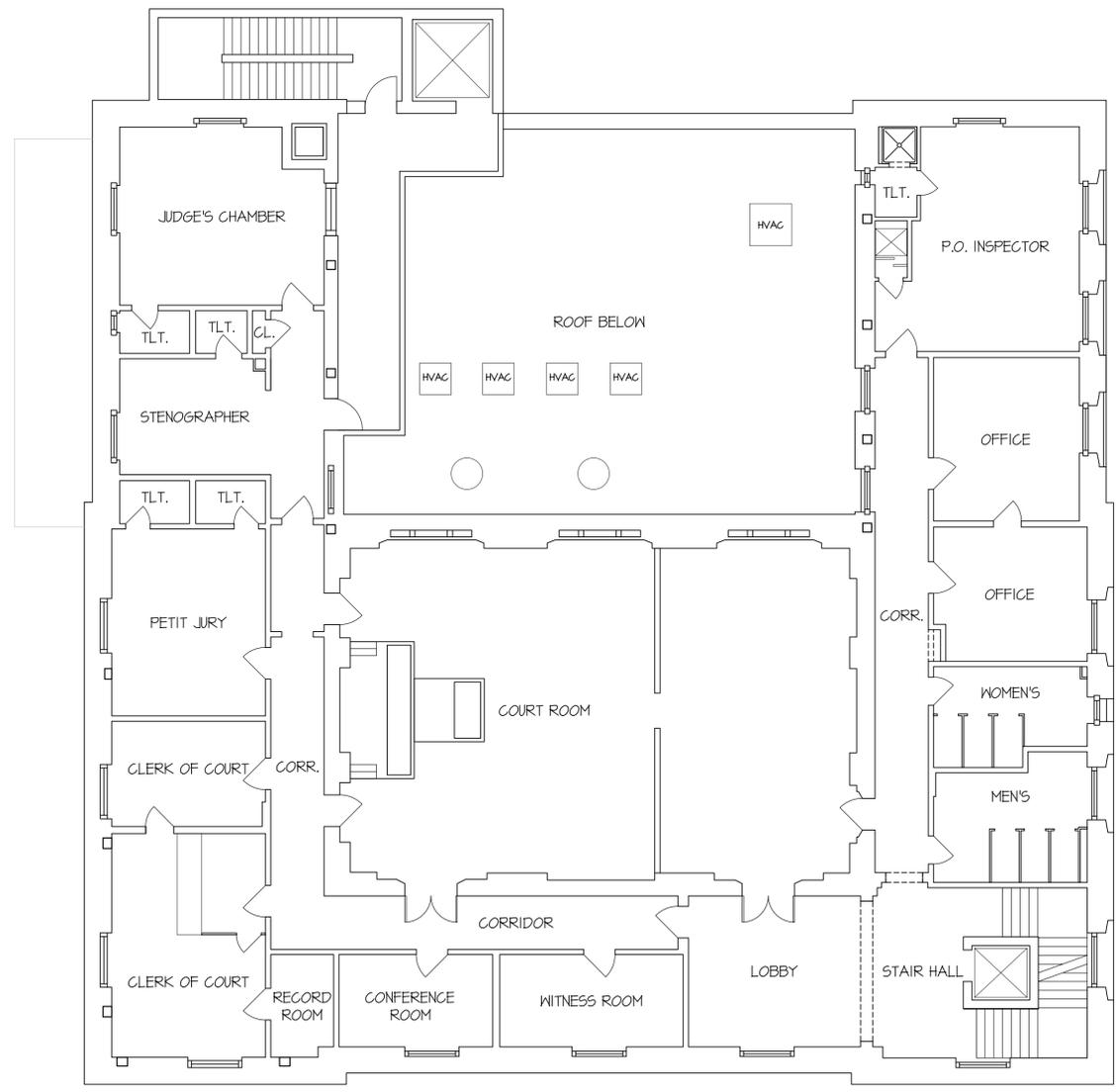


EXISTING 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

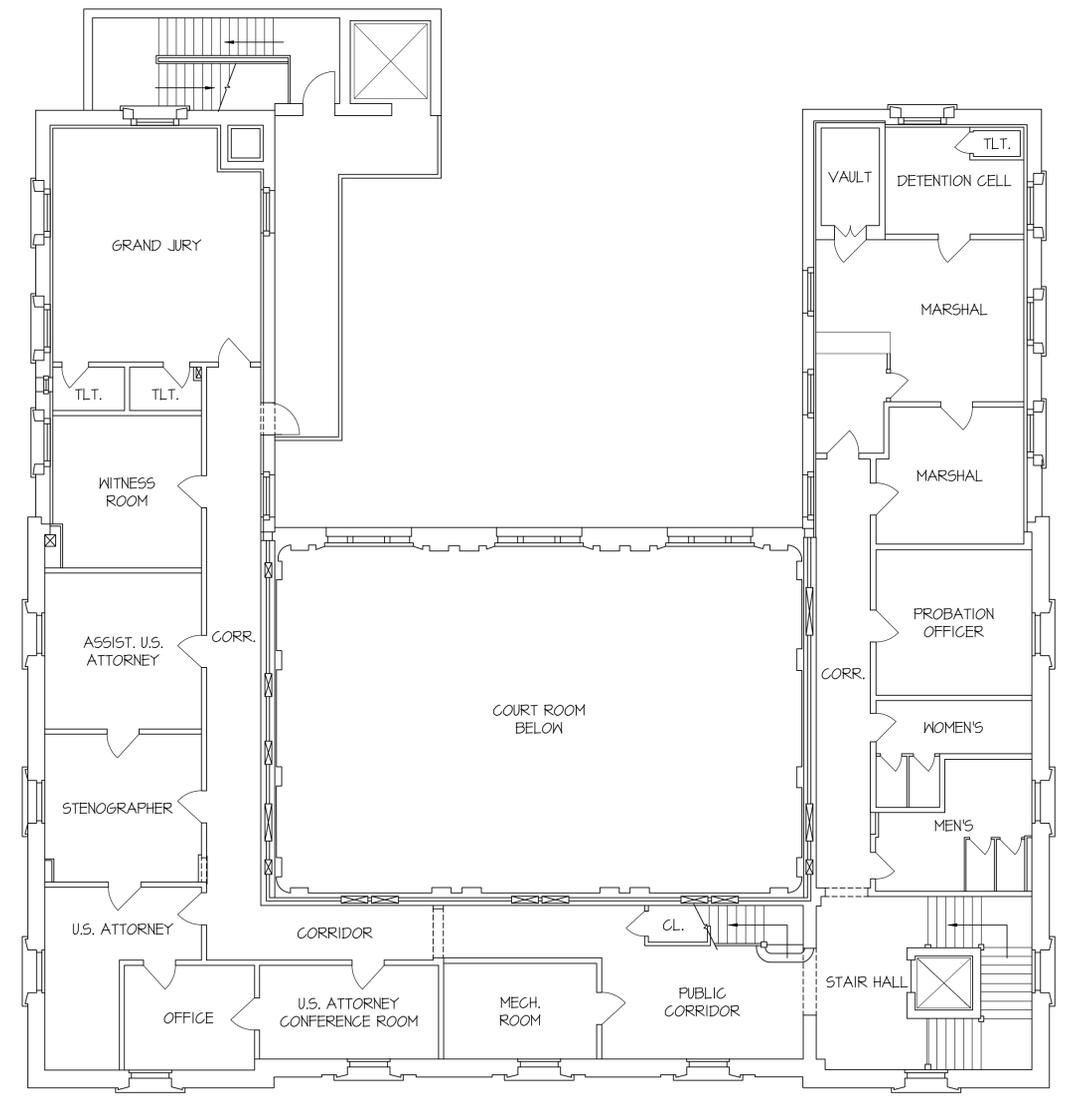
REVISIONS
THE OLD FLORENCE POST OFFICE & COURTHOUSE FLORENCE, SOUTH CAROLINA

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MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
DATE FEBRUARY, 2011 COMMISSION NO.
DRAWING NO. 1
SHEET DESCRIPTION EXISTING BASEMENT & 1ST FLOOR PLAN
DWN: CHK: D&W

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EXISTING 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DATE FEBRUARY, 2011 COMMISSION NO.	
DRAWING NO. 2	
SHEET DESCRIPTION EXISTING 2ND & 3RD FLOOR PLAN	
DWN:	CHK: D&W