CITY HALL ANNEX
120 7TH STREET NE
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

SEPTEMBER 24, 2021

September 24, 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 Annex, 120 7th Street NE, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

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Project Manager
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703-471-8400

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

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X	X		Refurbish		$12,750
3.2.5 Flatwork	X			Repair		$2,500
3.2.6 Landscaping and Appurtenances	X	X		None		
3.2.7 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Repair		$40,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X	X		Repair		$10,000
3.3.6 Roofing Systems	X	X		Monitor roof for condition of patches		$196,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production		X		Replace		$6,000
3.4.2.1 Equipment	X	X		Replace		$457,500
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X	X		None		
3.4.3.1 Service and Metering	X			Replace		$20,000
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS	X			None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems		X	X	Replace		$20,000
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes	X	X		None		
3.8 Accessibility (ADA) Compliance	X			None		
Totals					$0	$764,750

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

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$764,750.00	$38.24	$1.91
Replacement Reserves, w/20, 2.5% escalation	$814,671.51	$40.73	$2.04

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

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

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

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Reliance

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 Annex, located at Virginia, consists of a Four-story building and totals approximately 20,000 square feet. Parking is provided by At-grade parking with asphalt pavement located at the east and west sides of the property. The Government building was reportedly constructed in 1990.

SURVEY INFORMATION	
Date of Assessment	June 15, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 80
Property Contact	RJ Narkie, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	1.21
Major Cross Streets	7th Street, NE and East Market Street
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	16
Number of Accessible Spaces	Three
Number of Van Accessible Spaces	Two
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Government
Number of Buildings	One
Building Height	Four-story
Square Footage	20,000
Year Constructed	1990
Year Remodeled	N/A

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Structural steel with concrete on metal decks
Roof	Single-ply sheet membrane
Exterior Finishes	Brick veneer, Precast concrete
Windows	Aluminum frame double pane
Entrance	Storefront entrance

BUILDING SYSTEMS	
HVAC System	Central HVAC system
Domestic Hot Water	water heaters
Water Distribution	Copper
Sanitary Waste Line	PVC
Electrical Service	3-phase, 4-wire, 1,000 amps
Branch Wiring	Copper
Elevators	One passenger elevator - US Elevator/ hydraulic
Fire Suppression System	automated fire alarm system with alarm bell, strobe, and pull down stations

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

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

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.4 Paving, Curbing, and Parking																												
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	11	9	850	SY	$15.00	$12,750	100%									$12,750												$12,750
3.2.5 Flatwork																												
REPLACE CONCRETE SIDEWALK	30	25	5	250	SF	$10.00	$2,500	100%					$2,500																$2,500
3.3.3 Building Exteriors																												
REPOINT BRICKWORK AS NEEDED	20	19	1	2,000	LF	$5.00	$10,000	100%	$10,000																				$10,000
REPLACE SEALANTS	12	11	1	1	LS	$30,000.00	$30,000	100%	$30,000																				$30,000
3.3.5 Exterior Windows																												
REPLACE FOGGED WINDOW GLASS	20	19	1	1	LS	$10,000.00	$10,000	100%	$10,000																				$10,000
3.3.6 Roofing Systems																												
REPLACE SINGLE-PLY ROOFING SYSTEM	20	14	6	14,000	SF	$14.00	$196,000	100%						$196,000															$196,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	15	14	1	6	EA	$1,000.00	$6,000	100%	$1,000	$1,000		$1,000	$1,000											$1,000	$1,000				$6,000
3.4.2.1 Equipment																												
REPLACE BOILER AND PUMPS	20	14	6	2	EA	$25,000.00	$50,000	100%						$50,000															$50,000
REPLACE AIR HANDLERS	15	13	2	2	EA	$25,000.00	$50,000	100%		$50,000																			$50,000
REPLACE CONDENSOR	15	13	2	2	LS	$20,000.00	$40,000	100%		$40,000																			$40,000
REPLACE VAV BOXES	25	24	1	57	EA	$2,500.00	$142,500	100%	$47,500	$47,500	$47,500																		$142,500

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
REPLACE PACKED AIR CONDITIONING UNIT ON ROOF	15	14	1	1	EA	$175,000.00	$175,000	100%	$175,000																			$175,000
3.4.3.1 Service and Metering																												
REPLACE EMERGENCY GENERATOR	25	11	14	1	EA	$20,000.00	$20,000	100%														$20,000						$20,000
3.6.2 Alarm Systems																												
REPLACE FIRE ALARM PANEL	25	24	1	1	EA	$20,000.00	$20,000	100%	$20,000																			$20,000
Total (Uninflated)									$293,500.00	$138,500.00	$47,500.00	$1,000.00	$3,500.00	$246,000.00	$0.00	$0.00	$12,750.00	$0.00	$0.00	$0.00	$0.00	$20,000.00	$0.00	$1,000.00	$1,000.00	$0.00	$0.00	$0.00	$764,750.00
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)									$293,500.00	$141,962.50	$49,904.69	$1,076.89	$3,863.35	$278,326.42	$0.00	$0.00	$15,534.64	$0.00	$0.00	$0.00	$0.00	$27,570.22	$0.00	$1,448.30	$1,484.51	$0.00	$0.00	$0.00	$814,671.51

Evaluation Period:	20
# of Square Feet:	20,000
Reserve per Square Feet per year (Uninflated)	$1.91
Reserve per Square Feet per year (Inflated)	$2.04

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 Annex 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 Four-story Government with asphalt parking located at the east and west sides of the property

3.1.1 Property Location

The Charlottesville is located at 120 7th Street NE.

Surrounding Properties	
North	Commercial properties
East	Commercial properties (Key Recreation Center)
South	Commercial properties
West	Commercial properties (City Hall)

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 31 years ago in 1990.

3.1.3 Current Property Improvements

The Government building, located at 120 7th Street NE, in Charlottesville, Virginia, consists of a Four-story building. The building totals approximately 20,000 square feet. Parking is provided with At-grade parking with asphalt pavement.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

The property is generally level and slopes to the south. The adjoining properties are also sloped to the south and it did not appear that stormwater runoff from adjacent properties was a problem.

Photographs

Exterior east elevation

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Stormwater drains into curb and gutters	Good
Storm Water (Retention) Pond		N/A
Pavement Drainage	Curb inlets	Good
Landscape Drainage	Sheet flow	Good
Sump Pumps		N/A

Comments

The storm water collection system includes curb and gutters that drain into the City stormwater management system.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Asphalt	Good
Fire Truck Access	All sides from the north	Good
Easements		N/A

Comments

Vehicular access to the site is located on the east and west sides of the building. The entrance aprons are constructed of asphalt and were observed to be in generally good condition. Fire truck access is available on the north side of the building as that is where the fire hydrant and fire department connection is located.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Minor paint cracking	Fair
Quantity of Parking Spaces	16	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Diagonal to the east, parallel to the west	Good
Site Circulation	One-way drive aisle	Good
Lighting	Pole mounted lighting is provided adjacent to the parking spaces	Good
Accessible Spaces	Three	Good
Accessible Aisles	One	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Good
Drainage	Curb inlets	Good
Repair History		N/A

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Concrete Curbs and Gutters	Asphalt gutter	Good
Dumpster Pad	Concrete	Good
Asphalt Curbs		N/A
Fire Lane Painting		N/A

Comments

Asphalt paving was provided around the perimeter of the building and parking spaces were provided on the west and east sides of the building. The parking arrangement provided for one-way traffic which limited congestion. The parking space striping was experiencing minor cracking, but was still visible and in overall fair condition. The asphalt pavement had minor cracking observed; the cracks should be sealed to prevent additional deterioration and to prolong the life of the asphalt surface. The concrete dumpster pad was located in the southeast corner of the property and appeared to be in overall good condition.

Photographs

Parking area on east side of building

Typical accessible parking

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	11	9	9	$12,750

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$12,750

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Fair
Steps	Concrete	Good
Landings	Concrete	Good
Handrails	Steel tube	Fair
Ramps	Concrete	Good
Curb Ramps	Concrete	Good
Truncated Domes	Inset plastic	Good

Comments

Concrete sidewalks were located throughout the perimeter of the building and provided access to various building entrances. Regularly spaced control joints were observed. The sidewalks were generally in good condition, with one trip hazard observed on the west side of the building. We recommend this section of sidewalk be replaced. Concrete stairs were located at the north, east, and west entrances and contained painted metal pipe handrails. The stairs and handrails were in generally good condition with the exception of various railing bases were observed to be corroded. The pockets where the railings are installed into the concrete should be grout filled to prevent water from corroding the railing bases (this is considered a maintenance item).

Photographs

Typical concrete sidewalk

Typical concrete sidewalk condition

Typical truncated Domes

Exterior concrete stair deteriorated

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK	30	25	5	5	$2,500
Total					$2,500

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Small trees, saplings	Good
Planting Beds	Trees, shrubbery, and ground cover	Good
Lawn Areas		N/A
Irrigation		N/A
Landscape Lighting		N/A
Retaining Walls	Brick walls for landscaping	Fair
Fences and Gates	Metal and brick fencing	Fair
Dumpster Enclosure	Brick enclosure	Good/Fair

Comments

Landscaping generally consisted of small trees, shrubbery, and ground cover. A combination of planting beds and raised brick planters with are located on the north, east, and west sides of the property. Landscaping appeared to be in overall good to fair condition.

Metal fencing was located along the sidewalk along the southeast side of the property and mounted to the brick wall along the east side of the property, an additional brick wall was located on the north side of the property. The metal fencing was generally in good to fair condition although debonding paint was observed; the railings should be painted as a maintenance item to prevent corrosion of the metal railings.

The brick landscaping retaining walls and brick fencing were generally in fair condition, although efflorescence and deteriorated mortar joints were observed in various locations throughout. The dumpster enclosure also had efflorescence staining throughout the surface. Cleaning and minor repairs should be completed as a maintenance item.

Photographs

Typical landscaping

3.2.7 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		N/A
Crawl Space		N/A

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Concrete on metal deck with structural steel	Good
Roof Framing	Structural steel	Good
Columns	Steel	Good
Load Bearing Walls	Concrete masonry unit	Good
Balconies		N/A

Comments

The structure of the building consists of a concrete slab on-grade, concrete on metal decks for the elevated levels, and concrete masonry unit load bearing walls. The structural frame of the building was largely observed from unfinished areas of the building such as mechanical space and janitor's closets and was generally in good condition.

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	Brick veneer facade	Fair
Glass Store Front	Located at building entrances	Good
Accent/Trim	Precast stone	Good
Paint		N/A
Sealants	Various	Poor

Comments

The primary exterior of the building consists of Brick veneer. Decorative Precast concrete bands are located at the perimeter of the building. The building exteriors were generally in fair condition. Deterioration of mortar joints was observed. The expected useful life of mortared joints is approximately 20 years before repointing is required; repointing of the deteriorated mortar joints is recommended. Additionally, spalled bricks were observed at the south elevation of the building, and efflorescence was observed in limited locations throughout the exterior. The exterior generally

appeared to be soiled. Although considered a maintenance item, powerwashing is recommended to clean the exterior. An exterior wall repair project should be implemented to repoint mortar joints. Repairs to the brick planter walls, fences, and dumpster enclosure should be included in the repair project.

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

Photographs

Window perimeter sealant

Typical window - note window perimeter sealant

Typical exterior - note spalled bricks

Typical exterior - note efflorescence

Efflorescence and soiled exterior

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK AS NEEDED	20	19	1	1	$10,000
REPLACE SEALANTS	12	11	1	1	$30,000
Total					$40,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Storefront entrances located at the east and west sides of the building	Good
Personnel Doors	Located at west side of the building	Good
Door Hardware	Various	Good
Accessibility Controls	Push buttons	Good

Comments

The main entrances at the east and west sides of the building are Storefront entrances. The entrance door from the north side of the building is a metal door with grating. The entrance doors were generally in good condition. Accessibility controls were in working condition at the time of the

site visit. A steel personnel door is located at the west side of the building and was generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years or longer if maintained properly.

Photographs

Storefront entrance

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Good
Glass Pane	Fogged glass at south side of building	Fair
Operation		N/A
Screen		N/A
Exterior Header	Steel lintel typical	Good
Exterior Sill	Brick typical	Good
Gaskets or Glazing	Neoprene	Good

Comments

The window system for the building primarily consists of Aluminum frame double pane window units. The gaskets in the windows were generally in good condition. The expected useful life of gaskets is typically 20 years. One fogged window was observed at the south building exterior. We recommend the fogged window be replaced.

At the third level, south side of the building, there was a skylight that framed into the underside of exterior windows. It was reported during our site visit that a previous water infiltration was repaired at an earlier date.

Photographs

Typical window - note fogged glass

Typical window - note peeling paint

Fogged window

Skylight

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE FOGGED WINDOW GLASS	20	19	1	1	$10,000
Total					$10,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Main roof	Good
Parapet Walls	Membrane faced	Good
Cap Flashing/Coping	Metal	Good
Insulation	Rigid	Good
Substrate/Deck	Metal decking	Good
Slope/Pitch		Good
Drainage	Internal drains, Scupper overflow drains	Good
Plumbing Vents	Clamped collar	Good
Exhaust Vents	Counter flashed	Good
Equipment Curbs	Counter flashed	Good
Flashing	Metal	Good
Roof Age	14 years	Good
Warranty	Firestone manufacturer warranty providing coverage until 2027	Good
Past Repairs	Blistering of membrane at seams and at subsequent membrane patches	Poor
Maintenance Program	Patching noted	Good

Comments

The single-ply roofing system was replaced in 2007 and was generally in fair condition, with a Firestone manufacturer warranty providing coverage until 2027. It was reported in 2016 that after installation, bubbling of the membrane was observed in various locations, including at corner reinforcement and seam overlaps. The roofing contractor repaired the bubbling membrane by applying patches throughout. At the time of the site visit, the patches were reportedly performed as routine maintenance. No leaks were reported from the roof; it was reported that the roof warranty would not cover the bubbling membrane unless leaks were reported. It is recommended that the bubbles be monitored for additional deterioration and signs of leaks.

Photographs

Roof overview

Typical equipment flashing

Roof drain and overflow scupper

Typical pipe flashing

Roof parapet wall

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM	20	14	6	6	$196,000
Total					$196,000

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	Copper	Good
Pipe Insulation	Fiberglass	Good
Water Shut-offs	Gate and ball valves	Good
Water Flow and Pressure	No problems reported	Good
Pressure Pumps		N/A
Pump Controller		N/A

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

Comments

Water Lines
The main water supply lines inside the building are Copper. The expected useful life of Copper piping is approximately 40 years. The water supply pipes were generally in good condition and no issues were reported.

Waste Lines

The waste lines in the building are PVC. The expected useful life of PVC waste line is approximately 50 years. The waste lines were generally in good condition and no issues were reported.

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Water heaters in janitors closets	Fair
Water Storage	In water heaters	Good

Comments

Domestic hot water to the building (for sinks) is provided by hotwater heaters that were located on each floor in the janitor's closets (four total). Two of the hotwater heaters were reportedly original to the building and two of the hotwater heaters were replaced in 2005/2006. Hot water heaters generally have an expected useful life of 12 to 15 years; allowances have been added for replacement during the study period.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	15	14	1	1 2 4 5 16 17	$1,000 $1,000 $1,000 $1,000 $1,000 $1,000
Total					$6,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers	Located in basement mechanical room	Fair
Central Plant Pumps	Located in basement mechanical room	Fair
Fan Coil Units	Located in the stairwells and in the first floor lobby	Fair
Variable Air Volume (VAV) Boxes	Located throughout the building in various rooms	Fair
Air Handlers	Located on the roof and on 4th floor	Fair
Condensing Units (split system)	Located on the roof	Fair
Exhaust Fans	Located on the roof	Good
Unit Heaters (ceiling mounted)	Located in the mechanical room	Fair

Comments

The building is served by a Central HVAC system and includes two boilers, condensing units, fan coil units, air handlers, and exhaust fans.

Heating is supplied by a two natural gas boilers located in mechanical room 118 in the basement. Boiler #1 and Boiler #2 were manufactured by Patterson-Kelley in 2006 and were reportedly installed in 2007. Each boiler has an associated pump manufactured by Bell & Gossett that were also installed

in 2007. An expansion tank was located in the ceiling of the mechanical room and is used with the boiler system. The expected useful life of a boilers are approximately 20 years with proper maintenance. We recommend the boilers and pumps be replaced during the study period.

Carrier fan coil units are located in stairwells and at the first floor lobby. They are original to the building.

VAV boxes were located in the suspended acoustical ceilings throughout the interior. The VAV boxes were original to construction of the building. The expected useful life of VAV boxes are approximately 25 years; replacement is recommended during the study period.

A York air handler is located on the roof and was installed in 2007 and a Liebert air handler is located on the 4th floor and was installed in 2008. The air handlers are in working condition.

Two Liebert condensing units are located on the roof and were installed in 2008. The condensing units are in fair condition.

Various exhaust fans are located on the roof and throughout the building are are original to the building.

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

Photographs

York Air Handler

Boiler manufacturer data

Typical pump

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILER AND PUMPS	20	14	6	6	$50,000
REPLACE AIR HANDLERS	15	13	2	2	$50,000
REPLACE CONDENSOR	15	13	2	2	$40,000
REPLACE VAV BOXES	25	24	1	1 2 3	$47,500 $47,500 $47,500
REPLACE PACKED AIR CONDITIONING UNIT ON ROOF	15	14	1	1	$175,000
Total					$457,500

3.4.2.2 Distribution System

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

Comments

The distribution system includes ducted supply and a plenum return. The ductwork was observed to be in generally good condition. No problems were reported with air ducts or return air.

3.4.2.3 Control Systems

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

Comments

Primary HVAC control is provided by a NOVAR Building Automation System; no issues were reported with the system. The thermostats are located throughout the interior spaces and provide sensing capabilities and after-hours override. The thermostats were observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	West side	Good
Master (House) Meter	Located in basement mechanical room	Good
Emergency Power	Generator located in basement mechanical room	Good
Transfer Switch	Located in basement mechanical room	Good

Comments

Electricity is provided by Dominion Power. The main electrical entrance is located on the west side of the building and provides 3 phase 4 wire 1,000 amp service. A Cutler-Hammer transfer switch is located in the mechanical room in the basement and was installed in 2010. The expected life

of switchgear is 50 years with proper maintenance. Emergency power is provided via a Generac generator is located in the mechanical room in the basement and was installed in 2010. The expected life of a generator is 25 years and replacement is recommended in the study period.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE EMERGENCY GENERATOR	25	11	14	14	$20,000
Total					$20,000

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Located throughout building	Good
Branch Wiring	Copper	Good
GFCI Devices		Good
Building Transformers	Located in basement mechanical room	Good

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the buildings. The expected life of subpanels is 50 years with proper maintenance.The circuit breaker panels were observed to be in generally good condition.

3.5 VERTICAL TRANSPORTATION SYSTEMS

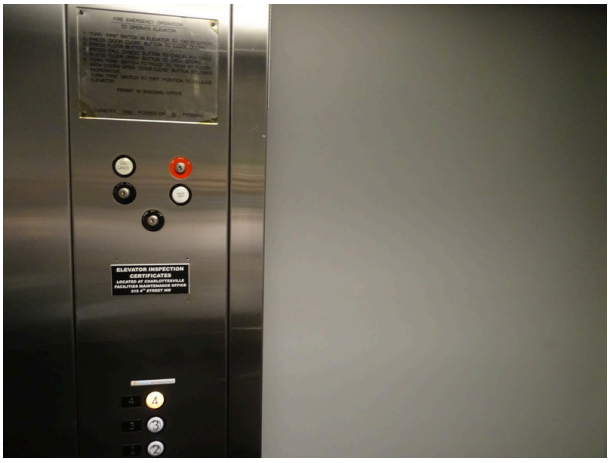
ELEVATORS		
Item	**Description**	**Condition**
Quantity	One passenger elevator	Good
Capacity	3,000 lbs	Good
Manufacturer and Type	US Elevator, hydraulic	Good
Maintenance Contractor	KONE	Good
Date of Last Maintenance Inspection	2/22/2021	Good
Cab Finishes	Stainless, Laminate	Good

ELEVATORS		
Item	**Description**	**Condition**
Elevator Certificates	Located in Facilities Maint. Ofc.	Good
Door Sensors	Operational	Good
Speed	150	Good
Floor Leveling	Operational	Good
Control System	Operational	Good
Fire Recall System	Operational	Good
Lighting	Operational	Good
Equipment Room		Good

Comments

The US Elevator finishes and controls system were original to the building. The last annual inspection was perform in February 2021 by E&F Elevator Inspections and Consulting, Inc. and monthly maintenance is provided by KONE. Reportedly, an elevator modernization project will be done early next year.

Photographs



Typical elevator

Typical elevator interior

Elevator equipment

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)	Automatic	Good
Sprinkler Heads	Various	Good
Date of Last Inspection (sprinkler system)	April 6, 2021	Good
Sprinkler Pump		N/A
Sprinkler Pipe Material	Black steel	Good
Fire Extinguishers	Located throughout building	Good
Date of Last Inspection (Fire Extinguishers)	6/9/2021	Good
Fire Standpipes	Located in stairwells	Good
Fire Department Connections	Located at north side of building	Good
Hose Cabinets		N/A
Fire Hydrants	On site	Good

Comments

The main building fire suppression system is a wet system and the IT area contains a FM-200 suppression system. The fire suppression system was observed but not tested. The sprinklers are connected to the fire alarm and security system. The sprinkler system was inspected in April 2021.

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

A fire hydrant and FDC is located at the north side of the building. The fire hydrant was observed to be in good condition.

Photographs

Sprinkler system

Fire extinguisher

Sprinkler standpipe

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Main lobby	Fair
Central Fire Alarm Control Panel	Obsolete	Poor
Bells	Located throughout the building	Good
Strobes	Located throughout the building	Good
Exit Signs	Located throughout the building	Good
Exit Lights	Located throughout the building	Good
Pull Stations	Located throughout the building	Good

Comments

The fire alarm system was observed but not tested.

An annunciator was located in the main lobby entrance. A fire alarm control panel, manufactured by System 3 Cerberus Pyotronics, is located in the basement. The fire control panel was reported to be obsolete and requires replacement.

Emergency exit signs and lighting, pull stations, fire extinguishers, smoke detectors, and alarm bells and strobes are located throughout the building.

Photographs

Fire alarm panel

Fire alarm panel

Fire strobe and alarm

Typical exit sign

Fire extinguisher

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE FIRE ALARM PANEL	25	24	1	1	$20,000
Total					$20,000

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Interior and exterior	Good
Alarm System	Monitored	Good
Access Control		N/A
Lightning Protection		N/A
Roof Anchors		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 reported to be in good condition and no issues were reported.

On buildings three-stories and over, where window cleaning is performed by suspension equipment, OSHA requires that roof anchors be provided by the owner and certified. These anchors are to be certified upon installation and at intervals not exceeding 10 years or when re-roofing occurs. OSHA also requires the roof anchors to be inspected on an annual basis. The building owner is to provide the window cleaner with an approved use plan designating the location and use of the certified anchors. A record of the annual inspections is to be maintained. The building currently does not have roof anchors. We suggest that further study be performed to determine if the roof anchor system meets certification requirements.

Photographs

Security camera

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes

ENTRANCE AREAS		
Item	**Description**	**Condition**
Floor Finishes	Stone tile	Good
Wall Finishes	Painted gypsum board, exposed brick	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good

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

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile and carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Fair
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good
Drinking Fountains	Single	Good

STAIRS		
Item	**Description**	**Condition**
Location	North and south sides of the building	Good
Enclosure	Cmu walls	Good
Framing Support	Steel	Good
Treads	Concrete	Good
Risers	Metal	Good
Nosing	Metal	Good
Handrails	Metal pipe rail	Good
Lighting	Fluorescent	Good
Doors	Wood	Good
Door Hardware	Operable	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Fair
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Laminate	Good
Appliances	Ice machine	Good

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

MEETING ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Fair
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

Comments

The interior common building areas include an entrance area, restrooms, corridors, kitchenettes, stairwells, and utility rooms. We understand that the common area interiors are original to the building.

The finishes in the entrance area include stone tile floors, and painted gypsum board walls and ceilings, and decorative brick accent walls. The finishes in the lobby were observed to be in generally good condition. Efflorescence was observed along the brick wall adjacent to the main entrance stairwell. Removal efflorescence by scrubbing the surface with a brush is considered a maintenance item as efflorescence is largely an aesthetic issue. The main entrance stairwell consisted of stone tile stair coverings and metal railings.

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

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

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

Two main emergency stairwells serve the building. The stairwells were observed to be in generally good condition.

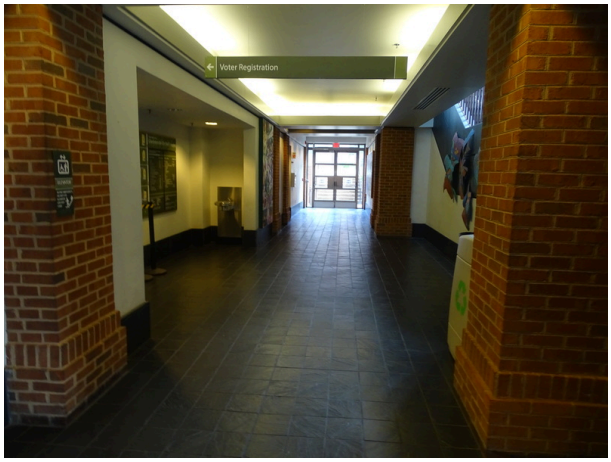
The finishes in the utility rooms include concrete floors, CMU walls and unfinished ceilings. The finishes in the utility rooms were observed to be in generally fair condition.

Photographs

Efflorescence and soiled interior

Efflorescence and soiled interior

Typical corridor



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

The parking area serving the property has a total of approximately 16 parking spaces. Of the parking spaces, Three are accessible with Two being van accessible. Accessibility requires that 1 accessible parking spaces be provided in parking areas with a total of 1 to 25 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided meets accessibility requirements.

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	Yes	
2.	Have any ADA improvements been made to the property since original construction?	No	
3.	Has building ownership/management reported any ADA complaints or litigation?	No	
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	Three out of the 16 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	Two out of the Three accessible spaces are van accessible
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	Yes	Access is provided via the north and south sides of the property
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	Yes	
5.	Does each accessible space have an adjacent access aisle?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	Yes	
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	Yes	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	N/A	
6.	Do ramps on accessible routes appear to have compliant handrails?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	Yes	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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?	N/A	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	Yes	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	Yes	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	Yes	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	Yes	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	No	No Braille
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	Button for emergency
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
4.	Is the plumbing piping under lavatories configured to protect against contact?	No	
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	

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

ECS was provided access to drawings, certificate of occupancy, safety inspection records, and warranty information stored on site.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by RJ 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 Annex 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 Annex building is $755,750.00. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $3,855,954.25. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.19. 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 Annex is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

Site Map

City Hall Annex - FCA 2021

N
W E
S

Aerial Photograph

City Hall Annex - FCA 2021

ECS

Appendix II: FIRE SPRINKLER INSPECTION

INSPECTION AND TESTING FORM OF WATER BASED FIRE PROTECTION SYSTEMS

1. PROPERTY INFORMATION

Name of property: City Hall Annex (4433-22902-00015)
Address: 120 7th Street North East, 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: 06 Apr 2021 Completion Date/Time: 06 Apr 2021
Contract Info: City of CVille Sprinkler (2600105673) Notification Number: 5102050612
Inspection Type: Quarterly

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

3. GENERAL INFORMATION (TO BE COMPLETED BY OWNER)

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

4. INSPECTOR'S SECTION

4.1 Inspections

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

4.2 Testing

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

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

5. MAIN DRAIN / TRIP TESTS RESULTS

5.1 Report Totals

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %
5	0	0%	5	100%	0	0%

5.2 Report Totals by Type

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %	Device or System Type
5	0	0%	5	100%	0	0%	Wet Sprinkler Systems

5.3 Report Details by Type

Wet Sprinkler Systems

Row	Date	Address	Location	Model	Water Source	Source PSI	Test Pipe Size	Static PSI	Restore Time (sec)	5 Year Performed	Visual/ Functional	Pass/ Fail
1	04/06/21	01:1	1st Flr/ South Stair	Shotgun	City	80	1.25				Visual	Pass
2	04/06/21	01:2	2nd Flr. / South Stair	Shotgun	City	80	1.25	N/A			Visual	Pass
3	04/06/21	01:3	3rd Flr/South Stair	Shotgun	City	80	1.25	NA			Visual	Pass
4	04/06/21	01:4	4th Flr/South Stair	Shotgun	City	80	1.25	70			Visual	Pass
5	04/06/21	01:Wet System	Mechanical Room 118A	4 CSC Check Valve	City	80	2	80	1	NA	Visual	Pass

6. COMMENTS

Address	Location	NFPA Classification	Comment:
01:Wet System	Mechanical Room 118A	Wet Sprinkler	5 Year service due September 2021

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:
01:1	1st Flr/ South Stair	Wet Sprinkler	None to report.
01:2	2nd Flr. / South Stair	Wet Sprinkler	None to report.
01:3	3rd Flr/South Stair	Wet Sprinkler	None to report.
01:4	4th Flr/South Stair	Wet Sprinkler	None to report.
01:Wet System	Mechanical Room 118A	Wet Sprinkler	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:
01:1	1st Flr/ South Stair	Wet Sprinkler	None to report.
01:2	2nd Flr. / South Stair	Wet Sprinkler	None to report.
01:3	3rd Flr/South Stair	Wet Sprinkler	None to report.
01:4	4th Flr/South Stair	Wet Sprinkler	None to report.
01:Wet System	Mechanical Room 118A	Wet Sprinkler	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: 4.6.21

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
Annex
120 7th Street North East
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 Annex
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 Annex
Address: 120 7th Street North East
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	15	100.00%	15	100.00%	15	100.00%	0	0%
Totals	**15**	**100%**	**15**	**100.00%**	**15**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions

Inspector: Tommy VO

Building: City of Charlottesville - City Hall Annex

Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - City Hall Annex

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

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 10 Lbs, A.B.C.	1st elevator room D102 100.15	49753155 AW868221	Inspected	06/09/21 8:16:49 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by 118A 100.02	49753151 YE-108854	Inspected	06/09/21 8:19:27 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by D104 100.01 1762	49753154 SG-125023	Inspected	06/09/21 8:15:58 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st mechanical room 118B 100.03	49753152 BS915970	Inspected	06/09/21 8:18:49 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st voter registration room D142 100.16	49753153 G17169712	Inspected	06/09/21 8:17:37 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd hallway by D204 100.04	49753142 RP-439784	Inspected	06/09/21 8:15:15 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd social services 220 100.05	49753141 XK-494509	Inspected	06/09/21 8:15:24 AM
Fire Extinguisher, 10 Lbs, A.B.C.	3rd hallway by 317 100.07	49753143 WR-588743	Inspected	06/09/21 8:08:53 AM
Fire Extinguisher, 10 Lbs, A.B.C.	3rd hallway by D302 100.06	49753144 HE111496	Inspected	06/09/21 8:07:47 AM
Fire Extinguisher, 2.5 Lbs, Halotron	4th IT server room 100.10	49753145 Y-191467	Inspected	06/09/21 7:55:32 AM
Fire Extinguisher, 5 Lbs, A.B.C.	4th hallway by 429 100.09	49753146 RB-999196	Inspected	06/09/21 7:52:23 AM
Fire Extinguisher, 5 Lbs, A.B.C.	4th hallway by D403 100.08	49753150 G17157616	Inspected	06/09/21 8:05:27 AM
Fire Extinguisher, 5 Lbs, A.B.C.	4th hallway by IT 100.12	49753149 RM-358025	Inspected	06/09/21 7:51:24 AM
Fire Extinguisher, 5 Lbs, A.B.C.	4th social services 100.13	49753148 BM625691	Inspected	06/09/21 8:04:03 AM
Fire Extinguisher, 5 Lbs, A.B.C.	4th social services 100.14	49753147 F59492892	Inspected	06/09/21 8:04:21 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - City Hall Annex

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	6
Fire Extinguisher, 2.5 Lbs, Halotron	Inspected	1
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	8
Total		**15**
Grand Total		**15**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville - City Hall Annex

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 2023					
Breakdown/Maintenance					
Fire Extinguisher, A.B.C., 10 Lbs					
49753143	3rd hallway by 317 100.07	WR-588743	05/03/17	05/03/17	05/03/04
49753141	2nd social services 220 100.05	XK-494509	05/03/17	05/03/17	05/03/05
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**2**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - City Hall Annex

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%	15

Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	2	5 HI SA40 ABC	A.B.C.	10/12/2021
In Service - 2 Years to 3 Years				
Amerex				
Fire Extinguisher	1	B402	A.B.C.	08/28/2019
In Service - 5 Years to 10 Years				
PyroChem				
Fire Extinguisher	1	PPC 10S ABC 1	A.B.C.	10/12/2013
Badger				
Fire Extinguisher	1	2.5HB-2	Halotron	08/28/2013
Amerex				
Fire Extinguisher	1	AB402-13	A.B.C.	08/28/2013
Ansul				
Fire Extinguisher	1	XAA10S	A.B.C.	10/12/2012
In Service - 15 Years to 25 Years				
Badger				
Fire Extinguisher	1	5MB-6H-06	A.B.C.	08/28/2006
Fire Extinguisher	1	10MB-8H-05	A.B.C.	05/03/2005
Fire Extinguisher	1	10MB-8H-04	A.B.C.	05/03/2004
Amerex				
Fire Extinguisher	1	A402-01	A.B.C.	08/28/2001
Badger				
Fire Extinguisher	1	10MB8H00	A.B.C.	05/03/2000
Fire Extinguisher	1	5MB6H 00	A.B.C.	05/03/2000
Fire Extinguisher	1	5MB6H 99	A.B.C.	08/28/1999
In Service - 25 Years or Older				
Badger				
Fire Extinguisher	1	10MB3H	A.B.C.	05/03/1987

Appendix IV: ELEVATOR 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 Annex
700 E. Main St. N. E.
Charlottesville, VA

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

Id No: 1 - U.S. Elevator

Our Number: CV120

[X] Passenger **Rated Load: 3000**
[ ] Freight Class **Speed: 150**

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

No violations.

RECOMMENDATIONS

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

Square Foot Cost Estimate Report

Date: **10/19/2021**

Estimate Name	**City Hall Annex - FCA 2021**
	City of Charlottesville 120 7th Street NE Charlottesville Virginia 22902
Building Type	Office, 2-4 Story with Brick Veneer / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	4.00
Stories Height	12.00
Floor Area (S.F.)	20,000.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$192.80
Total Building Cost	**$3,855,954.29**

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			**3.1%**	**$4.51**	**$90,126.80**
A1010	**Standard Foundations**			**$3.22**	**$64,372.40**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	450.00		$1.52	**$30,438.45**
	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide	450.00		$0.94	**$18,823.95**
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	20.00		$0.76	**$15,110.00**
A1030	**Slab on Grade**			**$1.23**	**$24,641.50**
	Slab on grade, 4" thick, non industrial, reinforced	5,000.00		$1.23	**$24,641.50**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.06**	**$1,112.90**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	5,000.00		$0.06	**$1,112.90**
B Shell			**45.5%**	**$65.57**	**$1,311,448.63**
B1010	**Floor Construction**			**$29.06**	**$581,244.00**
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	135.00		$0.36	**$7,282.66**
	Cast-in-place concrete column, 16", square, tied, minimum reinforcing, 300K load, 10'-14' story height, 240 lbs/LF, 4000PSI	103.50		$0.39	**$7,802.61**
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load	639.00		$12.31	**$246,128.93**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 30 PSF superimposed load, 120 PSF total load	15,000.00		$11.89	**$237,893.40**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	5,000.00		$4.11	**$82,136.40**
B2010	**Exterior Walls**			**$25.74**	**$514,899.07**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	17,280.00		$25.74	**$514,899.07**
B2020	**Exterior Windows**			**$6.57**	**$131,425.29**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	187.83		$6.57	**$131,425.29**
B2030	**Exterior Doors**			**$1.28**	**$25,637.18**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	2.00		$0.67	**$13,321.20**
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	2.00		$0.34	**$6,726.27**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.00		$0.28	**$5,589.71**
B3010	**Roof Coverings**			**$2.36**	**$47,153.78**
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	5,000.00		$0.43	**$8,647.50**
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	5,000.00		$0.99	**$19,811.40**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	450.00		$0.57	**$11,321.91**
	Flashing, aluminum, no backing sides, .019"	450.00		$0.09	**$1,860.04**
	Gravel stop, aluminum, extruded, 4", duranodic, .050" thick	450.00		$0.28	**$5,512.93**
B3020	**Roof Openings**			**$0.55**	**$11,089.31**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	4.00		$0.25	**$5,028.80**

		Quantity	% of Total	Cost Per SF	Cost
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	4.00		$0.30	**$6,060.51**
C Interiors			**16.0%**	**$23.03**	**$460,629.46**
C1010	**Partitions**			**$2.17**	**$43,464.18**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, no insulation	5,600.00		$0.81	**$16,139.54**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	2,400.00		$0.46	**$9,141.24**
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	17,280.00		$0.60	**$12,096.69**
	Add for the following: taping and finishing	17,280.00		$0.30	**$6,086.71**
C1020	**Interior Doors**			**$4.97**	**$99,498.75**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	44.87		$1.50	**$30,022.15**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	64.10		$3.47	**$69,476.60**
C1030	**Fittings**			**$0.23**	**$4,620.04**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	5.00		$0.23	**$4,620.04**
C2010	**Stair Construction**			**$3.80**	**$75,911.50**
	Stairs, steel, pan tread for conc in-fill, picket rail,12 risers w/ landing	7.00		$3.80	**$75,911.50**
C3010	**Wall Finishes**			**$0.93**	**$18,525.65**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	16,000.00		$0.45	**$8,906.56**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	17,280.00		$0.48	**$9,619.09**
C3020	**Floor Finishes**			**$3.36**	**$67,285.34**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	12,000.00		$1.77	**$35,401.08**
	Vinyl, composition tile, maximum	6,000.00		$0.73	**$14,639.94**
	Tile, ceramic natural clay	2,000.00		$0.86	**$17,244.32**
C3030	**Ceiling Finishes**			**$7.57**	**$151,324.00**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	20,000.00		$7.57	**$151,324.00**
D Services			**35.4%**	**$51.04**	**$1,020,751.59**
D1010	**Elevators and Lifts**			**$11.31**	**$226,182.80**
	Hydraulic passenger elevator, 3000 lb, 3 floors,12' story height, 2 car group,125 FPM	2.00		$11.31	**$226,182.80**

		Quantity	% of Total	Cost Per SF	Cost
D2010	**Plumbing Fixtures**			**$2.19**	**$43,873.99**
	Water closet, vitreous china, bowl only with flush valve, wall hung	5.00		$0.83	**$16,551.25**
	Urinal, vitreous china, wall hung	2.00		$0.12	**$2,392.43**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	4.00		$0.28	**$5,660.18**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	3.00		$0.65	**$13,040.78**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	3.00		$0.31	**$6,229.35**
D2020	**Domestic Water Distribution**			**$0.65**	**$12,969.10**
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	1.00		$0.65	**$12,969.10**
D2040	**Rain Water Drainage**			**$0.69**	**$13,718.38**
	Roof drain, CI, soil,single hub, 4" diam, 10' high	4.00		$0.40	**$7,941.80**
	Roof drain, CI, soil,single hub, 4" diam, for each additional foot add	135.00		$0.29	**$5,776.58**
D3050	**Terminal & Package Units**			**$14.92**	**$298,372.00**
	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton	20,000.00		$14.92	**$298,372.00**
D4010	**Sprinklers**			**$3.28**	**$65,626.57**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	6,800.00		$1.41	**$28,196.00**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	13,200.00		$1.61	**$32,225.69**
	Standard High Rise Accessory Package 3 story	1.00		$0.26	**$5,204.88**
D4020	**Standpipes**			**$1.06**	**$21,157.08**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	1.20		$0.58	**$11,563.08**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	4.50		$0.48	**$9,594.00**
D5010	**Electrical Service/Distribution**			**$3.10**	**$61,932.11**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A	1.25		$0.78	**$15,545.31**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A	100.00		$0.99	**$19,844.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A	1.20		$1.33	**$26,542.80**
D5020	**Lighting and Branch Wiring**			**$9.22**	**$184,355.40**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	20,000.00		$3.49	**$69,842.00**
	Miscellaneous power, 1.2 watts	20,000.00		$0.25	**$4,976.00**
	Central air conditioning power, 4 watts	20,000.00		$0.51	**$10,274.00**

		Quantity	% of Total	Cost Per SF	Cost
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.19	**$3,714.50**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	23,000.00		$4.78	**$95,548.90**
D5030	**Communications and Security**			**$4.63**	**$92,562.00**
	Telephone wiring for offices & laboratories, 8 jacks/MSF	15,000.00		$1.17	**$23,416.50**
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	1.00		$1.60	**$32,082.00**
	Fire alarm command center, addressable with voice, excl. wire & conduit	1.00		$0.59	**$11,751.00**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	15.00		$1.27	**$25,312.50**
D5090	**Other Electrical Systems**			**$0.00**	**$2.16**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	2.00		$0.00	**$2.16**
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%**	**$144.15**	**$2,882,956.48**
Contractor's Overhead & Profit			**25.0 %**	**$36.04**	**$720,739.12**
Architectural Fees			**7.0 %**	**$12.61**	**$252,258.69**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$192.80**	**$3,855,954.29**

Appendix VI: SITE PHOTOGRAPHS

1 - City Hall Annex

2 - City Hall Annex

3 - Parking area on east side of building

4 - Typical concrete sidewalk condition

5 - Typical concrete sidewalk

6 - Typical concrete stairs

7 - Exterior concrete stair deteriorated

8 - Typical landscape

9 - Typical retaining wall

10 - Flag pole

11 - Metal deck supporting an elevated level

12 - Metal deck supporting an elevated level

13 - Exterior north elevation

14 - Exterior east elevation

15 - Exterior east elevation

16 - Exterior north elevation - note stained wall

17 - Typical exterior - note efflorescence

18 - Typical exterior - note efflorescence

19 - Typical exterior - note spalled bricks

20 - Typical exterior - note vertical joint sealant

21 - Storefront entrance

22 - Typical window

23 - Water infiltration at skylight and window intersection

24 - Typical window - note window perimeter sealant

25 - Efflorescence and soiled interior

26 - Efflorescence and soiled interior

27 - Typical window - note fogged glass

28 - Typical window - note peeling paint

29 - Typical window - note fogged glass

30 - Typical window - note gasket deterioration

31 - Window perimeter sealant

32 - Skylight

33 - Roof overview

34 - Roof parapet wall

35 - Typical equipment flashing

36 - Roof drain and overflow scupper

37 - Typical pipe flashing

38 - Boiler manufacturer data

39 - York Air Handler

40 - York Air Handler

41 - Typical duct work

42 - Electric transformer

43 - Electric Meter

44 - Main panelboard

45 - Typical transfer switch

46 - Electrical panel

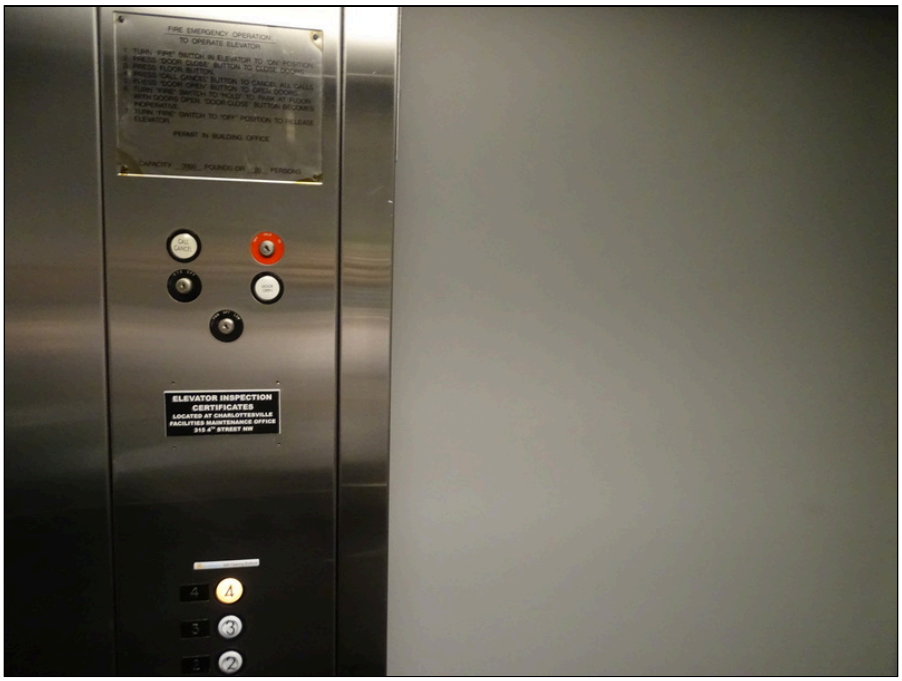
47 - Submeter

48 - Typical pump

49 - Building transformer

50 - Typical gas meter

51 - Elevator equipment



52 - Typical elevator

53 - Typical elevator interior

54 - Typical fire department connections

55 - Typical fire hydrant

56 - Sprinkler system

57 - Sprinkler standpipe

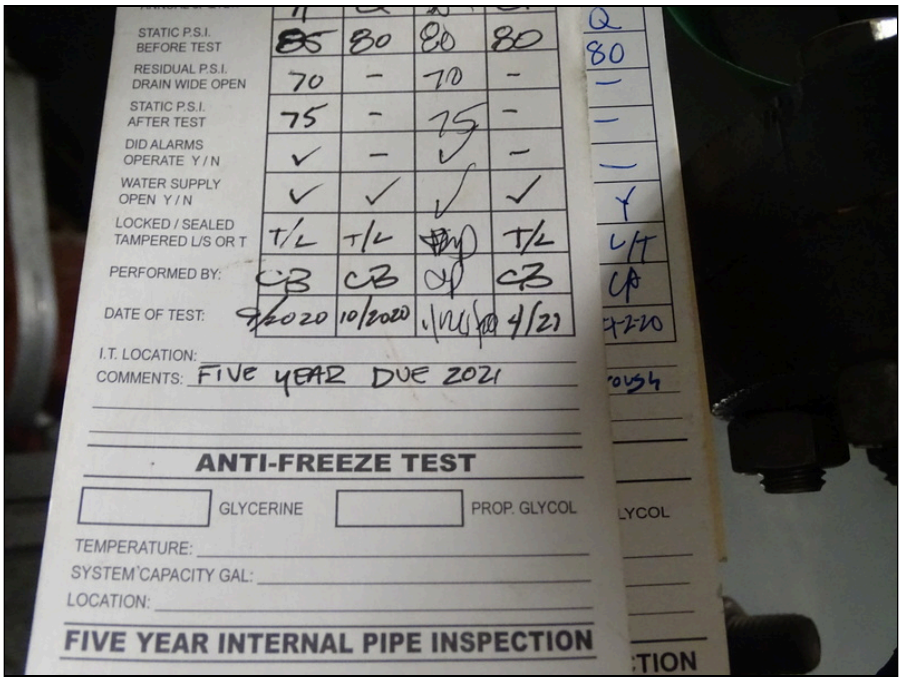
58 - Fire extinguisher

59 - Sprinkler head

60 - Typical smoke detector

61 - Typical exit sign

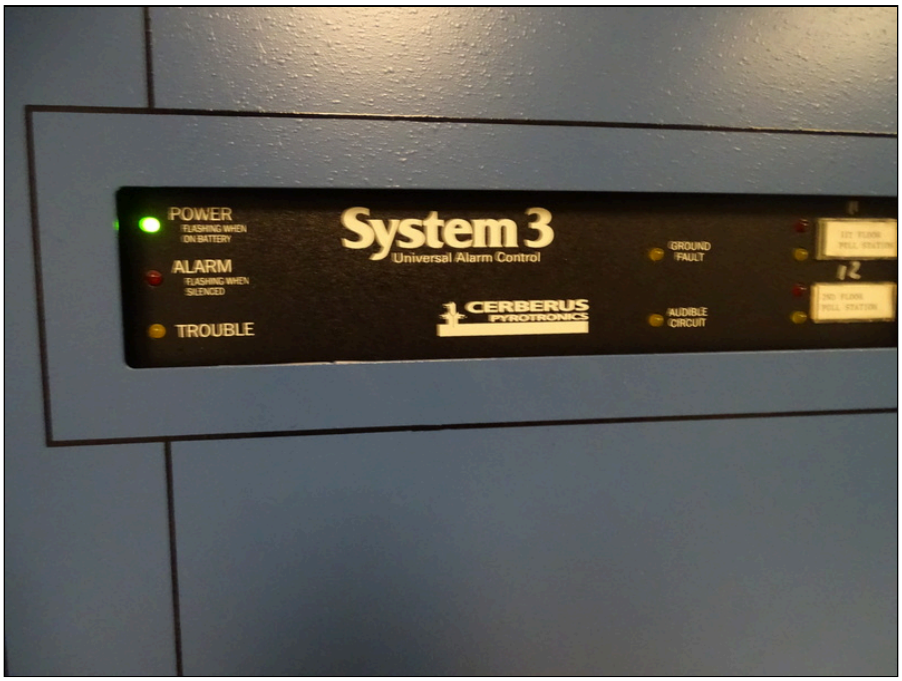
62 - Fire sprinkler system



63 - Fire sprinkler inspection

64 - Fire strobe and alarm

65 - Fire alarm panel



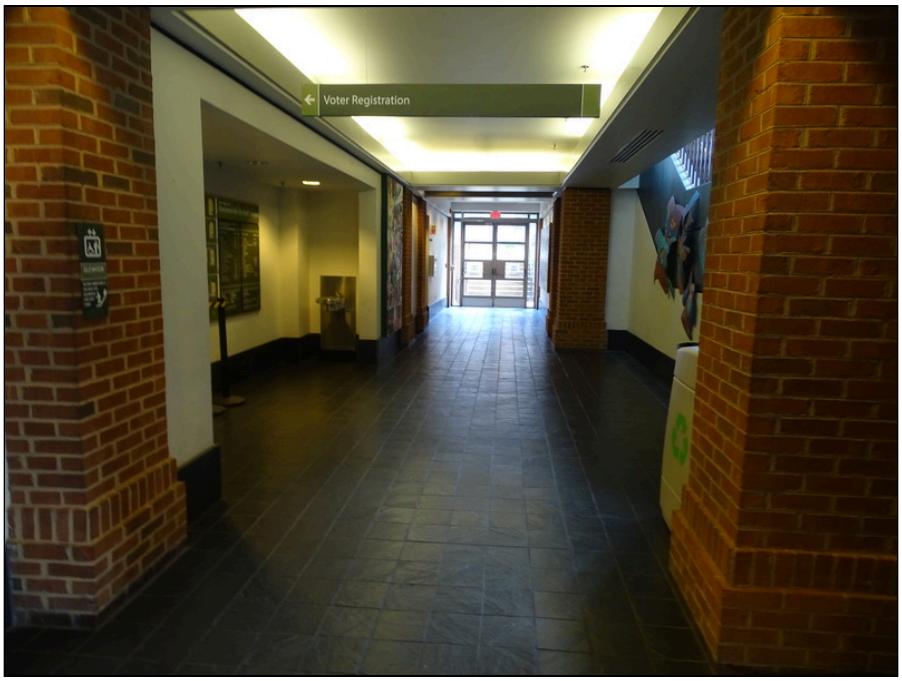
66 - Fire alarm panel

67 - Security camera

68 - Peeled stair handrail

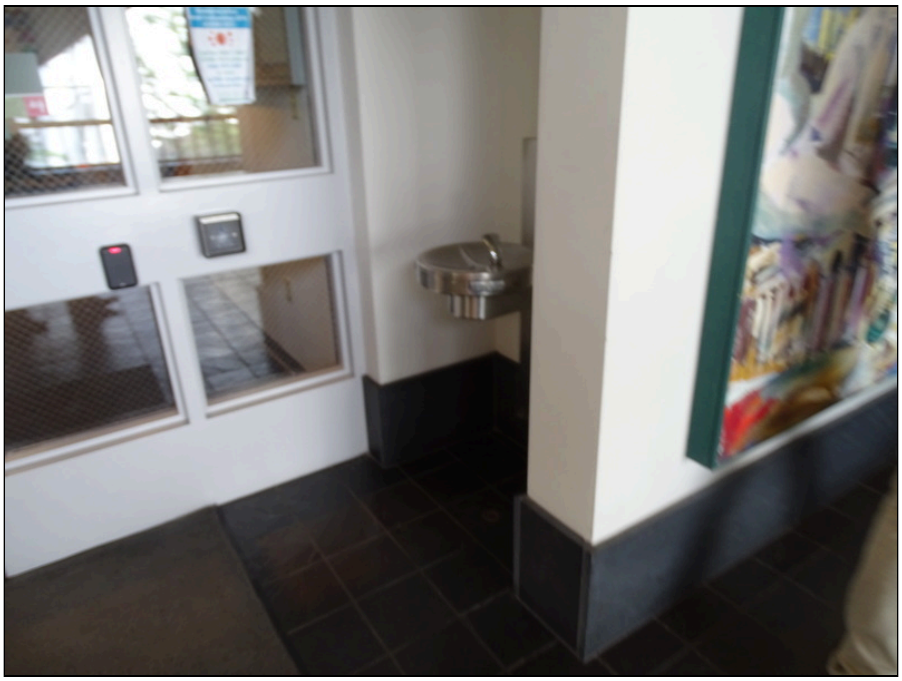
69 - Interior Paint condition

70 - Typical corridor



71 - Main entrance area

72 - Typical Accessible restroom



73 - Drinking fountain

74 - Typical toilet

75 - Typical truncated Domes

76 - Typical accessible parking

77 - Emergency power generator

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

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ICC Certified Commercial Building Inspector

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PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

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

YEARS OF EXPERIENCE

ECS: <1 Other: 38

William R. Pratt, PE

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

Education

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

Registrations

Professional Engineer: DC, VA, MD

ICC Commercial Building, Plumbing, and Mechanical Inspector

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

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

Select Project Experience – PCA

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

Select Project Experience – Code Compliance and Special Inspections

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