FONTAINE AVENUE FIRE STATION
2420 FONTAINE AVENUE
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 4, 2021

November 4, 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 Fontaine Avenue Fire Station, 2420 Fontaine Avenue, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

Donald M. Goglio
Project Manger
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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			None		
3.2.5 Flatwork	X			None		
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities	X			None		
3.2.8 Special Utility Systems	X	X		Replace		$137,500
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			Repair		$5,000
3.3.5 Exterior Windows	X	X		Replace		$15,000
3.3.6 Roofing Systems	X	X		Repair As Needed and Replace		$257,000
3.4.1.1 Supply and Waste Piping	X	X		Repair		$20,000
3.4.1.2 Domestic Hot Water Production	X	X		Replace		$24,000
3.4.2.1 Equipment	X			Replace		$210,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X	X		Replace		$40,000
3.4.3.2 Distribution	X			None		
VERTICAL TRANSPORTATION SYSTEMS	X			None		
3.5.1 Sprinklers and Suppression Systems	X			None		
3.5.2 Alarm Systems	X			None		
3.5.3 Security and Other Systems	X			None		
3.6.1 Interior Finishes	X	X		Repair	$1,000	$50,000
3.7 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD	X			None		
Totals					$1,000	$773,500

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$1,000	$0.04

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$773,500.00	$30.74	$1.54
Replacement Reserves, w/20, 2.5% escalation	$969,527.71	$38.53	$1.93

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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 Fontaine Avenue Fire Station 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 Fontaine Avenue Fire Station property, located at 2420 Fontaine Avenue, in Charlottesville, Virginia, consists of a Three-story building. The building totals approximately 25,161 square feet. Parking is provided with Below grade parking garage with one level. The Fire Station building was reportedly constructed in 2013.

SURVEY INFORMATION	
Date of Assessment	August 19, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Partly Cloudy | 88F
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	1.25 acres
Major Cross Streets	Jefferson Park Avenue
Pavement - Parking	Below grade parking garage with one level
Number of Parking Spaces	32
Number of Accessible Spaces	Two
Number of Van Accessible Spaces	One
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Fire Station
Number of Buildings	One
Building Height	Three-story
Square Footage	25,161
Year Constructed	2013
Year Remodeled	N/A

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Concrete masonry unit bearing walls
Roof	Single-ply sheet membrane
Exterior Finishes	Concrete Masonry Unit
Windows	Aluminum frame double pane
Entrance	Storefront entrance

BUILDING SYSTEMS	
HVAC System	Geothermal central plant system and boiler heat with one-pipe system
Domestic Hot Water	Electric water heater and tankless water heaters
Water Distribution	Copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	3-phase, 4-wire, 1,200 amps
Branch Wiring	Copper
Elevators	N/A
Fire Suppression System	Wet and dry sprinkler systems and fire extinguishers with automated fire alarm system with alarm bell, strobe, and pull down stations

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total
3.6.1 Interior Finishes					
FOCUSED LEAK INVESTIGATION	1	EA	$1,000.00	100%	$1,000
Total Repair Cost					$1,000.00

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
3.2.8 Special Utility Systems																													
REPLACE SOLAR PANELS AS NEEDED	20	5	15	55	EA	$2,500.00	$137,500	100%															$137,500						$137,500
3.3.3 Building Exteriors																													
REPLACE SEALANTS	12	8	4	1	LS	$15,000.00	$15,000	100%				$15,000																	$15,000
3.3.4 Exterior Doors																													
REPAIR OVERHEAD DOOR BRACING AS NEEDED	20	19	1	1	LS	$5,000.00	$5,000	100%	$5,000																				$5,000
3.3.5 Exterior Windows																													
REPLACE WINDOW GASKETS	20	8	12	1	LS	$15,000.00	$15,000	100%												$15,000									$15,000
3.3.6 Roofing Systems																													
REPAIR SINGLE-PLY ROOFING SYSTEM FOR REPORTED LEAKS AS NEEDED	20	19	1	1	LS	$5,000.00	$5,000	100%	$2,500	$2,500																			$5,000
REPLACE SINGLE-PLY ROOFING SYSTEM	15	8	7	18,000	SF	$14.00	$252,000	100%							$252,000														$252,000
3.4.1.1 Supply and Waste Piping																													
REPAIR NON-POTABLE WATER SUPPLY SYSTEM				1	LS	$20,000.00	$20,000	100%	$20,000																				$20,000
3.4.1.2 Domestic Hot Water Production																													

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Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
REPLACE DOMESTIC WATER HEATER	12	8	4	2	EA	$1,000.00	$2,000	200%				$2,000												$2,000					$4,000
REPLACE TANKLESS WATER HEATERS	15	8	7	4	EA	$5,000.00	$20,000	100%							$20,000														$20,000
3.4.2.1 Equipment																													
REPLACE GEOTHERMAL WATER SOURCE HEAT PUMPS	20	8	12	30	EA	$5,000.00	$150,000	100%												$150,000									$150,000
REFURBISH HEAT EXCHANGER	25	8	17	1	EA	$10,000.00	$10,000	100%																	$10,000				$10,000
REPLACE VAV BOXES	25	8	17	9	EA	$2,000.00	$18,000	100%																	$18,000				$18,000
GEOTHERMAL PUMP AND MOTOR ROUTINE REPLACEMENT	5	3	2	1	EA	$8,000.00	$8,000	400%		$8,000					$8,000					$8,000					$8,000				$32,000
3.4.3.1 Service and Metering																													
REPLACE EMERGENCY POWER GENERATORS	25	8	17	2	EA	$20,000.00	$40,000	100%																	$40,000				$40,000
3.6.1 Interior Finishes																													
RENOVATE COMMERCIAL KITCHEN AND REPLACE APPLIANCES	10	8	2	1	LS	$50,000.00	$50,000	100%		$50,000																			$50,000
Total (Uninflated)									$27,500.00	$60,500.00	$0.00	$17,000.00	$0.00	$0.00	$280,000.00	$0.00	$0.00	$0.00	$0.00	$173,000.00	$0.00	$0.00	$137,500.00	$2,000.00	$76,000.00	$0.00	$0.00	$0.00	$773,500.00
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)									$27,500.00	$62,012.50	$0.00	$18,307.14	$0.00	$0.00	$324,714.16	$0.00	$0.00	$0.00	$0.00	$226,990.99	$0.00	$0.00	$194,283.90	$2,896.60	$112,822.43	$0.00	$0.00	$0.00	$969,527.71

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Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
Evaluation Period:									20																				
# of Square Feet:									25,161																				
Reserve per Square Feet per year (Uninflated)									$1.54																				
Reserve per Square Feet per year (Inflated)									$1.93																				

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

2.3 ASSESSMENT PROCEDURES

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

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

2.4 DEFINITIONS

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

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

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

2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a Three-story Fire Station building.

3.1.1 Property Location

The Property is located at 2420 Fontaine Avenue in Charlottesville, Virginia.

Surrounding Properties	
North	Fontaine Ave and residential properties
East	Residential properties
South	Residential properties
West	Summit Street and 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 8 years ago in 2013.

3.1.3 Current Property Improvements

The Fire Station building, located at 2420 Fontaine Avenue, in Charlottesville, Virginia, consists of a Three-story building. The building totals approximately 25,161 square feet. Parking is provided with Below grade parking garage with one level.

3.2 SITE CONDITIONS

3.2.1 Topography

TOPOGRAPHY		
Item	**Description**	**Condition**
Slope of the property	Generally slopes away from building in all directions	Good
Adjoining Properties	Generally located down gradient	Good

Comments

The property is generally level and slopes away from the building in all directions. The adjoining properties are generally located down gradient from the property.

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal system	Good
Storm Water (Retention) Pond	South side of building	Good
Storm Water Filtration Structure		N/A
Pavement Drainage	Trench drains and curb inlets	Good
Landscape Drainage	Yard inlet and retention basin	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system, trench drains, and curb inlets with a small bioretention basin at the SW corner of the building.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Concrete	Good
Fire Truck Access	West and north sides of the building	Good
Easements		N/A

Comments

Vehicular access to the site is located on the north and west sides 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 west and north sides of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Fading observed at on-grade crosswalks	Fair

PARKING		
Item	**Description**	**Condition**
Quantity of Parking Spaces	32	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Typically perpendicular parking, 4 parallel spaces on street	Good
Site Circulation	2-way drive aisles	Good
Lighting	Building mounted	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	Concrete and Below grade parking garage with one level	Good
Drainage	Trench drains and curb inlets	Good
Concrete Curbs	Minor deterioration observed	Good
Dumpster Area	Located at west entrance	Good

Comments

Concrete drive lanes and parking areas are located on the east, west, and south sides of the site. The concrete pavement was observed to be in generally good condition. The south drive lanes lead to the below grade parking garage. One accessible parking space is located in the parking garage. Four parallel parking spaces are located on Summit Street with one of these being marked as a van accessible space.

Concrete curbs are located around the site. The concrete curbs were observed to be in generally good condition with minor deterioration noted near the north entrance.

Photographs

Concrete pavement - note cracked and deterioration

Striping condition

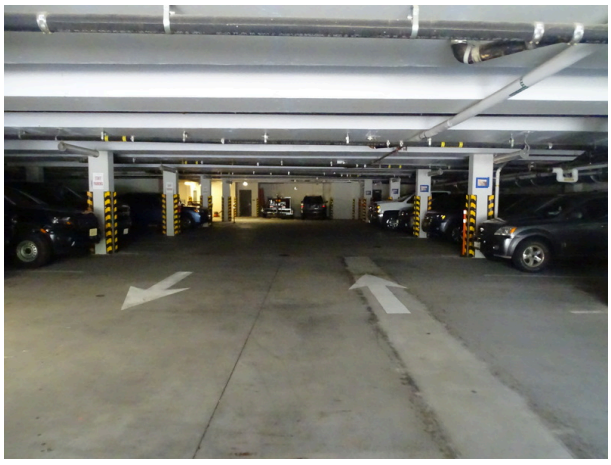
Typical storm water drainage

Concrete pavement

Typical yard inlet

Typical brick pavement

Dumpster pad



Parking garage area

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Good
Patios	Brick paver patio on northwest side of the building	Fair

Comments

At the north and west of the building Concrete sidewalks of undetermined thickness were provided. Regularly spaced control joints were observed. The Concrete sidewalks were generally in good condition. A brick paver patio was located at the northwest entrance of the building. The brick paver patio was settled in one area and generally in fair condition. We recommend repairing the brick paver patio as a maintenance item.

Photographs

Typical brick sidewalk condition

Typical sidewalk

Typical brick pavement

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Saplings	Good
Planting Beds	Small shrubs	Good
Lawn Areas		Good
Landscape Lighting		N/A
Retaining Walls	Segmental stone walls on south of building	Good
Fences and Gates	Located on the north side of the site	Good

Comments

The landscaping consists generally of young sapling trees, small shrubs, and grassed areas around the site. The landscaping was observed to be in generally good condition. A segmental stone retaining wall is located around the emergency generators and another at the SE side of the building. The walls were in generally good condition.

Photographs

Typical landscaping overview

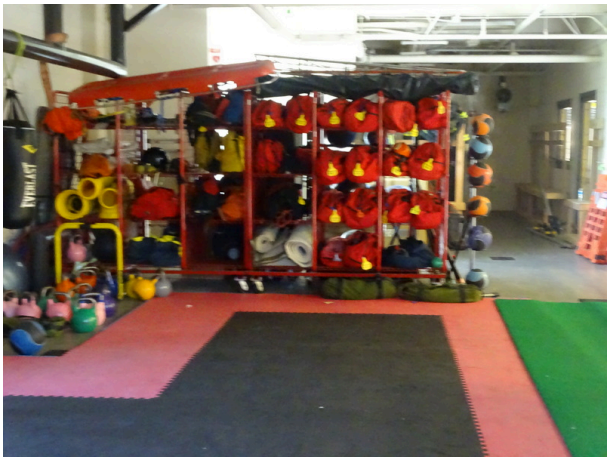
Typical Generator

3.2.7 Recreational Facilities

Comments

A fitness center is located on the second floor of the building. No unusual problems or concerns were observed or reported with the fitness center

Photographs



Fitness center interior

3.2.8 Special Utility Systems

Item	Description	Condition
Water Well		N/A
Lift Station		N/A
Septic Field		N/A
Solar Power	Panels located on roof	Good/Fair
Wind Power		N/A

Comments

The Property contains solar panels on the roof. The expect life of solar panels is 20 years. We recommend replacing the solar panels near the end of the report period..

Photographs

Typical solar PV system overview

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SOLAR PANELS AS NEEDED	20	5	15	15	$137,500
Total					$137,500

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

FOUNDATION		
Item	**Description**	**Condition**
Load Bearing Support	Assumed shallow spread footings	Good
Basement	Parking garage	Good
Crawl Space		N/A

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Concrete slab-on-grade	Good
Roof Framing	Steel	Good
Columns	Interior steel and concrete columns	Good
Load Bearing Walls	Concrete masonry unit	Good
Balconies	Located at training tower area	Good
Decks		N/A

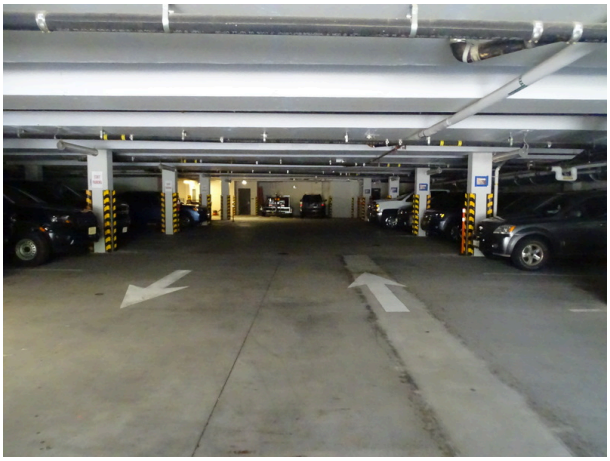
Comments

The structure of the building consists of Concrete masonry unit bearing walls with interior steel and concrete columns. The structural frame of the building was generally in good condition.

Photographs

Bay area interior structure

Metal deck supporting an elevated level



Parking garage area interior

Garage structure framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Brick Veneer	Minor deterioration observed	Good
Wood Trim		N/A
Sealants	Varies	Fair

Comments

The primary exterior of the building consists of brick veneer,Concrete Masonry Units, precast panels, and composite metal panels. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. The exterior masonry was generally in good condition. We recommend re-pointing of the deteriorated mortar joints at the end of the report period.

Exterior sealants are located around the window and door frames, composite metal panels, horizontal joints, and vertical joints in thebrick veneer. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in fair condition. We recommend that the exterior sealants be replaced during the report period.

Photographs

Fountain fire station south elevation overview

Building exterior overview

Exterior wall siding overview

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SEALANTS	12	8	4	4	$15,000
Total					$15,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Storefront entrance	Good
Personnel Doors	Aluminum and Hollow metal	Good
Door Hardware	Varied	Good
Overhead/Roll-up Doors	Folding bay doors located at east and west sides of the building	Good/Fair

Comments

The main entrances are storefront assemblies. The main entrance doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Folding bay doors are located on the east and west sides of the building. The bay doors were reportedly having problems with bracing and generally in good to fair condition. We recommend repairing the overhead door bracing as needed.

Photographs

Storefront door

Typical exterior door

Typical bay - Overhead door

Overhead doors with reported problems with bracing

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR OVERHEAD DOOR BRACING AS NEEDED	20	19	1	1	$5,000
Total					$5,000

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Good
Glass Pane	Double pane	Good
Operation	Operable lower sash at several locations	Good
Screen	At operable units	Good
Exterior Header	Varies with condition	Good
Exterior Sill	Varies with condition	Good
Gaskets or Glazing	Neoprene	Good

Comments

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

Photographs

Glass curtain wall exterior window

Typical exterior window

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOW GASKETS	20	8	12	12	$15,000
Total					$15,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-ply membrane	Original roofing system	Good/Fair
Asphalt Shingle		N/A
Drainage	Internal drains	Fair
Plumbing Vents	Clamped collars	Good/Fair
Exhaust Vents	Counter flashed	Good/Fair
Flashing	Metal flashing and coping	Good/Fair
Roof Age	8 years	Good/Fair

Comments

The roofing system consists of a Single-ply sheet membrane roofing system. The roofing was in generally good to fair condition with some patching and ponding noted. Reported leakage was noted during our site visit with repairs made as needed. The roofing system age is 8 years in age from original construction. The expected useful life of a single-ply roofing system is 20 years with proper maintenance. We recommend an allowance for continued roofing repairs as needed until recommended replacement later in the report period.

Photographs

Typical solar PV system overview

Typical solar PV system overview

Single-ply roofing system overview

Typical internal drain

Single ply roof - note deterioration

Metal coping overview

Single-ply roofing system overview

Previous repair

Water ponding on top of the roof

Deteriorated single Ply - roof

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR SINGLE-PLY ROOFING SYSTEM FOR REPORTED LEAKS AS NEEDED	20	19	1	1 2	$2,500 $2,500
REPLACE SINGLE-PLY ROOFING SYSTEM	15	8	7	7	$252,000
Total					$257,000

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

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

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Pump Controller		N/A

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

Waste Lines

The waste lines in the building are PVC and cast iron. The expected useful life of PVC and cast iron waste line is approximately 50 years. The waste lines were generally in good condition.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR NON-POTABLE WATER SUPPLY SYSTEM	-	-	-	1	$20,000
Total					$20,000

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Electric water heater and tankless water heaters	Good/Fair
Water Storage	Located within water heater	Good/Fair
Circulation Pumps		N/A

Comments

Domestic hot water to the building is provided by Electric water heater and tankless water heaters . The expected useful life of Electric water heater and tankless water heaters is approximately 12-15 years. We recommend replacing the Electric water heater and tankless water heatersduring the report period.

Photographs

Domestic water heater

water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE DOMESTIC WATER HEATER	12	8	4	4 16	$2,000 $2,000
REPLACE TANKLESS WATER HEATERS	15	8	7	7	$20,000
Total					$24,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers		N/A

EQUIPMENT		
Item	**Description**	**Condition**
Central Plant Pumps	Located in utility room on ground level	Good
Ceiling Mounted unit heaters	Located in bay area	Good
water source heat pumps	Climate Master	Good
Dehumidifier	Munters	Good
Condensing Units (split system)		N/A
Exhaust Fans	Located in bay area	Good

Comments

The building is served by a Geothermal central plant system and includes geothermal water source heat pumps, circulator pumps, , VAV boxes, a heat exchanger, a dehumidifier, and ceiling mounted space heaters. During the assessment, a tech explained that the geothermal pump and motor must be replaced every five years. The geothermal transfer box also takes on sediment that needs to be removed.

Water source heat pumps have an expected useful life of 20 years with proper maintenance. VAVs and heat exchangers have an expected useful life of 25 years with proper maintenance. We recommend replacing the equipment during the report period.

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

Photographs

Geothermal Heat Pump Vertical Package Unit

Dehumidifier Unit

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE GEOTHERMAL WATER SOURCE HEAT PUMPS	20	8	12	12	$150,000
REFURBISH HEAT EXCHANGER	25	8	17	17	$10,000
REPLACE VAV BOXES	25	8	17	17	$18,000
GEOTHERMAL PUMP AND MOTOR ROUTINE REPLACEMENT	5	3	2	2 7 12 17	$8,000 $8,000 $8,000 $8,000
Total					$210,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Plumbing Pipe System	Schedule 80 CPVC	Good
Ducts	Insulated metal	Good
Return Air	Sheet metal	Good

Comments

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

The hydronic water piping system was observed to be in good condition.

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Digital	Good
Compressor (Pneumatic System)		N/A
Variable Frequency Drives	Located in mechanical rooms	Good
Energy Management System		N/A

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	Located at southwest side of the building	Good
Master (House) Meter		Good
Emergency Power	Located at south side of the building	Good
Transfer Switch	Located in the utility room at ground level	Good

Comments

Electricity is provided to the building by Dominion Virginia Power through a transformer located on the southwest side of the building. The main electrical entrance is located on the southwest side of the building and provides as 3-phase, 4-wire, 1,200 amps. The expected useful life of switchgear is 50 years with proper maintenance. The electrical service and metering were in good condition.

Two emergency generators, manufactured by Generac, were located on the south side of the building. The emergency generators are reportedly tested on a weekly basis. The expected useful life of an emergency generator is 25 years with proper maintenance. The emergency generators were observed to be in good condition. Based on the age of the generator, we recommend replacement during the report period.

Photographs

Typical Generator

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE EMERGENCY POWER GENERATORS	25	8	17	17	$40,000
Total					$40,000

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Located in utility room on ground level	Good
Branch Wiring	Copper	Good
Bus Ducts		N/A
GFCI Devices		Good
Building Transformers	Pad mounted	Good

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Sub-Meters		N/A
COPALUM Connectors		N/A

Comments

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

VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	One passenger elevator	Good
Capacity	2500 lbs.	Good
Manufacturer and Type	Kone Cable	Good
Maintenance Contractor	Kone	Good
Date of Last Maintenance Inspection	3/18/2021	Good
Cab Finishes	Stainless/laminate	Good
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
Escalators		N/A
Dumb-waiters		N/A
Man lifts		N/A

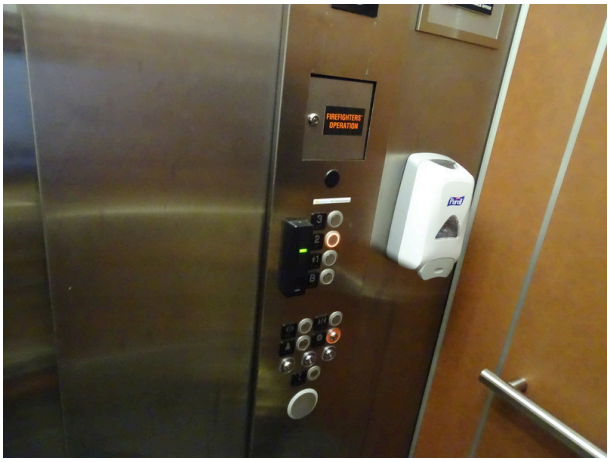
Comments

The building is served by one passenger elevator. The elevator was manufactured by Kone. Kone currently has the maintenance contract for the elevators. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. Routine maintenance is considered adequate to keep the elevator system in good condition during the projection period of this report. The elevator was inspected on March 18, 2021.

Photographs

Typical elevator

Elevator equipment



Elevator cab overview

Elevator cab overview

3.5 LIFE SAFETY AND FIRE PROTECTION

3.5.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)	Automatic	Good
Sprinkler System (dry)	In garage	Good
Sprinkler System (chemical)		N/A
Sprinkler Heads	Various	Good
Date of Last Inspection (sprinkler system)	4/6/2021	Good
Sprinkler Pump		N/A
Sprinkler Pump Controller		N/A
Sprinkler Pipe Material		N/A
Jockey Pump		N/A
Fire Extinguishers	Throughout building	Good
Date of Last Inspection (Fire Extinguishers)	6/10/2021	Good
Fire Standpipes		N/A
Fire Department Connections	On front wall of building	Good
Hose Cabinets		N/A

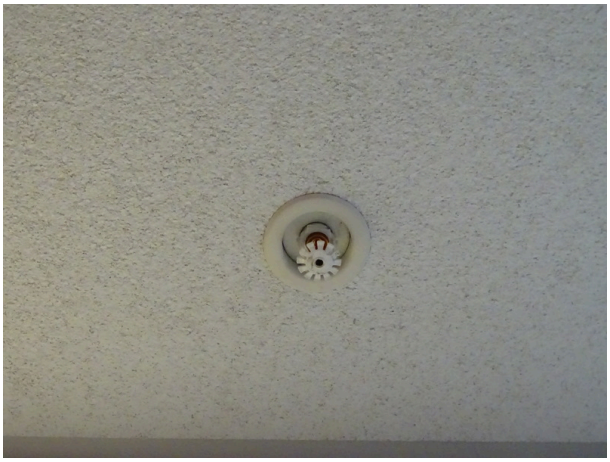
Comments

The fire suppression system includes Wet and dry sprinkler systems and fire extinguishers. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

Photographs

Typical sprinkler system piping

Typical Fire Department Connection



Typical sprinkler

Fire extinguisher

3.5.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Siemens	Good
Public Address System		N/A
Central Fire Alarm Control Panel	Siemens	Good
Automatic Notification	Monitored	Good

ALARM SYSTEMS		
Item	**Description**	**Condition**
Bells	Located throughout the building	Good
Strobes	Located throughout the building	Good
Exit Signs	Located throughout the building	Good
Exit Lights	Located throughout the building	Good
Pull Stations	Located throughout the building	Good
Smoke Detectors	Located throughout the building	Good

Comments

The fire alarm system was observed but not tested. The fire alarm panel was observed to be in good condition.

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

Photographs

Typical smoke detector

Typical pull down station

Fire alarm panel

3.5.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Interior and exterior	Good
Alarm System	Monitored	Good
Access Control	Combination code for door at west entrance	Good
Security Fencing		N/A
Lightning Protection	Throughout roof areas	Good

Comments

The building is monitored by a computerized security system with cameras. Security cameras were observed at locations at the building interiors and exteriors. The security system was generally in good condition.

A lightning protection system was installed across the roof areas and was observed to be in good condition.

Photographs

Typical security camera

3.6 INTERIOR BUILDING COMPONENTS

3.6.1 Interior Finishes

BAY AREA		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Painted concrete masonry unit	Good
Ceiling Finishes	Unfinished	Good
Lighting	Fluorescent fixtures	Good

OFFICE AREA - LARGE		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

SmartTable

STAIRS		
Item	**Description**	**Condition**
Enclosure	CMU - Efflorescence noted on walls	Fair
Framing Support	Steel	Good
Treads	Vinyl	Good
Risers	Steel	Good
Nosing	Vinyl	Good
Handrails	Steel	Good
Lighting	Fluorescent	Good
Pressurized Stairwells	No	N/A
Doors	Metal	Good
Door Hardware	Operable	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Ceramic tile	Good
Ceiling Finishes	Suspended acoustical tile	Good
Fixtures	Toilets, urinals, lavatories	Good
Accessories	Grab bars, mirrors, soap and paper dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

KITCHEN AREA		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good

KITCHEN AREA		
Item	**Description**	**Condition**
Counters	Solid surface	Good
Sink	Stainless	Fair
Cabinets	Wood	Poor
Stove/Range	Commercial gas	Fair
Exhaust Vent/Hood	Stainless	Good
Refrigerator	Multiple commercial stainless	Good
Dishwasher	Built-in	Fair

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

CORRIDOR		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good

ENTRANCE HALL		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good

ENTRANCE HALL		
Item	**Description**	**Condition**
Lighting	Fluorescent fixtures	Good

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

Comments

The interior common building areas include a reception/entrance area, vehicle bay, offices, dorms, restrooms, and kitchen.

The finishes in the bay area include concrete floors, painted concrete masonry unit walls, and unfinished ceilings. The finishes in the bay area were observed to be in generally good condition.

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

The stair finishes include painted CMU walls, painted steel stringers and handrails, and vinyl treads. The walls are experiencing a fair degree of efflorescence from a possible leak. We recommend a focused investigation of the area to determine the cause.

The finishes in the dorm rooms consisted of carpet, painted gypsum board walls, and suspended acoustical tile ceilings. The dorm finishes were in good condition.

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

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

Based on the fair condition of the interior finishes at the kitchen, we recommend the kitchen interiors be renovated.

Photographs

Typical office interior

Typical corridor interior

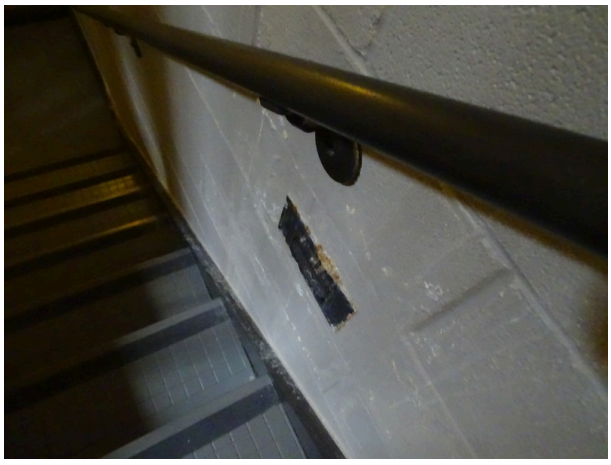
Dorm area- interior finishes

Typical interior hall overview

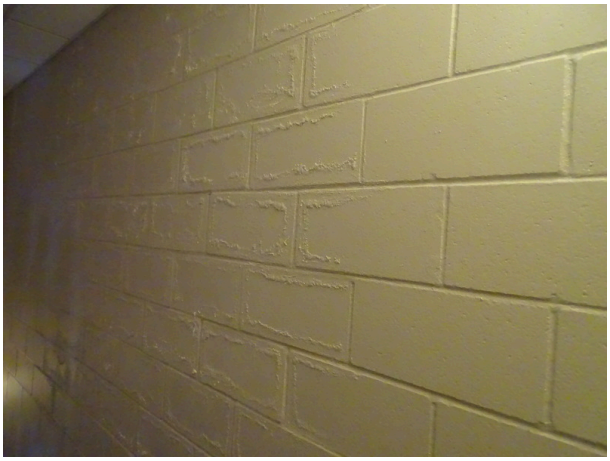
Deterioration of the kitchen cabinet

Typical kitchen cabinet

Typical corridor area interior



Efflorescence stair interior



Efflorescence wall interior

Efflorescence interior

Water leakage at ceiling

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
RENOVATE COMMERCIAL KITCHEN AND REPLACE APPLIANCES	10	8	2	2	$50,000
FOCUSED LEAK INVESTIGATION	-	-	0	Immediate	$1,000
Total					$51,000

3.7 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 Fontaine Avenue Fire Station property is not considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore not subject to compliance with Title III of the ADA. The fire station facility does fall under Title II for employee accommodations. If an employee requires accessibility accommodations, the accommodation can be provided on a case by case basis. It was reported that there were no individual employee based at this facility that required accommodations at this time.

The parking area serving the property has a total of approximately 32 parking spaces. Of the parking spaces, two are accessible with one being van accessible. Accessibility requires that two accessible parking spaces be provided in parking areas with a total of 26 to 50 spaces. One accessible space is required to be van accessible and have a 60-inch wide access aisle.

Photographs

Accessible Toilet

Typical truncated Domes

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	Two out of the 32 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	One out of the Two accessible spaces are van accessible
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	Yes	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	Yes	
5.	Does each accessible space have an adjacent access aisle?	No	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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	
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?	N/A	no public areas within the building
2.	Do accessible routes appear free of obstructions and/or protruding objects?	N/A	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	N/A	
6.	Do ramps on accessible routes appear to have compliant handrails?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	N/A	not typically accessed by the public
2.	Do doors at interior accessible routes appear to have compliant hardware?	N/A	
3.	Do doors at interior accessible routes appear to have compliant opening force?	N/A	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	N/A	
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?	N/A	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	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?	N/A	not typically accessed by the public
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	N/A	
3.	Does the lavatory faucet have compliant handles?	N/A	
4.	Is the plumbing piping under lavatories configured to protect against contact?	N/A	
5.	Are grab bars provided at compliant locations around the toilet?	N/A	
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?	N/A	
I.	**Hospitality Guestrooms**		

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
1.	Does property management report the minimum required accessible guestrooms?	N/A	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?	N/A	

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and Shawn Davis 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.

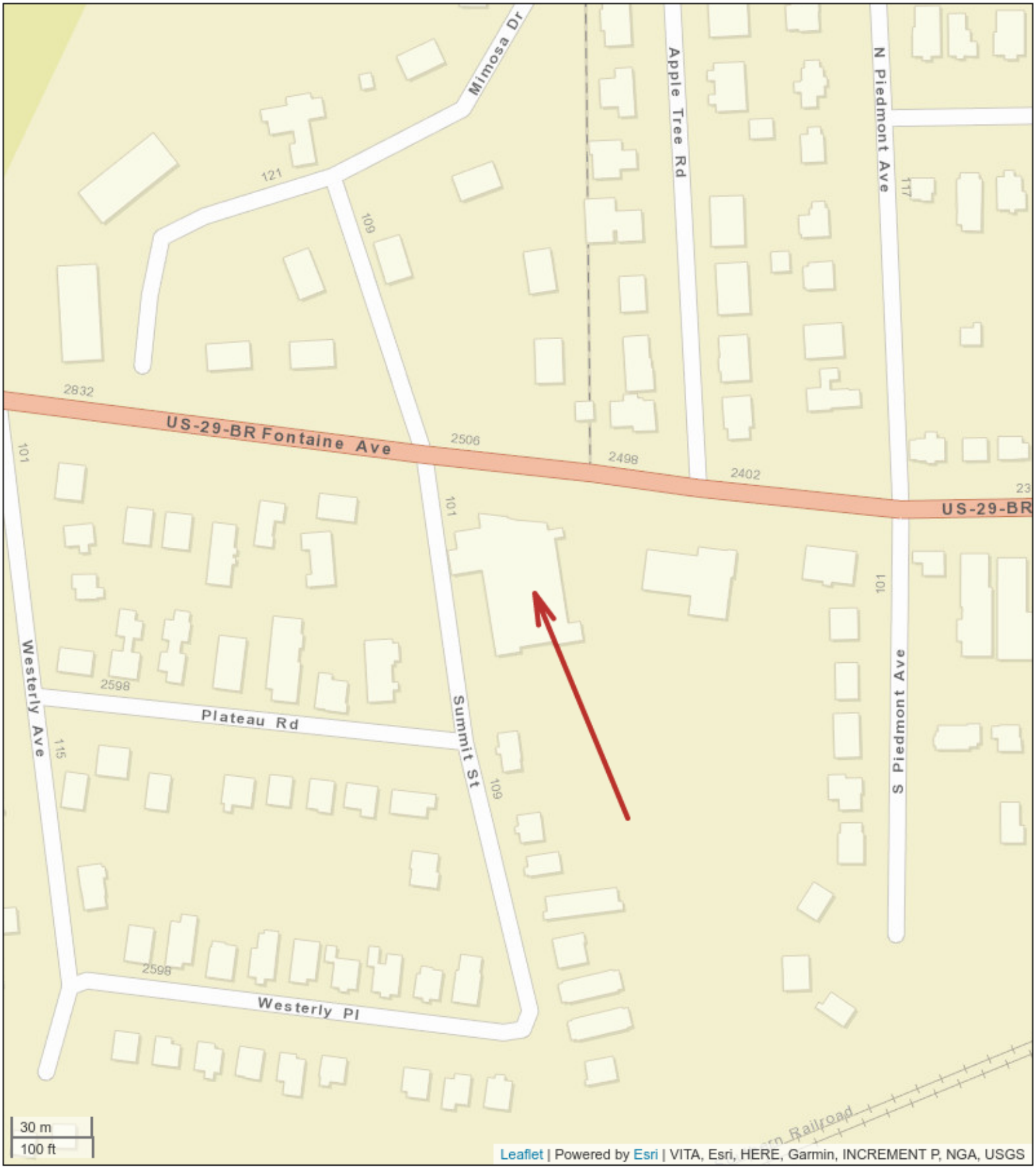
ECS's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period. Additional information concerning systems or components respective replacement costs (in today's dollars), typical expected useful lives, and 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 Fontaine Avenue Fire Station 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 Fontaine Avenue Fire Station building is $773,500.00. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $4,021,999.88. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.18. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Fontaine Avenue Fire Station is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH



Site Map

Fontaine Fire Station - FCA 2021

Aerial Photograph

Fontaine Fire Station - FCA 2021

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

Square Foot Cost Estimate Report

Date: **10/19/2021**

Estimate Name	**Fontaine Street Fire Station**
	City of Charlottesville 2420 Fontaine Avenue Charlottesville Virginia 222903
Building Type	Fire Station, 2 Story with Decorative Concrete Block / Precast Concrete
Location	CHARLOTTESVILLE, VA
	3.00
Stories Height	14.00
Floor Area (S.F.)	25,161.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$159.85
Total Building Cost	**$4,021,999.96**

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

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

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**4.1%**	**$4.89**	**$123,014.76**
A1010	**Standard Foundations**			**$2.53**	**$63,712.13**
	Foundation wall, CIP, 4' wall height, direct chute, .197 CY/LF, 9.44 PLF, 16" thick	550.00		$1.69	**$42,603.55**
	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide	550.00		$0.79	**$19,911.65**
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	7.55		$0.05	**$1,196.93**
A1030	**Slab on Grade**			**$2.23**	**$56,050.82**
	Slab on grade, 5" thick, light industrial, reinforced	8,387.00		$2.23	**$56,050.82**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.13**	**$3,251.81**
	Excavate and fill, 4000 SF, 4' deep, sand, gravel, or common earth, on site storage	8,387.00		$0.13	**$3,251.81**
B Shell			**37.0%**	**$43.80**	**$1,102,070.55**
B1010	**Floor Construction**			**$16.63**	**$418,464.23**
	Precast concrete column, 12" sq, tied, concentric load, 200K, 12' story height, 170 PLF, 4 load levels	211.35		$2.24	**$56,465.29**
	Concrete T beam, precast, 12" x 28", 515 PLF, 15' span, 8.37 KLF superimposed load	181.16		$2.73	**$68,646.84**
	Precast concrete plank, 2" topping, 14" total thickness, 40' span, 75 PSF superimposed load, 170 PSF total load	16,774.00		$11.66	**$293,352.10**
B1020	**Roof Construction**			**$5.21**	**$131,105.92**
	Floor/roof, precast/prestressed slab, 25' span, 40 PSF superimposed load, 12" thick, 95 PSF total load	8,387.00		$5.21	**$131,105.92**
B2010	**Exterior Walls**			**$12.25**	**$308,183.16**
	Concrete block (CMU) wall, split rib, 8 ribs, hollow, regular weight, 12x8x16, reinforced, vertical #5@32", grouted	17,325.00		$12.25	**$308,183.16**
B2020	**Exterior Windows**			**$2.79**	**$70,276.03**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	100.43		$2.79	**$70,276.03**
B2030	**Exterior Doors**			**$4.59**	**$115,454.60**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	10.06		$1.12	**$28,128.54**
	Door, steel 24 gauge, overhead, sectional, electric operator, 12'-0" x 12'-0" opening	24.06		$3.47	**$87,326.06**
B3010	**Roof Coverings**			**$2.33**	**$58,586.61**
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	8,387.00		$0.88	**$22,167.85**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	8,387.00		$0.57	**$14,461.79**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	550.00		$0.55	**$13,837.89**
	Flashing, aluminum, no backing sides, .019"	550.00		$0.09	**$2,273.38**
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	550.00		$0.23	**$5,845.70**
C Interiors			**14.2%**	**$16.80**	**$422,654.71**
C1010	**Partitions**			**$4.06**	**$102,161.80**
	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish	14,800.59		$4.06	**$102,161.80**
C1020	**Interior Doors**			**$2.69**	**$67,785.29**
	Door, single leaf, kd steel frame, metal fire, commercial quality, 3'-0" x 7'-0" x 1-3/8"	50.32		$2.69	**$67,785.29**

		Quantity	% of Total	Cost Per SF	Cost
C1030	**Fittings**			**$0.32**	**$8,109.95**
	Toilet partitions, cubicles, ceiling hung, stainless steel	7.55		$0.32	**$8,109.95**
C2010	**Stair Construction**			**$1.49**	**$37,527.00**
	Stairs, steel, pan tread for conc in-fill, picket rail,24 risers w/ landing	2.00		$1.49	**$37,527.00**
C3010	**Wall Finishes**			**$2.65**	**$66,783.50**
	Glazed coating	17,325.00		$0.31	**$7,691.26**
	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	29,601.18		$1.35	**$33,892.46**
	Painting, masonry or concrete, latex, brushwork, addition for block filler	29,601.18		$1.00	**$25,199.78**
C3020	**Floor Finishes**			**$1.79**	**$45,100.59**
	Concrete topping, paint	12,580.50		$0.57	**$14,404.30**
	Vinyl, composition tile, maximum	12,580.50		$1.22	**$30,696.29**
C3030	**Ceiling Finishes**			**$3.78**	**$95,186.58**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	12,580.50		$3.78	**$95,186.58**
D Services			**44.7%**	**$52.92**	**$1,331,519.21**
D1010	**Elevators and Lifts**			**$8.24**	**$207,271.54**
	Hydraulic passenger elevator, 2500 lb., 2 floor, 125 FPM	2.52		$8.24	**$207,271.54**
D2010	**Plumbing Fixtures**			**$10.70**	**$269,340.93**
	Water closet, vitreous china, bowl only with flush valve, wall hung	24.91		$3.28	**$82,456.31**
	Urinal, vitreous china, wall hung	8.30		$0.39	**$9,932.33**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	16.61		$0.93	**$23,498.61**
	Kitchen sink w/trim, countertop, stainless steel, 33" x 22" double bowl	4.28		$0.36	**$9,045.78**
	Laundry sink w/trim, molded stone, on wall, 45"x 21" double compartment	4.28		$0.24	**$6,125.49**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	8.30		$1.43	**$36,093.08**
	Shower, stall, baked enamel, terrazzo receptor, 36" square	29.19		$3.42	**$85,962.31**
	Water cooler, electric, wall hung, semi recessed, 8.1 GPH	8.30		$0.64	**$16,227.02**
D2020	**Domestic Water Distribution**			**$1.11**	**$28,017.02**
	Gas fired water heater, commercial, 100< F rise, 200 MBH input, 192 GPH	1.70		$1.11	**$28,017.02**
D2040	**Rain Water Drainage**			**$0.36**	**$9,146.74**
	Roof drain, CI, soil,single hub, 4" diam, 10' high	3.40		$0.27	**$6,750.53**

		Quantity	% of Total	Cost Per SF	Cost
	Roof drain, CI, soil,single hub, 4" diam, for each additional foot add	56.00		$0.10	**$2,396.21**
D3050	**Terminal & Package Units**			**$20.39**	**$512,953.53**
	Rooftop, multizone, air conditioner, offices, 10,000 SF, 31.66 ton	27,677.10		$20.39	**$512,953.53**
D4010	**Sprinklers**			**$3.29**	**$82,877.95**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	12,580.50		$2.07	**$52,164.67**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	12,580.50		$1.22	**$30,713.28**
D4020	**Standpipes**			**$1.65**	**$41,452.90**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	3.52		$1.35	**$33,942.84**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	3.52		$0.30	**$7,510.06**
D5010	**Electrical Service/Distribution**			**$0.54**	**$13,711.88**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.00		$0.19	**$4,702.00**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	50.00		$0.14	**$3,407.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.50		$0.22	**$5,602.88**
D5020	**Lighting and Branch Wiring**			**$5.42**	**$136,265.70**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	25,161.00		$1.38	**$34,619.02**
	Wall switches, 1.0 per 1000 SF	25,161.00		$0.22	**$5,419.68**
	Miscellaneous power, .8 watts	25,161.00		$0.16	**$3,912.54**
	Central air conditioning power, 4 watts	25,161.00		$0.51	**$12,925.21**
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF	37,741.50		$3.16	**$79,389.25**
D5030	**Communications and Security**			**$1.02**	**$25,788.46**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1.13		$0.74	**$18,701.86**
	Fire alarm command center, addressable without voice, excl. wire & conduit	2.52		$0.28	**$7,086.60**
D5090	**Other Electrical Systems**			**$0.19**	**$4,692.56**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	7.17		$0.19	**$4,692.56**
E Equipment & Furnishin			**0.0%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**

	Quantity	% of Total	Cost Per SF	Cost
F Special Construction		0.0%	$0.00	$0.00
G Building Sitework		0.0%	$0.00	$0.00
Sub Total		100%	$118.41	$2,979,259.23
Contractor's Overhead & Profit		25.0 %	$29.60	$744,814.81
Architectural Fees		8.0 %	$11.84	$297,925.92
User Fees		0.0 %	$0.00	$0.00
Total Building Cost			$159.85	$4,021,999.96

Appendix III: FIRE SPRINKLER INSPECTION

INSPECTION AND TESTING FORM OF WATER BASED FIRE PROTECTION SYSTEMS

1. PROPERTY INFORMATION

Name of property: Fontaine Fire Station (4433-22903-00030)
Address: 2420 Fontaine Avenue, 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: Completion Date/Time: 4.6.21
Contract Info: City of CVille Sprinkler (2600105673) Notification Number: 5102050724
Inspection Type: Quarterly

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

3. GENERAL INFORMATION (TO BE COMPLETED BY OWNER)

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

4. INSPECTOR'S SECTION

4.1 Inspections

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

4.2 Testing

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

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

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 %
6	1	16.7%	1	16.7%	0	0%

5.2 Report Totals by Type

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %	Device or System Type
1	1	100%	0	0%	0	0%	Dry Sprinkler Systems
4	0	0%	1	100%	0	0%	Wet Sprinkler Systems
1	0	0%	0	0%	0	0%	Sprinkler FDC - 2 Inlets

5.3 Report Details by Type

Dry Sprinkler Systems

Row	Date	Address	Location	Model	Water Source	Source PSI	Test Pipe Size	Static PSI	Residual PSI	Trip Test	Initial Air PSI	Tripped Air PSI	Water PSI	Trip Time (sec)	Restored Static PSI	Restore Time (sec)	5 Year Performed	Visual/ Functional	Pass/ Fail
1	04/06/21	01:Dry	Garage Riser Room	4 inch TYCO DPV-1	City	40	2	50	25	Alarm	25	NA	NA	NA	45	1	NA	Functional	Pass

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		01:1stS	1st Flr. South	3 inch Shotgun	City	50	1.25	50			Visual	Pass
2		01:2nd	Second Flr.	Shotgun	City	50	1.25	45			Visual	Pass
3		01:2ndS	2nd Flr. South	4 Shotgun	City	50	2	45			Visual	Pass
4	04/06/21	01:Wet	Garage Riser Room	6 inch TYCO CV-1F	City	40	2	50	1	NA	Visual	Pass

Sprinkler FDC - 2 Inlets

Row	Date	Address	Location	Model	Type	Size	Visual/ Functional	Pass/ Fail
1		01:Wet:FDC	Fontaine Ave.	Potter-Roemer	2	6 inch	Visual	Pass

6. COMMENTS

Address	Location	NFPA Classification	Comment:
01:Dry	Garage Riser Room	Dry Sprinkler	5 Year due in September 2021 Due for 3 year air leakage test.
01:Wet	Garage Riser Room	Wet Sprinkler	5 Year service due in 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:
01:1stS	1st Flr. South	Wet Sprinkler	None to report.
01:2nd	Second Flr.	Wet Sprinkler	None to report.
01:2ndS	2nd Flr. South	Wet Sprinkler	None to report.
01:Dry	Garage Riser Room	Dry Sprinkler	None to report.
01:Wet	Garage Riser Room	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:
01:1stS	1st Flr. South	Wet Sprinkler	None to report.
01:2nd	Second Flr.	Wet Sprinkler	None to report.
01:2ndS	2nd Flr. South	Wet Sprinkler	None to report.
01:Dry	Garage Riser Room	Dry Sprinkler	None to report.
01:Wet	Garage Riser Room	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:_ 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 IV: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville -Fontaine
Fire Station
2420 Fontaine Ave
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 10, 2021

Building: City of Charlottesville -Fontaine Fire Station
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 -Fontaine Fire Station
Address: 2420 Fontaine Ave
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	29	100.00%	29	100.00%	29	100.00%	0	0%
Totals	**29**	**100%**	**29**	**100.00%**	**29**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions

Inspector: Tommy VO

Building: City of Charlottesville -Fontaine Fire Station

Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville -Fontaine Fire Station

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.	Basement column by b05 stairs 163.04	47001176 YW314911	Inspected	06/10/21 10:47:42 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement column by b08 stairs 163.07	47001175 XL577161	Inspected	06/10/21 10:47:53 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement column by mech. room b02 163.01	47001174 SN055288	Inspected	06/10/21 10:45:56 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement column by sprinkler room 163.06	47001177 YM988858	Inspected	06/10/21 10:46:44 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement elevator room b09 163.05	47001178 SP648558	Inspected	06/10/21 10:48:50 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement mechanical room b02 163.02	47001173 YM969484	Inspected	06/10/21 10:47:03 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st engine room by door 123 163.15	47001197 BJ345494	Inspected	06/10/21 10:37:28 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st engine room by room 128 163.12	47001195 F75958814	Inspected	06/10/21 10:39:14 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st engine room center pole163.11	47001194 YM953673	Inspected	06/10/21 10:39:09 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st engine room front bay doors 163.14	47001196 BR355737	Inspected	06/10/21 10:41:06 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st engine room front bay doors 163.14	47001193 YL117151	Inspected	06/10/21 10:41:44 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st engine room rear bay doors 163.09	47001191 YL117146	Inspected	06/10/21 10:38:44 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st engine room rear bay doors 163.10	47001192 YW283316	Inspected	06/10/21 10:40:03 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by gym 163.16	47001198 F75958829	Inspected	06/10/21 10:36:26 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by kitchen 163.17	47001199 F75958825	Inspected	06/10/21 10:35:19 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by room 135 163.08	47001190 F75958820	Inspected	06/10/21 10:42:50 AM
Fire Extinguisher, 6 Ltr, Class K	1st kitchen 163.18	47001200 AD-636164	Inspected	06/10/21 10:35:52 AM

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by room 207 163.21	47001183 F75958817	Inspected	06/10/21 10:26:14 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd mechanical room 203 163.19	47001182 YW289011	Inspected	06/10/21 10:33:10 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd mechanical room 204 163.20	47001181 T122523	Inspected	06/10/21 10:33:50 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd mechanical room 218 163.22	47001179 F75958828	Inspected	06/10/21 10:31:37 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd planning room 213 163.23	47001180 F75958826	Inspected	06/10/21 10:26:39 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd training mezzanine 163.32	47001172 YM988860	Inspected	06/10/21 10:43:58 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by restrooms 163.26	47001189 F75958813	Inspected	06/10/21 10:20:01 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by room 325 163.30	47001187 F75958835	Inspected	06/10/21 10:24:54 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by room 331 163.29	47001186 F75958832	Inspected	06/10/21 10:22:06 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by room 347 163.28	47001185 F75958827	Inspected	06/10/21 10:21:44 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by room 348 163.27	47001188 F75958830	Inspected	06/10/21 10:23:44 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd training room 309 163.24	47001184 BJ345499	Inspected	06/10/21 10:21:07 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville -Fontaine Fire Station

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	14
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	14
Fire Extinguisher, 6 Ltr, Class K	Inspected	1
Total		**29**
Grand Total		**29**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville -Fontaine Fire Station

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

ScanID	Location	Serial #	Hydro	Breakdown	Mfr Date
Due in 2022					
Hydrostatic Test					
Fire Extinguisher, A.B.C., 10 Lbs					
47001181	2nd mechanical room 204 163.20	T122523	08/09/10	08/09/16	08/09/10
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**1**
Due in 2023					
Hydrostatic Test					
Fire Extinguisher, Class K, 6 Ltr					
47001200	1st kitchen 163.18	AD-636164	08/23/18		05/18/13
				Total Fire Extinguisher, Class K, 6 Ltr:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville -Fontaine Fire Station

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%	29

Type	Qty	Model #	Description	Manufacture Date
In Service - 2 Years to 3 Years				
Buckeye				
Fire Extinguisher	12	5 HI SA40 ABC	A.B.C.	08/09/2019
In Service - 5 Years to 10 Years				
Amerex				
Fire Extinguisher	1	AB456-13	A.B.C.	08/09/2013
Ansul				
Fire Extinguisher	1	K01-3	Class K	05/18/2013
Fire Extinguisher	2	XA05	A.B.C.	05/18/2012
In Service - 10 Years to 15 Years				
Amerex				
Fire Extinguisher	1	AB456-10	A.B.C.	08/09/2010
Fire Extinguisher	9	AB456-07	A.B.C.	08/09/2007
In Service - 15 Years to 25 Years				
Amerex				
Fire Extinguisher	1	AB456-05	A.B.C.	08/09/2005
Fire Extinguisher	2	AB456-01	A.B.C.	08/09/2001

Appendix V: ELEVATOR CERTIFICATES

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

CHECKLIST FOR INSPECTION OF ELECTRIC ELEVATORS

GENERAL NOTES:
(a) See ASME A17.2.1 for detailed code requirements.
(b) OK - meets requirements, NG - insert number to identify comment of bac4 of the Checklist, NA - not applicable.

Address: Fontaine Fire House
2408 Fontaine Ave.
Charlottesville, VA

[ ] Routine inspection and test
[X] Periodic inspection and test
[ ] Acceptance inspection and test
[ ] Five year teest

ID NO: 1 **Our Number: CV142**

[X] Passenger **Rated Load: 2500** **Inspected by: Steve Bowers**
[ ] Freight Class **Speed: 150** **Signature: _____ Date: 3/18/21**
QEI NO: E000983 Certifying Organization: QEITF

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

CHECKLIST FOR INSPECTION OF ELECTRIC ELEVATORS

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

MAINTENANCE

No violations.

OWNER

Appendix VI: SITE PHOTOGRAPHS

1 - Fountain fire station south elevation overview

2 - Concrete pavement

3 - Concrete pavement - note cracked and deterioration

4 - Typical brick pavement

5 - Typical sidewalk

6 - Typical brick sidewalk condition

7 - Vehicle concrete access

8 - Vehicle access

9 - Striping condition

10 - Typical storm water drainage

11 - Sidewalk - note concrete separated from wall

12 - Deterioration and damaged concrete

13 - Deterioration and damaged concrete

14 - Typical storm water drainage

15 - Typical yard inlet

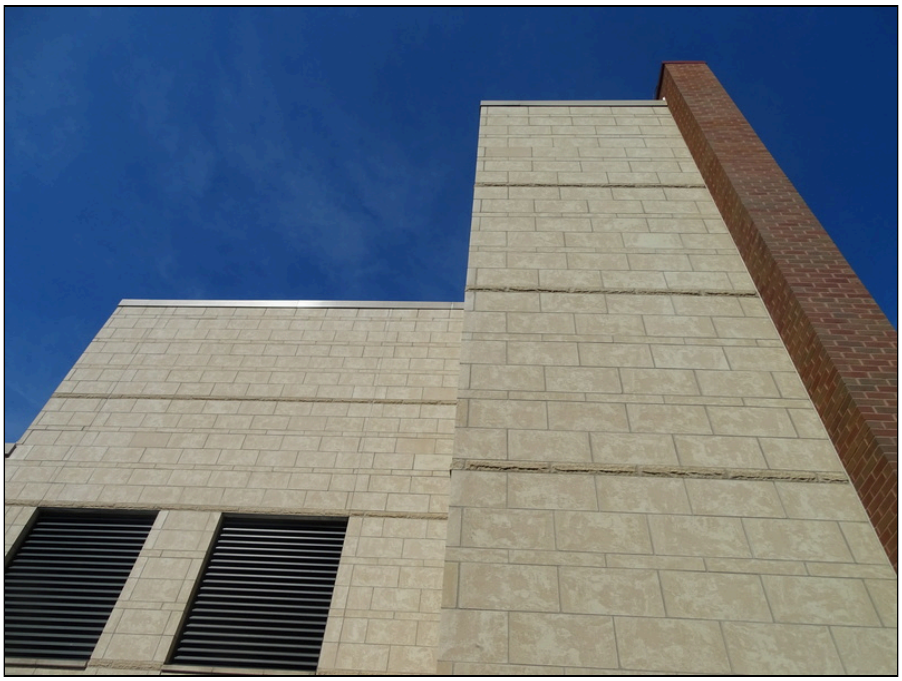
16 - Typical yard inlet

17 - Typical landscaping overview

18 - Typical landscape

19 - Typical water area

20 - Dumpster pad



21 - Building south exterior

22 - Building north exterior

23 - Building north exterior

24 - Building exterior overview

25 - Cracked in exterior wall

26 - Building exterior - note minor deterioration and damage to mortar

27 - Exterior wall siding overview

28 - Exterior wall condition

29 - Unfinished exterior wall overview

30 - Storefront door

31 - Overhead doors with reported problems with bracing

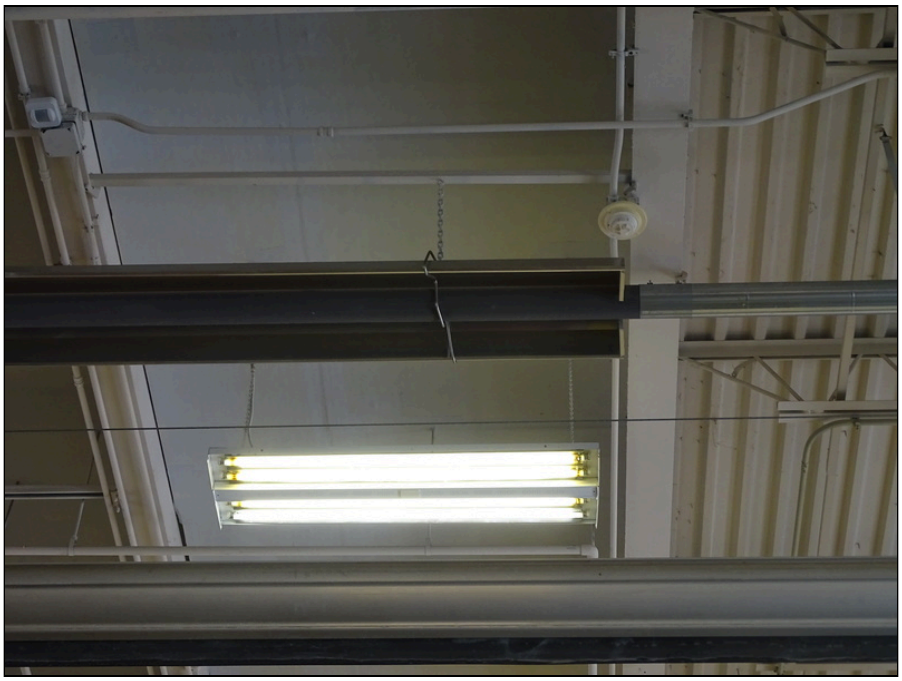
32 - Typical exterior door

33 - Typical bay door

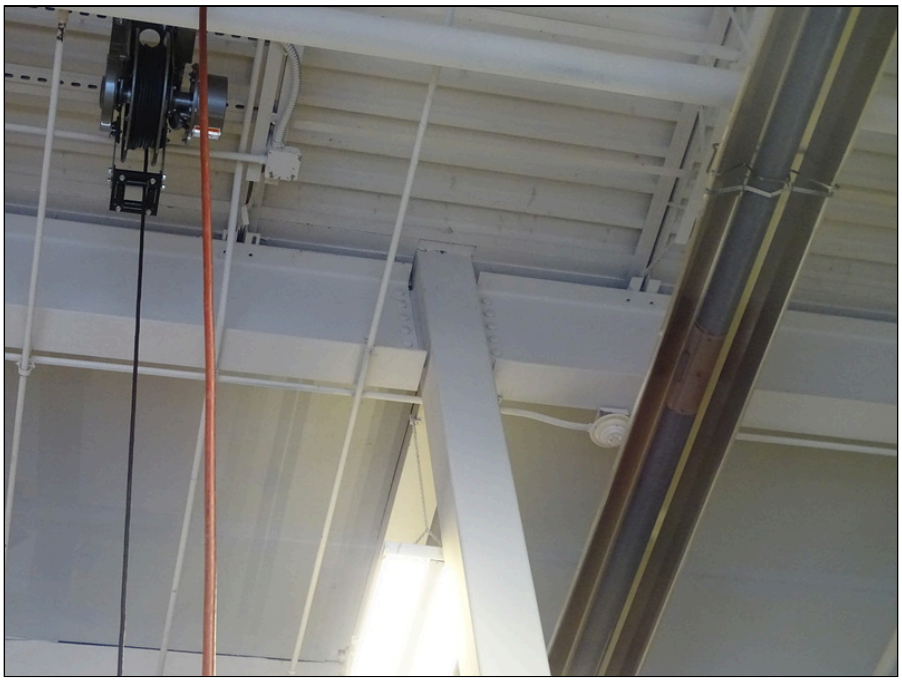
34 - Typical window

35 - Glass curtain wall exterior window

36 - Metal deck supporting an elevated level



37 - Metal deck supporting an elevated level



38 - Bay area interior finishes

39 - Garage structure framing

40 - CMU wall overview

41 - Single-ply roofing system overview

42 - Single ply roof - note deterioration

43 - Water ponding on top of the roof

44 - Deteriorated internal drain

45 - Deteriorated single Ply - roof

46 - Single-ply roofing system overview

47 - Low level roof condition

48 - Metal coping overview

49 - Typical internal drain

50 - Previous repair

51 - Typical skylight

52 - Typical solar PV system overview

53 - Typical solar PV system overview

54 - Plumping system

55 - PVC piping overview

56 - Domestic water heater

57 - Domestic water piping

58 - water heater

59 - Hot water piping system

60 - Geothermal Heat Pump Vertical Package Unit

61 - Geothermal Heat Pump Vertical Package Unit

62 - Geothermal Heat Pump Vertical Package Unit

63 - Dehumidifier Unit

64 - Typical space heater

65 - Variable frequency drive mechanical controls

66 - duct work

67 - Typical mechanical ductwork

68 - Typical mechanical duct

69 - Equipment at closet

70 - Typical transformer

71 - Typical degital meter

72 - Service disconnect panel

73 - Electric control panel

74 - Electrical panel

75 - Typical transfer switch

76 - Typical Generator

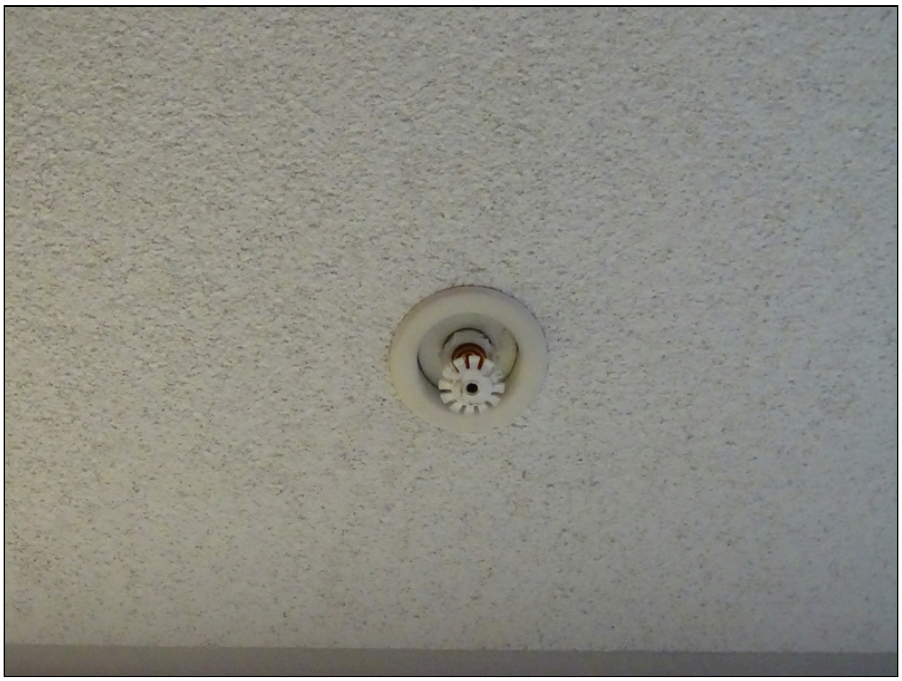
77 - Gas meter piping condition

78 - Typical Fire Department Connection

79 - wet sprinkler system piping

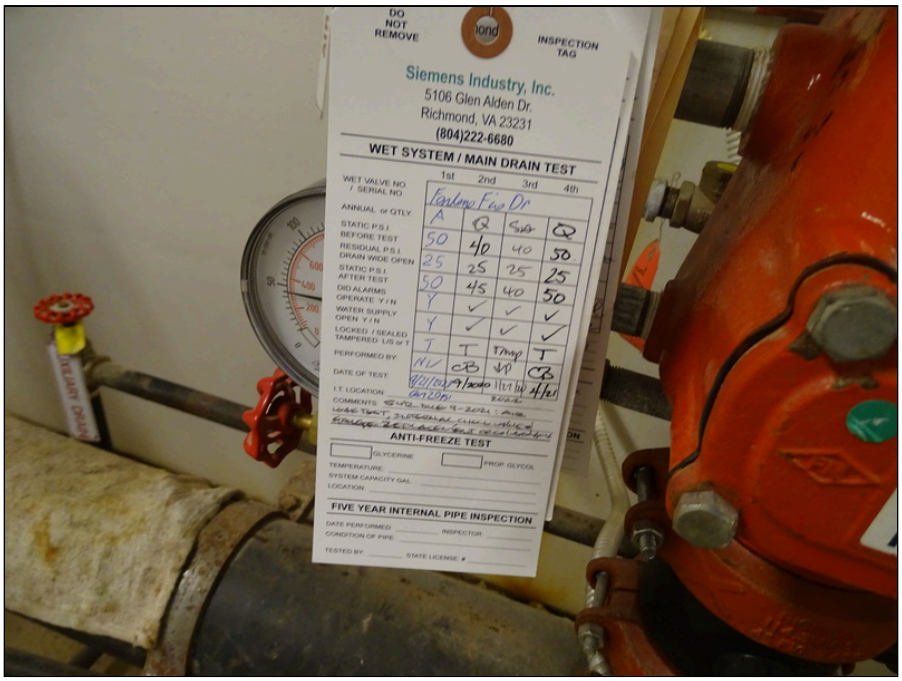
80 - Solar control system

81 - Fire extinguisher



82 - Typical sprinkler

83 - Typical smoke detector

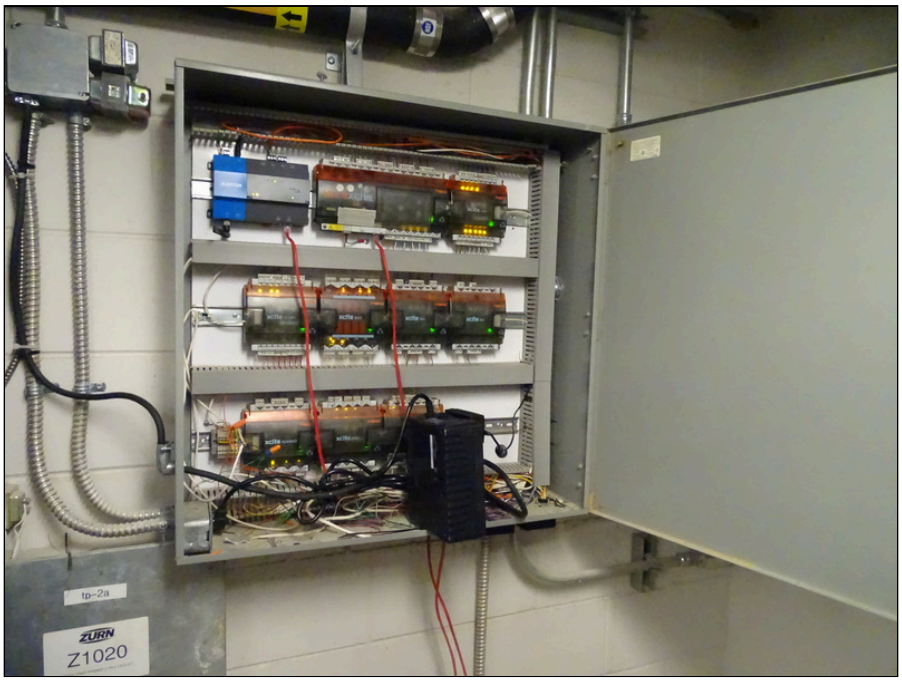


84 - Fire sprinkler inspection

85 - Typical pull down station

86 - Typical security camera

87 - Fire alarm panel



88 - Security alarm system

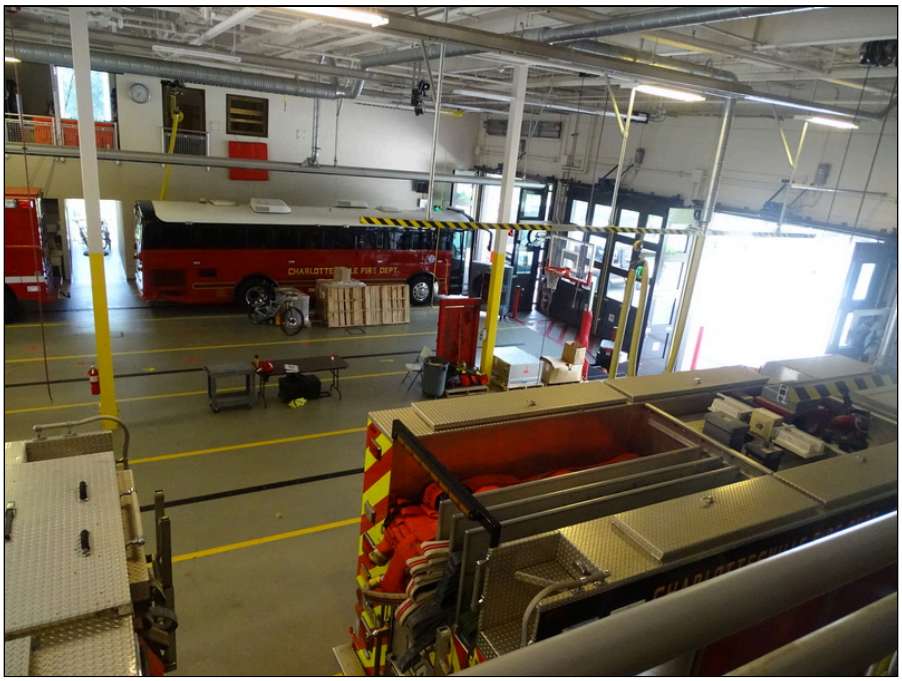
89 - Typical elevator

90 - Elevator equipment

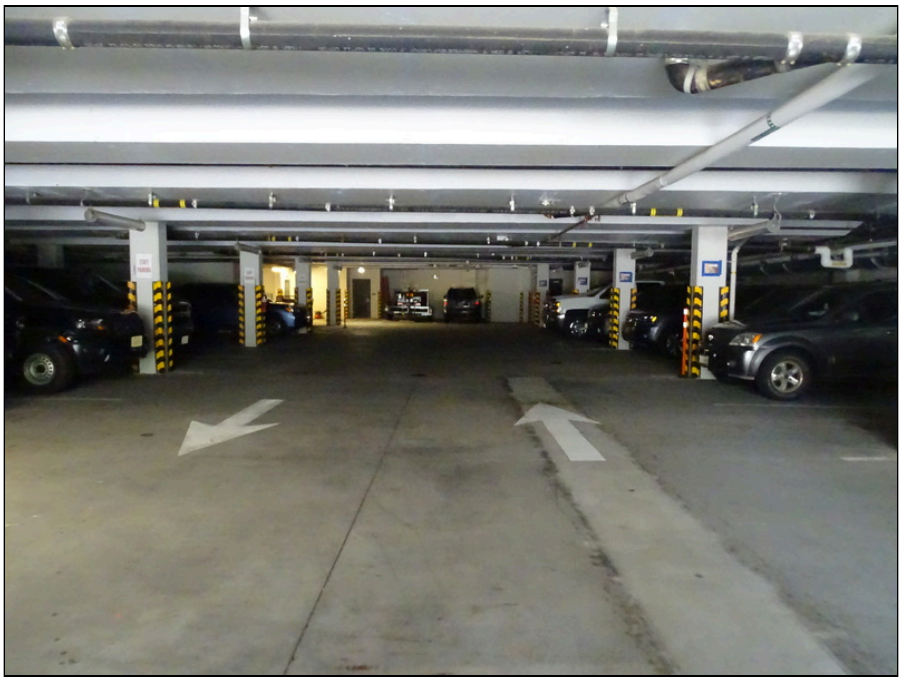
91 - Elevator cab overview

92 - Elevator cab overview

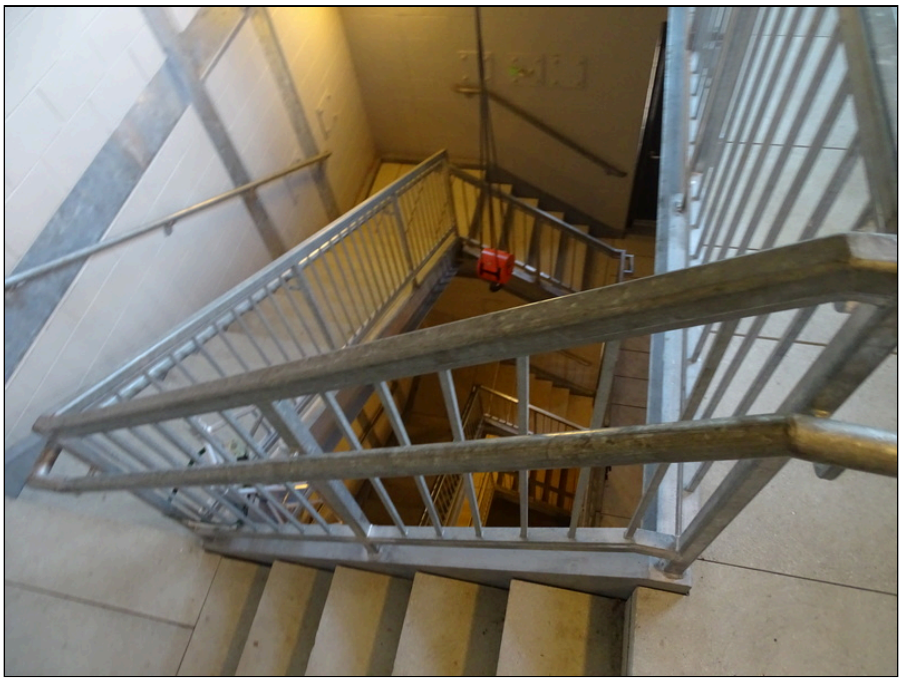
93 - Bay area interior finishes



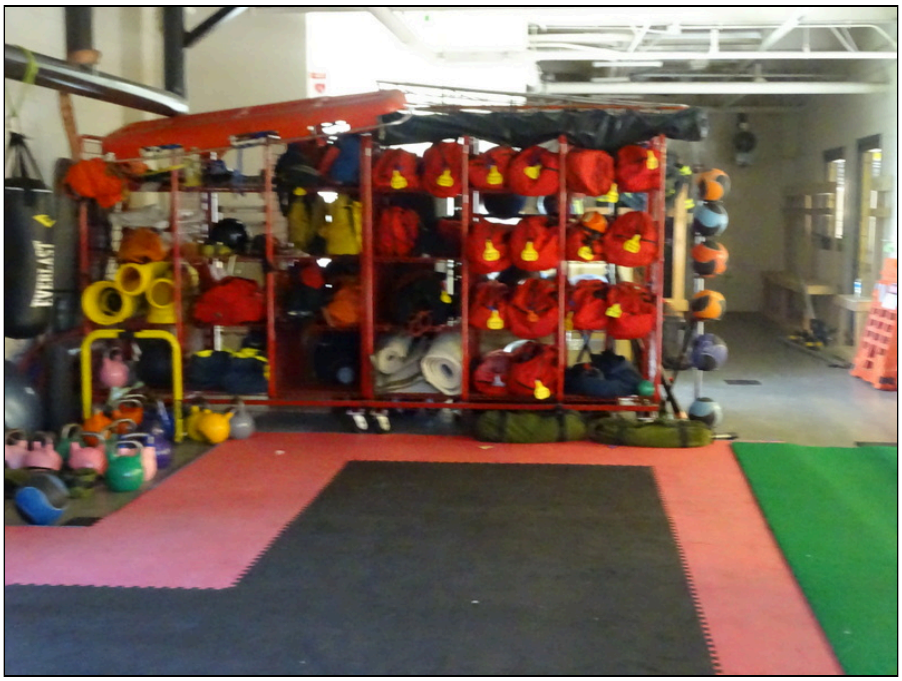
94 - Typical bay interior overview



95 - Parking garage area



96 - Interior stairs handrail overview



97 - Fitness center interior

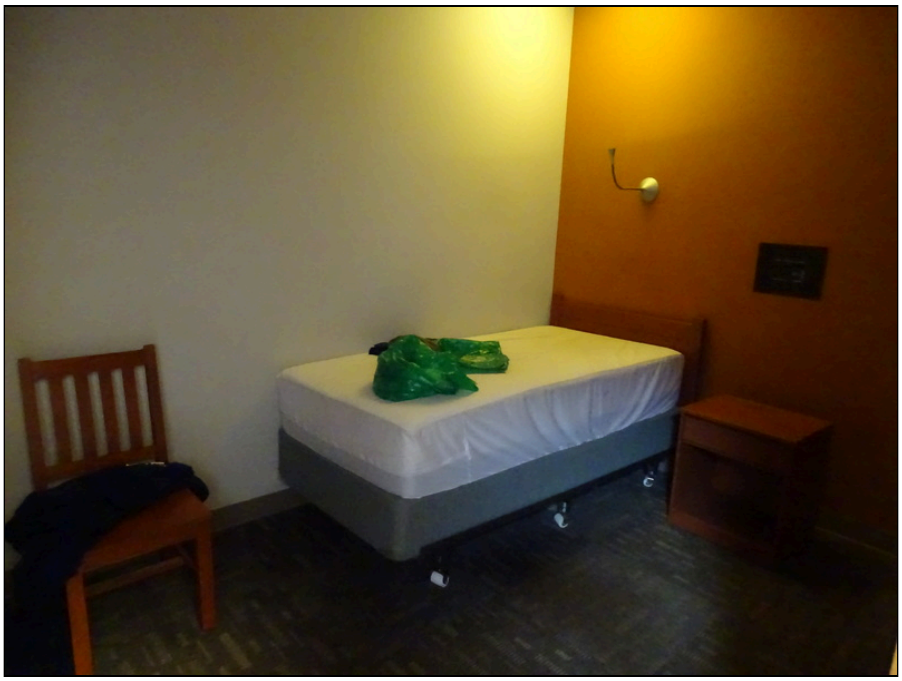
98 - Water leakage on wall

99 - Typical corridor overview

100 - Typical rest room area

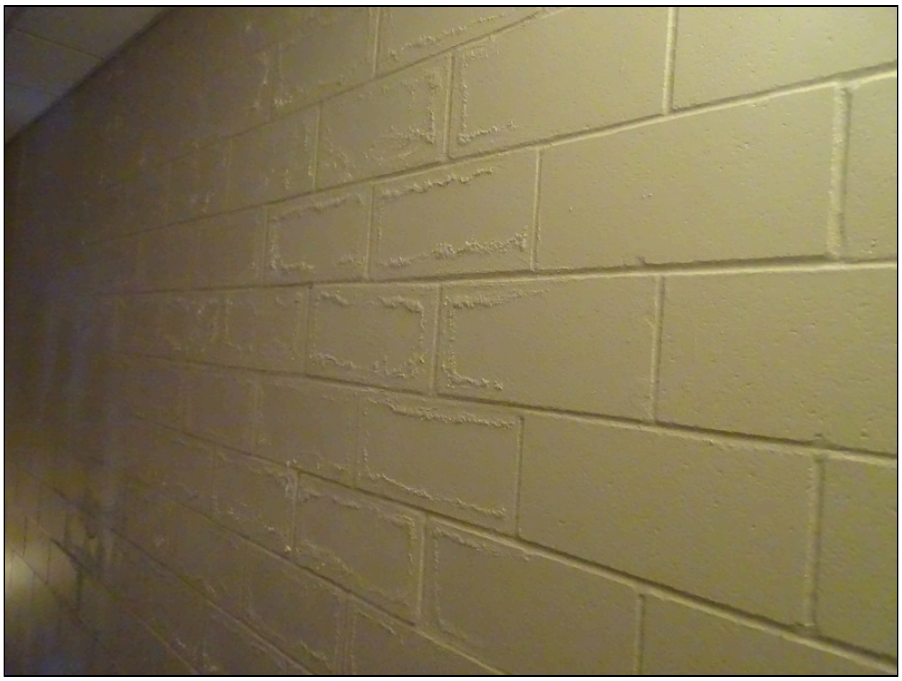
101 - Typical office interior

102 - Typical corridor interior

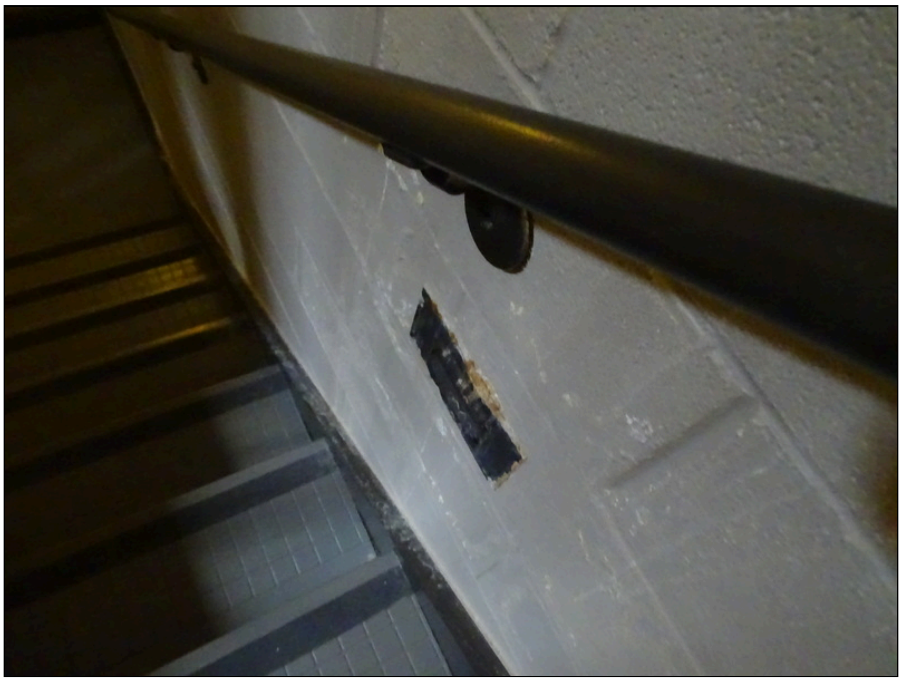


103 - Dorm area- interior finishes

104 - Disable rest room interior



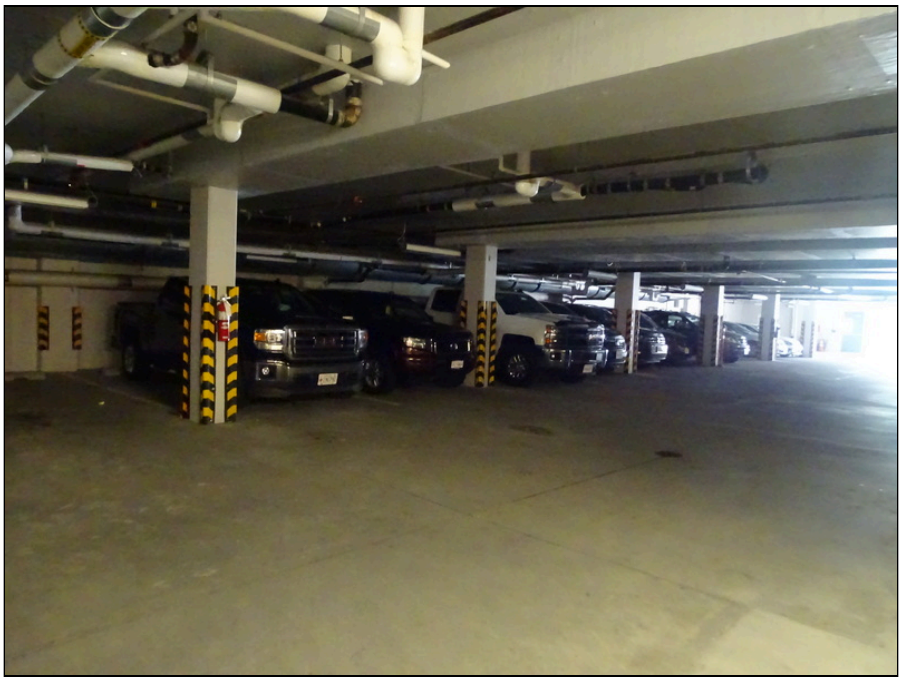
105 - Efflorescence wall interior



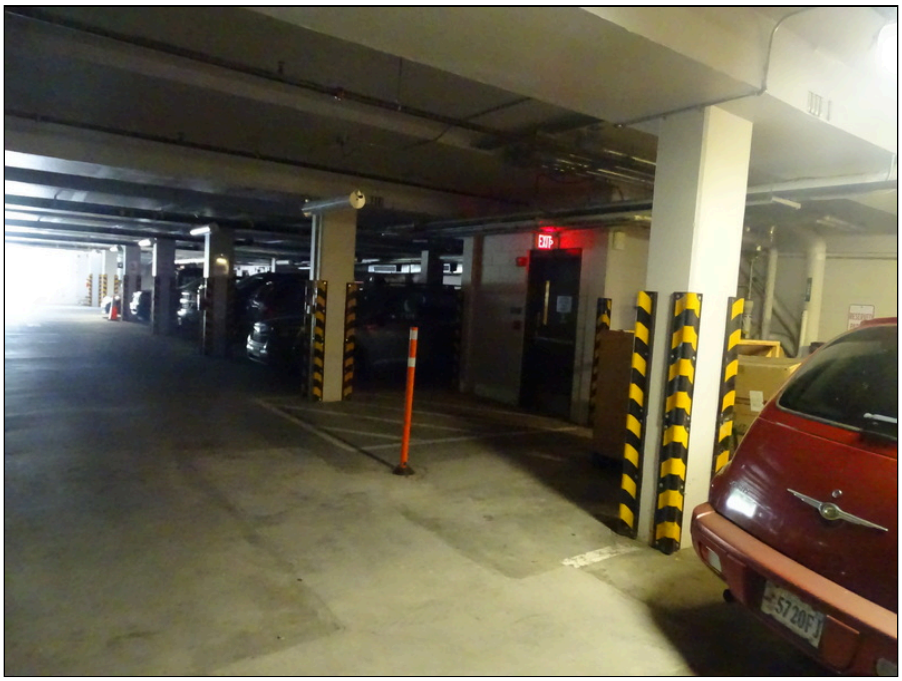
106 - Efflorescence stair interior

107 - Efflorescence interior

108 - Water leakage at ceiling



109 - Parking garage



110 - Parking Garage

111 - Typical interior hall overview

112 - Typical hall interior overview

113 - Typical setting area overview

114 - Typical Kitchen overview

115 - Typical dishwasher

116 - Typical refrigerator

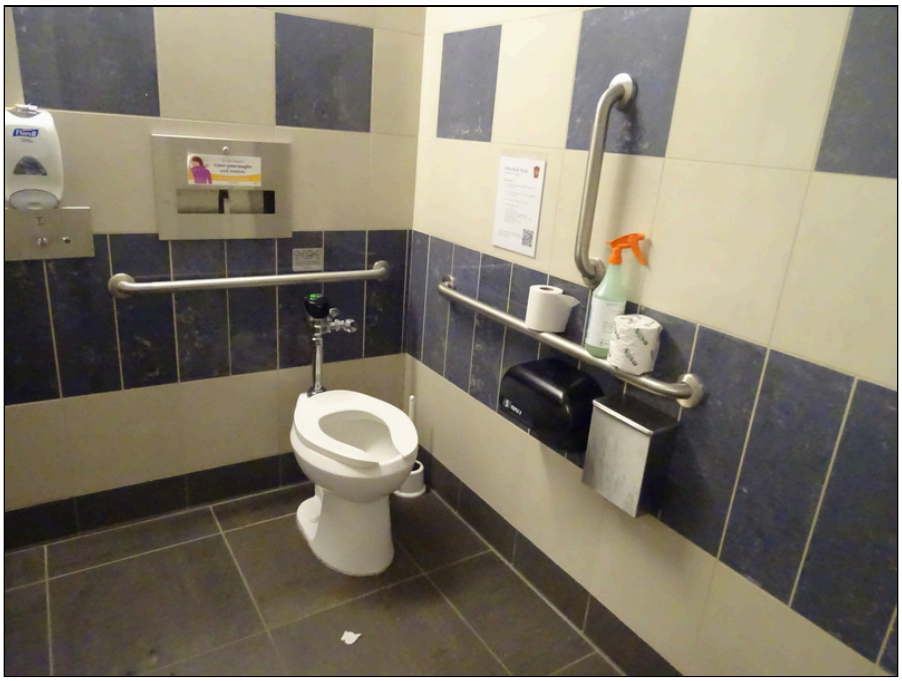
117 - Deterioration of the kitchen cabinet

118 - Deterioration of the kitchen sink sealant

119 - Deterioration of the kitchen cabinet

120 - Typical kitchen cabinet

121 - Typical corridor area interior



122 - Accessible Toilet

123 - Typical drinking water fountain

124 - Typical truncated Domes

125 - Tankless domestic water heaters

126 - Accessible garage space

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

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Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

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

YEARS OF EXPERIENCE

ECS: <1 Other: 38

William R. Pratt, PE

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

Education

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

Registrations

Professional Engineer: DC, VA, MD

ICC Commercial Building, Plumbing, and Mechanical Inspector

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

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

Select Project Experience – PCA

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

Select Project Experience – Code Compliance and Special Inspections

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