HEALTH DEPARTMENT
1138 ROSE HILL DRIVE
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

OCTOBER 29, 2021

October 29, 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 Health Department, 1138 Rose Hill Drive, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

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Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
3.2.5 Flatwork	X	X		Replace		$2,000
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			Replace		$10,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems		X		Replace		$177,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production		X		Replace		$2,400
3.4.2.1 Equipment	X	X		Replace		$178,500
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X	X		Replace		$20,000
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS	X			None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Tenant Spaces	X			None		
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD	X			None		
Totals					$0	$389,900

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

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$389,900.00	$12	$1
Replacement Reserves, w/20, 2.5% escalation	$459,546.86	$14	$1

TABLE OF CONTENTS

PAGE

1.0 EXECUTIVE SUMMARY 1
1.1 BACKGROUND 1
1.2 METHODOLOGY 1
1.3 PROPERTY DESCRIPTION 3
1.4 OPINIONS OF COST 4
1.5 COST TABLES 5
Immediate Repair Cost 6
Capital Reserve Schedule 7
2.0 PURPOSE AND SCOPE 9
2.1 SCOPE OF SERVICES 9
2.2 Deviations from Guide (ASTM E2018-15) 9
2.3 ASSESSMENT PROCEDURES 10
2.4 DEFINITIONS 10
2.4.1 Partial List of ASTM Definitions 10
3.0 SYSTEM DESCRIPTION AND OBSERVATIONS 13
3.1 PROPERTY DESCRIPTION 13
3.1.1 Property Location 13
3.1.2 Construction History 13
3.1.3 Current Property Improvements 13
3.2 SITE CONDITIONS 13
3.2.1 Topography 13
3.2.2 Storm Water Drainage 14
3.2.3 Access and Egress 14
3.2.4 Paving, Curbing, and Parking 14
3.2.5 Flatwork 15
3.2.6 Landscaping and Appurtenances 16
3.2.7 Recreational Facilities 17
3.2.8 Special Utility Systems 17
3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR 17
3.3.1 Foundation 17
3.3.2 Building Frame 17

3.3.3 Building Exteriors . . . 18
3.3.4 Exterior Doors . . . 20
3.3.5 Exterior Windows . . . 21
3.3.6 Roofing Systems . . . 23
3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS . . . 25
3.4.1 Plumbing Systems . . . 25
3.4.1.1 Supply and Waste Piping . . . 26
3.4.1.2 Domestic Hot Water Production . . . 26
3.4.2 HVAC Systems . . . 27
3.4.2.1 Equipment . . . 27
3.4.2.2 Distribution System . . . 30
3.4.2.3 Control Systems . . . 31
3.4.3 Electrical Systems . . . 31
3.4.3.1 Service and Metering . . . 31
3.4.3.2 Distribution . . . 32
3.5 VERTICAL TRANSPORTATION SYSTEMS . . . 32
3.6 LIFE SAFETY AND FIRE PROTECTION . . . 34
3.6.1 Sprinklers and Suppression Systems . . . 34
3.6.2 Alarm Systems . . . 35
3.6.3 Security and Other Systems . . . 36
3.7 INTERIOR BUILDING COMPONENTS . . . 37
3.7.1 Tenant Spaces . . . 37
3.8 Accessibility (ADA) Compliance . . . 41
4.0 DOCUMENT REVIEW . . . 48
4.1 DOCUMENTATION REVIEW . . . 48
4.2 INTERVIEW SUMMARY . . . 48
4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE . . . 48
5.0 ADDITIONAL CONSIDERATIONS . . . 49
5.1 MOISTURE AND MOLD . . . 49
6.0 RECOMMENDATIONS AND OPINIONS OF COST . . . 50
7.0 FACILITY CONDITION INDEX (FCI) . . . 52

TABLE OF APPENDICES

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

Appendix II: FIRE EXTINGUISHER INSPECTION

Appendix III: ELEVATOR CERTIFICATES

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

Appendix V: SITE PHOTOGRAPHS

Appendix VI: RESUMES

1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

ECS Mid-Atlantic, LLC (ECS) performed a Facility Condition Assessment (FCA) in general conformance with ASTM guidelines and general scope items contained within the ECS Proposal 46:7239-FP dated June 12, 2020 for the Health Department 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 Health Department property, located at 1138 Rose Hill Drive, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 32,820 square feet. Parking is provided with At grade asphalt parking. The Office building was reportedly constructed in 1962 and was recently renovated in 2015.

SURVEY INFORMATION	
Date of Assessment	June 17, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 77
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	2.55 acres
Major Cross Streets	Rugby Avenue
Pavement - Parking	At grade asphalt parking
Number of Parking Spaces	106
Number of Accessible Spaces	Eight
Number of Van Accessible Spaces	Four
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Office
Number of Buildings	One
Building Height	Two-story
Square Footage	32,820
Year Constructed	1962
Year Remodeled	2015 and exterior improvements and ADA reconfiguration in 2019

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Concrete masonry unit bearing walls with interior concrete columns and concrete deck and joist upper floors
Roof	Single-ply sheet membrane and asphalt shingle
Exterior Finishes	Brick and wood siding
Windows	Aluminum frame double pane - operable
Entrance	Aluminum doors with glass

BUILDING SYSTEMS	
HVAC System	Central plant HVAC system with supplemental heating/cooling equipment
Domestic Hot Water	Gas water heater
Water Distribution	Copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	3-phase, 4-wire, 800 amps
Branch Wiring	Copper
Elevators	One passenger elevator - OTIS Hydraulic
Fire Suppression System	Fire extinguishers and automated fire alarm system with alarm bell, strobe, and pull down stations

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

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

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.5 Flatwork																												
REPLACE CONCRETE SIDEWALK AS NEEDED	20	10	10	1	LS	$2,000.00	$2,000	100%										$1,000										$1,000	$2,000
3.3.3 Building Exteriors																													
REPLACE SEALANTS	12	1	11	1	LS	$10,000.00	$10,000	100%											$10,000										$10,000
3.3.6 Roofing Systems																													
CLEAN AND RECOAT METAL ROOFING	25	20	5	500	SF	$4.00	$2,000	100%					$2,000																$2,000
REPLACE SINGLE-PLY ROOFING SYSTEM	20	13	7	12,500	SF	$14.00	$175,000	100%							$175,000														$175,000
3.4.1.2 Domestic Hot Water Production																													
REPLACE WATER HEATERS	12	10	2	1	EA	$1,200.00	$1,200	200%		$1,200												$1,200							$2,400
3.4.2.1 Equipment																													
REPLACE CHILLER	20	13	7	1	EA	$25,000.00	$25,000	100%							$25,000														$25,000
REPLACE FAN COIL UNITS	25	16	9	7	EA	$2,500.00	$17,500	100%									$17,500												$17,500
REPLACE SPLIT SYSTEMS	15	13	2	7	LS	$6,000.00	$42,000	100%		$30,000							$12,000												$42,000
REPLACE BOILER	20	13	7	1	EA	$15,000.00	$15,000	100%							$15,000														$15,000

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
October 29, 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
REPLACE ROOF TOP UNITS	20	13	7	5	EA	$15,000.00	$75,000	100%							$60,000											$15,000		$75,000
REPLACE HYDRONIC PUMPS	20	19	1	2	EA	$2,000.00	$4,000	100%	$2,000														$2,000					$4,000
3.4.3.1 Service and Metering																												
REPLACE GENERATOR AND TRANSFER SWITCH	25	15	10	1	LS	$20,000.00	$20,000	100%										$20,000										$20,000
Total (Uninflated)									$2,000	$31,200	$0	$0	$2,000	$0	$275,000	$0	$29,500	$21,000	$10,000	$0	$0	$1,200	$2,000	$0	$0	$0	$15,000	$1,000	$389,900
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)									$2,000	$31,980	$0	$0	$2,208	$0	$318,916	$0	$35,943	$26,226	$12,801	$0	$0	$1,654	$2,826	$0	$0	$0	$23,395	$1,599	$459,547

Evaluation Period:	20
# of Square Feet:	32,820
Reserve per Square Feet per year (Uninflated)	$1
Reserve per Square Feet per year (Inflated)	$1

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 Health Department 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 Office building.

3.1.1 Property Location

The Property is located at 1138 Rose Hill Drive in Charlottesville, Virginia.

Surrounding Properties	
North	Commercial and residential properties
East	Residential properties
South	Commercial properties
West	Rose Hill Drive and residential properties

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

3.1.2 Construction History

We understand that the building was constructed approximately 59 years ago in 1962 and was reportedly renovated in 2015. Exterior improvements and an ADA reconfiguration were completed in 2019.

3.1.3 Current Property Improvements

The Office building, located at 1138 Rose Hill Drive, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 32,820 square feet. Parking is provided with At grade asphalt parking.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

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

3.2.2 Storm Water Drainage

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

Comments

The storm water collection system includes a municipal system.

3.2.3 Access and Egress

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

Comments

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

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Quantity of Parking Spaces	106	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At grade asphalt parking	Good
Drainage	Curb inlets	Good

Comments

The parking is provided by at-grade asphalt pavement on the west, north, and east sides of the property. The asphalt pavement appears to be recently installed and is in good condition.

Photographs

Asphalt pavement overview

Asphalt pavement overview

Asphalt pavement and parking overview

Asphalt pavement and parking overview

3.2.5 Flatwork

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

Comments

There are Concrete sidewalks of undetermined thickness provided on all sides of the building. Regularly spaced control joints were observed. The concrete sidewalks were generally in good to fair condition with recent replacement of sections observed. We recommend an allowance for future replacement as needed.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK AS NEEDED	20	10	10	10 20	$1,000 $1,000
Total					$2,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature	Good
Planting Beds	Located at north side of the building	Good
Lawn Areas	Surrounding building and parking	Good
Irrigation System		N/A
Monumental Sign	Located at north entrance	Good
Landscape Lighting		N/A
Retaining Walls		N/A
Fences and Gates		N/A
Dumpster Enclosure	Located at SW corner of building	Good
Fountains		N/A

Comments

The Property contains mature trees and lawn areas surrounding the site with small shrubbery located on the north side of the building. The landscaping was in good condition.

The monument sign was located at the north entrance and was in good condition.

The dumpster enclosure was constructed of CMU and brick, located at the SW corner of the building. The dumpster enclosure was in good condition.

3.2.7 Recreational Facilities

Comments

The Property does not contain recreational facilities.

3.2.8 Special Utility Systems

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

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

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

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Concrete deck	Good
Roof Framing	Steel trusses and metal decking	Good

BUILDING FRAME		
Item	**Description**	**Condition**
Columns	Reinforced concrete	Good
Load Bearing Walls	Concrete masonry unit	Good

Comments

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

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry - Brick	On all sides of building	Good
Wood siding	On south elevation	Good
Sealants	Various	Good

Comments

The primary exterior of the building consists of Brick with a section of wood siding on the south elevation. The building exteriors were generally in good condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required.

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 condition. We recommend an allowance to replace the sealants during the report period.

Photographs

Exterior wall finishes

Exterior wall finishes

Exterior wall finishes

Exterior wall finishes

Exterior wall finishes

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SEALANTS	12	1	11	11	$10,000
Total					$10,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Aluminum doors with glass	Good
Door Hardware	Operable	Good
Personnel Door	Aluminum doors with glass	Good
Delivery Door	Located on west side of the building	Fair

Comments

The main entrance Aluminum doors with glass are located at the north side of the building. The main entrance doors were generally in good condition. There are additional aluminum personnel doors on the east, west, and south sides of the building. The personnel doors were generally in good condition.

A steel door is located on the west side of the building. The steel door was generally in fair condition.

Photographs

Typical main entrance

Typical exterior door

Typical steel door

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Good
Glass Pane	Double-pane	Good
Operation	Some units inoperable	Good
Exterior Header	Varies with condition	Good
Exterior Sill	Varies with condition	Good

Comments

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

Several openings on the west side of the building contained glass block. The glass block was generally in good condition.

Photographs

Exterior wall finishes

Exterior wall wood siding

Exterior window

Exterior window finishes

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Ponding observed	Fair
Asphalt shingles	Over east section	Good
Metal roofing	Over north entrance	Fair
Parapet Walls	Patching observed	Fair
Cap Flashing/Coping	Metal coping	Fair
Insulation	Rigid	Good
Substrate/Deck	Metal decking	Good
Slope/Pitch	Ponding observed	Fair
Drainage	Internal drains and overflow scupper drains Gutters and downspouts	Good/Fair
Plumbing Vents	Clamped flashing	Fair
Exhaust Vents	Counter flashed	Fair
Expansion Joints	Raised bellows	Fair
Roof Age	Single-ply membrane reportedly installed in June 2008	Good/Fair
Past Repairs	Patching observed	Good/Fair

Comments

The roofing system consists of a single-ply membrane roofing system over the majority of the building. The single-ply roofing system was reportedly installed in June 2008. Patching of the roofing system was observed along with areas of ponding. No leaks were reported. The roofing systems were generally in fair condition. Based on the age of the roofing system and ponding observed, we recommend replacement of the single-ply membrane roofing system during the report period.

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

The eastern section of the building was covered by asphalt shingles. The asphalt shingles were observed to be in good condition. Drainage for the asphalt shingles was provided by gutters and downspouts.

A standing seam metal roof system covers the west entrance area to the building. The metal roofing system was observed to be in fair condition of unknown age. We recommend the metal roofing system is cleaned and recoated during the report period. Drainage for the metal roofing system was provided by gutters and downspouts.

Photographs

Single-ply roofing system side of the building - note deterioration

Single-ply roofing system side of the building - note plumbing penetration

Single-ply roofing system side of the building - note internal drain

Single-ply roofing system side of the building - note metal coping

Asphalt shingle roofing

Metal roofing system

Metal roofing system

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
CLEAN AND RECOAT METAL ROOFING	25	20	5	5	$2,000
REPLACE SINGLE-PLY ROOFING SYSTEM	20	13	7	7	$175,000
Total					$177,000

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	Various	Good
Water Flow and Pressure		Good

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

Comments

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

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

3.4.1.2 Domestic Hot Water Production

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

Comments

Domestic hot water to the building is provided by a Gas water heater located in the main utility room. The Gas water heater was manufactured by A. O. Smith in 2012. The expected useful life of an Gas water heater is approximately 12 to 15 years. We recommend the Gas water heater be replaced during the report period.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATERS	12	10	2	2 14	$1,200 $1,200
Total					$2,400

3.4.2 HVAC Systems

There is a Central plant HVAC system with supplemental heating/cooling equipment consisting of a boiler, a chiller, split system heat pumps, roof top units, and water source fan coil units.

3.4.2.1 Equipment

EQUIPMENT LIST FOR THREE BUILDING COMPLEX		
Item	**Description**	**Condition**
Boilers	Burnham	Fair
Central Plant Pumps	Armstrong and B&G	Fair
Chillers	McQuay	Fair
Cooling Towers		N/A
Fan Coil Units	Located throughout the building	Good
Air Handlers	American Standard and Carrier units	Good
Condensing Units (split system)	American Standard and Carrier units	Good
Roof Top Units	American Standard and Aaon	Good/fair

Comments

The boiler, manufactured by Burham, was located in the utility room. The boiler was approximately 13 years old and was in fair condition. The expected useful life of a hot water boiler is approximately 20 years with proper maintenance. We recommend the boiler be replaced during the report period.

The chiller unit, manufactured by McQuay, was located on the west side of the building. The chiller was approximately 13 years old and was in fair condition. The expected useful life of the chiller is approximately 20 years with proper maintenance. We recommend the chiller be replaced during the report period.

Two hydronic pumps are located in the utility room. One was reportedly installed in 2000 and the other in 2016. The pumps were in good to fair condition. The expected useful life of a hydronic pump is approximately 20 years with proper maintenance. We recommend the pumps be replaced during the report period.

Several wall mounted, water source fan coil units were installed in the building. These units were in good to fair condition. The expected useful life of a WSFCU is approximately 25 years with proper maintenance. We recommend the WSFCUs be replaced during the report period.

The building is served by several heat pump split systems located in multiple locations. The condensing units are located on the roof and on the west side of the building. The units are manufactured by Carrier and American Standard and range in age from 6 to 13 years. The units were in good condition. The expected useful life of a heat pump and condensing unit is approximately 15 years with proper maintenance. We recommend the systems be replaced during the report period.

There are four American Standard and one AAON package units located on the roof. The American Standard units were approximately 13 years old and the AAON unit was reportedly installed last year. The units were in good to fair condition. The expected useful life of an RTU is approximately 20 years with proper maintenance. We recommend the RTUs be replaced during the report period.

Photographs

Typical air handler

Chillers system

HVAC system

Condensers

Typical air handler

Typical Water Source Heat Pump

Boiler

Hydronic pump

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CHILLER	20	13	7	7	$25,000
REPLACE FAN COIL UNITS	25	16	9	9	$17,500
REPLACE SPLIT SYSTEMS	15	13	2	2 9	$30,000 $12,000
REPLACE BOILER	20	13	7	7	$15,000
REPLACE ROOF TOP UNITS	20	13	7	7 19	$60,000 $15,000
REPLACE HYDRONIC PUMPS	20	19	1	1 15	$2,000 $2,000
Total					$178,500

3.4.2.2 Distribution System

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

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Hydronic Piping	Copper and Steel	Fair

Comments

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

The hydronic piping system was composed of copper and steel pipe and was observed to be in fair condition.

3.4.2.3 Control Systems

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

Comments

Digital thermostats were located in several locations throughout the building. The thermostats were generally in 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 building	Good
Master (House) Meter	Located in utility room	Good

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical entrance is located at the south side of the building and provides 800 amp, 3-phase, 4-wire service. The switchgear was manufactured by Square D. The expected useful life of switchgear is 50 years with proper maintenance.

An emergency power generator and transfer switch is located on the south side of the building. The generator was reportedly installed in 2006. A typical expected useful life of 25 years. Based on the age of the emergency generator and typical replacement schedule, we recommend replacing the emergency generator during the report period.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE GENERATOR AND TRANSFER SWITCH	25	15	10	10	$20,000
Total					$20,000

3.4.3.2 Distribution

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

Comments

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

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	One passenger elevator	Good
Capacity	2,100 pounds	Good
Manufacturer and Type	OTIS Hydraulic	Good
Maintenance Contractor	Southern Elevator	Good
Date of Last Maintenance Inspection	2/25/2021	Good
Cab Finishes	Stainless and wood laminate	Good
Elevator Certificates	Located in the Facilities Maint. Office	Good

ELEVATORS		
Item	**Description**	**Condition**
Door Sensors	Operable	Good
Speed	50 feet per minute	Good
Floor Leveling	Operable	Good
Control System	Operable	Good
Fire Recall System	Operable	Good
Lighting	Operable	Good
Equipment Room		Good

Comments

A passenger elevator was located in the west side of the building. The capacity was rated at 2,100 pounds. Routine maintenance is considered adequate to keep the elevator system in good condition during the projection period of this report. The last annual inspection was perform in February 2021 by E&F Elevator Inspections and Consulting, Inc. and monthly maintenance is provided by Southern Elevator.

Photographs

Elevator cab interior

Elevator machine

Elevator machine

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
Date of Last Inspection (sprinkler system)		N/A
Sprinkler Pump		N/A
Sprinkler Pump Controller		N/A
Sprinkler Pipe Material		N/A
Fire Extinguishers	Located throughout building	Good
Date of Last Inspection (Fire Extinguishers)	6/14/2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Fire Hydrants	On street	Good

Comments

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

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

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel		N/A
Central Fire Alarm Control Panel		N/A
Automatic Notification		N/A
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. There are smoke detectors, pull stations, bells and strobes, exit signs, and emergency lighting located throughout the building.

Photographs

Typical fire alarm

Typical Pull down station

Typical smoke detector

Typical exit sign

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Located on exterior and interior	Good
Alarm System	Monitored	Good
Access Control	Secured	Good

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

Security camera

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

ENTRANCE AREA		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Carpet and vinyl tile	Good
Wall Finishes	Painted gypsum board and painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good

OFFICES		
Item	**Description**	**Condition**
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

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

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

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good

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

Comments

The interior building areas include a reception/entrance area, corridors, offices, restrooms, and kitchen.

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

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

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

The finishes in the kitchen area include vinyl tile floors, painted gypsum board walls, a tile back splash, and suspended acoustical tile ceilings. The finishes in the kitchen were observed to be in generally good condition.

Photographs

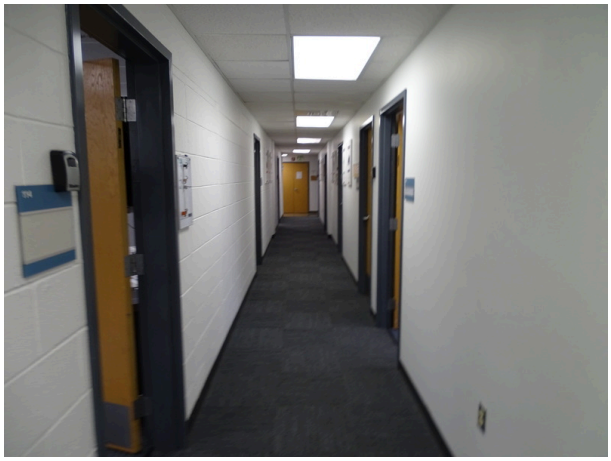
Interior finishes Lobby area

Interior finishes kitchen area

Interior finishes office area

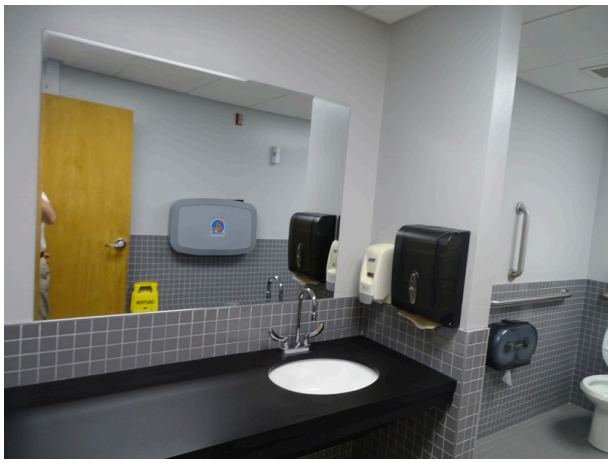
Interior finishes office area

Interior finishes office area



Interior finishes corridor area

Interior finishes reception area



Interior finishes restroom area

3.8 Accessibility (ADA) Compliance

Comments

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

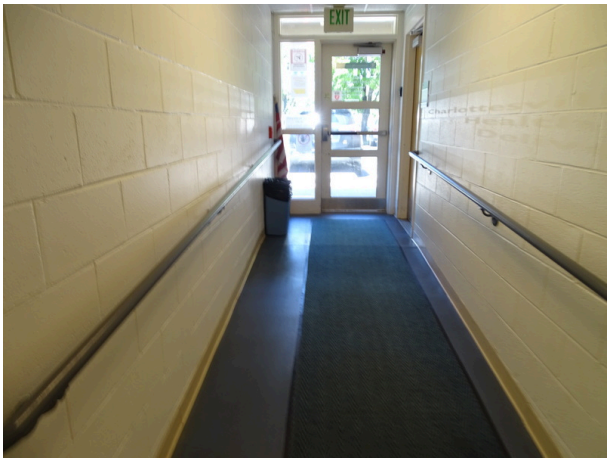
The Health Department property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA.

The parking area serving the property is provided with 106 spaces. 8 spaces are accessible, 4 of which are van accessible. Accessibility requires that five accessible parking spaces be provided in parking areas with a total of 101 to 150 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 does meet accessibility requirements.

Photographs

Accessible restroom

Accessible curb



Accessible interior ramp

Accessible ramp

Accessible ramp

Accessible parking

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	No	
2.	Have any ADA improvements been made to the property since original construction?	Yes	new accessible spaces and curb ramps installed
3.	Has building ownership/management reported any ADA complaints or litigation?	No	
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	Eight
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	4
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	

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

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

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**		
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	Yes	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	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	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	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, and safety inspection records made available to us.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Stewart Harding and Derek Tyler who provided information about the property.

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

If present, evidence of mold and moisture issues are noted in the interior section of the report.

6.0 RECOMMENDATIONS AND OPINIONS OF COST

The opinion of cost are based upon approximate quantities, costs, and published information, and they include labor, material, design fees, and appropriate overhead, general conditions, and profit. A detailed analysis of quantities for cost estimating purposes is not included. The opinion of cost to repair, replace, or upgrade the improvements are considered typical for the marketplace. No contractors have provided pricing. The actual cost of repairs may vary from our opinions. ECS has not included contingency funds in our opinions. Amounts indicated represent today's dollars. ECS offers the following comments relative to Immediate and Capital Reserves criteria:

Immediate Issues

Physical deficiencies that require immediate action as a result of (i) existing or potentially unsafe conditions, (ii) significant negative conditions impacting tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of critical element or system, or (v) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year.

ECS has also included physical deficiencies inclusive of deferred maintenance that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within a zero to one year time frame are also included.

Capital Reserves

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

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

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

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

7.0 FACILITY CONDITION INDEX (FCI)

In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the Health Department 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 Health Department building is $389,900. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $5,352,261. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.07. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Health Department is rated as fair.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

N
W
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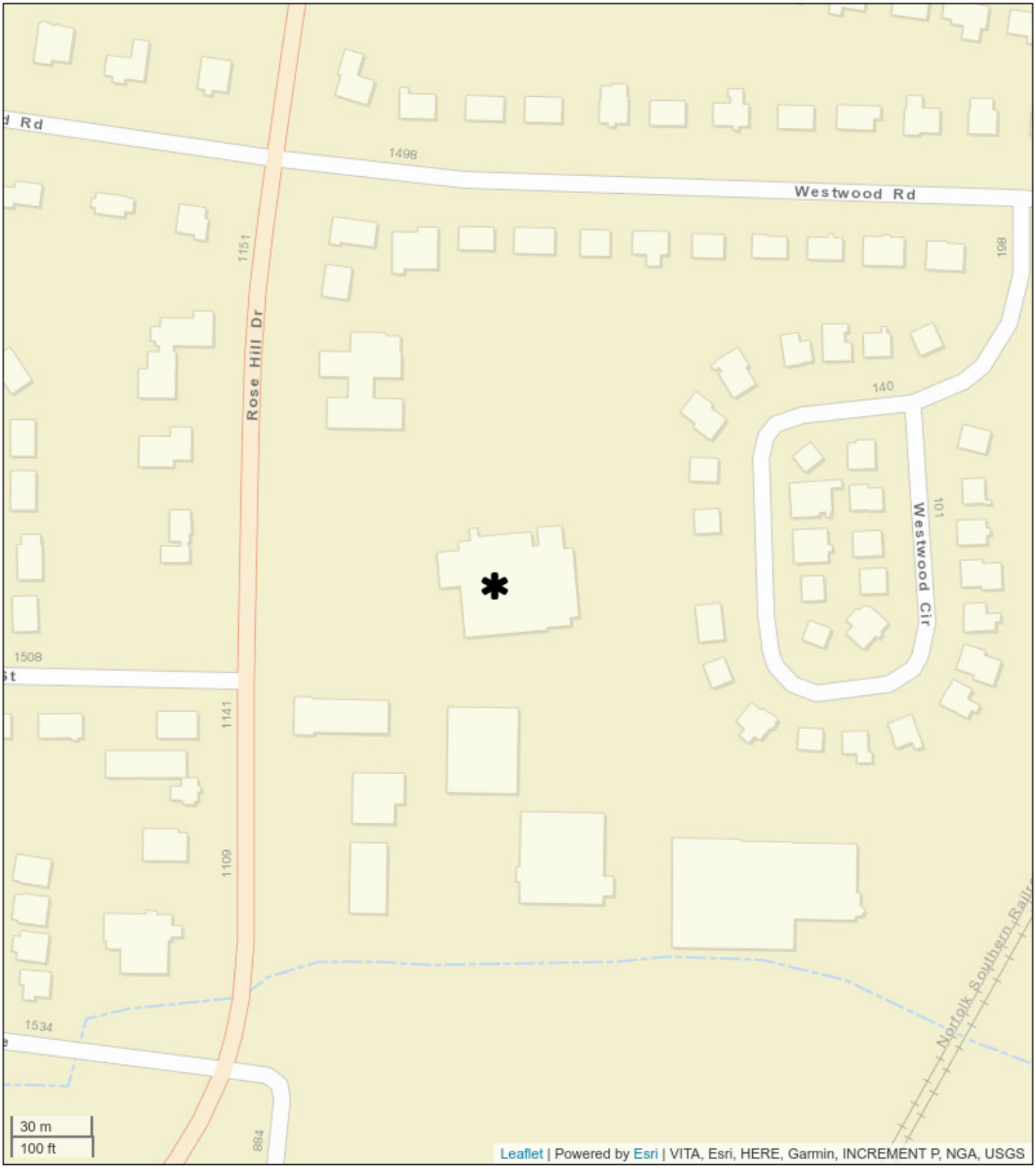
Untitled Map



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Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville - Health Department
1138 Rose Hill Drive
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 - Health Department
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 - Health Department
Address: 1138 Rose Hill Drive
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	17	100.00%	17	100.00%	17	100.00%	0	0%
Totals	**17**	**100%**	**17**	**100.00%**	**17**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions

Inspector: Tommy VO

Building: City of Charlottesville - Health Department

Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - Health Department

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

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	1st IT room 118.05	49753216 F75958812	Inspected	06/14/21 6:44:46 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st boiler room 118.01	49753218 XS308195	Inspected	06/14/21 7:16:02 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st dental entrance hall 118.06	49753217 BV613661	Inspected	06/14/21 6:37:31 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st elevator room 118.15	49753219 YY182555	Inspected	06/14/21 7:15:17 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by IT 118.07	49753215 BR661895	Inspected	06/14/21 6:39:09 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by kitchen 118.09	49753213 YS331288	Inspected	06/14/21 7:19:18 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by restrooms 118.04	49753221 BZ260007	Inspected	06/14/21 6:36:57 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by room 135 118.08	49753214 VP-776480	Inspected	06/14/21 6:42:53 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st maintenance office 118.13	49753222 XS314602	Inspected	06/14/21 7:13:59 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st stairwell 118.02	49753220 YK470302	Inspected	06/14/21 6:46:25 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd Main entrance 118.18	52888007 E94754770	Inspected	06/14/21 6:50:19 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd Wic exit 118.17	52888006 E94758308	Inspected	06/14/21 6:58:22 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by clinic entrance 118.11	49753208 CE555317	Inspected	06/14/21 6:56:32 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by room 209 118.12	49753211 F75958831	Inspected	06/14/21 6:54:03 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by room 231 118.10	49753212 YE511886	Inspected	06/14/21 6:55:30 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by room 252 118.16	49753210 ZU186755	Inspected	06/14/21 6:53:02 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by room 273 118.14	49753209 XS265082	Inspected	06/14/21 6:52:04 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - Health Department

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

Device Type	Service	Quantity
	Passed	
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	17
Total		**17**
Grand Total		**17**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Health Department

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 2020					
Hydrostatic Test					
Fire Extinguisher, A.B.C., 5 Lbs					
49753210	2nd hallway by room 252 118.16	ZU186755	05/02/08	05/02/14	05/02/08
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Health Department

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%	17

Type	Qty	Model #	Description	Manufacture Date
In Service - 2 Years to 3 Years				
Buckeye				
Fire Extinguisher	2	5 HI SA40 ABC	A.B.C.	08/09/2019
In Service - 3 Years to 5 Years				
Amerex				
Fire Extinguisher	2	AB402-18	A.B.C.	05/22/2018
In Service - 5 Years to 10 Years				
Amerex				
Fire Extinguisher	1	AB402-14	A.B.C.	08/09/2014
Fire Extinguisher	3	AB402-13	A.B.C.	08/09/2013
In Service - 10 Years to 15 Years				
PyroChem				
Fire Extinguisher	1	PPC 5 ABC 1	A.B.C.	05/02/2008
Amerex				
Fire Extinguisher	2	AB402-07	A.B.C.	08/09/2007
Fire Extinguisher	1	AB500-07	A.B.C.	08/09/2007
In Service - 15 Years to 25 Years				
Amerex				
Fire Extinguisher	4	AB402-06	A.B.C.	08/09/2006
Badger				
Fire Extinguisher	1	B5M 03	A.B.C.	08/09/2003

Appendix III: ELEVATOR CERTIFICATES

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

Address: Health Department
1138 Rose Hill Drive
Charlottesville, VA

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

Id No: 1

Our Number: CV126

[X] Passenger **Rated Load: 2100**
[ ] Freight Class **Speed: 50**

Inspected by: Steve Bowers
Signature: _____ Date: 2/25/21
QEI NO: E000983 **Certifying Organization: QEITF**

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

MAINTENANCE

No violations.

RECOMMENDATIONS

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

Square Foot Cost Estimate Report

Date: **10/27/2021**

Estimate Name	**Health Department**
	City of Charlottesville 1138 Rose Hill Drive Charlottesville Virginia 22902
Building Type	Office, 2-4 Story with Brick Veneer / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	2.00
Stories Height	12.00
Floor Area (S.F.)	32,820.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$163.08
Total Building Cost	**$5,352,261.16**

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

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**4.3%**	**$5.29**	**$173,472.04**
A1010	**Standard Foundations**			**$2.71**	**$88,946.10**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	586.00		$1.21	**$39,637.63**
	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide	586.00		$0.75	**$24,512.97**
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	32.82		$0.76	**$24,795.51**
A1030	**Slab on Grade**			**$2.46**	**$80,873.40**
	Slab on grade, 4" thick, non industrial, reinforced	16,410.00		$2.46	**$80,873.40**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.11**	**$3,652.54**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	16,410.00		$0.11	**$3,652.54**
B Shell			**36.7%**	**$44.75**	**$1,468,830.11**
B1010	**Floor Construction**			**$26.51**	**$869,985.98**
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	175.80		$0.29	**$9,483.64**
	Cast-in-place concrete column, 16", square, tied, minimum reinforcing, 300K load, 10'-14' story height, 240 lbs/LF, 4000PSI	134.78		$0.31	**$10,160.73**
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load	832.12		$9.77	**$320,514.57**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 30 PSF superimposed load, 120 PSF total load	16,410.00		$7.93	**$260,255.38**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	16,410.00		$8.21	**$269,571.66**
B2010	**Exterior Walls**			**$10.22**	**$335,256.51**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	11,251.20		$10.22	**$335,256.51**
B2020	**Exterior Windows**			**$2.61**	**$85,572.47**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	122.30		$2.61	**$85,572.47**
B2030	**Exterior Doors**			**$1.28**	**$42,070.61**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	3.28		$0.67	**$21,860.09**
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	3.28		$0.34	**$11,037.81**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	3.28		$0.28	**$9,172.71**
B3010	**Roof Coverings**			**$3.59**	**$117,746.99**
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	16,410.00		$0.86	**$28,381.10**
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	16,410.00		$1.98	**$65,021.01**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	586.00		$0.45	**$14,743.64**
	Flashing, aluminum, no backing sides, .019"	586.00		$0.07	**$2,422.18**
	Gravel stop, aluminum, extruded, 4", duranodic, .050" thick	586.00		$0.22	**$7,179.06**
B3020	**Roof Openings**			**$0.55**	**$18,197.56**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	6.56		$0.25	**$8,252.26**

		Quantity	% of Total	Cost Per SF	Cost
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	6.56		$0.30	**$9,945.30**
C Interiors			**18.2%**	**$22.19**	**$728,371.55**
C1010	**Partitions**			**$1.62**	**$53,325.17**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, no insulation	9,189.60		$0.81	**$26,484.98**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	3,938.40		$0.46	**$15,000.77**
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	11,251.20		$0.24	**$7,876.29**
	Add for the following: taping and finishing	11,251.20		$0.12	**$3,963.12**
C1020	**Interior Doors**			**$4.97**	**$163,277.45**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	73.63		$1.50	**$49,266.34**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	105.19		$3.47	**$114,011.10**
C1030	**Fittings**			**$0.23**	**$7,581.48**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	8.21		$0.23	**$7,581.48**
C2010	**Stair Construction**			**$3.80**	**$124,570.77**
	Stairs, steel, pan tread for conc in-fill, picket rail,12 risers w/ landing	11.49		$3.80	**$124,570.77**
C3010	**Wall Finishes**			**$0.64**	**$20,878.76**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	26,256.00		$0.45	**$14,615.66**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	11,251.20		$0.19	**$6,263.09**
C3020	**Floor Finishes**			**$3.36**	**$110,415.24**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	19,692.00		$1.77	**$58,093.17**
	Vinyl, composition tile, maximum	9,846.00		$0.73	**$24,024.14**
	Tile, ceramic natural clay	3,282.00		$0.86	**$28,297.93**
C3030	**Ceiling Finishes**			**$7.57**	**$248,322.68**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	32,820.00		$7.57	**$248,322.68**
D Services			**40.8%**	**$49.70**	**$1,631,016.88**
D1010	**Elevators and Lifts**			**$11.31**	**$371,165.97**
	Hydraulic passenger elevator, 3000 lb, 3 floors,12' story height, 2 car group,125 FPM	3.28		$11.31	**$371,165.97**

		Quantity	% of Total	Cost Per SF	Cost
D2010	**Plumbing Fixtures**			**$2.19**	**$71,997.21**
	Water closet, vitreous china, bowl only with flush valve, wall hung	8.21		$0.83	**$27,160.60**
	Urinal, vitreous china, wall hung	3.28		$0.12	**$3,925.98**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	6.56		$0.28	**$9,288.36**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	4.92		$0.65	**$21,399.91**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	4.92		$0.31	**$10,222.36**
D2020	**Domestic Water Distribution**			**$0.65**	**$21,282.29**
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	1.64		$0.65	**$21,282.29**
D2040	**Rain Water Drainage**			**$0.63**	**$20,554.89**
	Roof drain, CI, soil,single hub, 4" diam, 10' high	6.56		$0.40	**$13,032.49**
	Roof drain, CI, soil,single hub, 4" diam, for each additional foot add	175.80		$0.23	**$7,522.39**
D3050	**Terminal & Package Units**			**$14.92**	**$489,628.45**
	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton	32,820.00		$14.92	**$489,628.45**
D4010	**Sprinklers**			**$3.28**	**$107,693.18**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	11,158.80		$1.41	**$46,269.63**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	21,661.20		$1.61	**$52,882.35**
	Standard High Rise Accessory Package 3 story	1.64		$0.26	**$8,541.20**
D4020	**Standpipes**			**$1.06**	**$34,718.77**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	1.97		$0.58	**$18,975.01**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	7.38		$0.48	**$15,743.75**
D5010	**Electrical Service/Distribution**			**$1.89**	**$61,932.11**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A	1.25		$0.47	**$15,545.31**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A	100.00		$0.60	**$19,844.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A	1.20		$0.81	**$26,542.80**
D5020	**Lighting and Branch Wiring**			**$9.15**	**$300,146.22**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	32,820.00		$3.49	**$114,610.72**
	Miscellaneous power, 1.2 watts	32,820.00		$0.25	**$8,165.62**
	Central air conditioning power, 4 watts	32,820.00		$0.51	**$16,859.63**

		Quantity	% of Total	Cost Per SF	Cost
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.11	**$3,714.50**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	37,743.00		$4.78	**$156,795.74**
D5030	**Communications and Security**			**$4.63**	**$151,894.24**
	Telephone wiring for offices & laboratories, 8 jacks/MSF	24,615.00		$1.17	**$38,426.48**
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	1.64		$1.60	**$52,646.56**
	Fire alarm command center, addressable with voice, excl. wire & conduit	1.64		$0.59	**$19,283.39**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	24.62		$1.27	**$41,537.81**
D5090	**Other Electrical Systems**			**$0.00**	**$3.54**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	3.28		$0.00	**$3.54**
E Equipment & Furnishin			**0.0%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$121.93**	**$4,001,690.58**
Contractor's Overhead & Profit			**25.0 %**	**$30.48**	**$1,000,422.65**
Architectural Fees			**7.0 %**	**$10.67**	**$350,147.93**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$163.08**	**$5,352,261.16**

Appendix V: SITE PHOTOGRAPHS

1 - Health Department overview

2 - Asphalt pavement overview

3 - Asphalt pavement overview

4 - Asphalt pavement overview

5 - Asphalt pavement and parking overview

6 - Asphalt pavement and parking overview

7 - Asphalt pavement and parking overview

8 - Asphalt pavement and parking overview

9 - Typical drainage

10 - Typical concrete sidewalk

11 - Typical exterior stair

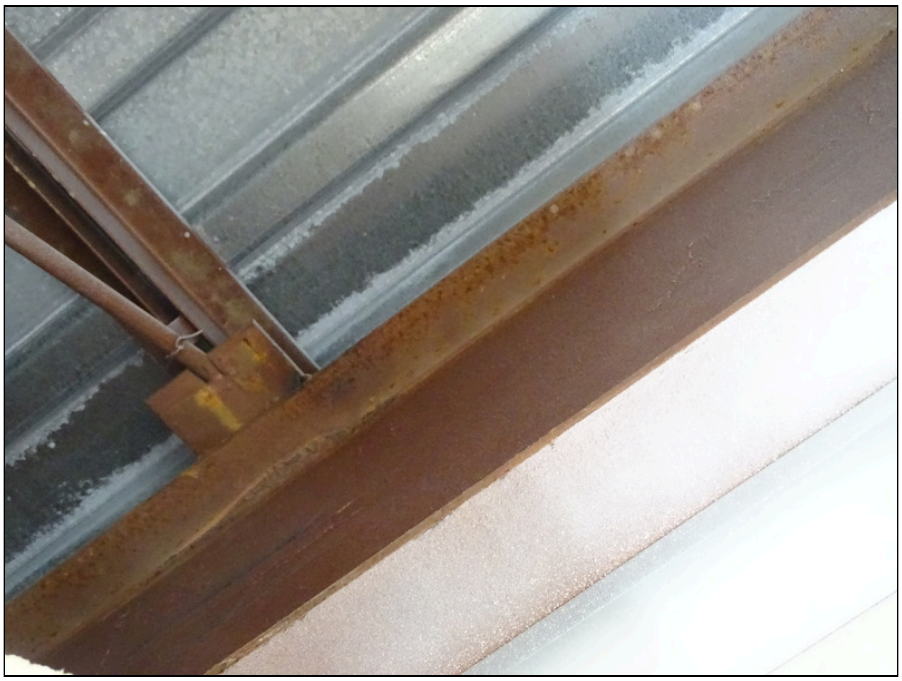
12 - Typical landscape

13 - Monument sign

14 - Typical pole mounted lighting

15 - Typical Building mounted

16 - Dumpster area



17 - Structural framing

18 - Structural framing

19 - Exterior wall finishes

20 - Exterior wall finishes

21 - Exterior wall finishes

22 - Exterior wall finishes

23 - Exterior wall finishes

24 - Exterior wall finishes

25 - Exterior wall finishes - note sealant condition

26 - Typical main entrance

27 - Typical exterior door

28 - Typical steel door

29 - Exterior wall wood siding

30 - Exterior window

31 - Exterior window finishes

32 - Exterior window finishes - note sealant condition

33 - Exterior window finishes

34 - Single-ply roofing system side of the building - note deterioration

35 - Single-ply roofing system side of the building - note plumbing penetration

36 - Single-ply roofing system side of the building - note internal drain

37 - Single-ply roofing system side of the building - note metal coping

38 - Asphalt shingle roofing

39 - Metal roofing system

40 - Metal roofing system

41 - Typical water heater

42 - Typical air handler

43 - Chillers system

44 - Ventilation unit

45 - HVAC unit

46 - HVAC system

47 - HVAC system

48 - Condenser

49 - Condensers

50 - Typical air handler

51 - Typical Water Source Heat Pump

52 - Typical Water Source Heat Pump

53 - Fan Coil Units

54 - Typical thermostat

55 - Mechanical duct

56 - Typical mechanical duct work

57 - Typical gas meter

58 - Emergency power generator

59 - Electrical meter

60 - Electrical entrance

61 - Typical electrical circuit breaker panel

62 - Main electrical switchgear

63 - Electrical panel

64 - Elevator

65 - Elevator cab interior

66 - Elevator machine

67 - Elevator machine

68 - Hydronic pump

69 - Hydronic pump

70 - Fire extinguisher

71 - Typical fire alarm

72 - Typical Pull down station

73 - Typical smoke detector

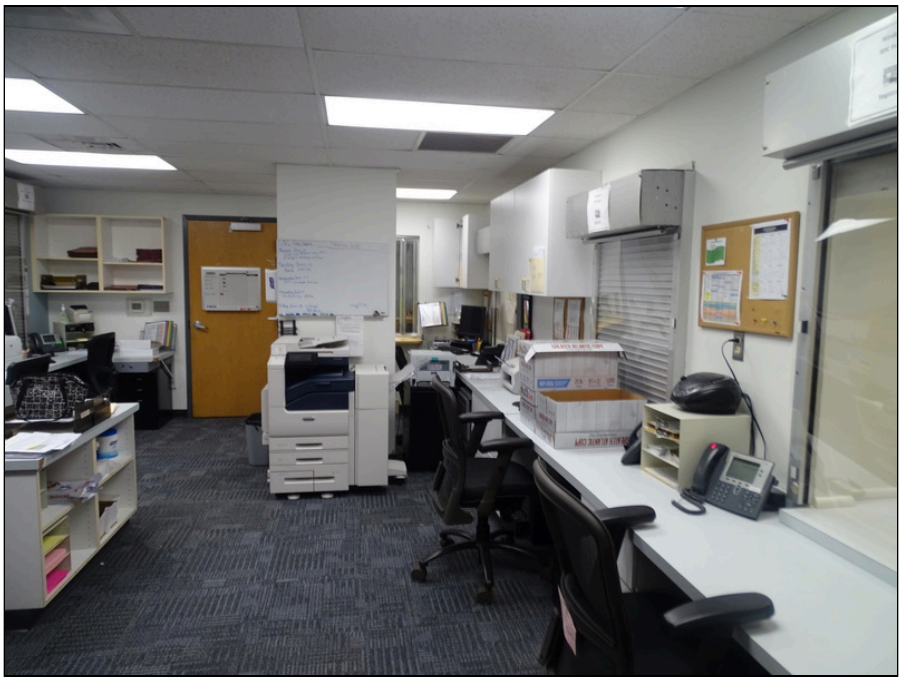
74 - Typical exit sign

75 - Security camera

76 - Interior finishes Lobby area

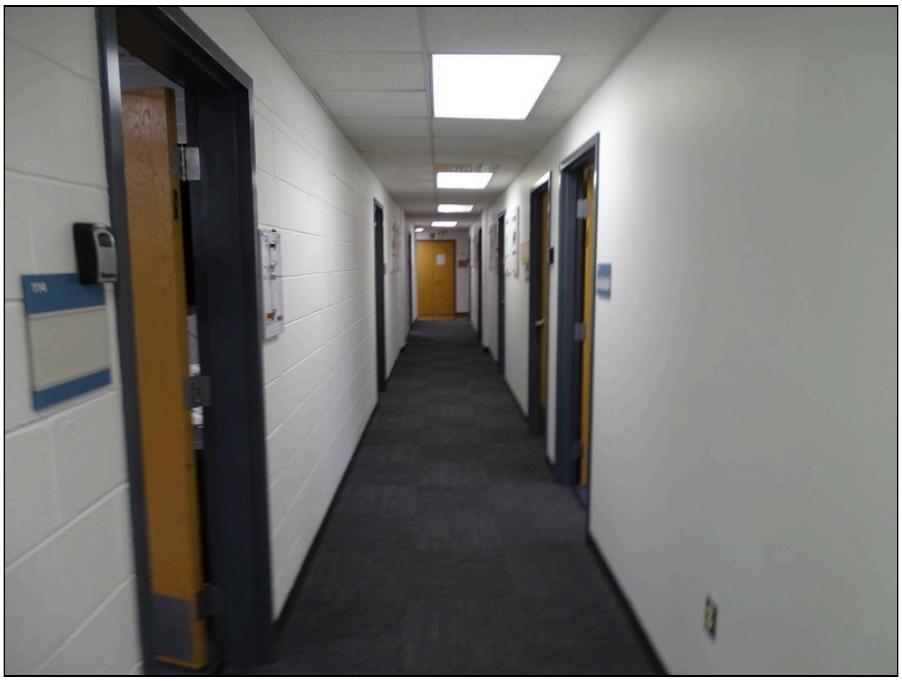
77 - Interior finishes kitchen area

78 - Interior finishes office area



79 - Interior finishes office area

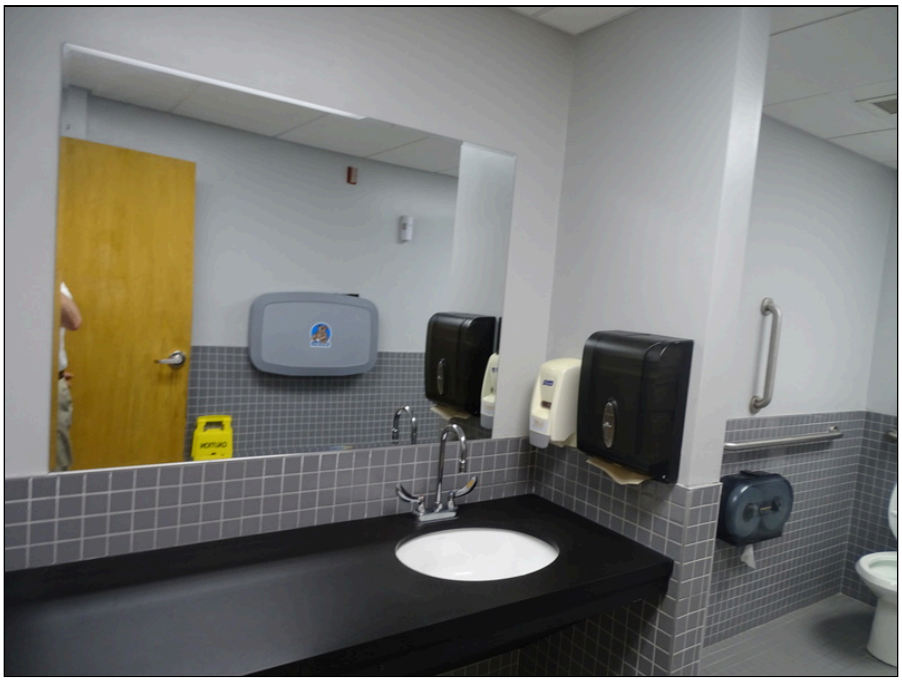
80 - Interior finishes office area



81 - Interior finishes corridor area

82 - Interior finishes corridor area

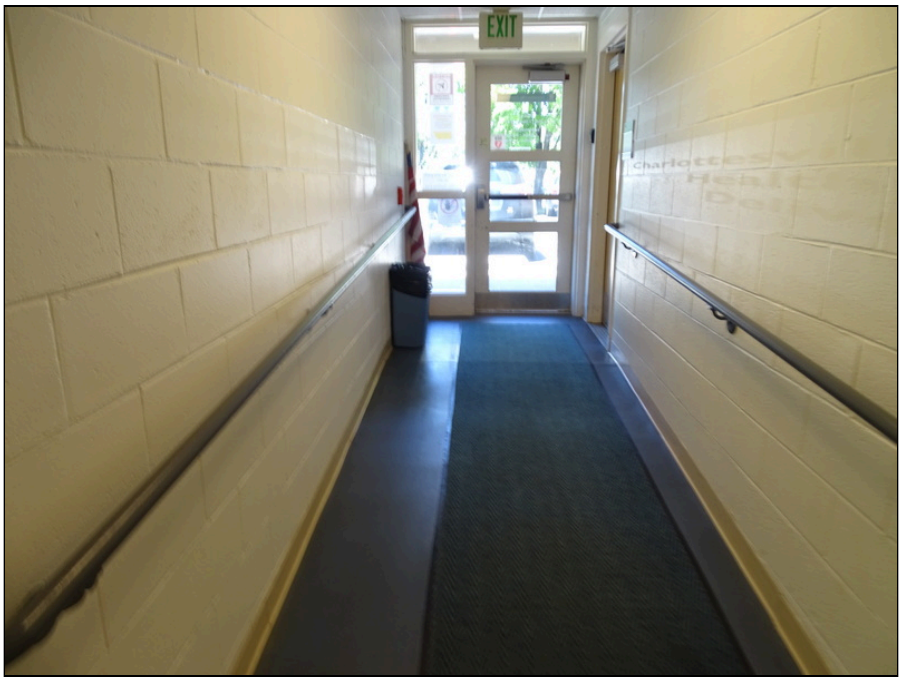
83 - Interior finishes reception area



84 - Interior finishes restroom area

85 - Accessible restroom

86 - Accessible curb



87 - Accessible interior ramp

88 - Accessible ramp

89 - Accessible ramp

90 - Accessible parking

91 - Boiler

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