

March 28, 2008

Alex Demestihias
3605 Sandy Plains road
Suite 240-436
Marietta, Georgia 30066

Dear Alex:

We are pleased to present to you this package of the Gamma Tau Chapter House of the Phi Gamma Delta (Fiji) Fraternity located at the Georgia Institute of Technology.

Fiji has a long and strong history at Georgia Tech and in order for the Chapter to continue to provide and promote lifelong friendships and set the stage for continued leadership, responsibility and scholarship development there has to be a physical structure that represents those values to the fraternity and the campus.

This is the first step in evaluating and selecting a course of action, which will protect the physical assets of the fraternity and respond to the current lifestyle of college fraternity members.

This booklet contains information on the existing conditions assessment, systems review and documentation of the existing building in CAD. We have also included our conclusions for what we have seen at the building. We look forward to continuing to work with you on the development of this project.

Please call if there are any questions regarding the attached information.

Best Regards,

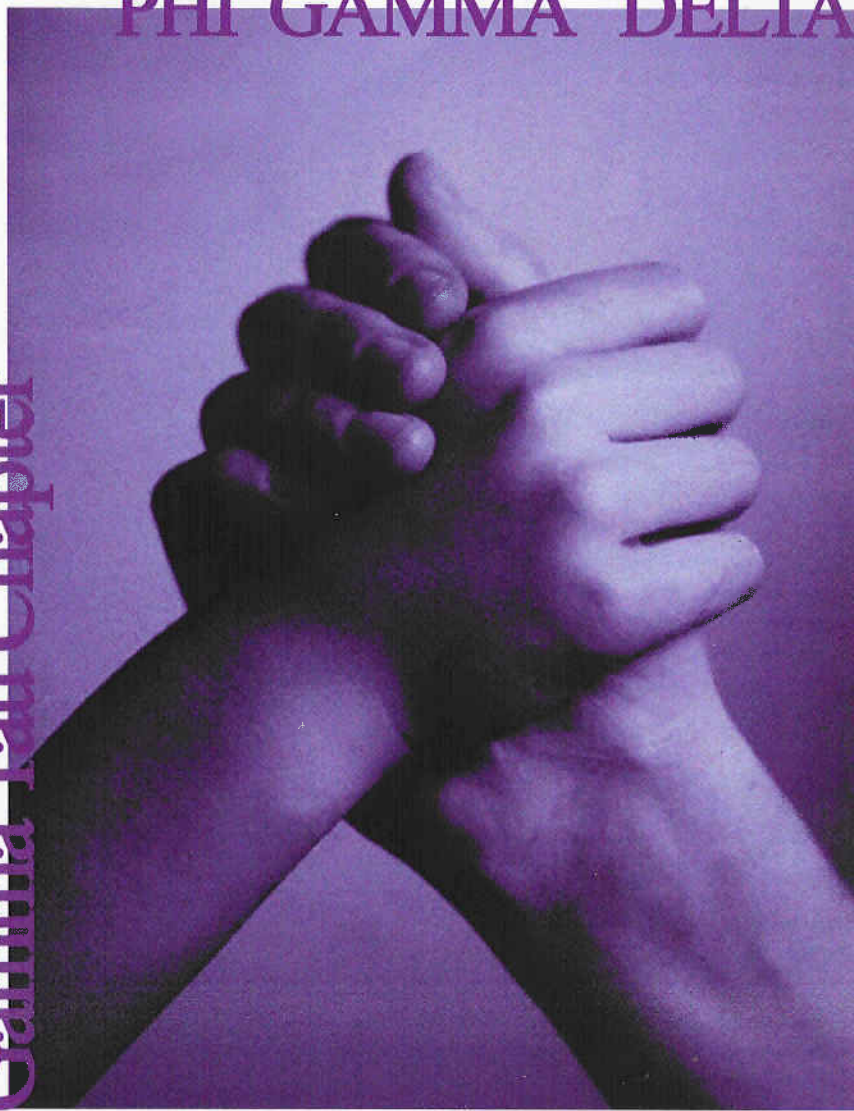


Janice Wittschiebe, AIA, NCIDQ, LEED
Principal



PHI GAMMA DELTA

Gamma Tau Chapter



Assessment Report

RICHARD
WITTSCHIEBE
HAND 

BUILDING ASSESSMENT – Executive Summary

Architectural: The existing, original two-story Gamma Tau Chapter building of approximately 7,335 gsf appears to be of solid construction, in fair condition and has stood the test of time. It is showing more signs of wear and age on the interior of the building than the exterior.

The two story building addition of 4,605 gsf to the west side of the house has not fared quite as well on the interior and the exterior. The brick and block appear in good condition, but the other materials such as exterior doors and the exterior finish system are showing more age.

The total gross building area is 11,940 sf and houses 41 residents. The building does not meet current life safety and building codes. The site is not accessible and there is no accessible entrance to the building nor accessible parking. Areas of the interior of the building are not accessible.

All areas of the interior of the house are in fair to poor shape due to wear and age. The interior areas have been and will continue to be compromised as the chapter grows. Some spaces in the building do not seem appropriate to their current use. For example, the library /conference room on the north side of the original building is now used as a computer /study room and is crowded and uncomfortable. The dining room space feels too small for the number and size of tables and doubles as a study area. The large living room space is probably underused, more difficult to use for study, yet represents a large portion of the downstairs living area. The kitchen sits in the middle, separating the new addition from the existing building, blocking the opportunity of shared spaces or creating real, useable study areas away from the noise of TV and community.

The resident rooms, though very inventive and original, are a serious fire and life safety hazard. This inventiveness has spilled over into the attic and other areas of the building where all manner of system compromise exists. These are very important issues, which need immediate attention.

Mechanical, Plumbing, Electrical: From a mechanical, electrical, plumbing systems standpoint, all of the building systems are either out of date, out of code or severely compromised by student construction. Most likely any renovation would require the replacement of these systems to meet life safety, building construction code and current use standards.

Structural: From a structural point of view the existing building appears solid except for the attic where the roof trusses have been compromised. There is a crack in the south wall of the addition and settlement at the northeast corner of the new addition due to drainage issues.

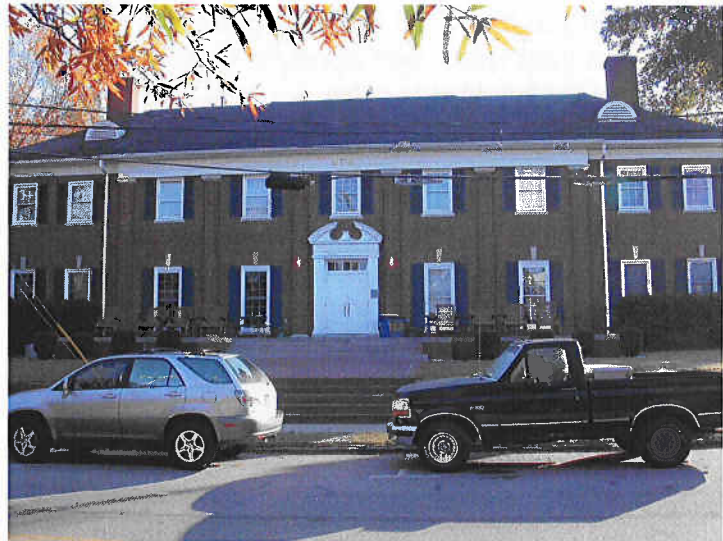
The following report will elaborate on the above noted issues.

End of Section

BUILDING ASSESSMENT REPORT – ARCHITECTURAL

Site

Front Yard: The exterior of the building is comprised of primarily flat lawn area in the front, or west side, supported by a short, brick retaining wall which runs north and south along the pedestrian sidewalk next to Fowler Street. Wide brick stairs and a brick walkway, extend to the brick porch at the entrance to the building. The uncovered front porch is approximately 15' deep and 60' wide, centered on the front building facade. The front retaining wall, which is at the location of the Fowler Street property line, is approximately 40' from the front edge of the building, which lines up with the Sigma Phi Epsilon Fraternity to the north and the Zeta House to the south. The retaining wall turns back at the south end of the property, becoming the north face of the parking and building service area. A wooden fence has been erected from the retaining wall to the south side of the building to hide the south side service area. This parking area for approximately nine cars is accessed by an east-west alley, which connects Fowler to Techwood Drive to the east



Side Yards: The side yard on the north side of the house is approximately 5' from the property line and protected by a wooden fence that continues around the back of the property. The side yard to the north is used to store materials. A small wooden storage shed has been attached to the north side of the building. The side yard to the south at the parking area is approximately half asphalt for parking and half access and service to the building.

Rear Yard: The rear or east yard, which is used as a gathering and party space is at approximately the same elevation as the interior of the house as indicated by the civil drawing that was produced when the addition was added in 1994/95. Over time, use of the back yard area for Island Party has filled the back yard with sand, without removal after the party. This has resulted in an elevated back yard to the current level, burying the concrete steps from the uncovered concrete and brick back porch. This appears to have caused some drainage issues during heavy rains.



