FACILITY CONDITION ASSESSMENT

CENTRAL LIBRARY
201 E MARKET STREET
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 2, 2021

November 2, 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 Central Library, 201 E Market 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

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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		NA		None		
3.2.5 Flatwork	X	X		Repair		$5,000
3.2.6 Landscaping and Appurtenances	X			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		$162,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows		X	X	Repair		$20,000
3.3.6 Roofing Systems		X		Replace		$95,000
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		$215,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			Replace		$20,000
3.4.3.2 Distribution	X	X		Replace		$10,000
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		NA		None		
3.7.1 Interior Finishes of Common Areas	X			Repair	$1,500	$2,000
3.8 Accessibility (ADA) Compliance	X			None		
Totals					$1,500	$531,000

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$1,500	$0.10

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$531,000.00	$35.62	$1.78
Replacement Reserves, w/20, 2.5% escalation	$625,818.16	$41.98	$2.10

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

ECS Mid-Aatlantic, 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 Central Library 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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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 Central Library, located at 201 E Market Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 14,909 square feet. Parking is provided with Street parking. The Library building was reportedly constructed in 1906 and was renovated as recently as 1995.

SURVEY INFORMATION	
Date of Assessment	August 5, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 84
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.59
Major Cross Streets	2nd Street NE
Pavement - Parking	Street parking
Number of Parking Spaces	N/A
Number of Accessible Spaces	N/A
Number of Van Accessible Spaces	N/A
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Library
Number of Buildings	One
Building Height	Two-story
Square Footage	14,909
Year Constructed	1906
Year Remodeled	1995

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Masonry bearing walls with wood and structural steel roof framing
Roof	Single-ply sheet membrane
Exterior Finishes	Brick veneer
Windows	Wood-framed single-pane
Entrance	Storefront entrance

BUILDING SYSTEMS	
HVAC System	Central plant HVAC system with supplemental heating/cooling equipment
Domestic Hot Water	Electric domestic water heater
Water Distribution	Copper
Sanitary Waste Line	Cast iron/PVC
Electrical Service	3-phase, 4-wire, 400 amps
Branch Wiring	Copper
Elevators	One - Kone Hydraulic
Fire Suppression System	Wet sprinkler system and fire extinguishers with fire alarm with control panel

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
3.7.1 Interior Finishes of Common Areas					
REPAIR/REPLACE CARPET ON STAIRS AND THIRD FLOOR	1	EA	$1,500.00	100%	$1,500
Total Repair Cost					$1,500.00

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 AS NEEDED	25	24	1	1	LS	$5,000.00	$5,000	100%	$2,500														$2,500						$5,000
3.3.3 Building Exteriors																													
REPOINT BRICKWORK	20	10	10	1	LS	$150,000.00	$150,000	100%										$150,000											$150,000
REPLACE SEALANTS	12	1	11	1	LS	$12,000.00	$12,000	100%											$12,000										$12,000
3.3.5 Exterior Windows																													
REPAIR WINDOWS AS NEEDED	30	29	1	1	LS	$20,000.00	$20,000	100%	$20,000																				$20,000
3.3.6 Roofing Systems																													
REPLACE SINGLE-PLY ROOFING SYSTEM	20	11	9	4,000	SF	$14.00	$56,000	100%									$56,000												$56,000
RE-COAT METAL ROOFING SYSTEM	20	15	5	6,500	SF	$6.00	$39,000	100%					$39,000																$39,000
3.4.1.2 Domestic Hot Water Production																													
REPLACE ELECTRIC DOMESTIC WATER HEATER	12	11	1	1	EA	$1,000.00	$1,000	200%	$1,000												$1,000								$2,000
3.4.2.1 Equipment																													
REPLACE BOILERS	15	14	1	2	EA	$25,000.00	$50,000	200%	$50,000															$50,000					$100,000
REPLACE CONDENSER ON ROOF	20	17	3	1	EA	$20,000.00	$20,000	100%			$20,000																		$20,000
REPLACE AIR HANDLER UNITS	15	14	1	5	EA	$7,500.00	$37,500	120%	$7,500					$7,500				$7,500	$15,000					$7,500					$45,000

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 VAV BOXES	20	19	1	20	EA	$2,500.00	$50,000	100%	$50,000																				$50,000
3.4.3.1 Service and Metering																													
REPLACE EMERGENCY GENERATOR AND TRANSFER SWITCH	25	19	6	1	LS	$20,000.00	$20,000	100%						$20,000															$20,000
3.4.3.2 Distribution																													
REPLACE OLDER CIRCUIT BREAKER PANELS	50	49	1	1	LS	$10,000.00	$10,000	100%	$10,000																				$10,000
3.7.1 Interior Finishes of Common Areas																													
REPAIR, REPAINT WALLS AND CEILINGS AS NEEDED			0	1	EA	$2,000.00	$2,000	100%	$2,000																				$2,000
Total (Uninflated)									$143,000.00	$0.00	$20,000.00	$0.00	$39,000.00	$27,500.00	$0.00	$0.00	$56,000.00	$157,500.00	$27,000.00	$0.00	$1,000.00	$0.00	$2,500.00	$57,500.00	$0.00	$0.00	$0.00	$0.00	$531,000.00
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)									$143,000.00	$0.00	$21,012.50	$0.00	$43,048.70	$31,113.73	$0.00	$0.00	$68,230.56	$196,695.92	$34,562.28	$0.00	$1,344.89	$0.00	$3,532.43	$83,277.14	$0.00	$0.00	$0.00	$0.00	$625,818.16

Evaluation Period:	20
# of Square Feet:	14,909
Reserve per Square Feet per year (Uninflated)	$1.78
Reserve per Square Feet per year (Inflated)	$2.10

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 Central Library 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 Library building.

3.1.1 Property Location

The Property is located at 201 E Market Street in Charlottesville, Virginia.

Surrounding Properties	
North	Government Building
East	15th Street NW
South	3rd Street NE
West	2nd 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 115 years ago in 1906 and was reportedly renovated in 1995.

3.1.3 Current Property Improvements

The Library building, located at 201 E Market Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 14,909 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 east and south	Good
Adjoining Properties	Up slope to the north and west and down slope to the east and south	Good

Comments

The property is generally slopes from the northwest to the southeast. The adjoining properties are located down gradient to the southeast and up gradient to the northwest from the property.

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal	Good
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Sheet flow to the south	Good
Landscape Drainage	To the east and south	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons		N/A
Fire Truck Access	South, east, and west sides of the building	Good
Easements		N/A

Comments

Vehicular access to the site is located on the south, west, and east sides of the building. Fire truck access is available on the south , east, and west sides of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping		N/A

PARKING		
Item	**Description**	**Condition**
Quantity of Parking Spaces	N/A	N/A
Quantity of Loading Spaces		N/A
Arrangement of Spaces		N/A
Site Circulation		N/A
Lighting		N/A
Accessible Spaces	N/A	N/A
Accessible Aisles	N/A	N/A

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	Street parking	N/A
Drainage		N/A
Repair History		N/A
Concrete Curbs and Gutters		N/A

Comments

The property is provided with street parking.

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Fair
Steps	South entrance	Good
Ramp	Southwest side of site	Good
Handrails	Steel tube	Good

Comments

Concrete sidewalks of undetermined thickness are provided at the south side of the building. A concrete ramp is provided at the southwest end of the building. Regularly spaced control joints were observed. The Concrete sidewalks and ramps were generally in fair to good condition, respectively. We recommend an allowance for concrete sidewalk repairs as needed during the report period.

Photographs

Concrete sidewalk - note cracking

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK AS NEEDED	25	24	1	1 15	$2,500 $2,500
Total					$5,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature	Good
Planting Beds	South side of site	Good
Lawn Areas	Surrounding site	Good
Monumental Sign		N/A

LANDSCAPING		
Item	**Description**	**Condition**
Dumpster Area	Northwest side of the building	Good

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. A dumpster area is located on the northwest side of the building. The dumpster area was generally in good condition.

Photographs

Dumpster area

3.2.7 Recreational Facilities

Comments

The property does not contain recreational areas.

3.2.8 Special Utility Systems

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	Mechanical room at west side of the building	Good

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	Clay block first level and wood framing above	Good
Roof Framing	Wood and structural steel	Good
Columns	Brick masonry	Good
Load Bearing Walls	Masonry	Good

Comments

The structure of the building consists of Masonry bearing walls with wood and structural steel roof framing. The first floor framing consists of clay block with wood framing for upper levels. The structural frame of the building was generally in good condition.

Photographs

Structural framing

Structural framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	Deterioration observed	Fair
Wood Trim	Windows	Fair
Stone Cornice	Marble	Good
Paint	Peeling observed	Fair
Sealants	Various	Fair

Comments

The primary exterior of the building consists of Brick veneer with wood trim and stone cornice. The brick and mortar were observed to be deteriorated at multiple locations . 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 was observed. We recommend re-pointing of the deteriorated mortar joints.

Exterior sealants are located around the window and door frames, horizontal joints, and vertical joints in the Brick veneer. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in poor condition. The sealants were observed to be hard and separated from the substrate. We recommend that the exterior sealants be replaced during brick repointing.

Photographs

Building exterior south side of the building

Building exterior east side of the building

Building exterior

Exterior sealants - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	10	10	10	$150,000
REPLACE SEALANTS	12	1	11	11	$12,000
Total					$162,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Storefront entrance at east entrance	Good
Personnel Doors	Located at the north, south, and west sides of the building	Good
Door Hardware	Operable	Good
Accessibility Controls	Accessible entrance through elevator	Good
Overhead/Roll-up Doors		N/A

Comments

The main entrance is a Storefront entrance. The main entrance doors were generally in good condition. Personnel doors are located on the north, east, and west sides of the building. The personnel doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Main entrance south side of the building

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Wood	Poor

WINDOWS		
Item	**Description**	**Condition**
Glass Pane	Single pane	Poor
Operation	Some reportedly difficult to operate	Poor
Screen		N/A
Exterior Header	Marble	Fair
Exterior Sill	Marble	Fair

Comments

The window system for the building primarily consists of Wood-framed single-pane operable window units with inoperable wood-framed single-pane window units located above the entrances. The expected useful life of windows is typically 30 years. The windows can be considered historical in nature. Based on the historical requirements, we recommend repair and/or replacement of the window units as needed.

Photographs

Typical exterior window

Typical exterior window

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR WINDOWS AS NEEDED	30	29	1	1	$20,000
Total					$20,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Located at northeast side of the building	Fair
Metal	Located at southwest side of the building	Fair
Insulation	Located in attic space	Good
Substrate/Deck	Varies	Fair
Slope/Pitch	Varies	Good
Drainage	Internal drains	Fair
Plumbing Vents	Clamped collars	Fair
Roof Age	Varies	Fair

Comments

The roofing system consists of a Single-ply sheet membrane roofing system over the northeast portion of the building. Patching was observed on the parapet wall on the north side of the building. The single-ply sheet membrane roofing system was reported replaced in 2010. Drainage for the roofing system is provided by interior drains and through wall scupper drains. The drainage was observed to be in generally fair condition. Maintenance of the drains is needed to clear fall leaves from clogging the drains. The parapet walls consist of brick with with metal flashing. The parapet walls were capped with stone coping. The parapet walls were observed to be in generally fair condition. We recommend the replacement of parapet wall flashing and re-pointing of stone capping with the above noted roofing replacement.

The original roofing system consists of a metal roofing system over the southwest portion of the building. The age of the existing metal roofing system is unknown. A coating appeared to be installed on the original installation of the metal roofing system. The expected useful life of a coating on a metal roofing systems is typically 20 years. The metal roofing system was observed to be in good to fair condition. We recommend a coating be applied on the metal roofing system near the end of the report period.

Photographs

Single-ply sheet membrane roofing system located at the northeast side of the building

Typical parapet wall - note patching

Typical parapet wall - note mortar joint deterioration

Typical internal drain

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM	20	11	9	9	$56,000
RE-COAT METAL ROOFING SYSTEM	20	15	5	5	$39,000
Total					$95,000

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	Cast iron/PVC	Good
Vertical Vent Stacks	Cast iron/PVC	Good
Clean-outs	Cast iron/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 Cast iron/PVC. The expected useful life of Cast iron/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	Electric domestic water heater	Fair
Water Storage	In heater	Fair

Comments

Domestic hot water to the building is provided by Electric domestic water heater located in the main utility room. The Electric domestic water heater was manufactured by Ruud. The expected useful life of a Electric domestic water heater is approximately 12 to 15 years and We recommend the Electric domestic water heater be replaced.

Photographs

Electric domestic water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ELECTRIC DOMESTIC WATER HEATER	12	11	1	1 13	$1,000 $1,000
Total					$2,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers	Located in main utility room	Fair
Central Plant Pumps	Located in main utility room	Fair
Condenser	Located on roof	Fair

EQUIPMENT		
Item	**Description**	**Condition**
Air Handler Units	Located throughout the building	Fair
VAV Boxes	Located throughout the building	Fair

Comments

The building is served by a Central plant HVAC system with supplemental heating/cooling equipment. The system includes two boilers, a condenser, five air handler units, and 20 VAV boxes. During our visit, we observed a loud noise produced by the return air motor on the main floor that could be heard throughout the floor. It was also noted that no air conditioning was provided for the 3rd floor mail room.

Boilers
The boilers located in the main utility room were manufactured by Patterson Kelly in 1995. The expected useful life of boilers is generally 15 to 20 years. The boilers were generally in fair condition. We recommend replacing the boilers during the report period.

Condenser
The condenser located on the roof was manufactured by Trane in 2004. The expected useful life of a condenser is generally 15 to 20 years. The condenser was generally in fair condition. We recommend replacing the condenser during the report period.

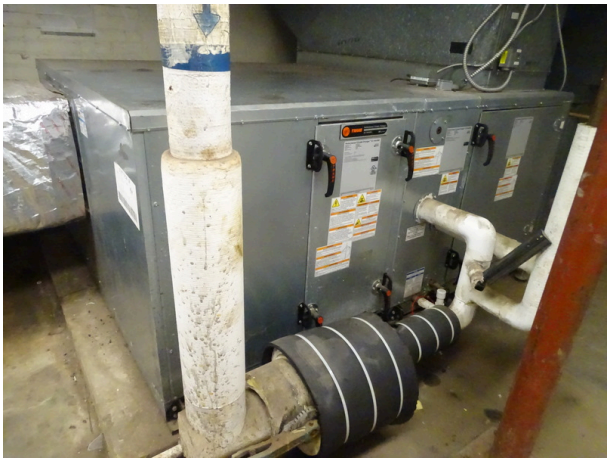
Air Handler Units
The air handler units are located throughout the building and were manufactured by Trane ranging from 1995 to 2012. The expected useful life of air handler units is generally 15 to 20 years. The air handler units were generally in fair condition. We recommend replacing the condenser during the report period based on their age.

VAV Boxes
The VAV boxes are located throughout the building and were manufactured by Trane 1995. The expected useful life of VAV boxes is generally 15 to 20 years. The VAV boxes were generally in fair condition. We recommend replacing the VAV boxes during the report period based on their age.

Photographs

Boilers located in main utility room

Condenser Unit located on roof



Air Handler Unit located in main utility room

Air Handler Unit located in attic

Typical VAV Box

Typical condenser

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILERS	15	14	1	1 16	$50,000 $50,000
REPLACE CONDENSER ON ROOF	20	17	3	3	$20,000
REPLACE AIR HANDLER UNITS	15	14	1	1 6 10 11 16	$7,500 $7,500 $7,500 $15,000 $7,500
REPLACE VAV BOXES	20	19	1	1	$50,000
Total					$215,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Plumbing Pipe System	Insulated piping	Good
Ducts	Insulated metal	Good
Return Air	Insulated metal	Good

Comments

The heating and cooling is distributed by insulated piping. The piping was generally in good condition. The distribution system includes ducted supply and a plenum return. The ductwork was observed to be in generally good condition.

3.4.2.3 Control Systems

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

Comments

The thermostat controls are located throughout the building. The 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 the building	Good
Master (House) Meter	North side of the building	Good
Emergency Power	Located in main utility room	Fair
Transfer Switch	Located in main utility room	Fair

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical entrance is located on the north side of the building and provides 400 amp, 3-phase, 4-wire service. The expected useful life of switchgear is 50 years with proper maintenance. The switchgear was generally in good condition.

An emergency generator manufactured by Kohler was reportedly installed in 2002 and is located in the main utility room. The emergency generator is reportedly tested on a weekly basis. The expected useful life of an emergency generator is 25 years with proper maintenance. The emergency generator was observed to be in fair condition. Based on the age of the generator, we recommend replacement during the report period.

Photographs

Emergency Power generator and transfer switch

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE EMERGENCY GENERATOR AND TRANSFER SWITCH	25	19	6	6	$20,000
Total					$20,000

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Located throughout the building	Good/Fair
Branch Wiring	Copper	Good
GFCI Devices		Good
Building Transformers	Located in main utility room	Good

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the building. The circuit breaker panels were manufactured by General Electric. The circuit breaker panels were observed to be in generally good condition. A building transformer manufactured by General Electric was located in the main utility room. The building transformer was generally in good condition.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE OLDER CIRCUIT BREAKER PANELS	50	49	1	1	$10,000
Total					$10,000

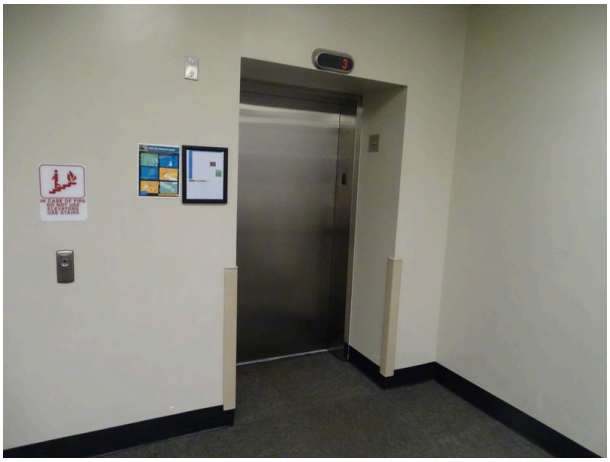
3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	One	Good
Capacity	2,500 pounds	Good
Manufacturer and Type	Kone Hydraulic	Good
Maintenance Contractor	Kone	Good
Date of Last Maintenance Inspection	3/18/2021	Good
Cab Finishes	Stainless	Good
Elevator Certificates	Located in Facilities Maint. Ofc.	Good
Door Sensors	Operable	Good
Speed	150 feet per minute	Good
Floor Leveling	Operable	Good
Control System	Located at ground level	Good
Phone System	Operable	Good
Lighting	Operable	Good
Equipment Room		Good

Comments

The building is served by one passenger elevator. The elevator was manufactured by KONE and was reportedly installed in 2013. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. Routine maintenance is considered adequate to keep the elevator system in good condition during the projection period of this report.

Photographs



Elevator

Elevator interior

Elevator interior

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	Located throughout the building	Good
Date of Last Inspection (sprinkler system)	4/7/2021	Good
Sprinkler Pump	Vertical inline	Good
Sprinkler Pump Controller	Firetrol	Good
Sprinkler Pipe Material	Steel, Victalic	Good
Jockey Pump		Good
Fire Extinguishers	Located throughout the building	Good
Date of Last Inspection (Fire Extinguishers)	July 9, 2021	Good
Fire Standpipes	Steel	Good
Fire Department Connections	Freestanding	Good
Fire Hydrants	On street	Good

Comments

The fire suppression system is a Wet sprinkler system and fire extinguishers. The fire suppression system was observed but not tested. The sprinklers are connected to the fire alarm and security system.

Fire extinguishers were observed throughout the building. The fire extinguishers were observed to have recent inspection tags issued by in July 2021. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

Fire hydrants are located along East Market Street. The fire hydrants were observed to be in good condition.

Photographs

Fire sprinkler system located in main utility room

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Located in main office on first level	Good
Central Fire Alarm Control Panel	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 fire annunciation and control panel, manufactured by Siemens, is located in the main office on the first level. The fire annunciation panel was observed to be in good condition. Emergency exit signs and lighting, pull stations, fire extinguishers, smoke detectors, and alarm bells and strobes are located throughout the building.

Photographs

Fire sprinkler electronic controls

Fire alarm control panel

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Located throughout the building	Good
Alarm System	Monitored	Good
Access Control		N/A
Security Fencing		N/A
Lightning Protection		N/A
Roof Anchors		N/A

3.6.3.1 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 condition.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Common Areas

LOBBY - LIBRARY AREA		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Accessories	Bookshelves	Good
Fountains		N/A
Drinking Fountains	High/low	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Ceramic tile	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, urinals, countertop lavatories	Good
Accessories	Partitions, grab bars, mirrors, soap and paper dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	Terrazzo and carpet	Good/fair
Wall Finishes	Painted plaster	Good
Ceiling Finishes	Painted plaster	Good
Lighting	Fluorescent fixtures	Good

CORRIDORS		
Item	**Description**	**Condition**
Doors	Wood	Good
Door Hardware	Operable	Good
Drinking Fountains	High/low	Good

STAIRS		
Item	**Description**	**Condition**
Location	North and west ends of the building	Good
Enclosure	CMU	Good
Framing Support	Steel or wood	Good
Treads	Vinyl or marble	Good/fair
Risers	Steel or marble	Good
Nosing	Vinyl or marble	Good/fair
Handrails	Steel tube or wood	Good
Lighting	Varies	Good
Doors	Wood	Good
Door Hardware	Operable	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted plaster	Good
Ceiling Finishes	Painted plaster	Good
Counters	Stainless	Good
Sink	Integral stainless	Good
Cabinets	Metal	Good
Appliances	Residential	Good
Stove/Range	Electric	Good
Exhaust Vent/Hood		N/A
Refrigerator	Standard	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Dish Washer		N/A
Microwave Oven	Countertop	Good
Garbage Disposal		N/A
Other		N/A

MEETING ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Fair
Wall Finishes	Painted plaster	Fair
Ceiling Finishes	Painted plaster	Fair
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

Comments

The interior common building areas include a lobby - library area, restrooms, corridors, stairways, kitchen, and meeting rooms.

The finishes in the lobby - library area include carpet floors, painted plaster walls, and suspended acoustical tile ceilings. The finishes in the lobby - library are were observed to be in generally good condition.

The finishes in the restrooms include ceramic tile floors, ceramic tile walls, and painted gypsum board ceilings. The finishes in the restrooms were observed to be in generally good condition.

The finishes in the corridors include terrazzo floors and painted plaster walls and ceilings. The finishes in the corridors were observed to be in generally good condition.

The finishes in the kitchen include wood floors and painted plaster walls and ceilings. The finishes in the kitchen were observed to be in generally good condition.

The finishes in the meeting rooms include carpet floors and painted plaster walls and ceilings The finishes in the meeting rooms were observed to be in generally fair condition. The carpet was loose and buckled creating a tripping hazard. The paint on the walls and ceiling was observed to be cracking and peeling. We recommend repair or replacement of the carpet and repainting the walls and ceilings.

Two stairwells serve the building. The enclosed stairwell was observed to be in generally good condition. The open stairway Included a carpet runner that was in fair to poor condition. The stairs to the third floor was buckling and could cause tripping and pose a safety hazard. We recommend repairing/replacing the carpet in the immediate future.

Photographs

Interior finishes lobby - library area

Interior finishes restroom area

Interior finishes corridor area - note cracking

Interior finishes kitchen area

Interior finishes meeting room area

Interior finishes office area

Third Floor Carpet

Third Floor Ceiling

Typical interior - note peeling paint

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR/REPLACE CARPET ON STAIRS AND THIRD FLOOR	-	-	0	Immediate	$1,500
REPAIR, REPAINT WALLS AND CEILINGS AS NEEDED	-	-	0	1	$2,000
Total					$3,500

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 Central Library 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 serving the property is street parking with an accessible route to the main entrance. The building contains accessible main entrance door controls and accessible toilets.

Photographs

Accessible restroom

Accessible water fountain

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	not reported
2.	Have any ADA improvements been made to the property since original construction?	Yes	installation of elevator, accessible entrance door controls, accessible restroom renovations, and accessible drinking fountains
3.	Has building ownership/management reported any ADA complaints or litigation?	No	not reported
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	N/A	
2.	Does the required number of van-accessible designated spaces appear to be provided?	N/A	

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?	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?	Yes	
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	Yes	
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	Yes	
7.	Do ramps on an accessible route appear to have compliant handrails?	Yes	
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?	Yes	
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**		

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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 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

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 Central Library 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 Central Library building is $529,000. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $2,630,576. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.20. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Central Library is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

N
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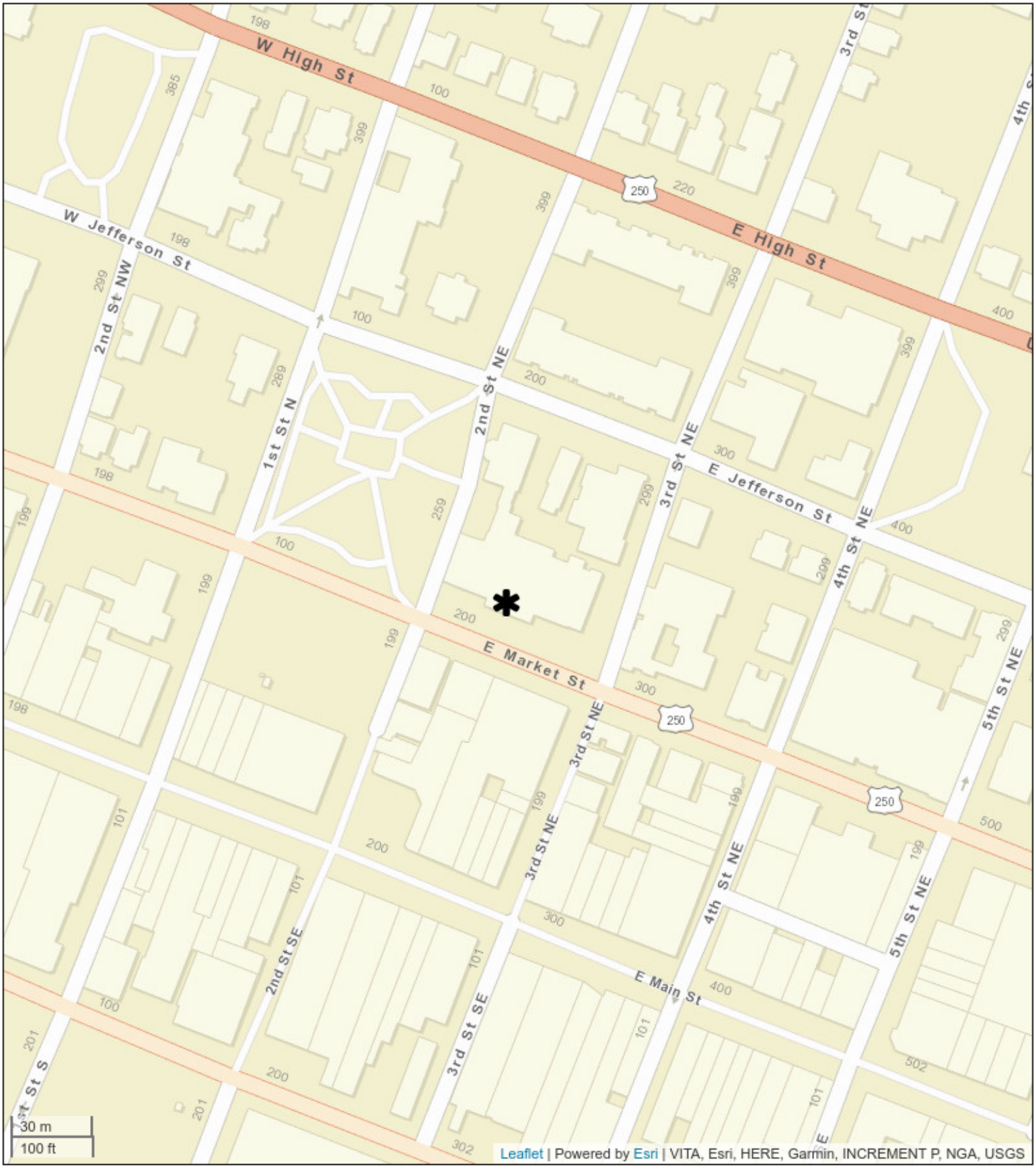
Untitled Map



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Untitled Map

Appendix II: FIRE SPRINKLER INSPECTION

INSPECTION AND TESTING FORM OF WATER BASED FIRE PROTECTION SYSTEMS

1. PROPERTY INFORMATION

Name of property: Central Library (4433-22902-00019)
Address: 201 East Market Street
Description of property:
Name of property representative: City of Charlottesville (30548899), Jason Davis (434-964-6771) davisja@charlottesville.org
Address: 315 4th St NW, Charlottesville, VA 22903
Phone: 434-962-3643 Fax: 434-970-3026 E-mail: staplesk@charlottesville.org

2. TESTING INFORMATION

Testing Organization: SIEMENS Organization License No.:
Address: 5106 Glen Alden Drive, Richmond, VA 23231
Phone: 804-222-6680 Fax: None E-mail: None
Start Date/Time: Completion Date/Time: 4.7.21
Contract Info: City of CVille Sprinkler (2600105673) Notification Number: 5102050614
Inspection Type: Quarterly

NOTES: 1) All questions are to be answered Yes, No, or Not Applicable (NA). Explain all No answers in Parts 6, 7, or 8 of this form.
2) Inspection, Testing, and Maintenance are to be performed with water supplies (including fire pumps) in service, unless the impairment procedures of NFPA 25 are followed.

3. GENERAL INFORMATION (TO BE COMPLETED BY OWNER)

Is the building fully sprinklered?	
Has the occupancy classification and hazard of contents remained the same since last inspection?	
Are all fire protection systems in service?	
Has the system remained in service without modification since last inspection?	
Have any fire systems, devices or alarms activated since the last inspection?	
If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced?	

4. INSPECTOR'S SECTION

4.1 Inspections

Control valves in the correct (open or closed) position and free from external leaks?	Yes
Control valves locked, sealed or supervised?	Yes
Hydraulic nameplate (calculated systems) securely attached and legible?	No
Alarm and/or dry pipe valves free from physical damage, trim valves in appropriate position and no leakage?	Yes
Water flow alarm devices free from physical damage?	Yes
Fire department connections visible, signage, accessible, free from damage, couplings free, and caps in place?	Yes
Gauges in good condition showing normal pressure?	Yes
Adequate heat in areas with wet piping?	Yes
Post indicator valves are provided with a correct wrench and in the normal position?	(NA)
Backflow preventers relief port on RPZ device not discharging?	(NA)
For freezer systems, is the gauge near the compressor reading the same as the gauge near the dry-valve?	(NA)
Pressure Reducing valves are in the open position, not leaking, maintain downstream pressure accordance with the design criteria, good condition, and handwheels not broken?	Yes
Valve encloser for pre-action, deluge and dry systems are above 40f?	(NA)

4.2 Testing

Post indicating valves opened until spring or torsion is felt in the rod, then backed off one-quarter turn?	(NA)
Valve supervisory switches indicate movement?	(NA)
Mechanical water flow alarm device passed tests by opening the inspector's test or bypass connection with alarms actuating and flow observed?	(NA)

Electrical Waterflow (Vane type, Paddle-type, and Pressure Switch-type) alarm devices passed tests by opening the inspector's test connection or bypass connection with alarm actuating, and flow is observed?	(NA)
Priming level of dry pipe valves correct?	(NA)
Quick opening devices of dry pipe systems passed?	(NA)
Air compressor or nitrogen system in good condition per manufacture maintenance procedure?	(NA)
Low air pressure signal of dry pipe system passed?	(NA)
Main Drain Test water pressure is within 10% reduction in full flow pressure compared to previous test?	(NA)

5. MAIN DRAIN / TRIP TESTS RESULTS

5.1 Report Totals

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %
2	0	0%	2	100%	0	0%

5.2 Report Totals by Type

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %	Device or System Type
1	0	0%	1	100%	0	0%	Wet Sprinkler Systems
1	0	0%	1	100%	0	0%	Sprinkler FDC - 2 Inlets

5.3 Report Details by Type

Wet Sprinkler Systems

Row	Date	Address	Location	Model	Water Source	Source PSI	Test Pipe Size	Static PSI	Residual PSI	Restored Static PSI	Restore Time (sec)	5 Year Performed	Visual/ Functional	Pass/ Fail
1	04/07/21	01:Wet	Mechanical Room	4 inch Shotgun	Fire Pump	125	2	125	NA	NA	NA	No	Visual	Pass

Sprinkler FDC - 2 Inlets

Row	Date	Address	Location	Model	Size	Visual/ Functional	Pass/ Fail
1	04/07/21	01:Wet:FDC	Outside Riser Room	SECO	4	Visual	Pass

6. COMMENTS

Address	Location	NFPA Classification	Comment:
01:Wet	Mechanical Room	Wet Sprinkler	No 5 year tags. Gauges indicate that it is due.

7. DEFICIENCIES (ONLY RELATED TO NFPA 25)

A condition that will or has the potential to adversely impact the performance of a system or portion thereof but does not rise to the level of an impairment.

Address	Location	NFPA Classification	Deficiencies:
01:Wet	Mechanical Room	Wet Sprinkler	Several leaks on gaskets and corrosion on and around fire pump. 5 year inspection due in Sept. Unable to perform Main Drain Test due to sewer drain not handling the amount of water flowed. Sewer drain backs up and room floods.
01:Wet:FDC	Outside Riser Room	Sprinkler FDC - 2 Inlet	None to report.

8. IMPAIRMENTS

A condition where a fire protection system or unit or portion thereof is out of order, and the condition can result in the fire protection system or unit not functioning in a fire event.

Address	Location	NFPA Classification	Impairments:
01:Wet	Mechanical Room	Wet Sprinkler	None to report.
01:Wet:FDC	Outside Riser Room	Sprinkler FDC - 2 Inlet	None to report.

9. CERTIFICATION

This Testing Was Performed in Accordance with Applicable NFPA Standards.

I state that the information on this form is correct at the time and place of my inspection and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted in Parts 6, 7, and 8 above.

Name of Inspector:_ Inspector License #:

Signature: CRAIG BROWN Date: 4.7.21

10. ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE

Name of Owner or Representative: Jason Davis

Signature: _____ Date: _____

The owner and/or designated representative acknowledges the responsibility of the operating condition of the component parts at the time of this inspection. Pursuant to the National Fire Protection Association Form 25, Chapter 4, the owner is responsible for proper maintenance and care of the sprinkler system. It is agreed that the inspection service provided by the contractor as prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc., of the component parts is not included as part of the inspection work performed. It is understood that this inspection pertains to the condition of the sprinkler system on the day of inspection only. This inspection meets or exceeds NFPA 25 requirements and or local AHJ requirements. AHJ requirements supersede all other code requirements. The inspector shall not be liable for future defaults or defects in the sprinkler system which are beyond the inspector's control, including, but not limited to, failure from malicious tampering, accidents, lack of proper inspection, material failure or inadequate heating. The inspector can give no assurance, nor will be held liable, with regard to work that may have been previously performed or work performed at a future date by other companies. It is further understood that all information contained herein is provided to the best of the knowledge of the party providing such information.

Appendix III: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville - Central Library
201 East Market Street
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 - Central Library
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 - Central Library
Address: 201 East Market Street
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

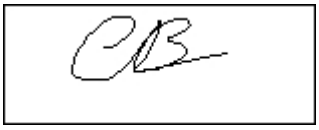
Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	26	100.00%	26	100.00%	26	100.00%	0	0%
Totals	**26**	**100%**	**26**	**100.00%**	**26**	**100.00%**	**0**	**0%**

Verification

VERIFIED SERVICE MEMBER BUILDING REPORTS

Company: Fire Solutions

Inspector: Christopher Bowmaster



Signed: Jul 9, 2021

Building: City of Charlottesville - Central Library

Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - Central Library

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, 5 Lbs, A.B.C.	1st back entrance hall by maint. 126.01	49753122 F75958845	Inspected	06/10/21 6:18:32 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st bookmobile office 126.27	49753096 G17169714	Inspected	07/09/21 2:16:19 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st center cabinet by exit 126.23	49753102 F75958833	Inspected	06/10/21 6:42:30 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st elevator room 126.16	49753116 YC-937336	Inspected	07/09/21 2:22:58 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hose cabinet by stairs 126.22	49753118 F75958811	Inspected	06/10/21 6:38:40 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st maintenance office 126.13	49753101 WL-819056	Inspected	06/10/21 6:19:44 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st maintenance office spare 126.14	49753099 F75958836	Inspected	07/09/21 2:18:10 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st maintenance office spare 126.24	49753097 F75958818	Inspected	07/09/21 2:18:13 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st maintenance office spare 126.25	49753100 F75958851	Inspected	07/09/21 2:18:09 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st maintenance office spare 126.26	49753098 F75958854	Inspected	07/09/21 2:18:12 PM
Fire Extinguisher, 10 Lbs, A.B.C.	1st mechanical room 126.09	49753115 BK42297	Inspected	07/09/21 2:24:33 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st Office area 126.02	49753117 G17167-38	Inspected	06/10/21 6:39:38 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hose cabinet by stairs 126.17	49753120 F75958824	Inspected	06/10/21 6:25:00 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hose cabinet by stairs 126.18	49753119 BS719415	Inspected	06/10/21 6:23:04 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd Office storage room 126.15	49753121 G17169725	Inspected	06/10/21 6:26:34 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd copy room 126.03	49753110 YA677526	Inspected	06/10/21 6:31:19 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd copy room 126.04	49753111 F75958821	Inspected	06/10/21 6:31:26 AM

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by break room 126.05	49753114 F75958822	Inspected	06/10/21 6:33:20 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by stairs 126.08	49753107 F75958819	Inspected	06/10/21 6:34:59 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hose cabinet by stairs 126.19	49753108 F75958815	Inspected	06/10/21 6:35:12 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hose cabinet by stairs 126.20	49753113 F75958838	Inspected	06/10/21 6:32:12 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd middle hall admin office 126.07	49753109 F75958834	Inspected	07/09/21 2:21:08 PM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd office area 126.06	49753112 F75958837	Inspected	06/10/21 6:33:56 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Mezzanine computer room 126.11	49753103 PT-805167	Inspected	06/10/21 6:29:02 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Mezzanine computer room 126.21	49753104 F75958843	Inspected	06/10/21 6:29:46 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Mezzanine Office 126.12	49753105 PT-805199	Inspected	07/09/21 2:19:27 PM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - Central Library

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	2
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	24
Total		**26**
Grand Total		**26**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Central Library

This report provides details on the Hydrostatic Test and Maintenance/Breakdown dates for fire extinguishers. Items that will need either of these services at any time in the next two years are displayed. Items are grouped together by year for budgeting purposes.

ScanID	Location	Serial #	Hydro	Breakdown	Mfr Date
Due in 2022					
Hydrostatic Test					
Fire Extinguisher, A.B.C., 5 Lbs					
49753101	1st maintenance office 126.13	WL-819056	05/04/10	05/04/17	05/04/04
49753103	Mezzanine computer room 126.11	PT-805167	05/04/10	05/04/17	05/04/98
49753105	Mezzanine Office 126.12	PT-805199	05/04/10	05/04/17	05/04/98
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**3**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Central Library

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%	26

Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	3	5 HI SA40 ABC	A.B.C.	10/07/2021
In Service - 1 Year to 2 Years				
Buckeye				
Fire Extinguisher	16	5 HI SA40 ABC	A.B.C.	08/19/2019
In Service - 5 Years to 10 Years				
Ansul				
Fire Extinguisher	1	XA05	A.B.C.	08/19/2013
Fire Extinguisher	1	XAA10S	A.B.C.	05/04/2012
In Service - 15 Years to 25 Years				
Amerex				
Fire Extinguisher	1	AB500-06	A.B.C.	05/04/2006
Badger				
Fire Extinguisher	1	B10M-06	A.B.C.	05/04/2006
Fire Extinguisher	1	B5M-04	A.B.C.	05/04/2004
Fire Extinguisher	2	5MB6H 98	A.B.C.	05/04/1998

Appendix IV: ELEVATOR CERTIFICATES

E & F ELEVATOR INSPECTIONS AND CONSULTING, INC.
PO BOX 176
CROZIER, VIRGINIA 23039
(804) 784-1945

CHECKLIST FOR INSPECTION OF ELECTRIC ELEVATORS

GENERAL NOTES:
(a) See ASME A17.2.1 for detailed code requirements.
(b) OK - meets requirements, NG - insert number to identify comment of back of the Checklist, NA - not applicable.

Address: Central Library (Jefferson Madison)
201 E. Market St.
Charlottesville, VA

[ ] Routine inspection and test
[X] Periodic Inspection and test
[ ] Acceptance inspection and test

ID No: 1

Our Number: CV130

[X] Passenger **Rated Load: 2500**
[ ] Freight Class **Speed: 150**

Inspected by: Steve Bowers

Signature: _____ Date: 3/18/21
QEI NO: E000983 Certifying Organization: QEITF

	OK	NG	NA		OK	NG	NA
1. INSIDE OF CAR				**2. MACHINE ROOM (cont.)**			
1.1 Door reopening device	X			2.17 Drive machine brake	X		
1.2 Stop switches	X			2.18 Traction drive machines			X
1.3 Operating control device	X			2.19 Gears, bearings & flexible couplings			X
1.4 Sill and car floor	X			2.20 Windng drum machine & slack cable			X
1.5 Car lighting and receptacles	X			2.21 Belt or chain-drive machine			X
1.6 Car emergency signal	X			2.22 Motor generator	X		
1.7 Car door or gate	X			2.23 Absorption of regenerated power	X		
1.8 Door closing force	X			2.24 AC drives from a DC source			X
1.9 Power closing of doors and gates	X			2.25 Traction sheaves	X		
1.10 Power opening of doors or gates	X			2.26 Seciondary and deflector sheaves			X
1.11 Car vision panels and glass car doors			X	2.27 Rope fastenings			X
1.12 Car enclosure	X			2.28 Terminal stopping devices	X		
1.13 Emergency exit			X	2.29 Car and counterweight safeties	X		
1.14 Ventilation	X						
1.15 Signs and operating device symbols	X			**3. TOP OF CAR**			
1.16 Rated load, platform area, data plate	X			3.1 Stop switch	X		
1.17 Standby power operation			X	3.2 Car top light and outlet	X		
1.18 Restricted opening of doors	X			3.3 Top of car operating device	X		
1.19 Car ride	X			3.4 Top of car clearance, refuge space	X		
				3.5 Top counterweight clearance	X		
2. MACHINE ROOM				3.6 Car, overhead, deflector sheave	X		
2.1 Access to machine space	X			3.7 Normal terminal stopping device	X		
2.2 Headroom	X			3.8 Final terminal stopping device	X		
2.3 Lighting and receptacles	X			3.9 Broken rope, chain, or tape switch			X
2.4 Machine space	X			3.10 Car leveling device	X		
2.5 Housekeeping	X			3.11 Crosshead data plate	X		
2.6 Ventilation	X			3.12 Top emergency exit	X		
2.7 Fire extinguisher	X			3.13 Counterweight & counterweight buffer	X		
2.8 Pipes, wiring, and ducts	X			3.14 Counterweight safeties			X
2.9 Guarding of exposed equipment	X			3.15 Floor numbers	X		
2.10 Numbering of elevator equipment	X			3.16 Hoistway construction	X		
2.11 Disconnecting means and control	X			3.17 Hoistway smoke control	X		
2.12 Controller wiring, fuses, grounding, etc.	X			3.18 Pipes, wiring, and ducts	X		
2.13 Governor, overspeed switch, and seal			X	3.19 Windows, projections, & setbacks	X		
2.14 Code data plate	X			3.20 Hoistway clearances	X		
2.15 Static control	X			3.21 Multiple hoistways			X
2.16 Overhead beam and fastenings	X			3.22 Traveling cables, junction boxes	X		

OUR NO. CV130

CHECKLIST FOR INSPECTION OF ELECTRIC ELEVATORS

	OK	NG	NA		OK	NG	NA
3. TOP OF CAR (cont.)				**4. OUTSIDE HOISTWAY (cont.)**			
3.23 Hoistway door & elevator gate equip.	X			4.9 Elevator parking device			X
3.24 Car frame and stiles	X			4.10 Emergency doors			X
3.25 Guide rails, fastening, equipment	X			4.11 Separate counterweight hoistway			X
3.26 Governor rope	X			4.12 Standby power selection switch			X
3.27 Governor releasing carrier	X						
3.28 Wire rope fastening and hitch plate	X			**5. PIT**			
3.29 Suspension rope	X			5.1 Pit access, lighting & stop switch	X		
3.30 Compensating ropes & chains			X	5.2 Bottom clearance and runby	X		
				5.3 Car & counterweight buffer	X		
4. OUTSIDE HOISTWAY				5.4 Final terminal stopping device	X		
4.1 Car platform guard	X			5.5 Normal terminal stopping devices	X		
4.2 Hoistway doors	X			5.6 Traveling cables	X		
4.3 Vision panels			X	5.7 Governor rope tension sheave	X		
4.4 Hoistway door locking device	X			5.8 Compensating chains, ropes & sheaves			X
4.5 Access to hoistway	X			5.9 Car frame and platform	X		
4.6 Power closing of hoistway doors			X	5.10 Car safeties & guiding members	X		
4.7 Sequence operation			X				
4.8 Hoistway enclosure	X			**6. FIREFIGHTERS SERVICE**	X		

MAINTENANCE

No violations.

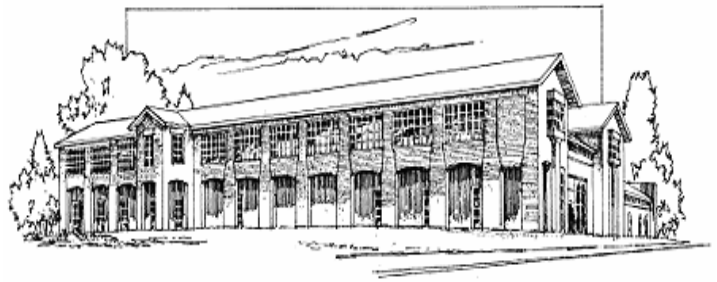
OWNER

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

Square Foot Cost Estimate Report

Date: **11/1/2021**

Estimate Name	**Central Library**
	City of Charlottesville 201 E. Market St. Charlottesville Virginia 22902
Building Type	Library with Face Brick & Concrete Block / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	2.00
Stories Height	14.00
Floor Area (S.F.)	14,909.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$176.44
Total Building Cost	**$2,630,576.36**



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			**5.9%**	**$7.71**	**$114,947.86**
A1010	**Standard Foundations**			**$5.13**	**$76,550.62**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	578.00		$2.62	**$39,096.50**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	578.00		$1.40	**$20,925.33**
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	10.84		$0.55	**$8,191.82**
	Spread footings, 3000 PSI concrete, load 300K, soil bearing capacity 6 KSF, 7' - 6" square x 25" deep	6.10		$0.56	**$8,336.97**
A1030	**Slab on Grade**			**$2.46**	**$36,738.01**

		Quantity	% of Total	Cost Per SF	Cost
	Slab on grade, 4" thick, non industrial, reinforced	7,454.50		$2.46	**$36,738.01**
A2010	**Basement Excavation**			**$0.11**	**$1,659.22**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	7,454.50		$0.11	**$1,659.22**
B Shell			**43.6%**	**$56.99**	**$849,636.12**
B1010	**Floor Construction**			**$13.07**	**$194,923.97**
	Cast-in-place concrete column, 16" square, tied, 300K load, 14' story height, 253 lbs/LF, 4000PSI	341.55		$1.98	**$29,507.50**
	Waffle slab, cast-in-place concrete, 10" deep rib, 20" column, 25'x25' bay, 200 PSF superimposed load, 310 PSF total load	7,454.50		$11.10	**$165,416.47**
B1020	**Roof Construction**			**$10.38**	**$154,685.72**
	Roof, concrete, beam and slab, 25'x25' bay, 40 PSF superimposed load, 12" deep beam, 10" slab, 150 PSF total load	7,454.50		$10.38	**$154,685.72**
B2010	**Exterior Walls**			**$24.42**	**$364,101.40**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, styrofoam core fill	14,565.60		$24.42	**$364,101.40**
B2020	**Exterior Windows**			**$5.63**	**$83,978.53**
	Aluminum flush tube frame, for 1/4"glass, 1-3/4"x 4-1/2", 5'x6' opening, no intermediate horizontals	1,618.40		$2.86	**$42,625.26**
	Glazing panel, plate glass, 3/8" thick, clear	1,618.40		$2.77	**$41,353.28**
B2030	**Exterior Doors**			**$0.61**	**$9,027.54**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	1.36		$0.61	**$9,027.54**
B3010	**Roof Coverings**			**$2.79**	**$41,661.76**
	Roofing, single ply membrane, EPDM, 60 mils, fully adhered	7,454.50		$0.96	**$14,265.53**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	7,454.50		$0.86	**$12,853.87**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	578.00		$0.98	**$14,542.36**
B3020	**Roof Openings**			**$0.08**	**$1,257.20**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1.00		$0.08	**$1,257.20**
C Interiors			**15.1%**	**$19.78**	**$294,928.88**
C1010	**Partitions**			**$4.78**	**$71,252.72**
	Metal partition, 5/8"fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	5,963.60		$1.73	**$25,753.87**
	5/8" gypsum board, taped & finished, painted on metal furring	14,565.60		$3.05	**$45,498.86**
C1020	**Interior Doors**			**$3.61**	**$53,862.99**

		Quantity	% of Total	Cost Per SF	Cost
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	49.70		$3.61	**$53,862.99**
C2010	**Stair Construction**			**$0.68**	**$10,188.95**
	Stairs, CIP concrete, w/landing, 24 risers, with nosing	1.36		$0.68	**$10,188.95**
C3010	**Wall Finishes**			**$0.45**	**$6,639.40**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	11,927.20		$0.45	**$6,639.40**
C3020	**Floor Finishes**			**$2.70**	**$40,180.35**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	7,454.50		$1.48	**$21,991.45**
	Vinyl, composition tile, maximum	7,454.50		$1.22	**$18,188.91**
C3030	**Ceiling Finishes**			**$7.57**	**$112,804.48**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	14,909.00		$7.57	**$112,804.48**
D Services			**35.4%**	**$46.22**	**$689,062.23**
D1010	**Elevators and Lifts**			**$3.90**	**$58,154.32**
	Hydraulic passenger elevator, 3000 lb, 2 story,14' story height, 125 FPM	0.68		$3.90	**$58,154.32**
D2010	**Plumbing Fixtures**			**$4.54**	**$67,718.89**
	Water closet, vitreous china, bowl only with flush valve, wall hung	10.37		$2.30	**$34,322.43**
	Urinal, vitreous china, stall type	2.30		$0.33	**$4,855.70**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	6.91		$0.66	**$9,781.29**
	Kitchen sink w/trim, countertop, stainless steel, 19" x 18" single bowl	1.15		$0.13	**$1,903.52**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18"	2.30		$0.66	**$9,846.99**
	Water cooler, electric, wall hung, dual height, 14.3 GPH	2.30		$0.47	**$7,008.95**
D2020	**Domestic Water Distribution**			**$1.49**	**$22,145.11**
	Gas fired water heater, commercial, 100< F rise, 300 MBH input, 278 GPH	1.15		$1.49	**$22,145.11**
D2040	**Rain Water Drainage**			**$0.60**	**$8,970.61**
	Roof drain, CI, soil,single hub, 5" diam, 10' high	2.30		$0.38	**$5,590.89**
	Roof drain, CI, soil,single hub, 5" diam, for each additional foot add	69.12		$0.23	**$3,379.73**
D3050	**Terminal & Package Units**			**$19.63**	**$292,696.47**
	Rooftop, multizone, air conditioner, banks or libraries, 25,000 SF, 104.00 ton	14,909.00		$19.63	**$292,696.47**
D4010	**Sprinklers**			**$2.62**	**$39,069.11**

		Quantity	% of Total	Cost Per SF	Cost
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	7,454.50		$1.50	**$22,431.86**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	7,454.50		$1.12	**$16,637.25**
D4020	**Standpipes**			**$1.01**	**$15,100.62**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	0.68		$0.70	**$10,365.28**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors	1.22		$0.32	**$4,735.34**
D5010	**Electrical Service/Distribution**			**$1.52**	**$22,731.40**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		$0.39	**$5,877.50**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	50.00		$0.23	**$3,407.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1.20		$0.90	**$13,446.90**
D5020	**Lighting and Branch Wiring**			**$8.86**	**$132,050.79**
	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 W per SF, with transformer	16,399.90		$2.33	**$34,757.95**
	Wall switches, 1.0 per 1000 SF	14,909.00		$0.22	**$3,211.40**
	Miscellaneous power, 1.5 watts	14,909.00		$0.29	**$4,387.72**
	Central air conditioning power, 4 watts	20,276.24		$0.70	**$10,415.90**
	Motor installation, three phase, 460 V, 15 HP motor size	1.00		$0.12	**$1,857.25**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	18,636.25		$5.19	**$77,420.57**
D5030	**Communications and Security**			**$1.96**	**$29,234.34**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.68		$0.75	**$11,193.61**
	Fire alarm command center, addressable with voice, excl. wire & conduit	1.00		$0.79	**$11,751.00**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	3.73		$0.42	**$6,289.73**
D5090	**Other Electrical Systems**			**$0.08**	**$1,190.56**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	0.96		$0.08	**$1,189.10**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	1.36		$0.00	**$1.46**
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**

	Quantity	% of Total	Cost Per SF	Cost
G Building Sitework		0.0%	$0.00	$0.00
Sub Total		100%	$130.70	$1,948,575.08
Contractor's Overhead & Profit		25.0 %	$32.67	$487,143.77
Architectural Fees		8.0 %	$13.07	$194,857.51
User Fees		0.0 %	$0.00	$0.00
Total Building Cost			**$176.44**	**$2,630,576.36**

Appendix VI: SITE PHOTOGRAPHS

1 - Central Library

2 - Concrete sidewalk - note cracking

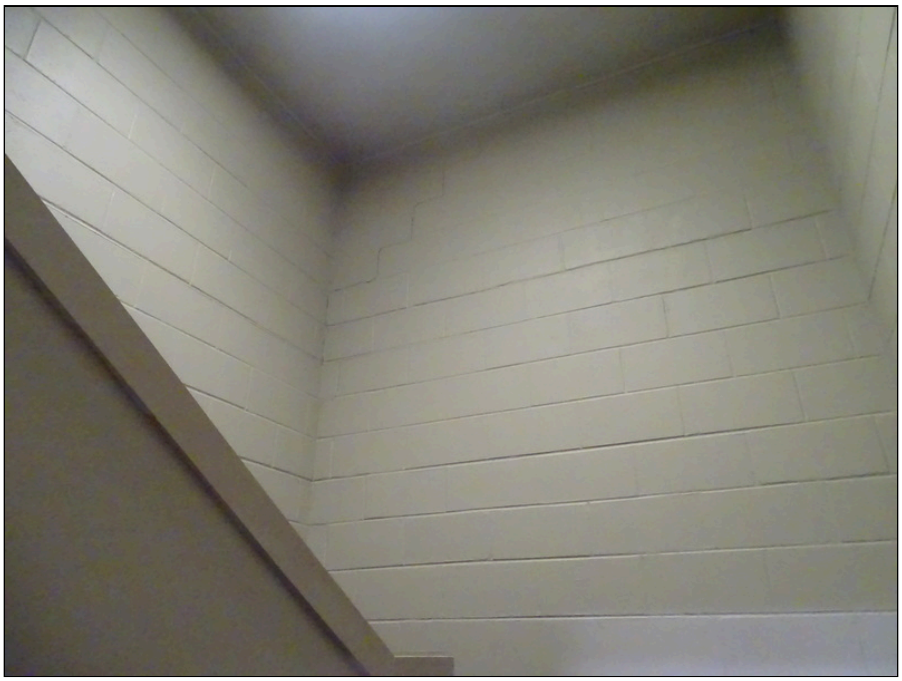
3 - Concrete steps

4 - Dumpster area

5 - Monument sign

6 - Structural framing

7 - Structural framing



8 - Structural framing - note step cracking

9 - Building exterior south side of the building

10 - Building exterior east side of the building

11 - Building exterior east side of the building

12 - Building exterior

13 - Building exterior

14 - Building exterior at southwest side of the building

15 - Exterior sealants - note deterioration

16 - Main entrance south side of the building

17 - Typical exterior window

18 - Typical exterior window

19 - Single-ply sheet membrane roofing system located at the northeast side of the building

20 - Single-ply sheet membrane roofing system

21 - Typical parapet wall - note patching

22 - Typical parapet wall - note patching

23 - Typical parapet wall - note patching

24 - Typical parapet wall - note mortar joint deterioration

25 - Typical internal drain

26 - Metal roofing system located at the southwest side of the building

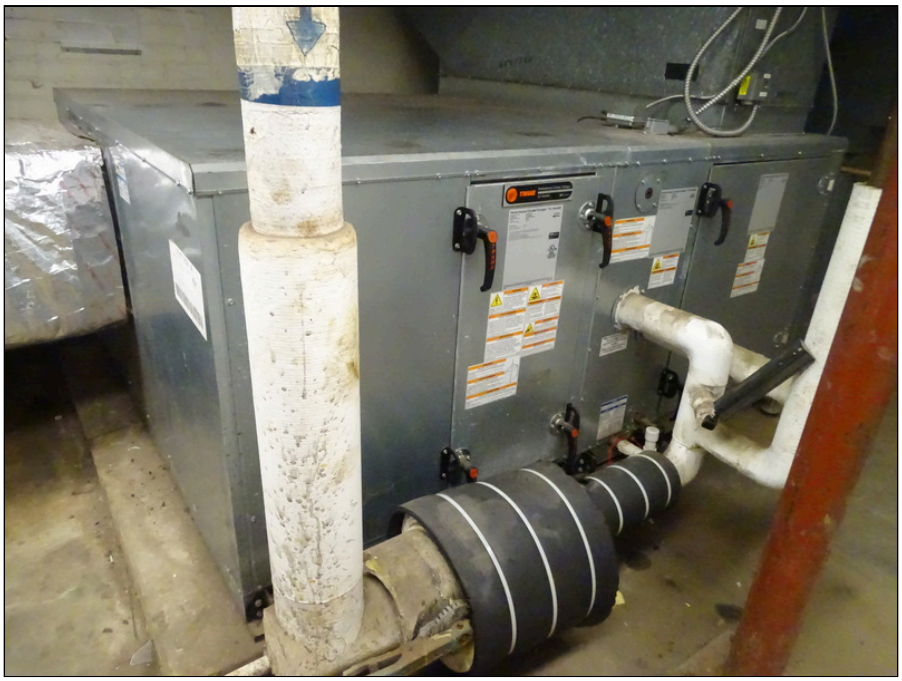
27 - Metal roofing system located at the southwest side of the building

28 - Water leakage at ceiling

29 - Electric domestic water heater

30 - Boilers located in main utility room

31 - Condenser Unit located on roof



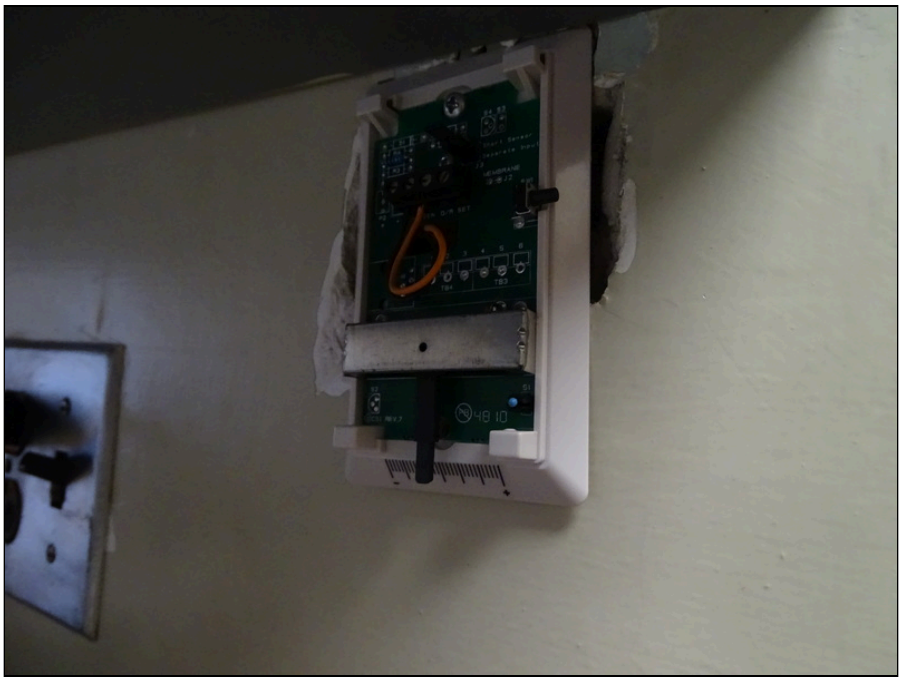
32 - Air Handler Unit located in main utility room

33 - Air Handler Unit located in attic

34 - Typical VAV Box

35 - Typical condenser

36 - Typical mechanical duct



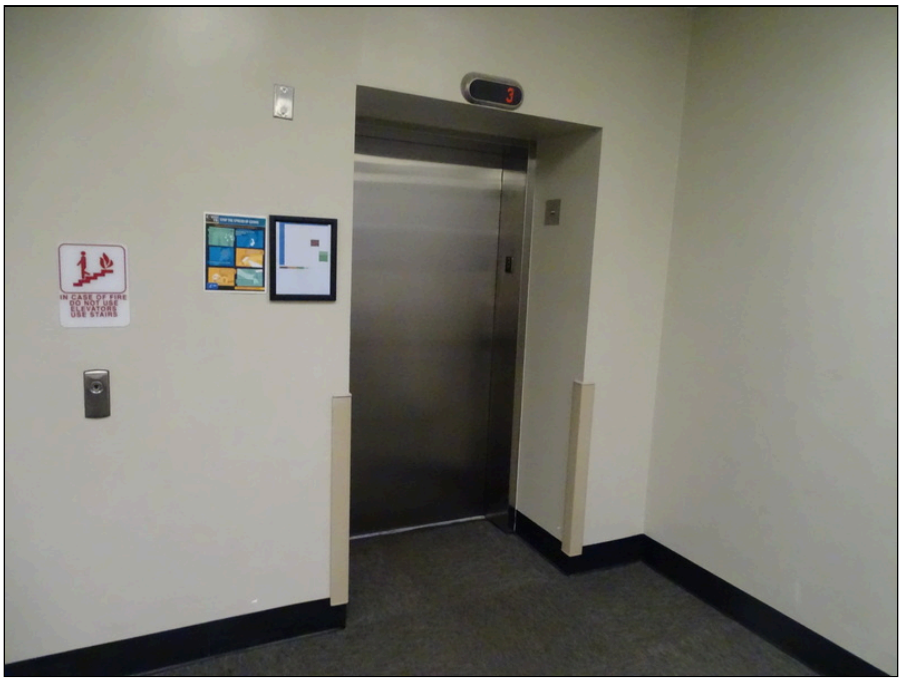
37 - Typical thermostat control

38 - Typical transformer

39 - Emergency Power generator and transfer switch

40 - Typical circuit breaker panel

41 - Typical building transformer



42 - Elevator

43 - Elevator interior

44 - Elevator interior

45 - Fire sprinkler system located in main utility room

46 - Fire sprinkler electronic controls

47 - Typical fire extinguisher

48 - Fire Department connections

49 - Fire alarm control panel

50 - Typical fire alarm pull station

51 - Typical fire alarm bell and strobe

52 - Typical exit sign and emergency light

53 - Typical smoke detector

54 - Typical security cameras

55 - Interior finishes lobby - library area

56 - Interior finishes lobby - library area

57 - Interior finishes lobby - library area

58 - Interior finishes restroom area

59 - Interior finishes restroom area

60 - Interior finishes restroom area

61 - Interior finishes restroom area

62 - Interior finishes restroom area

63 - Interior finishes corridor area - note cracking

64 - Interior finishes stairs area

65 - Interior finishes kitchen area

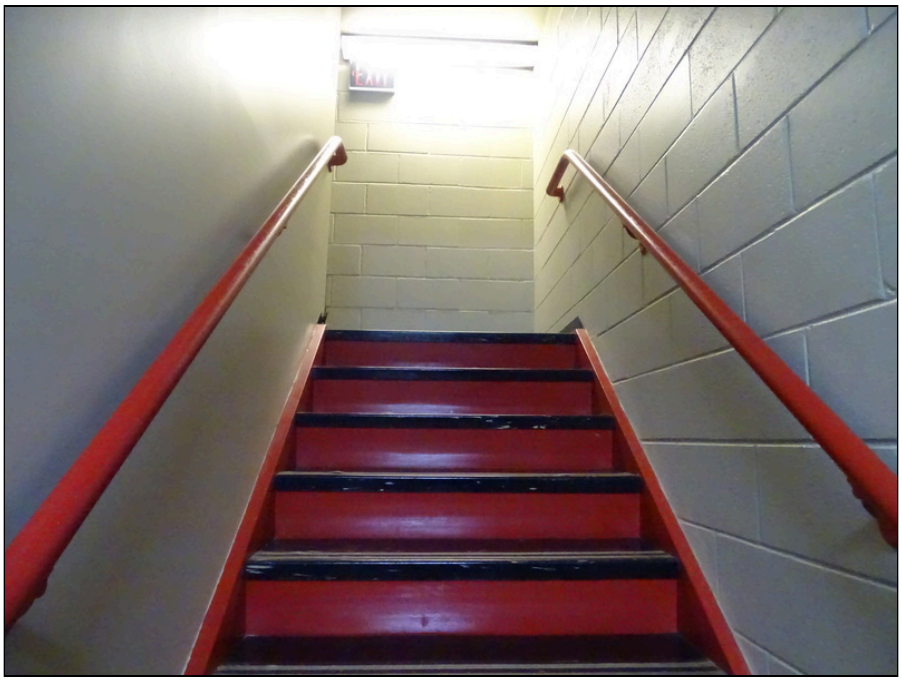
66 - Interior finishes meeting room area

67 - Interior finishes office area

68 - Interior finishes office area

69 - Typical skylight

70 - Typical water fountain



71 - Typical steps interior

72 - Typical interior - note peeling paint

73 - Typical interior - note peeling paint

74 - Typical interior - note peeling paint

75 - Typical interior - note cracking

76 - Third Floor Carpet

77 - Third Floor Ceiling

78 - Typical interior - note peeling paint

79 - Typical interior - note peeling paint

80 - Typical interior - note peeling paint

Appendix VII: 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

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.

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

ICC Certified Commercial Mechanical Inspector

LEED Green Associate

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

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 – Assistant Superintendent
- Hidden Creek, Gaithersburg, MD
- Paramount, Gaithersburg, MD
- Thayer & Spring, Silver Spring, MD

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

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PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

Trade Specific (Plumbing), 1991, Montgomery College, Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

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