FACILITY CONDITION ASSESSMENT

GORDON AVENUE LIBRARY
1500 GORDON AVENUE
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 2, 2021

November 2, 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 Gordon Avenue Library, 1500 Gordon 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

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Project Manager
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703-471-8400

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

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X	X		None		
3.2.4 Paving, Curbing, and Parking		X		Repair		$24,000
3.2.5 Flatwork	X			None		
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors		X		Repair		$90,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems		X		Repair		$20,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X			Replace		$2,000
3.4.2.1 Equipment	X	X		Replace		$60,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS	X			None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes of Common Areas	X	X		Replace		$15,000
3.8 Accessibility (ADA) Compliance	X			None		
Totals					$0	$211,000

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

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$211,000.00	$16.16	$0.81
Replacement Reserves, w/20, 2.5% escalation	$249,359.61	$19.10	$0.96

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

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

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

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Reliance

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1.2 METHODOLOGY

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

Priority 1: Immediately Critical Items (Year 0)

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

Priority 2: Critical Items (Year 0-1)

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

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

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

Priority 4: Reserve Items (Years 5-20)

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

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

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

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

1.3 PROPERTY DESCRIPTION

The Gordon Avenue Library, located at 1500 Gordon Avenue, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 13,054 square feet. Parking is provided with At grade asphalt paving. The Library building was reportedly constructed in 1965 and was renovated as recently as 2014.

SURVEY INFORMATION	
Date of Assessment	August 5, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 84
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	1.04
Major Cross Streets	14th Street NW
Pavement - Parking	At grade asphalt paving
Number of Parking Spaces	21
Number of Accessible Spaces	Three
Number of Van Accessible Spaces	One
Pedestrian Sidewalks	Concrete and brick sidewalks

BUILDING INFORMATION	
Building Type	Library
Number of Buildings	One
Building Height	Two-story
Square Footage	13,054
Year Constructed	1965
Year Remodeled	2014

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Masonry bearing walls with wood roof framing
Roof	Slate shingle
Exterior Finishes	Brick
Windows	Wood-framed single-pane and aluminum frame single pane - operable
Entrance	Storefront entrance

BUILDING SYSTEMS	
HVAC System	Central plant HVAC system with supplemental heating/cooling equipment
Domestic Hot Water	Electric domestic water heater
Water Distribution	Copper
Sanitary Waste Line	Cast iron/PVC
Electrical Service	3-phase, 4-wire, 400 amps
Branch Wiring	Copper
Elevators	One - Kone Hydraulic
Fire Suppression System	Fire extinguishers with fire alarm with control panel

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

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

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.4 Paving, Curbing, and Parking																												
REPAIR AND RE-STRIPE ASPHALT PAVEMENTS AS NEEDED	20	5	15	12,000	SF	$2.00	$24,000	100%															$24,000						$24,000
3.3.3 Building Exteriors																												
REPOINT BRICKWORK	20	19	1	1	LS	$75,000.00	$75,000	100%	$75,000																			$75,000
PAINT WOOD TRIM AND WOOD CORNICE	7	1	6	3	EA	$5,000.00	$15,000	100%						$5,000							$5,000					$5,000			$15,000
3.3.6 Roofing Systems																												
REPAIR MISALIGNED AND DETERIORATED SLATE ROOFING SYSTEM AS NEEDED	50	49	1	1	LS	$20,000.00	$20,000	100%	$4,000				$4,000					$4,000					$4,000					$4,000	$20,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE ELECTRIC DOMESTIC WATER HEATER	15	1	14	1	EA	$1,000.00	$1,000	200%														$2,000							$2,000
3.4.2.1 Equipment																												
REPLACE BOILER	20	7	13	1	EA	$25,000.00	$25,000	100%													$25,000								$25,000
REPLACE CONDENSER UNIT	20	7	13	1	EA	$15,000.00	$15,000	100%													$15,000								$15,000
REPLACE AIR HANDLER UNIT	20	7	13	1	EA	$10,000.00	$10,000	100%													$10,000								$10,000
REPLACE SPLIT SYSTEM	15	14	1	1	EA	$10,000.00	$10,000	100%	$10,000																				$10,000

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
November 2, 2021

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.7.1 Interior Finishes of Common Areas																												
REPLACE ACOUSTICAL TILE CEILINGS	50	49	1	1	LS	$15,000.00	$15,000	100%	$15,000																			$15,000
Total (Uninflated)									$104,000.00	$0.00	$0.00	$0.00	$4,000.00	$5,000.00	$0.00	$0.00	$0.00	$4,000.00	$0.00	$0.00	$55,000.00	$2,000.00	$28,000.00	$0.00	$0.00	$5,000.00	$0.00	$4,000.00	$211,000.00
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)									$104,000.00	$0.00	$0.00	$0.00	$4,415.25	$5,657.04	$0.00	$0.00	$0.00	$4,995.45	$0.00	$0.00	$73,968.89	$2,757.02	$39,563.27	$0.00	$0.00	$7,608.09	$0.00	$6,394.60	$249,359.61

Evaluation Period:	20
# of Square Feet:	13,054
Reserve per Square Feet per year (Uninflated)	$0.81
Reserve per Square Feet per year (Inflated)	$0.96

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

2.3 ASSESSMENT PROCEDURES

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

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

2.4 DEFINITIONS

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

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

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

2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a Two-story Library building.

3.1.1 Property Location

The Property is located at 1500 Gordon Avenue in Charlottesville, Virginia.

Surrounding Properties	
North	Gordon Avenue
East	15th Street NW
South	Residential properties
West	Ackley Lane

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 56 years ago in 1965 and was reportedly renovated in 2014.

3.1.3 Current Property Improvements

The Library building, located at 1500 Gordon Avenue, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 13,054 square feet. Parking is provided with At grade asphalt paving.

3.2 SITE CONDITIONS

3.2.1 Topography

TOPOGRAPHY		
Item	**Description**	**Condition**
Slope of the property	The property generally slopes to the east and south	Good
Adjoining Properties	Up slope to the north and west and down slope to the east and south	Good

Comments

The property is generally slopes from the northwest to the southeast. The adjoining properties are located down gradient to the southeast and up gradient to the northwest from the property.

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal	Good
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Sheet flow to the east	Good
Landscape Drainage	To the east and south	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

Photographs

Typical storm drainage

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Concrete - west apron was cracking	Fair
Fire Truck Access	North, east, and west sides of the building	Good
Easements		N/A

Comments

Vehicular access to the site is located on the north, east and west sides of the building. The entrance aprons are constructed of concrete and were observed to be in generally fair condition.

Fire truck access is available on the north, east, and west sides of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Fading observed	Fair
Quantity of Parking Spaces	21	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Parrellel and perpendicular spaces	Good
Site Circulation	One-way aisles	Good
Lighting	Building mounted	Good
Accessible Spaces	Three	Good
Accessible Aisles	One	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At grade asphalt paving	Fair
Drainage	Sheet flow	Good
Repair History	Patching and sealing noted	Fair
Concrete Curbs and Gutters		Good

Comments

Asphalt-paved drive lanes and parking are located on the north, west, and east sides of the site. The asphalt pavement was observed to be in generally fair condition with cracking observed. The expected useful life of asphalt pavements is generally 20 years. We recommend the asphalt pavements be repaired during the report period.

Photographs

Asphalt pavement and concrete apron west side of site

Asphalt pavement east side of the site - note cracking

Asphalt pavement north side of the site - note cracking

New asphalt pavement installed

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR AND RE-STRIPE ASPHALT PAVEMENTS AS NEEDED	20	5	15	15	$24,000
Total					$24,000

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete and brick sidewalks	Good
Steps	Brick at north side of the building	Good
Ramp		N/A
Handrails	Iron	Good

Comments

Concrete and brick sidewalks of undetermined thickness are provided at the north side of the site. Regularly spaced control joints were observed. Sections of the brick sidewalks were observed to be refurbished since the last visit.

Photographs

Concrete sidewalk north side of the site

Brick sidewalk north side of the site

Brick sidewalk and steps east side of the building

Brick sidewalk with truncated domes

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature	Good
Planting Beds	Mulched	Good
Lawn Areas	Surrounding site	Good
Monumental Sign	Located at north side of the building	Good
Retaining Walls		N/A

Comments

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

Photographs

Typical landscaping

Monument sign

3.2.7 Recreational Facilities

Comments

The property does not contain recreational areas.

3.2.8 Special Utility Systems

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

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

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	Clay block first level and wood framing above	Good
Roof Framing	Wood	Good
Columns		N/A
Load Bearing Walls	Masonry	Good

Comments

The structure of the building consists of Masonry bearing walls with wood roof framing. The structural frame of the building was generally in good condition.

Photographs

Structural framing

Structural framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	Deterioration observed	Fair
Wood Trim and Cornice	Painted	Fair
Paint	Peeling observed	Fair
Sealants	Various	Fair

Comments

The primary exterior of the building consists of Brick with wood trim and wood cornice. The brick includes a step feature between the upper and lower levels of the building. The brick and mortar were observed to be deteriorated and generally in fair condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints was observed. We recommend re-pointing of the deteriorated mortar joints.

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

The wood trim and wood cornice are painted. The paint was generally in good to fair condition. Painted exteriors typically have an expected useful life of 5 to 7 years. We recommend the wood trim and cornice be painted during the report period.

Photographs

Building exterior west side of the building

Building exterior north side of the building

Building exterior south side of the building

Building exterior east side of the building

Typical wood cornice at building exterior

Brick at bay - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	19	1	1	$75,000
PAINT WOOD TRIM AND WOOD CORNICE	7	1	6	6 13 18	$5,000 $5,000 $5,000
Total					$90,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Storefront entrance at north entrance	Good
Personnel Doors	Located around the building	Good
Door Hardware	Operable	Good
Accessibility Controls	Push button	Good
Overhead/Roll-up Doors	Located at southeast side of the building	Good

Comments

The main entrance is a Storefront entrance. The main entrance doors were generally in good condition. Personnel doors are located around the building. The personnel doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Main entrance at north side of the building

Typical personnel door

Typical over head door

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Wood	Good
Glass Pane	Single pane inner units and single pane outer storm units	Good
Operation	Single hung	Good
Screen		Good
Exterior Header	Varies with condition	Good
Exterior Sill	Varies with condition	Good

Comments

The window system for the building primarily consists of Wood-framed single-pane operable window units with outer storm window units. The window units were generally in good condition. The expected useful life of windows is typically 30 years.

Photographs

Typical exterior window

Typical exterior window

Typical exterior window

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Slate Shingle	Deterioration observed	Fair
Insulation	Located in attic space	Good
Substrate/Deck	Wood	Good
Slope/Pitch		Good
Drainage	Gutters with downspouts	Fair

ROOFING		
Item	**Description**	**Condition**
Plumbing Vents	Not observed	Fair
Roof Age	Unknown	Fair

Comments

The roofing system consists of a Slate shingle roofing system over the building. Deterioration was observed in and around the gutter on the north side of the building. Some of the slate shingles were misaligned and will need eventual repair to prevent future leakage. We recommend periodic allowance over the report period to repair misaligned slate shingles and general deterioration of the roofing system.

Photographs

Slate shingle roofing system - note deterioration

Slate shingle roofing system - note deterioration

Slate shingle roofing system - note deterioration

Water leakage at ceiling

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR MISALIGNED AND DETERIORATED SLATE ROOFING SYSTEM AS NEEDED	50	49	1	1 5 10 15 20	$4,000 $4,000 $4,000 $4,000 $4,000
Total					$20,000

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

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

Comments

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

Waste Lines

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

3.4.1.2 Domestic Hot Water Production

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

Comments

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

Photographs

Electric domestic water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ELECTRIC DOMESTIC WATER HEATER	15	1	14	14	$2,000
Total					$2,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers	Located in main utility room	Good/Fair
Central Plant Pumps	Located in main utility room	Good/Fair
Air Handler Units	Located throughout the building	Good/Fair
Condenser Units	Located outside on southwest side of the building	Good/Fair
Split System	Located at southeast side of the building	Fair

Comments

The building is served by a Central plant HVAC system with supplemental heating/cooling equipment. The system includes a boiler, a condenser unit, an air handler, and a split system. Upgrades were reportedly performed for the central plant HVAC system in 2014.

Boiler

A boiler is located in the main utility room. The boiler was manufactured by Dunkirk in 2014. The expected useful life of boilers is generally 15 to 20 years. The boilers were generally in good to fair condition. We recommend replacing the boiler late in the report period.

Condenser

The condenser located on at the southeast side of the building was manufactured by Johnson Controls in 2014. The expected useful life of a condenser is generally 15 to 20 years. The condenser was generally in good to fair condition. We recommend replacing the condenser late in the report period.

Air Handler Unit

The central system air handler unit located in the main utility room was manufactured by Johnson Controls in 2014. The expected useful life of air handler units is generally 15 to 20 years. The air handler units were generally in fair condition. We recommend replacing the condenser during the report period based on their age.

Split System

The split system is located at the southeast side of the building and was reportedly manufactured by Trane in 2006. The expected useful life of split systems is generally 15 to 20 years. The split systems were generally in fair condition. We recommend replacing the split systems during the report period.

Photographs

Boiler located in main utility room

Condenser Unit located at southwest side of the building

Split System southeast side of the building

Split System southeast side of the building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILER	20	7	13	13	$25,000
REPLACE CONDENSER UNIT	20	7	13	13	$15,000
REPLACE AIR HANDLER UNIT	20	7	13	13	$10,000
REPLACE SPLIT SYSTEM	15	14	1	1	$10,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$60,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Plumbing Pipe System	Insulated piping	Good
Ducts	Metal	Good
Return Air	Metal	Good

Comments

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

3.4.2.3 Control Systems

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

Comments

The thermostats are digital. The thermostats were observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	South side of the building	Good
Master (House) Meter	South side of the building	Good

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical entrance is located on the south side of the building and provides 400 amp, 3-phase, 4-wire service. The switchgear was manufactured by General Electric. The expected useful life of switchgear is 50 years with proper maintenance. The switchgear was generally in good condition.

3.4.3.2 Distribution

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

Comments

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

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	One	Good
Capacity	2,000 pounds	Good
Manufacturer and Type	Kone Hydraulic	Good
Maintenance Contractor	Kone	Good
Date of Last Maintenance Inspection	3/17/2021	Good
Cab Finishes	Laminate	Good
Elevator Certificates	Located in Facilities Maint. Ofc.	Good
Door Sensors	Operable	Good
Speed	150 feet per minute	Good
Floor Leveling	Operable	Good

ELEVATORS		
Item	**Description**	**Condition**
Control System	Located at ground level	Good
Phone System	Not tested	Good
Lighting	Operable	Good
Equipment Room		Good

Comments

The building is served by one passenger elevator. The elevator was manufactured by KONE. 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.

Photographs

Elevator cab interior finishes

Elevator machine and controls

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)		N/A
Sprinkler Heads		N/A

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Date of Last Inspection (sprinkler system)		N/A
Sprinkler Pump		N/A
Sprinkler Pump Controller		N/A
Sprinkler Pipe Material		N/A
Jockey Pump		N/A
Fire Extinguishers	Located throughout the building	Good
Date of Last Inspection (Fire Extinguishers)	June 14, 2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Fire Hydrants	On street	Good

Comments

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

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

Fire hydrants are located along Gordon Avenue. The fire hydrants were observed to be in good condition.

Photographs

Typical fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Located in main office on first level	Good
Central Fire Alarm Control Panel	Utility room	Good
Automatic Notification	Monitored	Good
Bells	Located throughout the building	Good
Strobes	Located throughout the building	Good
Exit Signs	Located throughout the building	Good
Exit Lights	Located throughout the building	Good
Pull Stations	Located throughout the building	Good
Smoke Detectors	Located throughout the building	Good

Comments

The fire alarm system was observed but not tested.

A fire annunciation panel, manufactured by Simplex, is located in the main office on the first level. The fire annunciation 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 building.

Photographs

Typical fire alarm pull station

Typical exit sign and emergency lighting

Typical smoke detector

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Located throughout the building	Good
Alarm System	Monitored	Good
Access Control		Good

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Fencing		N/A
Lightning Protection		N/A
Roof Anchors		N/A

3.6.3.1 Comments

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

Photographs

Typical security camera

Typical security camera

Typical security camera

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Common Areas

LOBBY - LIBRARY AREA		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile and unfinished	Good
Lighting	Various	Good
Accessories	Bookshelves	Good
Fountains		N/A
Drinking Fountains	High/low	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Ceramic tile	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, wall hung lavatories	Good
Accessories	Grab bars, mirrors, soap and paper dispensers	Good
Ventilation	Exhaust fans	Good

RESTROOMS		
Item	**Description**	**Condition**
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Wood	Good
Appliances	Residential	Good
Stove/Range	Gas	Good
Exhaust Vent/Hood		N/A
Refrigerator	Standard	Good
Dish Washer		N/A
Microwave Oven	Countertop	Good
Garbage Disposal		N/A

UTILITY ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Ceramic tile	Good
Ceiling Finishes	Suspended acoustical tile	Good
Janitor Sink Area	Trap-stand sink	Good
Lighting	Fluorescent fixtures	Good

MEETING ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Acoustical tile	Good/Fair
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

Comments

The interior common building areas include a lobby - library area, restrooms, corridors, stairways, kitchen, and meeting rooms. We understand that the common area interiors were recently renovated.

The finishes in the lobby - library area include carpet floors, painted gypsum board walls, and both unfinished and suspended acoustical tile ceilings. The finishes in the lobby - library are were observed to be in generally good condition.

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

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

The finishes in the meeting rooms include carpet floors, painted CMU walls, and acoustical tile ceilings. The finishes in the meeting rooms were observed to be in generally good to fair condition. We recommend replacing the older acoustical tile ceilings.

Photographs

Interior finishes of lobby - library area - note newer suspended acoustical tile ceiling

Interior finishes of lobby - library area - note newer suspended acoustical tile ceiling

Typical acoustical tile - note deterioration

Interior finished of kitchen area

Interior finishes of meeting room area - note older acoustical tile ceiling

Typical restroom area

Typical interior

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ACOUSTICAL TILE CEILINGS	50	49	1	1	$15,000
Total					$15,000

3.8 Accessibility (ADA) Compliance

Comments

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

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

The parking area serving the property has a total of approximately 21 parking spaces. Of the parking spaces, Three are accessible with One being van accessible. Accessibility requires that one accessible parking space be provided in parking areas with a total of one to 25 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided meets accessibility requirements.

The parking serving the property is street parking with an accessible route to the main entrance. The building contains accessible main entrance door controls and accessible toilets.

Photographs

Accessible parking

Van accessible parking space

Accessible door controls at main entrance

Accessible toilet

Accessible drinking fountain

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	No	not reported
2.	Have any ADA improvements been made to the property since original construction?	Yes	installation of elevator, accessible entrance door controls, accessible restroom renovations, and accessible drinking fountains

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
3.	Has building ownership/management reported any ADA complaints or litigation?	No	not reported
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	three of the 21 parking spaces are accessible
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	one of the three accessible parking spaces is van accessible
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	Yes	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	Yes	
5.	Does each accessible space have an adjacent access aisle?	Yes	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	Yes	
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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?	Yes	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	Yes	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
7.	Are adjoining public areas and areas of egress identified with accessible signage?	Yes	
8.	Do public transaction areas have an accessible, lowered counter section?	Yes	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**		
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	Yes	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	Yes	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	Yes	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	Yes	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	Yes	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	Yes	
8.	Are audible and visual floor position indicators provided in the elevator car?	Yes	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	Yes	
H.	**Toilet Rooms**		
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	Yes	
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	Yes	
3.	Does the lavatory faucet have compliant handles?	Yes	
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	Yes	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	Yes	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	Yes	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	
I.	**Hospitality Guestrooms**		
1.	Does property management report the minimum required accessible guestrooms?	N/A	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?	N/A	

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

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

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and Chris Woods who provided information about the property.

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

5.0 ADDITIONAL CONSIDERATIONS

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 Gordon Avenue Library 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 Gordon Avenue Library building is $211,000. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $2,129,010. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.10. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Gordon Avenue Library is rated as fair.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

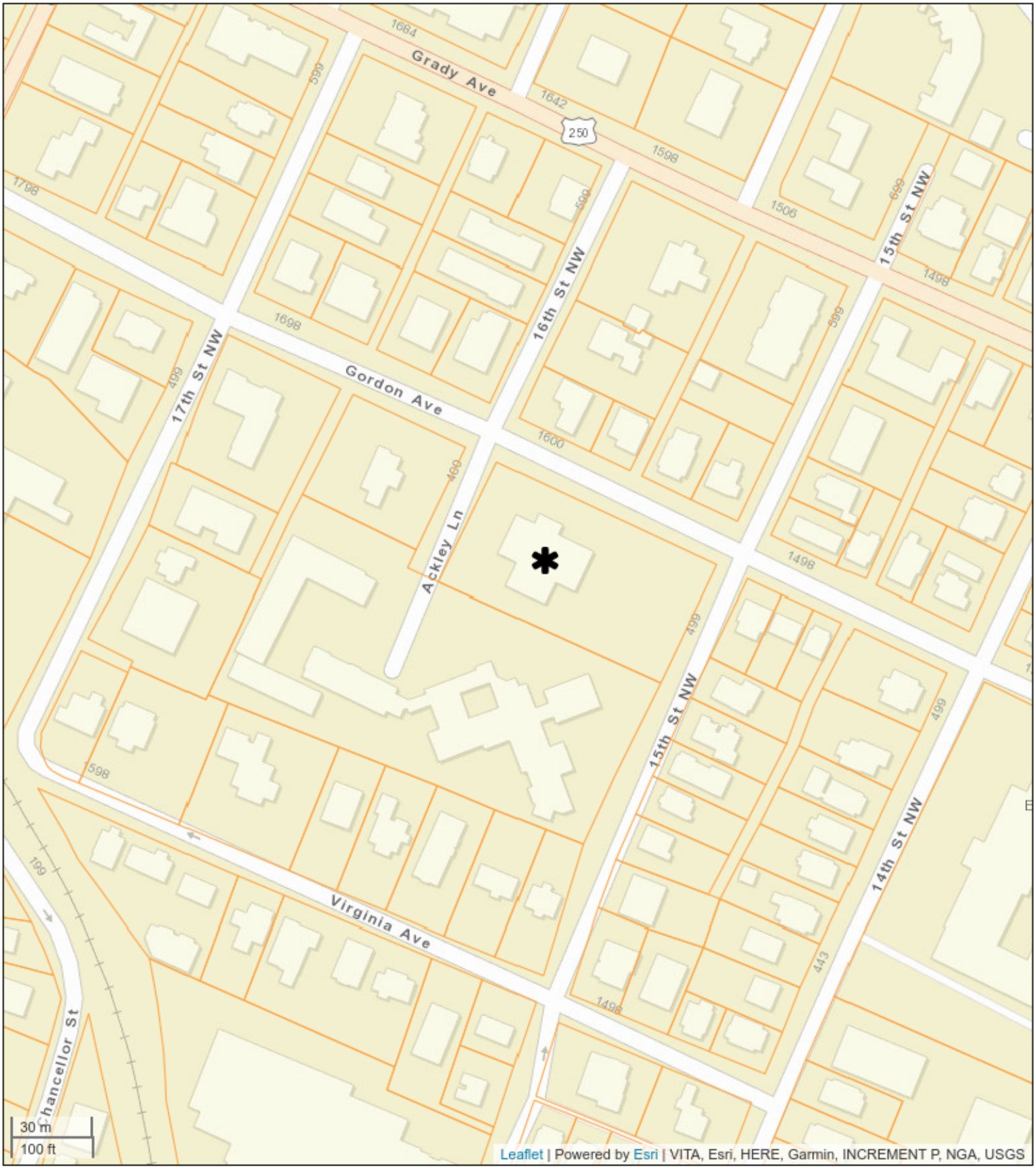


Figure 1

Site Location Map
Gordon Avenue Library
1500 Gordon Avenue
Charlottesville, Virginia 22903

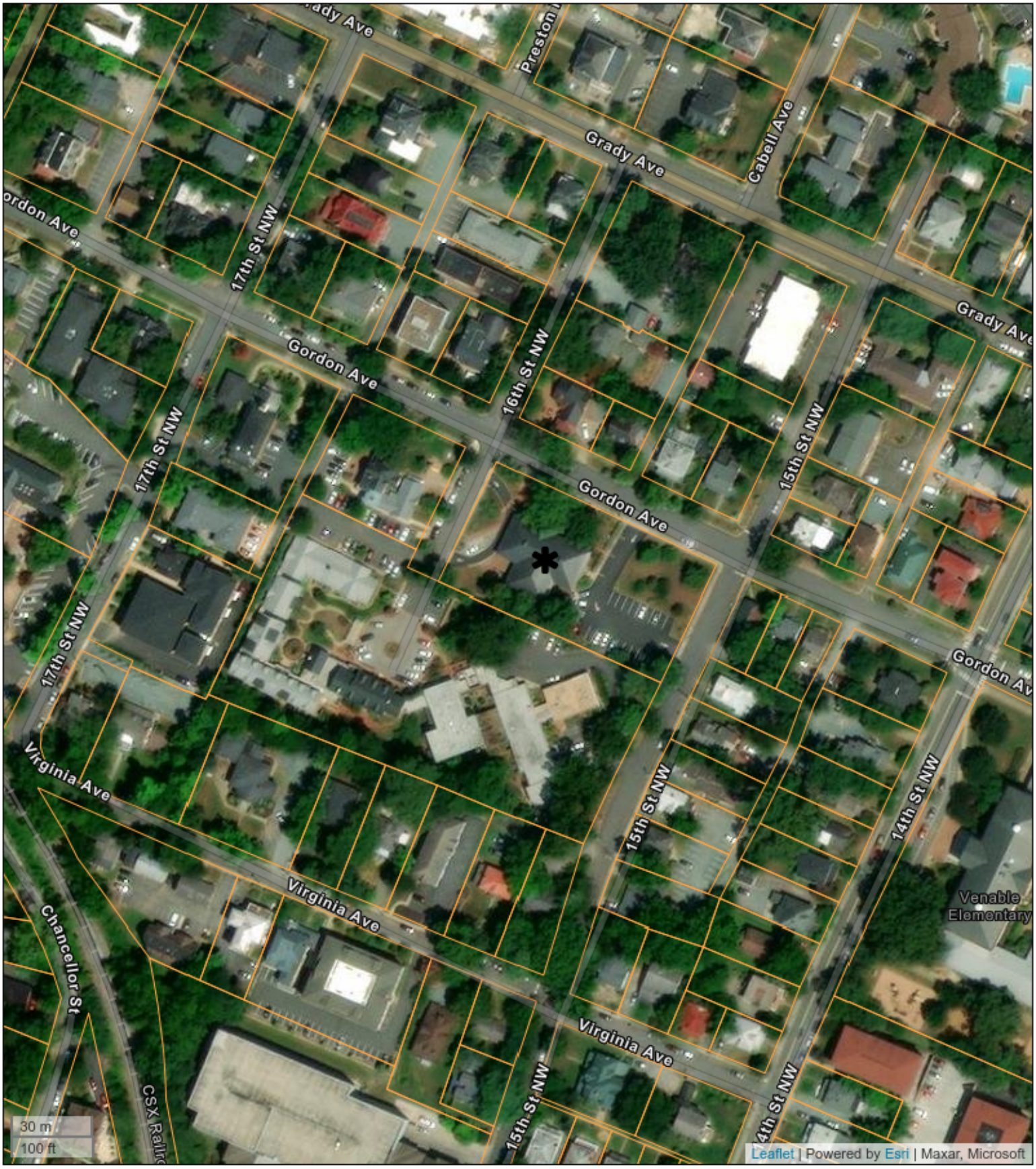


Figure 1

Site Location Map
Gordon Avenue Library
1500 Gordon Avenue
Charlottesville, Virginia 22903

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville -Gordon Ave Library
1500 Gordon Avenue
Charlottesville, VA 22903

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

Inspection Date
Jun 14, 2021

Building: City of Charlottesville -Gordon Ave Library
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 -Gordon Ave Library
Address: 1500 Gordon Avenue
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	9	100.00%	9	100.00%	9	100.00%	0	0%
Totals	**9**	**100%**	**9**	**100.00%**	**9**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Inspector: Tommy VO

Building: City of Charlottesville -Gordon Ave Library
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville -Gordon Ave Library

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

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	Basement boiler room 127.05	49753193 YC-925181	Inspected	06/14/21 7:54:55 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement book room by entry 127.07	49753195 BP854269	Inspected	06/14/21 7:48:53 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement book room by shelfs 127.06	49753194 BP854270	Inspected	06/14/21 7:53:39 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement elevator room 127.09	49753191 X560644	Inspected	06/14/21 7:51:01 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement hallway by elevator 127.04	49753192 BP856768	Inspected	06/14/21 7:49:28 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement kitchen 127.08	49753190 SU-886131	Inspected	06/14/21 7:50:18 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st by main entry 127.01	52888005 BS707230	Inspected	06/14/21 7:57:24 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by main entry 127.02	49753187 YU-404946	Inspected	06/14/21 7:59:16 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st large room 127.03	52888004 YU-404813	Inspected	06/14/21 7:58:28 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville -Gordon Ave Library

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

Device Type	Service	Quantity
	Passed	
Fire Extinguisher, 10 Lbs, A.B.C.	Inspected	1
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	8
Total		**9**
Grand Total		**9**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville -Gordon Ave Library

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					
49753191	Basement elevator room 127.09	X560644	05/02/10	05/02/17	05/02/10
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**1**
Due in 2023					
Breakdown/Maintenance					
Fire Extinguisher, A.B.C., 5 Lbs					
49753190	Basement kitchen 127.08	SU-886131	05/02/17	05/02/17	05/02/02
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville -Gordon Ave Library

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%	9

Type	Qty	Model #	Description	Manufacture Date
In Service - 5 Years to 10 Years				
Amerex				
Fire Extinguisher	3	AB402-13	A.B.C.	09/12/2013
Ansul				
Fire Extinguisher	1	XA05	A.B.C.	09/12/2013
In Service - 10 Years to 15 Years				
Ansul				
Fire Extinguisher	1	XA10H	A.B.C.	05/02/2010
Badger				
Fire Extinguisher	2	B5M-07	A.B.C.	09/12/2007
In Service - 15 Years to 25 Years				
Badger				
Fire Extinguisher	1	B5M-06	A.B.C.	05/02/2006
Fire Extinguisher	1	5MB-6H	A.B.C.	05/02/2002

Appendix III: 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: Gordon Ave. Library
1500 Gordon Ave.
Charlottesville, VA

[ ] Routine inspection and test
[X] Periodic inspection and test
[ ] Acceptance inspection and test
[ ] Five-year full load

ID NO: 1

Our Number: CV131A

[X] Passenger **Rated Load: 2000**
[ ] Freight Class **Speed: 150**

Inspected by: Steve Bowers
Signature: _____ Date: 3/17/21
QEI NO: 1612 Certifying Organization: NAESA

	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			
1.13 Emergency exit			X	2.29 Car safeties			
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

4.1 Toe guard measures 36” the 12” extension is broken – repair toe guard. – Repeat item.

1. Replace the broken switch for top of car handrail – have to hold switch in order to run. – Repeat item.
2. Repair brake handle. – Repeat item.

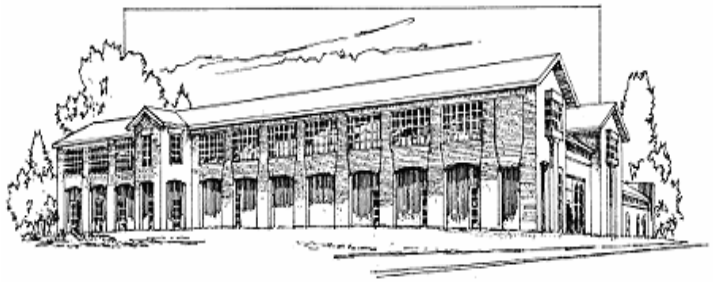
OWNER

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

Square Foot Cost Estimate Report

Date: **11/1/2021**

Estimate Name	**Gordon Ave Library**
	City of Charlottesville 1500 Gordon Avenue Charlottesville Virginia 22902
Building Type	Library with Face Brick & Concrete Block / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	2.00
Stories Height	14.00
Floor Area (S.F.)	13,054.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$163.09
Total Building Cost	**$2,129,010.32**



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

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**5.5%**	**$6.63**	**$86,514.33**
A1010	**Standard Foundations**			**$4.05**	**$52,894.53**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	370.00		$1.92	**$25,027.17**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	370.00		$1.03	**$13,395.11**
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	9.49		$0.55	**$7,172.58**
	Spread footings, 3000 PSI concrete, load 300K, soil bearing capacity 6 KSF, 7' - 6" square x 25" deep	5.34		$0.56	**$7,299.67**
A1030	**Slab on Grade**			**$2.46**	**$32,167.01**

		Quantity	% of Total	Cost Per SF	Cost
	Slab on grade, 4" thick, non industrial, reinforced	6,527.00		$2.46	**$32,167.01**
A2010	**Basement Excavation**			**$0.11**	**$1,452.78**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	6,527.00		$0.11	**$1,452.78**
B Shell			**40.3%**	**$48.66**	**$635,159.71**
B1010	**Floor Construction**			**$13.07**	**$170,671.24**
	Cast-in-place concrete column, 16" square, tied, 300K load, 14' story height, 253 lbs/LF, 4000PSI	299.06		$1.98	**$25,836.13**
	Waffle slab, cast-in-place concrete, 10" deep rib, 20" column, 25'x25' bay, 200 PSF superimposed load, 310 PSF total load	6,527.00		$11.10	**$144,835.11**
B1020	**Roof Construction**			**$10.38**	**$135,439.49**
	Roof, concrete, beam and slab, 25'x25' bay, 40 PSF superimposed load, 12" deep beam, 10" slab, 150 PSF total load	6,527.00		$10.38	**$135,439.49**
B2010	**Exterior Walls**			**$17.85**	**$233,075.29**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, styrofoam core fill	9,324.00		$17.85	**$233,075.29**
B2020	**Exterior Windows**			**$4.12**	**$53,757.88**
	Aluminum flush tube frame, for 1/4"glass, 1-3/4"x 4-1/2", 5'x6' opening, no intermediate horizontals	1,036.00		$2.09	**$27,286.06**
	Glazing panel, plate glass, 3/8" thick, clear	1,036.00		$2.03	**$26,471.82**
B2030	**Exterior Doors**			**$0.61**	**$7,904.32**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	1.19		$0.61	**$7,904.32**
B3010	**Roof Coverings**			**$2.53**	**$33,054.29**
	Roofing, single ply membrane, EPDM, 60 mils, fully adhered	6,527.00		$0.96	**$12,490.59**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	6,527.00		$0.86	**$11,254.57**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	370.00		$0.71	**$9,309.13**
B3020	**Roof Openings**			**$0.10**	**$1,257.20**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1.00		$0.10	**$1,257.20**
C Interiors			**15.7%**	**$18.96**	**$247,521.13**
C1010	**Partitions**			**$3.96**	**$51,675.10**
	Metal partition, 5/8"fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	5,221.60		$1.73	**$22,549.53**
	5/8" gypsum board, taped & finished, painted on metal furring	9,324.00		$2.23	**$29,125.57**
C1020	**Interior Doors**			**$3.61**	**$47,161.27**

		Quantity	% of Total	Cost Per SF	Cost
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	43.51		$3.61	**$47,161.27**
C2010	**Stair Construction**			**$0.68**	**$8,921.22**
	Stairs, CIP concrete, w/landing, 24 risers, with nosing	1.19		$0.68	**$8,921.22**
C3010	**Wall Finishes**			**$0.45**	**$5,813.31**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	10,443.20		$0.45	**$5,813.31**
C3020	**Floor Finishes**			**$2.70**	**$35,181.05**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	6,527.00		$1.48	**$19,255.24**
	Vinyl, composition tile, maximum	6,527.00		$1.22	**$15,925.81**
C3030	**Ceiling Finishes**			**$7.57**	**$98,769.17**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	13,054.00		$7.57	**$98,769.17**
D Services			**38.5%**	**$46.56**	**$607,849.51**
D1010	**Elevators and Lifts**			**$3.90**	**$50,918.67**
	Hydraulic passenger elevator, 3000 lb, 2 story,14' story height, 125 FPM	0.59		$3.90	**$50,918.67**
D2010	**Plumbing Fixtures**			**$4.54**	**$59,293.21**
	Water closet, vitreous china, bowl only with flush valve, wall hung	9.08		$2.30	**$30,051.98**
	Urinal, vitreous china, stall type	2.02		$0.33	**$4,251.55**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	6.05		$0.66	**$8,564.29**
	Kitchen sink w/trim, countertop, stainless steel, 19" x 18" single bowl	1.01		$0.13	**$1,666.68**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18"	2.02		$0.66	**$8,621.82**
	Water cooler, electric, wall hung, dual height, 14.3 GPH	2.02		$0.47	**$6,136.89**
D2020	**Domestic Water Distribution**			**$1.49**	**$19,389.78**
	Gas fired water heater, commercial, 100< F rise, 300 MBH input, 278 GPH	1.01		$1.49	**$19,389.78**
D2040	**Rain Water Drainage**			**$0.60**	**$7,854.47**
	Roof drain, CI, soil,single hub, 5" diam, 10' high	2.02		$0.38	**$4,895.26**
	Roof drain, CI, soil,single hub, 5" diam, for each additional foot add	60.52		$0.23	**$2,959.22**
D3050	**Terminal & Package Units**			**$19.63**	**$256,278.74**
	Rooftop, multizone, air conditioner, banks or libraries, 25,000 SF, 104.00 ton	13,054.00		$19.63	**$256,278.74**
D4010	**Sprinklers**			**$2.62**	**$34,208.07**

		Quantity	% of Total	Cost Per SF	Cost
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	6,527.00		$1.50	**$19,640.85**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	6,527.00		$1.12	**$14,567.22**
D4020	**Standpipes**			**$1.01**	**$13,221.78**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	0.59		$0.70	**$9,075.62**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors	1.07		$0.32	**$4,146.16**
D5010	**Electrical Service/Distribution**			**$1.74**	**$22,731.40**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		$0.45	**$5,877.50**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	50.00		$0.26	**$3,407.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1.20		$1.03	**$13,446.90**
D5020	**Lighting and Branch Wiring**			**$8.87**	**$115,851.92**
	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 W per SF, with transformer	14,359.40		$2.33	**$30,433.31**
	Wall switches, 1.0 per 1000 SF	13,054.00		$0.22	**$2,811.83**
	Miscellaneous power, 1.5 watts	13,054.00		$0.29	**$3,841.79**
	Central air conditioning power, 4 watts	17,753.44		$0.70	**$9,119.94**
	Motor installation, three phase, 460 V, 15 HP motor size	1.00		$0.14	**$1,857.25**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	16,317.50		$5.19	**$67,787.79**
D5030	**Communications and Security**			**$2.07**	**$27,059.04**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.59		$0.75	**$9,800.88**
	Fire alarm command center, addressable with voice, excl. wire & conduit	1.00		$0.90	**$11,751.00**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	3.26		$0.42	**$5,507.16**
D5090	**Other Electrical Systems**			**$0.08**	**$1,042.43**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	0.84		$0.08	**$1,041.15**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	1.19		$0.00	**$1.28**
E Equipment & Furnishin			**0.0%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F Special Construction			**0.0%**	**$0.00**	**$0.00**

	Quantity	% of Total	Cost Per SF	Cost
G Building Sitework		0.0%	$0.00	$0.00
Sub Total		100%	$120.81	$1,577,044.68
Contractor's Overhead & Profit		25.0 %	$30.20	$394,261.17
Architectural Fees		8.0 %	$12.08	$157,704.47
User Fees		0.0 %	$0.00	$0.00
Total Building Cost			**$163.09**	**$2,129,010.32**

Appendix V: SITE PHOTOGRAPHS

1 - Gordon Avenue Library

2 - Asphalt pavement and concrete apron west side of site

3 - Asphalt pavement east side of the site - note cracking

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

5 - New asphalt pavement installed

6 - Concrete sidewalk north side of the site

7 - Brick sidewalk north side of the site

8 - Brick sidewalk and steps east side of the building

9 - Brick sidewalk and steps east side of the building - note deterioration

10 - Brick sidewalk with truncated domes

11 - Concrete curb - note deterioration

12 - Typical storm drainage

13 - Typical landscaping

14 - Monument sign

15 - Dumpster area

16 - Structural framing

17 - Structural framing

18 - Building exterior west side of the building

19 - Building exterior north side of the building

20 - Building exterior south side of the building

21 - Building exterior east side of the building

22 - Typical wood cornice at building exterior

23 - Main entrance at north side of the building

24 - Typical personnel door

25 - Typical over head door

26 - Typical exterior window

27 - Typical exterior window

28 - Typical exterior window

29 - Slate shingle roofing system - note deterioration

30 - Slate shingle roofing system - note deterioration

31 - Slate shingle roofing system - note deterioration

32 - Water leakage at ceiling

33 - Electric domestic water heater

34 - Boiler located in main utility room

35 - Condenser Unit located at southwest side of the building

36 - Air Handler Unit located in main utility room

37 - Split System southeast side of the building

38 - Split System southeast side of the building

39 - Typical mechanical duct

40 - Typical thermostat control

41 - Typical thermostat control

42 - Electric utility transformer

43 - Typical electrical circuit breaker panel

44 - Typical electrical circuit breaker panel

45 - Elevator System

46 - Elevator cab interior finishes

47 - Typical gas meter

48 - Elevator machine and controls

49 - Typical fire extinguisher

50 - Fire alarm control panel

51 - Typical fire alarm pull station

52 - Typical exit sign and emergency lighting

53 - Typical smoke detector

54 - Typical security camera

55 - Typical security camera

56 - Typical security camera

57 - Interior finishes of lobby - library area - note newer suspended acoustical tile ceiling

58 - Interior finishes of lobby - library area - note newer suspended acoustical tile ceiling

59 - Typical acoustical tile - note deterioration

60 - Interior finished of kitchen area

61 - Interior finishes of meeting room area - note older acoustical tile ceiling

62 - Typical restroom area

63 - Typical interior

64 - Typical office interior

65 - Typical step - note deterioration

66 - Interior wall - note efflorescence

67 - Interior wall - note efflorescence

68 - Accessible parking

69 - Van accessible parking space

70 - Accessible door controls at main entrance

71 - Accessible toilet

72 - Accessible drinking fountain

73 - Brick at bay - note deterioration

Appendix VI: 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

CERTIFICATIONS

Master Plumber
Master Gasfitter
Cross Connection Technician
Commercial Building Inspector
Commercial Plumbing Inspector
Commercial Mechanical Inspector
Accessibility Inspector/Plan Reviewer
Fire Inspector I and II
LEED Green Associate
CPR/First Aid Training
OSHA 30 hr Training

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

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.

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

CERTIFICATIONS

Master Plumber
Master Gasfitter
Cross Connection Technician
Commercial Building Inspector
Commercial Plumbing Inspector
Commercial Mechanical Inspector
Accessibility Inspector/Plan Reviewer
Fire Inspector I and II
LEED Green Associate
CPR/First Aid Training
OSHA 30 hr Training

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

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
- Hidden Creek, Gaithersburg, MD
- Paramount, Gaithersburg, MD
- Thayer & Spring, Silver Spring, MD

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