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To: [TaxCreditQuestions](#)
Cc: [McMillan, Chris 6-9196](#)
Subject: QAP comments
Date: Wednesday, November 11, 2020 10:21:55 AM

Chris,

Sorry this is late. I lost power late yesterday and was not able to submit my comments timely. These are Design Criteria comments for the Draft QAP.

1. Under I.B.2. the 3rd bullet denotes one soil boring every 3,000 SF of planned paved parking areas. I don't know how to delineate drives from parking areas, but either way that would be a fairly large number of borings in a parking lot. For a small project, it amounts to probably around 8-10 borings just in parking areas and is excessive. Our suggestion would be to request one every 5,000 SF similar to the building SF.
2. This looks new, but there is an insertion under I.B.2. the very last paragraph that states "plans and cost estimates must incorporate all geotechnical but this could open up the possibility for soil issue during construction to be rejected as a change order. We typically carry soils issues as an allowance, and reconcile it with an add or deductive change order. We would like clarification on this. Our goal is to always address the geotech recommendations to the best of our ability, but we can never incorporate all costs as many can be unknown.
3. Under I.B.4.h. denotes an irrigation/sprinkler system serving all landscaped areas. We typically only provide this at beds, near the building entry/amenity area, and monument sign, but not all green spaces and is costly.
4. Under I.C.6. they added a note for site lighting to be maintained footcandles of 1.5, but this should probably be average maintained 1.5 or even 1.0. Seems like minutia, but 'maintained only' would require there to never be an area that drops below 1.5 FC in the denoted areas. This is a big deal and would add a lot of extra light pole fixtures. Average maintained allows the area to be 'averaged' to 1.5 FC, which allows for individual lower FC within the denoted areas. I have seen in the past an average maintained along with a minimum requirement, such as average maintained footcandles of 1.5 with 0.2 minimum (or whatever minimum that makes sense as you don't want dark areas in the roadway or parking areas). This shows up again in III.D.6. This will increase upfront costs with the power companies and adds on-going monthly costs the project.
5. Under II.D there looks to have been several senior deal line items added that go above and beyond our typical scope; corridor handrails, and grab bars at all tub/shower units. This is all extra cost unless these items are stricken.
6. Recycling collection area is required, but does not designate if an exterior enclosure for recycling to be mass collected, although item g denotes a pad.
7. brick requirement has been reduced from 60% to 30%, item III.F.1. – we agree.
8. Under III.G.3. denotes synthetic underlayment must be same manufacturer as shingle. Not sure why this would matter but seems like a superfluous requirement. Same being required in item 4 for leak barriers. We'd like an explanation on why this is required?
9. Under III.G for metal roofing is being denoted as 4:12 minimum roof pitch, but metal can go down to 2:12 or at least 3:12. We typically only do metal roofs at feature areas, i.e. porch,

Porte Cochere, etc., so the lower pitch would be desirable.

10. Under III.G for gutters denotes a leaf guard system. Many sites are on cleared land or adjacent parcels are fully developed and would be an unnecessary expense.
11. Under III.J.10. a 24" wide pantry cabinet is required.. In the past we have not provided a pantry cabinet at all, but on recent projects it is included but only at 18" to save on costs. This is an issue for unit designs and trying to minimize sq ft for cost. At the very least, this should be waived on 1 BR units and the size should not be mandated.
12. This may be semantics, but in lieu of stating Type A units across the document it might help with clarity to state ADA units. Type A could just be a naming convention that could be misunderstood.
13. Under III.O.1. common area HVAC must be 15 SEER where we typically use 14. Under III.O.2. units HVAC must be 15 SEER where we typically use 14. On both of these items we would suggest 14 SEER.
14. Under III.O.6. & 9 is a big one as they denote the use of duct board is prohibited. We use this for all of our plenums, and the alternative is sheet metal duct which is close to \$1000.unit premium.
15. Under III.O.12. they are requiring transfer grilles at closets, storage rooms, and laundry rooms. This is typical for larger roofs for airflow and return air, but not for smaller areas such as these with the exception of the laundry rooms as this may be a code requirement.
16. Under III.O.14 all bath fans are required to be 70 CFM. We typically provide 50 CFM. If they are too loud some tenants won't use them. I would prefer a constantly running 30 CFM fan that kicks up to 70 when the switch is on.
17. Under III.P.5. water lines are not allowed in unconditioned spaces, but this happens at open breezeway conditions of walk-up product types, and all unconditioned corridor buildings. It would be better to denote freeze protection is required on lines in unconditioned spaces. This happens all the time in open breezeway BLDGs and I do not see how it can be avoided.
18. Under III.Q.10. requires each unit to have an entry door light. For unconditioned hallways, this makes for odd lighting when these lights are also used for exterior lighting to light an area (and can be switched on and off). Could create dark spots on property and inconsistent lighting.

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