CHARLOTTESVILLE HIGH SCHOOL STADIUM FIELD HOUSE
1401 MELBOURNE ROAD
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 5, 2021

November 5, 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 Charlottesville High School Stadium Field House, 1401 Melbourne Road, 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
DGoglio@ecslimited.com
703-471-8400

Michael G. Doyle, AIA
Principal Architect
mdoyle@ecslimited.com
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	X		Repair		$9,000
3.2.5 Flatwork	X	X		Repair		$10,000
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities	X			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		$13,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems	X	X		Repair		$7,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X	X		Replace		$4,000
3.4.2.1 Equipment	X			Replace		$12,500
3.4.2.2 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		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.7.1 Tenant Spaces	X			None		
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD	X			None		
Totals					$0	$55,500

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

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$55,500.00	$10.47	$0.52
Replacement Reserves, w/20, 2.5% escalation	$72,364.84	$13.65	$0.68

TABLE OF CONTENTS

PAGE

1.0 EXECUTIVE SUMMARY 1
1.1 BACKGROUND 1
1.2 METHODOLOGY 1
1.3 PROPERTY DESCRIPTION 3
1.4 OPINIONS OF COST 4
1.5 COST TABLES 5
Immediate Repair Cost 6
Capital Reserve Schedule 7
2.0 PURPOSE AND SCOPE 9
2.1 SCOPE OF SERVICES 9
2.2 Deviations from Guide (ASTM E2018-15) 9
2.3 ASSESSMENT PROCEDURES 10
2.4 DEFINITIONS 10
2.4.1 Partial List of ASTM Definitions 10
3.0 SYSTEM DESCRIPTION AND OBSERVATIONS 13
3.1 PROPERTY DESCRIPTION 13
3.1.1 Property Location 13
3.1.2 Construction History 13
3.1.3 Current Property Improvements 13
3.2 SITE CONDITIONS 13
3.2.1 Topography 13
3.2.2 Storm Water Drainage 14
3.2.3 Access and Egress 14
3.2.4 Paving, Curbing, and Parking 15
3.2.5 Flatwork 17
3.2.6 Landscaping and Appurtenances 19
3.2.7 Recreational Facilities 19
3.2.8 Special Utility Systems 21
3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR 21
3.3.1 Foundation 21
3.3.2 Building Frame 22

3.3.3 Building Exteriors 22
3.3.4 Exterior Doors 24
3.3.5 Exterior Windows 25
3.3.6 Roofing Systems 25
3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS 27
3.4.1 Plumbing Systems 27
3.4.1.1 Supply and Waste Piping 27
3.4.1.2 Domestic Hot Water Production 28
3.4.2 HVAC Systems 29
3.4.2.1 Equipment 29
3.4.2.2 Control Systems 31
3.4.3 Electrical Systems 32
3.4.3.1 Service and Metering 32
3.4.3.2 Distribution 32
3.5 VERTICAL TRANSPORTATION SYSTEMS 32
3.6 LIFE SAFETY AND FIRE PROTECTION 33
3.6.1 Sprinklers and Suppression Systems 33
3.6.2 Alarm Systems 34
3.6.2.1 Comments 34
3.7 INTERIOR BUILDING COMPONENTS 34
3.7.1 Tenant Spaces 34
3.8 Accessibility (ADA) Compliance 37
4.0 DOCUMENT REVIEW 42
4.1 DOCUMENTATION REVIEW 42
4.2 INTERVIEW SUMMARY 42
5.0 ADDITIONAL CONSIDERATIONS 43
5.1 MOISTURE AND MOLD 43
6.0 RECOMMENDATIONS AND OPINIONS OF COST 44
7.0 LIMITATIONS AND QUALIFICATIONS 46
8.0 FACILITY CONDITION INDEX (FCI) 47

TABLE OF APPENDICES

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

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

Appendix III: SITE PHOTOGRAPH

Appendix IV: RESUMES

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 Charlottesville High School Stadium Field House 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:

William R. Pratt, P.E.	Principal Engineer
	Phone: 703-471-8400
	E-mail: wpratt@ecslimited.com
Michael G. Doyle, AIA	Principal Architect
	Phone: 703-471-8400
	E-mail: mdoyle@ecslimited.com
Donald M. Goglio	Project Manager
	Phone: 703-471-8400
	E-mail: DGoglio@ecslimited.com

Reliance

This report is provided for the exclusive use of City of Charlottesville - Facilities Development. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

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 Charlottesville High School Stadium Field House property, located at 1401 Melbourne Road, in Charlottesville, Virginia, consists of a One-story building and bleacher seating structures (one with a press box area). Based on the information provided during proposal preparation, the building totals approximately 3,500 square feet. Parking is provided with At-grade parking with asphalt pavement. The Field house building was reportedly constructed in 1975 and was recently renovated in 2018.

SURVEY INFORMATION	
Date of Assessment	July 13, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 91
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	Unknown
Major Cross Streets	John W. Warner Parkway
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	26
Number of Accessible Spaces	Two
Number of Van Accessible Spaces	One
Pedestrian Sidewalks	Concrete and asphalt sidewalks

BUILDING INFORMATION	
Building Type	Field house
Number of Buildings	One
Building Height	One-story
Square Footage	3,500
Year Constructed	1975
Year Remodeled	2018

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Concrete masonry unit bearing walls and steel framing
Roof	Asphalt shingle and metal
Exterior Finishes	Brick veneer, wood siding, and metal
Windows	Aluminum frame single pane - operable
Entrance	Metal doors

BUILDING SYSTEMS	
HVAC System	Heating and ventilation equipment only
Domestic Hot Water	Tankless gas domestic water heaters
Water Distribution	Copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	3-phase, 4-wire, 400 amps for Field House Building
Branch Wiring	Copper
Elevators	N/A
Fire Suppression System	Fire extinguishers with exit signs

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 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Year 11 2027	Year 12 2028	Year 13 2029	Year 14 2030	Year 15 2031	Year 16 2032	Year 17 2033	Year 18 2034	Year 19 2035	Year 20 2036	Total Cost
3.2.4 Paving, Curbing, and Parking																													
REPAIR ASPHALT PAVEMENTS AS NEEDED	20	15	5	1	LS	$9,000.00	$9,000	100%					$3,000					$3,000					$3,000						$9,000
3.2.5 Flatwork																													
REPAIR ASPHALT WALKWAY AS NEEDED	20	15	5	1	LS	$5,000.00	$5,000	100%					$2,500					$2,500											$5,000
REPAIR CONCRETE SIDEWALK AND STEPS AS NEEDED	20	15	5	1	LS	$5,000.00	$5,000	100%					$2,500										$2,500						$5,000
3.3.3 Building Exteriors																													
REPOINT BRICKWORK	20	2	18	1	LS	$10,000.00	$10,000	100%																		$10,000			$10,000
REPLACE EXTERIOR SEALANTS	15	2	13	1	EA	$3,000.00	$3,000	100%													$3,000								$3,000
3.3.6 Roofing Systems																													
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	15	2	13	3,500	SF	$2.00	$7,000	100%													$7,000								$7,000
3.4.1.2 Domestic Hot Water Production																													
REPLACE WATER HEATERS	15	13	2	4	EA	$1,000.00	$4,000	100%		$2,000												$2,000							$4,000
3.4.2.1 Equipment																													
REPLACE SPACE HEATERS	15	2	13	5	EA	$1,000.00	$5,000	100%													$5,000								$5,000

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
November 5, 2021

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2017	Year 2 2018	Year 3 2019	Year 4 2020	Year 5 2021	Year 6 2022	Year 7 2023	Year 8 2024	Year 9 2025	Year 10 2026	Year 11 2027	Year 12 2028	Year 13 2029	Year 14 2030	Year 15 2031	Year 16 2032	Year 17 2033	Year 18 2034	Year 19 2035	Year 20 2036	Total Cost
REPLACE INTERIOR PACKAGE AIR CONDITIONERS	15	8	7	3	EA	$2,500.00	$7,500	100%							$7,500													$7,500
Total (Uninflated)									$0.00	$2,000.00	$0.00	$0.00	$8,000.00	$0.00	$7,500.00	$0.00	$0.00	$5,500.00	$0.00	$0.00	$15,000.00	$2,000.00	$5,500.00	$0.00	$0.00	$10,000.00	$0.00	$0.00	$55,500.00
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)									$0.00	$2,050.00	$0.00	$0.00	$8,830.50	$0.00	$8,697.70	$0.00	$0.00	$6,868.75	$0.00	$0.00	$20,173.33	$2,757.02	$7,771.36	$0.00	$0.00	$15,216.18	$0.00	$0.00	$72,364.84

Evaluation Period:	20
# of Square Feet:	5,300
Reserve per Square Feet per year (Uninflated)	$0.52
Reserve per Square Feet per year (Inflated)	$0.68

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 Charlottesville High School Stadium Field House 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 One-story building for a Field house facility, and bleacher seating structures (one with a press box area).

3.1.1 Property Location

The Property is located at 1401 Melbourne Road in Charlottesville, Virginia.

Surrounding Properties	
North	Residential properties
East	John W. Warner Parkway
South	Melbourne Road and John W. Warner Parkway
West	Melbourne Road

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 46 years ago in 1975 and was reportedly renovated in 2018.

3.1.3 Current Property Improvements

The Field house building, located at 1401 Melbourne Road, in Charlottesville, Virginia, consists of a one-story building and bleacher seating structures (one with a press box area). Based on the information provided during proposal preparation, the building totals approximately 5,300 square feet. Parking is provided with at-grade parking with asphalt pavement.

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 from the property	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 system	Good
Storm Water (Retention) Pond	Located on north side of field area	Good
Storm Water Filtration Structure		N/A
Pavement Drainage	Curb inlets, drop inlets, and trench drains	Good
Landscape Drainage	Yard inlets	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system and a bioretention basin.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Concrete	Good
Fire Truck Access	Throughout the facility	Good
Easements		N/A

Comments

Vehicular access to the site is located on the northeast and southeast sides of the property. The entrance aprons are constructed of concrete and were observed to be in generally good condition. Fire truck access is available throughout the facility.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Fading observed	Fair
Quantity of Parking Spaces	26	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Perpendicular	Good
Site Circulation	Center drive aisle	Good
Lighting	Pole lighting	Good
Accessible Spaces	Two	Good
Accessible Aisles	1	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Fair
Drainage	Various structures	Good
Repair History	Repairs noted	Good
Concrete Curbs and Gutters	Around parking lot	Good
Dumpster Pad	At maintenance building	Good
Asphalt Curbs		N/A
Fire Lane Painting		N/A

Comments

Asphalt-paved drive lanes and parking areas are located on the northwest and southwest end of the site which also provides access to the site. The asphalt pavement was observed to be in generally good to fair condition with some limited cracks observed on the pavement and fading of striping observed. Striping was in fair condition. The expected useful life of asphalt pavement is 20 years. Based on the limited areas of cracking, we recommend an allowance to perform repairs as needed.

Photographs

Asphalt drive lane and parking area at northwest end of site - note cracking

Asphalt walkway west end of site - note cracking

Asphalt pavement - note cracking

Asphalt pavement - note cracking

Asphalt walkways - note cracking and previous repair

Typical yard inlet

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR ASPHALT PAVEMENTS AS NEEDED	20	15	5	5 10 15	$3,000 $3,000 $3,000
Total					$9,000

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete and asphalt sidewalks	Good/Fair
Plaza		N/A
Patios		N/A
Steps	Concrete	Good/Fair
Landings	Concrete	Good/Fair
Handrails	Aluminum tube	Good
Ramps		N/A

Comments

From the parking area to the field area, concrete sidewalks of undetermined thickness are provided. Regularly spaced control joints were observed. The concrete sidewalks were generally in good fair condition, with some previous repairs observed. We recommend that cracked and settled sections be repaired as needed.

An asphalt sidewalk is located around the perimeter of the field and field house building. The asphalt sidewalk was generally in good to fair condition condition. We recommend that cracked areas be repaired as needed.

The concrete steps and ramps were observed to be in generally good to fair condition. The handrails adjacent to the steps and ramps were observed to be in generally good condition. We recommend the concrete steps be repaired as needed.

Photographs

Concrete stair at north end of the site

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR ASPHALT WALKWAY AS NEEDED	20	15	5	5 10	$2,500 $2,500
REPAIR CONCRETE SIDEWALK AND STEPS AS NEEDED	20	15	5	5 15	$2,500 $2,500
Total					$10,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Various	Good
Planting Beds	Mulched	Good
Lawn Areas	Majority of site	Good
Irrigation System		Good
Monumental Sign		N/A
Stadium Lighting	Pole lighting	Good
Retaining Walls		N/A
Fences and Gates	West side of the property	Good
Dumpster Area	At maintenance building	Good
Fountains		N/A

Comments

The landscaping consists generally of mature trees, small shrubs, and grassed areas around the site. The landscaping was observed to be in generally good condition.

There is a chain link fence and gate on the west side of the property and surrounding the baseball field. The chain link fence and gate were generally in good condition.

3.2.7 Recreational Facilities

FOOTBALL FIELD		
Item	**Description**	**Condition**
Playing Surface	Renovated and upgraded in 2011	Good
Fencing	Chain link	Good
Lighting	Upgraded pole lighting	Good

BASEBALL FIELD		
Item	**Description**	**Condition**
Playing Surface	Dirt infield, grass outfield	Good
Fencing	Chain link	Good

SOCCER FIELD		
Item	**Description**	**Condition**
Playing Surface	Grass	Good
Fencing	Chain link	Good

Comments

Football Field
The football field is located at the center of the property. The football field was generally in good condition.

Baseball Field
The baseball field is located at the east side of the property. The baseball field was generally in good condition.

Soccer Field
The soccer field is located at the northeast side of the property. The soccer field was generally in good condition.

Photographs

Charlottesville High School Stadium Field House and Maintenance

Baseball field at the northeast side of the site

Football field at the center of the site

3.2.8 Special Utility Systems

Item	Description	Condition
Water Well		N/A
Lift Station		N/A
Septic System		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		N/A
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	Slab on grade	Good
Roof Framing	Wood framing	Good
Columns		N/A
Load Bearing Walls	Concrete masonry unit	Good
Balconies		N/A
Decks		N/A

Comments

The structure of the building consists of slab on grade and contained concrete masonry unit bearing walls. The roof framing consists of wood framing. The structural framing of the building was generally in good condition.

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Brick Veneer	Exterior of field house building	Good
Split Face CMU	Exterior of field house building	Good
Metal		N/A
Wood Trim		N/A
Paint	Brick, CMU, wood trim	Fair
Sealants	Various	Good

Comments

The exterior of the field house building consists of painted brick veneer and split face CMU. The building exteriors were generally in good condition with some damage observed at the overhang trim. The trim should be replaced as a maintenance item. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. We recommend re-pointing of the deteriorated mortar joints.

Various sealants were observed at material transitions and were in good condition. The expected useful life of sealants is 15 years. an allowance has been provided to replace the sealants during the report period.

Photographs

Building exterior of field house

Typical building exterior of field house

Exterior sealant - note deterioration

Typical exterior - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	2	18	18	$10,000
REPLACE EXTERIOR SEALANTS	15	2	13	13	$3,000
Total					$13,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Metal doors	Fair
Personnel Doors	Steel	Fair
Door Hardware	Operable	Good
Overhead/Roll-up Doors	Concession area	Good

Comments

The main entrances are Metal doors. The main entrance doors were generally in good condition. Steel personnel doors are located at both buildings. The personnel doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years. We recommend replacing the exterior doors during the report period.

Overhead doors are located at the concession area. The overhead doors were observed to be in good condition.

Photographs

Typical exterior door

Typical building exterior of field house

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum frame	Good
Glass Pane	Double pane	Good
Operation	Operable	Good
Screen		Good
Exterior Header	Steel	Good
Exterior Sill	Precast	Good
Gaskets or Glazing	Neoprene	Good

Comments

The window system for the facility consists of Aluminum frame single pane - operable window units located at the press box of the west bleacher structure. The expected useful life of gaskets is typically 25 years. The exterior windows were generally in good condition.

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Asphalt Shingle	Located on Field House Building	Good

ROOFING		
Item	**Description**	**Condition**
Metal		N/A
Insulation	Not observed	Good
Substrate/Deck	Varies	Good
Slope/Pitch		Good
Drainage	Gutters and downspouts	Good
Plumbing Vents	Varies	Good
Skylights		N/A
Flashing	Metal	Good
Roof Age	Varies	Good

Comments

The main roofing system consists of an asphalt shingle roofing system. The expected useful life of an asphalt shingle roofing system is typically 15 to 20 years. The roofing system was generally in good condition. Roofing penetrations included plumbing vents and exhaust vents at the asphalt shingle roofing system. The roof penetrations were generally in fair condition. Roofing penetrations included plumbing vents and exhaust vents at the asphalt shingle roofing system. The roof penetrations were generally in fair condition.

Drainage for the roofing systems is provided by gutters and PVC downspouts. The gutters and downspouts were in good condition.

Photographs

Asphalt shingle roofing system located at Field House Building

Asphalt shingle roofing system located at Field House Building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	15	2	13	13	$7,000
Total					$7,000

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
Pressure Pumps		N/A

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Pump Controller		N/A

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	PVC and cast iron	Good
Vertical Vent Stacks	PVC and cast iron	Good
Clean-outs	PVC and cast iron	Good
Ejector Pumps		N/A

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 and cast iron. The expected useful life of PVC and cast iron 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	Tankless gas domestic water heaters in field house Electric water heaters located in both buildings	Good
Water Storage	In electric heaters	Good
Circulation Pumps		N/A

Comments

Domestic hot water to the building is provided by Tankless gas domestic water heaters and an electric water heater. The expected useful life of a water heater is approximately 12 to 15 years with proper maintenance. The water heaters were generally in good condition. We recommend the water heaters be replaced during the report period.

Photographs

Tankless water heaters

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATERS	15	13	2	2 14	$2,000 $2,000
Total					$4,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Gas Furnace and Air Handler		N/A
Space Heaters (wall or ceiling mounted)	Located in the Field House Building	Good
Interior Package Air Conditioner	Located at the press box of the west bleacher structure	Fair

Comments

The building was served by a Heating and ventilation equipment only and the press box area of the west bleacher structure contains interior package air conditioners.

Space Heaters

Various space heaters are located within the Field House Building. The expected useful life of a space heater is 15 years with proper maintenance. The space heaters were observed to be in good condition. We recommend that the space heaters be replaced during the report period.

Interior Package Air Conditioner

Interior Package Air Conditioners are located within the press box area of the west bleacher structure. The units were reportedly manufactured by General Electric in 2013 as an integral component of the bleacher structure. The expected useful life of a condensing unit is 15 years with proper maintenance. The units were observed to be in good to fair condition. We recommend that the interior package air conditioners be replaced at the later part of the report period.

Photographs

Typical space heater

Interior finishes concession area

Typical thermostat

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SPACE HEATERS	15	2	13	13	$5,000
REPLACE INTERIOR PACKAGE AIR CONDITIONERS	15	8	7	7	$7,500
Total					$12,500

3.4.2.2 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Various	Good
Compressor (Pneumatic System)		N/A
Variable Frequency Drives		N/A
Energy Management System		N/A

Comments

Various thermostats were observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	North side of building	Good
Master (House) Meter		Good
Emergency Power		N/A
Transfer Switch		N/A

Comments

Electricity is provided to the building by Dominion Virginia Power through a pole mounted transformer and pad mounted transformer. The main electrical entrance was located on the north side of the building and provides 3-phase, 4-wire, 400 amps service.

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Various	Good
Branch Wiring	Copper	Good
GFCI Devices		Good
Building Transformers		N/A
Sub-Meters		N/A

Comments

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

3.5 VERTICAL TRANSPORTATION SYSTEMS

Comments

The Property does not contain vertical transportation systems.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)		N/A
Sprinkler System (dry)		N/A
Sprinkler System (chemical)		N/A
Sprinkler Heads		N/A
Date of Last Inspection (sprinkler system)		N/A
Sprinkler Pump		N/A
Sprinkler Pump Controller		N/A
Sprinkler Pipe Material		N/A
Jockey Pump		N/A
Fire Extinguishers	Throughout building	Good
Date of Last Inspection (Fire Extinguishers)	April 2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Hose Cabinets		N/A
Fire Hydrants	On street	Good

Comments

The fire suppression system includes Fire extinguishers. The fire suppression system was observed but not tested. The fire extinguishers were observed to have recent inspection tags issued in April 2021. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

Fire hydrants are located on the main nearby roads. The fire hydrants were observed to be in good condition.

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel		N/A
Public Address System		N/A
Central Fire Alarm Control Panel		N/A
Automatic Notification		N/A
Bells		N/A
Strobes		N/A
Exit Signs		Good
Exit Lights		N/A
Pull Stations		N/A
Smoke Detectors		N/A
Carbon Monoxide Detectors		N/A

3.6.2.1 Comments

Emergency exit signage is located in the building. The exit signage was generally in good condition.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

FIELD HOUSE LOCKER ROOM AREAS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good

FIELD HOUSE RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good

FIELD HOUSE RESTROOMS		
Item	**Description**	**Condition**
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, urinals, wall hung lavatories	Good
Accessories	Partitions, mirrors, soap and paper dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

FIELD HOUSE CONCESSION AREAS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Painted gypsum board	Good
Counters	Stainless	Good
Sink	Stainless	Good
Cabinets	Laminate	Good
Appliances		N/A
Stove/Range		N/A
Exhaust Vent/Hood		N/A
Refrigerator	Various coolers	Good
Dishwasher		N/A
Microwave Oven	Countertop	Good
Garbage Disposal		N/A

Comments

The interior common building areas include locker room areas, restrooms, concession area, and utility areas. We understand that the common area interiors were renovated since original construction.

The finishes in the locker room areas include coated concrete floors, painted CMU walls, and painted gypsum board ceilings. The finishes in the lobby were observed to be in generally good condition.

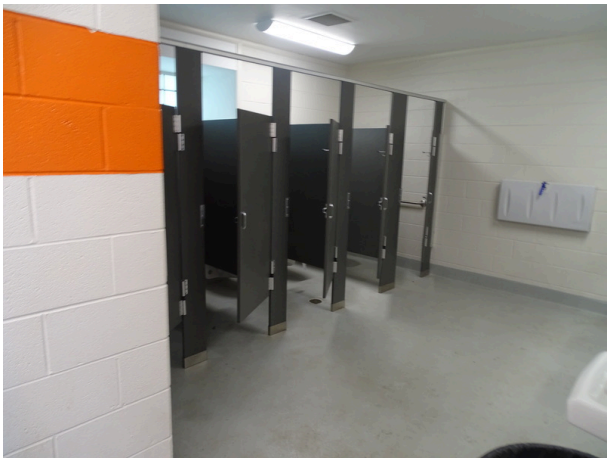
One restroom each for men and women is located on at the Field House Building. The finishes in the restrooms coated concrete floors, painted CMU walls, and painted gypsum board ceilings. The finishes in the restrooms were observed to be in generally good condition.

The concession area finishes include coated concrete floors, painted CMU walls, and painted gypsum board ceilings. The finishes in the concession area were observed to be in generally good condition.

Photographs

Utility room

Interior finishes concession area



Typical restroom

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 Charlottesville High School Stadium Field House 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 has a total of approximately 26 parking spaces. Of the parking spaces, Two are accessible with One being van accessible. Accessibility requires that two accessible parking spaces be provided in parking areas with a total of 26 to 50 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided meets accessibility requirements.

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?	Unknown	
2.	Have any ADA improvements been made to the property since original construction?	Unknown	
3.	Has building ownership/management reported any ADA complaints or litigation?	No	
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	Two out of the 26 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	One out of the Two accessible spaces are van accessible

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/No**	**Comments**
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	Yes	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	Yes	
5.	Does each accessible space have an adjacent access aisle?	Yes	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	N/A	
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**		
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/No**	**Comments**
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?	Yes	
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	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/No**	**Comments**
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?	N/A	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	N/A	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	N/A	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	N/A	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	N/A	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	N/A	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	N/A	
8.	Are audible and visual floor position indicators provided in the elevator car?	N/A	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	N/A	
H.	**Toilet Rooms**		

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/No**	**Comments**
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, safety inspection records, and warranty information stored on site.

4.2 INTERVIEW SUMMARY

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

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 LIMITATIONS AND QUALIFICATIONS

ECS's FCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a property's building systems. Preparation of a FCA in accordance with ASTM E 2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and cannot reduce the potential that such component or system may not be initially observed.

This FCA was prepared recognizing the inherent subjective nature of ECS's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that ECS's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. ECS’s opinions are generally formed without detailed knowledge from individuals familiar with the component’s or system’s performance.

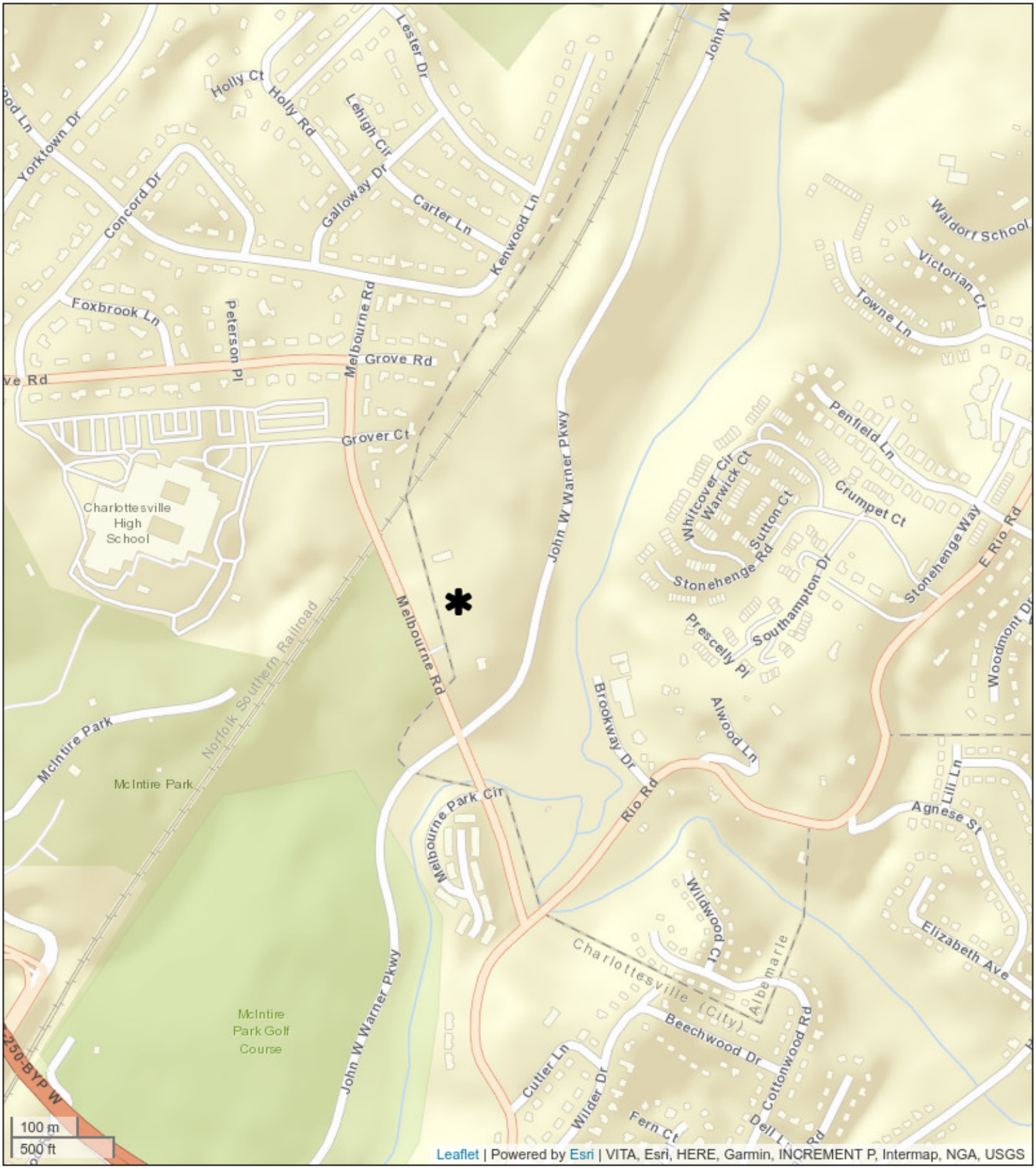
The opinions ECS expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by a prudent professional in the same community under similar circumstances. ECS assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent ECS' professional judgment based on information obtained during the course of this assignment. ECS's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

8.0 FACILITY CONDITION INDEX (FCI)

In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the Charlottesville High School Stadium Field House 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 Charlottesville High School Stadium Field House building is $55,500. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $644,829. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.09. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Charlottesville High School Stadium Field House is rated as fair.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH



N
W
E
S

Untitled Map

N
W
E
S

Untitled Map

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

Square Foot Cost Estimate Report

Date: **11/5/2021**

Estimate Name	**CHS Field House**
	City of Charlottesville 1401 Melbourne Road Charlottesville Virginia 22902
Building Type	Club, Social with Face Brick & Concrete Block / Wood Joists
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	12.00
Floor Area (S.F.)	3,500.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$184.24
Total Building Cost	**$644,829.14**

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			**9.5%**	**$13.13**	**$45,951.73**
A1010	**Standard Foundations**			**$8.08**	**$28,275.47**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	265.00		$5.12	**$17,924.87**
	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide	265.00		$2.74	**$9,593.80**
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	4.77		$0.22	**$756.81**
A1030	**Slab on Grade**			**$4.93**	**$17,249.05**
	Slab on grade, 4" thick, non industrial, reinforced	3,500.00		$4.93	**$17,249.05**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.12**	**$427.21**
	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage	3,500.00		$0.12	**$427.21**
B Shell			**31.7%**	**$43.61**	**$152,642.35**
B1010	**Floor Construction**			**$0.59**	**$2,068.04**
	Steel column, W5, 50 K, 10' unsupported length, 16 PLF	57.27		$0.59	**$2,068.04**
B1020	**Roof Construction**			**$8.39**	**$29,357.23**
	Wood roof, truss, 4/12 slope, 24" O.C., 44' to 60' span	3,500.00		$8.39	**$29,357.23**
B2010	**Exterior Walls**			**$14.99**	**$52,458.19**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill	2,067.00		$14.99	**$52,458.19**
B2020	**Exterior Windows**			**$14.93**	**$52,259.30**
	Aluminum flush tube frame, for 1/4"glass,1-3/4"x4", 5'x6' opening, 1 intermediate horizontal	1,113.00		$10.20	**$35,709.21**
	Glazing panel, plate glass, 1/4" thick, clear	1,113.00		$4.73	**$16,550.09**
B2030	**Exterior Doors**			**$1.03**	**$3,590.65**
	Door, aluminum & glass, without transom, narrow stile, double door, hardware, 6'-0" x 7'-0" opening	0.32		$0.52	**$1,812.10**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.64		$0.51	**$1,778.54**
B3010	**Roof Coverings**			**$3.69**	**$12,908.94**
	Asphalt roofing, strip shingles, premium laminated, multi-layered, Class A, 4" slope, 260-300 lbs/SQ	3,675.00		$2.88	**$10,086.70**
	Flashing, aluminum, no backing sides, .019"	265.00		$0.31	**$1,095.35**
	Gutters, box, aluminum, .027" thick, 5", enameled finish	132.50		$0.26	**$908.80**
	Downspout, aluminum, rectangular, 3" x 4", enameled, .024" thick	15.27		$0.02	**$84.55**
	Downspout, aluminum, rectangular, 3" x 4", enameled, .024" thick	132.50		$0.21	**$733.54**
C Interiors			**19.2%**	**$26.46**	**$92,622.39**
C1010	**Partitions**			**$6.74**	**$23,599.86**
	Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish	2,500.00		$4.85	**$16,959.00**
	3 coats of painted plaster on wall	2,067.00		$1.90	**$6,640.86**
C1020	**Interior Doors**			**$4.78**	**$16,726.63**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	25.00		$4.78	**$16,726.63**
C3010	**Wall Finishes**			**$1.99**	**$6,961.87**

		Quantity	% of Total	Cost Per SF	Cost
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	3,250.00		$0.52	**$1,809.15**
	Vinyl wall covering, fabric back, medium weight	1,250.00		$0.65	**$2,268.64**
	Ceramic tile, thin set, 4-1/4" x 4-1/4"	500.00		$0.82	**$2,884.09**
C3020	**Floor Finishes**			**$5.39**	**$18,852.34**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	2,100.00		$1.77	**$6,195.19**
	Tile, ceramic natural clay	525.00		$1.29	**$4,526.63**
	Maple strip, sanded and finished, maximum	875.00		$2.32	**$8,130.52**
C3030	**Ceiling Finishes**			**$7.57**	**$26,481.70**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	3,500.00		$7.57	**$26,481.70**
D Services			**39.6%**	**$54.54**	**$190,898.77**
D2010	**Plumbing Fixtures**			**$8.78**	**$30,736.86**
	Water closet, vitreous china, bowl only with flush valve, wall hung	5.41		$5.12	**$17,905.44**
	Urinal, vitreous china, stall type	1.08		$0.65	**$2,279.82**
	Lavatory w/trim, wall hung, PE on CI, 18" x 15"	1.62		$0.78	**$2,727.80**
	Kitchen sink w/trim, countertop, stainless steel, 19" x 18" single bowl	0.27		$0.13	**$446.87**
	Kitchen sink w/trim, countertop, stainless steel, 33" x 22" double bowl	0.81		$0.49	**$1,715.87**
	Service sink w/trim, vitreous china, wall hung 22" x 20"	0.54		$0.63	**$2,219.17**
	Shower, stall, fiberglass 1 piece, three walls, 36" square	0.81		$0.34	**$1,195.54**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	1.08		$0.64	**$2,246.34**
D2020	**Domestic Water Distribution**			**$0.33**	**$1,171.18**
	Gas fired water heater, residential, 100< F rise, 50 gal tank, 63 GPH	0.27		$0.33	**$1,171.18**
D3050	**Terminal & Package Units**			**$23.61**	**$82,618.03**
	Rooftop, multizone, air conditioner, restaurants, 20,000 SF, 100.00 ton	3,500.00		$23.61	**$82,618.03**
D4010	**Sprinklers**			**$4.05**	**$14,170.49**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	3,500.00		$3.01	**$10,532.10**
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 1000 SF	525.00		$1.04	**$3,638.40**
D4020	**Standpipes**			**$0.53**	**$1,839.58**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.19		$0.53	**$1,839.58**

		Quantity	% of Total	Cost Per SF	Cost
D5010	**Electrical Service/Distribution**			**$6.49**	**$22,721.75**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.00		$1.34	**$4,702.00**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100.00		$1.95	**$6,814.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1.00		$3.20	**$11,205.75**
D5020	**Lighting and Branch Wiring**			**$6.54**	**$22,881.96**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	3,500.00		$1.38	**$4,815.65**
	Wall switches, 1.0 per 1000 SF	3,500.00		$0.22	**$753.90**
	Miscellaneous power, 1.5 watts	3,500.00		$0.29	**$1,030.05**
	Central air conditioning power, 3 watts	3,815.00		$0.50	**$1,742.31**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	3,500.00		$4.15	**$14,540.05**
D5030	**Communications and Security**			**$4.11**	**$14,378.78**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.16		$0.75	**$2,627.78**
	Fire alarm command center, addressable with voice, excl. wire & conduit	1.00		$3.36	**$11,751.00**
D5090	**Other Electrical Systems**			**$0.11**	**$380.14**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 11.5 kW	0.34		$0.11	**$380.14**
E Equipment & Furnishin			**0.0%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$137.75**	**$482,115.24**
Contractor's Overhead & Profit			**25.0 %**	**$34.44**	**$120,528.81**
Architectural Fees			**7.0 %**	**$12.05**	**$42,185.08**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$184.24**	**$644,829.14**

Appendix III: SITE PHOTOGRAPH

1 - Charlottesville High School Stadium Field House and Maintenance

2 - Charlottesville High School Stadium Field House

3 - Asphalt drive lane and parking area at northwest end of site - note cracking

4 - Asphalt walkway west end of site - note cracking

5 - Asphalt pavement - note cracking

6 - Asphalt pavement - note cracking

7 - Asphalt walkways - note cracking and previous repair

8 - Asphalt pavement in field House Building

9 - Asphalt drive lane at northeast end of the site - note limited cracking

10 - Concrete stair at north end of the site

11 - Typical yard inlet

12 - Typical water storm drainage

13 - Typical water storm drainage

14 - Typical water storm drainage

15 - Baseball field at the northeast side of the site

16 - Baseball field at the northeast side of the site

17 - Pole mounted lighting

18 - Charlottesville High School Stadium Field House and Maintenance

19 - Football field at the center of the site

20 - Football field at the center of the site

21 - Football field at the center of the site

22 - Typical exterior door

23 - Building exterior of field house

24 - Typical building exterior of field house

25 - Typical patio of field house

26 - Roll up windows

27 - Exterior sealant - note deterioration

28 - Typical exterior - note deterioration

29 - Asphalt shingle roofing system located at Field House Building

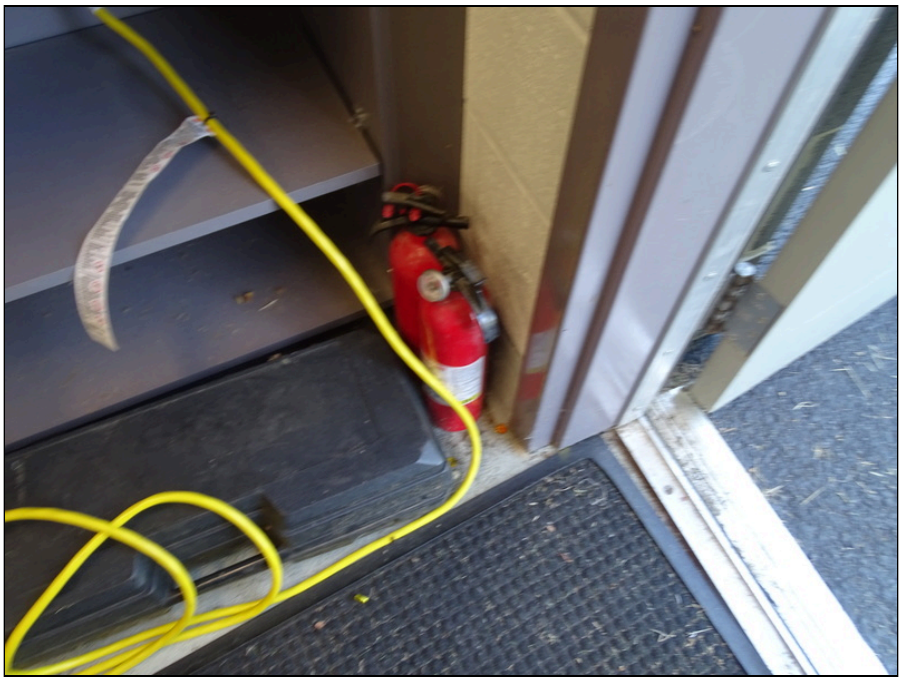
30 - Asphalt shingle roofing system located at Field House Building

31 - Asphalt shingle roofing system located at Field House Building

32 - Typical space heater

33 - Typical space heater

34 - Typical thermostat



35 - Typical fire extinguisher

36 - Typical gas meter

37 - Pad mounted electrical utility transformer servicing Field House Building

38 - Electrical utility meter

39 - Main electrical disconnect and circuit breaker panel at Maintenance Building

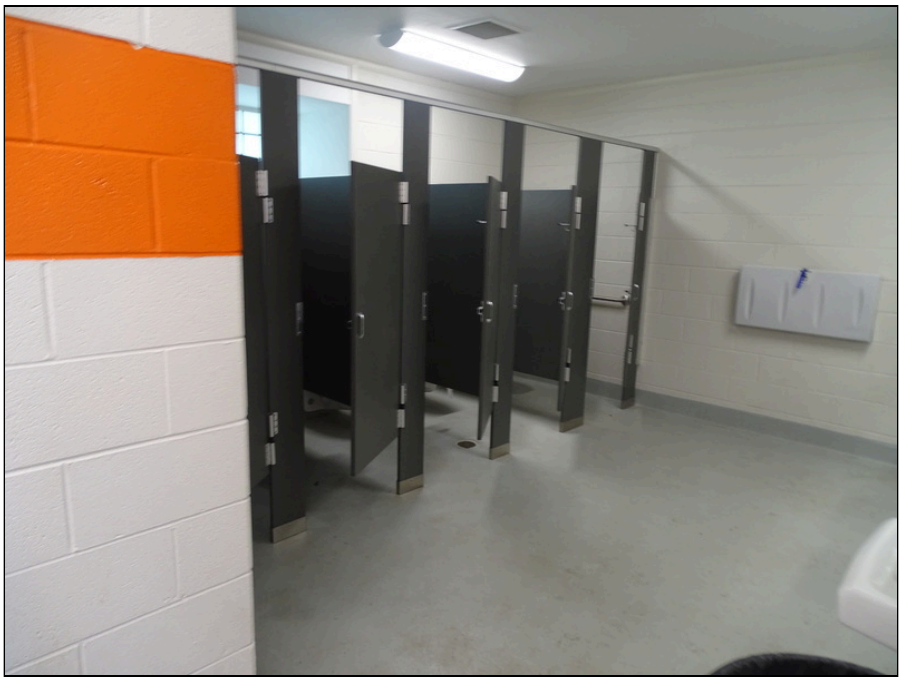
40 - Main switch disconnect

41 - Utility room

42 - Interior finishes concession area

43 - Interior finishes concession area

44 - Typical restroom



45 - Typical restroom

46 - Accessible asphalt parking - note cracking

47 - Accessible toilet

48 - Tankless water heaters

Appendix IV: 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