
# CIRCUIT COURT
# 315-317 EAST HIGH STREET
# CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

SEPTEMBER 14, 2021

September 14, 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 Circuit Court, 315-317 East High Street, Charlottesville, Virginia

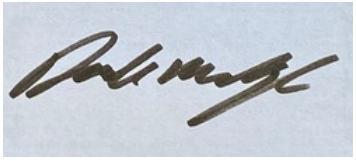
Dear Mr. Bontrager:

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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## Project Summary

| Construction System | Good | Fair | Poor | Action | Immediate | Over Term Years 1-20 |
|---|---|---|---|---|---|---|
| 3.2.1 Topography | X | | | None | | |
| 3.2.2 Storm Water Drainage | X | | | None | | |
| 3.2.3 Access and Egress | X | | | None | | |
| 3.2.4 Paving, Curbing, and Parking | X | X | | Replace | | $5,000 |
| 3.2.5 Flatwork | X | | | None | | |
| 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 | | $75,000 |
| 3.3.4 Exterior Doors | X | | | None | | |
| 3.3.5 Exterior Windows | | X | | Replace | | $25,000 |
| 3.3.6 Roofing Systems | | X | | Repair and Replace | | $71,256 |
| 3.4.1.1 Supply and Waste Piping | X | | | None | | |
| 3.4.1.2 Domestic Hot Water Production | X | X | | Replace as maintenace item | | |
| 3.4.2.1 Equipment | X | X | | Replace | | $165,000 |
| 3.4.2.2 Distribution System | X | | | None | | |
| 3.4.2.3 Control Systems | X | | | None | | |
| 3.4.3.1 Service and Metering | X | | | None | | |
| 3.4.3.2 Distribution | X | | | None | | |
| 3.5 VERTICAL TRANSPORTATION SYSTEMS | X | | | None | | |
| 3.6.1 Sprinklers and Suppression Systems | X | | | None | | |
| 3.6.2 Alarm Systems | X | | | None | | |
| 3.6.3 Security and Other Systems | X | | | None | | |
| 3.7.1 Tenant Spaces | X | | | None | | |
| 3.8 Accessibility (ADA) Compliance | X | | | None | | |
| 5.1 MOISTURE AND MOLD | X | | | None | | |
| Totals | | | | | $0 | $341,256 |

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

| | Today's Dollars | $/Square Feet | $/Square Feet/Year |
|---|---|---|---|
| Replacement Reserves, today's dollars | $341,256.00 | $23.69 | $1.18 |
| Replacement Reserves, w/20, 2.5% escalation | $422,798.43 | $29.35 | $1.47 |

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## TABLE OF APPENDICES

## 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 Circuit Court property in Charlottesville, Virginia - hereinafter known as the Property.

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

| | |
|---|---|
| William R. Pratt, P.E. | Principal Engineer |
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| | E-mail: wpratt@ecslimited.com |
| Michael G. Doyle, AIA | Principal Architect |
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**Reliance**

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

### 1.2 METHODOLOGY

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

**Priority 1: Immediately Critical Items (Year 0)**

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

**Priority 2: Critical Items (Year 0-1)**

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

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

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

**Priority 4: Reserve Items (Years 5-20)**

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

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

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

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

### 1.3 PROPERTY DESCRIPTION

The Circuit Court property, located at 315-317 East High Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 14,404 square feet. Parking is provided with At grade asphalt paving. The Government building was reportedly constructed in 1962 with minor renovations performed since the original construction and more substantial renovations including the installation of an elevator for ADA compliance recently completed.

| SURVEY INFORMATION | |
|---|---|
| Date of Assessment | May 11, 2021 |
| Assessor | William R. Pratt, P.E. |
| Weather Conditions | Partly Cloudy \| 70F |
| Property Contact | Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development |

| SITE INFORMATION | |
|---|---|
| Land Area | 0.72 |
| Major Cross Streets | 4th Street NE |
| Pavement - Parking | At grade asphalt paving |
| Number of Parking Spaces | 28 |
| Number of Accessible Spaces | Two |
| Number of Van Accessible Spaces | Two |
| Pedestrian Sidewalks | Concrete sidewalks |

| BUILDING INFORMATION | |
|---|---|
| Building Type | Government |
| Number of Buildings | One |
| Building Height | Two-story |
| Square Footage | 14,404 |
| Year Constructed | 1962 |
| Year Remodeled | 2018-2021 |

| BUILDING CONSTRUCTION | |
|---|---|
| Foundation | Assumed shallow spread footings |
| Structural System | Concrete masonry unit bearing walls with structural steel framing and concrete topped metal decks |
| Roof | Slate shingle and single-ply membrane |
| Exterior Finishes | Brick and painted wood and trim |
| Windows | Metal-frame single-pane and wood-framed single-pane operable |
| Entrance | Wood doors with glass |

| BUILDING SYSTEMS | |
|---|---|
| HVAC System | Central system with split system |
| Domestic Hot Water | Electric water heater |
| Water Distribution | Copper |
| Sanitary Waste Line | Cast iron/PVC |
| Electrical Service | 3-phase 4-wire 800 amps |
| Branch Wiring | Copper |
| Elevators | One passenger elevator - Kone Hydraulic |
| Fire Suppression System | Sprinkled wet system with fire extinguishers with smoke alarms |

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

### 1.4 OPINIONS OF COST

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

# 1.5 COST TABLES

## Immediate Repair Cost

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

## Capital Reserve Schedule

| Item | EUL | EFF AGE | RUL | Quantity | Unit | Unit Cost | Cycle Replace | Replace Percent | Year 1 2021 | Year 2 2022 | Year 3 2023 | Year 4 2024 | Year 5 2025 | Year 6 2026 | Year 7 2027 | Year 8 2028 | Year 9 2029 | Year 10 2030 | Year 11 2031 | Year 12 2032 | Year 13 2033 | Year 14 2034 | Year 15 2035 | Year 16 2036 | Year 17 2037 | Year 18 2038 | Year 19 2039 | Year 20 2040 | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3.2.4 Paving, Curbing, and Parking | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REPLACE CONCRETE CURB | 30 | 29 | 1 | 1 | LS | $5,000.00 | $5,000 | 100% | $5,000 | | | | | | | | | | | | | | | | | | | $5,000 |
| 3.3.3 Building Exteriors | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REPAIR EXTERIOR CORNICE AS NEEDED | 20 | 19 | 1 | 1 | LS | $50,000.00 | $50,000 | 100% | $50,000 | | | | | | | | | | | | | | | | | | | $50,000 |
| REPOINT BRICKWORK AS NEEDED | 20 | 1 | 19 | 1 | LS | $25,000.00 | $25,000 | 100% | | | | | | | | | | | | | | | | | | $25,000 | | $25,000 |
| 3.3.5 Exterior Windows | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REPAIR WINDOWS ON EAST SIDE OF THE BUILDING | 30 | 29 | 1 | 25 | EA | $1,000.00 | $25,000 | 100% | $25,000 | | | | | | | | | | | | | | | | | | | $25,000 |
| 3.3.6 Roofing Systems | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REPAIR MISALIGNED AND DETERIORATED SLATE ROOFING SYSTEM AS NEEDED | 50 | 49 | 1 | 10 | EA | $2,500.00 | $25,000 | 100% | $2,500 | | $2,500 | | $2,500 | | $2,500 | | $2,500 | | $2,500 | | $2,500 | | $2,500 | | $2,500 | | $2,500 | $25,000 |
| REPLACE SINGLE-PLY ROOFING SYSTEM | 20 | 11 | 9 | 2,000 | SF | $14.00 | $28,000 | 100% | | | | | | | | | $28,000 | | | | | | | | | | | $28,000 |
| REPLACE SINGLE-PLY ROOFING SYSTEM ON ADDITION | 15 | 1 | 14 | 1,304 | SF | $14.00 | $18,256 | 100% | | | | | | | | | | | | | | $18,256 | | | | | | $18,256 |
| 3.4.2.1 Equipment | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REPLACE BOILERS | 15 | 13 | 2 | 2 | EA | $25,000.00 | $50,000 | 200% | | $50,000 | | | | | | | | | | | | | | | $50,000 | | | | $100,000 |
| REPLACE CHILLER | 20 | 0 | 20 | 1 | EA | $25,000.00 | $25,000 | 100% | | | | | | | | | | | | | | | | | | | $25,000 | $25,000 |
| REPLACE AIR HANDLERS | 20 | 12 | 8 | 2 | EA | $20,000.00 | $40,000 | 100% | | | | | | | | $40,000 | | | | | | | | | | | | $40,000 |

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
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| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total (Uninflated) | | | | | | | | | $82,500.00 | $50,000.00 | $2,500.00 | $0.00 | $2,500.00 | $0.00 | $2,500.00 | $40,000.00 | $30,500.00 | $0.00 | $2,500.00 | $0.00 | $2,500.00 | $18,256.00 | $2,500.00 | $0.00 | $52,500.00 | $0.00 | $27,500.00 | $25,000.00 | $341,256.00 |
| 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) | | | | | | | | | $82,500.00 | $51,250.00 | $2,626.56 | $0.00 | $2,759.53 | $0.00 | $2,899.23 | $47,547.43 | $37,161.29 | $0.00 | $3,200.21 | $0.00 | $3,362.22 | $25,166.10 | $3,532.43 | $0.00 | $77,936.55 | $0.00 | $42,890.61 | $39,966.25 | $422,798.43 |

| | |
|---|---|
| Evaluation Period: | 20 |
| # of Square Feet: | 14,404 |
| Reserve per Square Feet per year (Uninflated) | $1.18 |
| Reserve per Square Feet per year (Inflated) | $1.47 |

## 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 Circuit Court facility and other government agencies based upon availability. These individuals are identified in Section 4.2. Information obtained from the interviews are included in the applicable sections of this report.

### 2.3 ASSESSMENT PROCEDURES

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

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

### 2.4 DEFINITIONS

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

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

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

#### 2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

### 3.1 PROPERTY DESCRIPTION

The Property contains a Two-story Government building.

#### 3.1.1 Property Location

The Property is located at 315-317 East High Street in Charlottesville, Virginia.

| Surrounding Properties | |
|---|---|
| North | Commercial and residential properties |
| East | 4th Street NE |
| South | East High Street |
| West | Residential properties |

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 59 years ago in 1962. Major renovations were reportedly done from 2018-2021.

#### 3.1.3 Current Property Improvements

The Government building, located at 315-317 East High Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 14,404 square feet. Parking is provided with At grade asphalt paving.

### 3.2 SITE CONDITIONS

#### 3.2.1 Topography

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

**Comments**

The property moderately slopes to the north. The adjoining properties are located down gradient from the property.

### 3.2.2 Storm Water Drainage

| STORM WATER DRAINAGE | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Storm Water Collection System | Municipal system | Good |
| Storm Water (Retention) Pond | | N/A |
| Storm Water Filtration Structure | | N/A |
| | | |
| Pavement Drainage | Sheet flow to drop inlets | Good |
| Landscape Drainage | Flows to pavement inlets | 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 | Concrete | Good |
| Fire Truck Access | North, east, and south side of the building | Good |
| Easements | | N/A |

**Comments**

Vehicular access to the site is located on the north side of the building. The entrance aprons are constructed of concrete and were observed to be in generally good condition. Fire truck access is available on the north, east and south sides of the building.

### 3.2.4 Paving, Curbing, and Parking

| PARKING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Striping | Painted | Good |

| PARKING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Quantity of Parking Spaces | 28 | Good |
| Arrangement of Spaces | Perpendicular | Good |
| Site Circulation | Driveway | Good |
| Lighting | LED pole lighting | Good |

| SURFACE PAVEMENT | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Pavement Surface | At grade asphalt paving | Good |
| Drainage | Drop inlets | Good |
| Repair History | Patching/sealing noted | Good |
| Concrete Curbs and Gutters | Damaged areas noted | Fair |

**Comments**

Asphalt-paved drive lanes are located on the north side of the site. The asphalt pavement was observed to be in generally good condition. The expected useful life of asphalt pavement is 20 years. Concrete curbs are located around the site. The concrete curb and gutters were damaged, cracked, and deteriorated at several locations. The curbs were observed to be in generally fair condition. The expected useful life of concrete curb is approximately 30 years. We recommend that the damaged concrete curbs be replaced. Please note that portions of the deteriorated curb noted in 2016 have been replaced. This can be seen in the first picture on page 16 as well as photograph number eight on page 68 of this report.

**Photographs**

Concrete curb - note deterioration

Concrete curb - note deterioration

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPLACE CONCRETE CURB | 30 | 29 | 1 | 1 | $5,000 |
| Total | | | | | $5,000 |

**3.2.5 Flatwork**

| SIDEWALKS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Walkways | Concrete sidewalks | Good |
| Ramps | Located at southwest side of the building | Good |

**Comments**

There are Concrete sidewalks of undetermined thickness at the south and east sides of the building. Regularly spaced control joints were observed. The Concrete sidewalks were generally in good condition.

**Photographs**

Concrete side walk - note wall deterioration

### 3.2.6 Landscaping and Appurtenances

| LANDSCAPING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Trees | Mature trees including Magnolias | Good |
| Planting Beds | Located at south side of the building | Good |
| Lawn Areas | Located at south side of the building | Good |

**Comments**

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

During the visit, we were advised that the Magnolia tree overhanging the southwest side of the building was responsible for clogging the gutter since evergreen Magnolia trees periodically drop leaves throughout the year. As regular maintenance, we recommend more frequent gutter cleaning and trimming the tree back to reduce the overhang onto the building.

**Photographs**

Typical landscaping

Typical landscaping

Typical pole mounted light and security camera

### 3.2.7 Recreational Facilities

**Comments**

The Property does not contain recreational facilities.

### 3.2.8 Special Utility Systems

| Item | Description | Condition |
|---|---|---|
| Water Well | | N/A |
| Lift Station | | N/A |

| Item | Description | Condition |
|---|---|---|
| Septic Field | | N/A |
| Solar Power | | N/A |
| Wind Power | | N/A |

**Comments**

The Property does not contain special utility systems.

### 3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

#### 3.3.1 Foundation

| FOUNDATION | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Load Bearing Support | Assumed shallow spread footings | Good |
| Basement | Partial on the south side of the building | Good |
| Crawl Space | | N/A |

**Comments**

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

#### 3.3.2 Building Frame

| BUILDING FRAME | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Framing | Concrete slab on grade and concrete topped metal deck | Good |
| Roof Framing | Structural steel | Good |
| Columns | Structural steel | Good |
| Load Bearing Walls | Concrete masonry unit | Good |

**Comments**

The structure of the building consists of Concrete masonry unit bearing walls with structural steel framing and concrete topped metal decks. The structural frame of the building was generally in good condition.

**Photographs**

Structural framing

### 3.3.3 Building Exteriors

| EXTERIOR FINISHES | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Masonry - Brick | Deterioration obseved | Fair |
| Wood Trim | The cornice was deteriorated at multiple locations | Fair |
| Paint | Wood trim and cornice | Fair |
| Sealants | Varies | Fair |

**Comments**

The primary exterior of the building consists of Brick with wood trim. The brick and mortar were observed to be deteriorated and the wood cornice peeling 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. We recommend the wood cornice be replaced.

The wood trim and cornice are painted. The cornice was deteriorated at multiple locations. The paint was peeling. on the wood cornice and trim. We recommend the wood cornice and trim be repaired and painted.

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**

Typical exterior window overview

Exterior cornice - note deterioration

Exterior cornice - note deterioration

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPAIR EXTERIOR CORNICE AS NEEDED | 20 | 19 | 1 | 1 | $50,000 |
| REPOINT BRICKWORK AS NEEDED | 20 | 1 | 19 | 19 | $25,000 |
| Total | | | | | $75,000 |

### 3.3.4 Exterior Doors

| DOORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Main Entrance Doors | Wood doors with glass | Good |
| Personnel Doors | Located at north side of the building | Good |
| Door Hardware | Varies | Good |
| Overhead Door | Roll-up steel | Good |

**Comments**

The main entrances are  Wood doors with glass with glass. The main entrance doors were generally in good condition.  Steel personnel doors are located at the north side of the building.  The personnel doors were generally in good condition.  An overhead door was installed at the north side of the building as part of the recent renovation.  The overhead door was generally in good condition.  Exterior doors typically have an expected useful life of 20 to 30 years.

**Photographs**

Main entrance at south side of the building

Exterior steel door

### 3.3.5 Exterior Windows

| WINDOWS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Window Frame | Wood and metal | Fair |
| Glass Pane | Single | Fair |
| Operation | Wood double hung | Fair |
| Exterior Header | Varies with condition | Fair |
| Exterior Sill | Varies with condition | Fair |
| Gaskets or Glazing | Metal - Neoprene; Wood - Glazing | Fair |

**Comments**

The window system for the building primarily consists of Metal-frame single-pane window units with wood-framed single-pane operable window units located on the east side of the building. The gaskets in the windows were generally in fair condition. The expected useful life of gaskets is typically 20 years. The windows on the east side of the building were reportedly recently repaired and repainted, however, deterioration was observed. We recommend the east side windows be repaired as needed.

**Photographs**

Typical exterior window - note deterioration

Typical exterior window - note deterioration

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPAIR WINDOWS ON EAST SIDE OF THE BUILDING | 30 | 29 | 1 | 1 | $25,000 |
| Total | | | | | $25,000 |

**3.3.6 Roofing Systems**

| ROOFING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Slate Shingle | Covering sloped roofing systems | Fair |
| Single-Ply Sheet Membrane | Covering low sloped roofing systems | Good/Fair |
| Parapet Walls | Single-ply membrane | Good |
| Cap Flashing/Coping | Membrane wrapped parapet | Good |
| Insulation | Rigid | Good |
| Substrate/Deck | Steel | Good |
| Slope/Pitch | Varies | Good |
| Drainage | gutters with downspouts, through-wall scupper drains | Good |

| ROOFING | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Plumbing Vents | Clamped boots | Good |
| Past Repairs | Patching observed | Fair |

**Comments**

The roofing system consists of a slate shingle roofing system over the upper slope roofing system portion of the building. Some of the slate shingles were misaligned and will need eventual repair to prevent future leakage. We recommend periodic allowance over the report period to repair misaligned slate shingles and general deterioration of the roofing system.

The lower portions of the building are covered with a single-ply membrane low sloped roofing system. The majority lower roofing system was reportedly replaced in 2010. A smaller, 1304 s/f section on an addition was installed in 2020. The expected useful life of single-ply membrane roofing systems is approximately 20 years. Patching was observed of the single-ply roofing system. We recommend scheduled replacement of the lower roofing system during the report period.

Drainage for the roofing system is provided by gutters with downspouts 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 wood trim and spindles with metal flashing. The parapet walls were capped with metal coping. The parapet walls were observed to be in generally fair condition. We recommend the parapet wall flashing and capping be replaced with the above noted roofing replacement.

**Photographs**

Single-ply membrane roofing system at parapet wall - note patching

Single-ply membrane roofing system at parapet wall - note patching

Slate roofing system

Slate roofing system - note deterioration

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPAIR MISALIGNED AND DETERIORATED SLATE ROOFING SYSTEM AS NEEDED | 50 | 49 | 1 | 1<br>3<br>5<br>7<br>9<br>11<br>13<br>15<br>17<br>19 | $2,500<br>$2,500<br>$2,500<br>$2,500<br>$2,500<br>$2,500<br>$2,500<br>$2,500<br>$2,500<br>$2,500 |
| REPLACE SINGLE-PLY ROOFING SYSTEM | 20 | 11 | 9 | 9 | $28,000 |
| REPLACE SINGLE-PLY ROOFING SYSTEM ON ADDITION | 15 | 1 | 14 | 14 | $18,256 |
| Total | | | | | $71,256 |

## 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 | | 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.

**Photographs**

Typical gas meter

### 3.4.1.2 Domestic Hot Water Production

| HOT WATER PRODUCTION | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Heating Equipment | Electric water heater | Good/Fair |
| Water Storage | In water heater | Good/Fair |

**Comments**

Domestic hot water to the building is provided by Electric water heater located in the main utility room. The Electric water heater was manufactured by A.O. Smith reportedly within the last three years. The expected useful life of a Electric water heater is approximately 12 to 15 years. We recommend the Electric water heater be replaced during the report period as a maintenance item.

**Photographs**


Electric water heater

### 3.4.2 HVAC Systems

#### 3.4.2.1 Equipment

| EQUIPMENT | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Boilers | Two boilers located in main utility room | Fair |
| Central Plant Pumps | Located in main utility room | Fair |
| Chillers | Located exterior ground level northwest side of building | Good |
| Air Handlers | Located in main equipment room and attic space | Fair |

**Comments**

The building is served by a central HVAC system and includes two boilers, a chiller, and two air handler units.

Boilers
Heating is supplied by a two natural gas boilers located in main utility room at ground level. Boiler #1 and Boiler #2 were manufactured by Patterson-Kelley in 2007. Each boiler has an associated pump manufactured also installed in 2007. The expected useful life of a boilers are approximately 15 years with proper maintenance. We recommend the boilers and pumps be replaced during the study period.

Chiller

A chiller manufactured by Trane is located outside at ground level and was reportedly recently installed. The expected useful life of a chiller is approximately 20 years. We recommend replacing the chiller during the report period.

Air Handlers

Two air handler units manufactured by TRANE are located in the main utility room and attic space. The air handler units were reportedly installed in 2009. The air handlers have an expected useful life of approximately 15 years.

The City of Charlottesville self performs the mechanical service for the equipment.

**Photographs**

Air Handler Unit located in attic space

Chiller located outside ground level northwest side of the building


Boilers located in main utility room

**Recommendations**

| Cost Recommendation | EUL | EFF AGE | RUL | Year | Cost |
|---|---|---|---|---|---|
| REPLACE BOILERS | 15 | 13 | 2 | 2<br>17 | $50,000<br>$50,000 |
| REPLACE CHILLER | 20 | 0 | 20 | 20 | $25,000 |
| REPLACE AIR HANDLERS | 20 | 12 | 8 | 8 | $40,000 |
| Total | | | | | $165,000 |

### 3.4.2.2 Distribution System

| HVAC DISTRIBUTION | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Plumbing Pipe System | Generally copper | Good |
| Ducts | Insulated and non-insulated metal | Good |
| Return Air | Insulated and non-insulated metal | Good |

**Comments**

The distribution system includes ducted supply and return. The ductwork was observed to be in generally good condition.

### 3.4.2.3 Control Systems

| HVAC CONTROL SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Thermostats | Digital | Good |
| Energy Management System | Located in main utility room | Good |

**Comments**

The thermostats 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 |

**Comments**

Electricity is provided to the building by Dominion Virginia Power through a transformer located outside the building. The main electrical entrance is located in the main electrical room and provides 600 amp, 3-phase, 4-wire service. The switchgear was manufactured by Cutler-Hammer. The expected useful life of switchgear is 50 years with proper maintenance.

An emergency generator manufactured by Kohler, is located on the north side of the building. The emergency generator is tested on a weekly basis. The emergency generator was manufactured by Kohler. The expected useful life of an emergency generator is 35 years with proper maintenance. The emergency generator was observed to be in good condition.

**Photographs**

Main electrical switchgear

#### 3.4.3.2 Distribution

| ELECTRICAL DISTRIBUTION SYSTEM | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Electrical Sub-panels | Located throughout the building | Good |
| Branch Wiring | Copper | Good |

**Comments**

Power is distributed by copper wire from circuit breaker panels located throughout the building. The circuit breaker panels were observed to be in generally good condition with most replaced during the recent renovation.

### 3.5 VERTICAL TRANSPORTATION SYSTEMS

| ELEVATORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Quantity | One passenger elevator | Good |
| Capacity | 4,000 pounds | Good |
| Manufacturer and Type | Kone Hydraulic | Good |
| Maintenance Contractor | Unknown | Good |
| Date of Last Maintenance Inspection | Not available | Good |
| Cab Finishes | Wood/stainless | Good |
| Elevator Certificates | Located in Facilities Maint. Bldg. | Good |
| Door Sensors | Operational | Good |
| Floor Leveling | Operational | Good |
| Control System | Operational | Good |
| Fire Recall System | Operational | Good |
| Lighting | Operational | Good |
| Equipment Room | Operational | Good |
| Escalators | | N/A |
| Dumb-waiters | | N/A |
| Man lifts | | N/A |

**Comments**

The building contains a hydraulic passenger elevator. It is understood recent renovations included the installation of the passenger hydraulic elevator system manufactured by KONE. Routine maintenance is considered adequate to keep the elevator system in good condition during the projection period of this report.

**Photographs**

Elevator interior cab

## 3.6 LIFE SAFETY AND FIRE PROTECTION

### 3.6.1 Sprinklers and Suppression Systems

| SPRINKLER AND SUPPRESSION SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Sprinkler System (wet) | New sprinkler system installed in the recently renovated areas of the building | Good |
| Sprinkler Heads | Various pendant and upright | Good |
| Date of Last Inspection (sprinkler system) | October 7, 2021 | Good |
| Sprinkler Pipe Material | Black steel, Victalic | Good |
| Fire Extinguishers | Located throughout the building | Good |
| Date of Last Inspection (Fire Extinguishers) | June 11, 2021 | Good |
| Fire Standpipes | Black steel, Victalic | Good |

| SPRINKLER AND SUPPRESSION SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Fire Hydrants | Located on adjacent streets | Good |

**Comments**

The fire suppression system is a Sprinkled wet system with fire extinguishers. The fire suppression system was observed but not tested. The sprinklers are connected to the fire alarm and security system. A new sprinkler system has been installed in the recently renovated areas of the building including a new riser located in the mechanical room.

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

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

**Photographs**

Typical fire extinguisher

Sprinkler system

### 3.6.2 Alarm Systems

| ALARM SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Annunciator Panel | Main entrance | Good |
| Central Fire Alarm Control Panel | Electric room | Good |

| ALARM SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| 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. Emergency exit signs and lighting, pull stations, fire extinguishers, smoke detectors, and alarm bells and strobes are located throughout the building.

**Photographs**


Typical pull down station

### 3.6.3 Security and Other Systems

| SECURITY AND OTHER SYSTEMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Security Cameras | Interior and exterior | Good |
| Building Security - Prisoner Transportation | Reportedly improved with recent renovations | Good |

**Comments**

The building is monitored 24-hours a day by a computerized security system with cameras. Security cameras were observed at locations at the building interior and exterior. The security system was generally in good condition. The building security for prisoner transportation reportedly was improved with recent renovations.

**Photographs**

Typical security camera

## 3.7 INTERIOR BUILDING COMPONENTS

### 3.7.1 Tenant Spaces

| LOBBY UPPER LEVEL AND LOWER LEVEL | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | Marble tile, carpet, and vinyl tile | Good |
| Wall Finishes | Painted gypsum board and plaster | Good |
| Ceiling Finishes | Painted gypsum board and acoustical tiles | Good |
| Lighting | Incandescent fixtures, LED, and flourescent fixtures | Good |

| STAIRS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Location | Center and west side of building | Good |
| Enclosure | Open - not fire rated for center stairs | Good |
| Risers | Steel or marble | Good |

| STAIRS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Treads | Painted concrete or marble | Good |
| Nosing | Steel or marble | Good |
| Handrails | Steel or brass | Good |
| Wall Finishes | Painted gypsum board and plaster | Good |
| Ceiling Finishes | Acoustical tile | Good |
| Lighting | Fluorescent fixtures | Good |
| Doors | Metal | Good |
| Door Hardware | Operable | Good |

| CORRIDORS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | Vinyl tile, ceramic tile, and carpet | Good |
| Wall Finishes | Painted gypsum board and plaster | Good |
| Ceiling Finishes | Acoustical tile | Good |
| Lighting | Fluorescent and LED fixtures | Good |
| Doors | Wood | Good |
| Door Hardware | Newly renovated with accessible | Good |

| RESTROOMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | Ceramic tile | Good |
| Wall Finishes | Painted gypsum board and plaster | Good |
| Ceiling Finishes | Painted gypsum board and plaster | Good |
| Fixtures | Includes toilets, urinals, and wall hung lavatories | Good |
| Accessories | Includes mirrors, grab bars, Baby stations | Good |
| Ventilation | Exhaust fans | Good |
| Lighting | Recessed and wall mounted | Good |
| Doors | Wood | Good |
| Door Hardware | Operable | Good |

| KITCHEN/KITCHENETTES | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | Vinyl tile | Good |
| Wall Finishes | Painted gypsum board | Good |
| Ceiling Finishes | Suspended acoustical tile and plaster | Good |
| Counters | Solid surface | Good |
| Sink | Stainless | Good |
| Cabinets | Laminate | Good |
| Appliances | Refrigerator, microwave, water dispenser | Good |
| Stove/Range | | N/A |
| Exhaust Vent/Hood | | N/A |
| Refrigerator | Stainless front | Good |
| Dish Washer | | N/A |
| Microwave Oven | Countertop | Good |
| Garbage Disposal | | N/A |

| OFFICES | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | Vinyl tile (older tile is located in clerk of court office area) and carpet | Good |
| Wall Finishes | Painted gypsum board | Good |
| Ceiling Finishes | Acoustical tile | Good |
| Lighting | Fluorescent fixtures | Good |
| Doors | Wood | Good |
| Door Hardware | Operable | Good |

| CONFERENCE ROOMS | | |
|---|---|---|
| **Item** | **Description** | **Condition** |
| Floor Finishes | Carpet | Good |
| Wall Finishes | Painted gypsum board | Good |
| Ceiling Finishes | Acoustical tile | Good |
| Lighting | Ceiling recessed | Good |

**Comments**

The interior common building areas include a lobby areas on the first and second levels, stairs, offices on both levels, restrooms on both levels, kitchens on both levels and conference rooms on the second level. We understand that the common area interiors were recently renovated.

The finishes in the lobby areas include marble and vinyl tile floors, painted gypsum board and plaster walls, and gypsum board and acoustical tile ceilings. The finishes in the lobby were observed to be in generally good condition.

The office finishes include vinyl tile and carpet floors, painted gypsum board walls, and acoustical tile ceilings. The finishes in the offices were observed to be in generally good condition.

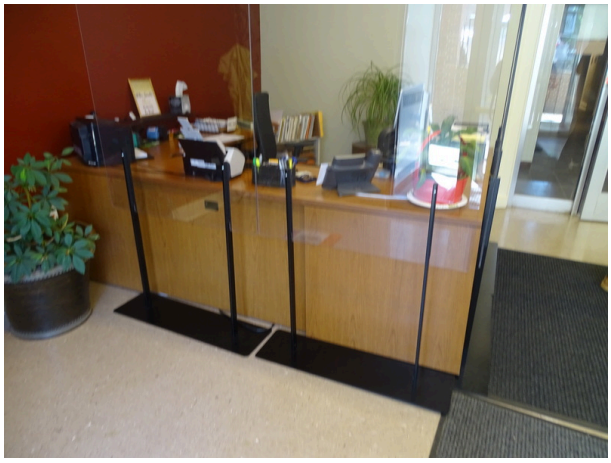
One restroom each for men and women is located on each floor. The finishes in the restrooms include ceramic tile floors, painted gypsum board walls, and acoustical tile ceilings. The restrooms were observed to be in generally good condition.

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

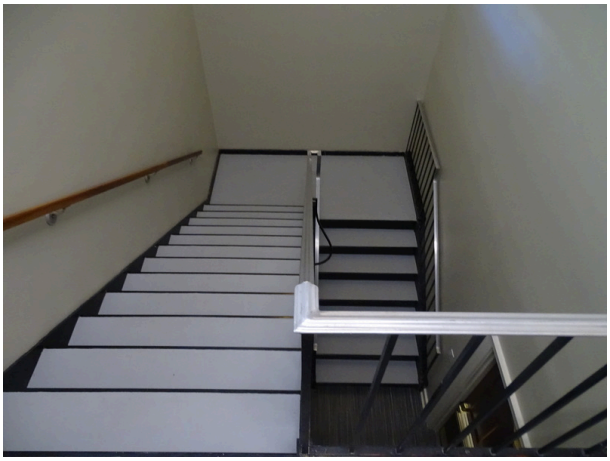
It was noted during our site visit the vinyl tiles in the clerk of the courts area were not replaced during the recent renovations.

**Photographs**

Typical office area interior - note older vinyl tile



Lobby area interior



Stairwell at southwest side of the building

Courtroom interior area

Courtroom interior area

Lobby area interior

Typical office interior

Typical office interior


Corridor area interior finishes

Kitchen interior finishes

Typical interior office area

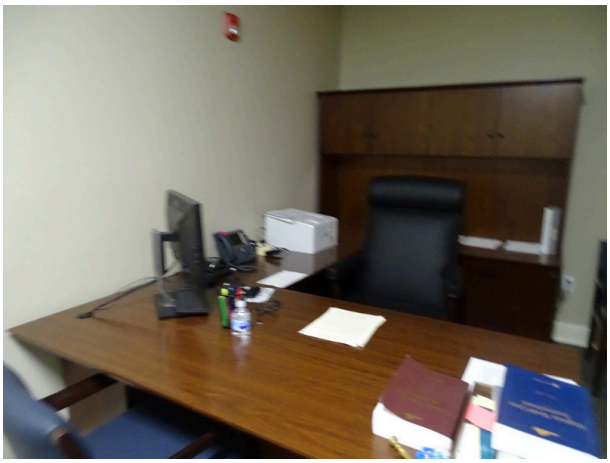
Courtroom interior area

Courtroom interior area

Kitchen interior finishes

Conference area interior finishes

Courtroom interior area



Typical office interior

Typical cell corridor

s

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

The parking area serving the property has a total of approximately 28 parking spaces. Of the parking spaces, Two are accessible with Two being van accessible. Accessibility requires that 2 accessible parking spaces be provided in parking areas with a total of 26 to 50 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided meets accessibility requirements.

The accessible route from accessible parking to the lower level of the building meets accessibility requirements. We understand that recent renovations included the installation of an elevator system providing improved exterior and interior accessible routes to the second level.

**Photographs**

Ramps at southwest side of site

Typical accessible ramp

Accessible restroom interiors

Accessible drinking 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? | Yes | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| 2. | Have any ADA improvements been made to the property since original construction? | Yes | Installation of accessible ramp at south entrance and restroom on second level and installation of elevator |
| 3. | Has building ownership/management reported any ADA complaints or litigation? | No | |
| **B.** | **Parking** | | |
| 1. | Does the required number of standard ADA-designated spaces appear to be provided? | Yes | Two out of the 28 are accessible. |
| 2. | Does the required number of van-accessible designated spaces appear to be provided? | Yes | Two out of the Two accessible spaces are van accessible |
| 3. | Are accessible spaces part of the shortest accessible route to an accessible building entrance? | Yes | |
| 4. | Is a sign with the International Symbol of Accessibility at the head of each space? | Yes | |
| 5. | Does each accessible space have an adjacent access aisle? | Yes | |
| 6. | Do parking spaces and access aisles appear to be relatively level and without obstruction? | Yes | |
| **C.** | **Exterior Accessible Route** | | |
| 1. | Is an accessible route present from public transportation stops and municipal sidewalks in the property? | 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 | |

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

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| 5. | Do ramps on accessible routes appear to have compliant end and intermediate landings? | N/A | |
| 6. | Do ramps on accessible routes appear to have compliant handrails? | N/A | |
| 7. | Are adjoining public areas and areas of egress identified with accessible signage? | N/A | |
| 8. | Do public transaction areas have an accessible, lowered counter section? | N/A | |
| 9. | Do public telephones appear mounted with an accessible height and location? | N/A | |
| 10. | Are publicly-accessible swimming pools equipped with an entrance lift? | N/A | |
| **F.** | **Interior Doors** | | |
| 1. | Do doors at interior accessible routes appear to have compliant clear floor area on each side? | Yes | |
| 2. | Do doors at interior accessible routes appear to have compliant hardware? | Yes | |
| 3. | Do doors at interior accessible routes appear to have compliant opening force? | Yes | |
| 4. | Do doors at interior accessible routes appear to have a compliant clear opening width? | Yes | |
| **G.** | **Elevators** | | |
| 1. | Are hallway call buttons configured with the "UP" button above the "DOWN" button? | Yes | Recommend installation of accessible elevator was completed |
| 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 | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| 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 | on second level |
| 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** | | |

| Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act | | | |
|---|---|---|---|
| | **Item** | **Yes/ No** | **Comments** |
| 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 not provided fire sprinkler records in a cooperative manner from The City of Charlottesville Facilities Development as was provided in our 2016 assessments. As fire sprinkler inspection tags were not completed at the property, ECS obtained records through the FOIA process pursuant to Virginia Code §2.2-3704(B)(4). The fire sprinkler inspection records are included as an appendix to this report.

### 4.2 INTERVIEW SUMMARY

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

### 4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

## 5.0 ADDITIONAL CONSIDERATIONS

### 5.1 MOISTURE AND MOLD

**Comments**

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

## 6.0 RECOMMENDATIONS AND OPINIONS OF COST

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

**Immediate Issues**

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

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

**Capital Reserves**

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

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

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

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

## 7.0 FACILITY CONDITION INDEX (FCI)

In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the Circuit Court 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 Circuit Court is $324,200.00. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $3,935,480.02. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.08. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of the Circuit Court building is rated as fair.

## 8.0 LIMITATIONS AND QUALIFICATIONS

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

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

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

# Appendix I: SITE MAP AND AERIAL PHOTOGRAPH


**Site Map**

Circuit Court FCA 2021


**Aerial Photograph**

Circuit Court - FCA 2021

# Appendix II: FIRE SPRINKLER INSPECTION

# INSPECTION AND TESTING FORM OF WATER BASED FIRE PROTECTION SYSTEMS

## 1. PROPERTY INFORMATION

Name of property: Circuit Court Building (4433-22903-00041)
Address:
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: ,
Phone: Fax: E-mail:
Start Date/Time: Oct 7 2021 1100 Completion Date/Time: Oct 7 2021 1200
Contract Info: City of CVille Sprinkler (2600105673) Notification Number: 5102138094
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? | ☒ Yes ☐ No ☐ (NA) |
| Has the occupancy classification and hazard of contents remained the same since last inspection? | ☒ Yes ☐ No ☐ (NA) |
| Are all fire protection systems in service? | ☒ Yes ☐ No ☐ (NA) |
| Has the system remained in service without modification since last inspection? | ☒ Yes ☐ No ☐ (NA) |
| Have any fire systems, devices or alarms activated since the last inspection? | ☐ Yes ☒ No ☐ (NA) |
| If a fire has occurred since the last inspection, have all damaged sprinkler system components been replaced? | ☐ Yes ☐ No ☒ (NA) |

## 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? | Yes |
| 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? | Yes |
| 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? | (NA) |
| 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? | No |
| 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 % |
|---|---|---|---|---|---|---|
| 10 | 0 | 0% | 10 | 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 Check Valves |
| 1 | 0 | 0% | 1 | 100% | 0 | 0% | Sprinkler FDC - 2 Inlets |
| 1 | 0 | 0% | 1 | 100% | 0 | 0% | Sprinkler Spare Heads |
| 5 | 0 | 0% | 5 | 100% | 0 | 0% | Sprinkler Water Control Valves |
| 1 | 0 | 0% | 1 | 100% | 0 | 0% | Sprinkler Waterflow Alarm Devices |

### 5.3 Report Details by Type

**Wet Sprinkler Systems**

| Row | Date | Address | Location | Model | Water Source | Source PSI | Test Pipe Size | Static PSI | 5 Year Performed | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 10/08/21 | 1:1 | Mechanical Room | 4 inch Shotgun | City | 70 | 2 | 75 | NA | Visual | Pass |

**Sprinkler Check Valves**

| Row | Date | Address | Location | Model | Fitting Type | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|
| 1 | 10/07/21 | 1:1:FDCCK | Riser Room | Victaulic 757 | Flg-Flg | 4 | Visual | Pass |

**Sprinkler FDC - 2 Inlets**

| Row | Date | Address | Location | Model | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|
| 1 | 10/07/21 | 1:1:FDC | Parking Lot | Dixon | 6 | Visual | Pass |

**Sprinkler Spare Heads**

| Row | Date | Address | Location | Model | Size | Year | Temp | Finish | Qty | Head Wrench | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 10/07/21 | 1:1:Headbox | Riser Room | TY3211 | .5 | 2015 | 165 | Chrome | 6 | Yes | Visual | Pass |

**Sprinkler Water Control Valves**

| Row | Date | Address | Location | Model | Fitting Type | Control Valve Type | Supervision Type | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 10/07/21 | 1:1:BFC1 | Riser Room | Victaulic | Grv-Grv | BFLY | Electronic | 4 | Visual | Pass |
| 2 | 10/07/21 | 1:1:BFC2 | Riser Room | Victaulic | Grv-Grv | BFLY | Electronic | 4 | Visual | Pass |
| 3 | 10/07/21 | 1:1:FFC | Forward Flow Test | Victaulic | Grv-Grv | BFLY | Electronic | 4 | Visual | Pass |

**Sprinkler Water Control Valves**

| Row | Date | Address | Location | Model | Fitting Type | Control Valve Type | Supervision Type | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 10/07/21 | 1:1:PIV | Parking Lot | Kennedy Clow | Flg-Flg | YPIV | Electronic | 6 | Visual | Pass |
| 5 | 10/07/21 | 1:1:Wet Control | Riser Room | Victaulic | Grv-Grv | BFLY | Electronic | 4 | Visual | Pass |

**Sprinkler Waterflow Alarm Devices**

| Row | Date | Address | Location | Model | Type | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|
| 1 | 10/07/21 | 1:1:WF | Riser Room | Potter VSR-M | Vane | 4 | Visual | Pass |

## 6. COMMENTS

| Address | Location | NFPA Classification | Comment: |
|---|---|---|---|

## 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: |
|---|---|---|---|

## 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: |
|---|---|---|---|

## 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: Chris Austin  Inspector License #:

Signature: _____  Date: _____

## 10. ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE

Name of Owner or Representative:

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.**

# Inspection Certificate

*For*

City of Charlottesville - Circuit Court
315 East High 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.*

*Inspection Date*
*Jun 11, 2021*

Building: City of Charlottesville - Circuit Court
Contact: Jason Davis
Title: Maintenance Tech

Company: Fire Solutions
Contact: Tommy VO
Title: Technician

# *Executive Summary*

*Generated by: BuildingReports.com*

## Building Information

**Building:** City of Charlottesville - Circuit Court
**Address:** 315 East High 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:** Tommy VO
**Phone:** 804-385-3301
**Fax:**
**Mobile:** 804-385-3301
**Email:** tommyv@firesolutionsinc.com

## Inspection Summary

| Category: | Total Items | | Serviced | | Passed | | Failed/Other | |
|---|---|---|---|---|---|---|---|---|
| | Qty | % | Qty | % | Qty | % | Qty | % |
| Fire | 5 | 100.00% | 5 | 100.00% | 5 | 100.00% | 0 | 0% |
| **Totals** | **5** | **100%** | **5** | **100.00%** | **5** | **100.00%** | **0** | **0%** |

## Verification

**Company:** Fire Solutions
**Inspector:** Tommy VO

**Building:** City of Charlottesville - Circuit Court
**Contact:** Jason Davis

## Fire Solutions Certifications

| Certification Type | Number |
|---|---|
| WBENC Certified | 2005121836 |

# *Inspection & Testing*

***Generated by: BuildingReports.com***

## Building: City of Charlottesville - Circuit Court

*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. | Basement clerks area 108.01 | 47001221<br>F61108308 | Inspected | 06/11/21 6:17:04 AM |
| Fire Extinguisher, 10 Lbs, A.B.C. | Basement hallway by holding cells 108.02 | 47001222<br>F53358203 | Inspected | 06/11/21 6:19:10 AM |
| Fire Extinguisher, 5 Lbs, A.B.C. | Basement records room 108.05 | 47001220<br>YU-404890 | Inspected | 06/11/21 6:12:34 AM |
| Fire Extinguisher, 5 Lbs, A.B.C. | 1st hallway by holding cells 108.03 | 47001223<br>YU-404943 | Inspected | 06/11/21 6:14:08 AM |
| Fire Extinguisher, 5 Lbs, A.B.C. | 1st hallway by restrooms 108.04 | 47001224<br>WL-819057 | Inspected | 06/11/21 6:13:34 AM |

# *Service Summary*

***Generated by: BuildingReports.com***

## Building: City of Charlottesville - Circuit Court

*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 | 1 |
| Fire Extinguisher, 5 Lbs, A.B.C. | Inspected | 4 |
| **Total** | | **5** |
| **Grand Total** | | **5** |

# *Fire Extinguisher Maintenance Report*

***Generated by: BuildingReports.com***

## Building: City of Charlottesville - Circuit Court

*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** | | | | | |
| 47001224 | 1st hallway by restrooms 108.04 | WL-819057 | 05/17/10 | 05/17/17 | 05/17/04 |
| | | | | Total Fire Extinguisher, A.B.C., 5 Lbs: | **1** |

# *Inventory & Warranty Report*

***Generated by: BuildingReports.com***

## Building: City of Charlottesville - Circuit Court

*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% | 5 |

| Type | Qty | Model # | Description | Manufacture Date |
|---|---|---|---|---|
| ***In Service - 1 Year to 2 Years*** | | | | |
| **First Alert** | | | | |
| Fire Extinguisher | 1 | 5 HI SA40 ABC | A.B.C. | 10/12/2019 |
| ***In Service - 3 Years to 5 Years*** | | | | |
| **Buckeye** | | | | |
| Fire Extinguisher | 1 | F53358203 | A.B.C. | 09/12/2018 |
| ***In Service - 10 Years to 15 Years*** | | | | |
| **Badger** | | | | |
| Fire Extinguisher | 2 | B5M-07 | A.B.C. | 09/12/2007 |
| ***In Service - 15 Years to 25 Years*** | | | | |
| **Badger** | | | | |
| Fire Extinguisher | 1 | B5M-04 | A.B.C. | 05/17/2004 |

# INSPECTION AND TESTING FORM OF WATER BASED FIRE PROTECTION SYSTEMS

## 1. PROPERTY INFORMATION

Name of property: Circuit Court Building (4433-22903-00041)
Address:
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: ,
Phone: Fax: E-mail:
Start Date/Time: 08 Apr 2021 Completion Date/Time: 08 Apr 2021
Contract Info: City of CVille Sprinkler (2600105673) Notification Number: 5101996268
Inspection Type: Quarterly

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**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? | Yes |
| 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? | Yes |
| 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? | (NA) |
| 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 % |
|---|---|---|---|---|---|---|
| 10 | 0 | 0% | 10 | 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 Check Valves |
| 1 | 0 | 0% | 1 | 100% | 0 | 0% | Sprinkler FDC - 2 Inlets |
| 1 | 0 | 0% | 1 | 100% | 0 | 0% | Sprinkler Spare Heads |
| 5 | 0 | 0% | 5 | 100% | 0 | 0% | Sprinkler Water Control Valves |
| 1 | 0 | 0% | 1 | 100% | 0 | 0% | Sprinkler Waterflow Alarm Devices |

### 5.3 Report Details by Type

**Wet Sprinkler Systems**

| Row | Date | Address | Location | Model | Water Source | Source PSI | Test Pipe Size | Static PSI | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 04/08/21 | 1:1 | Mechanical Room | 4 inch Shotgun | City | 70 | 2 | 70 | Visual | Pass |

**Sprinkler Check Valves**

| Row | Date | Address | Location | Model | Fitting Type | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|
| 1 | 04/08/21 | 1:1:FDCCK | Riser Room | Victaulic 757 | Flg-Flg | 4 | Visual | Pass |

**Sprinkler FDC - 2 Inlets**

| Row | Date | Address | Location | Model | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|
| 1 | 04/08/21 | 1:1:FDC | Parking Lot | Dixon | 6 | Visual | Pass |

**Sprinkler Spare Heads**

| Row | Date | Address | Location | Model | Size | Year | Temp | Finish | Qty | Head Wrench | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 04/08/21 | 1:1:Headbox | Riser Room | TY3211 | .5 | 2015 | 165 | Chrome | 6 | Yes | Visual | Pass |

**Sprinkler Water Control Valves**

| Row | Date | Address | Location | Model | Fitting Type | Control Valve Type | Supervision Type | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 04/08/21 | 1:1:BFC1 | Riser Room | Victaulic | Grv-Grv | BFLY | Electronic | 4 | Visual | Pass |
| 2 | 04/08/21 | 1:1:BFC2 | Riser Room | Victaulic | Grv-Grv | BFLY | Electronic | 4 | Visual | Pass |
| 3 | 04/08/21 | 1:1:FFC | Forward Flow Test | Victaulic | Grv-Grv | BFLY | Electronic | 4 | Visual | Pass |

**Sprinkler Water Control Valves**

| Row | Date | Address | Location | Model | Fitting Type | Control Valve Type | Supervision Type | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 04/08/21 | 1:1:PIV | Parking Lot | Kennedy Clow | Flg-Flg | YPIV | Electronic | 6 | Visual | Pass |
| 5 | 04/08/21 | 1:1:Wet Control | Riser Room | Victaulic | Grv-Grv | BFLY | Electronic | 4 | Visual | Pass |

**Sprinkler Waterflow Alarm Devices**

| Row | Date | Address | Location | Model | Type | Size | Visual/ Functional | Pass/ Fail |
|---|---|---|---|---|---|---|---|---|
| 1 | 04/08/21 | 1:1:WF | Riser Room | Potter VSR-M | Vane | 4 | Visual | Pass |

## 6. COMMENTS

| Address | Location | NFPA Classification | Comment: |
|---|---|---|---|
| 1:1 | Mechanical Room | Wet Sprinkler | None to report. |
| 1:1:Headbox | Riser Room | Sprinkler Spare Heads | Pendants |

## 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: |
|---|---|---|---|
| 1:1 | Mechanical Room | Wet Sprinkler | None to report. |
| 1:1:BFC1 | Riser Room | Sprinkler Water Control Valve | None to report. |
| 1:1:BFC2 | Riser Room | Sprinkler Water Control Valve | None to report. |
| 1:1:FDC | Parking Lot | Sprinkler FDC - 2 Inlet | None to report. |
| 1:1:FDCCK | Riser Room | Sprinkler Check Valve | None to report. |
| 1:1:FFC | Forward Flow Test | Sprinkler Water Control Valve | None to report. |
| 1:1:Headbox | Riser Room | Sprinkler Spare Heads | None to report. |
| 1:1:PIV | Parking Lot | Sprinkler Water Control Valve | None to report. |
| 1:1:Wet Control | Riser Room | Sprinkler Water Control Valve | None to report. |
| 1:1:WF | Riser Room | Sprinkler Waterflow Alarm Device | 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: |
|---|---|---|---|
| 1:1 | Mechanical Room | Wet Sprinkler | None to report. |
| 1:1:BFC1 | Riser Room | Sprinkler Water Control Valve | None to report. |
| 1:1:BFC2 | Riser Room | Sprinkler Water Control Valve | None to report. |
| 1:1:FDC | Parking Lot | Sprinkler FDC - 2 Inlet | None to report. |
| 1:1:FDCCK | Riser Room | Sprinkler Check Valve | None to Report. |
| 1:1:FFC | Forward Flow Test | Sprinkler Water Control Valve | None to report. |
| 1:1:Headbox | Riser Room | Sprinkler Spare Heads | None to report. |
| 1:1:PIV | Parking Lot | Sprinkler Water Control Valve | None to report. |
| 1:1:Wet Control | Riser Room | Sprinkler Water Control Valve | None to report. |
| 1:1:WF | Riser Room | Sprinkler Waterflow Alarm Device | 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: Craig Brown, James Pollard  Inspector License #:

Signature: CRAIG BROWN  Date: 4.9.21

## 10. ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE

Name of Owner or Representative:

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**

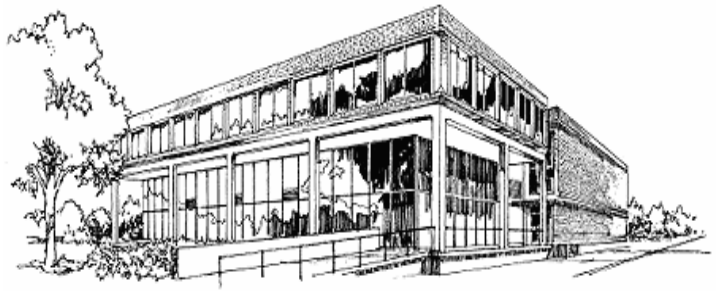
**the contractor as prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc., of the component parts is not included as part of the inspection work performed. It is understood that this 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: RS MEANS ESTIMATE FOR FACILITY CONDITION INDEX (FCI)

# Square Foot Cost Estimate Report

Date: **9/21/2021**

| **Estimate Name** | **Circuit Court** |
|---|---|
| | **City of Charlottesville**<br>315-317 East High Street<br>Charlottesville<br>Virginia<br>22902 |
| Building Type | Courthouse, 2-3 Story with Face Brick & Concrete Block / Reinforced Concrete |
| Location | CHARLOTTESVILLE, VA |
| | 2.00 |
| Stories Height | 12.00 |
| Floor Area (S.F.) | 14,404.00 |
| LaborType | OPN |
| Basement Included | No |
| Data Release | Year 2021 |
| Cost Per Square Foot | $273.22 |
| **Total Building Cost** | **$3,935,480.02** |



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

** **Area entered is outside the range recommended by RSMeans.**

**Assembly Customization Type :**

⊕ Added

◐ Partially Swapped

● Fully Swapped

| | | Quantity | % of Total | Cost Per SF | Cost |
|---|---|---|---|---|---|
| **A Substructure** | | | **3.6%** | **$7.49** | **$107,870.43** |
| **A1010** | **Standard Foundations** | | | **$4.96** | **$71,497.73** |
| | Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8" thick | 100.00 | | $0.40 | **$5,765.60** |
| | Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick | 600.00 | | $2.82 | **$40,584.60** |
| | Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide | 600.00 | | $1.51 | **$21,721.80** |
| | Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep | 7.20 | | $0.08 | **$1,142.02** |

| | | Quantity | % of Total | Cost Per SF | Cost |
|---|---|---|---|---|---|
| | Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep | 6.24 | | $0.11 | **$1,582.57** |
| | Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep | 1.92 | | $0.05 | **$701.14** |
| **A1030** | **Slab on Grade** | | | **$2.46** | **$35,493.62** |
| | Slab on grade, 4" thick, non industrial, reinforced | 7,202.00 | | $2.46 | **$35,493.62** |
| **A2010** | **Basement Excavation** | | | **$0.06** | **$879.08** |
| | Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage | 7,202.00 | | $0.06 | **$879.08** |
| **B Shell** | | | **34.9%** | **$71.91** | **$1,035,794.02** |
| **B1010** | **Floor Construction** | | | **$15.33** | **$220,884.19** |
| | Cast-in-place concrete column, 14" square, tied, 300K load, 14' story height, 196 lbs/LF, 6000PSI | 213.66 | | $1.15 | **$16,634.77** |
| | Cast-in-place concrete column, 16" square, tied, 500K load, 14' story height, 253 lbs/LF, 6000PSI | 339.45 | | $2.20 | **$31,699.94** |
| | Waffle slab, cast-in-place concrete, 14" deep rib, 24" column, 35'x35' bay, 125 PSF superimposed load, 259 PSF total load | 7,202.00 | | $11.98 | **$172,549.48** |
| **B1020** | **Roof Construction** | | | **$11.57** | **$166,699.29** |
| | Roof, concrete, beam and slab, 35'x35' bay, 40 PSF superimposed load, 16" deep beam, 14" slab, 174 PSF total load | 7,202.00 | | $11.57 | **$166,699.29** |
| **B2010** | **Exterior Walls** | | | **$19.79** | **$285,030.85** |
| | Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill | 10,800.00 | | $19.03 | **$274,092.12** |
| | Metal siding, steel, sandwich panels, factory fabricated, 2" polystyrene, steel core, 26 ga, colored 1 side | 864.24 | | $0.76 | **$10,938.73** |
| **B2020** | **Exterior Windows** | | | **$20.92** | **$301,300.00** |
| | Windows, steel, horizontal pivoted, standard glass, 3' x 3' | 400.00 | | $20.92 | **$301,300.00** |
| **B2030** | **Exterior Doors** | | | **$0.45** | **$6,472.40** |
| | Door, aluminum & glass, with transom, non-standard, double door, hardware, 6'-0" x 10'-0" opening | 0.48 | | $0.26 | **$3,788.59** |
| | Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening | 0.96 | | $0.19 | **$2,683.81** |
| **B3010** | **Roof Coverings** | | | **$3.85** | **$55,407.29** |
| | Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped | 7,202.00 | | $1.32 | **$19,035.75** |
| | Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite | 7,202.00 | | $0.86 | **$12,418.48** |
| | Roof edges, aluminum, duranodic, .050" thick, 6" face | 600.00 | | $1.05 | **$15,095.88** |
| | Flashing, aluminum, no backing sides, .019" | 600.00 | | $0.17 | **$2,480.05** |

| | | Quantity | % of Total | Cost Per SF | Cost |
|---|---|---|---|---|---|
| | Gravel stop, aluminum, extruded, 4", mill finish, .050" thick | 600.00 | | $0.44 | **$6,377.13** |
| **C Interiors** | | | **21.6%** | **$44.47** | **$640,495.19** |
| **C1010** | **Partitions** | | | **$10.78** | **$155,221.55** |
| | 20 ga non-load bearing, 3-5/8" studs, 16" O.C. | 14,404.00 | | $8.37 | **$120,523.31** |
| | 3 coats of painted plaster on wall | 10,800.00 | | $2.41 | **$34,698.24** |
| **C1020** | **Interior Doors** | | | **$6.69** | **$96,372.12** |
| | Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core | 144.04 | | $6.69 | **$96,372.12** |
| **C1030** | **Fittings** | | | **$0.18** | **$2,579.29** |
| | Toilet partitions, cubicles, ceiling hung, stainless steel | 2.40 | | $0.18 | **$2,579.29** |
| **C2010** | **Stair Construction** | | | **$6.51** | **$93,817.50** |
| | Stairs, steel, pan tread for conc in-fill, picket rail,24 risers w/ landing | 5.00 | | $6.51 | **$93,817.50** |
| **C3010** | **Wall Finishes** | | | **$3.19** | **$45,947.52** |
| | Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats | 20,165.60 | | $0.78 | **$11,225.38** |
| | Paneling, prefinished plywood, rosewood | 5,761.60 | | $2.05 | **$29,493.75** |
| | Vinyl wall covering, fabric back, medium weight | 2,880.80 | | $0.36 | **$5,228.39** |
| **C3020** | **Floor Finishes** | | | **$10.54** | **$151,819.94** |
| | Carpet, tufted, nylon, roll goods, 12' wide, 36 oz | 2,880.80 | | $0.98 | **$14,053.23** |
| | Carpet, padding, add to above, 13.0 density | 2,880.80 | | $0.23 | **$3,262.56** |
| | Terrazzo, maximum | 2,880.80 | | $3.76 | **$54,198.80** |
| | Maple strip, sanded and finished, maximum | 8,642.40 | | $5.58 | **$80,305.35** |
| **C3030** | **Ceiling Finishes** | | | **$6.58** | **$94,737.27** |
| | Plaster ceilings, 3 coat gypsum painted, 3.4# metal lath, 3/4" crc, 16" OC furring, 1-1/2" crc, 36" OC support | 14,404.00 | | $6.58 | **$94,737.27** |
| **D Services** | | | **37.3%** | **$76.98** | **$1,108,814.46** |
| **D1010** | **Elevators and Lifts** | | | **$10.95** | **$157,725.24** |
| | Hydraulic passenger elevator, 3500 lb, 3 floor, 12' story height, five car group,125 FPM | 1.20 | | $10.95 | **$157,725.24** |
| **D2010** | **Plumbing Fixtures** | | | **$5.26** | **$75,759.75** |
| | Water closet, vitreous china, bowl only with flush valve, wall hung | 15.84 | | $3.64 | **$52,448.93** |
| | Urinal, vitreous china, wall hung | 3.17 | | $0.26 | **$3,790.66** |
| | Lavatory w/trim, vanity top, PE on CI, 19" x 16" oval | 5.95 | | $0.47 | **$6,796.01** |
| | Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18" | 1.22 | | $0.36 | **$5,201.62** |
| | Water cooler, electric, wall hung, 8.2 GPH | 2.43 | | $0.35 | **$4,995.20** |

| | | Quantity | % of Total | Cost Per SF | Cost |
|---|---|---|---|---|---|
| | Water cooler, electric, wall hung, wheelchair type, 7.5 GPH | 1.22 | | $0.18 | **$2,527.33** |
| **D2020** | **Domestic Water Distribution** | | | **$23.50** | **$338,437.71** |
| | Electric water heater, commercial, 100< F rise, 700 gal, 300 KW 1230 GPH | 3.38 | | $23.50 | **$338,437.71** |
| **D2040** | **Rain Water Drainage** | | | **$2.82** | **$40,675.22** |
| | Roof drain, CI, soil,single hub, 5" diam, 10' high | 8.30 | | $1.40 | **$20,139.74** |
| | Roof drain, CI, soil,single hub, 5" diam, for each additional foot add | 420.00 | | $1.43 | **$20,535.48** |
| **D3050** | **Terminal & Package Units** | | | **$18.55** | **$267,158.91** |
| | Rooftop, multizone, air conditioner, schools and colleges, 25,000 SF, 95.83 ton | 14,404.00 | | $18.55 | **$267,158.91** |
| **D4010** | **Sprinklers** | | | **$2.58** | **$37,091.84** |
| | Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF | 4,753.32 | | $0.99 | **$14,303.55** |
| | Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF | 9,650.68 | | $1.50 | **$21,538.77** |
| | Standard High Rise Accessory Package 3 story | 0.24 | | $0.09 | **$1,249.52** |
| **D4020** | **Standpipes** | | | **$0.46** | **$6,642.88** |
| | Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor | 0.29 | | $0.31 | **$4,406.24** |
| | Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors | 0.58 | | $0.16 | **$2,236.64** |
| **D5010** | **Electrical Service/Distribution** | | | **$3.41** | **$49,156.94** |
| | Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 800 A | 1.25 | | $0.88 | **$12,698.44** |
| | Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A | 100.00 | | $1.09 | **$15,644.50** |
| | Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 800 A | 1.20 | | $1.45 | **$20,814.00** |
| **D5020** | **Lighting and Branch Wiring** | | | **$8.06** | **$116,094.73** |
| | Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 W per SF, with transformer | 14,404.00 | | $1.50 | **$21,639.13** |
| | Wall switches, 1.0 per 1000 SF | 14,404.00 | | $0.22 | **$3,102.62** |
| | Miscellaneous power, 1.2 watts | 14,404.00 | | $0.25 | **$3,583.72** |
| | Central air conditioning power, 4 watts | 14,404.00 | | $0.51 | **$7,399.34** |
| | Motor installation, three phase, 460 V, 15 HP motor size | 3.00 | | $0.39 | **$5,571.75** |
| | Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF | 18,005.00 | | $5.19 | **$74,798.17** |

| | | Quantity | % of Total | Cost Per SF | Cost |
|---|---|---|---|---|---|
| **D5030** | **Communications and Security** | | | **$1.23** | **$17,714.78** |
| | Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire | 0.19 | | $0.81 | **$11,624.41** |
| | Fire alarm command center, addressable with voice, excl. wire & conduit | 0.24 | | $0.20 | **$2,821.02** |
| | Internet wiring, 2 data/voice outlets per 1000 S.F. | 7.20 | | $0.23 | **$3,269.35** |
| **D5090** | **Other Electrical Systems** | | | **$0.16** | **$2,356.46** |
| | Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW | 3.60 | | $0.16 | **$2,356.46** |
| **E Equipment & Furnishin** | | | **2.6%** | **$5.36** | **$77,199.50** |
| **E1090** | **Other Equipment** | | | **$5.36** | **$77,199.50** |
| ⊕ | 1.00-Hydraulic, passenger elevator, 3500 lb, 2 floors, 100 FPM | 1.00 | | $5.36 | **$77,199.50** |
| **F Special Construction** | | | **0.0%** | **$0.00** | **$0.00** |
| **G Building Sitework** | | | **0.0%** | **$0.00** | **$0.00** |
| **Sub Total** | | | **100%** | **$206.20** | **$2,970,173.60** |
| **Contractor's Overhead & Profit** | | | **25.0 %** | **$51.55** | **$742,543.40** |
| **Architectural Fees** | | | **6.0 %** | **$15.47** | **$222,763.02** |
| **User Fees** | | | **0.0 %** | **$0.00** | **$0.00** |
| **Total Building Cost** | | | | **$273.22** | **$3,935,480.02** |

# Appendix IV: SITE PHOTOGRAPHS


1 - Circuit Court

2 - Circuit Court northeast elevation of the building

3 - Asphalt pavement on north side of site - note cracking

4 - Asphalt pavement on north side of site - note cracking

5 - Asphalt pavement on north side of site - note cracking

6 - Concrete stair at south side of site

7 - Concrete side walk - note wall deterioration

8 - Concrete curb - note deterioration

9 - Concrete curb - note deterioration

10 - Concrete curb - note deterioration

11 - Typical landscaping

12 - Lightning protection

13 - Typical landscaping

14 - Typical pole mounted light and security camera

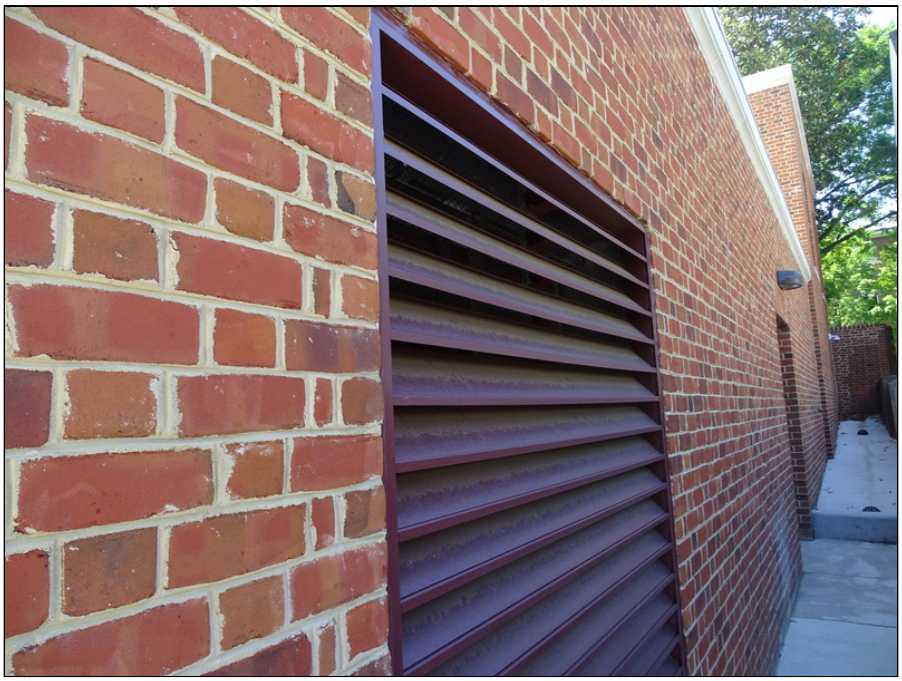
15 - Structural framing

16 - Structural framing


17 - Exterior building elevation at northwest side

18 - Building exterior

19 - Building exterior  vertical joint



20 - Building exteriors

21 - Typical exterior window overview

22 - Exterior cornice - note deterioration

23 - Typical exterior window - note deterioration


24 - Exterior door at east entrance of the building lower level


25 - Main entrance at south side of the building

26 - Exterior steel door

27 - Typical overhead door

28 - Typical exterior window - note deterioration

29 - Typical exterior window - note deterioration

30 - Typical window exterior - note cracks in glass

31 - Single-ply membrane roofing system

32 - Typical parapet wall and through-wall scupper drain

33 - Typical parapet wall and through-wall scupper drain

34 - Typical plumbing penetration

35 - Single-ply membrane roofing system at parapet wall - note patching

36 - Single-ply membrane roofing system at parapet wall - note patching

37 - Single-ply membrane roofing system

38 - Typical internal drain

39 - Slate roofing system

40 - Slate roofing system - note deterioration

41 - Exterior cornice - note deterioration

42 - Typical gas meter


43 - Electric water heater


44 - Boilers located in main utility room


45 - Chiller located outside ground level northwest side of the building

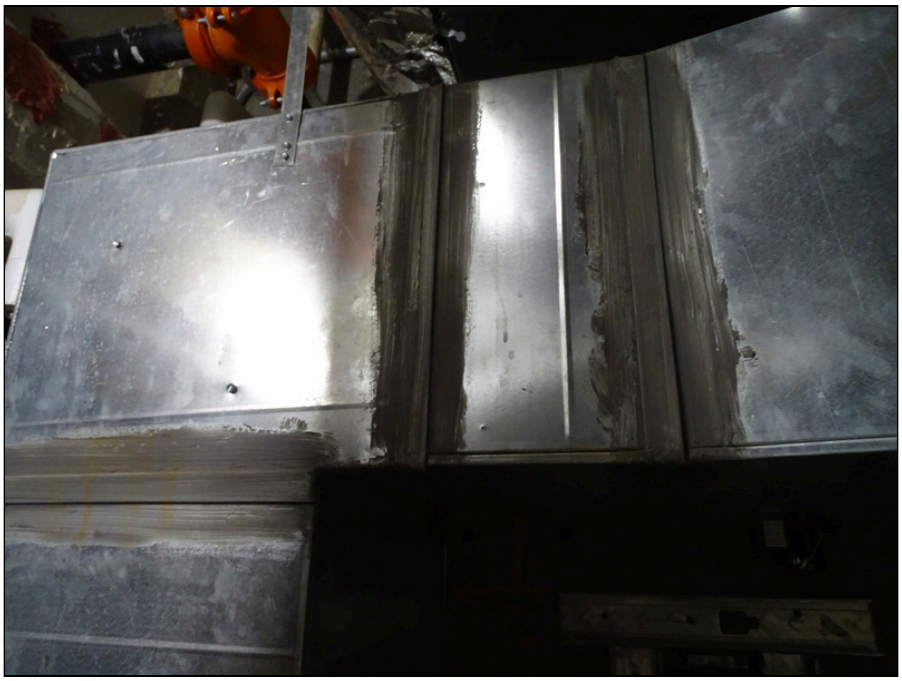

46 - Typical emergency generator

47 - Air Handler Unit located in attic space


48 - Chiller located outside ground level northwest side of the building

49 - Air Handler Unit located in attic space

50 - Variable frequency drive system



51 - Typical mechanical duct

52 - Typical mechanical duct

53 - Typical mechanical duct

54 - Typical ducted supply

55 - Typical water source heat pump


56 - Typical thermostat control


57 - Mechanical system thermostat controls


58 - Electric utility meter


59 - Main electrical switchgear

60 - Typical electrical circuit breaker panel


61 - Elevator interior cab


62 - Elevator at second level


63 - Typical fire hydrant

64 - Fire Department Connection

65 - Typical fire extinguisher

66 - Typical fire sprinkler head

67 - Typical smoke detector

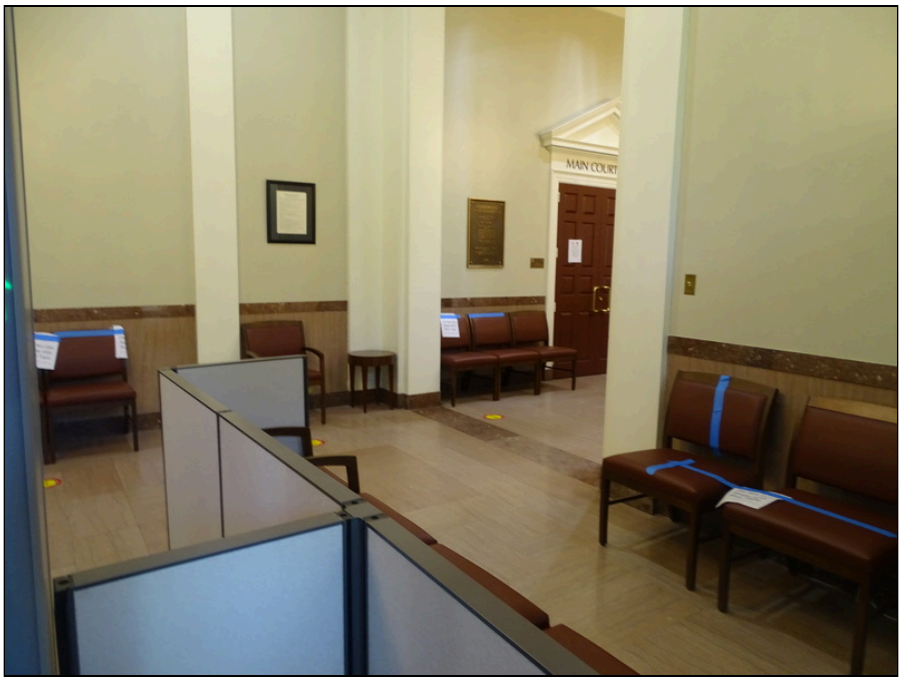

68 - Typical pull down station

69 - Typical fire alarm, bell, and strobe


70 - Typical exit sign

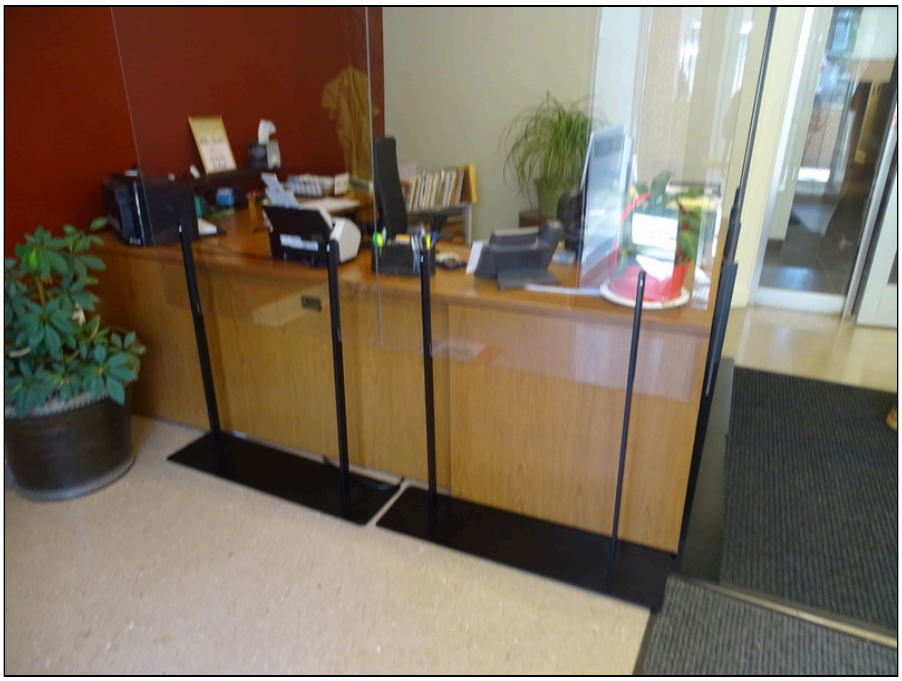
71 - Typical security camera

72 - Typical security camera



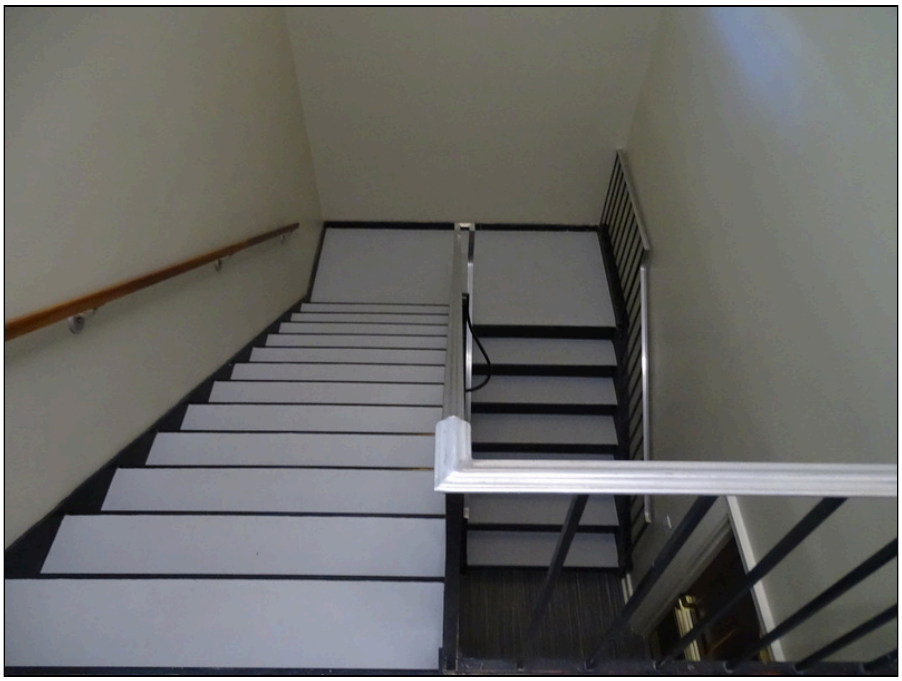

73 - Lobby lower level interior finishes


74 - Lobby area interior



75 - Lobby area interior

76 - Stairwell at southwest side of the building



77 - Stairwell at southwest side of the building

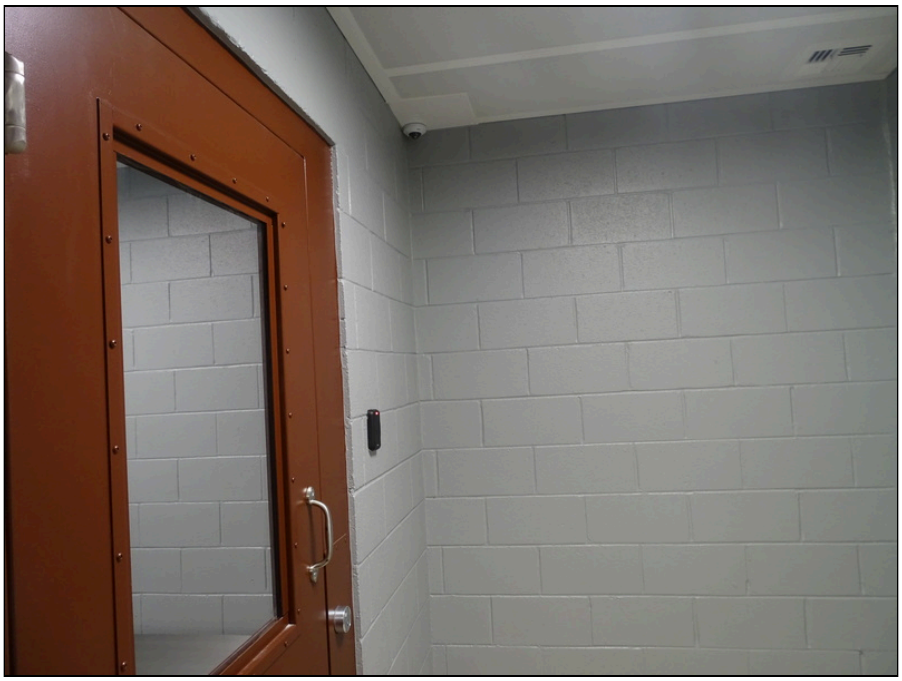
78 - Courtroom interior area

79 - Courtroom interior area

80 - Lobby area interior

81 - Typical office interior

82 - Typical office interior



83 - Typical cell interior139

84 - Courtroom interior area


85 - Corridor area interior finishes

86 - Kitchen interior finishes

87 - Typical locker area interior

88 - Typical interior office area

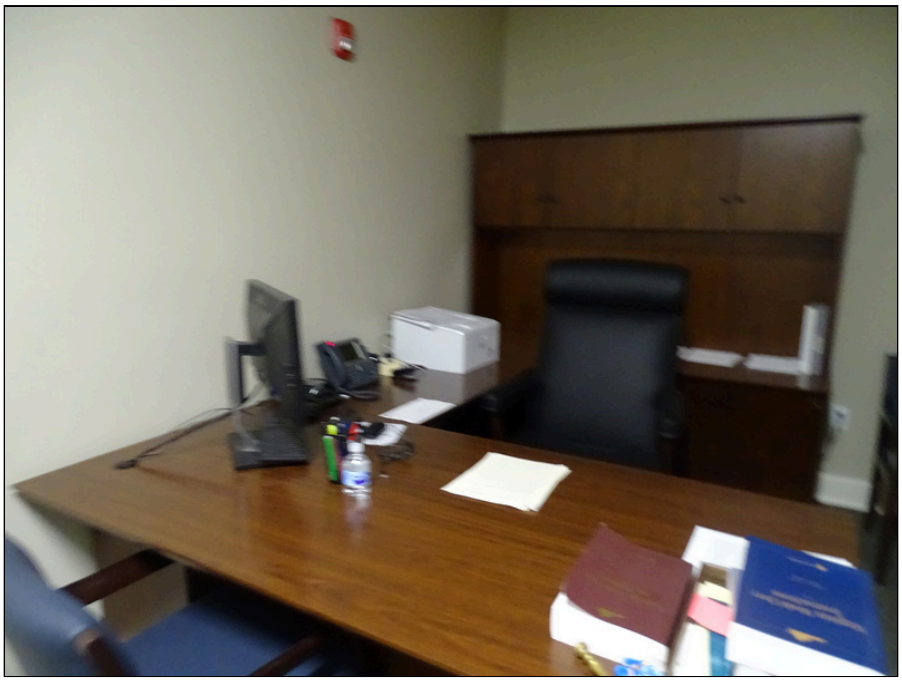
89 - Courtroom interior area

90 - Courtroom interior area

91 - Kitchen interior finishes

92 - Conference area interior finishes

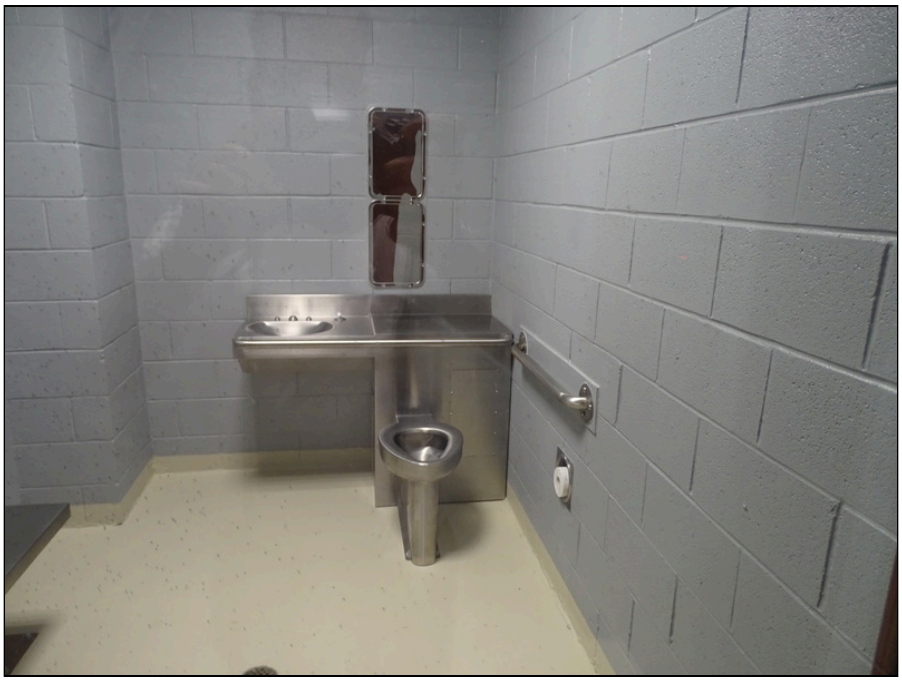
93 - Courtroom interior area



94 - Typical office interior

95 - Typical office area interior

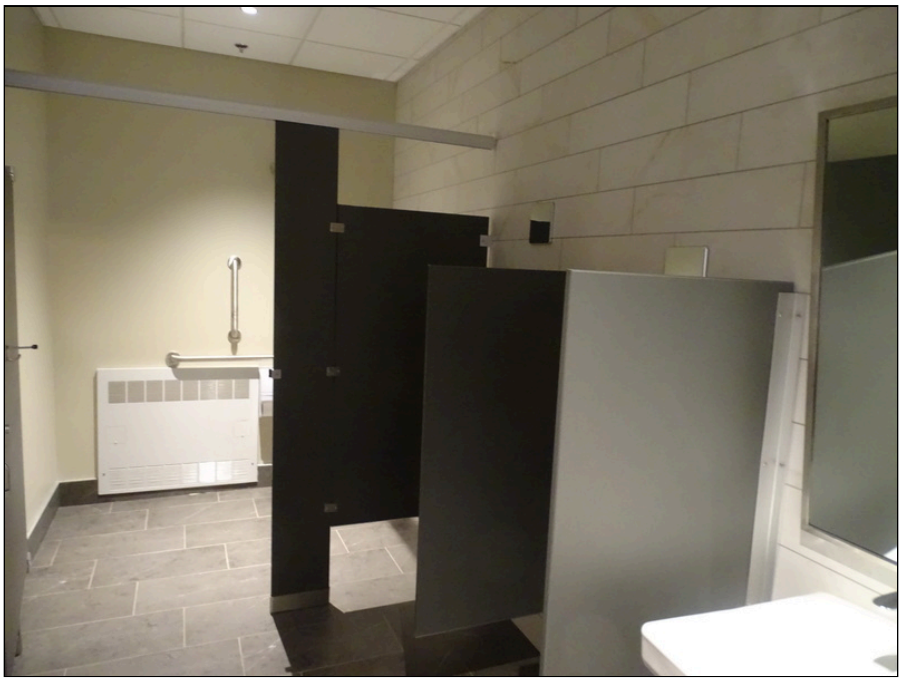
96 - Typical cell interior



97 - Typical cell interior

98 - Typical cell corridor

99 - Accessible parking spaces, aisle, and truncated domes



100 - Accessible restroom interiors

101 - Accessible restroom interiors

102 - s

103 - Ramps at southwest side of site

104 - Typical accessible ramp

105 - Typical accessible ramp

106 - Typical accessible ramp

107 - Typical accessible ramp

108 - Accessible restroom interiors


109 - Accessible drinking fountain

# Appendix V: RESUMES

# 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

# 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

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ICC Certified Commercial Building Inspector

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