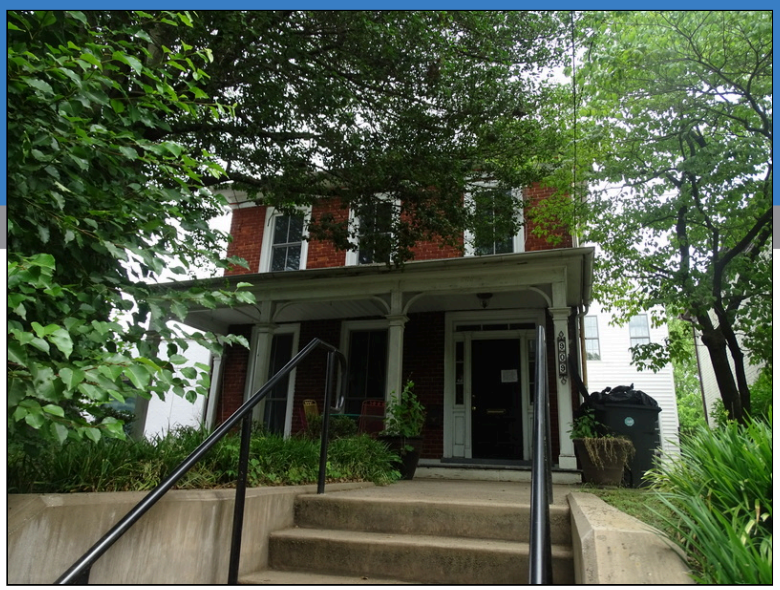

COMMUNITY ATTENTION BUILDING (E MARKET)
909 EAST MARKET STREET
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

SEPTEMBER 23, 2021

September 23, 2021

Mr. Josh Bontrager
City of Charlottesville - Facilities Development
305 4th Street NW
Charlottesville, Virginia, 22903

ECS Project No. 46:6713

Reference: Facility Condition Assessment Report for Community Attention Building (E Market), 909 East Market 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
DGoglio@ecslimited.com
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			None		
3.2.5 Flatwork	X			None		
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Paint and Repair Exterior Brick As Needed		$60,000
3.3.4 Exterior Doors	X	X		None		
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems		X		Replace		$29,900
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X	X		Replace		$2,000
3.4.2.1 Equipment	X	X		Replace		$23,500
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X	X		None		
3.6.2 Alarm Systems	X	X		Install exit signs and emergency lighting	$1,000	
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					$1,000	$115,400

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$1,000	$0.26

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$115,400.00	$30.34	$1.52
Replacement Reserves, w/20, 2.5% escalation	$130,722.63	$34.37	$1.72

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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 Market) 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:

William R. Pratt, P.E.	Principal Engineer
	Phone: 703-471-8400
	E-mail: wpratt@ecslimited.com
Michael G. Doyle, AIA	Principal Architect
	Phone: 703-471-8400
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Donald M. Goglio	Project Manager
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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 Market) property, located at 909 East Market Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 3,803 square feet. Parking is provided with At-grade parking with asphalt pavement. The Government building was reportedly constructed in 1910.

SURVEY INFORMATION	
Date of Assessment	June 3, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 85
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.19 acres
Major Cross Streets	9th Street NE
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	Five
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	3,803
Year Constructed	1910
Year Remodeled	2014

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Wood framing with brick masony bearing exterior walls
Roof	Asphalt shingle and single-ply sheet membrane
Exterior Finishes	Brick (some painted) and vinyl siding
Windows	Wood frame double pane - operable
Entrance	Wood door

BUILDING SYSTEMS	
HVAC System	Split systems
Domestic Hot Water	Electric domestic water heater
Water Distribution	Copper
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
3.6.2 Alarm Systems					
INSTALL EXIT SIGNS AND EMERGENCY LIGHTING	1	LS	$1,000.00	100%	$1,000
Total Repair Cost					$1,000.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.3.3 Building Exteriors																												
PAINT EXTERIOR AND REPAIR DETERIORATED WOOD TRIM AS NEEDED	7	6	1	3	EA	$15,000.00	$45,000	100%	$15,000								$15,000							$15,000				$45,000
REPOINT BRICKWORK	20	19	1	1	LS	$15,000.00	$15,000	100%	$15,000																			$15,000
3.3.6 Roofing Systems																												
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	19	1	1,500	SF	$5.00	$7,500	100%	$7,500																			$7,500
REPLACE SINGLE-PLY ROOFING SYSTEM	20	19	1	1,600	SF	$14.00	$22,400	100%	$22,400																			$22,400
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	11	1	2	EA	$1,000.00	$2,000	100%	$1,000											$1,000								$2,000
3.4.2.1 Equipment																												
REPLACE CONDENSER UNITS	15	7	8	2	EA	$5,500.00	$11,000	100%								$11,000												$11,000
REPLACE GAS FURNACE - AIR HANDLER UNITS	15	7	8	2	EA	$5,000.00	$10,000	100%								$10,000												$10,000
REPLACE SPLIT SYTEM	15	7	8	1	EA	$2,500.00	$2,500	100%								$2,500												$2,500
Total (Uninflated)									$60,900.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$23,500.00	$15,000.00	$0.00	$0.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	$15,000.00	$0.00	$0.00	$0.00	$115,400.00

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
September 23, 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
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)									$60,900.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$27,934.12	$18,276.04	$0.00	$0.00	$0.00	$1,344.89	$0.00	$0.00	$0.00	$22,267.58	$0.00	$0.00	$0.00	$130,722.63

Evaluation Period:	20
# of Square Feet:	3,803
Reserve per Square Feet per year (Uninflated)	$1.52
Reserve per Square Feet per year (Inflated)	$1.72

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 Market) 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 909 East Market Street in Charlottesville, Virginia.

Surrounding Properties	
North	Commercial properties
East	Commercial properties
South	East Market Street
West	Commercial 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 111 years ago in 1910.

3.1.3 Current Property Improvements

The Government building, located at 909 East Market Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 3,803 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	Yard inlet	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

Photographs

Typical drainage

3.2.3 Access and Egress

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

Comments

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

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Good
Quantity of Parking Spaces	Five	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Perpendicular to aisle	Good
Site Circulation	Small 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	Good
Drainage	Sheet flow	Good
Repair History		N/A
Concrete Driveway	South side of the property	Good

Comments

Asphalt-paved drive lanes and parking are located on the north side of the site. We observed areas of minor cracking. The expected useful life of asphalt pavement is 20 years. The asphalt pavement was observed to be in generally good condition.

Photographs

Asphalt parking north side of the building - note stripping faded

Asphalt parking north side of the building - note stripping faded

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Good
Patios		N/A
Steps	Concrete	Good
Landings	Concrete	Good
Handrails	Steel tube	Good

Comments

At the north side of the building, Concrete sidewalks of undetermined thickness are provided. At the south side of the building, concrete sidewalks and steps are provided. Regularly spaced control joints were observed. The Concrete sidewalks and steps were generally in good condition.

Photographs

Typical concrete steps

Concrete sidewalk north side of the building with truncated domes

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Located throughout the property	Good
Planting Beds	Located at the south side of the property	Good
Lawn Areas	Located at south side of the property	Good
Retaining Walls	Located on the north and south sides of the property	Good
Fences and Gates		N/A
Trash Containers	Located at south 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.

Stone and concrete retaining walls are located on the north and south sides of the site. The retaining walls were generally in good condition.

Photographs

Typical landscape

Trash containers at the south side of the building

Typical landscape

3.2.7 Recreational Facilities

Comments

The Property does not contain recreational facilities.

3.2.8 Special Utility Systems

Item	Description	Condition
Water Well		N/A

Item	Description	Condition
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 brick masonry columns. The structural frame of the building was generally in good condition.

3.3.3 Building Exteriors

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

Comments

The exterior of the building mainly consists of Brick (some painted). The building exteriors were generally in fair condition. Access to the brick on the west side of the building is restricted due to the building being less than 16" from the adjacent building. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. We recommend repointing and repainting the brick early in the report period.

The wood trim and soffits are painted. The paint was generally in fair condition with some peeling and wood trim deterioration observed. Deterioration of the porch wood deck, columns, and ceiling was also observed. Painting of exterior components is typically recommended every 5 to 7 years. We recommend replacing the deteriorated wood and wood trim be painted during the report period.

There is vinyl siding on the north addition. The expected useful life of vinyl siding is 25 years. The vinyl siding was generally in good condition.

Photographs

Building exterior at north end of the building

Building exterior at north end of the building - note peeling paint

Building exterior at southeast end of the building

Building exterior at southeast end of the building - note deterioration

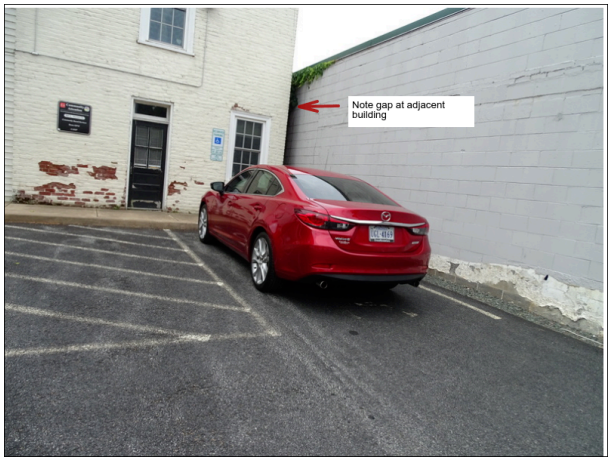
Building exterior at southeast end of the building - note deterioration

Building exterior - note deterioration

Building exterior at northeast end of the building

Typical column - note deterioration

Typical Patio ceiling - note deterioration



Accessible parking

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PAINT EXTERIOR AND REPAIR DETERIORATED WOOD TRIM AS NEEDED	7	6	1	1 9 17	$15,000 $15,000 $15,000
REPOINT BRICKWORK	20	19	1	1	$15,000
Total					$60,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Wood door	Good/Fair

Comments

The main entrance is a Wood door. The main entrance door was generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years. The northwest entrance door was older and reportedly difficult to operate. We recommend replacing the the northwest entrance door as a maintenance item.

Photographs

Main entrance door south side of the building

Exterior door north side of the building

Building exterior at north end of the building

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	wood	Good
Glass Pane	Double pane	Good
Operation	Operable	Good
Screen	Full frame	Good
Exterior Header	Varies with condition	Good

WINDOWS		
Item	**Description**	**Condition**
Exterior Sill	Varies with condition	Good
Gaskets or Glazing		Good

Comments

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

Photographs

Exterior windows south side of the building east addition

Exterior windows south side of the building east addition

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Asphalt Shingle	Main building area	Good/Fair
Single-Ply Membrane	North addition area	Fair
Insulation	Not observed	Good/Fair
Substrate/Deck	Wood	Good/Fair
Slope/Pitch	Varies	Good

ROOFING		
Item	**Description**	**Condition**
Drainage	Gutters and downspouts	Good
Plumbing Vents	Flashed	Good
Exhaust Vents	Flashed	Fair
Flashing	Metal	Fair

Comments

The main roofing system consists of an Asphalt shingle roofing system over the building and single-ply membrane roofing system over the north addition. The roofing system replacements are unknown. The expected useful life of an asphalt shingle roofing system and single-ply membrane roofing system is typically 15 to 20 years. We recommend replacing the roofing system in the first year of the report period. Drainage for the roofing system is provided by gutters and downspouts. We recommend that the gutters and downspouts be replaced during the scheduled roof replacement. Roofing penetrations included plumbing vents and exhaust vents throughout the roofing system.

Photographs

Asphalt shingle roofing system

Asphalt shingle roofing system

Single-ply membrane roofing system

Single-ply membrane roofing system

Building exterior at north end of the building - note deteriorated wood trim

Typical chimney

Typical wood trim - note deterioration

Typical gutter - note deterioration

Typical gutter - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	19	1	1	$7,500
REPLACE SINGLE-PLY ROOFING SYSTEM	20	19	1	1	$22,400
Total					$29,900

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		N/A
Water Shut-offs	Various	Good
Water Flow and Pressure		Good

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

Comments

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

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

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Electric domestic water heater located in the first floor closet	Good/Fair
Water Storage	In heater	Good

Comments

Domestic hot water to the building is provided by an Electric domestic water heater. The Electric domestic water heater was manufactured by Bradford White Industries in 2010. The expected useful life of an Electric domestic water heater is approximately 12 to 15 years. We recommend the Electric domestic water heater be replaced during the report period.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	11	1	1 13	$1,000 $1,000
Total					$2,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Condenser Units	Located exterior ground level	Good/Fair
Furnace Units	Located in closet	Good/Fair
Air Handlers	Located with furnace units	Good/Fair
Split System	Services meeting room area	Good/Fair

Comments

The building is served by multiple Split systems and includes two combination gas furnace and air handlers, two condenser units, and a split system that services a meeting room.

Condenser Units
Two condenser units were located at the ground level on the east side of the building. The condensing units were manufactured by Bryant in 2014. The expected useful life of a condensing unit is 15 years with proper maintenance. The condensing units were observed to be in good to fair condition. We recommend that the condensing units be replaced.

Gas Furnace - Air Handler Units
The combination gas furnace and air handlers were manufactured by Bryant in 2014. The expected useful life of a combination gas furnace and air handler is 15 years with proper maintenance. The combination gas furnace and air handlers were observed to be in good to fair condition. We recommend that the air handlers be replaced during the report period.

Split Systems

The is a split system located in the meeting room area with wall mounted units and exterior condensers. The split systems were manufactured by Mitsubishi in 2014 and was observed to be in good to fair condition. The expected useful life furnace units is 15 years with proper maintenance. The furnace units were observed to be in good to fair condition. We recommend that the split systems be replaced during the report period.

Photographs

Condenser unit on east side of the building

Gas Furnace - Air Handler Unit located in utility closet

Split system servicing meeting room area

Wall mounted split system unit servicing meeting room area

Typical mechanical duct

Typical digital thermostat control

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONDENSER UNITS	15	7	8	8	$11,000
REPLACE GAS FURNACE - AIR HANDLER UNITS	15	7	8	8	$10,000
REPLACE SPLIT SYTEM	15	7	8	8	$2,500
Total					$23,500

3.4.2.2 Distribution System

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

Comments

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

3.4.2.3 Control Systems

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

Comments

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

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	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 amps service.

Photographs

Electric utility meter located on the east side of the building

3.4.3.2 Distribution

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

Comments

Power is distributed by copper wire from circuit a breaker panel located in a closet. The circuit breaker panel was generally in good condition.

Photographs

Main electrical disconnect and 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	Fair
Date of Last Inspection (Fire Extinguishers)	April 2021	Fair
Fire Standpipes		N/A
Fire Hydrants	At 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 inspection tags issued by Fire Solutions in April 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	Not observed	No
Exit Lights	Not observed	No
Pull Stations		N/A
Smoke Detectors	Located throughout the building	Good

Comments

The fire alarm system was observed but not tested. Smoke detectors are located throughout the building. We did not observed exit signs and emergency lighting. As a life safety item, we make an immediate recommendation to install exit signs and emergency lighting.

Photographs

Typical smoke detector

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL EXIT SIGNS AND EMERGENCY LIGHTING	1	1	0	Immediate	$1,000
Total					$1,000

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Alarm System	Located in administrative offices	Good
Access Control	Hardware locks	Good

Comments

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

Photographs

Security system electronic alarm

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	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, wall hung lavatories	Good
Accessories	Grab bars, Mirrors, soap and towel dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Varies	Good
Doors	Wood	Good
Door Hardware	Operable	Good

KITCHEN		
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
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Painted wood	Good
Appliances	Residential	Good
Stove/Range	Electric	Good

KITCHEN		
Item	**Description**	**Condition**
Exhaust Vent/Hood		N/A
Refrigerator	Standard	Good
Dish Washer		N/A
Microwave Oven	Countertop	Good

CORRIDOR AREA		
Item	**Description**	**Condition**
Floor Finishes	Carpet	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

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

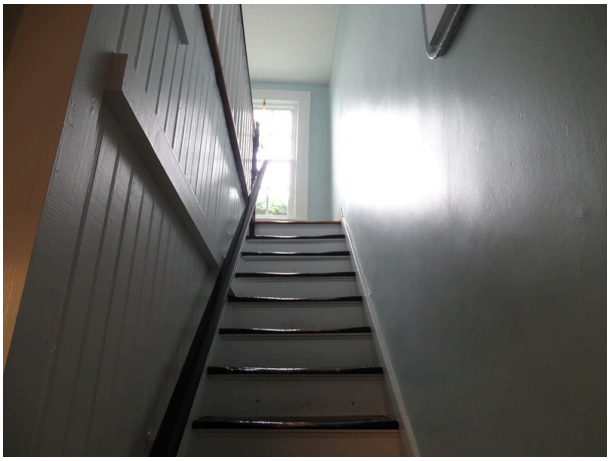
The office finishes include wood and/or carpet floors, painted plaster and/ or gypsum board walls and painted plaster and/or gypsum board ceilings. The finishes in the offices were observed to be in generally good.

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

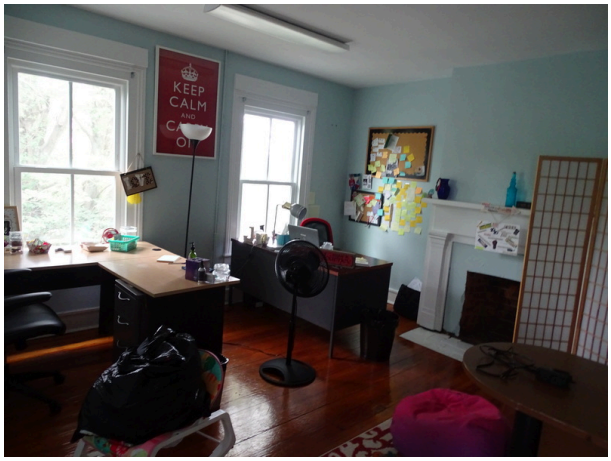
The finishes in the kitchens include wood floors, painted plaster and/ or gypsum board walls and painted plaster and/or gypsum board ceilings. The finishes in the kitchens were observed to be in generally good condition.

The finishes in the corridor areas include carpet 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

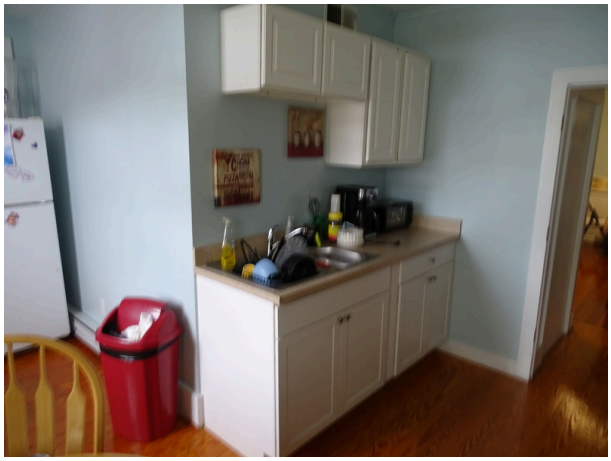


Interior finishes office area

Interior finishes office area

Interior finishes meeting room area

Interior finishes restroom area



Interior finishes kitchen area

Interior finishes kitchen area

Interior finishes kitchen 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.

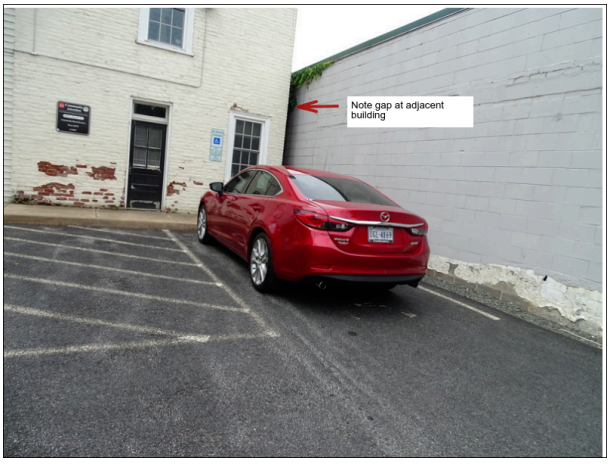
The Community Attention Building (E Market) property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA.

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

Photographs

Accessible restroom

Concrete sidewalk north side of the building with truncated domes



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	installation of accessible parking space and accsessible 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 Five 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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	N/A	
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 Market) 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 $1,048,800. The GIS property information is included as an appendix to this report.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

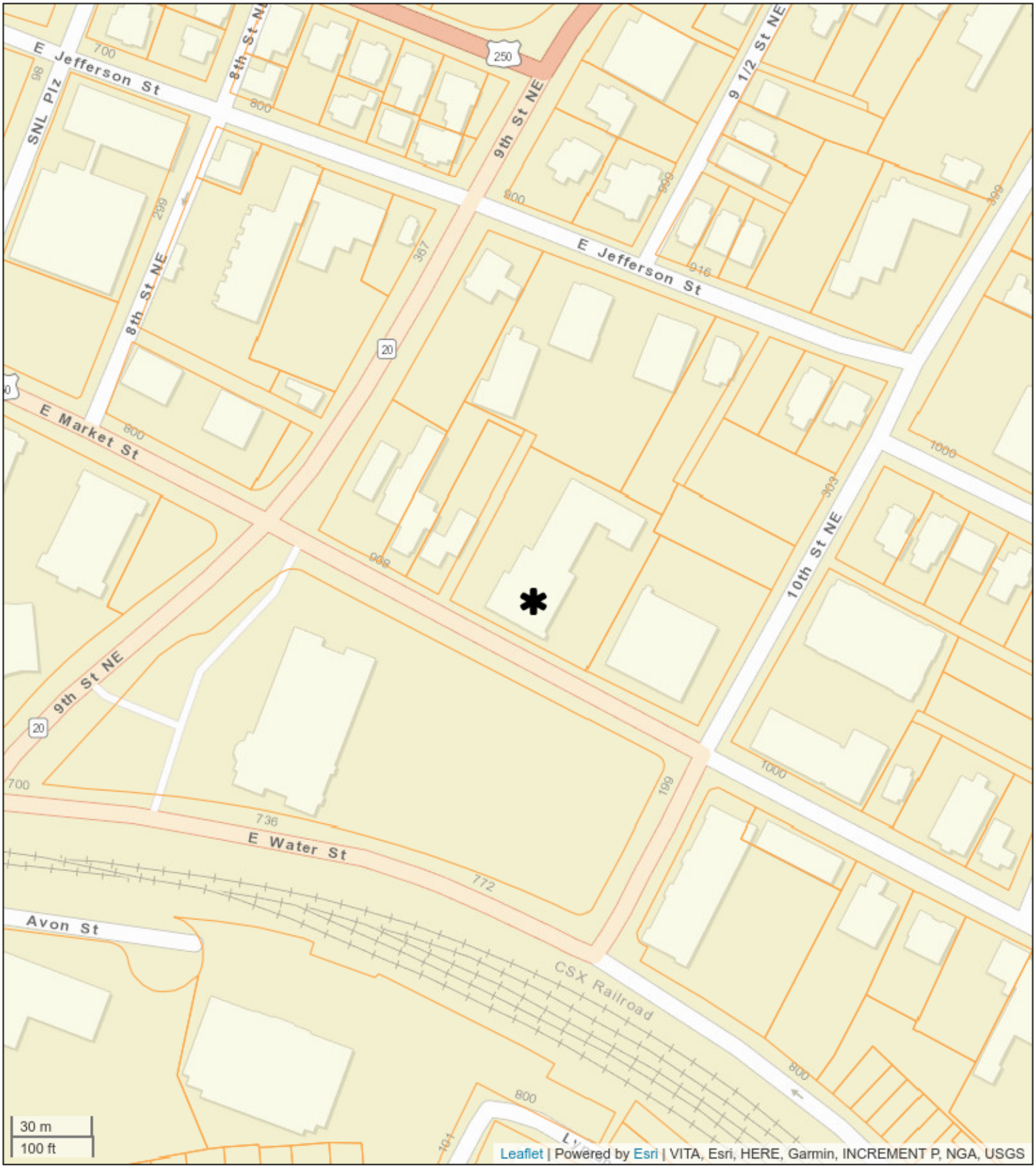


Figure 1

Site Location Map
Community Attention Building (E Market)
909 East Market Street
Charlottesville, Virginia

Figure 1

Site Location Map
Community Attention Building (E Market)
909 East Market Street
Charlottesville, Virginia

Appendix II: City of Charlottesville GIS Property Information

October 21, 2021

City of Charlottesville, Virginia

909 E MARKET ST

Base Information

Parcel Number:	530292000	**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:	0.1970	**Owner Zip Code:**	22902
Legal:	LOT,STRIP & PARCEL X		

Additional Data

Elementary School Zone:	530292000
Voting Precinct:	7.3 Exempt Local
Neighborhood:	Exempt

Stormwater Utility Information

Impervious Area:	14
Billing Units:	6,611 sq. ft.
Projected Stormwater Utility Annual Fee:	$201.60

Commercial Details

Commercial Details

Use Code:	Office Building
Year Built:	1910
Gross Area:	3804
Story Height:	10.00
No. of Stories:	2.00

Additions

Type	Description:	Area:	Year Built:
Addition	First Floor	1902	No Data
Addition	Second Floor	1902	No Data

Ownership History

Date of Sale	Sale Price	Owner Name	Book
12/20/2012	$632,500.00	CITY OF CHARLOTTESVILLE	2012:5639
10/11/1996	$122,500.00	EAST, MARKET DEVELOPMENT COMPANY LC	681:637
5/31/1991	$0.00	PAPPAS, RITA, TRUSTEE	560:202

Assessment History

Year	Land Value	Improvement Value	Total Value
2021	$550,400.00	$498,400.00	$1,048,800.00
2020	$550,400.00	$487,300.00	$1,037,700.00
2019	$415,900.00	$482,800.00	$898,700.00
2018	$415,900.00	$442,100.00	$858,000.00
2017	$519,900.00	$437,871.00	$957,771.00
2016	$224,100.00	$257,400.00	$481,500.00
2015	$203,700.00	$234,000.00	$437,700.00
2014	$203,700.00	$234,000.00	$437,700.00
2013	$203,700.00	$234,000.00	$437,700.00
2012	$203,700.00	$234,000.00	$437,700.00
2011	$203,700.00	$234,000.00	$437,700.00
2010	$203,700.00	$234,000.00	$437,700.00
2009	$203,900.00	$234,200.00	$438,100.00
2008	$198,000.00	$227,400.00	$425,400.00
2007	$194,100.00	$222,900.00	$417,000.00
2006	$184,900.00	$212,300.00	$397,200.00
2005	$154,100.00	$202,200.00	$356,300.00
2004	$128,400.00	$183,800.00	$312,200.00

2003	$122,300.00	$154,200.00	$276,500.00
2002	$119,600.00	$141,600.00	$261,200.00
2001	$113,900.00	$137,500.00	$251,400.00
2000	$103,500.00	$137,500.00	$241,000.00
1999	$94,100.00	$135,900.00	$230,000.00
1998	$84,600.00	$134,600.00	$219,200.00
1997	$68,200.00	$75,600.00	$143,800.00

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

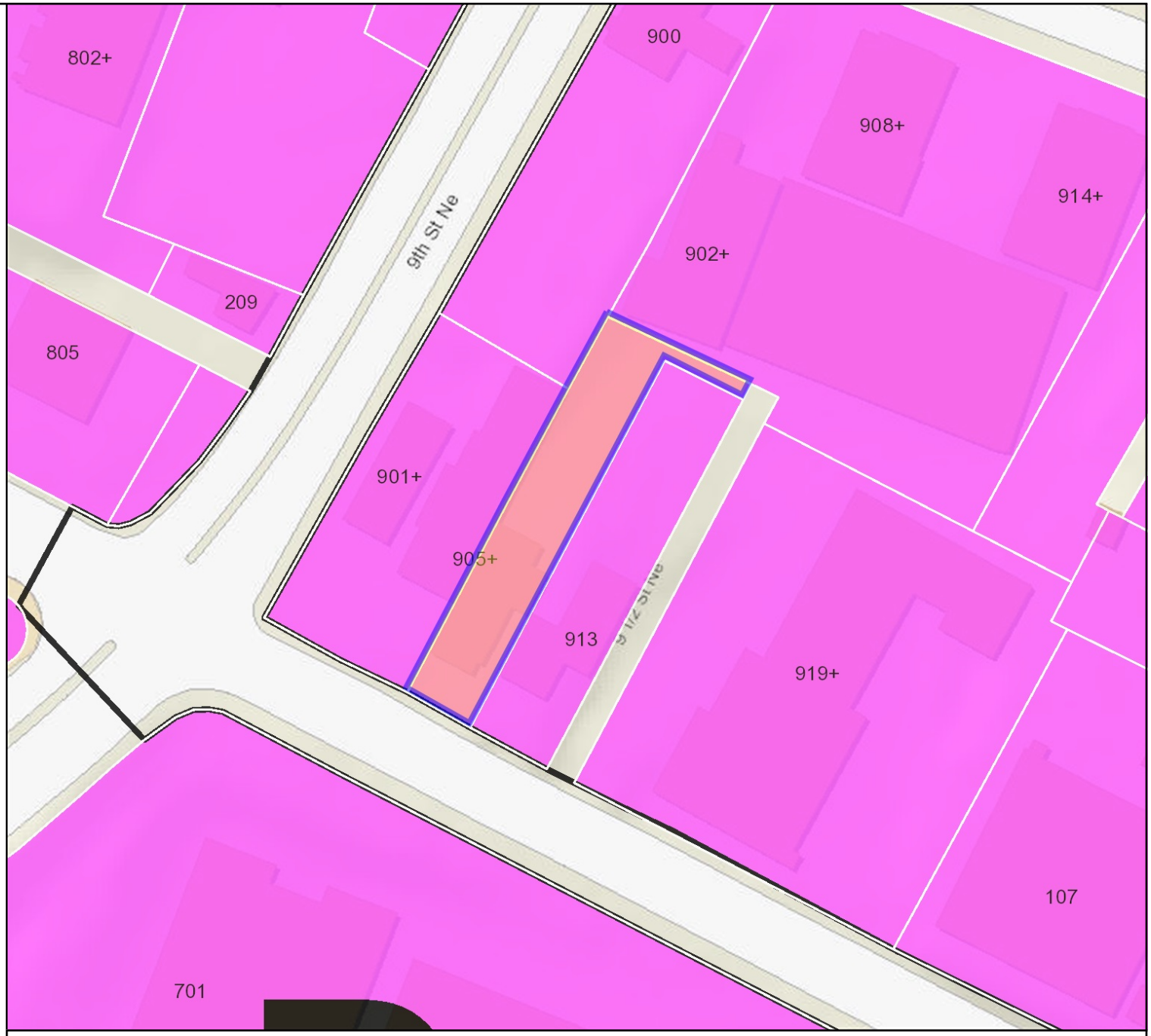
ES; B-1; B-1C; B-1H
B-2; B-2H
B-3; B-3H
Parcels by Zoning
Parcels by Zoning

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

DISCLAIMER:The City makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of this data, and it should not be construed or used as a legal description. The information displayed is a compilation of records, information, and data obtained from various sources, and the City is not responsible for it's accuracy or how current it may be. Every reasonable effort is made to ensure the accuracy and completeness of the data. Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification or construction of improvements to real property or for flood plain determination.

Appendix III: SITE PHOTOGRAPHS

1 - Community Attention Building - south side of the building

2 - Asphalt parking north side of the building - note stripping faded

3 - Asphalt parking north side of the building - note stripping faded

4 - Typical concrete steps

5 - Retaining wall at north end of the site

6 - Typical landscape

7 - Trash containers at the south side of the building

8 - Typical drainage

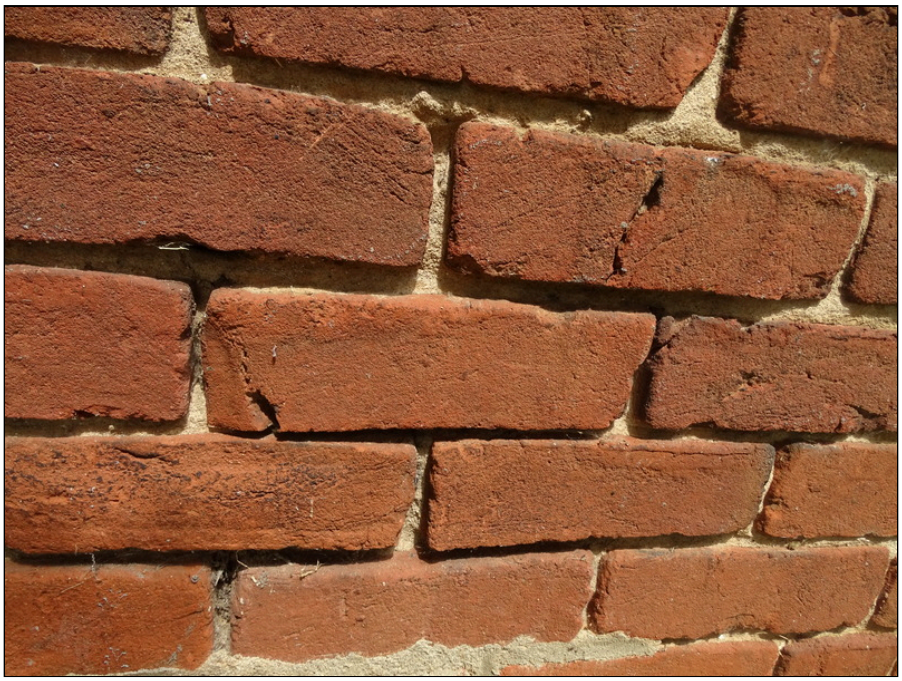
9 - Typical landscape

10 - Building exterior at north end of the building

11 - Building exterior at north end of the building - note peeling paint

12 - Building exterior at southeast end of the building

13 - Building exterior at southeast end of the building - note deterioration



14 - Building exterior at southeast end of the building - note deterioration

15 - Building exterior - note deterioration

16 - Building exterior at northeast end of the building

17 - Typical column - note deterioration

18 - Main entrance door south side of the building

19 - Exterior door north side of the building

20 - Exterior windows south side of the building east addition

21 - Exterior windows south side of the building east addition

22 - Asphalt shingle roofing system

23 - Asphalt shingle roofing system

24 - Single-ply membrane roofing system

25 - Single-ply membrane roofing system

26 - Building exterior at north end of the building - note deteriorated wood trim

27 - Typical chimney

28 - Typical wood trim - note deterioration

29 - Typical gutter - note deterioration

30 - Typical gutter - note deterioration

31 - Condenser unit on east side of the building

32 - Gas Furnace - Air Handler Unit located in utility closet

33 - Split system servicing meeting room area

34 - Wall mounted split system unit servicing meeting room area

35 - Typical mechanical duct

36 - Typical digital thermostat control

37 - Typical gas water

38 - Electric utility meter located on the east side of the building

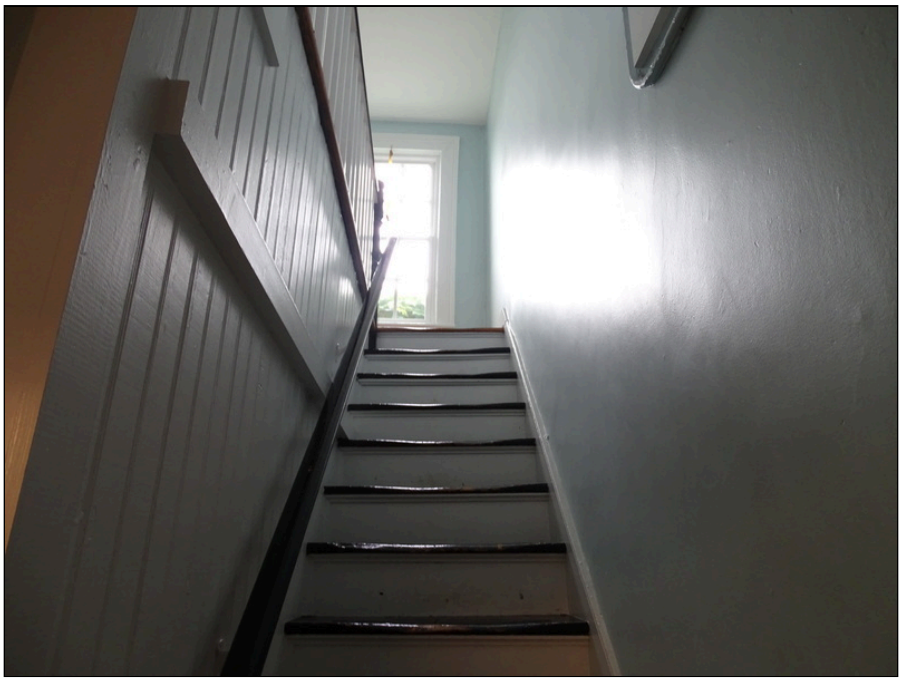
39 - Main electrical disconnect and circuit breaker panel

40 - Typical fire extinguisher

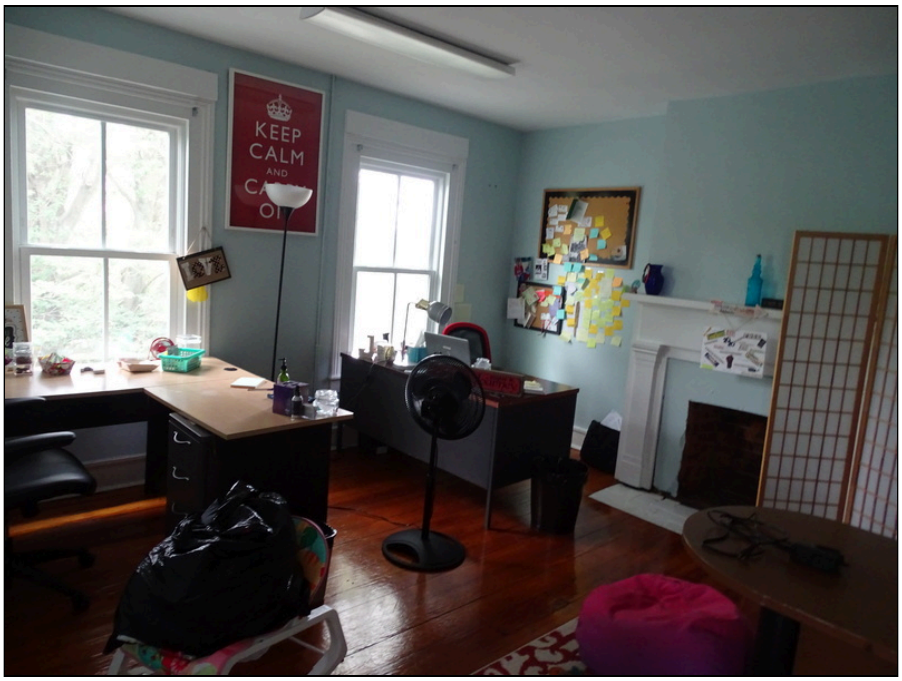
41 - Typical smoke detector

42 - Exit signs and emergency lighting were not observed

43 - Security system electronic alarm



44 - Interior finishes entrance area

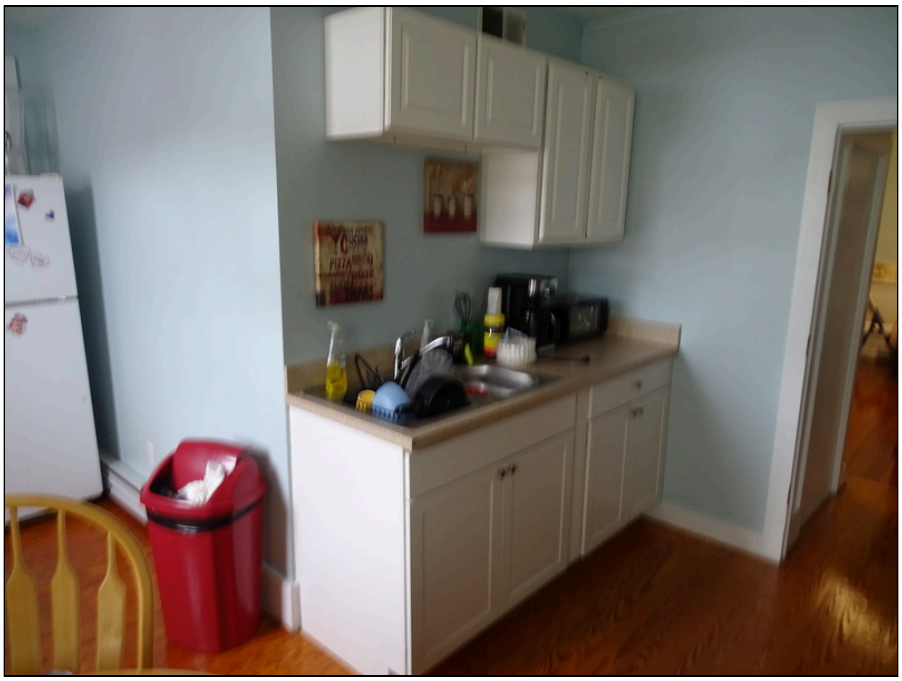


45 - Interior finishes office area

46 - Interior finishes office area

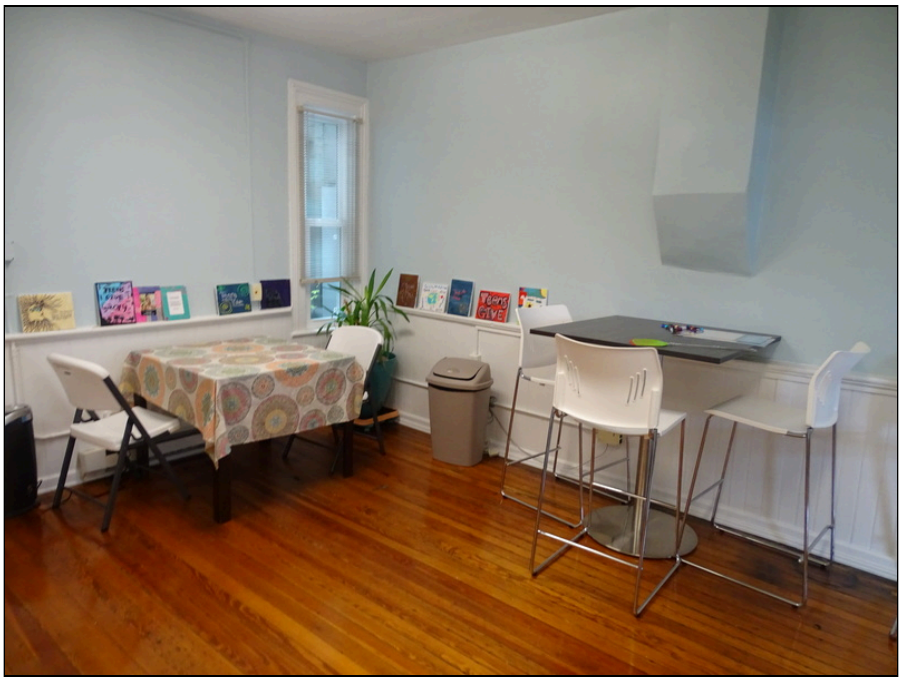
47 - Interior finishes meeting room area

48 - Interior finishes restroom area



49 - Interior finishes kitchen area

50 - Interior finishes kitchen area

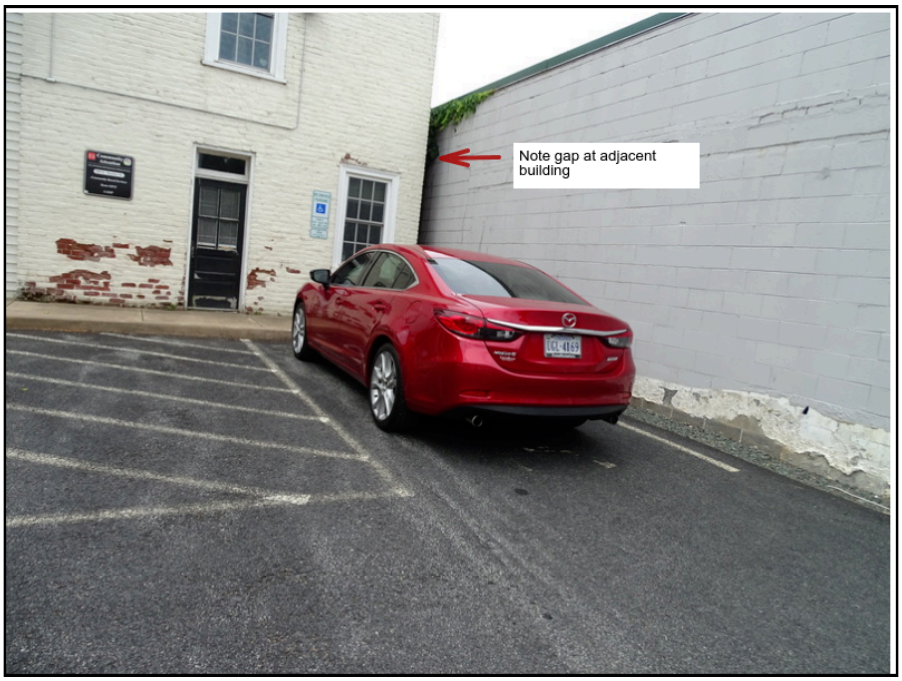


51 - Interior finishes kitchen area

52 - Typical Patio ceiling - note dterioration

53 - Accessible restroom

54 - Concrete sidewalk north side of the building with truncated domes



55 - Accessible parking

Appendix IV: 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

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

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