CITY OF PROMISE
708 PAGE STREET
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

SEPTEMBER 23, 2021

September 23, 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 of Promise, 708 Page Street, Charlottesville, Virginia

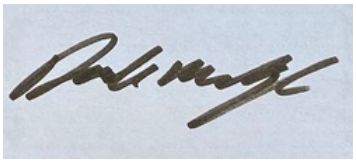
Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC



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Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
3.2.5 Flatwork	X			None		
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Repair		$15,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems	X	X		Replace		$5,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X	X		Replace		$1,000
3.4.2.1 Equipment	X	X		Replace		$12,500
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems		NA		None		
3.7.1 Tenant Spaces	X			None		
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD	X			None		
Totals					$0	$33,500

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

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$33,500.00	$23.96	$1.20
Replacement Reserves, w/20, 2.5% escalation	$40,882.01	$29.24	$1.46

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

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

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

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Reliance

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1.2 METHODOLOGY

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

Priority 1: Immediately Critical Items (Year 0)

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

Priority 2: Critical Items (Year 0-1)

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

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

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

Priority 4: Reserve Items (Years 5-20)

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

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

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

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

1.3 PROPERTY DESCRIPTION

The City of Promise property, located at 708 Page Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 1,398 square feet. Parking is provided with At-grade parking with concrete pavement. The Government Building building was reportedly constructed in 1925 and was recently renovated in 2011.

SURVEY INFORMATION	
Date of Assessment	May 27, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Clear | 78F
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.17 acres
Major Cross Streets	Albemarle Street
Pavement - Parking	At-grade parking with concrete pavement
Number of Parking Spaces	One
Number of Accessible Spaces	One
Number of Van Accessible Spaces	One
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Government Building
Number of Buildings	One
Building Height	Two-story
Square Footage	1,398
Year Constructed	1925
Year Remodeled	2011

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Brick pier columns with with wood framing for flooring and roofing
Roof	Asphalt shingle
Exterior Finishes	Fiber cement siding with wood trim
Windows	Vinyl-frame double-pane
Entrance	Wood door with glass

BUILDING SYSTEMS	
HVAC System	Split system
Domestic Hot Water	Electric water heater
Water Distribution	PEX
Sanitary Waste Line	PVC
Electrical Service	Single-phase 3-wire 200 amps
Branch Wiring	Copper
Elevators	None - N/A
Fire Suppression System	Fire extinguishers with smoke alarms

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

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

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
September 23, 2021

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.3.3 Building Exteriors																												
PAINT AS NEEDED	7	2	5	3	EA	$5,000.00	$15,000	100%					$5,000							$5,000								$5,000	$15,000
3.3.6 Roofing Systems																												
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	10	10	1,000	SF	$5.00	$5,000	100%										$5,000										$5,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	7	5	1	EA	$1,000.00	$1,000	100%					$1,000																$1,000
3.4.2.1 Equipment																												
REPLACE CONDENSING UNIT	15	11	4	1	EA	$5,500.00	$5,500	100%				$5,500																	$5,500
REPLACE FURNACE UNIT	15	11	4	1	EA	$7,000.00	$7,000	100%				$7,000																	$7,000
Total (Uninflated)									$0.00	$0.00	$0.00	$12,500.00	$6,000.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$0.00	$5,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$33,500.00
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	1.28	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.56	1.599	
Total (inflated)									$0.00	$0.00	$0.00	$13,461.13	$6,622.88	$0.00	$0.00	$0.00	$0.00	$6,244.31	$0.00	$6,560.43	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,993.25	$40,882.01

Evaluation Period:	20
# of Square Feet:	1,398
Reserve per Square Feet per year (Uninflated)	$1.20
Reserve per Square Feet per year (Inflated)	$1.46

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

2.3 ASSESSMENT PROCEDURES

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

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

2.4 DEFINITIONS

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

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

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

2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a Two-story Government Building building.

3.1.1 Property Location

The Property is located at 708 Page Street in Charlottesville, Virginia.

Surrounding Properties	
North	Page Street
East	Albemarle Street
South	Residential properties
West	Residential properties

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

3.1.2 Construction History

We understand that the building was constructed approximately 96 years ago in 1925 and was reportedly renovated in 2011.

3.1.3 Current Property Improvements

The Government Building building, located at 708 Page Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 1,398 square feet. Parking is provided with At-grade parking with concrete 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	Down gradient from the property.	Good

Comments

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

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal	Good
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Sheet flow	Good
Landscape Drainage	Gravity run-off	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Concrete	Good
Fire Truck Access	North side of the building	Good
Easements		N/A

Comments

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

3.2.4 Paving, Curbing, and Parking

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

PARKING		
Item	**Description**	**Condition**
Quantity of Parking Spaces	One	Good
Arrangement of Spaces	Perpendicular to street	Good
Site Circulation	Driveway	Good
Lighting		N/A

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with concrete pavement	Good
Drainage	Sheet flow	Good
Repair History	Unknown	Good
Concrete Curbs and Gutters	City street	Good

Comments

Concrete pavement is located on the west side of the site. The pavement was observed to be in generally good condition.

Photographs

Concrete pavement at west side of site

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Good

Comments

The north side of the site contains Concrete sidewalks of undetermined thickness. Regularly spaced control joints were observed. The Concrete sidewalks were generally in good condition.

Photographs

Concrete sidewalk - note cracking

Concrete sidewalk at north side of site

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature	Good
Planting Beds	Throughout property	Good
Lawn Areas	Surrounding property	Good
Fences and Gates	Wooden fence on south side of property	Good

Comments

The landscaping consists generally of mature trees, and small shrubs and grassed areas around the site. The property contained several raised beds on the west side. The landscaping was observed to be in generally good condition.

Photographs

Typical patio

Typical wooden deck

Landscaping and wood fence at south side of site

Landscaping and wood fence at south side of site

Typical landscape

Typical landscape

Typical landscape

3.2.7 Recreational Facilities

Comments

The property does not contain recreational facilities.

3.2.8 Special Utility Systems

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

Item	Description	Condition
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
Crawl Space	Exterior access	Good

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Wood	Good
Roof Framing	Wood	Good
Columns	Brick pier columns	Good
Load Bearing Walls	Wood	Good

Comments

The structure of the building consists of Brick pier columns with with wood framing for flooring and roofing. The structural frame of the building was generally in good condition.

Photographs

Structural framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Fiber cement Siding	Painted during renovation in 2011	Good
Paint	Throughout	Good/Fair
Sealants	Various	Good

Comments

The exterior of the building consists of Fiber cement siding with wood trim. The Fiber cement siding with wood trim are painted. The Fiber cement siding with wood trim were in good to fair condition. Painting of exterior components is typically recommended every 5 to 7 years. We recommend the Fiber cement siding with wood trim be painted.

One small hole and one 4" hole, from a previous exhaust penetration, were observed in the siding. We recommend patching these holes as a maintenance item.

Photographs

Exterior at south side of the building

Exterior at west side of the building

Exterior side - note deterioration

Exterior at north side of the building

Siding Hole

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PAINT AS NEEDED	7	2	5	5 12 20	$5,000 $5,000 $5,000
Total					$15,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Wood door with glass	Good
Personnel Doors		N/A
Door Hardware	Operable	Good
Overhead/Roll-up Doors		N/A

Comments

The main entrance is Wood door with glass. The main entrance door was generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Main entrance door

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Good
Glass Pane	Double pane	Good
Operation	Double hung	Good
Screen		Good
Exterior Header	Fiber cement	Good
Exterior Sill	Fiber cement	Good
Gaskets or Glazing	Neoprene	Good

Comments

The window system for the building primarily consists of Vinyl-frame double-pane window units The expected useful life of gaskets is typically 20 years. The window units were generally in good condition.

Photographs

Typical exterior window

Typical exterior window

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Asphalt Shingle	2011 installation	Good/Fair
Insulation	Not observed	Good
Substrate/Deck	Wood	Good
Slope/Pitch	Varies	Good
Drainage	Gutters with downspouts	Good
Plumbing Vents	Neoprene flashings	Good

Comments

The main roofing system consists of an Asphalt shingle roofing system over the building. The roofing system was reportedly installed in 2011 during renovation. The roofing system was in good to fair condition. The expected useful life of an asphalt shingle roofing system is 20 years. Based on the age of the roofing system, we recommend replacement during the report period.

At the southeast edge of the main roof, a portion of the shingles were observed drooping over the edge inconsistent with the remainder of the shingles. This condition may be due to a broken or bent drip edge below the shingles. While this done not appear to be an immediate concern, we recommend monitoring the condition and repairing this with or before the next roof replacement.

Drainage for the roofing system is provided by gutters and downspouts. The gutters and downspouts were observed to be in good condition. Vegetation was observed overflowing or growing from the gutter. We recommend regular cleaning of the gutters as a maintenance item.

Photographs

Asphalt shingle roofing system

Asphalt shingle roofing system

Asphalt shingle roofing system

Typical gutter and downspout

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	10	10	10	$5,000
Total					$5,000

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	PEX	Good
Pipe Insulation		N/A
Water Shut-offs	Ball valves	Good
Water Flow and Pressure		Good

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

Comments

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

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.

3.4.1.2 Domestic Hot Water Production

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

Comments

Domestic hot water to the building is provided by an Electric water heater located in a utility closet on the first level. The Electric water heater was manufactured by Whirlpool. The expected useful life of an Electric water heater is approximately 12 to 15 years. We recommend replacing the water heater during the report period.

Photographs

Electric water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	7	5	5	$1,000
Total					$1,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Furnace Units	Located in first floor closet	Good/Fair
Condensing Units (split system)	Located south side exterior of building	Good/Fair

Comments

The building is served by a Split system and includes an air handler, a condenser unit, and a furnace unit.

Condenser Unit
The condenser unit is located at the ground level on the south side of the building. The condensing unit was manufactured by Amana in 2010. The expected useful life of a condensing unit is 15 years with proper maintenance. The condensing units was observed to be in good to fair condition. We recommend that the condensing unit be replaced.

Furnace Unit
The gas furnace unit is located within a first floor closet. The furnace unit was manufactured by American Standard in 2010. The expected useful life of a furnace unit is 15 years with proper maintenance. The air handler was observed to be in good to fair condition. We recommend that the air handlers be replaced during the report period.

Photographs

Condensing Unit

Furnace unit and Air Handler unit

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONDENSING UNIT	15	11	4	4	$5,500
REPLACE FURNACE UNIT	15	11	4	4	$7,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$12,500

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Ducts	Sheet metal	Good
Return Air	Sheet metal	Good

Comments

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

3.4.2.3 Control Systems

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

Comments

The thermostats are digital. 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	East side of building	Good
Master (House) Meter	East side of building	Good

Comments

Electricity is provided to the building by Dominion Virginia Power through a pole-mounted transformer located on Albemarle Street. The main electrical entrance is located on the east side of the building and provides single-phase 3-wire 200 amps service.

Photographs

Electrical meter

3.4.3.2 Distribution

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

Comments

Power is distributed by copper wire from a circuit breaker panel located in the building. The circuit breaker panel was observed to be in generally good condition.

Photographs

Electrical main disconnect and breaker panel

3.5 VERTICAL TRANSPORTATION SYSTEMS

Comments

The building does not contain vertical transportation systems.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Fire Extinguishers	Located throughout building	Good
Date of Last Inspection (Fire Extinguishers)	June 14, 2021	Good
Fire Hydrants		Good

Comments

The fire suppression system consists of Fire extinguishers. The fire suppression system was observed but not tested.

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

Photographs

Typical fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Smoke Detectors	Located throughout the building	Good

Comments

The fire alarm system was observed but not tested.

Fire extinguishers and smoke detectors are located throughout the building.

Photographs

Typical smoke detector

3.6.3 Security and Other Systems

Comments

The building does not contain security systems.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

RECEPTION AREAS		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Incandescent fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good

OFFICES		
Item	**Description**	**Condition**
Lighting	Incandescent fixtures	Good
Doors	Hollow core	Good
Door Hardware	Operable	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Counters	Granite	Good
Sink	Stainless	Good
Cabinets	Wood	Good
Appliances	Stainless	Good
Stove/Range	Slide in	Good
Exhaust Vent/Hood	Hood	Good
Refrigerator	Side by side	Good
Dish Washer	Built in	Good
Microwave Oven	Countertop	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, various lavatories, bathtubs	Good
Accessories	Grab bars, mirrors, soap and towel dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Varies	Good
Doors	Hollow core	Good

RESTROOMS		
Item	**Description**	**Condition**
Door Hardware	Operable	Good

Comments

The interior common building areas include a reception/entrance area, offices, restrooms, and kitchens. We understand that the tenant area interiors were renovated in 2011.

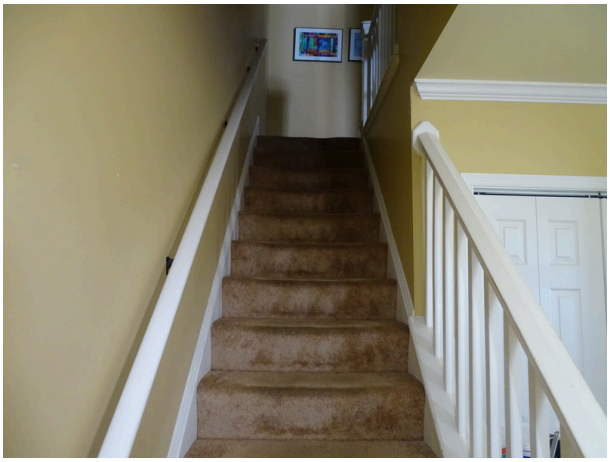
The finishes in the entrance area include wood floors, and painted gypsum board walls and painted gypsum board painted gypsum board ceilings. The finishes in the lobby were observed to be in generally good condition.

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

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

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

Photographs

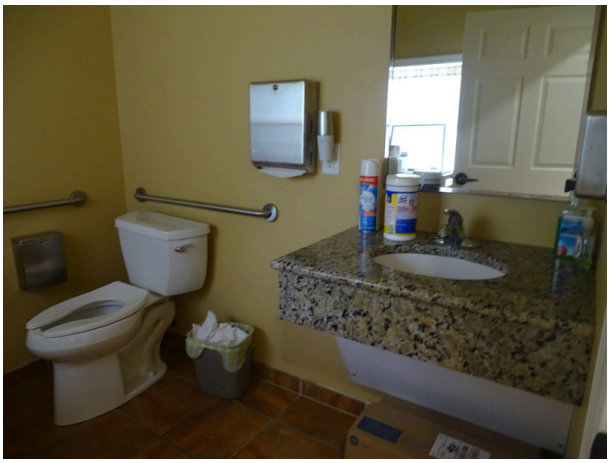


Reception area interior finishes

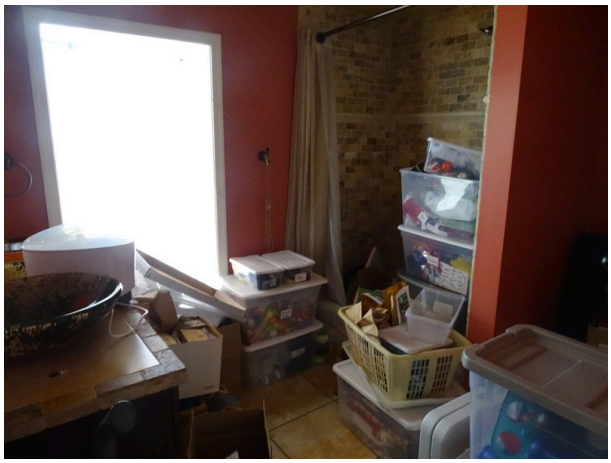
Office area interior finishes

Typical fire place

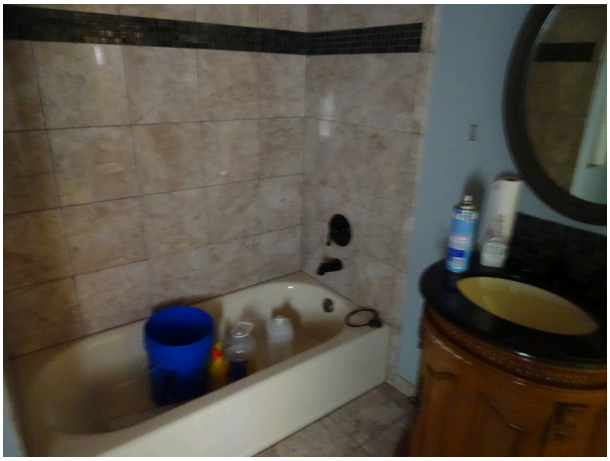
Kitchen



Restroom area interior finishes



Typical restroom



Typical restroom

3.8 Accessibility (ADA) Compliance

Comments

Facilities, including site features and buildings, completed and occupied after January 26, 1992 are required to comply fully with the Americans with Disabilities Act (ADA). Facilities constructed after this date must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Existing facilities constructed prior to this date are held to the lesser standard of complying with the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made. Title III, for the purposes of the ECS scope of work is to address public accommodations. ECS will note work that shall remove architectural barriers in existing facilities, including communication barriers, that are structural in nature, where such removal is readily achievable and able to be carried out without much difficulty or expense.

The City of Promise 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 One parking spaces. Of the parking spaces, One are accessible with One being van accessible. Accessibility requires that 1 accessible parking space 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.

Photographs

Accessible restroom

Accessible ramp

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	No	
2.	Have any ADA improvements been made to the property since original construction?	Yes	Installation of accessible ramp, restroom, and parking space
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	One out of the One are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	One out of the One accessible spaces are van accessible
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	Yes	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
5.	Does each accessible space have an adjacent access aisle?	Yes	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	Yes	
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	Yes	
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	
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?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	

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?	N/A	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	N/A	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	N/A	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	N/A	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	N/A	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	N/A	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	N/A	
8.	Are audible and visual floor position indicators provided in the elevator car?	N/A	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	N/A	
H.	**Toilet Rooms**		
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?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	N/A	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	N/A	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	N/A	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	
I.	**Hospitality Guestrooms**		
1.	Does property management report the minimum required accessible guestrooms?	N/A	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?	N/A	

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

ECS was provided access to safety inspection records stored on site.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and Chris Woods 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.

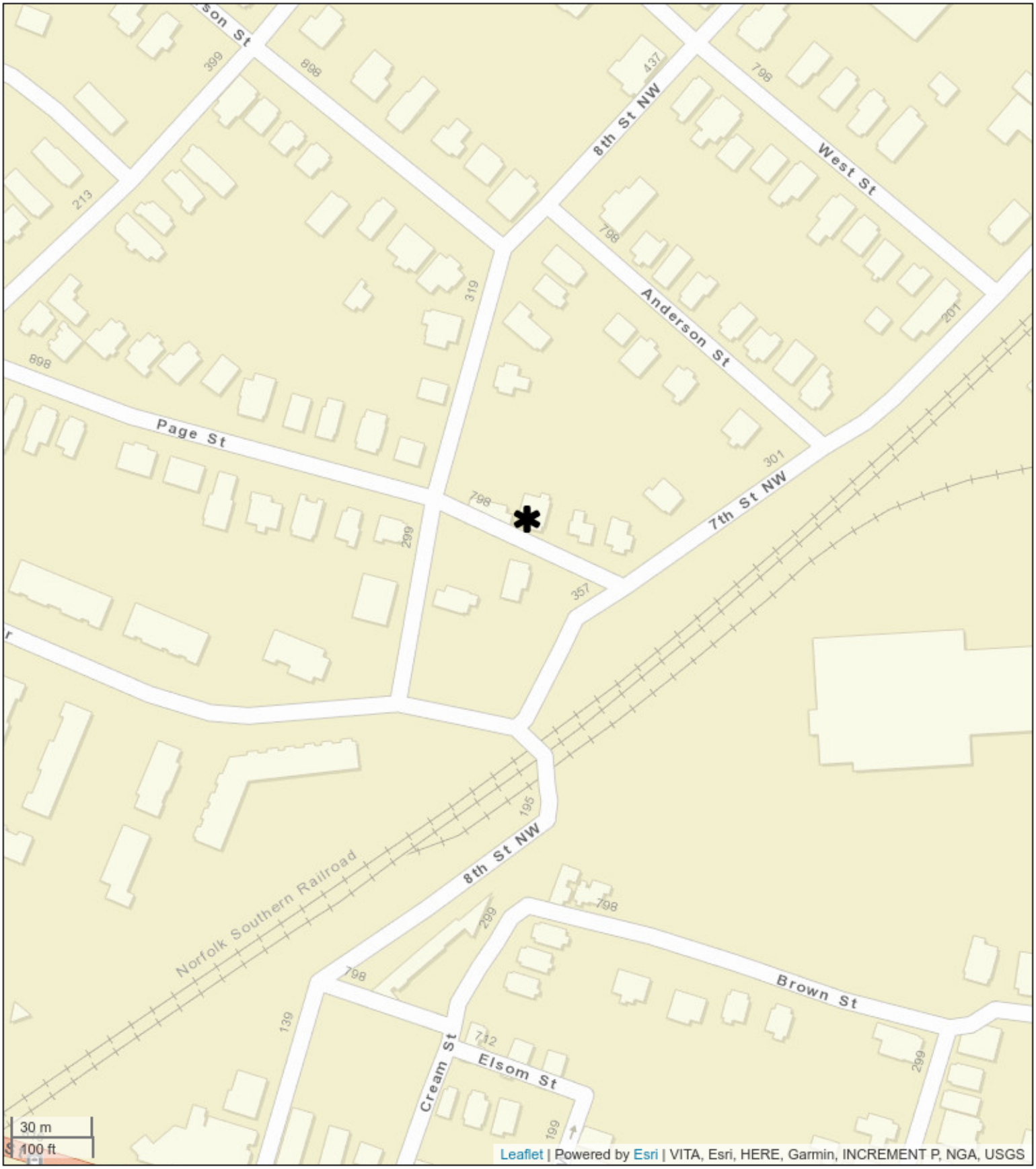
7.0 CITY OF CHARLOTTESVILLE GIS PROPERTY INFORMATION

In lieu of ECS determining the Facility Condition Index (FCI) value for the City of Promise building, ECS was requested to provide GIS property information from available public records. Based on the available information, it is understood the total value of the property is $391,600. The GIS property information is included as an appendix to this report.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

N
W
E
S

Untitled Map



Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville - City of Promise
708 Page Street
Charlottesville, VA 22903

This Inspection was performed in accordance with applicable Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.

Inspection Date
Jun 14, 2021

Building: City of Charlottesville - City of Promise
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 of Promise
Address: 708 Page Street
Address:
City/State/Zip: Charlottesville, VA 22903
Country: United States of America

Contact: Jason Davis
Phone: 434-964-6771
Fax:
Mobile:
Email: davisja@charlottesville.org

Inspection Performed By

Company: Fire Solutions
Address: 205 Haley Road
Address:
City/State/Zip: Ashland, Virginia 23005
Country: United States

Inspector: Tommy VO
Phone: 804-385-3301
Fax:
Mobile: 804-385-3301
Email: tommyv@firesolutionsinc.com

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	2	100.00%	2	100.00%	2	100.00%	0	0%
Totals	**2**	**100%**	**2**	**100.00%**	**2**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions

Inspector: Tommy VO

Building: City of Charlottesville - City of Promise

Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - City of Promise

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

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	1st kitchen 165.01	49753186 G17169726	Inspected	06/14/21 1:16:34 PM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hall by stairs 165.02	49753185 G17167728	Inspected	06/14/21 1:16:54 PM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - City of Promise

The Service Summary section provides an overview of the services performed in this report.

Device Type	Service	Quantity
Passed		
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	2
Total		**2**
Grand Total		**2**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - City of Promise

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%	2

Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	2	5 HI SA40 ABC	A.B.C.	10/07/2021

Appendix III: City of Charlottesville GIS Property Information

October 21, 2021

City of Charlottesville, Virginia

708 PAGE ST

Base Information

Parcel Number:	310293000	**Current Owner:**	CITY OF CHARLOTTESVILLE
State Code:	7.3 Exempt Local	**Attention:**	No Data
Tax Type:	Exempt	**Owner Address:**	PO BOX 911
Zone:	R-3	**Owner City State:**	CHARLOTTESVILLE VA
Acreage:	0.0830	**Owner Zip Code:**	22902
Legal:	RESIDUE 10TH & PAGE		

Additional Data

Elementary School Zone:	310293000
Voting Precinct:	7.3 Exempt Local
Neighborhood:	Exempt

Stormwater Utility Information

Impervious Area:	3
Billing Units:	1,396 sq. ft.
Projected Stormwater Utility Annual Fee:	$43.20

Building Improvements

SqFt Finished Living:	1710	**Fireplace:**	1
Style:	2 Story	**YearBuilt:**	1925
Grade:	C	**Number Of Stories:**	2.00
Ext. Walls:	Hardy Board	**Total Rooms:**	7
Roof:	Gable/Shingles	**Bedrooms:**	3
Flooring:	Hardwood	**Half Bathrooms:**	1
Bsmt. Type:	No Basement	**Full Bathrooms:**	2
Heating:	Forced Air	**Basement Garage:**	0
Fireplace:	1	**Basement SqFt:**	No Data
FinishedAttic:	0	**Finished Basement:**	No Data
Unfinished Living:	No Data		

Building Improvements

SqFt Finished Living:	1710	**Fireplace:**	1
Style:	2 Story	**YearBuilt:**	1925
Grade:	C	**Number Of Stories:**	2.00
Ext. Walls:	Hardy Board	**Total Rooms:**	7
Roof:	Gable/Shingles	**Bedrooms:**	3
Flooring:	Hardwood	**Half Bathrooms:**	1
Bsmt. Type:	No Basement	**Full Bathrooms:**	2
Heating:	Forced Air	**Basement Garage:**	0
Fireplace:	1	**Basement SqFt:**	No Data
FinishedAttic:	0	**Finished Basement:**	No Data
Unfinished Living:	No Data		

Additions

Type	Description:	Area:	Year Built:
Addition	First Floor	855	No Data
Addition	Second Floor	855	No Data
Addition	Deck	120	No Data
Addition	Open Porch	144	No Data

Ownership History

Date of Sale	Sale Price	Owner Name	Book
12/23/2019	$0.00	CITY OF CHARLOTTESVILLE	2019:4593
7/18/2014	$259,400.00	CITY OF CHARLOTTESVILLE	2014:2465
9/22/2010	$60,000.00	HORTON, MADELINE, TR & FRED CAREY, III	2010:3480
2/4/2009	$139,900.00	PERIDOT INVESTMENT, INC	2009:354
9/6/2001	$0.00	JORDAN, BARBARA JEAN	WB45:529
8/10/1977	$13,700.00	JORDAN, WAVERLY & BARBARA JEAN	386:785

Assessment History

Year	Land Value	Improvement Value	Total Value
2021	$70,000.00	$321,600.00	$391,600.00
2020	$70,000.00	$292,400.00	$362,400.00
2019	$70,400.00	$292,400.00	$362,800.00
2018	$56,300.00	$254,300.00	$310,600.00
2017	$46,900.00	$242,200.00	$289,100.00
2016	$46,900.00	$242,200.00	$289,100.00
2015	$42,600.00	$220,200.00	$262,800.00
2014	$42,600.00	$220,200.00	$262,800.00

2013	$42,600.00	$220,200.00	$262,800.00
2012	$47,300.00	$224,700.00	$272,000.00
2011	$47,300.00	$135,000.00	$182,300.00
2010	$47,300.00	$134,400.00	$181,700.00
2009	$47,300.00	$137,100.00	$184,400.00
2008	$43,800.00	$130,600.00	$174,400.00
2007	$30,200.00	$130,600.00	$160,800.00
2006	$20,100.00	$112,600.00	$132,700.00
2005	$17,500.00	$97,900.00	$115,400.00
2004	$14,700.00	$78,300.00	$93,000.00
2003	$12,800.00	$68,100.00	$80,900.00
2002	$11,600.00	$63,600.00	$75,200.00
2001	$10,500.00	$63,600.00	$74,100.00
2000	$10,000.00	$44,300.00	$54,300.00
1999	$8,500.00	$44,700.00	$53,200.00
1998	$8,500.00	$44,700.00	$53,200.00
1997	$8,500.00	$44,700.00	$53,200.00

Charlottesville GIS Viewer

Legend

- Parcels
- Addresses
- City Limits
- Conservation District
- Mixed Use Boundaries
- Parcels with Multiple Zonings
- Parcels with Multiple Zonings

Parcels with Multiple Zonings

- B-1
- B-2
- B-3
- Parcels with Multiple Zonings
- Parcels with Multiple Zonings

Parcels with Multiple Zonings

- PUD
- R-1
- R-1S
- R-2; R-2U
- R-3; UHD
- MR

Parcels by Zoning

- ES; B-1; B-1C; B-1H
- B-2; B-2H
- B-3; B-3H
- Parcels by Zoning
- Parcels by Zoning

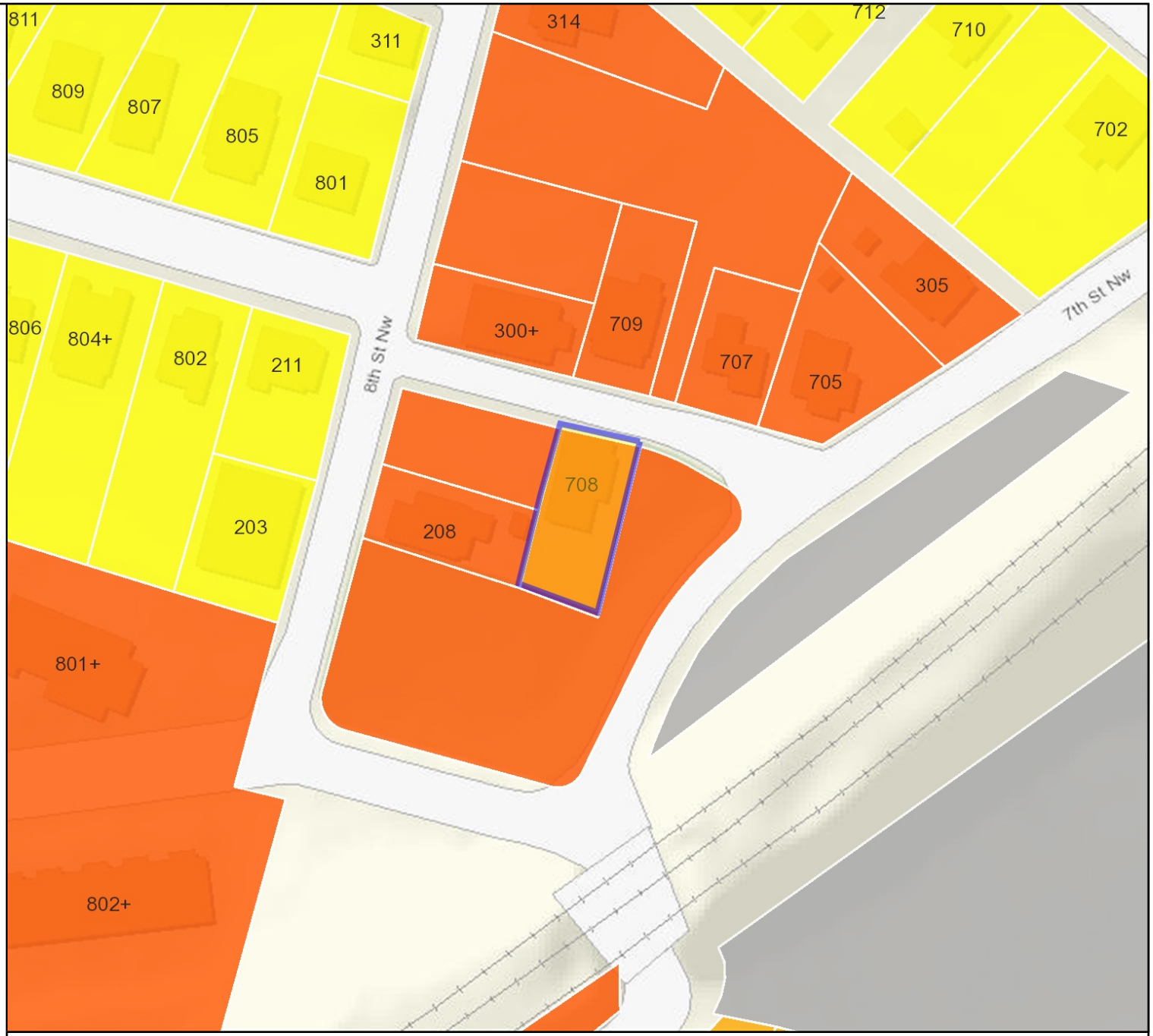
Parcels by Zoning

- R-1SUH; R-1S; R-1SC; R-1SH; R-1SHC; R1SHC; R-1SU; R1USH
- PUD; PU
- R-1; R-1(-1UH
- R-2; R-2(-2UH
- R-3; R-3 UMD; UMDH
- MR; MR
- Parcels with Proffers

N W E S

Feet

0 20 40 60 80



Title: Parcels

Date: 10/21/2021

Appendix IV: SITE PHOTOGRAPHS

1 - City of Promise

2 - Concrete pavement at west side of site

3 - Concrete pavement - note cracking

4 - Concrete sidewalk - note cracking

5 - Concrete sidewalk at north side of site

6 - Typical patio

7 - Typical wooden deck

8 - Landscaping and wood fence at south side of site

9 - Landscaping and wood fence at south side of site

10 - Typical landscape

11 - Typical landscape

12 - Typical landscape

13 - Typical landscape

14 - Structural framing

15 - Exterior at south side of the building

16 - Exterior at west side of the building

17 - Exterior side - note deterioration

18 - Exterior at north side of the building

19 - Main entrance door

20 - Typical exterior window

21 - Typical exterior window

22 - Asphalt shingle roofing system

23 - Asphalt shingle roofing system

24 - Asphalt shingle roofing system

25 - Asphalt shingle roofing system

26 - Typical gutter and downspout

27 - Electric water heater

28 - Condensing Unit

29 - Furnace unit and Air Handler unit

30 - Typical ceiling air vent

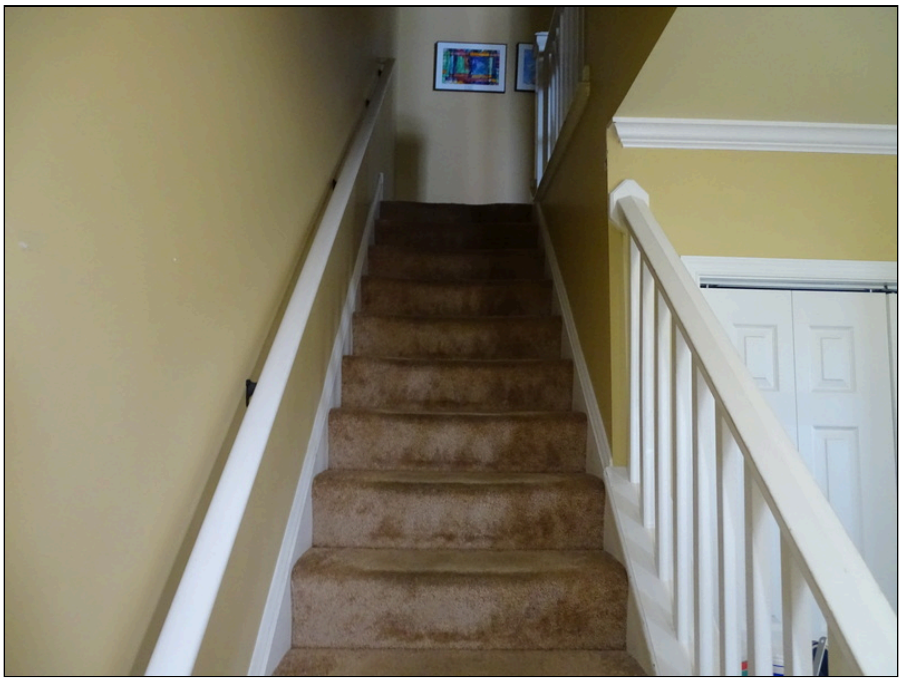
31 - Digital thermostat

32 - Electrical meter

33 - Electrical main disconnect and breaker panel

34 - Typical fire extinguisher

35 - Typical smoke detector



36 - Reception area interior finishes

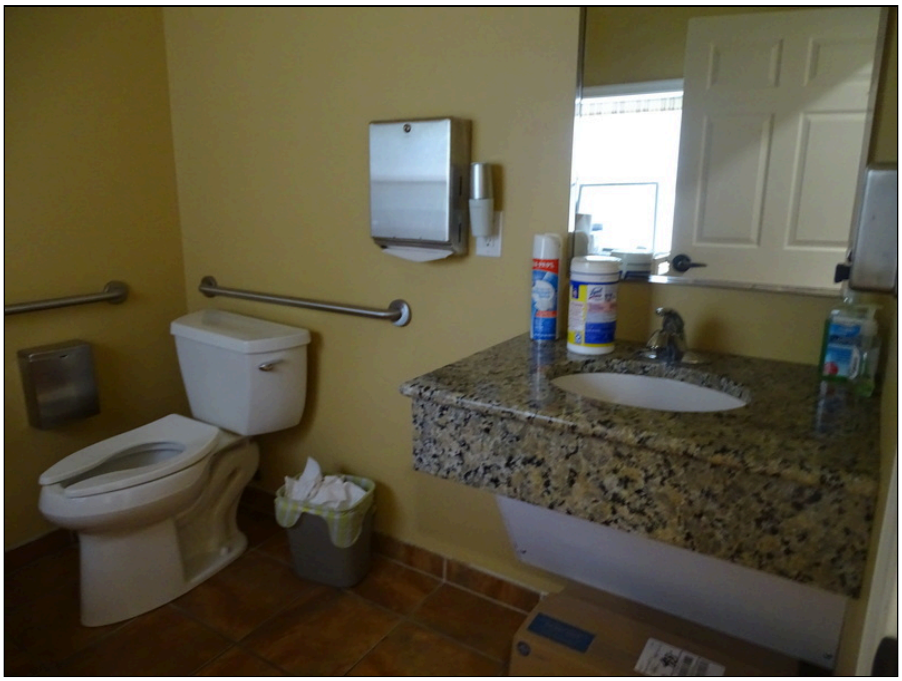
37 - Office area interior finishes

38 - Office area interior finishes

39 - Typical fire place

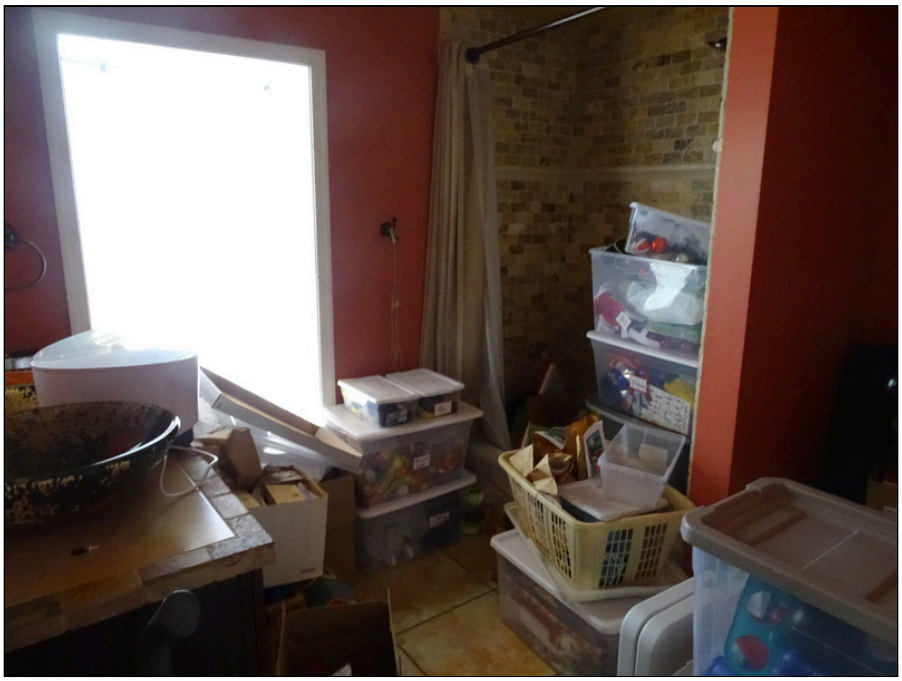
40 - Kitchen

41 - Typical restroom

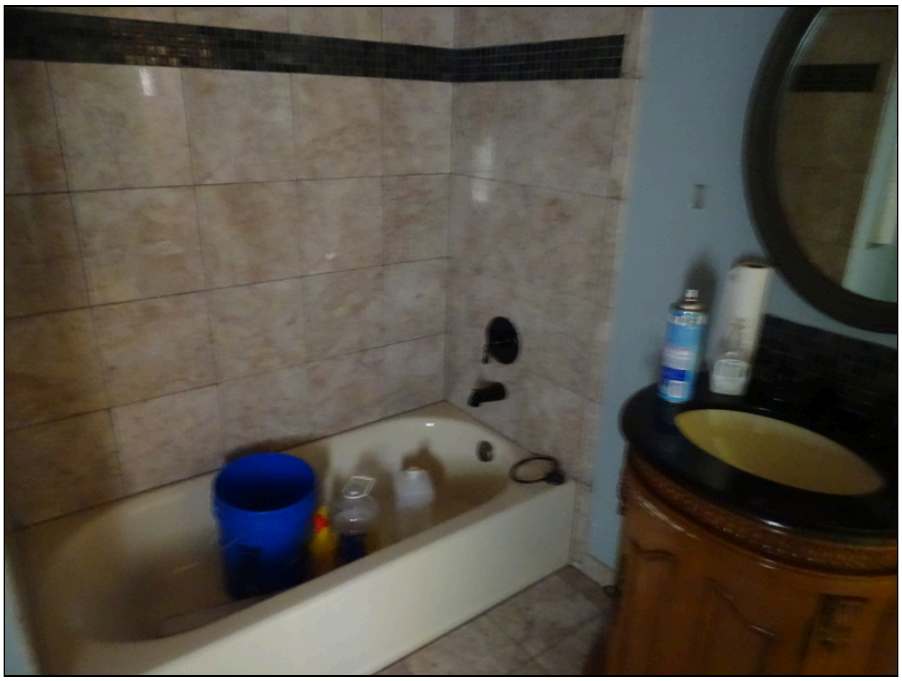


42 - Restroom area interior finishes

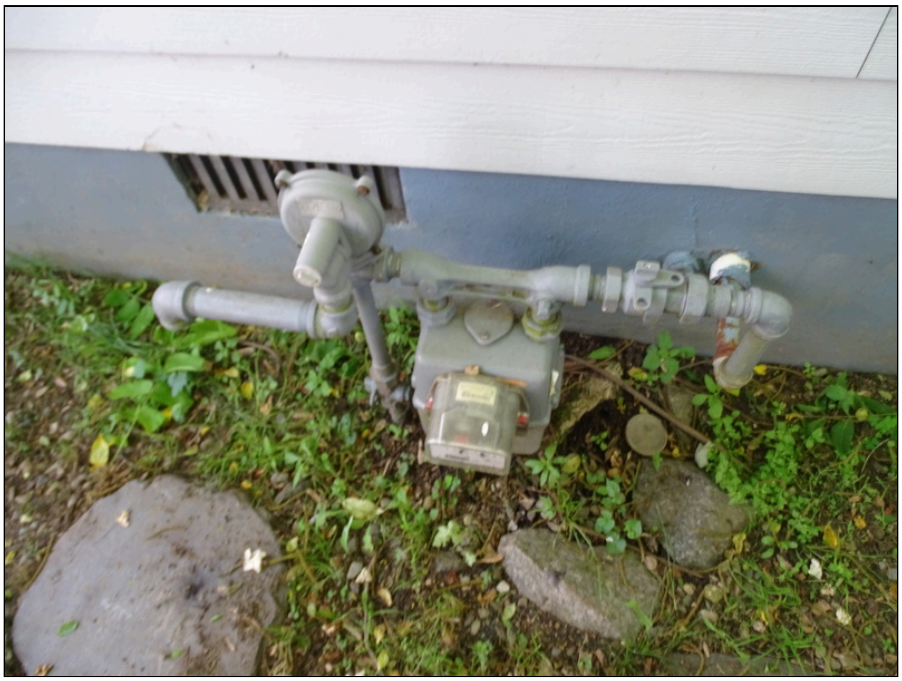
43 - Accessible restroom



44 - Typical restroom



45 - Typical restroom



46 - Typical meter

47 - Accessible ramp

48 - Siding Hole

49 - Hole in Siding

Appendix V: 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

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

ICC Certified Commercial Mechanical Inspector

LEED Green Associate

SKILLS

Code Compliance

Construction Administration

Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

Montgomery College, 1991, Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

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American Wood Council

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EDUCATION

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

YEARS OF EXPERIENCE

ECS: <1 Other: 38