DOWNTOWN TRANSIT CENTER
615 WATER STREET
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

OCTOBER 26, 2021

October 26, 2021

Mr. Josh Bontrager
City of Charlottesville - Facilities Development
305 4th Street NW
Charlottesville, Virginia, 22903

ECS Project No. 46:6713

Reference: Facility Condition Assessment Report for Downtown Transit Center, 615 Water Street, Charlottesville, Virginia

Dear Mr. Bontrager:

ECS Mid-Atlantic, LLC is pleased to provide the results of our Facility Condition Assessment (FCA) for the referenced property. The scope of the FCA was performed in general accordance with ASTM and industry guidelines and items contained within the ECS Proposal No. 46:7239-FP, dated June 12, 2020. We understand that our work is being performed under the City of Charlottesville Purchase Order Number 4500313133.

It has been our pleasure to be of service to you on this project. Should you have any questions or comments with regard to the findings and recommendations, please feel free to contact us at your convenience.

Respectfully,

ECS Mid-Atlantic, LLC

Donald M. Goglio
Project Manager
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703-471-8400

Michael G. Doyle, AIA
Principal Architect
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703-471-8400

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
3.2.5 Flatwork	X	X		Replace		$10,000
3.2.6 Landscaping and Appurtenances		NA		None		
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors		X		Repair		$245,000
3.3.4 Exterior Doors	X	X		Repair		$1,000
3.3.5 Exterior Windows	X	X		Replace		$10,000
3.3.6 Roofing Systems	X	X		Replace		$105,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production		X		Replace		$2,000
3.4.2.1 Equipment		X		Replace		$67,500
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS	X			None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X	X		None		
3.7.1 Tenant Spaces	X	X		Refurbish		$100,000
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD		NA		None		
Totals					$0	$540,500

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$0	$0.00

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$540,500.00	$56.30	$2.82
Replacement Reserves, w/20, 2.5% escalation	$603,951.81	$62.91	$3.15

TABLE OF CONTENTS

PAGE

TABLE OF APPENDICES

1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

ECS Mid-Atlantic, LLC (ECS) performed a Facility Condition Assessment (FCA) in general conformance with ASTM guidelines and general scope items contained within the ECS Proposal 46:7239-FP dated June 12, 2020 for the Downtown Transit Center property in Charlottesville, Virginia - hereinafter known as the Property.

The FCA was conducted by ECS in response to the authorization of our Proposal by Ms. Susan Dyer on November 23, 2020. The report was completed and reviewed by the following team members:

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Michael G. Doyle, AIA	Principal Architect
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Reliance

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1.2 METHODOLOGY

ECS observations and historical property data provided by the owner were utilized to determine the effective age of the property components. Various factors including exposure to weather elements, system manufacturer quality, level of maintenance, and usage determine the effective age of property components. Depending on the impact of these various factors, the effective age of property components can reduce the Remaining Useful Life (RUL) of a property component. The general requirements of the owner to address facility needs were requested to be prioritized based on the RUL and type of property component. The following Priorities were established by the Owner as follows:

Priority 1: Immediately Critical Items (Year 0)

Items in this Priority category include physical deficiencies that require immediate action as a result of (i) existing or potentially unsafe conditions, (ii) significant negative conditions impacting tenancy, (iii) material building code violations or Title II American with Disabilities Act (ADA) items.

Priority 2: Critical Items (Year 0-1)

Items in this Priority category include physical deficiencies that require immediate action as a result of (i) poor or deteriorated condition of critical element or system, or (ii) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year.

Priority 3: Near Term Items (Years 2-5)

Items in this category include physical deficiencies that require near term action as a result of (i) poor or deteriorated condition of critical element or system, or (ii) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within two to five years.

Priority 4: Reserve Items (Years 5-20)

Items in this Priority category include Capital Reserves for recurring probable expenditures, which are not classified as operational or maintenance expenses, which should be annually budgeted for in advance. Capital reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. A component method has also been included within this report as well.

Reserve items excludes systems or components that are estimated to expire after the reserve term and that are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that were not deemed to have a material affect on the use were also excluded. Costs that are caused by acts of God, accidents or other occurrences that are typically covered by insurance, rather than reserved funds, are also excluded.

Replacement costs were solicited from ownership/property management, ECS' discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by ownership's or property management's maintenance staff were also considered.

ECS's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period. Additional information concerning systems or components respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Needs Cost Estimates.

1.3 PROPERTY DESCRIPTION

The Downtown Transit Center property, located at 615 Water Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 9,600 square feet. Parking is provided with Street parking. The Government Building building was reportedly constructed in 2007.

SURVEY INFORMATION	
Date of Assessment	June 8, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 88
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	1.21 acres
Major Cross Streets	5th Street SE
Pavement - Parking	Street parking
Number of Parking Spaces	Street parking
Number of Accessible Spaces	Street parking
Number of Van Accessible Spaces	Street parking
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Government Building
Number of Buildings	One
Building Height	Two-story
Square Footage	9,600
Year Constructed	2007
Year Remodeled	N/A

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Structural steel with concrete elevated slabs
Roof	Single-ply sheet membrane
Exterior Finishes	Brick and stone
Windows	Storefront windows - double pane
Entrance	Storefront entrance

BUILDING SYSTEMS	
HVAC System	Central plant HVAC system
Domestic Hot Water	Hybrid gas domestic water heater
Water Distribution	Copper
Sanitary Waste Line	PVC
Electrical Service	3-phase, 4-wire, 800 amps
Branch Wiring	Copper
Elevators	One passenger elevator - Dover Hydraulic
Fire Suppression System	Wet sprinkler system and fire extinguishers with automated fire alarm system with alarm bell, strobe, and pull down stations

UTILITY SERVICE PROVIDERS	
Water	Charlottesville Water
Sewer	Charlottesville Public Utilities - Wastewater
Electric	Dominion Virginia Power
Natural Gas	City of Charlottesville

1.4 OPINIONS OF COST

The opinions of cost are provided in the attached reserve replacement table and a summary of immediate repairs included in this report. The reserve replacement table covers capital expenditure items only. Items less than $1,000 in cost have been excluded, except for immediate repairs, ADA or safety issues. Please refer to section 6.0 of this report for a detailed explanation on how these costs are derived.

1.5 COST TABLES

Immediate Repair Cost

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total
Total Repair Cost					$0.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.5 Flatwork																												
REPLACE CONCRETE SIDEWALK AND REPAIR CONCRETE STEPS AS NEEDED	25	24	1	1	LS	$10,000.00	$10,000	100%	$2,500									$2,500					$2,500					$2,500	$10,000
3.3.3 Building Exteriors																												
REPOINT BRICKWORK	20	14	6	1	LS	$30,000.00	$30,000	100%						$30,000														$30,000
REPLACE SEALANTS	12	11	1	12	EA	$15,000.00	$180,000	100%	$90,000												$90,000							$180,000
TREAT WOOD ACCENT MATERIALS	5	4	1	1	LS	$30,000.00	$30,000	100%	$10,000				$5,000					$5,000					$5,000					$5,000	$30,000
CLEAN THE BRICKWORK	20	19	1	1	LS	$5,000.00	$5,000	100%	$5,000																				$5,000
3.3.4 Exterior Doors																												
REPAIR ENTRANCE DOOR				1	EA	$1,000.00	$1,000	100%	$1,000																				$1,000
3.3.5 Exterior Windows																												
REPLACE WINDOW GASKETS	25	14	11	1	LS	$10,000.00	$10,000	100%											$10,000										$10,000
3.3.6 Roofing Systems																												
REPLACE SINGLE-PLY ROOFING SYSTEM	20	14	6	7,500	SF	$14.00	$105,000	100%						$105,000															$105,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	2	10	1	EA	$2,000.00	$2,000	100%										$2,000											$2,000
3.4.2.1 Equipment																												

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
October 26, 2021

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
REPLACE BOILER	15	14	1	1	LS	$25,000.00	$25,000	100%	$25,000																			$25,000
REPLACE PACKAGED AIR CONDITIONER UNIT	15	14	1	1	EA	$25,000.00	$25,000	100%	$25,000																			$25,000
REPLACE WATER SOURCE HEAT PUMPS	15	14	1	5	EA	$2,500.00	$12,500	100%	$12,500																			$12,500
REPLACE FAN COIL UNITS	25	14	11	2	EA	$2,500.00	$5,000	100%											$5,000									$5,000
3.7.1 Tenant Spaces																												
RENOVATE INTERIOR SPACES AS NEEDED	15	14	1	1	LS	$100,000.00	$100,000	100%	$100,000																			$100,000
Total (Uninflated)									$271,000.00	$0.00	$0.00	$0.00	$5,000.00	$135,000.00	$0.00	$0.00	$0.00	$9,500.00	$15,000.00	$0.00	$90,000.00	$0.00	$7,500.00	$0.00	$0.00	$0.00	$0.00	$7,500.00	$540,500.00
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	1.28	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.56	1.599	
Total (inflated)									$271,000.00	$0.00	$0.00	$0.00	$5,519.06	$152,740.11	$0.00	$0.00	$0.00	$11,864.20	$19,201.27	$0.00	$121,039.99	$0.00	$10,597.30	$0.00	$0.00	$0.00	$0.00	$11,989.88	$603,951.81

Evaluation Period:	20
# of Square Feet:	9,600
Reserve per Square Feet per year (Uninflated)	$2.82
Reserve per Square Feet per year (Inflated)	$3.15

2.0 PURPOSE AND SCOPE

2.1 SCOPE OF SERVICES

This Facility Condition Assessment (FCA) was conducted in general accordance with items and terminology requested by the Owner herein and ASTM E 2018-15, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

The primary purpose of a FCA is to note construction deficiencies and to identify components which appear to exhibit less than expected service life or which have been poorly maintained. The assessment is not intended to develop detailed remedial plans for identified problems. The services are qualitative in nature and do not include engineering calculations or design. Photographic documentation of our observations is attached.

The following building systems were observed in accordance with ASTM E 2018-15:

- Site Conditions
- Structural Frame and Building Envelope
- Plumbing, Mechanical and Electrical Systems
- Vertical Transportation Systems
- Life Safety and Fire Protection
- Interior Elements
- ADA Considerations
- Building Code Violations

Out of Scope Items

Environmental issues and concerns are considered to be outside of the ASTM scope of services for a Facility Condition Assessment. Although properties may have possible environmental contamination, including, but not limited to radon, mold, lead based paint, asbestos, lead piping, PCB's or volatile chemicals, these issues and concerns should be addressed by an Environmental Assessment, as defined by ASTM Guidelines. ECS recommends that properties be studied by a qualified environmental assessor who can appropriately access, identify, and quantify issues related to environmental safety concerns.

ECS is providing a Facility Condition Assessment consistent with commercial and customary practices and the ASTM E-2018, current at the time the services are provided. The parties expressly acknowledge and agree that ECS is not providing a Reserve Study, which is subject to the National Reserve Study Standards and requires much more detail than a typical Facility Condition Assessment.

2.2 Deviations from Guide (ASTM E2018-15)

ASTM E2018-15 requires that any deviations from the Guide be noted within the report. ECS reduced the cost threshold from $3,000 to $1,000 to allow for smaller items needing repair, replacement or refurbishment. Therefore items with costs less than $1,000 are typically not included in this report unless related to life, safety or accessibility items.

ECS interviewed personnel associated with the Downtown Transit Center facility and other government agencies based upon availability. These individuals are identified in Section 4.2. Information obtained from the interviews are included in the applicable sections of this report.

2.3 ASSESSMENT PROCEDURES

The FCA included site reconnaissance, limited interviews with property management, and inquiries or attempted inquiries with the local building and fire departments. Operational testing of building systems or components was not conducted. During the FCA, ECS conducted observations of the following facility features: site development systems; building structure systems; building exterior systems; building interior systems; roof systems; mechanical systems; electrical systems; plumbing systems; and life and fire safety systems.

This report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the User.

2.4 DEFINITIONS

Fair, adj - the property or component is functional but will likely require immediate maintenance or repairs during the duration of the term.

Good, adj - the property or component is functional and should continue to provide its intended service with continued routine maintenance through the duration of the term.

Poor, adj - the property or component is not functional. Immediate or near term repairs are required to bring the component back into service or replacement is expected during the duration of the term.

2.4.1 Partial List of ASTM Definitions

de minimis condition - a physical deficiency that is not material to the conclusions of the report.

deferred maintenance, n - physical deficiencies that could have been remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

easily visible, adj - describes items, components, and systems that are conspicuous, patent, and which may be observed visually during the walk-though survey without: intrusion, relocation or removal of materials, exploratory probing, use of special protective clothing, or use of any equipment (hand tools, meters of any kind, telescope instruments, stools, ladders, lighting devices, etc.).

effective age, n - the estimated age of a building component that considers actual age as affected by maintenance history, location, weather conditions, and other factors. Effective age may be more or less than actual age.

expected useful life (EUL), n - the average amount of time in years that an item, component or system is estimated to function without material repair when installed new and assuming routine maintenance is practiced.

immediate cost, n - opinions of costs that require immediate action as a result of any of the following: (1) material existing or potentially unsafe conditions, (2) material building or fire code violations, (3) physical deficiencies that if left uncorrected would be expected to result in or contribute to critical element or system failure within on year or will result most probably in significant escalation of its remedial cost.

observation, n - the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

observe, v - to conduct an observation pursuant to this guide within the context of easily visible and readily accessible.

obvious, adj - plain, evident, and readily accessible; a condition easily visible or fact not likely to be ignored or overlooked by a field observer when conducting a walk-through survey or that which is practically reviewable and would be understood easily by a person conducting the FCA.

opinions of costs, n - opinion of costs that may be encountered in correction of physical deficiencies.

physical deficiency, n - a conspicuous defect or deferred maintenance of a subject property's material systems, components, or equipment as observed during the completion of the FCA. - This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

Point of Contact (POC), n - owner, owner's agent, or user-identified person or persons knowledgeable about the physical characteristics, maintenance, and repair of the subject property.

practically reviewable, adj - describes information that is provided by the source in a manner and form that, upon review, yields information relevant to the subject property without the need for significant analysis, measurements, or calculations. Records or information that feasibly cannot be retrieved by reference to the location of the subject property are not generally considered practically reviewable.

primary commercial real estate improvements, n - the site and building improvements that are of fundamental importance with respect to the commercial real estate. This definition specifically excludes ancillary structures, that may have been constructed to provide support uses such as maintenance sheds, security booths, utility garages, pool filter and equipment buildings, etc.

property, n - the site improvements, which are inclusive of both site work and buildings.

readily accessible, adj - describes areas of the subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal or relocation of materials or personal property, such as furniture, floor, wall, or ceiling coverings; and that are safely accessible in the opinion of the field observer.

readily available, adj - describes information or records that are easily and promptly provided to the consultant upon making a request in compliance with an appropriate inquiry and without the need for the consultant to research archive files.

reasonably ascertainable, adj - describes information that is publicly available, as well as readily available, provided to the consultant's offices from either its source or an information research/ retrieval service within reasonable time, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.

remaining useful life (RUL), n - a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventive maintenance exercised, climatic conditions, extent of use, etc.

representative observations, n - observations of a reasonable number of samples of repetitive systems, components, areas, etc., which are conducted by the field observer during the walk-through survey. The concept of representative observations extends to all conditions, areas, equipment, components, systems, buildings, etc., to the extent that they are similar and representative of one another.

routine maintenance, n - a repair that does not require specialized equipment, profession services, or contractors, but rather can be corrected within budget and skill set of typical property maintenance staff.

short term cost, n - opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance.

technically exhaustive, adj - describes the use of measurements, instruments, testing, calculations, exploratory probing or discovery, or other means to discover, or a combination thereof, or troubleshoot physical deficiencies or develop architectural or engineering findings, conclusions, and recommendations, or combination thereof.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a Two-story Government Building.

3.1.1 Property Location

The Property is located at 615 Water Street in Charlottesville, Virginia.

Surrounding Properties	
North	East Main Street
East	Ting Pavilion
South	Commercial properties
West	6th Street NE

A Site Location Map and Aerial View are included in Appendix I.

3.1.2 Construction History

We understand that the building was constructed approximately 14 years ago in 2007.

3.1.3 Current Property Improvements

The Government Building building, located at 615 Water Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 9,600 square feet. Parking is provided with Street parking.

3.2 SITE CONDITIONS

3.2.1 Topography

TOPOGRAPHY		
Item	**Description**	**Condition**
Slope of the property	The property generally slopes to the south	Good
Adjoining Properties	Generally down slope	Good

Comments

The property is generally level and slopes to the south. The adjoining properties are located down gradient from the property.

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal	Good

Comments

The storm water collection system includes a municipal system.

Photographs

Typical stormwater drainage

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Fire Truck Access	North and south side of the building	Good
Easements		N/A

Comments

Vehicular access to the site is located on the south side of the building. Fire truck access is available on the north and south sides of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Quantity of Parking Spaces	Street parking	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	Street parking	Good
Drainage	Curb inlets	Good

Comments

The parking is provided by street parking.

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks and brick pavers	Good/Fair
Steps	Concrete steps on the west side of the building	Good/Fair

Comments

There are Concrete sidewalks of undetermined thickness provided on the south and west sides of the building. Regularly spaced control joints were observed. The concrete sidewalks were generally in good to fair condition with replacement of sections observed. The walking surface on the north side of the building is brick pavers. There are concrete steps on the west side of the building. The expected useful life of concrete sidewalks and steps is 25 years. We recommend an allowance for future replacement as needed.

Photographs

Concrete sidewalk at the south side of the building

Concrete steps at the west side of the building

Concrete steps at the west side of the building - note sealant deterioration

Concrete steps at the west side of the building - note sealant deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK AND REPAIR CONCRETE STEPS AS NEEDED	25	24	1	1 10 15 20	$2,500 $2,500 $2,500 $2,500
Total					$10,000

3.2.6 Landscaping and Appurtenances

Comments

The Property does not contain landscaping features.

3.2.7 Recreational Facilities

Comments

The Property does not contain recreational facilities.

3.2.8 Special Utility Systems

Item	Description	Condition
Water Well		N/A
Lift Station		N/A
Septic Field		N/A
Solar Power		N/A
Wind Power		N/A

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

FOUNDATION		
Item	**Description**	**Condition**
Load Bearing Support	Assumed shallow spread footings	Good
Basement	Partial basement at north side of the building	Good
Crawl Space		N/A

Comments

The foundation of the building includes Assumed shallow spread footings. Large cracks were not observed in the exterior walls. The foundation system appeared to provide adequate structural support to the building. The foundation was generally in good condition.

3.3.2 Building Frame

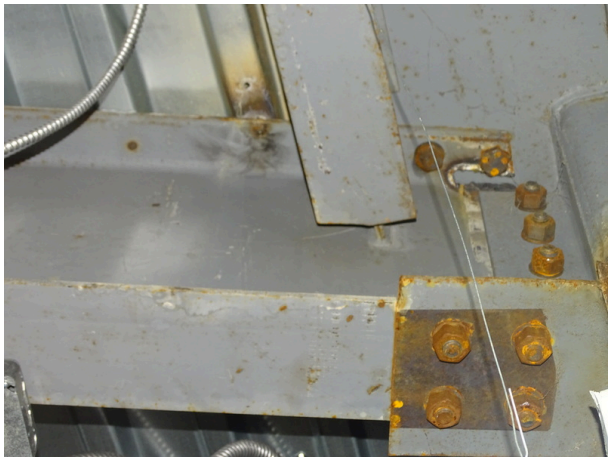
BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Concrete slab on grade and elevated deck	Good
Roof Framing	Concrete deck	Good
Columns	Structural steel and heavy timber	Good
Load Bearing Walls	Concrete masonry unit	Good

Comments

The structure of the building consists of heavy timber, structural steel, and concrete masonry unit walls. There are concrete slab on grade lower level floor concrete decks for upper floor levels. The structural frame of the building was generally in good condition.

Photographs

Structural framing



Structural framing

Structural framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry - Brick	Deterioration observed	Fair
Glass Curtain Wall		Fair
Metal	Panels	Good
Sealants	Various	Fair

Comments

The primary exterior of the building consists of Brick, glass curtain wall, and metal. The building exteriors were generally in fair condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints and efflorescence on the brickwork was observed. We recommend re-pointing of the deteriorated mortar joints. The metal siding at the mall entrance was deteriorated where it meets the brick paving and should be repaired along with the entrance door repair listed in Section 3.3.4.

Exterior sealants are located around the window and door frames, horizontal joints, and vertical joints in the Brick. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in fair condition. The sealants were observed to be deteriorated. We recommend that the exterior sealants be replaced.

There is wood pergola on the east and south sides of the building. There is a wood shade screen located on the upper elevations of the west side of the building. The wood accent materials were weathered and cracking was observed. The wood accent was in fair condition. We recommend an allowance to treat the wood accent materials.

Photographs

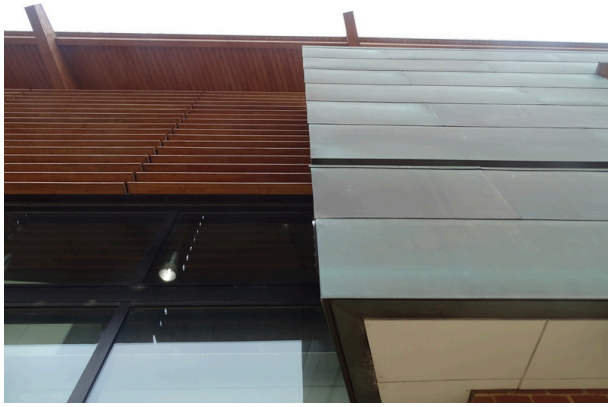
Building exterior east side of the building

Wood accent on the east side of the building - note cracking

Wood accent on the east side of the building - note cracking

Wood accent on the east side of the building - note cracking

Wood shade screen on west side of the building - note deterioration



Building exterior southwest side of the building

Exterior wall - note sealant deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	14	6	6	$30,000
REPLACE SEALANTS	12	11	1	1 13	$90,000 $90,000
TREAT WOOD ACCENT MATERIALS	5	4	1	1 5 10 15 20	$10,000 $5,000 $5,000 $5,000 $5,000
CLEAN THE BRICKWORK	20	19	1	1	$5,000
Total					$245,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Storefront entrances on four sides of the building	Fair
Door Hardware	Various	Good
Personnel Door	Located on south side of the building	Good

DOORS		
Item	**Description**	**Condition**
Overhead Door		N/A

Comments

The main entrances on the four sides of the building are Storefront entrances. The main entrance doors were generally in fair condition with deterioration at the bottom metal panel and scraping from usage on the north door. We recommend repairing the main entrance doors.

There is a personnel door on the south side of the building. The personnel door was generally in good condition.

Photographs

Main entrance doors north entrance

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR ENTRANCE DOOR	-	-	-	1	$1,000
Total					$1,000

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Good
Glass Pane	Double-pane	Good
Operation		N/A
Exterior Header	Varies with condition	Good
Exterior Sill	Varies with condition	Good
Gaskets	Reportedly original construction	Fair

Comments

The window system for the building primarily consists of Storefront windows - double pane window units. The expected useful life of window units is typically 30 years. The windows were generally in good condition.

The window gaskets were generally in fair condition based on their age. The typical useful life of window gaskets is 20 years. We recommend replacing the window gaskets during the report period.

Photographs

Typical exterior window

Typical exterior window - note gasket deterioration

Typical exterior window - note gasket deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOW GASKETS	25	14	11	11	$10,000
Total					$10,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Patching observed	Fair
Parapet Walls	Brick	Fair
Cap Flashing/Coping	Metal coping	Fair

ROOFING		
Item	**Description**	**Condition**
Insulation	Rigid	Fair
Substrate/Deck	Concrete	Fair
Slope/Pitch	Ponding observed	Fair
Drainage	Internal drains and gutters with downspouts	Fair
Plumbing Vents	Clamped flashing	Fair
Exhaust Vents	Counter flashed	Fair
Expansion Joints		N/A
Roof Age	Reportedly original roofing system	Fair
Past Repairs	Patching noted	Fair

Comments

The roofing system consists of a single-ply membrane roofing system over the building. The roofing system was reportedly original construction. Patching of the roofing system was observed along with areas of ponding. The roofing systems were generally in fair condition. Based on the age of the roofing system, reported leakage, and ponding observed, we recommend replacement of the roofing system in earlier part of the report period.

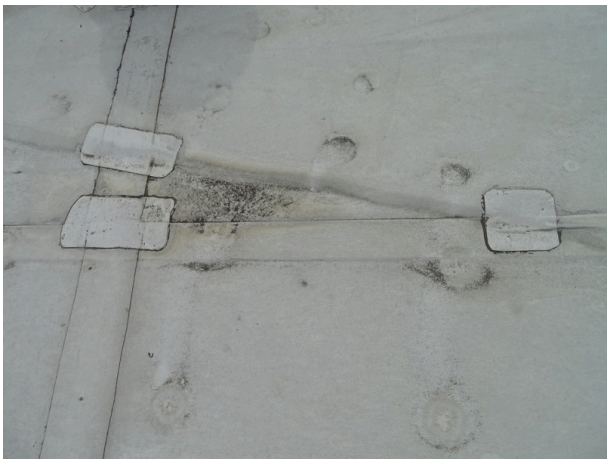
Drainage for the roofing system is provided by internal drains and gutters. The drainage was observed to be in generally good to fair condition with areas of previous ponding observed. The parapet walls consisted of single-ply membrane with brick and were capped with metal coping. The parapet walls were observed to be in generally fair condition. We recommend the parapet wall flashing and capping be replaced with the above noted roofing replacement.

Roofing penetrations included plumbing vents, equipment curbs, and exhaust vents throughout the roofing system.

Photographs

Single-ply membrane roofing system looking north

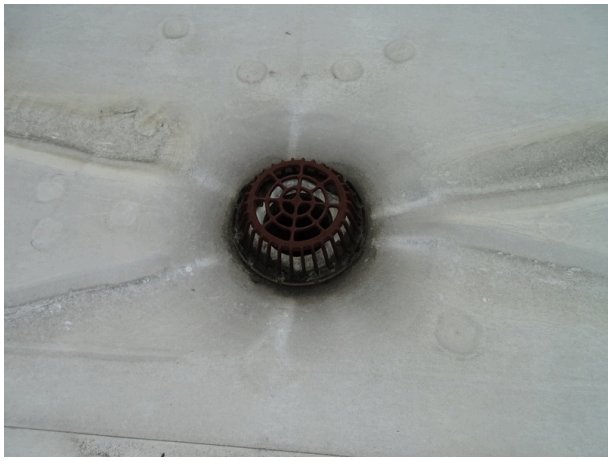
Single-ply membrane roofing system looking south



Single-ply membrane roofing system - note patching

Area of reported leakage of roofing system

Parapet wall



Typical internal drain

Typical plumbing penetration

Typical exhaust fan

Single-ply membrane roofing system

Typical gutter

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM	20	14	6	6	$105,000
Total					$105,000

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	Copper	Good
Pipe Insulation	Fiberglass	Good
Water Shut-offs	Ball valves	Good
Water Flow and Pressure		Good

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	PVC	Good

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Vertical Vent Stacks	PVC	Good
Clean-outs	PVC	Good

Comments

Water Lines
The main water supply lines inside the building are Copper. The expected useful life of Copper piping is approximately 40 years. The water supply pipes were generally in good condition.

Waste Lines
The waste lines in the building are PVC. The expected useful life of PVC waste line is approximately 50 years. The waste lines were generally in good condition.

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Hybrid gas domestic water heater	Fair
Water Storage	In heater	Fair

Comments

Domestic hot water to the building is provided by Hybrid gas domestic water heater located in the main utility room. The Hybrid gas domestic water heater was reportedly recently replaced. The expected useful life of an Hybrid gas domestic water heater is approximately 12 to 15 years. We recommend the Hybrid gas domestic water heater be replaced during the report period.

Photographs

Gas domestic water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	2	10	10	$2,000
Total					$2,000

3.4.2 HVAC Systems

There is a Central plant HVAC system located throughout the Downtown Transit Center building. The below table describes the existing equipment type, location, and general condition within the the building. The equipment includes a boiler, package air conditioner, water source heat pumps (WSHP), radiant floor heating system within the building slabs, and associated pumps.

3.4.2.1 Equipment

EQUIPMENT LIST		
Item	**Description**	**Condition**
Boiler	Located in main utility room	Fair
Packaged Air Conditioner Unit	Located in main utility room	Fair
Central Plant Pumps	Located in main utility room	Fair

EQUIPMENT LIST		
Item	**Description**	**Condition**
Water Source Heat Pump Units	Located throughout the building	Fair
Fan Coil Units	Located in restrooms	Fair
Radiant Heating System	Equipment and pumps located in main utility room	Fair
Exhaust Fans	Located throughout the building	Fair

Comments

There is a Central plant HVAC system located throughout the Downtown Transit Center building. The below descriptions of the existing equipment include type of equipment, location, and general condition, expected useful life, and recommendations for replacement.

Boiler

There is one boiler located in the main utility room. The boiler was manufactured by Fulton in 2007. The expected useful life of a boiler is 15 years with proper maintenance. The boiler was observed to be in generally fair condition. We recommend that the boiler be replaced during the term.

Packaged Air Conditioner Unit

A packaged air conditioner unit is located in the main utility room. The packaged air conditioner unit was manufactured by Trane in 2007. The expected useful life of a packaged air conditioner unit is 15 years with proper maintenance. The packaged air conditioner unit was observed to be in generally fair condition. We recommend that the packaged air conditioner unit be replaced during the term.

Pumps

The pumps serving the mechanical equipment were manufactured by Emerson in 2007. The expected useful life of a pump is 20 years with proper maintenance. The pumps were generally in fair condition. We recommend that the pumps be replaced during the term along with the major equipment components

Water Source Heat Pumps (WSHP)

There are five Water Source Heat Pumps located throughout the building. The Water Source Heat Pumps were manufactured by Trane in 2007. The expected useful life of Water Source Heat Pumps is 15 years with proper maintenance. The Water Source Heat Pumps were generally in fair condition. We recommend that the Water Source Heat Pumps be replaced during the term.

Fan Coil Units

There are two Fan Coil Units located in the restrooms. The Fan Coil Units were manufactured by Trane in 2007. The expected useful life of Fan Coil Units is 25 years with proper maintenance. The Fan Coil Units were generally in fair condition. We recommend that the Fan Coil Units be replaced during the term.

Radiant Heat Pumps

There are three radiant heat pumps serving the radiant floor heating system manufactured by Watts Radiant in 2007. The expected useful life of pumps is 15 years with proper maintenance. The pumps were generally in fair condition. We recommend that the pumps be replaced during the term along with the major equipment components.

Space Heater

There is a space heater located in the main utility room. The space heater was manufactured by Trane in 2007. The space heater was generally in good condition. We recommend replacing the space heater during the report period.

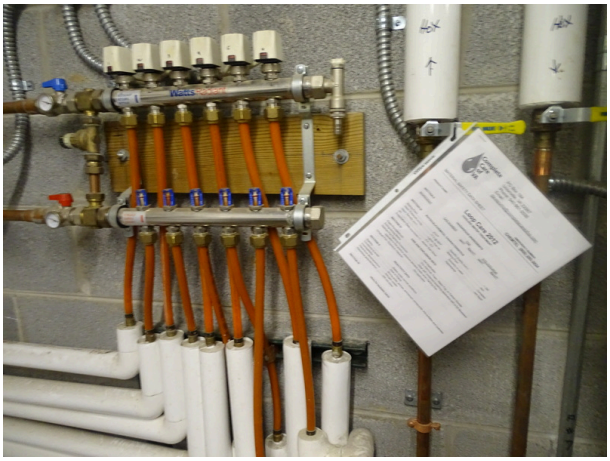
Photographs

Boiler located in main utility room

Package air conditioning equipment located in main utility room

Typical central plant pumps

Radiant floor heating system



Radiant floor heating system pipes

Energy Management System

Typical mechanical duct

Typical thermostat control

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILER	15	14	1	1	$25,000
REPLACE PACKAGED AIR CONDITIONER UNIT	15	14	1	1	$25,000
REPLACE WATER SOURCE HEAT PUMPS	15	14	1	1	$12,500
REPLACE FAN COIL UNITS	25	14	11	11	$5,000
Total					$67,500

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Ducts	Insulated	Good
Return Air	Insulated	Good
Radiant Heat Piping	Located under slab areas	Good

Comments

The distribution system includes ducted supply and a plenum return and the piping for central system and radiant floor heating. The ductwork and piping was observed to be in generally good condition.

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Digital	Good

Comments

The thermostats are digital. The thermostats were generally in good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	Basement of the building	Good
Master (House) Meter		Good

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical entrance is located at the south side of the building and provides 800 amp, 3-phase, 4-wire service. The switchgear was manufactured by Square D. The expected useful life of switchgear is 50 years with proper maintenance.

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Square D	Good
Branch Wiring	Copper	Good
GFCI Devices		Good

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the building. The circuit breaker panels were generally in good condition.

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	One passenger elevator	Good
Capacity	2,500 pounds	Good
Manufacturer and Type	Dover Hydraulic	Good
Maintenance Contractor	Southern Elevator	Good
Date of Last Maintenance Inspection	Not available	Good
Cab Finishes	Stainless	Good
Elevator Certificates	Located at Facilities Maint. Bldg.	Good
Door Sensors	Operable	Good
Speed	150 feet per minute	Good
Floor Leveling	Operable	Good
Control System	Operable	Good
Fire Recall System	Operable	Good
Lighting	Operable	Good
Equipment Room		Good

Comments

A passenger elevator was located at the center portion of the building. The capacity was rated at 2,500 pounds and. Routine maintenance is considered adequate to keep the elevator system in good condition during the projection period of this report.The last annual inspection was perform in August 2016 by E&F Elevator Inspections and Consulting, Inc. and monthly maintenance is provided by Southern Elevator. The inspection reports are included in an appendix of this report.

Photographs

Elevator system

Elevator system

Elevator machine and controls

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)	Automatic	Good
Sprinkler Heads	Various	Good
Date of Last Inspection (sprinkler system)	Not available	Good
Sprinkler Pump		N/A
Sprinkler Pump Controller		N/A
Sprinkler Pipe Material	Black steel, Victalic	Good
Fire Extinguishers	Throughout building	Good
Date of Last Inspection (Fire Extinguishers)	7/09/2021	Good
Fire Standpipes		Good
Fire Department Connections	Located on east side of the building	Good
Fire Hydrants	Street	Good

Comments

The fire suppression system consists of Wet sprinkler system and fire extinguishers. The fire suppression system was observed but not tested. Fire extinguishers were observed throughout the building. The fire extinguishers were observed to have recent inspection tags issued in July 2021). These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

Fire hydrants are located on the adjacent streets. The fire hydrants were observed to be in good condition.

Photographs

Fire sprinkler system

Typical fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Located at main entrance area	Good
Central Fire Alarm Control Panel	Located in utility room	Good
Automatic Notification	Monitored	Good
Bells	Located throughout the building	Good
Strobes	Located throughout the building	Good
Exit Signs	Located throughout the building	Good
Exit Lights	Located throughout the building	Good
Pull Stations	Located throughout the building	Good
Smoke Detectors	Located throughout the building	Good

Comments

The fire alarm system was observed but not tested. A central fire alarm panel is located in the City Hall Building that monitors the three building complex including The Police Building. There are fire alarm pull stations, fire alarm bell and strobes, exit signs, and emergency lighting located throughout the Building. The alarm panel also sounds the alarm and automatically notifies the monitoring service or the fire department in the event of trouble.

Photographs

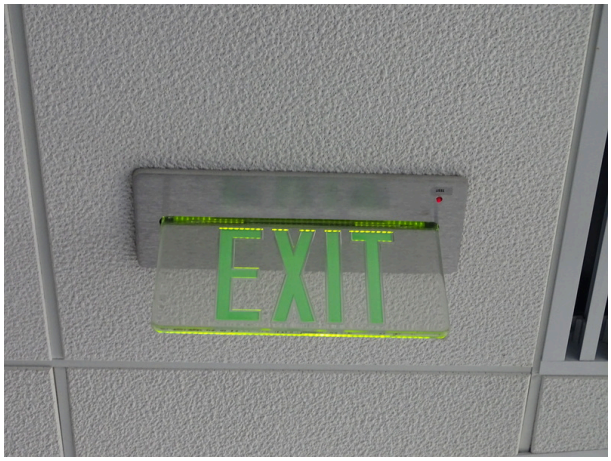
Fire alarm annunciator

Fire Department connections

Typical fire alarm bell and strobe

Typical fire alarm pull station

Typical smoke detector



Typical exit sign

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Located throughout the building	Fair
Alarm System	Monitored	Good
Access Control		Good
Lightning Protection	Located at the south side of the building	Good

Comments

The building is monitored 24-hours a day by a computerized security system with cameras. Security cameras were observed at locations at the building interior and exterior. The security system was generally in good to fair condition.

Photographs

Typical security camera

3.7 INTERIOR BUILDING COMPONENTS

PUBLIC WAITING AREAS		
Item	**Description**	**Condition**
Floor Finishes	Finished concrete	Good
Wall Finishes	Exposed brick	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Incandescent fixtures	Good
Accessories		N/A
Fountains		N/A
Drinking Fountains	High/low	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Ceramic tile and painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, urinals, countertop lavatories	Good
Accessories	Partitions, grab bars, soap dispensers, hand dryers	Good
Ventilation	Exhaust fans	Good

RESTROOMS		
Item	**Description**	**Condition**
Lighting	Incandescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

STAIRS		
Item	**Description**	**Condition**
Location	West side of the building	Good
Enclosure		N/A
Treads	Concrete	Good
Risers	Concrete	Good
Nosing	Concrete	Good
Handrails	Stainless tube	Good
Lighting	Various	Good
Pressurized Stairwells		N/A
Doors		N/A
Door Hardware		N/A

UTILITY ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Unfinshed	Good
Ceiling Finishes	Unfinished	Good
Janitor Sink Area		Good
Lighting	Fluorescent fixtures	Good

TRANSIT OFFICE		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board and exposed brick	Good

TRANSIT OFFICE		
Item	**Description**	**Condition**
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Accessories	Counter	Good
Drinking Fountains		N/A

Comments

The interior common building areas include a public waiting areas, restrooms, stairs, transit office and utility rooms. We understand that the common area interiors were originally constructed in 2007.

The finishes in the public waiting area include finished concrete floors, and exposed brick and painted gypsum board walls and suspended acoustical tile ceilings. The finishes in the lobby were observed to be in generally good condition.

One restroom each for men and women is located on the lower floor. The finishes in the restrooms include ceramic tile floors, ceramic tile and painted gypsum board walls, and painted gypsum board ceilings. The restrooms were observed to be in generally good condition.

The finishes in the Transit office include carpet floors, painted gypsum board and exposed brick walls, and painted gypsum board ceilings. The finishes in the corridors were observed to be in generally good condition.

The finishes in the utility rooms include unfinished floors, and unfinished walls and unfinished ceilings. The finishes in the utility rooms were observed to be in generally good condition.

3.7.1 Tenant Spaces

OFFICE AREA		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good/Fair
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Fair
Lighting	Fluorescent fixtures	Good

MEETING ROOM		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Fair

MEETING ROOM		
Item	**Description**	**Condition**
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Fair
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Fixtures	Toilet, wall hung lavatory	Good
Accessories	Grab bars, mirror, soap and towel dispensers	Good
Ventilation	Exhaust fan	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

Comments

The interior common building areas include a offices, meeting rooms, restrooms, and corridors. We understand that the tenant space interiors were original construction.

The finishes in the office and meeting room areas include carpet floors, painted gypsum board walls, and suspended acoustical tile ceilings. The finishes in the office and meeting room areas were observed to be in generally good to fair condition. There were some rough carpet sections in a couple of the offices that were in fair condition.

One restroom each for men and women is located on tenant space area. The finishes in the restrooms include ceramic tile floors, painted gypsum board walls, and acoustical tile ceilings. The restrooms were observed to be in generally good to fair condition.

The finishes in the corridor area include carpet floors, painted gypsum board walls and suspended acoustical tile ceilings. The finishes in the corridors were observed to be in generally good condition.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
RENOVATE INTERIOR SPACES AS NEEDED	15	14	1	1	$100,000
Total					$100,000

3.8 Accessibility (ADA) Compliance

Comments

Facilities, including site features and buildings, completed and occupied after January 26, 1992 are required to comply fully with the Americans with Disabilities Act (ADA). Facilities constructed after this date must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Existing facilities constructed prior to this date are held to the lesser standard of complying with the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made. Title III, for the purposes of the ECS scope of work is to address public accommodations. ECS will note work that shall remove architectural barriers in existing facilities, including communication barriers, that are structural in nature, where such removal is readily achievable and able to be carried out without much difficulty or expense.

The Downtown Transit Center property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA.

The parking area serving the property is provided by Street parking .

Photographs

Accessible toilet

Accessible drinking fountains

Accessible counter for commercial transactions

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	No	
2.	Have any ADA improvements been made to the property since original construction?	No	none reported
3.	Has building ownership/management reported any ADA complaints or litigation?	No	none reported

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	N/A	Street parking
2.	Does the required number of van-accessible designated spaces appear to be provided?	N/A	
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	N/A	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	N/A	
5.	Does each accessible space have an adjacent access aisle?	N/A	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	N/A	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	N/A	
3.	Do curb cut ramps appear to have the proper slope for all components?	N/A	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	
D.	**Building Entrances**		

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	Yes	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	N/A	
6.	Do ramps on accessible routes appear to have compliant handrails?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
8.	Do public transaction areas have an accessible, lowered counter section?	Yes	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**		
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	Yes	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	Yes	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	Yes	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	Yes	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	Yes	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	Yes	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
8.	Are audible and visual floor position indicators provided in the elevator car?	Yes	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	Yes	
H.	**Toilet Rooms**		
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	Yes	
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	Yes	
3.	Does the lavatory faucet have compliant handles?	Yes	
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	Yes	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	Yes	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	Yes	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	
I.	**Hospitality Guestrooms**		
1.	Does property management report the minimum required accessible guestrooms?	N/A	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?	N/A	

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

ECS requested relevant documentation from Josh Bontrager to gain insight into the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. ECS' review of documents submitted does not include commenting on the accuracy of such documents or their preparation, methodology, or protocol.

ECS was provided access to drawings, certificate of occupancy, and safety inspection records made available to us.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and David Reid who provided information about the property.

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

ECS researched FOIA data using online property data and/or contacted the local building code compliance offices for the local jurisdiction. Initial research did not indicate outstanding building, life safety, or zoning violations. Upon receiving information regarding the status of the inquiries submitted, this report can be updated if necessary.

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

If present, evidence of mold and moisture issues are noted in the interior section of the report.

6.0 RECOMMENDATIONS AND OPINIONS OF COST

The opinion of cost are based upon approximate quantities, costs, and published information, and they include labor, material, design fees, and appropriate overhead, general conditions, and profit. A detailed analysis of quantities for cost estimating purposes is not included. The opinion of cost to repair, replace, or upgrade the improvements are considered typical for the marketplace. No contractors have provided pricing. The actual cost of repairs may vary from our opinions. ECS has not included contingency funds in our opinions. Amounts indicated represent today's dollars. ECS offers the following comments relative to Immediate and Capital Reserves criteria:

Immediate Issues

Physical deficiencies that require immediate action as a result of (i) existing or potentially unsafe conditions, (ii) significant negative conditions impacting tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of critical element or system, or (v) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year.

ECS has also included physical deficiencies inclusive of deferred maintenance that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within a zero to one year time frame are also included.

Capital Reserves

Capital Reserves are for recurring probable expenditures, which are not classified as operational or maintenance expenses, which should be annually budgeted for in advance. Capital reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. A component method has also been included within this report as well.

Capital Reserves excludes systems or components that are estimated to expire after the reserve term and that are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that were not deemed to have a material affect on the use were also excluded. Costs that are caused by acts of God, accidents or other occurrences that are typically covered by insurance, rather than reserved funds, are also excluded.

Replacement costs were solicited from ownership/property management, ECS' discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by ownership's or property management's maintenance staff were also considered.

ECS's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period. Additional information concerning systems or components respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Needs Cost Estimates.

7.0 FACILITY CONDITION INDEX (FCI)

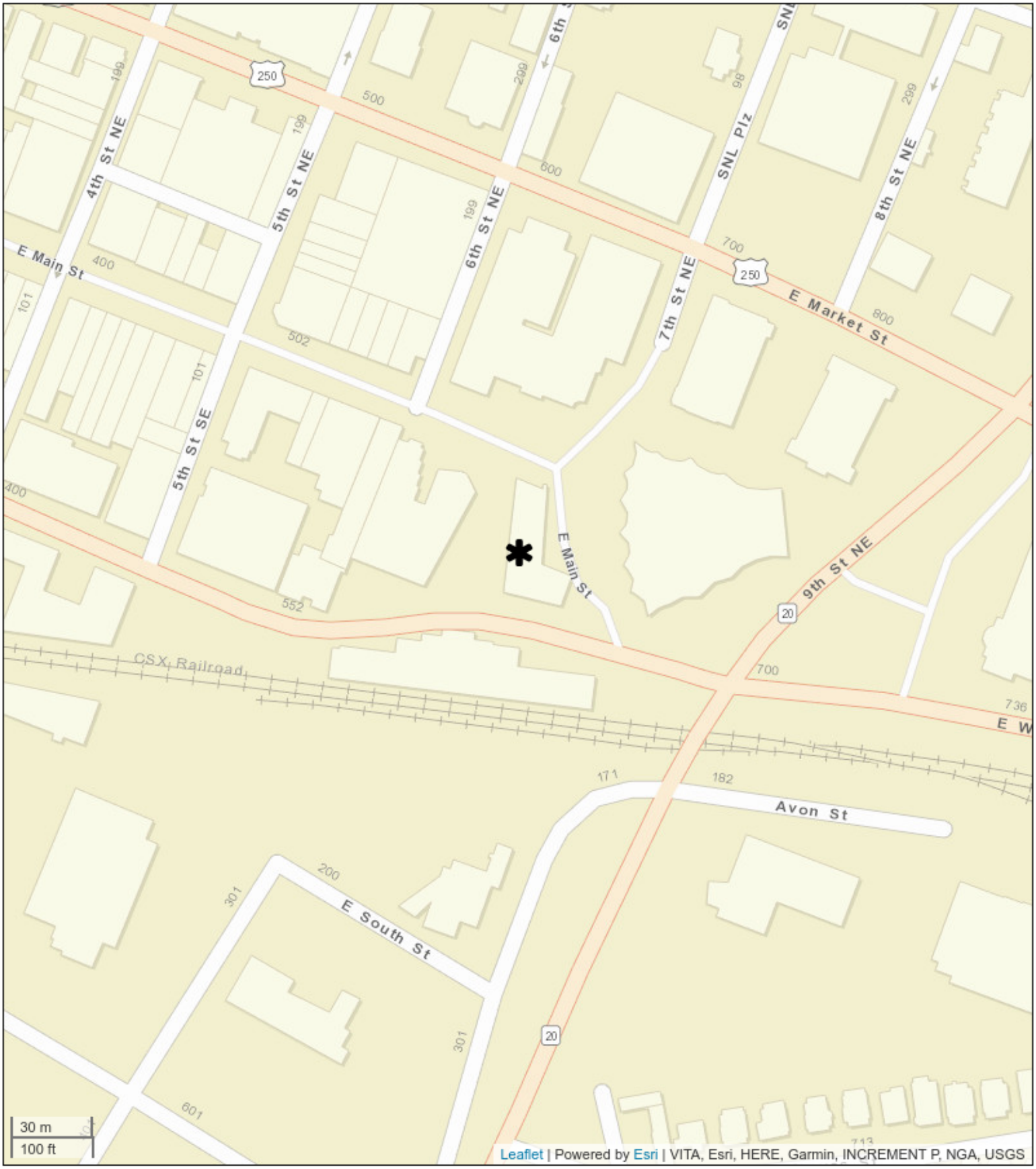
In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the Downtown Transit Center building. ECS determined the FCI value in accordance with industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO). The FCI calculation methodology consists of dividing the total cost of Maintenance, Repair, and Replacement Deficiencies of the Facility by the Current Replacement Value of the Facility. FCI values and condition of the buildings based on the industry accepted interpretation of FCI values with ratings: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10).

Based on our Facility Condition Assessment, the total repair and replacement costs for the Downtown Transit Center building is $539,500. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $2,083,731. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.26. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Downtown Transit Center is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

N
W
E
S

Untitled Map



Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville DTS
615 East Water
Charlottesville, VA 22903

This Inspection was performed in accordance with applicable Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.

Annual Inspection
Inspection Date
Jul 9, 2021

Building: City of Charlottesville DTS
Contact: Jason Davis
Title: Maintenance Tech

Company: Fire Solutions
Contact: Christopher Bowmaster
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: City of Charlottesville DTS
Address: 615 East Water
Address:
City/State/Zip: Charlottesville, VA 22903
Country: United States of America

Contact: Jason Davis
Phone: 434-964-6771
Fax:
Mobile:
Email: davisja@charlottesville.org

Inspection Performed By

Company: Fire Solutions
Address: 205 Haley Road
Address:
City/State/Zip: Ashland, Virginia 23005
Country: United States

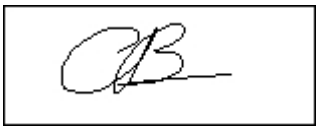
Inspector: Christopher Bowmaster
Phone: 804-994-1711
Fax:
Mobile: 804-994-1711
Email: cbowmaster@firesolutionsinc.com

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	7	100.00%	7	100.00%	7	100.00%	0	0%
Totals	**7**	**100%**	**7**	**100.00%**	**7**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Inspector: Christopher Bowmaster



Signed: Jul 9, 2021

Building: City of Charlottesville DTS
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville DTS

The Inspection & Testing section lists all of the items inspected in your building. Items are grouped by Passed or Failed /Other. Items are listed by Category. Each item includes the services performed, and the time & date at which testing occurred.

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 10 Lbs, A.B.C.	1st By Restrooms 158.02	21196587 PJ-360987	Inspected	06/09/21 8:37:17 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Electrical Room in Mens Restroom 158.06	21196588 XV973078	Inspected	06/09/21 9:20:28 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Main Lobby 158.03	21196592 VP-349280	Inspected	06/09/21 8:36:36 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Mechanical Room 158.01	21196589 XV972930	Inspected	06/09/21 9:17:30 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Room 111 Trash Recycling 158.07	21196586 XV977516	Inspected	06/09/21 9:16:35 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd Foyer by Office 158.04	21196591 NZ-005060	Inspected	06/09/21 8:38:41 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd Rear Office Area 158.05	21196590 SH-646238	Inspected	07/09/21 1:04:45 PM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville DTS

The Service Summary section provides an overview of the services performed in this report.

Device Type	Service	Quantity
Passed		
Fire Extinguisher, 10 Lbs, A.B.C.	Inspected	7
Total		**7**
Grand Total		**7**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville DTS

The Inventory & Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.

Device or Type	Category	% of Inventory	Quantity
Fire Extinguisher	Fire	100.00%	7

Type	Qty	Model #	Description	Manufacture Date
In Service - 10 Years to 15 Years				
Amerex				
Fire Extinguisher	1	AB456-06	A.B.C.	10/17/2006
Fire Extinguisher	2	AB456-07	A.B.C.	10/17/2006
In Service - 15 Years to 25 Years				
Badger				
Fire Extinguisher	1	10MB8H 03	A.B.C.	08/28/2003
Fire Extinguisher	1	10MB8H01	A.B.C.	08/28/2001
Fire Extinguisher	2	10MB8H97	A.B.C.	08/28/1997

Appendix III: RS MEANS ESTIMATE FOR FACILITY CONDITION INDEX (FCI)

Square Foot Cost Estimate Report

Date: **12/14/2021**

Estimate Name	**Transit Center**
	City of Charlottesville 615 Water Street Virginia Charlottesville 22902
Building Type	Town Hall, 2-3 Story with Face Brick & Concrete Block / Rigid Steel
Location	CHARLOTTESVILLE, VA
	2.00
Stories Height	14.00
Floor Area (S.F.)	9,600.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$217.06
Total Building Cost	**$2,083,731.57**

Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**5.4%**	**$8.63**	**$82,848.54**
A1010	**Standard Foundations**			**$5.88**	**$56,401.12**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	460.00		$3.24	**$31,114.86**
	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide	460.00		$2.00	**$19,242.26**
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	8.00		$0.63	**$6,044.00**
A1030	**Slab on Grade**			**$2.46**	**$23,655.84**
	Slab on grade, 4" thick, non industrial, reinforced	4,800.00		$2.46	**$23,655.84**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.29**	**$2,791.58**
	Excavate and fill, 4000 SF, 4' deep, sand, gravel, or common earth, on site storage	7,200.00		$0.29	**$2,791.58**
B Shell			**37.4%**	**$59.63**	**$572,490.28**
B1010	**Floor Construction**			**$13.88**	**$133,289.35**
	Steel column, W10, 200 KIPS, 16' unsupported height, 49 PLF	288.00		$2.62	**$25,125.15**
	Floor, composite metal deck, shear connectors, 5.5" slab, 25'x30' bay, 23.5" total depth, 125 PSF superimposed load, 170 PSF total load	4,800.00		$10.42	**$99,988.08**
	Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 10" steel column, 3 hour rating, 17 PLF	288.00		$0.85	**$8,176.12**
B1020	**Roof Construction**			**$4.58**	**$43,989.79**
	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 25'x30' bay, 25" deep, 40 PSF superimposed load, 60 PSF total load	4,800.00		$4.58	**$43,989.79**
B2010	**Exterior Walls**			**$23.84**	**$228,816.16**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill	9,016.00		$23.84	**$228,816.16**
B2020	**Exterior Windows**			**$12.25**	**$117,552.62**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	168.00		$12.25	**$117,552.62**
B2030	**Exterior Doors**			**$0.99**	**$9,514.68**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.53		$0.37	**$3,552.32**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.13		$0.62	**$5,962.36**
B3010	**Roof Coverings**			**$4.10**	**$39,327.67**
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	4,800.00		$1.32	**$12,686.98**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	4,800.00		$0.86	**$8,276.69**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	460.00		$1.21	**$11,573.51**
	Flashing, aluminum, no backing sides, .019"	460.00		$0.20	**$1,901.37**
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	460.00		$0.51	**$4,889.13**
C Interiors			**21.2%**	**$33.76**	**$324,066.82**
C1010	**Partitions**			**$5.10**	**$48,977.06**
	Metal partition, 5/8"fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	4,800.00		$2.16	**$20,728.85**

		Quantity	% of Total	Cost Per SF	Cost
	1/2" fire rated gypsum board, taped & finished, painted on metal furring	9,016.00		$2.94	**$28,248.21**
C1020	**Interior Doors**			**$3.35**	**$32,115.12**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	48.00		$3.35	**$32,115.12**
C1030	**Fittings**			**$0.31**	**$2,956.82**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	3.20		$0.31	**$2,956.82**
C2010	**Stair Construction**			**$13.44**	**$129,029.80**
	Stairs, steel, pan tread for conc in-fill, picket rail,20 risers w/ landing	8.00		$13.44	**$129,029.80**
C3010	**Wall Finishes**			**$1.08**	**$10,346.99**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	8,640.00		$0.50	**$4,809.54**
	Ceramic tile, thin set, 4-1/4" x 4-1/4"	960.00		$0.58	**$5,537.44**
C3020	**Floor Finishes**			**$5.25**	**$50,430.06**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	6,720.00		$2.07	**$19,824.60**
	Terrazzo, maximum	1,440.00		$2.82	**$27,091.87**
	Vinyl, composition tile, maximum	1,440.00		$0.37	**$3,513.59**
C3030	**Ceiling Finishes**			**$5.23**	**$50,210.98**
	Acoustic ceilings, 3/4"mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	9,600.00		$5.23	**$50,210.98**
D Services			**31.2%**	**$49.69**	**$477,054.62**
D1010	**Elevators and Lifts**			**$12.57**	**$120,630.83**
	Hydraulic passenger elevator, 3000 lb, 3 floors,12' story height, 2 car group,125 FPM	1.07		$12.57	**$120,630.83**
D2010	**Plumbing Fixtures**			**$5.07**	**$48,696.48**
	Water closet, vitreous china, bowl only with flush valve, wall hung	7.92		$2.73	**$26,217.18**
	Urinal, vitreous china, wall hung	1.76		$0.22	**$2,105.34**
	Lavatory w/trim, vanity top, PE on CI, 19" x 16" oval	3.52		$0.42	**$4,018.03**
	Kitchen sink w/trim, countertop, PE on CI, 24" x 21", single bowl	0.88		$0.12	**$1,157.38**
	Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard	2.64		$1.01	**$9,716.72**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	2.64		$0.57	**$5,481.83**
D2020	**Domestic Water Distribution**			**$1.19**	**$11,378.48**
	Gas fired water heater, commercial, 100< F rise, 75.5 MBH input, 63 GPH	1.65		$1.19	**$11,378.48**
D2040	**Rain Water Drainage**			**$1.37**	**$13,148.13**

		Quantity	% of Total	Cost Per SF	Cost
	Roof drain, DWV PVC, 5" diam, 10' high	0.80		$0.20	**$1,889.30**
	Roof drain, CI, soil,single hub, 4" diam, 10' high	3.30		$0.68	**$6,551.99**
	Roof drain, CI, soil,single hub, 4" diam, for each additional foot add	110.00		$0.49	**$4,706.85**
D3050	**Terminal & Package Units**			**$8.61**	**$82,651.20**
	Rooftop, single zone, air conditioner, offices, 10,000 SF, 31.67 ton	9,600.00		$8.61	**$82,651.20**
D4010	**Sprinklers**			**$2.81**	**$26,939.80**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	2,880.00		$1.24	**$11,941.83**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	6,720.00		$1.56	**$14,997.96**
D4020	**Standpipes**			**$3.61**	**$34,702.88**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.53		$0.54	**$5,139.15**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	13.87		$3.08	**$29,563.73**
D5010	**Electrical Service/Distribution**			**$2.72**	**$26,138.40**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		$0.61	**$5,877.50**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100.00		$0.71	**$6,814.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1.20		$1.40	**$13,446.90**
D5020	**Lighting and Branch Wiring**			**$8.96**	**$85,977.53**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	9,216.00		$3.35	**$32,183.19**
	Wall switches, 1.0 per 1000 SF	9,600.00		$0.22	**$2,067.84**
	Miscellaneous power, 1.2 watts	9,600.00		$0.25	**$2,388.48**
	Central air conditioning power, 6 watts	9,024.00		$0.70	**$6,745.44**
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.39	**$3,714.50**
	Fluorescent fixtures recess mounted in ceiling, 2 watt per SF, 40 FC, 10 fixtures @40 watt per 1000 SF	9,600.00		$4.05	**$38,878.08**
D5030	**Communications and Security**			**$2.65**	**$25,464.67**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.43		$0.73	**$7,047.47**
	Fire alarm command center, addressable with voice, excl. wire & conduit	0.53		$0.65	**$6,267.20**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	7.20		$1.27	**$12,150.00**

		Quantity	% of Total	Cost Per SF	Cost
D5090	**Other Electrical Systems**			**$0.14**	**$1,326.23**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	2.03		$0.14	**$1,326.23**
E Equipment & Furnishin			**4.8%**	**$7.59**	**$72,884.00**
E1090	**Other Equipment**			**$7.59**	**$72,884.00**
	⊕ 1.00-Hydraulic, passenger elevator, 2500 lb, 2 floors, 100 FPM	1.00		$7.59	**$72,884.00**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$159.31**	**$1,529,344.27**
Contractor's Overhead & Profit			**25.0 %**	**$39.83**	**$382,336.07**
Architectural Fees			**9.0 %**	**$17.92**	**$172,051.23**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$217.06**	**$2,083,731.57**

Appendix IV: SITE PHOTOGRAPHS

1 - Downtown Transit Center Facility

2 - Concrete sidewalk at the south side of the building

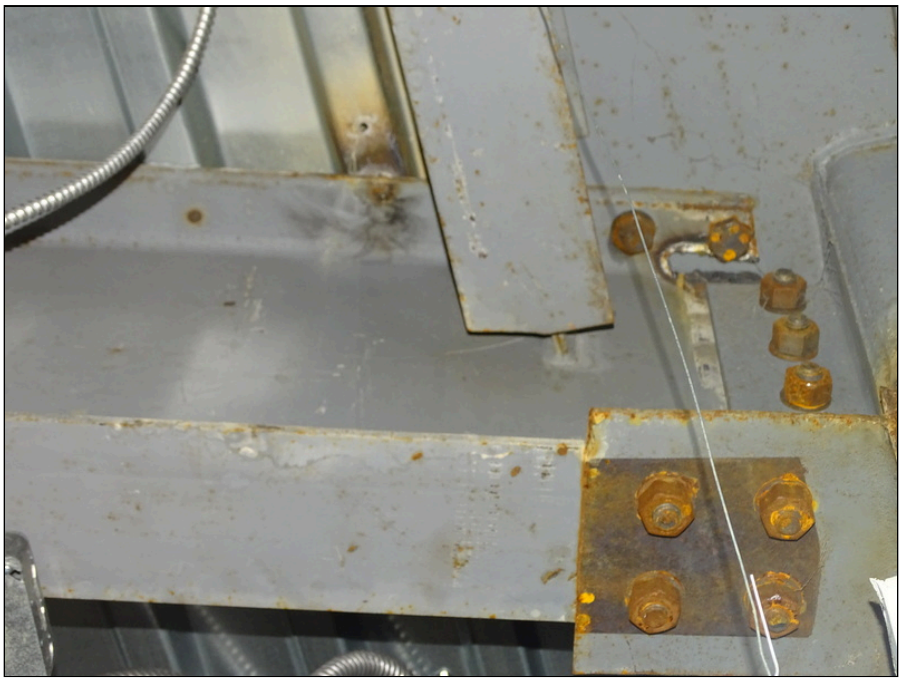
3 - Concrete steps at the west side of the building

4 - Concrete steps at the west side of the building - note sealant deterioration

5 - Concrete steps at the west side of the building - note sealant deterioration

6 - Typical stormwater drainage

7 - Structural framing



8 - Structural framing

9 - Structural framing

10 - Building exterior east side of the building

11 - Building exterior south side of the building - note deterioration

12 - Wood accent on the east side of the building - note cracking

13 - Wood accent on the east side of the building - note cracking

14 - Wood accent on the east side of the building - note cracking

15 - Wood shade screen on west side of the building - note deterioration

16 - Building exterior southwest side of the building

17 - Exterior wall - note sealant deterioration

18 - Restrooms exterior

19 - Restrooms exterior

20 - Main entrance doors north entrance

21 - Main entrance doors east entrance

22 - Restrooms exterior door

23 - Typical exterior window

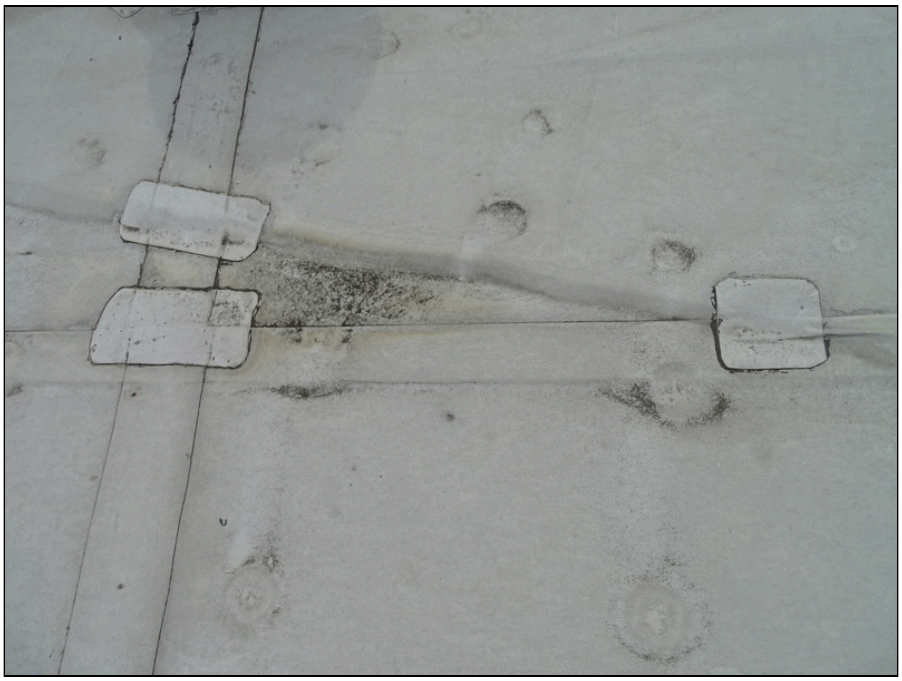
24 - Windows on west side of the building

25 - Typical exterior window - note gasket deterioration

26 - Typical exterior window - note gasket deterioration

27 - Single-ply membrane roofing system looking north

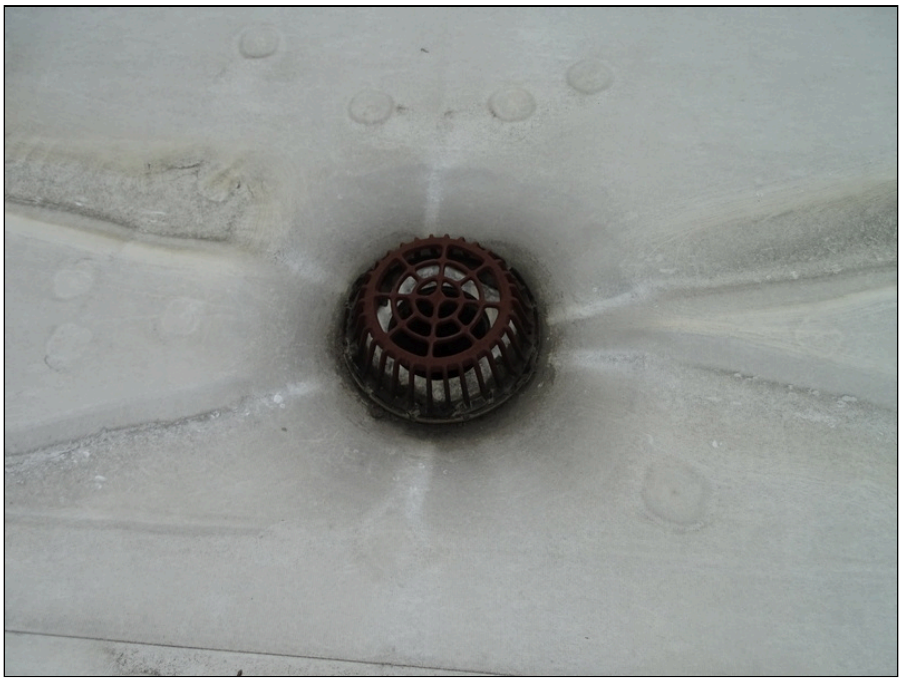
28 - Single-ply membrane roofing system looking south



29 - Single-ply membrane roofing system - note patching

30 - Area of reported leakage of roofing system

31 - Parapet wall



32 - Typical internal drain

33 - Typical plumbing penetration

34 - Typical exhaust fan

35 - Single-ply membrane roofing system

36 - Typical gutter

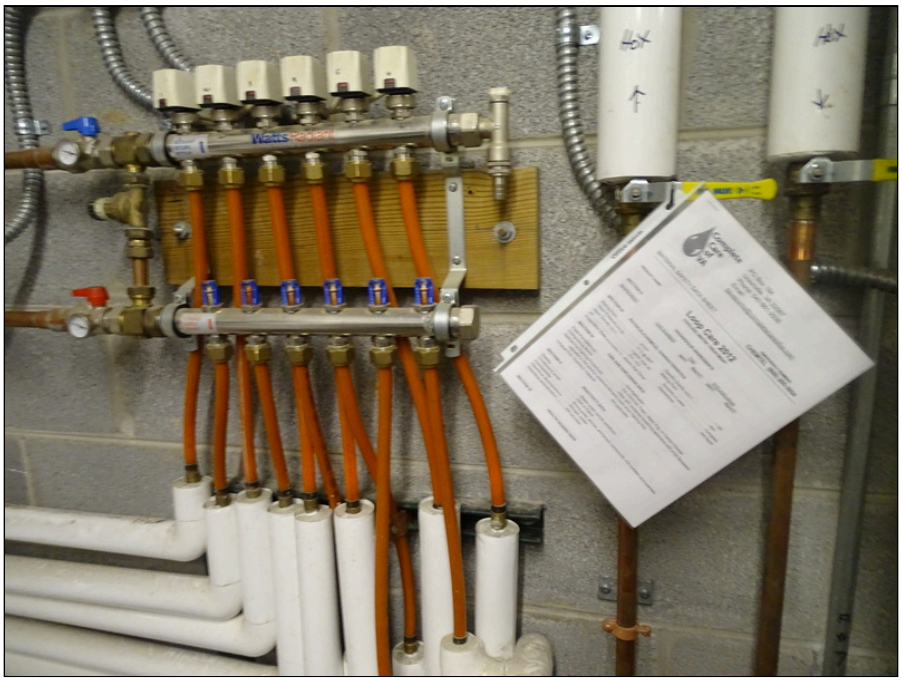
37 - Gas domestic water heater

38 - Boiler located in main utility room

39 - Package air conditioning equipment located in main utility room

40 - Typical central plant pumps

41 - Radiant floor heating system



42 - Radiant floor heating system pipes

43 - Energy Management System

44 - Typical mechanical duct

45 - Typical thermostat control

46 - Main electrical switchgear

47 - Typical electrical circuit breaker panel

48 - Elevator system

49 - Elevator system

50 - Elevator machine and controls

51 - Fire sprinkler system

52 - Reduced Pressure Backflow Preventer

53 - Typical fire extinguisher

54 - Fire alarm annunciator

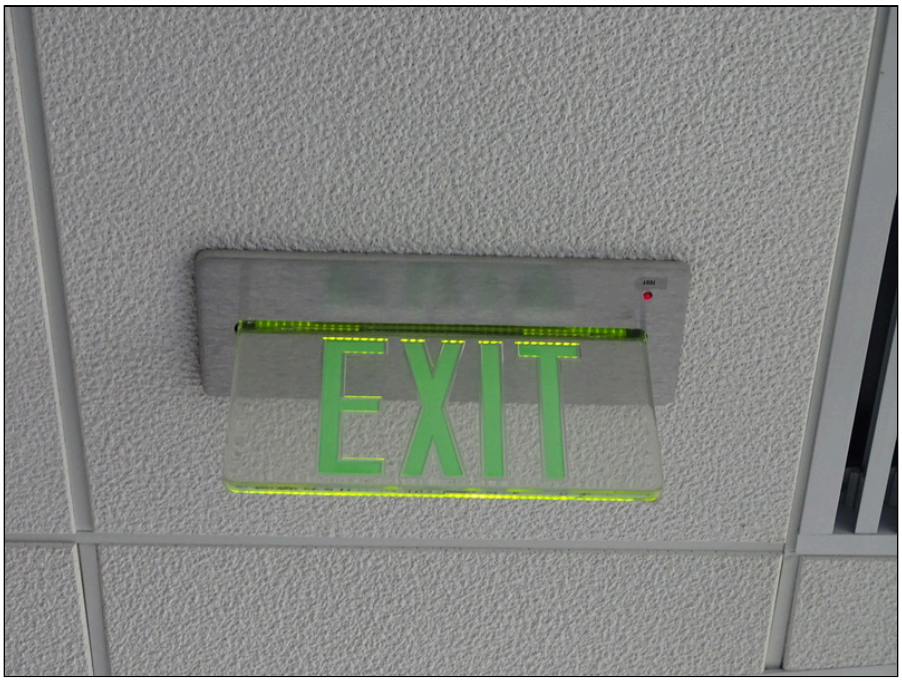
55 - Fire Alarm control panel

56 - Fire Department connections

57 - Typical fire alarm bell and strobe

58 - Typical fire alarm pull station

59 - Typical smoke detector



60 - Typical exit sign

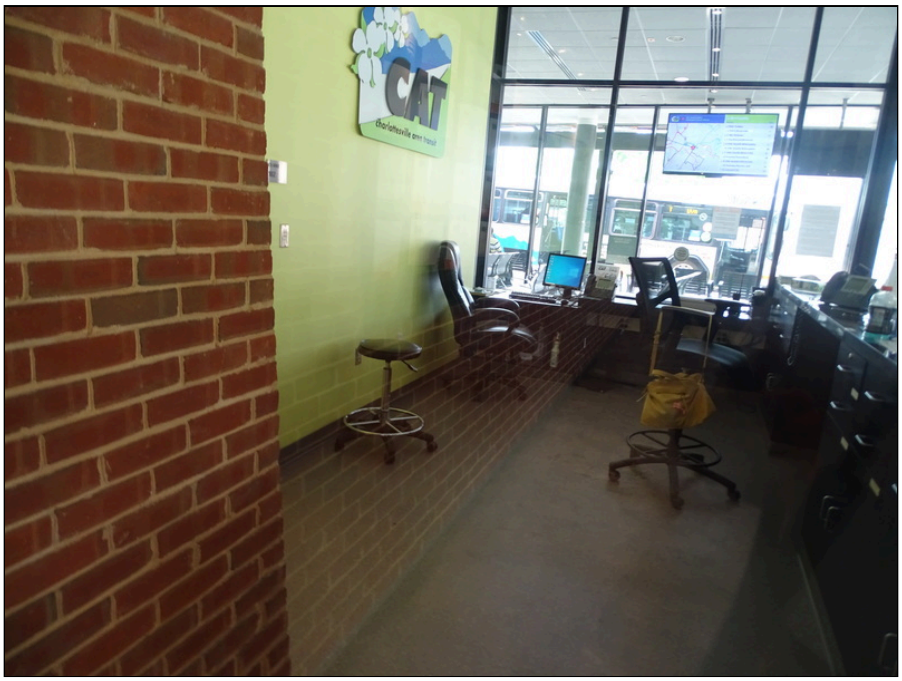
61 - Typical security camera

62 - Typical gas meter

63 - Interior finishes public waiting and assembly area

64 - Interior finishes restroom area

65 - Interior finishes restroom area



66 - Interior finishes Transit office area

67 - Interior finishes tenant space restroom area

68 - Interior finishes Lobby area

69 - Interior finishes stairs area

70 - Interior finishes stairs area

71 - Accessible toilet

72 - Accessible drinking fountains

73 - Accessible counter for commercial transactions

Appendix V: RESUMES

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

Bachelor of Architecture, 1987, Architecture, Virginia Polytechnic Institute and State University, Blacksburg, VA

Registrations

Registered Architect: AZ, DC, MD, VA, NC, IL
The Leadership in Energy and Environmental Design (LEED) Accredited Professional: 2009

Mr. Doyle serves as a Principal Architect for the Facilities Engineering Group in ECS Chantilly. He has over 25 years of experience in the construction industry, and his expertise includes the Americans with Disabilities Act, Property Condition Surveys, Pre and Post Construction Survey Services, Pavement Assessments, and Third-Party Plan Review. He has worked with numerous government agencies and has significant experience with local government and educational facilities; commercial high-rise buildings; multi-unit, residential, and correctional facilities. Mr. Doyle also has had experience on several high-profile historic projects, including the Jefferson Memorial, the Tivoli Theater, the Tariff Building, The White House, the Court of Appeals in Washington, DC; the Valley Bank Building in Leesburg, Virginia; and the Shenandoah Courthouse at Woodstock, Virginia.

Property Condition Assessments - Mr. Doyle has extensive experience performing property condition assessments from small commercial properties, large high rise buildings, to government-owned properties. Mr. Doyle has performed assessment in general accordance with ASTM E 2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Mr. Doyle also has experience in performing property condition assessments in accordance with lender and specific client requirements. Mr. Doyle has worked with teams of experts in providing detailed reports and simple reserve analysis for properties.

Relevant Project Experience

Darien Lake, Darien Center, NY – Mr. Doyle was the Principal Architect for the property assessment of the Darien Lake amusement park. The property included over 200 buildings including buildings within the park, maintenance and administration buildings, hotel, campground buildings, and sewer treatment center.

Ballston Park Apartments, Arlington, VA (2014) - originally developed in 1938, this complex includes 50 two-story apartment buildings, one three-story apartment building, one single-family residence, and a single-story office/clubhouse. A PCA and a Phase I Environmental Site Assessment was conducted and documented.

Hyatt House Lodging, Sterling, VA (2014) - This six-story, 162-room, 98,793-square-foot hotel with surface parking was constructed in 2007 as a Sierra Suites and subsequently converted to a Hyatt House. Recreational facilities include a swimming pool, fitness center, a grill area, and a fire pit. Building systems observed per ASTM E 2018 included site conditions, the structural frame and building envelope; plumbing, mechanical and electrical systems, vertical transportation Systems, life safety and fire protection, and ADA Considerations. A Phase I Environmental Site Assessment was also conducted.

WHMO Facilities Assessment, Washington, DC (2015) - This is a privately owned, government-leased facility with a sensitive mission. The structure is believed to be a 1920s vintage building designed as a multi-story car dealership. The government has occupied this space continuously since 1963. Mr. Doyle conducted a survey of the complete facility, identified and documented areas of concerns. He also provide a recommendation for remediation for each area of concern, a Rough Order Magnitude (ROM) cost for remediation, and categorized each area of concern as critical, non-critical or aesthetic.

Additional Project Experience

- City of Charlottesville Portfolio, Charlottesville, VA
- Liberty Park, Herndon, VA
- Oakcrest School, McLean, VA
- Signature Flight Support, Arlington, VA
- The Gap, Washington, DC
- Lanham Crossing, Lanham, MD
- ZIM American Headquarters Building, Sulfolk, VA
- The Portrait Building, Washington, DC
- The Aventine of Alexandria, Alexandria, VA

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

CERTIFICATIONS

Master Plumber
Master Gasfitter
Cross Connection Technician
Commercial Building Inspector
Commercial Plumbing Inspector
Commercial Mechanical Inspector
Accessibility Inspector/Plan Reviewer
Fire Inspector I and II
LEED Green Associate
CPR/First Aid Training
OSHA 30 hr Training

SKILLS

Code Compliance
Construction Administration
Special Inspection Services
Condition Assessments
Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council
USGBC

EDUCATION

Montgomery College, 1991
Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

PROFESSIONAL PROFILE

Mr. Goglio has 38 years of construction, mechanical trade, and management experience. He manages code compliance projects, including reviewing plans, providing technical support, and conducting inspections.

PROJECT EXPERIENCE

Fort Lee AIT Barracks, Ft. Lee, VA – Quality Control Manager – The Fort Lee AIT Barracks project is a soldiers' basic combat training facility for over 1,200 Army personnel. The complex is a cohesive development, providing both housing and affiliated functions for soldiers in the AIT program. In addition to housing, the facility includes an outdoor jogging track, physical training pits, and access drivers and parking areas that meet USACE requirements. The project's five-story brick buildings meet DoD Minimum Antiterrorism Standards for Buildings and obtained LEED® Gold certification from the US Green Building Council. The Fort Lee project is part of the Northeast Region Multiple Award Task Order Contract (MATOC).

Terrapin Row, College Park, MD – Assistant Superintendent – Terrapin Row is a transformative student housing complex located on the University of Maryland's historic South Campus. The mixed-use community features 1,493 beds across 418 apartments as well as a 489-space parking garage. Terrapin Row boasts ample amenities centered around a college lifestyle, including a swimming pool, volleyball court, outdoor kitchens and fire pits, exterior TVs, a fitness center, bike storage, a cyber cafe and game room, and numerous live-learn spaces. The multi-phase project consists of seven buildings and encompasses a pedestrian and bike-friendly Village Green surrounded by over 11,856 square feet of retail space. The Village Green flows into a grand stairway and amphitheater that opens to a pedestrian plaza to welcome pedestrians towards the main academic centers of campus.

The Hartley at the Parks, Washington, DC – Assistant Superintendent – The Hartley is a 323-unit mixed-use apartment community with a Whole Foods Market as its retail anchor in Northwest DC. This six-story community consists of five stories of wood framing over a one-story concrete podium with 317 apartments and six townhomes. It is a part of The Parks at Walter Reed, a mixed-use master-planned redevelopment of the 66-acre historic Walter Reed Army Medical Center with 2,200 residential units plus office and retail. The Hartley features two interior courtyards: the north courtyard includes pool and amenity space, and the south courtyard includes a Zen Garden. The second-floor amenity space includes a lounge, multi-purpose room, fitness center, and pet spa. The studio, one-, two-, and three-bedroom units feature high-end finishes, including quartz countertops and EnergyStar® appliances.

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

CERTIFICATIONS

Master Plumber
Master Gasfitter
Cross Connection Technician
Commercial Building Inspector
Commercial Plumbing Inspector
Commercial Mechanical Inspector
Accessibility Inspector/Plan Reviewer
Fire Inspector I and II
LEED Green Associate
CPR/First Aid Training
OSHA 30 hr Training

SKILLS

Code Compliance
Construction Administration
Special Inspection Services
Condition Assessments
Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council
USGBC

EDUCATION

Montgomery College, 1991
Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

PROFESSIONAL PROFILE

Mr. Goglio has 38 years of construction, mechanical trade, and management experience. He manages code compliance projects, including reviewing plans, providing technical support, and conducting inspections.

PROJECT EXPERIENCE

- Fort Lee AIT Barracks, Ft. Lee, VA
- Terrapin Row, College Park, MD
- The Hartley at the Parks, Washington, DC
- River Point, Washington, DC
- Juniper, Columbia, MD
- The Smith, King of Prussia, PA
- Banner Hill, Baltimore, MD
- Jefferson Square, Baltimore, MD
- Metropolitan at Largo Station, Largo, MD
- The Village at Leesburg, Leesburg, VA
- The Elms at Clarksburg Village, Clarksburg, MD
- Hidden Creek, Gaithersburg, MD
- Paramount, Gaithersburg, MD
- Thayer & Spring, Silver Spring, MD

William R. Pratt, PE

Principal Engineer, ECS Mid-Atlantic, LLC
Professional-In-Charge

Education

Bachelor of Science, 1989, Mechanical Engineering, University of Massachusetts

Registrations

Professional Engineer: DC, VA, MD

ICC Commercial Building, Plumbing, and Mechanical Inspector

Mr. Pratt serves as Senior Project Engineer for ECS Mid-Atlantic, LLC. Mr. Pratt is responsible as the Professional-In-Charge of the code compliance group and provides supervision of code compliance inspection programs for the local jurisdictions. Additionally, he oversees execution of project management for construction materials testing, property condition assessments.

Property Condition Assessments - Bill has extensive experience in performing property condition assessments for a variety of properties and structures. These assessments include evaluation of site improvements, building components, roofing, pavements, electrical systems, mechanical systems, and HVAC systems. He performs assessment in general accordance with ASTM E 2018 – 08, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Bill also has experience in performing property condition assessments that meet with lender and specific client requirements. He works with teams of experts in providing detailed reports and simple reserve analysis for properties.

Select Project Experience – PCA

- City of Charlottesville, VA - 51 Property Portfolio including schools, libraries, museums, fire and police stations, and court buildings
- Home Properties 800+ Apartment Units, 4-Property Portfolio to Freddie Mac Standard, Hampton and Virginia Beach, VA
- Boulders Office Park 300,000+ SF, 3-Property Portfolio , Richmond, VA
- Darien Lake Theme Park, Darien Center, NY
- Madison Place Office Building, Alexandria, VA
- King of Glory Lutheran Church, Williamsburg, VA
- Comfort Inn, Charlottesville, VA
- The Wisconsin Building, Washington, DC

Select Project Experience – Code Compliance and Special Inspections

- City Center DC, Washington, DC
- DC Courts Judiciary Square, IDIQ Contract, Washington, DC
- Hilton Garden Inn, Washington, DC
- Waterfront Mall, Washington, DC
- 4th Street Reconstruction, Washington, DC
- Sibley Memorial Hospital Addition, Cancer Center, Washington, DC
- Washington Headquarters Services, Arlington, VA
- Walmart #5968-00, Washington, DC
- Progression Place, 7th Street, NW, Washington, DC
- National Gallery of Art, Washington, DC
- City Market @ O, Washington, DC