COMMUNITY ATTENTION BUILDING (E JEFFERSON)
907 EAST JEFFERSON STREET
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

OCTOBER 26, 2021

October 26, 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 Community Attention Building (E Jefferson), 907 East Jefferson Street, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

Donald M. Goglio
Project Manager
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703-471-8400

Michael G. Doyle, AIA
Principal Architect
mdoyle@ecslimited.com
703-471-8400

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking		X		Repair		$11,500
3.2.5 Flatwork		X		Replace		$3,000
3.2.6 Landscaping and Appurtenances	X	X		Replace		$1,200
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Paint Exterior Brick As Needed		$30,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows		X		Replace		$12,000
3.3.6 Roofing Systems	X	X		Replace		$23,150
3.4.1.1 Supply and Waste Piping	X	X		Replace		$8,000
3.4.1.2 Domestic Hot Water Production	X	X		Replace		$2,200
3.4.2.1 Equipment	X	X		Replace		$52,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	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	$143,050

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

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$143,050.00	$32.39	$1.62
Replacement Reserves, w/20, 2.5% escalation	$166,464.62	$37.70	$1.88

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

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

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

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Reliance

This report is provided for the exclusive use of City of Charlottesville - Facilities Development. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

1.2 METHODOLOGY

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

Priority 1: Immediately Critical Items (Year 0)

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

Priority 2: Critical Items (Year 0-1)

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

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

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

Priority 4: Reserve Items (Years 5-20)

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

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

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

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

1.3 PROPERTY DESCRIPTION

The Community Attention Building (E Jefferson) property, located at 907 East Jefferson Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 4,416 square feet. Parking is provided with At-grade parking with asphalt pavement. The Government building was reportedly constructed in 1920.

SURVEY INFORMATION	
Date of Assessment	June 3, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 88
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.22 acres
Major Cross Streets	9th Street NE
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	Eight
Number of Accessible Spaces	One
Number of Van Accessible Spaces	One
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Government
Number of Buildings	One
Building Height	Two-story
Square Footage	4,416
Year Constructed	1920
Year Remodeled	2014

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Wood framing with brick masony bearing exterior walls
Roof	Asphalt shingle, metal, and single-ply sheet membrane
Exterior Finishes	Painted brick
Windows	Wood frame double pane - operable and aluminum frame double pane - operable
Entrance	Metal door with glass

BUILDING SYSTEMS	
HVAC System	Split systems
Domestic Hot Water	Gas water heater
Water Distribution	Copper and polybutylene
Sanitary Waste Line	Cast iron/PVC
Electrical Service	120/240-volt single-phase 3-wire 200 amps service
Branch Wiring	Copper
Elevators	N/A
Fire Suppression System	Fire extinguishers with smoke detectors

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

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

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.4 Paving, Curbing, and Parking																													
REPAIR ASPHALT AS NEEDED	20	19	1	1	LS	$5,500.00	$5,500	100%	$2,750														$2,750						$5,500
REPLACE CONCRETE DRIVEWAY	20	19	1	1	LS	$6,000.00	$6,000	100%	$6,000																				$6,000
3.2.5 Flatwork																													
REPLACE CONCRETE SIDEWALK AND REPAIR STEPS	20	19	1	3	EA	$1,000.00	$3,000	100%	$1,000									$1,000										$1,000	$3,000
3.2.6 Landscaping and Appurtenances																													
REPLACE FENCING	20	19	1	1	LS	$1,200.00	$1,200	100%	$1,200																				$1,200
3.3.3 Building Exteriors																													
PAINT EXTERIOR AND REPAIR DETERIORATED WOOD TRIM AS NEEDED	7	6	1	3	EA	$10,000.00	$30,000	100%	$10,000							$10,000							$10,000						$30,000
3.3.5 Exterior Windows																													
REPLACE WINDOWS AND/OR WOOD FRAMING AS NEEDED	30	29	1	12	EA	$1,000.00	$12,000	100%	$2,400			$2,400				$2,400				$2,400					$2,400				$12,000
3.3.6 Roofing Systems																													
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	19	1	3,000	SF	$5.00	$15,000	100%	$15,000																				$15,000
REPLACE SINGLE-PLY ROOFING SYSTEM	20	19	1	225	SF	$14.00	$3,150	100%	$3,150																				$3,150

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
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Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
CLEAN, PAINT, RE-SESAL AND REFLASH METAL ROOFING OVER PORCH AND FRONT BAY WINDOWS	50	49	1	1	LS	$5,000.00	$5,000	100%	$5,000																				$5,000
3.4.1.1 Supply and Waste Piping																													
REPLACE POLYBUTYLENE PIPING	25	20	5	1	LS	$8,000.00	$8,000	100%					$8,000																$8,000
3.4.1.2 Domestic Hot Water Production																													
REPLACE WATER HEATER	12	11	1	1	EA	$1,100.00	$1,100	200%	$1,100												$1,100								$2,200
3.4.2.1 Equipment																													
REPLACE CONDENSER UNITS	15	14	1	4	EA	$5,500.00	$22,000	100%	$11,000															$11,000					$22,000
REPLACE GAS FURNACE - AIR HANDLER UNITS	15	14	1	4	EA	$5,000.00	$20,000	100%	$10,000															$10,000					$20,000
REPLACE SPLIT SYTEMS	15	14	1	4	EA	$2,500.00	$10,000	100%	$5,000															$5,000					$10,000
Total (Uninflated)									$73,600.00	$0.00	$0.00	$2,400.00	$8,000.00	$0.00	$0.00	$12,400.00	$0.00	$1,000.00	$0.00	$2,400.00	$1,100.00	$0.00	$12,750.00	$26,000.00	$2,400.00	$0.00	$0.00	$1,000.00	$143,050.00
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	1.28	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.56	1.599	
Total (inflated)									$73,600.00	$0.00	$0.00	$2,584.54	$8,830.50	$0.00	$0.00	$14,739.70	$0.00	$1,248.86	$0.00	$3,149.01	$1,479.38	$0.00	$18,015.42	$37,655.75	$3,562.81	$0.00	$0.00	$1,598.65	$166,464.62

Evaluation Period:	20
# of Square Feet:	4,416
Reserve per Square Feet per year (Uninflated)	$1.62
Reserve per Square Feet per year (Inflated)	$1.88

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 Community Attention Building (E Jefferson) facility and other government agencies based upon availability. These individuals are identified in Section 4.2. Information obtained from the interviews are included in the applicable sections of this report.

2.3 ASSESSMENT PROCEDURES

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

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

2.4 DEFINITIONS

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

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

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

2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a Two-story Government building.

3.1.1 Property Location

The Property is located at 907 East Jefferson Street in Charlottesville, Virginia.

Surrounding Properties	
North	Commercial properties
East	9-1/2 Street NE
South	East Jefferson Street
West	Residential properties

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

3.1.2 Construction History

We understand that the building was constructed approximately 101 years ago in 1920.

3.1.3 Current Property Improvements

The Government building, located at 907 East Jefferson Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 4,416 square feet. Parking is provided with At-grade parking with asphalt pavement.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

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

3.2.2 Storm Water Drainage

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

Comments

The storm water collection system includes a municipal system.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Asphalt	Good
Fire Truck Access	East and south sides of the building	Good
Easements	Partial	Good

Comments

Vehicular access to the site is located on the east and south sides of the building. The entrance aprons are constructed of asphalt and were observed to be in generally good condition. Fire truck access is available on the east and south sides of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Fading observed	Fair

PARKING		
Item	**Description**	**Condition**
Quantity of Parking Spaces	Eight	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Diagonal	Good
Site Circulation	Drive lane	Good
Lighting		N/A
Accessible Spaces	One	Good
Accessible Aisles	One	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement with minor cracking observed	Fair
Drainage	Sheet flow	Fair
Repair History		N/A
Concrete Driveway	South side of the property	Fair

Comments

Asphalt-paved drive lanes and parking are located on the north side of the site. The asphalt pavement was observed to be in generally fair condition. We observed areas of minor cracking. The expected useful life of asphalt pavement is 20 years. We recommend repairing these areas of asphalt pavement as needed during the report period.

There is a concrete driveway at the south side of the building. Full depth cracking was observed with some concrete sections missing. We recommend replacing the concrete driveway during the report period.

Photographs

Asphalt parking north side of the building - note cracking

Asphalt parking north side of the building - note cracking

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR ASPHALT AS NEEDED	20	19	1	1 15	$2,750 $2,750
REPLACE CONCRETE DRIVEWAY	20	19	1	1	$6,000
Total					$11,500

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Fair
Patios		N/A
Steps	South side of the building was deteriorated	Fair
Landings	Brick landing at east entrance	Fair
Handrails	Steel tube on ramp	Good
Ramps	Wood ramp to north entrance	Fair

Comments

At the south and east sides of the building, Concrete sidewalks of undetermined thickness are provided. Regularly spaced control joints were observed. The Concrete sidewalks were generally in fair condition. The steps were observed to be in generally fair condition. Previous concrete replacement and deterioration of the concrete steps was observed at the south side of the building. We recommend replacing the sidewalk and repairing the concrete steps as needed.

The stoop at the east entrance was constructed of brick and was observed to be in fair condition.

A wood ramp was provided to the north entrance. The ramp was observed to be in fair condition.

Wood stairs on the east side of the building led up to a second floor entrance. These stairs were in fair condition.

Photographs

Concrete driveway at south side - note cracking of concrete

Concrete curb driveway at south side - note cracking of concrete

Concrete ramp at south side of the building - note cracking of concrete wall

Concrete sidewalk overview

Concrete sidewalk and steps east side of the building

Exterior steps - note algae growth

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK AND REPAIR STEPS	20	19	1	1 10 20	$1,000 $1,000 $1,000
Total					$3,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Located throughout the property	Good
Planting Beds	Located throughout the property	Good
Lawn Areas	Located at south side of the property	Good
Retaining Walls	Located on south side of property	Fair
Fences and Gates	Wood fence at west end of the property	Fair
Trash Containers	Located at north side of the property	Good

Comments

The landscaping consists generally of mature trees, and small shrubs and grassed areas around the site. The landscaping was observed to be in generally good condition. Trash containers are located at the north side of the site. The area consists of brick pavers and was generally in good condition.

A wood fence is located on the west side of the site. The fence was generally in fair condition with damage and deterioration observed. We recommend an allowance to replace the wood fence and prune vegetation during the report period.

Photographs

Wood fence at west side of the property - note damage and deterioration

Typical landscape

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE FENCING	20	19	1	1	$1,200
Total					$1,200

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	Partial at south side of the building	Good
Crawl Space		N/A

Comments

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

3.3.2 Building Frame

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

Comments

The structure of the building consists of Wood framing with brick masony bearing exterior walls with masonry columns. The structural frame of the building was generally in good condition.

Photographs

Structural framing

Structural framing

Structural framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Brick	Painted	Good
Wood Trim and Covered Wood Soffits	Deterioration observed	Fair
Paint	Peeling	Fair
Sealants	Various	Fair
Vinyl Siding	Located on north addition	Good

Comments

The exterior of the building mainly consists of Painted brick. The building exteriors were generally in fair condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required.

The brick exterior, wood trim, and wood covered soffits are painted. The paint was generally in fair condition with some peeling and wood trim deterioration observed. Painting of exterior components is typically recommended every 5 to 7 years. We recommend repairing the deteriorated wood trim and that the brick and wood trim be painted during the report period.

There is vinyl siding on the north addition. The vinyl siding was observed to be soiled on the north side. The expected useful life of vinyl siding is 25 years. The vinyl siding was generally in good condition. We recommend cleaning the siding as a maintenance item.

Photographs

Building exterior north side of the building

Vinyl siding at north addition

Vinyl siding at north addition

Vinyl siding at north addition - note needed maintenance

Building exterior east side of the building - note peeling paint

Building exterior east side of the building - note peeling paint

Building exterior east side of the building - note peeling paint

Building exterior - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PAINT EXTERIOR AND REPAIR DETERIORATED WOOD TRIM AS NEEDED	7	6	1	1 8 15	$10,000 $10,000 $10,000
Total					$30,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Metal door with glass (some with glass)	Good

Comments

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

Photographs

Main entrance door

Personnel steel door

Personnel steel door

Personnel wooden door

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Wood	Fair
Glass Pane	Double pane	Fair
Operation		Fair
Screen		Fair
Exterior Header		Fair
Exterior Sill		Fair
Gaskets or Glazing		Fair

Comments

The window system for the building primarily consists of Wood frame double pane - operable window units. The window units were replaced with the older wood framing kept in place. The condition of the wood framing ranged from fair to poor. The expected useful life of windows is typically 30 years. The window units were in generally in fair condition. We recommend the wood framing be replaced with the window units during the report period as needed.

Photographs

Exterior window with wood framing

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOWS AND/OR WOOD FRAMING AS NEEDED	30	29	1	1 4 8 12 17	$2,400 $2,400 $2,400 $2,400 $2,400
Total					$12,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Asphalt Shingle	Main building area	Good/Fair
Metal	Front porch area	Fair
Single-Ply Membrane	West addition area	Fair
Insulation	Blown fiber	Good/Fair
Substrate/Deck	Wood	Good/Fair
Slope/Pitch	Varies	Good
Drainage	Gutters and downspouts	Fair
Plumbing Vents	Lead flashing	Good
Exhaust Vents		N/A
Flashing	Metal	Fair

Comments

The main roofing system consists of an Asphalt shingle roofing system over the building. The age of the existing shingles is unknown. The expected useful life of an asphalt shingle roofing system is typically 20 years. There was reported leakage in the roofing system. We recommend replacing the roofing system in the first year of the report period.

The porch and bay window are covered by a metal roof. The metal roofing systems were observed to be in fair condition and showing signs of corrosion. The expected useful life of metal roofing is 50 years with proper maintenance. We recommend cleaning, coating, sealing, and flashing the metal roofing systems.

Drainage for the roofing system is provided by gutters and downspouts. The gutters around the building were observed to be damaged and contain various amounts of debris. We recommend that the gutters and downspouts be replaced during the scheduled roof replacement and that they are cleaned as regular maintenance.

The west addition was covered by a single-ply membrane roofing system. The single-ply membrane roof was observed to be in fair condition and covered with debris. We recommend replacing the single-ply membrane roof and removing the debris as part of regular maintenance.

Photographs

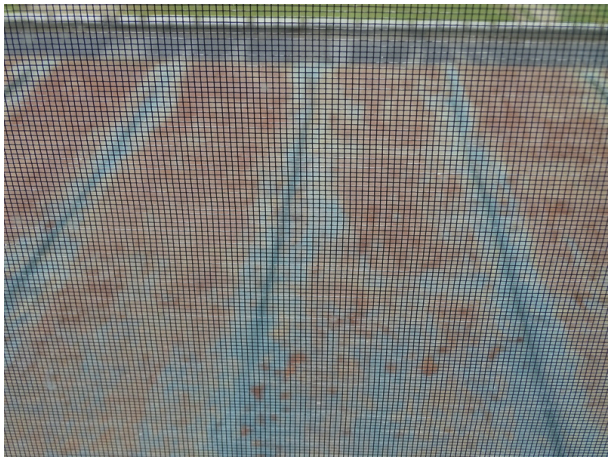
Asphalt shingle roofing system

Asphalt shingle roofing system

Asphalt shingle roofing system

Asphalt shingle roofing system

Asphalt shingle roofing system



Metal roofing system over porch area

Typical plumbing penetration

Single-ply roofing system at west addition

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	19	1	1	$15,000
REPLACE SINGLE-PLY ROOFING SYSTEM	20	19	1	1	$3,150
CLEAN, PAINT, RE-SESAL AND REFLASH METAL ROOFING OVER PORCH AND FRONT BAY WINDOWS	50	49	1	1	$5,000
Total					$23,150

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 and polybutylene	Good/Fair
Pipe Insulation		N/A
Water Shut-offs	Varies	Good
Water Flow and Pressure		Good

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

Comments

Water Lines
The main water supply lines inside the building are Copper and polybutylene. The expected useful life of copper piping is approximately 40 years. The expected useful life of polybutylene piping is 25 years. It is understood the polybutylene piping was installed during various renovations over time. The plastic connectors for polybutylene piping have known to fail quickly and were recommended by the manufacture to be replaced. The water supply pipes were generally in good to fair condition. We recommend replacing the polybutylene piping during the report period due to their age.

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

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE POLYBUTYLENE PIPING	25	20	5	5	$8,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$8,000

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Gas water heater located in the basement	Good/Fair
Water Storage		Good

Comments

Domestic hot water to the building is provided by a Gas water heater located in the basement. The Gas water heater was manufactured by RUUD Industries in 2006. The expected useful life of Gas water heater is approximately 12 to 15 years. We recommend the Gas water heater be replaced during the report period.

Photographs

Gas domestic water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	11	1	1 13	$1,100 $1,100

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$2,200

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Condenser Units	Located exterior ground level	Fair
Furnace Units	Located in basement	Good/Fair
Air Handlers	Located with furnace units	Good/Fair
Exhaust Fans	Located at kitchen	Good/Fair

Comments

The building is served by multiple Split systems and includes two combination gas furnace - air handlers, two condenser units, two ductless units, and two exhaust fans. Access was provided to the attic units, but it was noted that the access was unsafe and unstable.

Condenser Units
The condenser units are located at the ground level on the north side of the building. The condensing units were manufactured by Carrier in 2006. The expected useful life of a condensing unit is 15 years with proper maintenance. The condensing units were observed to be in fair condition. We recommend that the condensing units be replaced.

Gas Furnace - Air Handler Units
The furnace units are located in the basement. The units were manufactured by Carrier in 2006. The expected useful life of a gas furnace-air handler is 15 years with proper maintenance. The air handlers were observed to be in good to fair condition. We recommend that the gas furnace-air handlers be replaced during the report period.

Split Systems
The are two ductless split systems located in the building with wall mounted units and exterior condensers. The split systems were manufactured by Mitsubishi in 2006. The expected useful life of ductless systems is 15 years with proper maintenance. The units were observed to be in good to fair condition. We recommend that the split systems be replaced during the report period.

Air Conditioner Window Unit
There is an air conditioner window unit located in the west addition. The expected useful life of a window air conditioner unit is 15 years. We recommend replacing the air conditioner window unit as a maintenance item as needed.

Photographs

Condenser Units

Gas furnace - air handler unit

Split system exterior condenser

Split system wall mounted unit

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONDENSER UNITS	15	14	1	1 16	$11,000 $11,000
REPLACE GAS FURNACE - AIR HANDLER UNITS	15	14	1	1 16	$10,000 $10,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SPLIT SYTEMS	15	14	1	1 16	$5,000 $5,000
Total					$52,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Ducts	Insulated sheet metal and flex	Good
Return Air	Sheet metal	Good

Comments

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

3.4.2.3 Control Systems

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

Comments

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

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	Located on the east side of the building	Good
Master (House) Meter	Located on the east side of the building	Good
Emergency Power		N/A
Transfer Switch		N/A

Comments

Electricity is provided to the building by Dominion Virginia Power through a pole mounted transformer. The main electrical entrance is located on the north side of the building and provides 120/240-volt, single-phase, 3-wire, 200 amp service.

Photographs

Electrical meter on east side of the building

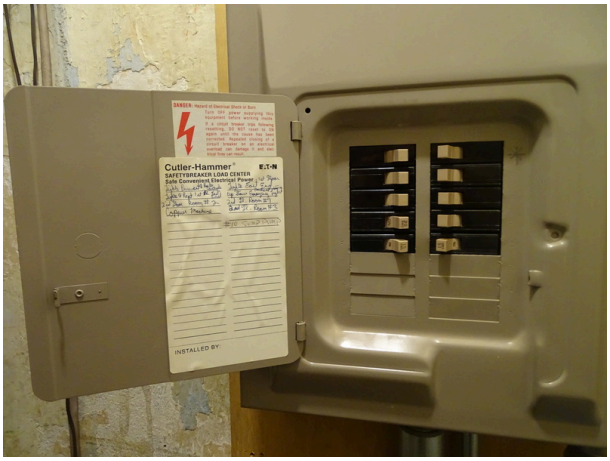
3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Cutler-Hammer and 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 and are in generally in good condition.

Photographs



Typical circuit breaker panel

3.5 VERTICAL TRANSPORTATION SYSTEMS

Comments

The building does not contain vertical transportation systems.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)		N/A
Sprinkler Heads		N/A
Date of Last Inspection (sprinkler system)		N/A
Sprinkler Pipe Material		N/A
Fire Extinguishers	Located throughout the building	Good
Date of Last Inspection (Fire Extinguishers)	June 15, 2021	Good
Fire Standpipes		N/A
Fire Hydrants	On 9th Street NE	Good

Comments

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

Photographs

Typical fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel		N/A
Central Fire Alarm Control Panel		N/A
Bells		N/A
Strobes		N/A
Exit Signs	Located throughout the building	Good
Exit Lights	Located throughout the building	Good
Pull Stations		N/A
Smoke Detectors	Located throughout the building	Good

Comments

The fire alarm system was observed but not tested. Exit signs, emergency lighting, and smoke detectors are located throughout the building.

Photographs

Typical exit sign

Typical emergency lighting

Typical emergency lighting

Typical smoke detector

3.6.3 Security and Other Systems

Comments

The building has secure access with hardware locks. The security system was generally in good condition.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

ENTRANCE AREAS		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted plaster and/or painted gypsum board	Good
Ceiling Finishes	Painted plaster and/or painted gypsum board	Good
Lighting	Various fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Carpet or wood	Good
Wall Finishes	Painted plaster and/or painted gypsum board	Good
Ceiling Finishes	Painted plaster and/or painted gypsum board	Good
Lighting	Various fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

MEETING ROOM		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted plaster and/or painted gypsum board	Good
Ceiling Finishes	Painted plaster and/or painted gypsum board	Good
Lighting	Incandescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good

RESTROOMS		
Item	**Description**	**Condition**
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, urinal, lavatories	Good
Accessories	Grab bars, mirrors, soap and towel dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Incandescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

KITCHEN		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Painted wood	Good
Appliances	Residential	Good
Stove/Range	Electric	Good
Exhaust Vent/Hood		N/A
Refrigerator		Good
Dish Washer		N/A
Microwave Oven	Countertop	Good

CORRIDOR AREA		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted plaster and/or painted gypsum board	Good
Ceiling Finishes	Painted plaster and/or painted gypsum board	Good
Lighting	Various fixtures	Good

CORRIDOR AREA		
Item	**Description**	**Condition**
Doors	Wood	Good
Door Hardware	Operable	Good

Comments

The interior common building areas include an entrance area, offices, meeting rooms restrooms, kitchen, and corridors. We understand that the common area interiors were reportedly recently renovated.

The finishes in the entrance areas wood floors, and painted plaster and/ or gypsum board walls and painted plaster and/or gypsum board ceilings. The finishes in the entrance areas were observed to be in generally good condition.

The finishes in the meeting areas wood floors, and painted plaster and/ or gypsum board walls and painted plaster and/or gypsum board ceilings. The finishes in the meeting areas were observed to be in generally good condition.

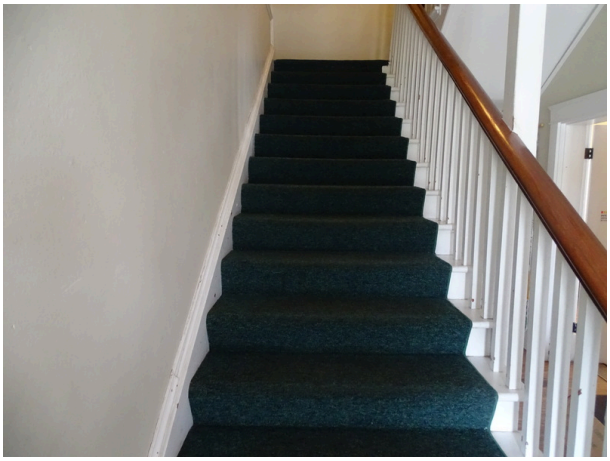
The office finishes include carpet floors, painted plaster and/ or gypsum board walls and painted plaster and/or gypsum board ceilings. The finishes in the offices were observed to be in generally good.

One restroom each for men and women is provided. The finishes in the restrooms include vinyl tile floors, painted gypsum board walls, and painted gypsum board ceilings. The restrooms were observed to be in generally good condition.

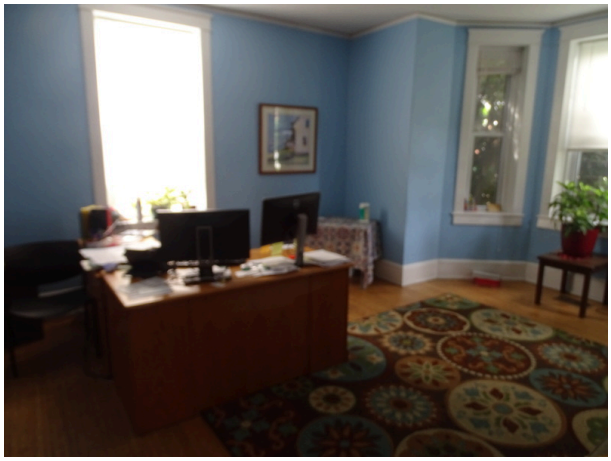
The finishes in the kitchens include vinyl tile floors, painted plaster and/ or gypsum board walls and painted plaster and/or gypsum board ceilings. The finishes in the kitchens were observed to be in generally good condition.

The finishes in the corridor areas wood floors, and painted plaster and/ or gypsum board walls and painted plaster and/or gypsum board ceilings. The finishes in the corridor areas were observed to be in generally good condition.

Photographs



Interior finishes entrance area



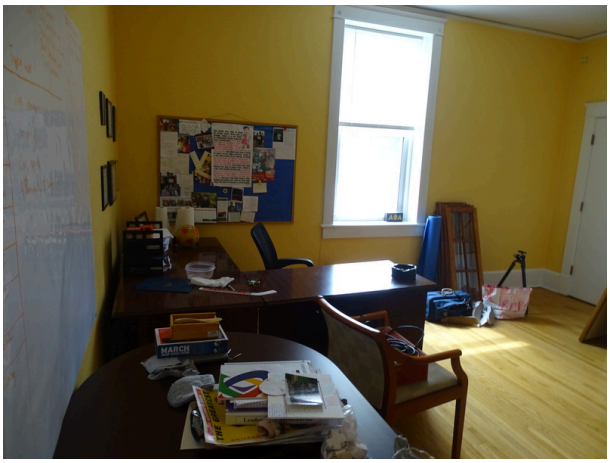
Interior finishes meeting area

Interior finishes meeting area - note efflorescence

Interior finishes kitchen area

Interior finishes office area

Interior finishes office area



Interior finishes office area

Interior finishes meeting room area

Interior finishes patio 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 Community Attention Building (E Jefferson) property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA.

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

Photographs

Accessible parking north side of the building - note stripping faded

Accessible ramp

Accessible toilet

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	Yes	visual observations in EMG Report dated March 17, 2005

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
2.	Have any ADA improvements been made to the property since original construction?	Yes	installation of accessible paring space, accessible ramp, and accsesible toilet
3.	Has building ownership/management reported any ADA complaints or litigation?	N/A	
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	One out of the Eight are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	The accessible parking space is van accessible.
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	Yes	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	Yes	
5.	Does each accessible space have an adjacent access aisle?	Yes	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	N/A	
3.	Do curb cut ramps appear to have the proper slope for all components?	N/A	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	Yes	
3.	Is signage provided indicating the location of alternate accessible entrances?	Yes	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	N/A	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	

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

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

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

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

ECS was provided access to safety inspection records and previous reports.

4.2 INTERVIEW SUMMARY

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

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

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

6.0 RECOMMENDATIONS AND OPINIONS OF COST

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

Immediate Issues

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

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

Capital Reserves

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

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

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

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

7.0 CITY OF CHARLOTTESVILLE GIS PROPERTY INFORMATION

In lieu of ECS determining the Facility Condition Index (FCI) value for the Community Attention Building (E Jefferson) building, ECS was requested to provide GIS property information from available public records. Based on the available information, it is understood the total value of the property is $1,1033,000. The GIS property information is included as an appendix to this report.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

N
W
E
S

Untitled Map

N
W E
S

Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville -
Community Supervision Pr
907 East Jefferson Street
Charlottesville, VA 22903

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

Inspection Date
Jun 15, 2021

Building: City of Charlottesville - Community Supervision Pr
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 - Community Supervision Pr
Address: 907 East Jefferson Street
Address:
City/State/Zip: Charlottesville, VA 22903
Country: United States of America

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

Inspection Performed By

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

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

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	5	100.00%	5	100.00%	5	100.00%	0	0%
Totals	**5**	**100%**	**5**	**100.00%**	**5**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Inspector: Tommy VO

Building: City of Charlottesville - Community Supervision Pr
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - Community Supervision Pr

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

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	Basement steps 112.05	47001160 YU-404876	Inspected	06/15/21 8:34:15 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st copy room/kitchenette 112.02	47001161 XF-108300	Inspected	06/15/21 8:33:45 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st kitchen 112.01	47001162 N-280490	Inspected	06/15/21 8:33:41 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd back hallway 112.04	47001163 FT153665	Inspected	06/15/21 8:34:58 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd top of steps 112.03	47001164 N-248982	Inspected	06/15/21 8:35:02 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - Community Supervision Pr

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	5
Total		**5**
Grand Total		**5**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Community Supervision Pr

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

ScanID	Location	Serial #	Hydro	Breakdown	Mfr Date
Due in 2022					
Hydrostatic Test					
Fire Extinguisher, A.B.C., 5 Lbs					
47001162	1st kitchen 112.01	N-280490	05/18/10	05/18/16	05/18/10
47001164	2nd top of steps 112.03	N-248982	05/18/10	05/18/16	05/18/10
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**2**
Due in 2023					
Breakdown/Maintenance					
Fire Extinguisher, A.B.C., 5 Lbs					
47001161	1st copy room/kitchenette 112.02	XF-108300	05/18/17	05/18/17	05/18/05
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Community Supervision Pr

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%	5

Type	Qty	Model #	Description	Manufacture Date
In Service - 10 Years to 15 Years				
Buckeye				
Fire Extinguisher	2	5HISA40ABC	A.B.C.	05/18/2010
Badger				
Fire Extinguisher	1	B5M-07	A.B.C.	09/12/2007
In Service - 15 Years to 25 Years				
Badger				
Fire Extinguisher	1	B5M-05	A.B.C.	05/18/2005
In Service - 25 Years or Older				
Badger				
Fire Extinguisher	1	5MB-5H	A.B.C.	05/18/1985

Appendix III: City of Charlottesville GIS Property Information

October 21, 2021

City of Charlottesville, Virginia

907 E JEFFERSON ST

Base Information

Parcel Number:	530262000	**Current Owner:**	CITY OF CHARLOTTESVILLE
State Code:	7.3 Exempt Local	**Attention:**	No Data
Tax Type:	Exempt	**Owner Address:**	PO BOX 911
Zone:	DN	**Owner City State:**	CHARLOTTESVILLE VA
Acreage:	0.2200	**Owner Zip Code:**	22902
Legal:	LOT		

Additional Data

Elementary School Zone:	530262000
Voting Precinct:	7.3 Exempt Local
Neighborhood:	Exempt

Stormwater Utility Information

Impervious Area:	10
Billing Units:	4,946 sq. ft.
Projected Stormwater Utility Annual Fee:	$144.00

Commercial Details

Commercial Details

Use Code:	Office Building
Year Built:	1920
Gross Area:	3864
Story Height:	10.00
No. of Stories:	2.00

Type	Description:	Area:	Year Built:
Addition	First Floor	1788	No Data
Addition	Second Floor	1788	No Data
Addition	Open Porch	288	No Data
Addition	First Floor	809	No Data

Commercial Details

Use Code:	Office Building
Year Built:	1920
Gross Area:	3864
Story Height:	10.00
No. of Stories:	2.00

Commercial Details

Use Code:	Office Building
Year Built:	1920
Gross Area:	809
Story Height:	10.00
No. of Stories:	1.00

Commercial Details

Use Code:	Office Building
Year Built:	1920
Gross Area:	809
Story Height:	10.00
No. of Stories:	1.00

Ownership History

Date of Sale	Sale Price	Owner Name	Book
2/26/1976	$0.00	CITY OF CHARLOTTESVILLE	371:496
5/16/1973	$37,250.00	COMMUNITY ATTENTION HOME, INC	346:240

Assessment History

Year	Land Value	Improvement Value	Total Value

2021	$560,600.00	$472,400.00	$1,033,000.00
2020	$560,600.00	$462,100.00	$1,022,700.00
2019	$423,500.00	$439,600.00	$863,100.00
2018	$423,500.00	$439,600.00	$863,100.00
2017	$529,500.00	$396,619.00	$926,119.00
2016	$251,800.00	$250,800.00	$502,600.00
2015	$228,900.00	$228,000.00	$456,900.00
2014	$228,900.00	$228,000.00	$456,900.00
2013	$228,900.00	$228,000.00	$456,900.00
2012	$228,900.00	$228,000.00	$456,900.00
2011	$228,900.00	$228,000.00	$456,900.00
2010	$228,900.00	$228,000.00	$456,900.00
2009	$228,900.00	$228,000.00	$456,900.00
2008	$199,000.00	$198,300.00	$397,300.00
2007	$199,000.00	$198,300.00	$397,300.00
2006	$199,000.00	$198,300.00	$397,300.00
2005	$173,000.00	$180,300.00	$353,300.00
2004	$163,200.00	$170,100.00	$333,300.00
2003	$163,200.00	$170,100.00	$333,300.00
2002	$124,800.00	$187,300.00	$312,100.00
2001	$124,800.00	$187,300.00	$312,100.00
2000	$124,800.00	$187,300.00	$312,100.00
1999	$124,800.00	$187,300.00	$312,100.00
1998	$115,200.00	$164,000.00	$279,200.00
1997	$105,600.00	$164,000.00	$269,600.00

Charlottesville GIS Viewer

Legend

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

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

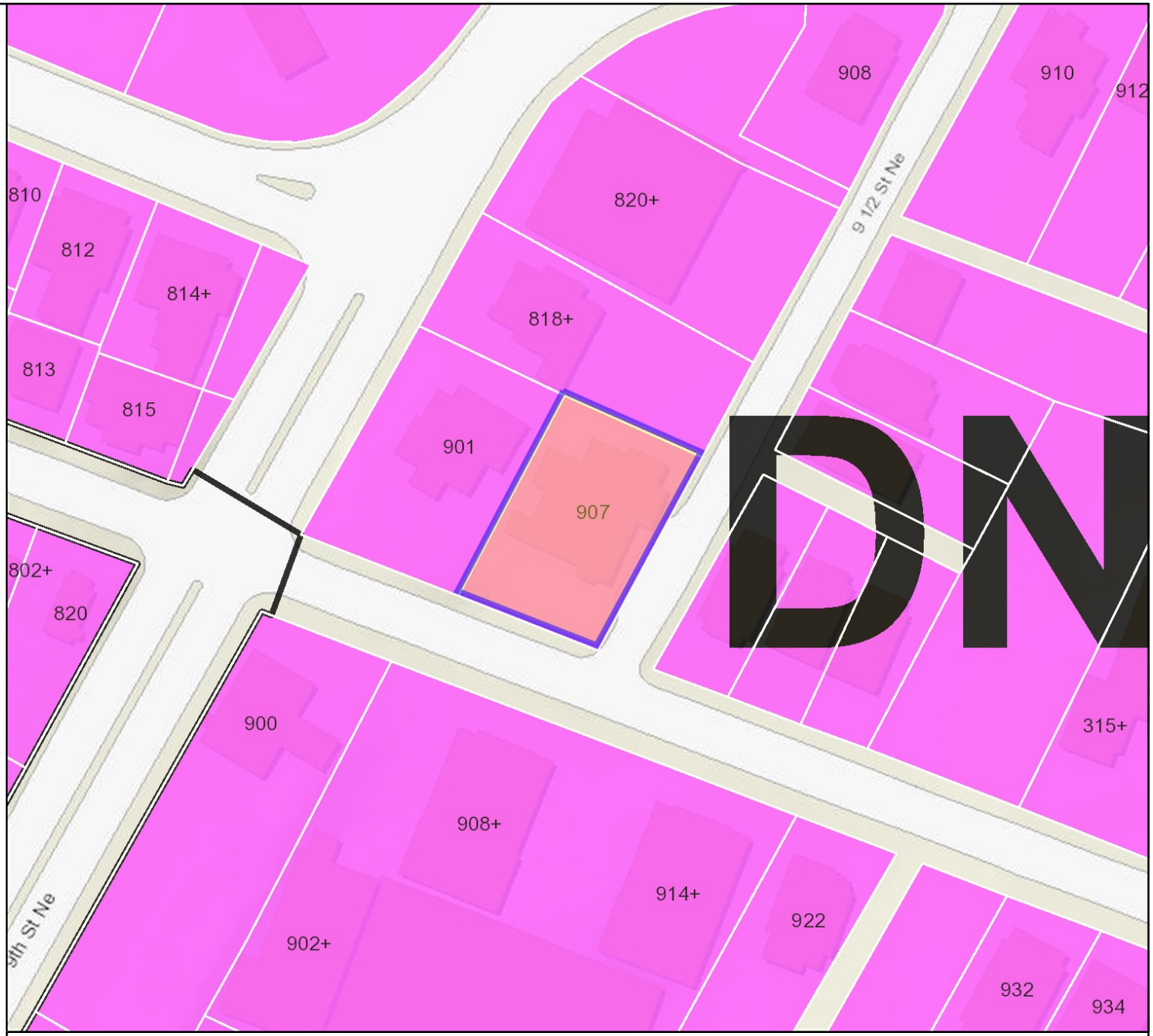
PUD
R-1
R-1S
R-2; R-2U
R-3; UHD
MR
Parcels by Zoning

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

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

N W E S

Feet
0 20 40 60 80



Title: Parcels

Date: 10/21/2021

Appendix IV: SITE PHOTOGRAPHS

1 - Community Attention Building - south side of the building

2 - Asphalt parking north side of the building - note cracking

3 - Asphalt parking north side of the building - note cracking

4 - Concrete driveway at south side - note cracking of concrete

5 - Concrete curb driveway at south side - note cracking of concrete

6 - Concrete ramp at south side of the building - note cracking of concrete wall

7 - Concrete sidewalk overview

8 - Concrete sidewalk and steps east side of the building

9 - Wood fence at west side of the property - note damage and deterioration

10 - Exterior steps - note algae growth

11 - Typical landscape

12 - Typical downspout - note deterioration

13 - Trash containers located at north side of the site

14 - Structural framing - note CMU column deterioration

15 - Structural framing

16 - Structural framing

17 - Structural framing

18 - Building exterior north side of the building

19 - Vinyl siding at north addition

20 - Vinyl siding at north addition

21 - Vinyl siding at north addition - note needed maintenance

22 - Building exterior east side of the building - note peeling paint

23 - Building exterior east side of the building - note peeling paint

24 - Building exterior east side of the building - note peeling paint

25 - Building exterior - note deterioration

26 - Main entrance door

27 - Personnel steel door

28 - Personnel steel door

29 - Personnel wooden door

30 - Exterior window with wood framing

31 - Exterior window with wood framing - note peeling paint

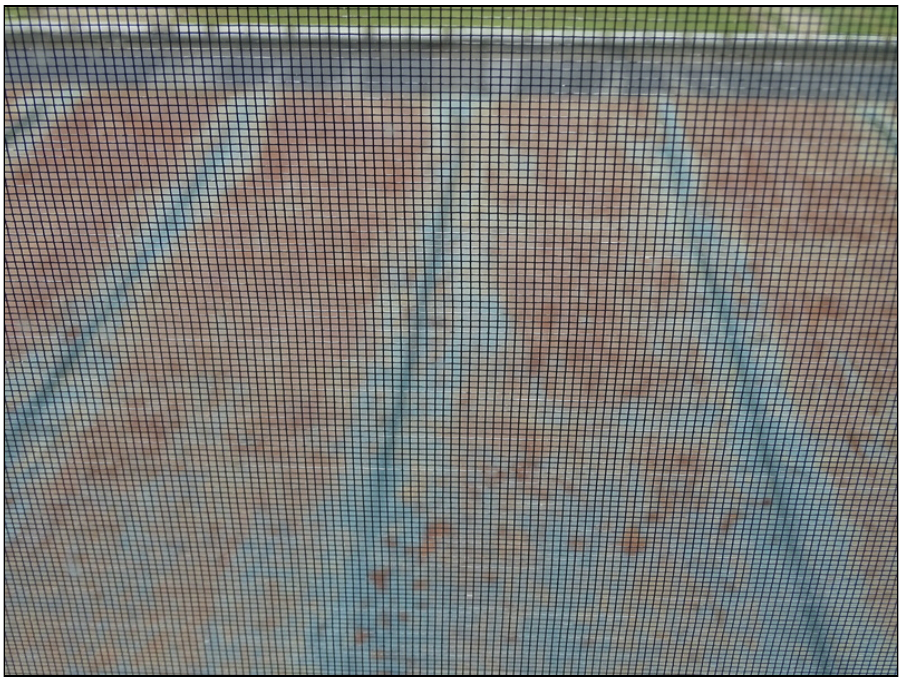
32 - Asphalt shingle roofing system

33 - Asphalt shingle roofing system

34 - Asphalt shingle roofing system

35 - Asphalt shingle roofing system

36 - Asphalt shingle roofing system



37 - Metal roofing system over porch area

38 - Typical plumbing penetration

39 - Single-ply roofing system at west addition

40 - Reported leakage of roofing system

41 - Reported leakage of roofing system

42 - Gutter and downspout

43 - Gutter - note deterioration

44 - Gutter and downspout - note derterioration

45 - DSC06409

46 - Typical soffit - note peeling paint

47 - Typical soffit - note peeling paint

48 - Typical soffit - note peeling paint

49 - Typical soffit - note deterioration

50 - Typical soffit - note deterioration

51 - Wood trim - note deterioration

52 - Gas domestic water heater

53 - Condenser Units

54 - Gas furnace - air handler unit

55 - Split system exterior condenser

56 - Split system wall mounted unit

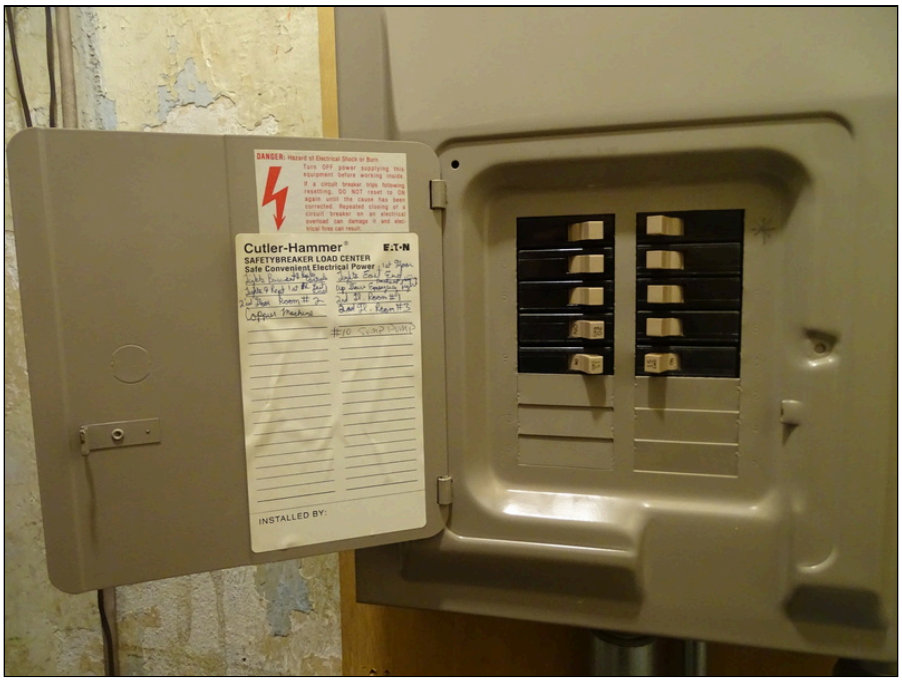
57 - Split system wall mounted unit

58 - Typical thermostat control

59 - Typical mechanical duct

60 - Typical gas meter

61 - Electrical meter on east side of the building



62 - Typical circuit breaker panel

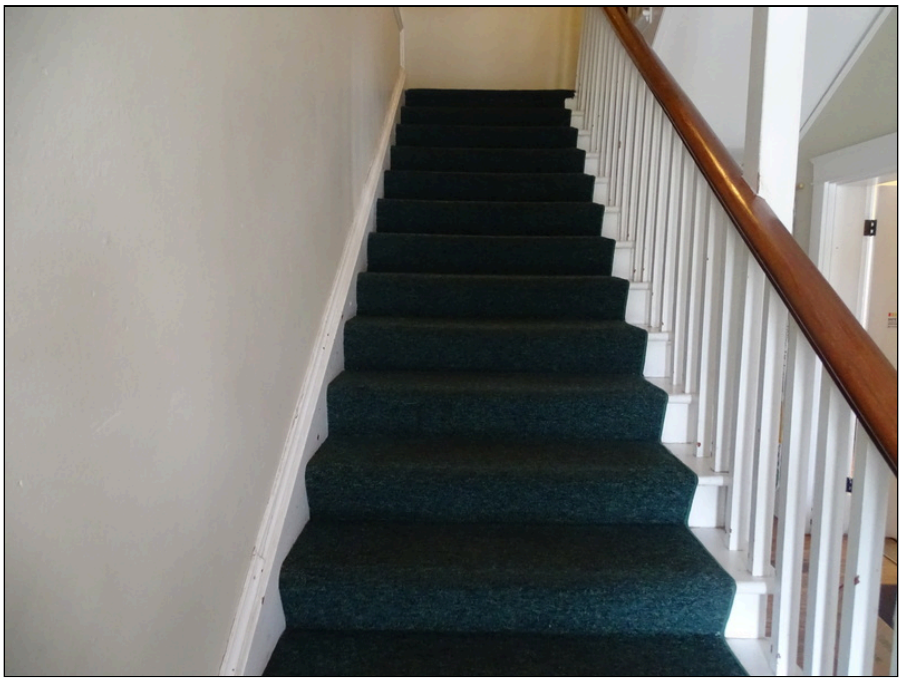
63 - Typical fire extinguisher

64 - Typical exit sign

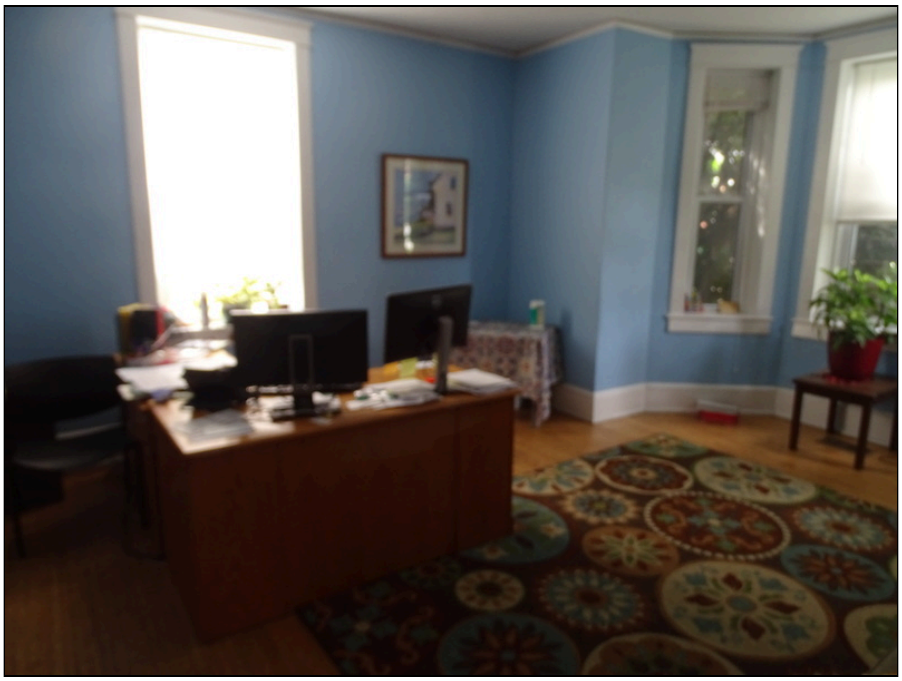
65 - Typical emergency lighting

66 - Typical emergency lighting

67 - Typical smoke detector



68 - Interior finishes entrance area



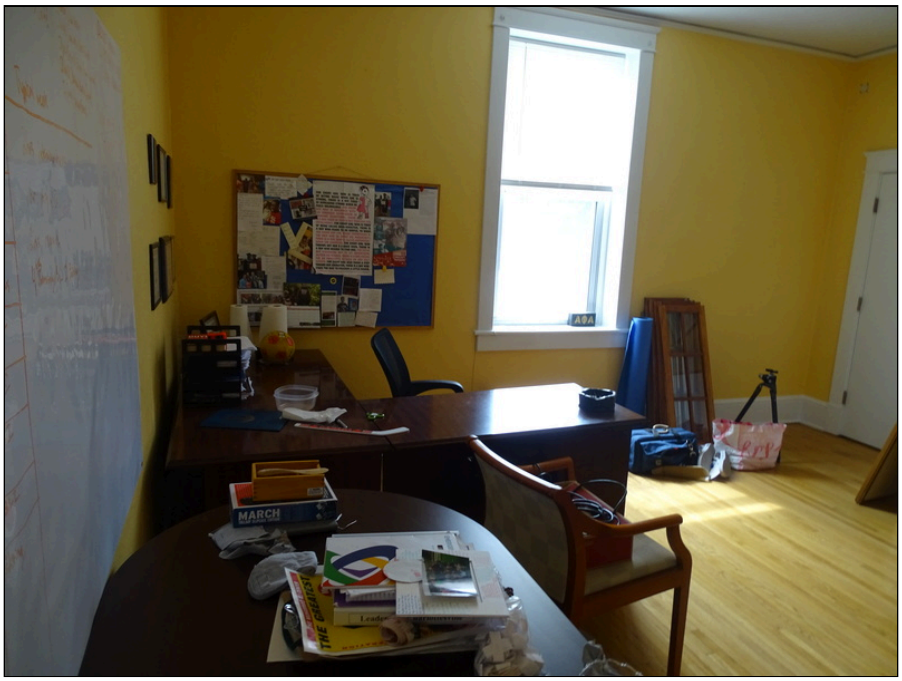
69 - Interior finishes meeting area

70 - Interior finishes meeting area - note efflorescence

71 - Interior finishes kitchen area

72 - Interior finishes office area

73 - Interior finishes office area



74 - Interior finishes office area

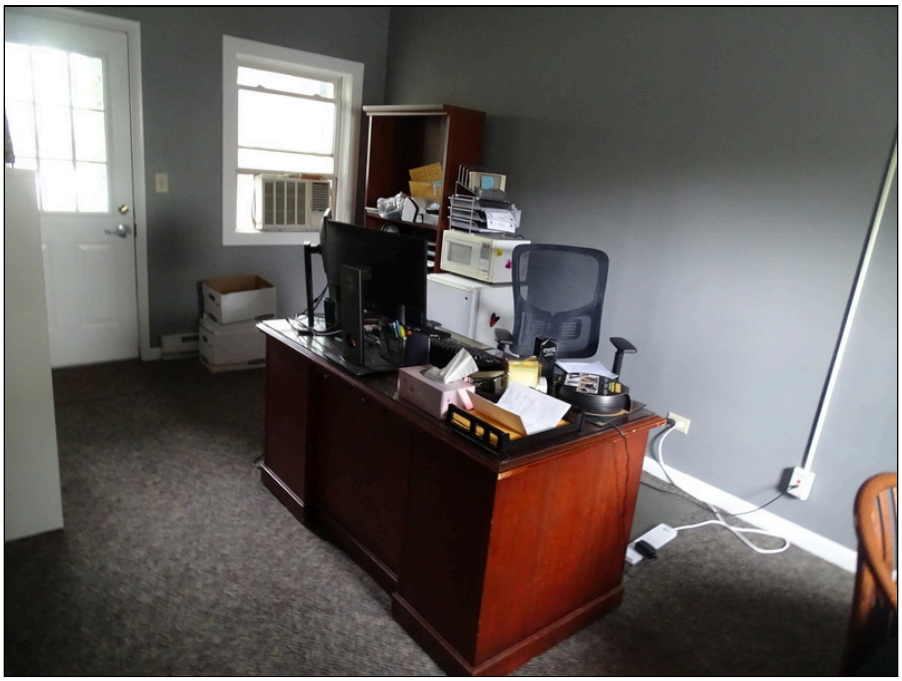
75 - Interior finishes meeting room area

76 - Interior finishes corridor area

77 - Interior finishes patio area

78 - Interior finishes restroom area

79 - Interior finishes restroom area



80 - DSC06455

81 - Accessible parking north side of the building - note stripping faded

82 - Accessible ramp

83 - Accessible toilet

Appendix V: RESUMES

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

Bachelor of Architecture, 1987, Architecture, Virginia Polytechnic Institute and State University, Blacksburg, VA

Registrations

Registered Architect: AZ, DC, MD, VA, NC, IL
The Leadership in Energy and Environmental Design (LEED) Accredited Professional: 2009

Mr. Doyle serves as a Principal Architect for the Facilities Engineering Group in ECS Chantilly. He has over 25 years of experience in the construction industry, and his expertise includes the Americans with Disabilities Act, Property Condition Surveys, Pre and Post Construction Survey Services, Pavement Assessments, and Third-Party Plan Review. He has worked with numerous government agencies and has significant experience with local government and educational facilities; commercial high-rise buildings; multi-unit, residential, and correctional facilities. Mr. Doyle also has had experience on several high-profile historic projects, including the Jefferson Memorial, the Tivoli Theater, the Tariff Building, The White House, the Court of Appeals in Washington, DC; the Valley Bank Building in Leesburg, Virginia; and the Shenandoah Courthouse at Woodstock, Virginia.

Property Condition Assessments - Mr. Doyle has extensive experience performing property condition assessments from small commercial properties, large high rise buildings, to government-owned properties. Mr. Doyle has performed assessment in general accordance with ASTM E 2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Mr. Doyle also has experience in performing property condition assessments in accordance with lender and specific client requirements. Mr. Doyle has worked with teams of experts in providing detailed reports and simple reserve analysis for properties.

Relevant Project Experience

Darien Lake, Darien Center, NY – Mr. Doyle was the Principal Architect for the property assessment of the Darien Lake amusement park. The property included over 200 buildings including buildings within the park, maintenance and administration buildings, hotel, campground buildings, and sewer treatment center.

Ballston Park Apartments, Arlington, VA (2014) - originally developed in 1938, this complex includes 50 two-story apartment buildings, one three-story apartment building, one single-family residence, and a single-story office/clubhouse. A PCA and a Phase I Environmental Site Assessment was conducted and documented.

Hyatt House Lodging, Sterling, VA (2014) - This six-story, 162-room, 98,793-square-foot hotel with surface parking was constructed in 2007 as a Sierra Suites and subsequently converted to a Hyatt House. Recreational facilities include a swimming pool, fitness center, a grill area, and a fire pit. Building systems observed per ASTM E 2018 included site conditions, the structural frame and building envelope; plumbing, mechanical and electrical systems, vertical transportation Systems, life safety and fire protection, and ADA Considerations. A Phase I Environmental Site Assessment was also conducted.

WHMO Facilities Assessment, Washington, DC (2015) - This is a privately owned, government-leased facility with a sensitive mission. The structure is believed to be a 1920s vintage building designed as a multi-story car dealership. The government has occupied this space continuously since 1963. Mr. Doyle conducted a survey of the complete facility, identified and documented areas of concerns. He also provide a recommendation for remediation for each area of concern, a Rough Order Magnitude (ROM) cost for remediation, and categorized each area of concern as critical, non-critical or aesthetic.

Additional Project Experience

- City of Charlottesville Portfolio, Charlottesville, VA
- Liberty Park, Herndon, VA
- Oakcrest School, McLean, VA
- Signature Flight Support, Arlington, VA
- The Gap, Washington, DC
- Lanham Crossing, Lanham, MD
- ZIM American Headquarters Building, Sulfolk, VA
- The Portrait Building, Washington, DC
- The Aventine of Alexandria, Alexandria, VA

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

ICC Certified Commercial Mechanical Inspector

LEED Green Associate

SKILLS

Code Compliance

Construction Administration

Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

Montgomery College, 1991, Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

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SKILLS

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Construction Administration

Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

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

YEARS OF EXPERIENCE

ECS: <1 Other: 38

William R. Pratt, PE

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

Education

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

Registrations

Professional Engineer: DC, VA, MD

ICC Commercial Building, Plumbing, and Mechanical Inspector

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

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

Select Project Experience – PCA

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

Select Project Experience – Code Compliance and Special Inspections

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