CITY HALL
605 EAST MAIN STREET
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

OCTOBER 28, 2021

October 28, 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 City Hall, 605 East Main Street, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

Donald M. Goglio
Project Manager
DGoglio@ecslimited.com
703-471-8400

Michael G. Doyle, AIA
Principal Architect
mdoyle@ecslimited.com
703-471-8400

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
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		$90,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems	X	X		Replace		$326,800
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production		X		Replace		$3,200
3.4.2.1 Equipment		X		Replace		$327,500
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems		X		Replace		$50,000
3.4.3.1 Service and Metering	X	X		Replace		$82,200
3.4.3.2 Distribution	X	X		None		
3.5 VERTICAL TRANSPORTATION SYSTEMS	X			None		$60,000
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X	X		Replace		$6,600
3.6.3 Security and Other Systems	X			None		
3.7.1 Tenant Spaces	X	X		None		
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD		NA		None		
Totals					$0	$946,300

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

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$946,300.00	$15.23	$0.76
Replacement Reserves, w/20, 2.5% escalation	$1,064,490.24	$17.13	$0.86

TABLE OF CONTENTS

PAGE

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 City Hall property in Charlottesville, Virginia - hereinafter known as the Property.

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

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

Reliance

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

1.2 METHODOLOGY

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

Priority 1: Immediately Critical Items (Year 0)

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

Priority 2: Critical Items (Year 0-1)

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

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

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

Priority 4: Reserve Items (Years 5-20)

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

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

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

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

1.3 PROPERTY DESCRIPTION

The City Hall property, located at 605 East Main Street, in Charlottesville, Virginia, consists of a Three-story building. The building totals approximately 62,138 square feet. Parking is provided with Street parking. The Government Building building was reportedly constructed in 1967 and was recently renovated in 1993.

SURVEY INFORMATION	
Date of Assessment	June 15, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 79
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	1.15 acres
Major Cross Streets	East Main Street and East Market Street
Pavement - Parking	Street parking
Number of Parking Spaces	Street parking
Number of Accessible Spaces	Street parking
Number of Van Accessible Spaces	Street parking
Pedestrian Sidewalks	Brick paver sidewalks

BUILDING INFORMATION	
Building Type	Government Building
Number of Buildings	One
Building Height	Three-story
Square Footage	62,138
Year Constructed	1967
Year Remodeled	1993

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Concrete masonry unit bearing walls with interior concrete columns and concrete deck and joist upper floors
Roof	Green roofing system with drainage board and waterproofing membrane
Exterior Finishes	Brick and stone
Windows	Aluminum frame double pane - operable
Entrance	Metal doors with glass

BUILDING SYSTEMS	
HVAC System	Central plant HVAC system with supplemental heating/cooling equipment
Domestic Hot Water	Electric water heater
Water Distribution	Copper
Sanitary Waste Line	Cast iron/PVC
Electrical Service	3-phase, 4-wire, 1,600 amps
Branch Wiring	Copper
Elevators	One freight and one passenger elevators - Dover Hydraulic
Fire Suppression System	Fire extinguishers with automated fire alarm system with alarm bell, strobe, and pull down stations

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

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

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.3.3 Building Exteriors																												
REPOINT BRICKWORK AS NEEDED	20	19	1	1	LS	$60,000.00	$60,000	100%	$15,000					$15,000					$15,000					$15,000					$60,000
REPLACE SEALANTS	12	11	1	1	LS	$30,000.00	$30,000	100%	$15,000												$15,000								$30,000
3.3.6 Roofing Systems																												
REPLACE GREEN ROOFING SYSTEM	20	13	7	10,000	SF	$13.00	$130,000	100%							$130,000														$130,000
REPLACE SINGLE-PLY ROOFING SYSTEM	20	13	7	1,200	Square	$164.00	$196,800	100%							$196,800														$196,800
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	11	1	1	EA	$1,600.00	$1,600	200%	$1,600												$1,600								$3,200
3.4.2.1 Equipment																												
REPLACE BOILERS	15	14	1	2	EA	$25,000.00	$50,000	100%	$50,000																				$50,000
REPLACE CHILLER	20	11	9	1	EA	$25,000.00	$25,000	100%									$25,000												$25,000
REPLACE COOLING TOWERS	18	12	6	2	EA	$40,000.00	$80,000	100%						$80,000															$80,000
REPLACE AIR HANDLER UNITS	15	14	1	6	EA	$10,000.00	$60,000	100%	$30,000					$30,000															$60,000
REPLACE VAV BOXES	25	24	1	45	EA	$2,500.00	$112,500	100%	$37,500	$37,500	$37,500																		$112,500
3.4.2.3 Control Systems																												
REPLACE ENERGY MANAGEMENT SYSTEM	20	16	4	1	LS	$50,000.00	$50,000	100%				$50,000																	$50,000
3.4.3.1 Service and Metering																												
REPLACE MAIN SWITCHGEAR AND PANEL	50	49	1	1	EA	$82,200.00	$82,200	100%	$82,200																				$82,200

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
October 28, 2021

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.5 VERTICAL TRANSPORTATION SYSTEMS																												
MODERNIZE PASSENGER ELEVATOR	40	28	12	1	EA	$60,000.00	$60,000	100%												$60,000									$60,000
3.6.2 Alarm Systems																												
REPLACE FACP	40	28	12	1	EA	$6,600.00	$6,600	100%												$6,600									$6,600
Total (Uninflated)									$231,300.00	$37,500.00	$37,500.00	$50,000.00	$0.00	$125,000.00	$326,800.00	$0.00	$25,000.00	$0.00	$15,000.00	$66,600.00	$16,600.00	$0.00	$0.00	$15,000.00	$0.00	$0.00	$0.00	$0.00	$946,300.00
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)									$231,300.00	$38,437.50	$39,398.44	$53,844.53	$0.00	$141,426.03	$378,987.81	$0.00	$30,460.07	$0.00	$19,201.27	$87,384.97	$22,325.15	$0.00	$0.00	$21,724.47	$0.00	$0.00	$0.00	$0.00	$1,064,490.24

Evaluation Period:	20
# of Square Feet:	62,138
Reserve per Square Feet per year (Uninflated)	$0.76
Reserve per Square Feet per year (Inflated)	$0.86

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 City Hall 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 Three-story Government Building building.

3.1.1 Property Location

The Property is located at 605 East Main Street in Charlottesville, Virginia.

Surrounding Properties	
North	Michie Building and Police Building
East	7th Street NE
South	East Main Street
West	6th Street NE

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

3.1.2 Construction History

We understand that the building was constructed approximately 54 years ago in 1967 and was reportedly renovated in 1993.

3.1.3 Current Property Improvements

The Government Building building, located at 605 East Main Street, in Charlottesville, Virginia, consists of a Three-story building. The building totals approximately 62,138 square feet. Parking is provided with Street parking.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

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

3.2.2 Storm Water Drainage

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

Comments

The storm water collection system includes a municipal system.

3.2.3 Access and Egress

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

Comments

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

3.2.4 Paving, Curbing, and Parking

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

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

Comments

The parking for the City hall Building is provided by street parking.

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Brick paver sidewalks	Good

Comments

There are Brick paver sidewalks of undetermined thickness provided and the north and east sides of the building. The brick sidewalks were generally in good condition.

Photographs

Typical brick sidewalk

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature	Good
Planting Beds	South and east sides	Good
Lawn Areas		N/A
Irrigation System		N/A
Landscape Lighting		N/A
Retaining Walls		N/A
Fountains		N/A

Comments

Landscaping consists of planting beds on the south and east sides of the building. The beds contain mature trees, small shrubbery, and flowering plants with mulch ground cover.Two flag poles stand at the south entrance. The landscaping elements were observed to be in good condition.

Photographs

Typical landscaping

Typical flag pool

City Hall building south entrance

3.2.7 Recreational Facilities

Comments

The Property does not contain recreational facilities.

3.2.8 Special Utility Systems

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

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

FOUNDATION		
Item	**Description**	**Condition**
Load Bearing Support	Assumed shallow spread footings	Good
Basement	Partial basement at southeast 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	Cast in place concrete decks and joists	Good
Roof Framing	Cast in place concrete decks and joists	Good
Columns	Reinforced concrete	Good
Load Bearing Walls	Concrete masonry unit	Good

Comments

The structure of the building consists of concrete masonry unit bearing walls with interior concrete columns. There are concrete cast in place decks and joists for the framing of upper levels. The structural frame of the building was generally in good condition.

Photographs

Structural framing lower level

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry - Brick	Deterioration observed	Fair
Stone	Precast	Good
Sealants	Various	Fair

Comments

The primary exterior of the building consists of Brick with precast stone accents and columns. The building exteriors were generally in fair condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints was observed. We recommend re-pointing of the deteriorated mortar joints.

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

Photographs

Building exterior west side of the building

Building exterior west side of the building - note deterioration

Building exterior - note deterioration

Building exterior - note deterioration

Building exterior - note deterioration

Building exterior - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK AS NEEDED	20	19	1	1 6 11 16	$15,000 $15,000 $15,000 $15,000
REPLACE SEALANTS	12	11	1	1 13	$15,000 $15,000
Total					$90,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Metal doors with glass	Good
Door Hardware	Operable	Good

Comments

The main entrance is Metal doors with glass. The main entrance doors were generally in good condition.

Photographs

Main entrance doors

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Good
Glass Pane	Double-pane	Good
Operation	Tilt in	Good
Exterior Header	Precast stone	Good
Exterior Sill	Precast stone	Good

Comments

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

Photographs

Typical exterior window

Typical exterior window

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Green Roofing System	Shallow vegetation	Good/Fair
Single-Ply Sheet Membrane	Ponding observed	Good/Fair
Parapet Walls	Patching observed	Good/Fair
Cap Flashing/Coping	Metal coping	Good/Fair
Insulation	Rigid	Good/Fair
Substrate/Deck	Concrte	Good/Fair
Slope/Pitch	Ponding observed	Good/Fair
Drainage	Internal drains	Good/Fair
Plumbing Vents	Clamped flashing	Good/Fair
Exhaust Vents	Counter flashed	Good/Fair
Expansion Joints		N/A
Roof Age	Reportedly installed in June 2008	Good/Fair
Past Repairs	Patching noted	Good/Fair

Comments

The roofing system consists of a combination of green roofing system and single-ply membrane roofing system over the building. The roofing system was reportedly installed in June 2008. Patching of the roofing system was observed and areas of ponding. The roofing systems were generally in good to fair condition. Based on the age of the roofing system and ponding observed, we recommend replacement of the roofing system in the later part of the report period.

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

Photographs

Green Roofing System west side of the building

Green Roofing System west side of the building

single-ply roofing system west side of the building - note ponding

Single-ply roofing system east side of the building - note ponding

Typical internal drain

Typical plumbing penetration

Typical patching

Metal coping

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE GREEN ROOFING SYSTEM	20	13	7	7	$130,000
REPLACE SINGLE-PLY ROOFING SYSTEM	20	13	7	7	$196,800
Total					$326,800

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

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

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	Cast iron/PVC	Good
Vertical Vent Stacks	Cast iron/PVC	Good
Clean-outs	Cast iron/PVC	Good

Comments

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

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

3.4.1.2 Domestic Hot Water Production

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

Comments

Domestic hot water to the building is provided by an Electric water heater located in the main utility room. The Electric water heater was manufactured by RUUD in 2007. The expected useful life of an Electric water heater is approximately 12 to 15 years. We recommend the Electric water heater be replaced during the report period.

Photographs

Electric water heater located in main utility room

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	11	1	1 13	$1,600 $1,600
Total					$3,200

3.4.2 HVAC Systems

There is a Central plant HVAC system with supplemental heating/cooling equipment located throughout the three-building complex including the Michie Building, City Hall Building, and Police Building. The below table describes the existing equipment type, location, and general condition within the three buildings. For the purposes of this report, only the equipment located within the City Hall Building will be addressed with regard to condition assessment and recommendation for replacement.

3.4.2.1 Equipment

EQUIPMENT LIST FOR THREE BUILDING COMPLEX		
Item	**Description**	**Condition**
Boilers	Two boilers located in City Hall Building	Fair

EQUIPMENT LIST FOR THREE BUILDING COMPLEX		
Item	**Description**	**Condition**
Central Plant Pumps	Located throughout the three building complex (please refer to below details and/or separate reports for location information)	Fair
Chillers	Located in City Hall Building and Police Building (please refer to separate reports as appropriate)	Fair
Cooling Towers	Two cooling towers located on roof of City Hall Building	Fair
Fan Coil Units	Located throughout Police Building (please refer to separate report)	Fair
Variable Air Volume (VAV) Boxes	Located throughout the City Hall Building	Fair
Air Handlers	One air handler unit located in Michie Building and others throughout Police Building and City Hall Building (please refer to separate reports as appropriate)	Fair
Condensing Units (split system)	Condensing units are located throughout the three building complex (please refer to below details and/ or separate reports for location information)	Fair
Exhaust Fans	Located throughout the three buildings (please refer to below details and/or separate reports for location information)	Fair

Comments

The Central plant HVAC system with supplemental heating/cooling equipment is located throughout the three-building complex including the Michie Building, City Hall Building, and Police Building. The above table describes the existing equipment type, location, and general condition within the three buildings.

City Hall Building - General

For the purposes of separating cost information in our reports by building, only the HVAC equipment located in the City Hall Building is noted below in this report. For the recommendations of replacement of equipment located in the Michie Building and the Police Building, please refer to those reports for replacement cost information.

City Hall Building - Boilers

There are two boilers located in the mechanical room. The boilers were manufactured by Patterson Kelly in 2007. The expected useful life of boilers is 15 years with proper maintenance. The boilers were observed to be in generally fair condition. We recommend that the boilers be replaced during the term.

City Hall Building - Chiller

There is one chiller located in the mechanical room. The chiller was manufactured by Trane in 2009. The expected useful life of a chiller is 20 years with proper maintenance. The chiller was observed to be in generally fair condition. We recommend that the chiller be replaced during the term.

City Hall Building - Cooling Towers

There are two cooling towers located on the roof. The cooling towers were manufactured by Evapco in 2009. The expected useful life of boilers is 18 years with proper maintenance. The cooling towers were observed to be in generally fair condition. We recommend that the cooling towers be replaced during the term.

City Hall Building - Air Handlers

There are handlers located throughout the building and in the mechanical rooms. The air handlers were manufactured by Trane in 2010. The expected useful life of an air handler is 20 years with proper maintenance. The air handlers were observed to be in generally good condition. We recommend that the air handlers be replaced during the term.

City Hall Building - VAV Boxes

There are approximately 45 VAV boxes located throughout the City Hall Building. The VAV equipment was manufactured by Environmental Technologies in 1992. The expected useful life of VAV boxes is 25 years with proper maintenance. We recommend that the VAV boxes be replaced during the term.

Pumps

The pumps serving the mechanical equipment vary in age and condition. The expected useful life of a pump is 20 years with proper maintenance. We recommend that the pumps be replaced during the term along with the major equipment components.

Photographs

Boilers located in the City Hall Building

Chiller located in the City Hall Building

Cooling Towers located on the roof of City Hall Building

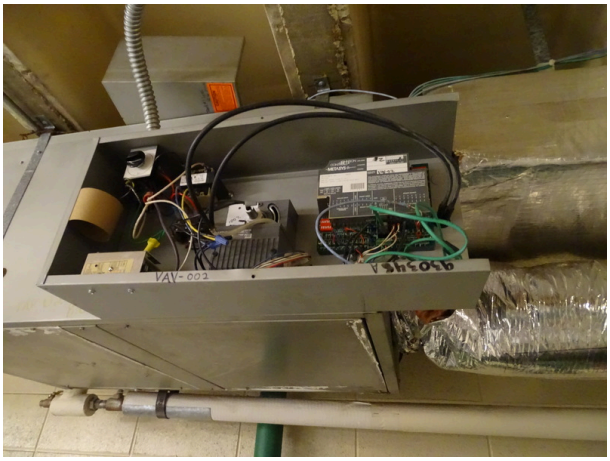
Cooling Towers located on the roof of City Hall Building

Cooling Towers located on the roof of City Hall Building

Typical older Air Handler Unit located in the City Hall Building

Typical older Air Handler Unit located in the City Hall Building

Typical Central Plant Pumps located in the City Hall Building



Typical VAV Box

Typical mechanical duct

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILERS	15	14	1	1	$50,000
REPLACE CHILLER	20	11	9	9	$25,000
REPLACE COOLING TOWERS	18	12	6	6	$80,000
REPLACE AIR HANDLER UNITS	15	14	1	1 6	$30,000 $30,000
REPLACE VAV BOXES	25	24	1	1 2 3	$37,500 $37,500 $37,500
Total					$327,500

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Ducts	Insulated metal	Good
Return Air	Plenum	Good

Comments

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

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Digital	Fair
Energy Management System	Novar	Fair

Comments

The thermostats are digital. The thermostats were generally in fair condition. The energy management system is manufactured by Novar and connects the different government buildings in the City of Charlottesville. It was reported that the system was working well at this time although it is an older system. The expected useful life of a energy management system is approximately 20 years. We recommend that the energy management system be scheduled for replacement during the term.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ENERGY MANAGEMENT SYSTEM	20	16	4	4	$50,000
Total					$50,000

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	North end of the building	Fair
Master (House) Meter	Utility room	Fair

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical entrance is located at the southeast side of the building and provides 1,600 amp, 3-phase, 4-wire service. The switchgear was manufactured by Square D and was observed to be in fair condition. The expected useful life of switchgear is 50 years with proper maintenance. Replacement of the main switchgear and distribution panel is recommended.

Photographs

Typical meter

Main electrical switchgear

Typical electrical circuit breaker panel

Electric panel

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE MAIN SWITCHGEAR AND PANEL	50	49	1	1	$82,200
Total					$82,200

3.4.3.2 Distribution

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

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the building. The circuit breaker panels were reportedly replaced during the 1993 renovation and were observed to be in good condition.

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	One freight and one passenger elevators	Good
Capacity	Freight - 7,000 pounds Passenger - 3,000 pounds	Good
Manufacturer and Type	Dover Hydraulic	Good
Maintenance Contractor	Southern Elevator	Good
Date of Last Maintenance Inspection	2/22/2021 for both	Good
Cab Finishes	Stainless/enamel	Good
Elevator Certificates	Located in Facilities Maint. Bldg.	Good
Door Sensors	Operable	Good
Speed	100 feet per minute for both	Good

ELEVATORS		
Item	**Description**	**Condition**
Floor Leveling	Operable	Good
Control System	Operable	Good
Fire Recall System	Operable	Good
Lighting	Operable	Good
Equipment Room		Good

Comments

The two Dover elevators were reportedly added during the 1993 renovations. There is one freight elevator of capacity 7,000 pounds and one passenger elevator of capacity 3,000 pounds. The freight elevator was reportedly modernized in 2010 by Southern Elevator. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. Routine maintenance is considered adequate to keep the elevator system in good condition. An allowance for modernization of the passenger elevator during the report period has been included. The last annual inspection was perform in February 2021 by E&F Elevator Inspections and Consulting, Inc. and monthly maintenance is provided by Southern Elevator. The inspection reports are included in an appendix of this report.

Photographs

Freight elevator system

Passenger elevator cab finishes

Passenger elevator cab finishes

Passenger elevator machine

Passenger elevator controls

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MODERNIZE PASSENGER ELEVATOR	40	28	12	12	$60,000
Total					$60,000

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)	Limited area	Good
Sprinkler Heads	Limited area	Good
Date of Last Inspection (sprinkler system)	4/7/2021	Good
Sprinkler Pump		N/A
Sprinkler Pump Controller		N/A
Sprinkler Pipe Material		N/A
Fire Extinguishers	Throughout building	Good
Date of Last Inspection (Fire Extinguishers)	June 9, 2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Fire Hydrants	On streets	Good

Comments

The fire suppression system consists of Fire extinguishers. The fire suppression system was observed but not tested. Fire extinguishers were observed throughout the building. The fire extinguishers were observed to have recent inspection tags issued in June 2021 (valid at the time of our visit). These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

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

Photographs

Typical fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Located in the City Hall Building	Fair
Central Fire Alarm Control Panel	Located in the City Hall Building	Fair
Automatic Notification	Monitored	Good
Bells	Located throughout the City Hall Building	Good
Strobes	Located throughout the City Hall Building	Good
Exit Signs	Located throughout the City Hall Building	Good
Exit Lights	Located throughout the City Hall Building	Good
Pull Stations	Located throughout the City Hall Building	Good
Smoke Detectors	Located throughout the City Hall Building	Good

Comments

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

service or the fire department in the event of trouble. The expected useful life of the fire alarm system is typically 30-40 years. An allowance has been included for replacement of the fire alarm control panel during the report period.

Photographs

Fire alarm annunciator and control panel

Fire alarm notifier electronics

Typical fire alarm bell and strobe

Typical fire alarm pull station

Typical exit sign

Typical smoke detector

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE FACP	40	28	12	12	$6,600
Total					$6,600

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Located in the City Hall Building	Good
Alarm System	Monitored	Good
Access Control		N/A

Comments

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

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

ENTRANCE AREA		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Fair
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board and painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

CITY COUNCIL CHAMBERS		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Wood paneling	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Ceramic tile, painted CMU	Good

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

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile and carpet	Good
Wall Finishes	Painted gypsum board and painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

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

Comments

The interior common building areas include a reception/entrance area, offices, restrooms, and kitchens.

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

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

The finishes in the City Council Chambers area include carpet floors, wood panel walls, and painted gypsum board ceilings. The finishes in the City Council Chambers area 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, ceramic tile and painted CMU walls, and painted gypsum board ceilings. The restrooms were observed to be in generally good condition.

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

Photographs

Interior finishes entrance area

Interior finishes office area

Interior finishes restroom area

Interior finishes corridor area

Interior finishes corridor area

Interior finishes office area

Interior finishes office area

Interior finishes kitchen area

Interior finishes reception area

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

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

Photographs

Accessible restroom

Accessible interior ramp

Accessible exterior ramp

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

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
1.	Has an ADA Survey been completed for this property?	Yes	EMG report dated March 17, 2005
2.	Have any ADA improvements been made to the property since original construction?	Yes	
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?	N/A	Street parking
2.	Does the required number of van-accessible designated spaces appear to be provided?	N/A	
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	N/A	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	N/A	
5.	Does each accessible space have an adjacent access aisle?	N/A	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	N/A	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	N/A	
3.	Do curb cut ramps appear to have the proper slope for all components?	N/A	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	

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?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	Yes	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	

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?	Yes	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**		
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	Yes	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	Yes	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	Yes	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	Yes	

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

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by R.J. Narkie 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)

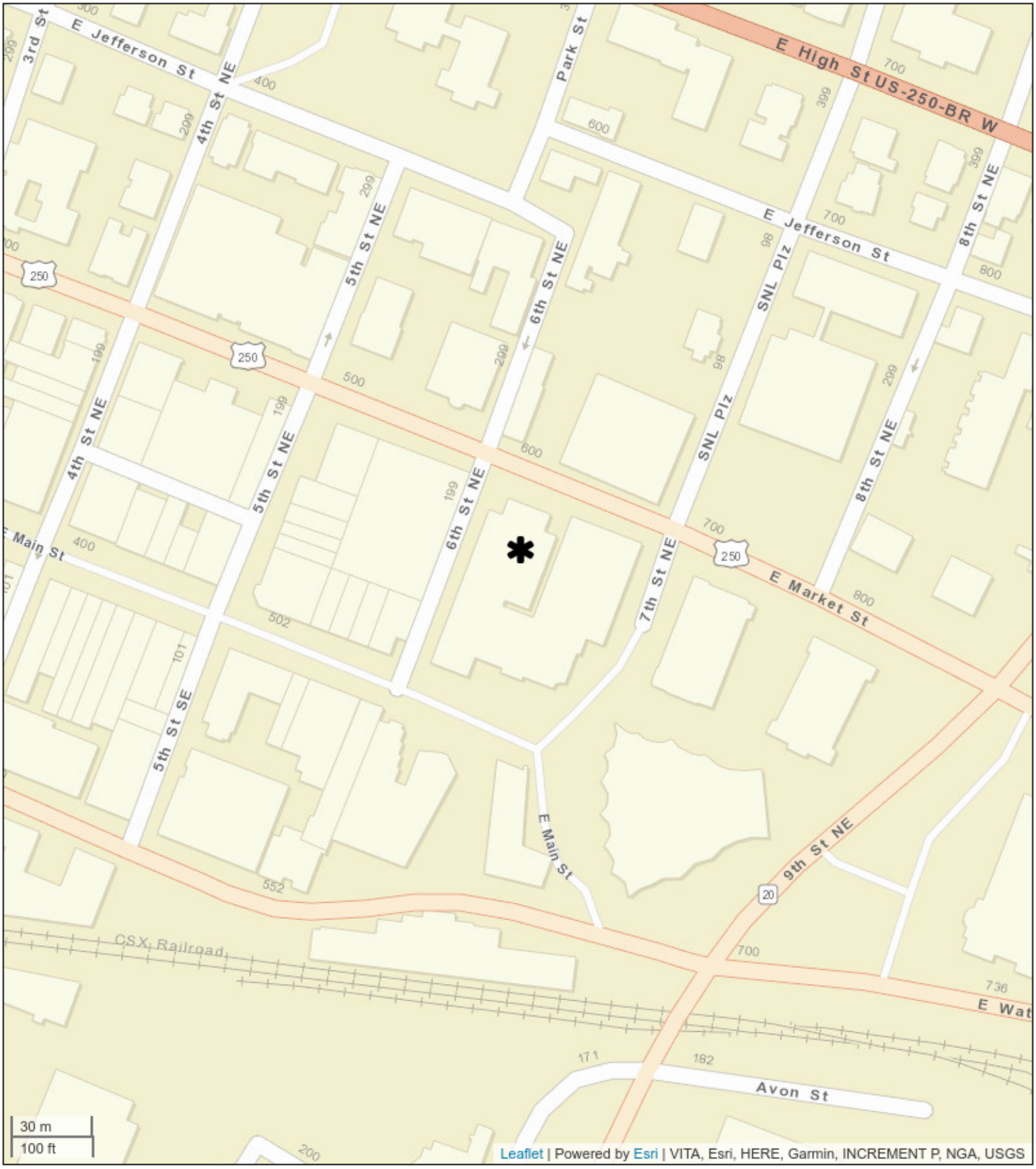
In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the City Hall building. ECS determined the FCI value in accordance with industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO). 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 City Hall building is $946,300. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $8,871,601. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.11. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of City Hall is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

N
W
E
S

Untitled Map



Untitled Map

Appendix II: FIRE SPRINKLER INSPECTION

INSPECTION AND TESTING FORM OF WATER BASED FIRE PROTECTION SYSTEMS

1. PROPERTY INFORMATION

Name of property: City Hall Complex (4433-22902-00022)
Address: 605 E. Main Street, Charlottesville, Va
Description of property:
Name of property representative: City of Charlottesville (30548899), Jason Davis (434-964-6771) davisja@charlottesville.org
Address: 315 4th St NW, Charlottesville, VA 22903
Phone: 434-962-3643 Fax: 434-970-3026 E-mail: staplesk@charlottesville.org

2. TESTING INFORMATION

Testing Organization: SIEMENS Organization License No.:
Address: 5106 Glen Alden Drive, Richmond, VA 23231
Phone: 804-222-6680 Fax: None E-mail: None
Start Date/Time: 07 Apr 2021 Completion Date/Time: 07 Apr 2021
Contract Info: City of CVille Sprinkler (2600105673) Notification Number: 5101950264
Inspection Type: Quarterly

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

3. GENERAL INFORMATION (TO BE COMPLETED BY OWNER)

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

4. INSPECTOR'S SECTION

4.1 Inspections

Control valves in the correct (open or closed) position and free from external leaks?	Yes
Control valves locked, sealed or supervised?	Yes
Hydraulic nameplate (calculated systems) securely attached and legible?	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?	(NA)
Post indicator valves are provided with a correct wrench and in the normal position?	(NA)
Backflow preventers relief port on RPZ device not discharging?	(NA)
For freezer systems, is the gauge near the compressor reading the same as the gauge near the dry-valve?	(NA)
Pressure Reducing valves are in the open position, not leaking, maintain downstream pressure accordance with the design criteria, good condition, and handwheels not broken?	(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?	Yes

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 %
4	1	25%	0	0%	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	1	100%	0	0%	0	0%	Wet Sprinkler Systems
1	0	0%	0	100%	0	0%	Sprinkler Check Valves
1	0	0%	0	100%	0	0%	Sprinkler FDC - 2 Inlets
1	0	0%	0	100%	0	0%	Sprinkler Water Control Valves

5.3 Report Details by Type

Wet Sprinkler Systems

Row	Date	Address	Location	Model	Water Source	Source PSI	Test Pipe Size	Static PSI	Residual PSI	Restored Static PSI	Restore Time (sec)	5 Year Performed	Visual/ Functional	Pass/ Fail
1	04/07/21	01:Wet System	Forensic Unit Storage	6 inch Hodgman Model B	City	80	2	80	NA	NA	NA	No	Functional	Pass

Sprinkler Check Valves

Row	Date	Address	Location	Fitting Type	Size	Visual/ Functional	Pass/ Fail
1		01:Wet System:2	Riser Room	Flg-Flg	4	Visual	Pass

Sprinkler FDC - 2 Inlets

Row	Date	Address	Location	Model	Size	Visual/ Functional	Pass/ Fail
1		01:Wet System:FDC	Outside Riser Room	Powhatan	4	Visual	Pass

Sprinkler Water Control Valves

Row	Date	Address	Location	Model	Fitting Type	Control Valve Type	Supervision Type	Visual/ Functional	Pass/ Fail
1		01:Wet System:1	Riser Room	Kennedy	Flg-Flg	OSY	Electronic	Visual	Pass

6. COMMENTS

Address	Location	NFPA Classification	Comment:
01:Wet System	Forensic Unit Storage	Wet Sprinkler	5 Year services are due on system.

7. DEFICIENCIES (ONLY RELATED TO NFPA 25)

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

Address	Location	NFPA Classification	Deficiencies:
01:Wet System	Forensic Unit Storage	Wet Sprinkler	There are heads in system that are older than 50 years old. Sample testing required.
01:Wet System:2	Riser Room	Sprinkler Check Valve	None to report.
01:Wet System:FDC	Outside Riser Room	Sprinkler FDC - 2 Inlet	None to report.

8. IMPAIRMENTS

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

Address	Location	NFPA Classification	Impairments:
01:Wet System	Forensic Unit Storage	Wet Sprinkler	None to report.
01:Wet System:2	Riser Room	Sprinkler Check Valve	None to report.
01:Wet System:FDC	Outside Riser Room	Sprinkler FDC - 2 Inlet	None to report.

9. CERTIFICATION

This Testing Was Performed in Accordance with Applicable NFPA Standards.

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

Name of Inspector: Craig Brown, Chris Austin Inspector License #:

Signature: CRAIG BROWN Date: 4.7.21

10. ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE

Name of Owner or Representative: Jason Davis

Signature: _____ Date: _____

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

Appendix III: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville - City Hall Complex
605 East Main 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 9, 2021

Building: City of Charlottesville - City Hall Complex
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 - City Hall Complex
Address: 605 East Main 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	19	100.00%	19	100.00%	19	100.00%	0	0%
Totals	**19**	**100%**	**19**	**100.00%**	**19**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions

Inspector: Tommy VO

Building: City of Charlottesville - City Hall Complex

Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - City Hall Complex

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 CRHA room A050 101.04	49753170 G17167730	Inspected	06/09/21 7:33:19 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement CRHA room A050 101.05	49753169 RP-464308	Inspected	06/09/21 7:35:46 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement CRHA room A050 101.17	49753168 G17169695	Inspected	06/09/21 7:35:35 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement building sys. room A009 101.06	49753171 YU-404862	Inspected	06/09/21 7:31:31 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement building sys. room A010 101.01	49753174 F46763281	Inspected	06/09/21 7:30:14 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement building sys. room A010 101.02	49753173 YA681071	Inspected	06/09/21 7:30:55 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement building sys. room A011 101.19	49753166 WS718555	Inspected	06/09/21 7:36:42 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement building sys. room A014 101.07	49753165 YA677539	Inspected	06/09/21 7:28:28 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement custodial room A018 101.08	49753175 YU-404893	Inspected	06/09/21 7:32:22 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement elevator room A019 101.18	49753167 ZM646578	Inspected	06/09/21 7:38:19 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement hallway by A019 101.03	49753172 G17169701	Inspected	06/09/21 7:31:24 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement hallway by A030 101.09	49753176 YY-44160	Inspected	06/09/21 7:26:16 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by A110 101.11	49753178 VP880886	Inspected	06/09/21 7:23:24 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by A114 101.10	49753177 SH-532899	Inspected	06/09/21 7:24:53 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by A210 101.13	49753180 YU-404905	Inspected	06/09/21 6:30:52 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by A214 101.12	49753179 YU-404856	Inspected	06/09/21 6:38:45 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by A314 101.14	49753183 YU-404928	Inspected	06/09/21 6:26:56 AM

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by A320 101.15	49753181 YU-404884	Inspected	06/09/21 6:29:21 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd kitchen room A314 101.16	49753182 AF162483	Inspected	06/09/21 6:28:03 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - City Hall Complex

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	4
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	15
Total		**19**
Grand Total		**19**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville - City Hall Complex

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					
Breakdown/Maintenance					
Fire Extinguisher, A.B.C., 10 Lbs					
49753166	Basement building sys. room A011 101.19	WS718555	05/03/16	05/03/16	05/03/04
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**1**
Due in 2023					
Hydrostatic Test					
Fire Extinguisher, A.B.C., 5 Lbs					
49753182	3rd kitchen room A314 101.16	AF162483	08/28/11	08/28/17	08/28/11
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - City Hall Complex

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%	19

Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	3	5 HI SA40 ABC	A.B.C.	10/12/2021
In Service - 3 Years to 5 Years				
Amerex				
Fire Extinguisher	1	AB456-18	A.B.C.	08/23/2018
In Service - 10 Years to 15 Years				
PyroChem				
Fire Extinguisher	1	PPC 5 ABC 1	A.B.C.	08/28/2011
Amerex				
Fire Extinguisher	1	AB456-08	A.B.C.	05/03/2008
Badger				
Fire Extinguisher	7	B5M-07	A.B.C.	08/28/2007
In Service - 15 Years to 25 Years				
Amerex				
Fire Extinguisher	2	AB500-06	A.B.C.	05/03/2006
Fire Extinguisher	1	AB456-04	A.B.C.	05/03/2004
Fire Extinguisher	1	B402-03	A.B.C.	08/28/2003
Badger				
Fire Extinguisher	1	5MB-6H	A.B.C.	08/28/2001
Fire Extinguisher	1	10MB8H00	A.B.C.	05/03/2000

Appendix IV: ELEVATOR INSPECTION CERTIFICATES

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

Address: City Hall
605 E. Main St. N. E.
Charlottesville, VA

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

Id No: 1- Dominion/Dover

Our Number: CV119

[X] Passenger **Rated Load: 3000**
[ ] Freight Class **Speed: 100**

Inspected by: Steve Bowers
Signature: _____ Date: 2/22/21
QEI NO: E000983 **Certifying Organization: QEITF**

	OK	NG	NA		OK	NG	NA
1. INSIDE OF CAR				2.16 Tanks	X		
1.1 Door reopening device	X			2.17 Flexible hydraulic hose asemblies			X
1.2 Stop switch	X			2.18 Supply line and shut-off valve	X		
1.3 Operating control device	X			2.19 Hydraulic cylinder			X
1.4 Car floor and landing sill.	X			2.20 Pressure switch			X
1.5 Car lighting	X			2.21 Governor, overspeed switch & seal			X
1.6 Car emergency signal		X		2.22 Code data plate			X
1.7 Car door or gate	X						
1.8 Door closing force	X			**3. TOP OF CAR**			
1.9 Power closing of doors and gates	X			3.1 Stop switch	X		
1.10 Power opening of doors or gates	X			3.2 Car top light and outlet	X		
1.11 Car vision panels and glass car doors			X	3.3 Top of car operating device	X		
1.12 Car enclosure	X			3.4 Top of car clearance, refuge space	X		
1.13 Emergency exit			X	3.5 Normal terminal stopping device	X		
1.14 Ventilation	X			3.6 Emergency terminal speed limiting	X		
1.15 Operating device symbols	X			3.7 Anti-creep leveling device	X		
1.16 Rated load, platform area, data plate	X			3.8 Crosshead data plate			X
1.17 Standby power operation			X	3.9 Top emergency exit	X		
1.18 Restricted opening of doors			X	3.10 Floor number identification	X		
1.19 Car ride	X			3.11 Hoistway construction	X		
				3.12 Hoistway smoke control			X
2. MACHINE ROOM				3.13 Pipes, wiring, & ducts	X		
2.1 Access to machine	X			3.14 Windows, projections, recesses, setbacks	X		
2.2 Headroom	X			3.15 Hoistway clearances	X		
2.3 Lighting and receptacles	X			3.16 Multiple hoistway			X
2.4 Enclosure of machinery space	X			3.17 Traveling cables, junction boxes	X		
2.5 Housekeeping	X			3.18 Door and gate equipment	X		
2.6 Ventilation	X			3.19 Car frame and stiles	X		
2.7 Fire extinguisher	X			3.20 Guide rails fastening & equipment	X		
2.8 Pipes, wiring, and ducts	X			3.21 Governors releasing carrier			X
2.9 Guarding of exposed equipment	X			3.22 Governor rope			X
2.10 Numbering of elevator equipment	X			3.23 Wire rope fastening and hitch plate			X
2.11 Disconnecting means and control	X			3.24 Suspension rope			X
2.12 Controller wiring, fuses, grounding	X			3.25 Slack rope device			X
2.13 Hydraulic power unit	X			3.26 Traveling sheave			X
2.14 Relief valves	X			3.27 Counterweight			X
2.15 Control valve	X						

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

	OK	NG	NA		OK	NG	NA
4. OUTSIDE HOISTWAY				**5. PIT**			
4.1 Car platform guard	X			5.1 Pit access, lighting & stop switch	X		
4.2 Hoistway doors	X			5.2 Bottom clearance and runby	X		
4.3 Vision panels			X	5.3 Plunger and cylinder	X		
4.4 Hoistway door locking device	X			5.4 Car buffer	X		
4.5 Access to hoistway	X			5.5 Normal terminal stopping devices	X		
4.6 Power closing of hoistway doors			X	5.6 Traveling cables	X		
4.7 Sequence operation			X	5.7 Car frame & platform	X		
4.8 Hoistway enclosure	X			5.8 Guiding members	X		
4.9 Elevator parking device			X	5.9 Supply piping	X		
4.10 Emergency doors in blind hoistways			X	5.10 Car safety - including roped-hydraulic			X
4.11 Standby power selection switch			X	5.11 Governor rope tension device			X
				6. FIREFIGHTERS SERVICE			X

MAINTENANCE

1.6 Repair telephone. – Repeat item. – Needs to be programmed.

RECOMMENDATIONS

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

Address: City Hall
605 E. Main St. N. E.
Charlottesville, VA

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

Id No: 2 - Dominion/Dover

Our Number: CV118

[X] Passenger **Rated Load: 7000**
[ ] Freight Class **Speed: 100**

Inspected by: Steve Bowers
Signature: _____ Date : 2/22/21
QEI NO: E000983 **Certifying Organization: QEITF**

	OK	NG	NA
1. INSIDE OF CAR			
1.1 Door reopening device	X		
1.2 Stop switch	X		
1.3 Operating control device	X		
1.4 Car floor and landing sill.	X		
1.5 Car lighting	X		
1.6 Car emergency signal		X	
1.7 Car door or gate	X		
1.8 Door closing force	X		
1.9 Power closing of doors and gates	X		
1.10 Power opening of doors or gates	X		
1.11 Car vision panels and glass car doors			X
1.12 Car enclosure	X		
1.13 Emergency exit			X
1.14 Ventilation	X		
1.15 Operating device symbols	X		
1.16 Rated load, platform area, data plate	X		
1.17 Standby power operation	X		
1.18 Restricted opening of doors	X		
1.19 Car ride	X		
2. MACHINE ROOM			
2.1 Access to machine	X		
2.2 Headroom	X		
2.3 Lighting and receptacles	X		
2.4 Enclosure of machinery space	X		
2.5 Housekeeping	X		
2.6 Ventilation	X		
2.7 Fire extinguisher	X		
2.8 Pipes, wiring, and ducts	X		
2.9 Guarding of exposed equipment	X		
2.10 Numbering of elevator equipment	X		
2.11 Disconnecting means and control	X		
2.12 Controller wiring, fuses, grounding	X		
2.13 Hydraulic power unit	X		
2.14 Relief valves	X		
2.15 Control valve	X		
2.16 Tanks	X		
2.17 Flexible hydraulic hose asemblies			X
2.18 Supply line and shut-off valve	X		
2.19 Hydraulic cylinder			X
2.20 Pressure switch			X
2.21 Governor, overspeed switch & seal			X
2.22 Code data plate			X
3. TOP OF CAR			
3.1 Stop switch	X		
3.2 Car top light and outlet	X		
3.3 Top of car operating device	X		
3.4 Top of car clearance, refuge space	X		
3.5 Normal terminal stopping device	X		
3.6 Emergency terminal speed limiting	X		
3.7 Anti-creep leveling device	X		
3.8 Crosshead data plate	X		
3.9 Top emergency exit	X		
3.10 Floor number identification	X		
3.11 Hoistway construction	X		
3.12 Hoistway smoke control			X
3.13 Pipes, wiring, & ducts	X		
3.14 Windows, projections, recesses, setbacks	X		
3.15 Hoistway clearances	X		
3.16 Multiple hoistway			X
3.17 Traveling cables, junction boxes	X		
3.18 Door and gate equipment	X		
3.19 Car frame and stiles	X		
3.20 Guide rails fastening & equipment	X		
3.21 Governors releasing carrier			X
3.22 Governor rope			X
3.23 Wire rope fastening and hitch plate			X
3.24 Suspension rope			X
3.25 Slack rope device			X
3.26 Traveling sheave			X
3.27 Counterweight			X

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

	OK	NG	NA		OK	NG	NA
4. OUTSIDE HOISTWAY				**5. PIT**			
4.1 Car platform guard	X			5.1 Pit access, lighting & stop switch	X		
4.2 Hoistway doors	X			5.2 Bottom clearance and runby	X		
4.3 Vision panels			X	5.3 Plunger and cylinder	X		
4.4 Hoistway door locking device	X			5.4 Car buffer	X		
4.5 Access to hoistway			X	5.5 Normal terminal stopping devices	X		
4.6 Power closing of hoistway doors			X	5.6 Traveling cables	X		
4.7 Sequence operation			X	5.7 Car frame & platform	X		
4.8 Hoistway enclosure	X			5.8 Guiding members	X		
4.9 Elevator parking device			X	5.9 Supply piping	X		
4.10 Emergency doors in blind hoistways			X	5.10 Car safety - including roped-hydraulic			X
4.11 Standby power selection switch			X	5.11 Governor rope tension device			X
				6. 0 FIREFIGHTERS SERVICE		X	

MAINTENANCE

1.6 Repair alarm bell.
6.0 Repair door open/door close on Phase two fire service.

RECOMMENDATIONS

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

Square Foot Cost Estimate Report

Date: **10/26/2021**

Estimate Name	**City Hall**
	City of Charlottesville 605 East Main Street Charlottesville Virginia 22903
Building Type	Office, 2-4 Story with Brick Veneer / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	2.00
Stories Height	12.00
Floor Area (S.F.)	62,138.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$142.77
Total Building Cost	**$8,871,601.11**

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

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**4.0%**	**$4.24**	**$263,574.97**
A1010	**Standard Foundations**			**$1.67**	**$103,542.28**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	517.00		$0.56	**$34,970.40**
	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide	517.00		$0.35	**$21,626.63**
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	62.14		$0.76	**$46,945.26**
A1030	**Slab on Grade**			**$2.46**	**$153,117.35**
	Slab on grade, 4" thick, non industrial, reinforced	31,069.00		$2.46	**$153,117.35**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.11**	**$6,915.34**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	31,069.00		$0.11	**$6,915.34**
B Shell			**30.0%**	**$31.98**	**$1,986,925.14**
B1010	**Floor Construction**			**$20.97**	**$1,303,225.92**
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	155.10		$0.13	**$8,366.96**
	Cast-in-place concrete column, 16", square, tied, minimum reinforcing, 300K load, 10'-14' story height, 240 lbs/LF, 4000PSI	118.91		$0.14	**$8,964.33**
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load	734.14		$4.55	**$282,774.80**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 30 PSF superimposed load, 120 PSF total load	31,069.00		$7.93	**$492,740.67**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	31,069.00		$8.21	**$510,379.16**
B2010	**Exterior Walls**			**$4.76**	**$295,780.91**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	9,926.40		$4.76	**$295,780.91**
B2020	**Exterior Windows**			**$1.21**	**$75,496.53**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	107.90		$1.21	**$75,496.53**
B2030	**Exterior Doors**			**$1.28**	**$79,652.15**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	6.21		$0.67	**$41,387.64**
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	6.21		$0.34	**$20,897.85**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	6.21		$0.28	**$17,366.67**
B3010	**Roof Coverings**			**$3.19**	**$198,316.24**
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	31,069.00		$0.86	**$53,733.84**
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	31,069.00		$1.98	**$123,104.08**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	517.00		$0.21	**$13,007.62**
	Flashing, aluminum, no backing sides, .019"	517.00		$0.03	**$2,136.97**
	Gravel stop, aluminum, extruded, 4", duranodic, .050" thick	517.00		$0.10	**$6,333.74**
B3020	**Roof Openings**			**$0.55**	**$34,453.38**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	12.43		$0.25	**$15,623.98**

		Quantity	% of Total	Cost Per SF	Cost
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	12.43		$0.30	**$18,829.40**
C Interiors			**20.5%**	**$21.90**	**$1,360,721.07**
C1010	**Partitions**			**$1.43**	**$88,990.20**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, no insulation	17,398.64		$0.81	**$50,143.92**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	7,456.56		$0.46	**$28,400.92**
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	9,926.40		$0.11	**$6,948.88**
	Add for the following: taping and finishing	9,926.40		$0.06	**$3,496.48**
C1020	**Interior Doors**			**$4.97**	**$309,132.67**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	139.41		$1.50	**$93,275.81**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	199.16		$3.47	**$215,856.86**
C1030	**Fittings**			**$0.23**	**$14,353.99**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	15.53		$0.23	**$14,353.99**
C2010	**Stair Construction**			**$3.80**	**$235,849.44**
	Stairs, steel, pan tread for conc in-fill, picket rail,12 risers w/ landing	21.75		$3.80	**$235,849.44**
C3010	**Wall Finishes**			**$0.53**	**$33,197.42**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	49,710.40		$0.45	**$27,671.79**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	9,926.40		$0.09	**$5,525.63**
C3020	**Floor Finishes**			**$3.36**	**$209,048.82**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	37,282.80		$1.77	**$109,987.62**
	Vinyl, composition tile, maximum	18,641.40		$0.73	**$45,484.83**
	Tile, ceramic natural clay	6,213.80		$0.86	**$53,576.38**
C3030	**Ceiling Finishes**			**$7.57**	**$470,148.54**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	62,138.00		$7.57	**$470,148.54**
D Services			**45.6%**	**$48.63**	**$3,021,751.61**
D1010	**Elevators and Lifts**			**$11.31**	**$702,727.34**
	Hydraulic passenger elevator, 3000 lb, 3 floors,12' story height, 2 car group,125 FPM	6.21		$11.31	**$702,727.34**

		Quantity	% of Total	Cost Per SF	Cost
D2010	**Plumbing Fixtures**			**$2.19**	**$136,312.08**
	Water closet, vitreous china, bowl only with flush valve, wall hung	15.53		$0.83	**$51,423.08**
	Urinal, vitreous china, wall hung	6.21		$0.12	**$7,433.04**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	12.43		$0.28	**$17,585.61**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	9.32		$0.65	**$40,516.38**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	9.32		$0.31	**$19,353.97**
D2020	**Domestic Water Distribution**			**$0.65**	**$40,293.70**
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	3.11		$0.65	**$40,293.70**
D2040	**Rain Water Drainage**			**$0.50**	**$31,311.03**
	Roof drain, CI, soil,single hub, 4" diam, 10' high	12.43		$0.40	**$24,674.38**
	Roof drain, CI, soil,single hub, 4" diam, for each additional foot add	155.10		$0.11	**$6,636.65**
D3050	**Terminal & Package Units**			**$14.92**	**$927,011.97**
	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton	62,138.00		$14.92	**$927,011.97**
D4010	**Sprinklers**			**$3.28**	**$203,895.16**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	21,126.92		$1.41	**$87,602.14**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	41,011.08		$1.61	**$100,121.99**
	Standard High Rise Accessory Package 3 story	3.11		$0.26	**$16,171.03**
D4020	**Standpipes**			**$1.06**	**$65,732.93**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	3.73		$0.58	**$35,925.33**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	13.98		$0.48	**$29,807.60**
D5010	**Electrical Service/Distribution**			**$1.00**	**$61,932.11**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A	1.25		$0.25	**$15,545.31**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A	100.00		$0.32	**$19,844.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A	1.20		$0.43	**$26,542.80**
D5020	**Lighting and Branch Wiring**			**$9.09**	**$564,947.71**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	62,138.00		$3.49	**$216,992.11**
	Miscellaneous power, 1.2 watts	62,138.00		$0.25	**$15,459.93**
	Central air conditioning power, 4 watts	62,138.00		$0.51	**$31,920.29**

		Quantity	% of Total	Cost Per SF	Cost
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.06	**$3,714.50**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	71,458.70		$4.78	**$296,860.88**
D5030	**Communications and Security**			**$4.63**	**$287,580.88**
	Telephone wiring for offices & laboratories, 8 jacks/MSF	46,603.50		$1.17	**$72,752.72**
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	3.11		$1.60	**$99,675.57**
	Fire alarm command center, addressable with voice, excl. wire & conduit	3.11		$0.59	**$36,509.18**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	46.60		$1.27	**$78,643.41**
D5090	**Other Electrical Systems**			**$0.00**	**$6.70**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	6.21		$0.00	**$6.70**
E Equipment & Furnishin			**0.0%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$106.75**	**$6,632,972.80**
Contractor's Overhead & Profit			**25.0 %**	**$26.69**	**$1,658,243.20**
Architectural Fees			**7.0 %**	**$9.34**	**$580,385.12**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$142.77**	**$8,871,601.11**

Appendix VI: SITE PHOTOGRAPHS

1 - City Hall building south entrance

2 - Typical brick sidewalk

3 - Typical landscaping

4 - Typical flag pool

5 - Structural framing lower level

6 - City Hall building south entrance

7 - Building exterior west side of the building

8 - Building exterior west side of the building

9 - Building exterior west side of the building

10 - Building exterior west side of the building - note deterioration

11 - Building exterior - note deterioration

12 - Building exterior - note deterioration

13 - Building exterior - note deterioration

14 - Building exterior - note deterioration

15 - Main entrance doors

16 - Typical exterior window

17 - Typical exterior window

18 - Green Roofing System west side of the building

19 - Green Roofing System west side of the building

20 - single-ply roofing system west side of the building - note ponding

21 - Single-ply roofing system east side of the building - note ponding

22 - Typical internal drain

23 - Typical plumbing penetration

24 - Typical patching

25 - Metal coping

26 - Electric water heater located in main utility room

27 - Boilers located in the City Hall Building

28 - Chiller located in the City Hall Building

29 - Cooling Towers located on the roof of City Hall Building

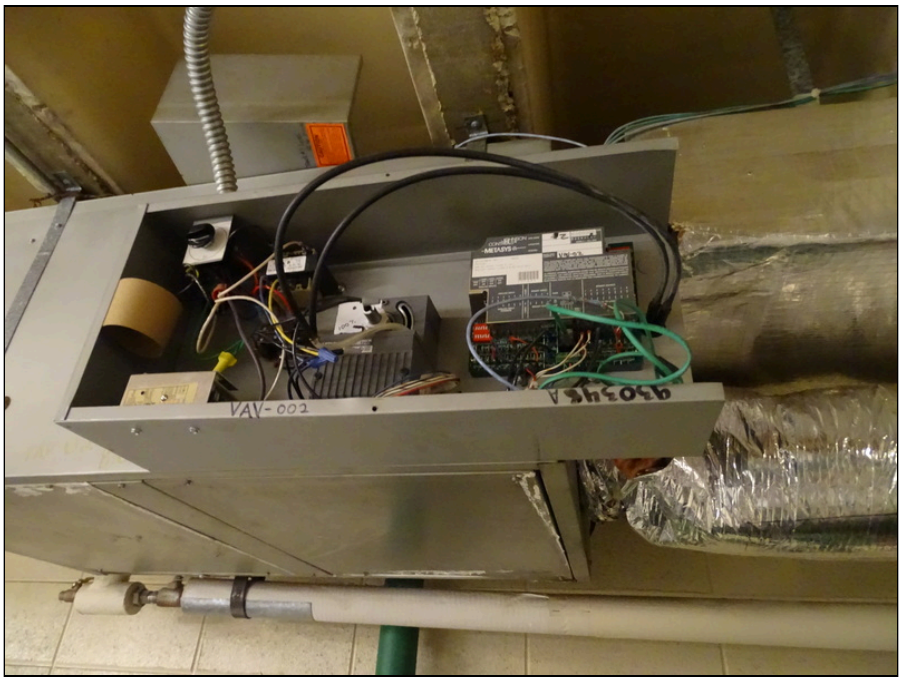
30 - Cooling Towers located on the roof of City Hall Building

31 - Cooling Towers located on the roof of City Hall Building

32 - Typical older Air Handler Unit located in the City Hall Building

33 - Typical older Air Handler Unit located in the City Hall Building

34 - Typical Central Plant Pumps located in the City Hall Building



35 - Typical VAV Box

36 - Typical mechanical duct

37 - Typical meter

38 - Main electrical switchgear

39 - Typical electrical circuit breaker panel

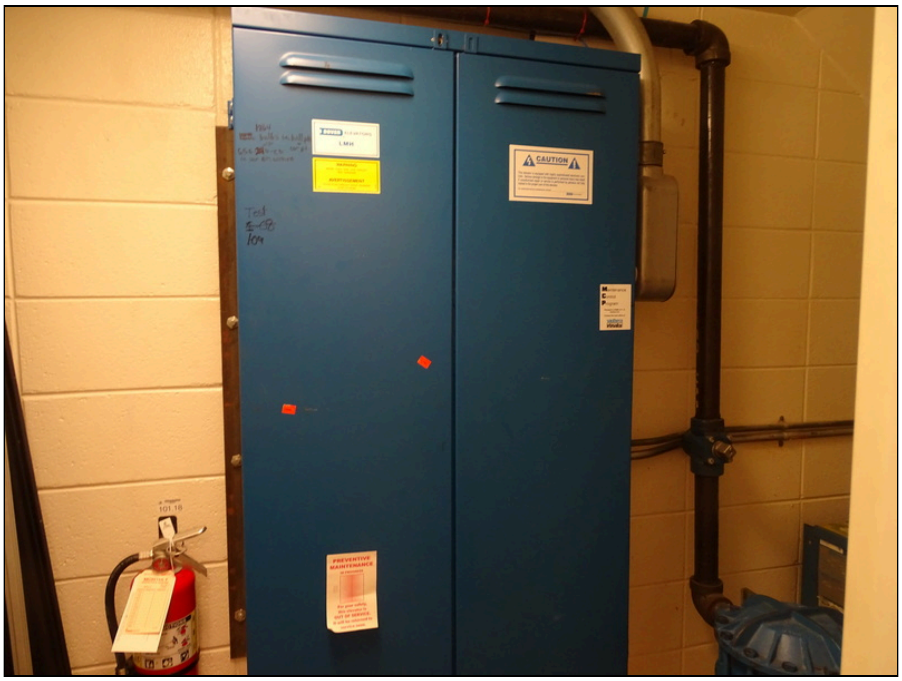
40 - Electric panel

41 - Freight elevator system

42 - Passenger elevator cab finishes

43 - Passenger elevator cab finishes

44 - Passenger elevator machine



45 - Passenger elevator controls

46 - Typical fire extinguisher

47 - Fire alarm annunciator and control panel

48 - Fire alarm notifier electronics

49 - Typical fire alarm bell and strobe

50 - Typical fire alarm pull station

51 - Typical exit sign

52 - Typical smoke detector

53 - Typical security camera

54 - Interior finishes entrance area

55 - Interior finishes office area

56 - Interior finishes restroom area

57 - Interior finishes corridor area

58 - Interior finishes corridor area

59 - Interior finishes corridor area

60 - Interior finishes office area

61 - Interior finishes office area

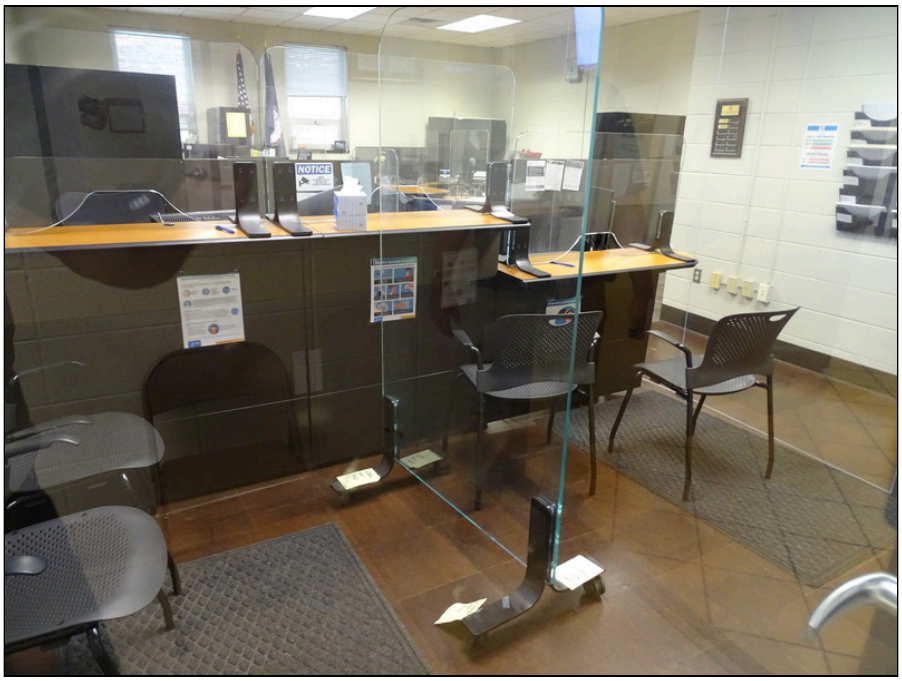
62 - Interior finishes office area

63 - Interior finishes office area

64 - Interior finishes stair area

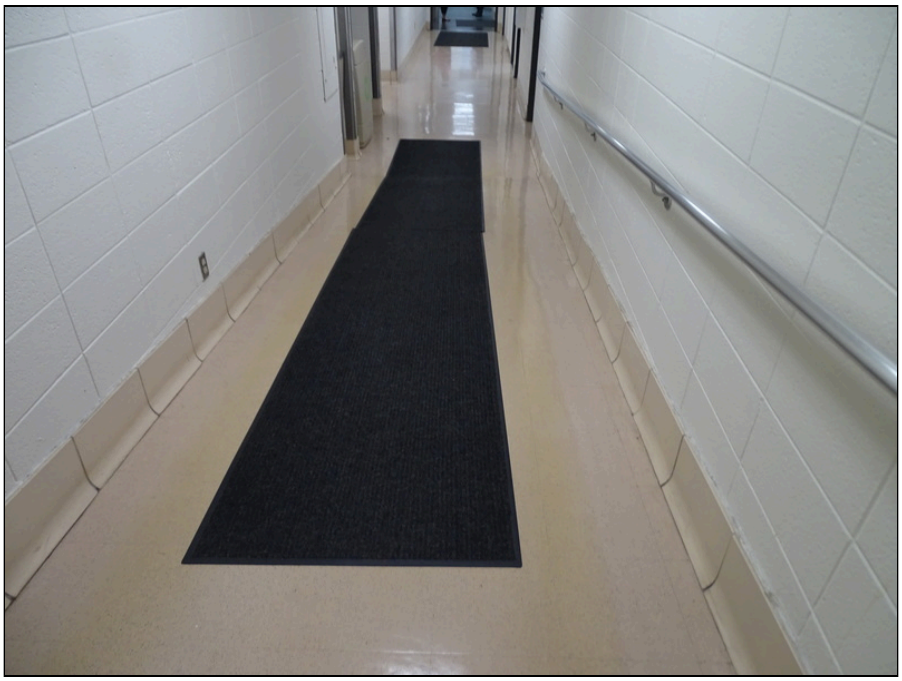
65 - Interior finishes kitchen area

66 - Interior finishes kitchen area



67 - Interior finishes reception area

68 - Accessible restroom



69 - Accessible interior ramp

70 - Accessible exterior ramp

Appendix VII: RESUMES

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

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

Registrations

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

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

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

Relevant Project Experience

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

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

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

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

Additional Project Experience

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

ICC Certified Commercial Mechanical Inspector

LEED Green Associate

SKILLS

Code Compliance

Construction Administration

Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

Montgomery College, 1991, Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

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

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

YEARS OF EXPERIENCE

ECS: <1 Other: 38

William R. Pratt, PE

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

Education

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

Registrations

Professional Engineer: DC, VA, MD

ICC Commercial Building, Plumbing, and Mechanical Inspector

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

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

Select Project Experience – PCA

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

Select Project Experience – Code Compliance and Special Inspections

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