



Board of Regents of the University
System of Georgia

Guidelines

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I. INTRODUCTION

- A. These Guidelines are designed as a resource for the Foundation/LLC (Landlord) Institution and Consultant to provide Facilities Condition Assessment Services (FCAS) for Public Private Ventures (PPV) and GHEF Projects. It is the goal of the University System of Georgia (USG) to maintain facilities that are physically sound, highly functional, visually attractive, and safe. To assist in maintaining this goal, the Board of Regents (BOR) requires a Facilities Condition Assessment (FCA) conducted by a third-party Consultant periodically to identify imminent 0 ec 255.5a () Facilities

- 5.0 For all building components and systems Facilities Condition Assessment, at a minimum, shall:
- 5.1 Closely observe and identify deficiencies in the building envelope and structure, HVAC, mechanical, electrical, plumbing systems and life safety and other codes.
 - 5.2 Thoroughly observe and record the current attributes, physical condition and functionality.
 - 5.3 Determine whether deficiencies are due to lifecycle completion, excessive wear, improper use or care, factory defect or design or installation error.
 - 5.4 Prioritize and categorize all deficiencies or code violations by classification, type and severity.
 - 5.5 Identify all major repairs, replacements, routine and deferred maintenance projects.
 - 5.6 Recommend corrective action for all deficiencies or code violations.
 - 5.7 Provide a schedule for performing such corrective action.
 - 5.8 Provide an estimate of cost for such corrective action.
 - 5.9 Identify any current or

6.0 The FCAR shall include those components and systems that are near the end of their lifecycle but it is not expected to identify minor inexpensive repairs or other maintenance items that are clearly part of the operating budget.

7.0 As a part of the Facilities Condition Assessment Report Consultant must complete Exhibit D, F, R, P, H, Q, G, D, W, L, R, Q, S, G, G, L, W, L, R, Q, D, O, Q, Y, H, V, H, F, L, X, J, W, L, W, L, R, G, M, S, R, P, S, P, O, T, C, H, W, K, S, P, J, L, H, C, O, R, to conditions that may undermine the soundness of the structure and pose threats to the health and safety of the structure. Examples of such conditions are:

- x Water intrusion
- x Excessive Moisture and Mold
- x Damaged Balconies, Open Air Stairs, Walkways, and Breezeways
- x Defects with Building Envelope
- x Structural Settling (cracks in concrete, interior or exterior walls, and windows)
- x Framing Issues
- x Springy or Unlevelled Floors
- x Site or Storm Water Drainage
- x Noncompliance with Building and Life Safety Code

7 KH 33 H U L R G L F 6 V e n t y F o u n d a t i o n O p e n a n d P o t e n t i a l P r o b l e m s I t a c c e l e r a t e t h e d e t e r i o r a t i o n o f t h e p a r k i n g s t r u c t u r e s h a l l i n c l u d e d e s c r i p t i o n s o f a n d p h o t o s o f a n y d e f i c i e n c i e s a r e a s o f c o n c e r n a n d d r a w i n g s a n d d o c u m e n t a t i o n o f a l l f i e l d r e p a i r s a n d a n y d e v i a t i o n s f r o m t h e d e s i g n d r a w i n g s . T h e P e r i o d i c S t r u c t u r a l A u d i t m u s t p r o v i d e c o r r e c t i v e a c t i o n f o r a n y s u c h d e f i c i e n c i e s o r a r e a o f c o n c e r n .

At a minimum, it shall include a visual inspection of major structural components such as:

- 2.0 Site Amenities
 - 2.1 Site Amenities
 - 2.2 Recreation Facilities
 - 2.3 Trash Enclosures
 - 2.4

2.0 Exceptions If the following items meet the criteria of Paragraph 1.0c, they can be classified as MRR expenses.

- a. Replacement or repair of furniture, appliances, loose equipment finishes that are not typically categorized as Privatized Major Repairs & Replacements.
- b. Plant Adaptation expenses to adapt the facility to evolving or changing standards. Examples include compliance with changing codes (e.g., handicapped accessibility) and improvements occasioned by the adoption of modern technology (e.g., the use of personal computer networks).

C. Operations & Maintenance (O&M) Expense

1.0 RM- Routine Maintenance Expenses:

Expenses for planned maintenance and scheduled work usually comprised of minor to moderate repairs and replacement to keep the facility functioning properly and visually attractive for the use of its occupants. It is often characterized by its routine or recurring nature. Routine Maintenance can be described as the day-to-day

