JUVENILE AND DOMESTIC RELATIONS COURT - SHERRIFF'S OFFICE - PARKING GARAGE COMPLEX
411 EAST HIGH STREET
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 4, 2021

November 4, 2021

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

ECS Project No. 46:6713

Reference: Facility Condition Assessment Report for Juvenile and Domestic Relations Court - Sherriff's Office - Parking Garage Complex, 411 East High 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	X		Repair		
3.2.5 Flatwork	X	X		Repair	$2,000	
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities	X			None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation		NA		None		
3.3.2 Building Frame	X	X		Provide Further Structural Frame Study	$5,000	
3.3.3 Building Exteriors	X	X		Repair		$170,000
3.3.4 Exterior Doors	X	X		None		
3.3.5 Exterior Windows	X	X		Repair		$15,000
3.3.6 Roofing Systems		X		Replace		$84,900
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X	X		Replace		$8,000
3.4.2.1 Equipment	X	X		Replace		$440,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X	X		Replace		$150,000
3.4.3.1 Service and Metering	X	X		Replace		$20,000
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS	X	X		Repair	$3,000	
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems		X	X	Replace		$100,000
3.7.1 Tenant Spaces	X			None		
3.8 Accessibility (ADA) Compliance	X	X		PROVIDE ACCESSIBLE SPACES	$1,000	
5.1 MOISTURE AND MOLD		NA		None		
Totals					$11,000	$987,900

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$11,000	$0.20

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$987,900.00	$17.84	$0.89
Replacement Reserves, w/20, 2.5% escalation	$1,110,891.82	$20.07	$1.00

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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 Juvenile and Domestic Relations Court - Sherriff's Office - Parking Garage Complex 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 Juvenile and Domestic Relations Court - Sherriff's Office - Parking Garage Complex property, located at 411 East High Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 55,362 square feet. Parking is provided with Precast concrete parking garage with three levels. The Courts building was reportedly constructed in 1903 and was renovated in 2008 along with the new construction of the Sheriff's Office - Parking Garage in 2008.

SURVEY INFORMATION	
Date of Assessment	August 24, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Tuesday, 93 Degree F
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.23
Major Cross Streets	4th Street NE
Pavement - Parking	Precast concrete parking garage with three levels
Number of Parking Spaces	91
Number of Accessible Spaces	None
Number of Van Accessible Spaces	None
Pedestrian Sidewalks	Concrete sidewalks and brick pavers

BUILDING INFORMATION	
Building Type	Courts, Office, and Parking Garage Complex
Number of Buildings	Three
Building Height	Two-story
Square Footage	55,362
Year Constructed	1903
Year Remodeled	2009

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Concrete masonry unit bearing walls
Roof	Single-ply sheet membrane at courts building and single-ply sheet membrane at sheriff's office building
Exterior Finishes	Brick veneer and precast panels
Windows	Aluminum frame double pane
Entrance	Storefront entrance

BUILDING SYSTEMS	
HVAC System	Central HVAC system
Domestic Hot Water	Gas domestic water heater
Water Distribution	Copper
Sanitary Waste Line	PVC
Electrical Service	3-phase, 4-wire, 800 amps
Branch Wiring	Copper
Elevators	Three passenger elevators - Vertical Express
Fire Suppression System	Wet and dry sprinkler systems and fire extinguishers with automated fire alarm system with alarm bell, strobe, and pull down stations

UTILITY SERVICE PROVIDERS	
Water	Charlottesville 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
3.2.5 Flatwork					
REPAIR CRACKED SIDEWALKS AND TRIPPING HAZARD	1	LS	$2,000.00	100%	$2,000
3.3.2 Building Frame					
PROVIDE FURTHER STUDY AT CRACK AT COLUMN	1	EA	$5,000.00	100%	$5,000
3.5 VERTICAL TRANSPORTATION SYSTEMS					
REPAIR ELEVATOR CONTROLS AND SENSORS	1	EA	$3,000.00	100%	$3,000
3.6.3 Security and Other Systems					
REPLACE SECURITY SYSTEM	1	LS	$100,000.00	0%	$0
3.8 Accessibility (ADA) Compliance					
PROVIDE ACCESSIBLE PARKING SPACES AND ACCESS AISLES	1	EA	$1,000.00	100%	$1,000
Total Repair Cost					$11,000.00

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																												
REPOINT BRICKWORK	20	13	7	1	SF	$150,000.00	$150,000	100%							$150,000													$150,000
REPLACE EXTERIOR SEALANTS	12	11	1	1	LS	$10,000.00	$10,000	200%	$10,000												$10,000							$20,000
3.3.5 Exterior Windows																												
REPLACE GASKETS IN WINDOWS	20	10	10	1	EA	$15,000.00	$15,000	100%										$15,000										$15,000
3.3.6 Roofing Systems																												
REPLACE SINGLE-PLY ROOFING SYSTEM AT COURTS NORTH AND SOUTH ENDS	20	13	7	2,400	SF	$14.00	$33,600	100%							$33,600													$33,600
REPLACE SINGLE-PLY ROOFING SYSTEM AT SHERIFFS BUILDING	20	13	7	3,200	SF	$14.00	$44,800	100%							$44,800													$44,800
REPLACE DAMAGED AND LEAKING SKYLIGHT	20	19	1	1	LS	$6,500.00	$6,500	100%	$6,500																			$6,500
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATERS	12	11	1	4	EA	$1,000.00	$4,000	200%	$4,000												$4,000							$8,000
3.4.2.1 Equipment																												
REPLACE BOILERS	20	13	7	2	EA	$25,000.00	$50,000	100%							$50,000													$50,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
REPLACE COOLING TOWER	20	13	7	1	EA	$75,000.00	$75,000	100%							$75,000													$75,000
REPLACE ENERGY RECOVERY UNITS	20	13	7	2	EA	$25,000.00	$50,000	100%							$50,000													$50,000
REPLACE WATER SOURCE HEAT PUMPS < 30k BTU	20	13	7	50	EA	$2,000.00	$100,000	100%							$50,000	$50,000												$100,000
REPLACE WATER SOURCE HEAT PUMPS > 30k BTU	20	13	7	5	EA	$3,000.00	$15,000	100%							$15,000													$15,000
REPLACE BUILDING AUTOMATION SYSTEM	20	13	7	1	EA	$150,000.00	$150,000	100%							$150,000													$150,000
3.4.2.3 Control Systems																												
REPLACE BAS SYSTEM	20	19	1	1	EA	$150,000.00	$150,000	100%	$150,000																			$150,000
3.4.3.1 Service and Metering																												
REPLACE EMERGENCY POWER GENERATOR	25	13	12	1	EA	$20,000.00	$20,000	100%												$20,000									$20,000
3.6.3 Security and Other Systems																												
REPLACE SECURITY SYSTEM	20	19	1	1	LS	$100,000.00	$100,000	100%	$100,000																			$100,000
Total (Uninflated)									$270,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$618,400.00	$50,000.00	$0.00	$15,000.00	$0.00	$20,000.00	$14,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$987,900.00
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)									$270,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$717,154.41	$59,434.29	$0.00	$18,732.94	$0.00	$26,241.73	$18,828.44	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,110,891.82

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Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
Evaluation Period:									20																			
# of Square Feet:									55,362																			
Reserve per Square Feet per year (Uninflated)									$0.89																			
Reserve per Square Feet per year (Inflated)									$1.00																			

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 Juvenile and Domestic Relations Court - Sherriff's Office - Parking Garage Complex 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 Courts, Office, and Parking Garage Complex connected building.

3.1.1 Property Location

The Property is located at 411 East High Street in Charlottesville, Virginia.

Surrounding Properties	
North	Commercial and residential properties
East	Commercial and residential properties
South	Commercial and residential properties
West	Commercial and residential properties

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

3.1.2 Construction History

We understand that the original courts building was constructed approximately 118 years ago in 1903 with the courts portion renovated and the sheriffs and parking garage portion newly constructed 12 years ago in 2009.

3.1.3 Current Property Improvements

The Courts, Office, and Parking Garage Complex building, located at 411 East High Street, in Charlottesville, Virginia, consists of a Two-story building and parking garage. The building totals approximately 55,362 square feet. Parking is provided with Precast concrete parking garage with three levels.

3.2 SITE CONDITIONS

3.2.1 Topography

TOPOGRAPHY		
Item	**Description**	**Condition**
Slope of the property	The property generally slopes to the northwest	Good
Adjoining Properties	Down gradient from the property	Good

Comments

The property generally slopes to the northwest. The adjoining properties are located down gradient from the property.

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal	Good
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Curb inlets	Good
Landscape Drainage	Trench drains and yard inlets	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

Photographs

Storm water yard inlet drainage

Storm water yard inlet drainage

Storm water drainage

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Concrete	Good
Fire Truck Access	North, east, and south sides of the property	Good
Easements		N/A

Comments

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

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Good
Quantity of Parking Spaces	91	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Perpendicular garage parking	Good

PARKING		
Item	**Description**	**Condition**
Site Circulation	3 entrances to garage with 2-way aisles	Good
Lighting	Ceiling and wall mounts	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	Asphalt pavement drive lane at second level entrance to parking garage	Good/Fair
Drainage	Curb inlets	Good
Repair History	No repairs noted	Good
Concrete Curbs and Gutters	Good condition	Good

PARKING GARAGE		
Item	**Description**	**Condition**
Quantity of Spaces	91	Good
Floor Slabs	Precast concrete and slab on grade	Good
Overhead Slabs	Precast concrete	Good
Markings	Painted	Good
Entry Ramps	Three entrances	Good
Traffic Bearing Membrane	Damaged observed in various areas	Fair
Drainage	Grate on lowest level damaged	Fair
Storm Sewer Line	Deterioration observed on south side of pipes on south side of the garage	Fair
Sealant Joints	Sealants reportedly not installed during original construction	Fair
Repair History	Sealants	Fair

Comments

Asphalt-paved drive lanes are located on the north side of the site at the second level entrance to the parking garage. The asphalt pavement was observed to be in generally good condition.

A parking garage is located on the north side of the building. The parking garage consists of three levels of parking. The lower level is constructed at-grade and partially below grade and the upper two levels are above-grade. The parking garage is constructed of reinforced concrete columns and beams and precast concrete decks. Precast concrete wall panels form the exterior façade of the parking garage.

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks and brick pavers with some damage observed	Fair
Steps	Concrete and cast pavers	Good
Landings	Concrete and cast pavers	Good
Handrails	Aluminum tube and steel	Fair
Ramps	Concrete and tile	Fair

Comments

The site contains Concrete sidewalks and brick pavers sidewalks of undetermined thickness. Regularly spaced control joints were observed. Some of the sections of the Concrete sidewalks and brick pavers sidewalks were observed to be cracked. We recommend that the settled and cracked sections of Concrete sidewalks and brick pavers sidewalk be replaced. There was a trip hazard at the transition from concrete to tile near the top of the southwest ramp. We recommend the trip hazard area be repaired.

The ramp handrail was observed to be loose and should be repaired as a maintenance item.

Photographs

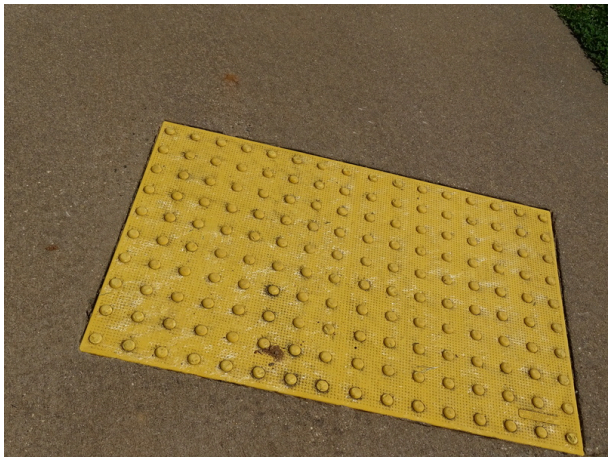
Ramp at southwest side of courthouse building

Concrete ramp on the west side of property

Concrete walkways west side of the site

Typical stair at north side of courthouse - note efflorescence

Building exterior on east side of sheriffs office and courts



Truncated domes

Ramp at southwest side of courthouse building - note trip hazard

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR CRACKED SIDEWALKS AND TRIPPING HAZARD	1	1	0	Immediate	$2,000
Total					$2,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Located on west side of the site	Good
Planting Beds	Located on west side of the site	Good
Lawn Areas	Located on west side of the site	Good
Irrigation System		N/A
Monumental Sign	Located on west side of the site	Good
Retaining Walls	Brick	Good
Fences and Gates		N/A

Comments

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

Photographs

Landscaping on west side of the site

Landscaping on west side of the site

3.2.7 Recreational Facilities

Comments

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

3.2.8 Special Utility Systems

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

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

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

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Wood framing in courthouse and concrete elevated slab in sheriffs office and parking garage	Good
Roof Framing	Metal diaphragm for both roofing systems	Good/Fair
Columns	Concrete column in sheriffs office	Good/Fair
Load Bearing Walls	Concrete masonry unit and concrete for sheriffs office and parking garage and brick wall in courts	Good

BUILDING FRAME		
Item	**Description**	**Condition**
Balconies		N/A
Decks		N/A

Comments

The structure of the building consists of Concrete masonry unit bearing walls with concrete walls for sheriffs office and parking garage and brick wall in the courts building. One large crack was observed in a concrete column in the north entrance on the lower level of the sheriffs office from the parking garage (see photo below). Although the crack does not appear to present imminent danger, we recommend a further structural study. The structural frame of the building was generally in good to fair condition.

Photographs

Building frame at sheriffs office north side at lower level entrance - note cracking

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PROVIDE FURTHER STUDY AT CRACK AT COLUMN	1	1	0	Immediate	$5,000
Total					$5,000

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Brick Veneer	Older sections of court building noted deterioration noted	Good/Fair
Metal	Sheriffs office and parking garage curtain wall areas	Good
Precast Panels	Accents and cornice	Good
Sealants	Reportedly replaced and/or installed in 2009	Good/Fair

Comments

The primary exterior of the building consists of Brick veneer with precast panels located at the courts and sheriffs office portion of the perimeter walls. The west side of the sheriffs office and the parking garage consists of a metal curtain wall. The building exteriors were generally in good to fair condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints was observed for the older portions of the courthouse walls. We recommend re-pointing of the deteriorated mortar joints.

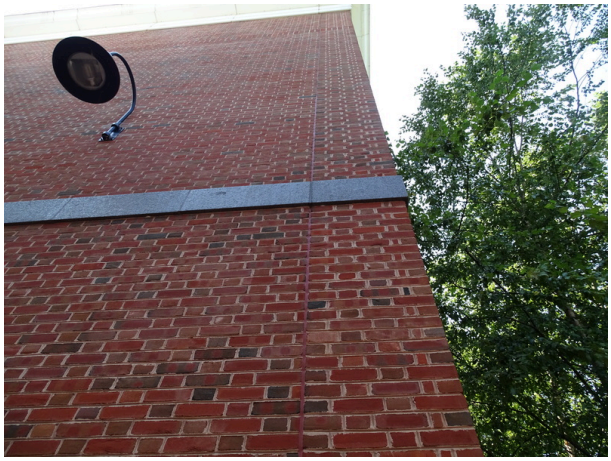
Exterior sealants are located around the window and door frames, horizontal joints, and vertical joints in the Brick veneer. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in good to fair condition. We recommend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

Photographs

Exterior wall- note efflorescence

Building exterior sheriffs office west side

Building exterior sheriffs office west side



Vertical sealant at east side of the building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	13	7	7	$150,000
REPLACE EXTERIOR SEALANTS	12	11	1	1 13	$10,000 $10,000
Total					$170,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Storefront entrance	Good
Personnel Doors	Located at west side of the building	Good
Door Hardware	Varies	Good
Accessibility Controls	Push buttons and keypads	Good
Overhead/Roll-up Doors	Located at west side of the building and at north side of the sheriff s office	Fair

Comments

The main entrances are Storefront entrance. The main entrance doors were generally in good condition. Steel personnel doors are located on the west side of the buildings. The personnel doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Overhead doors are located on the west side of the garage and two at the north side of the sheriffs office. The overhead doors were generally in fair condition.

Photographs

Storefront entrance at south side of courthouse

Main entrance door to sheriffs office building

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum frame	Good
Glass Pane	Double pane	Good
Operation	At court house on east and west sides	Good
Screen		N/A
Exterior Header	Steel lintel, brick, or precast lintel	Good
Exterior Sill	Brick or precast	Good
Gaskets or Glazing	Varies	Fair

Comments

The window system for the building primarily consists of Aluminum frame double pane window units with aluminum frame double pane - operable window units located on the east and west sides of the courthouse. The gaskets in the windows were generally in fair condition. The expected useful life of gaskets is typically 20 years. We recommend that the gaskets be replaced later in the report period.

Photographs

Typical window at courthouse - note efflorescence

Typical window at courthouse - note efflorescence

Typical window at courthouse

Typical window at courthouse

Typical window at courthouse

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE GASKETS IN WINDOWS	20	10	10	10	$15,000
Total					$15,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Located on courthouse and sheriffs office	Good/Fair
Parapet Walls	Brick/precast	Fair
Cap Flashing/Coping	Precast with deterioration observed on courts building at center portion and metal coping on sheriffs building	Fair
Insulation	Rigid	Good
Substrate/Deck	Metal	Good
Slope/Pitch	Ponding observed	Fair
Drainage	Internal drains, through wall scupper drains with downspouts, gutters and downspouts	Fair
Plumbing Vents	Clamped flashing	Fair

ROOFING		
Item	**Description**	**Condition**
Exhaust Vents	Counter flashed	Fair
Equipment Curbs	Counter flashed	Good
Skylights	Cracking observed	Fair
Flashing	Metal	Fair
Expansion Joints	Bellows	Fair
Roof Age	Center of courthouse reportedly older than recent new construction at north and south ends of courthouse and sheriffs office	Fair
Past Repairs	Patching observed	Fair

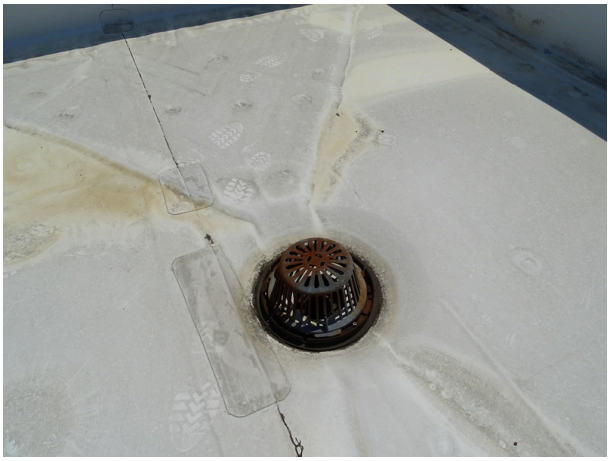
Comments

The main roofing system consists of Single-ply sheet membrane roofing systems over the courthouse and sheriffs office areas of the buildings. Drainage for the roofing system is provided by through wall scuppers with downspouts. Drainage for the roofing system is also provided by interior drains. The drainage was observed to be in generally fair condition with ponding observed. The expected useful life of the roofing systems is generally 20 years. Based on the ages of the roofing systems, we recommend scheduled replacement based on age.

The parapet walls consist of single-ply membrane with metal flashing. The parapet walls were capped with precast coping. Deterioration of the precast coping was observed. The parapet walls were observed to be in generally fair condition. We recommend the parapet wall flashing and capping be replaced with the above noted roofing replacement.

Roofing penetrations included plumbing vents, equipment curbs, and exhaust vents throughout the roofing system. A skylight is located on the roof at the south end of the courts building. The glass was cracked on the east and west side of the skylight and leaks were reported. The skylights are original to the building. The expected useful life of the skylight is approximately 20 years. We recommend that the skylights be replaced.

Photographs



Typical internal drain

Typical plumbing vent roof penetration

Roofing system of sheriffs office building

Roofing system of sheriffs office building

Roofing system of sheriffs office building

Parapet wall on courts building center portion - note patching

Skylight located at the south end of the courts building

Skylight - note crack in glass on east side

Skylight - note crack in glass on east side

Roofing system at center portion of courthouse - note ponding

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM AT COURTS NORTH AND SOUTH ENDS	20	13	7	7	$33,600
REPLACE SINGLE-PLY ROOFING SYSTEM AT SHERIFFS BUILDING	20	13	7	7	$44,800
REPLACE DAMAGED AND LEAKING SKYLIGHT	20	19	1	1	$6,500
Total					$84,900

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	Fiberglass and closed cell foam	Good
Water Shut-offs	Generally ball valves	Good

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Water Flow and Pressure		Good
Pressure Pumps		N/A
Pump Controller		N/A

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	PVC	Good
Vertical Vent Stacks	PVC	Good
Clean-outs	PVC	Good
Ejector Pumps		N/A

Comments

Water Lines

The main water supply lines inside the building are Copper. The expected useful life of Copper piping is approximately 40 years. The water supply pipes were generally in good condition. The Wilkins 375 reduced pressure zone backflow preventer was inspected on 11/1/2020 by Riddleberger Bros. Testable devices are required to be tested annually and rebuilt every 5 years.

Waste Lines

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

Photographs

Sprinkler system tag

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Gas domestic water heater	Good/Fair
Water Storage	In water heaters	Good/Fair
Circulation Pumps		N/A

Comments

Domestic hot water to the building is provided by two Gas domestic water heaters located in the main utility room in the sheriffs building. The Gas domestic water heaters were manufactured by State Industries. The expected useful life of a Gas domestic water heaters is approximately 12 to 15 years. We recommend the Gas domestic water heaters be replaced during the report period.

Photographs

Domestic water heaters

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATERS	12	11	1	1 13	$4,000 $4,000
Total					$8,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers	Located in main utility room in sheriffs building	Good/Fair
Central Plant Pumps	Located in main utility room in sheriffs building	Good/Fair
Roof Package Air Conditioner	Located on roof of sheriffs office building	Good/Fair
Variable Air Volume (VAV) Boxes	Throughout building	Good
Air Handlers	55 WSHPs	Good
Exhaust Fans	Various	Good

EQUIPMENT		
Item	**Description**	**Condition**
Space Heaters (wall or ceiling mounted)	Stairwells	Good

Comments

The building is served by a Central HVAC system and includes two boilers, a cooling tower, and an energy recovery unit located on the roof.

Boilers

Two natural gas boilers are located in the main utility room in the sheriffs office building. The boilers were manufactured by Fulton and were installed during the original construction. The boilers were observed to be in good to fair condition. The expected useful life of a boiler is 15 to 20 years with proper maintenance.

Cooling Tower

A cooling tower was manufactured by Baltimore Air Coil in 2009. The cooling tower was generally in good to fair condition. The expected useful life of a cooling tower is approximately 20 years with proper maintenance. We recommend that the tower be replaced.

Rooftop Energy Recovery Unit

The package units are located on the roof. The package units were manufactured by Annexaire in 2009. The expected useful life of a package unit is 20 to 25 years with proper maintenance. The energy recovery unit was observed to be in good to fair condition.

Water Source Heat Pumps (WSHP)

There are approximately 55 WSHP units within the system. The typical expected useful life of the heat pumps is 20 years. We recommend a scheduled replacement of the units.

Based on the report period and typical replacement cycle of equipment, we recommend replacing the equipment during the report period.

Photographs

Roof top cooling tower

Roof top energy recovery unit

Exhaust fan located on roof top

Boilers located in main utility room

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILERS	20	13	7	7	$50,000
REPLACE COOLING TOWER	20	13	7	7	$75,000
REPLACE ENERGY RECOVERY UNITS	20	13	7	7	$50,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER SOURCE HEAT PUMPS < 30k BTU	20	13	7	7 8	$50,000 $50,000
REPLACE WATER SOURCE HEAT PUMPS > 30k BTU	20	13	7	7	$15,000
REPLACE BUILDING AUTOMATION SYSTEM	20	13	7	7	$150,000
Total					$440,000

3.4.2.2 Distribution System

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

Comments

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

The hydronic piping was generally copper and observed to be in good condition.

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Digital	Good
Energy Management System	NOVAR BAS	Fair

Comments

The accompanying FM representative stated that the BAS system was close to being obsolete and recommended a replacement in the near future.

The thermostats are located throughout the interior spaces. The thermostats were observed to be in generally good condition.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BAS SYSTEM	20	19	1	1	$150,000
Total					$150,000

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	Located on east side of building	Good
Master (House) Meter	Located on the north side of the building	Good
Emergency Power	Located at top level east side of the parking garage	Good
Transfer Switch	Located in main utility room	Good

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical entrance is located on the east side of the building and provides 3-phase, 4-wire, 800 amp service. The switchgear was manufactured by Square D. The expected useful life of switchgear is 50 years with proper maintenance. There is an emergency power generator located on the top level east side of the parking garage. Based on the age of the emergency generator and typical replacement schedule, we recommend replacing the emergency generator during the report period.

Photographs

Electric meter at the north side of the building

Emergency back up power generator

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE EMERGENCY POWER GENERATOR	25	13	12	12	$20,000
Total					$20,000

3.4.3.2 Distribution

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

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the buildings. The expected useful life of sub-panels is 50 years with proper maintenance. The circuit breaker panels were observed to be in generally good condition.

Photographs

Main electrical switchgear

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	Three passenger elevators	Good
Manufacturer and Type	Vertical Express	Good
Maintenance Contractor	Southern Elevator Company	Good
Date of Last Maintenance Inspection	2/25/2021	Good
Cab Finishes	Generally stainless steel	Good
Elevator Certificates	Located in Facilities Maint. Office	Good
Door Sensors	Operable	Fair
Speed	110-125	Good
Floor Leveling	Operable	Fair
Control System	Operable	Fair
Fire Recall System	Operable	Good
Lighting	Operable	Good
Equipment Room		Good
Dumb-waiters	Utilized for document transport	Good

Comments

The building is served by three passenger elevators and one dumbwaiter. The elevators were manufactured by Vertical Express. Southern Elevator Company currently has the maintenance contract for the elevators. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. Reportedly, about every other week, Kone Elevator is on site adjusting the limits and sensors and parts necessary to fix the elevators are currently on back order. Routine maintenance is considered adequate to keep the other two elevator systems in good condition during the projection period of this report.

Photographs

Elevator located in sheriffs office

Elevator cab

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR ELEVATOR CONTROLS AND SENSORS	-	-	0	Immediate	$3,000
Total					$3,000

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)	Wet and dry system	Good

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler Heads	Various wet and dry heads	Good
Date of Last Inspection (sprinkler system)	4/8/2021	Good
Sprinkler Pump	Located in main utility room	Good
Sprinkler Pump Controller	Located in main utility room	Good
Sprinkler Pipe Material	Black steel and galvanized	Good
Jockey Pump	Located in main utility room	Good
Fire Extinguishers	Throughout buildings	Good
Date of Last Inspection (Fire Extinguishers)	June 10, 2021	Good
Fire Standpipes	Located in stairwells	Good
Fire Department Connections	Located on east side of the building	Good
Fire Hydrants	Located on High Street	Good

Comments

The fire suppression system is a Wet and dry sprinkler systems and fire extinguishers. The fire suppression system was observed but not tested. The sprinklers are connected to the fire alarm and security system. The sprinkler risers are located in the stairwells. Dry valves serve the parking garage and wet valves serve the building areas.

The sprinkler pump is located in the main utility room. The sprinkler pump was generally in good condition. The expected useful life of a sprinkler pump is 20 years with proper maintenance.

A sprinkler control panel, manufactured by Siemens, is located in the main utility room. The sprinkler control panel was observed to be in good condition.

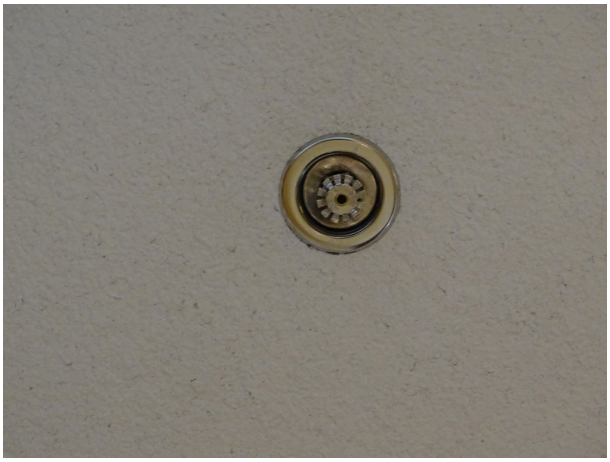
Fire extinguishers were observed throughout the building. The fire extinguishers were observed to have recent inspection tags issued by Fire Solutions in June 2021. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

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

Photographs

Fire Department connections

Fire extinguisher



Typical sprinkler head

Sprinkler system

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Located in south side of building	Good
Central Fire Alarm Control Panel	Manufactured by Siemens	Good
Automatic Notification	Monitored	Good
Bells	Throughout buildings	Good

ALARM SYSTEMS		
Item	**Description**	**Condition**
Strobes	Throughout buildings	Good
Exit Signs	Throughout buildings	Good
Exit Lights	Throughout buildings	Good
Pull Stations	Throughout buildings	Good
Smoke Detectors	Throughout buildings	Good

Comments

The fire alarm system was observed but not tested. A fire annunciation panel is located at the south end of the building. The fire annunciation panel was observed to be in good condition.

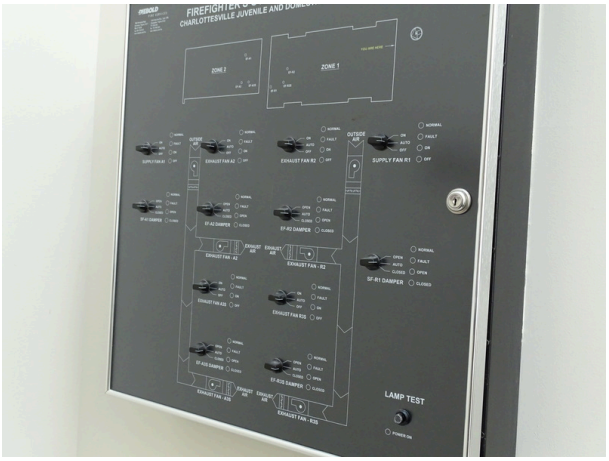
Emergency exit signs and lighting, pull stations, fire extinguishers, smoke detectors, alarm bells, and strobes are located throughout the building.

Photographs

Typical fire alarm pull station

Typical exit sign

Typical smoke detector



Fire alarm annunciator panel

Typical fire alarm bell and strobe

Fire sprinkler control panel

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Reportedly black out intermittently	Poor
Alarm System	Electronic replacement parts reportedly in limited supply	Fair
Access Control	Reported problems with access	Fair
Lightning Protection		N/A

Comments

The building is monitored 24-hours a day by a computerized security system with cameras. Security cameras were observed at locations at the building interior and exterior. The security cameras reportedly black out intermittently. The resolution of the cameras was also grainy and coverage areas incomplete on the exterior. The replacement parts for the security system were reportedly limited in supply. The security system was generally in fair to poor condition. We recommend replacing the security system.

Photographs

Typical security camera

Typical security camera

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SECURITY SYSTEM	20	19	1	1	$100,000
Total					$100,000

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

ENTRANCE AREAS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted gypsum board	Good

ENTRANCE AREAS		
Item	**Description**	**Condition**
Ceiling Finishes	Painted gypsum board	Good
Lighting	Various	Good

OFFICES		
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

COURTROOM AREA		
Item	**Description**	**Condition**
Floor Finishes	Carpet and tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Various fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

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

RESTROOMS		
Item	**Description**	**Condition**
Lighting	Fluorescent 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	Suspended acoustical tile	Good
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Laminate	Good
Appliances	Countertop microwave	Good
Refrigerator		N/A

HOLDING ROOMS IN SHERIFFS OFFICE BUILDING		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good
Wall Finishes	Painted CMU wall	Good
Ceiling Finishes	Painted concrete	Good
Lighting	Fluorescent fixtures	Good
Doors	Steel	Good
Door Hardware	Operable	Good

UTILITY ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Painted gypsum board/CMU	Good
Ceiling Finishes	Unfinished	Good

UTILITY ROOMS		
Item	**Description**	**Condition**
Janitor Sink Area	Floor sink	Good
Lighting	Fluorescent fixtures	Good

Comments

The interior building areas include a reception/entrance area, offices, courtroom, restrooms, and kitchen. We understand that the common area interiors were renovated in 2009.

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

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

One restroom each for men and women is located on each floor. The finishes in the restrooms include ceramic tile floors and 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 gypsum board walls, and acoustical tile ceilings. The finishes in the kitchens were observed to be in generally good condition.

The courtroom finishes include carpet and tile floors and painted gypsum board walls and ceilings. The courtroom finishes were in good condition.

Photographs

Restroom interior area

Kitchen interior area

Typical office area

Courtroom interior area

3.8 Accessibility (ADA) Compliance

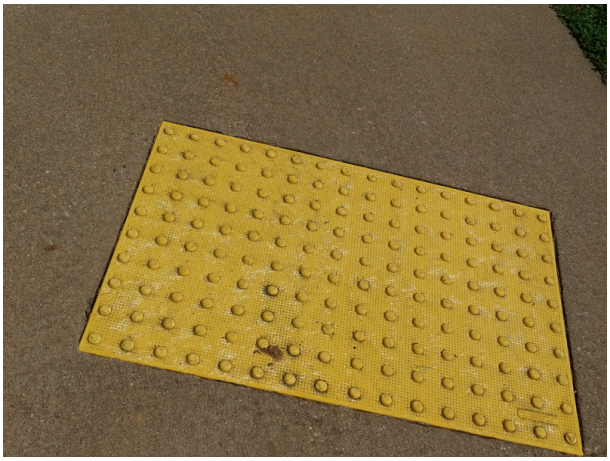
Comments

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 Juvenile and Domestic Relations Court - Sherriff's Office - Parking Garage Complex property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA.

The parking area serving the property has a total of approximately 91 parking spaces. Of the parking spaces, None are accessible with None being van accessible. Accessibility requires that four accessible parking spaces be provided in parking areas with a total of 75 to 100 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. We recommend providing the required number of accessible spaces.

Photographs



Truncated domes

Accessible route with ramp at main entrance to courthouse

Restroom interior area

Restroom interior area

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PROVIDE ACCESSIBLE PARKING SPACES AND ACCESS AISLES	1	1	0	Immediate	$1,000
Total					$1,000

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?	No	
3.	Has building ownership/management reported any ADA complaints or litigation?	No	
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	No	None out of the 91 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	No	None are van accessible
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	N/A	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	No	
5.	Does each accessible space have an adjacent access aisle?	No	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	No	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	Yes	
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	Yes	
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	

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?	Yes	
7.	Do ramps on an accessible route appear to have compliant handrails?	Yes	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	Yes	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	Yes	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	Yes	
4.	Do ramps on accessible routes appear to have compliant length and width?	Yes	

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?	Yes	
6.	Do ramps on accessible routes appear to have compliant handrails?	Yes	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	Yes	
8.	Do public transaction areas have an accessible, lowered counter section?	Yes	
9.	Do public telephones appear mounted with an accessible height and location?	Yes	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	Yes	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**		
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	Yes	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	Yes	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	Yes	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	Yes	

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?	Yes	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	Yes	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	Yes	
8.	Are audible and visual floor position indicators provided in the elevator car?	Yes	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	Yes	
H.	**Toilet Rooms**		
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	Yes	
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	Yes	
3.	Does the lavatory faucet have compliant handles?	Yes	
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	Yes	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	Yes	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	Yes	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	
I.	**Hospitality Guestrooms**		

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 drawings, certificate of occupancy, safety inspection records, and warranty information stored on site.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and Derek Tyler who provided information about the property.

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

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

6.0 RECOMMENDATIONS AND OPINIONS OF COST

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

Immediate Issues

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

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

Capital Reserves

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

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

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

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

7.0 FACILITY CONDITION INDEX (FCI)

In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the Juvenile and Domestic Relations Court - Sherriff's Office - Parking Garage Complex building. ECS determined the FCI value in accordance with industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO). The FCI calculation methodology consists of dividing the total cost of Maintenance, Repair, and Replacement Deficiencies of the Facility by the Current Replacement Value of the Facility. FCI values and condition of the buildings based on the industry accepted interpretation of FCI values with ratings: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10).

Based on our Facility Condition Assessment, the total repair and replacement costs for the Juvenile and Domestic Relations Court - Sherriff's Office - Parking Garage Complex building is $990,900. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $10,030,358. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.10. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Juvenile and Domestic Relations Court - Sherriff's Office - Parking Garage Complex is rated as fair.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

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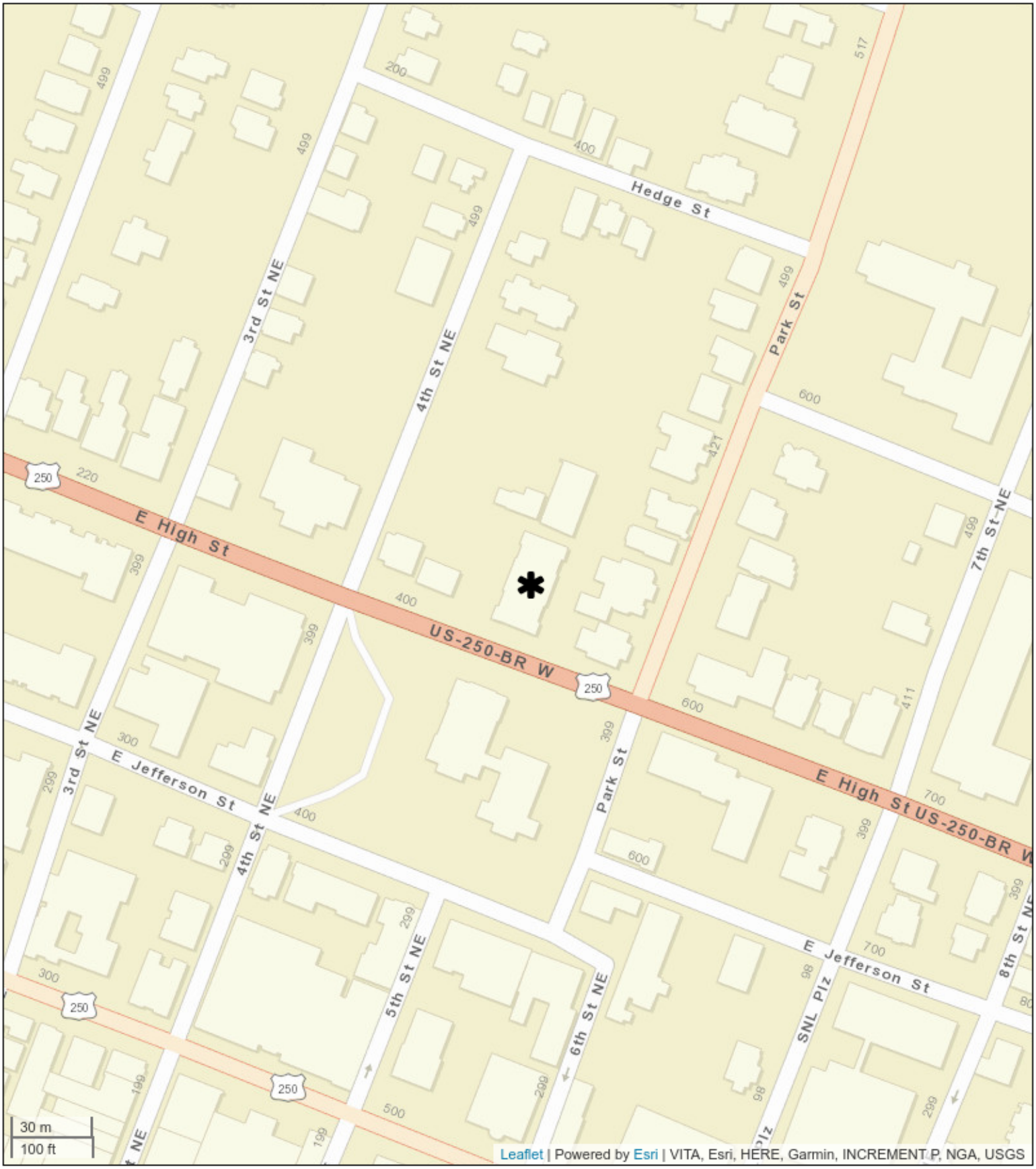
Untitled Map



N
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Untitled Map

Appendix II: FIRE SPRINKLER INSPECTION

INSPECTION AND TESTING FORM OF WATER BASED FIRE PROTECTION SYSTEMS

1. PROPERTY INFORMATION

Name of property: J&DR Court Building (4433-22902-00020)
Address: 411 East High Street, Charlottesville, Va
Description of property:
Name of property representative: City of Charlottesville (30548899), Jason Davis (434-964-6771) davisja@charlottesville.org
Address: 315 4th St NW, Charlottesville, VA 22903
Phone: 434-962-3643 Fax: 434-970-3026 E-mail: staplesk@charlottesville.org

2. TESTING INFORMATION

Testing Organization: SIEMENS Organization License No.:
Address: 5106 Glen Alden Drive, Richmond, VA 23231
Phone: 804-222-6680 Fax: None E-mail: None
Start Date/Time: 08 Apr 2021 Completion Date/Time: 08 Apr 2021
Contract Info: City of CVille Sprinkler (2600105673) Notification Number: 5102050615
Inspection Type: Quarterly

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

3. GENERAL INFORMATION (TO BE COMPLETED BY OWNER)

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

4. INSPECTOR'S SECTION

4.1 Inspections

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

4.2 Testing

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

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

5. MAIN DRAIN / TRIP TESTS RESULTS

5.1 Report Totals

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %
19	0	0%	19	100%	0	0%

5.2 Report Totals by Type

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %	Device or System Type
1	0	0%	1	100%	0	0%	Dry Sprinkler Systems
4	0	0%	4	100%	0	0%	Wet Sprinkler Systems
1	0	0%	1	100%	0	0%	Sprinkler Backflow Preventers
1	0	0%	1	100%	0	0%	Sprinkler Check Valves
1	0	0%	1	100%	0	0%	Sprinkler FDC - 2 Inlets
7	0	0%	7	100%	0	0%	Sprinkler Water Control Valves
4	0	0%	4	100%	0	0%	Sprinkler Waterflow Alarm Devices

5.3 Report Details by Type

Dry Sprinkler Systems

Row	Date	Address	Location	Model	Water Source	Source PSI	Test Pipe Size	Static PSI	Residual PSI	Trip Test	Initial Air PSI	Tripped Air PSI	Water PSI	Trip Time (sec)	Restored Static PSI	Restore Time (sec)	Qty of Low Point Drains	5 Year Performed	Visual/ Functional	Pass/ Fail
1	04/08/21	01:Dry System	Jailers House Dry	2.5 TYCO DPV-1	City	80	1.25	80	NA	(NA)	29	NA	NA	NA	NA	NA	1	Yes	Visual	Pass

Wet Sprinkler Systems

Row	Date	Address	Location	Model	Water Source	Source PSI	Test Pipe Size	Static PSI	Residual PSI	Restored Static PSI	Restore Time (sec)	5 Year Performed	Visual/ Functional	Pass/ Fail
1	04/08/21	01:1st	1st Floor Main	4 inch Shotgun	City	80	2	80	NA	NA	NA	NA	Visual	Pass
2	04/08/21	01:2nd	2nd Floor Main	4 inch Shotgun	City	80	2	80	NA	NA	NA	NA	Visual	Pass
3	04/08/21	01:3rd	3rd Floor Main	4 inch Shotgun	City	80	2	80	NA	NA	NA	NA	Visual	Pass
4	04/08/21	01:Wet System	Basement Main Feed	4 TYCO CV-1F	City	80	2	80	NA	NA	NA	Yes	Visual	Pass

Sprinkler Backflow Preventers

Row	Date	Address	Location	Model	Type	Size	Serial Num	Visual/ Functional	Pass/ Fail
1	04/08/21	01:Wet System:BKFLW	Outside Garage Entrance	WATTS NO. 709	DC	6	68804	Visual	Pass

Sprinkler Check Valves

Row	Date	Address	Location	Model	Fitting Type	Size	Visual/ Functional	Pass/ Fail
1	04/08/21	01:Wet System:FDCCK	Riser Room	TFP-CV1	Grv-Grv	4	Visual	Pass

Sprinkler FDC - 2 Inlets

Row	Date	Address	Location	Model	Size	Visual/ Functional	Pass/ Fail
1	04/08/21	01:Wet System:FDC	Side of Building	Potter-Roemer	4	Visual	Pass

Sprinkler Water Control Valves

Row	Date	Address	Location	Model	Fitting Type	Control Valve Type	Supervision Type	Size	Visual/ Functional	Pass/ Fail
1	04/08/21	01:1st:1	Riser Room	Victaulic	Grv-Grv	BFLY	Electronic	4	Visual	Pass
2	04/08/21	01:2nd:2	Riser Room	Victaulic	Grv-Grv	BFLY	Electronic	4	Visual	Pass
3	04/08/21	01:3rd:3	Riser Room	Victaulic	Grv-Grv	BFLY	Electronic	4	Visual	Pass
4	04/08/21	01:Dry System:Dry	Jailers House	Victaulic	Grv-Grv	BFLY	Electronic	2.5	Visual	Pass
5	04/08/21	01:Wet System:BFC1	Backflow Pit	Kennedy	Grv-Grv	OSY	Electronic	6	Visual	Pass
6	04/08/21	01:Wet System:BFC2	Backflow Pit	Kennedy	Flg-Flg	OSY	Electronic	6	Visual	Pass
7	04/08/21	01:Wet System:Wet	Riser Room	Victaulic	Grv-Grv	BFLY	Electronic	4	Visual	Pass

Sprinkler Waterflow Alarm Devices

Row	Date	Address	Location	Model	Type	Size	Visual/ Functional	Pass/ Fail
1	04/08/21	01:1st:1WF	Riser Room	Potter VSC	Vane	4	Visual	Pass
2	04/08/21	01:2nd:2WF	Riser Room	Potter VSC	Vane	4	Visual	Pass
3	04/08/21	01:3rd:3WF	Riser Room	Potter VSC	Vane	4	Visual	Pass
4	04/08/21	01:Dry System:DWF	Jailers House	Potter PS10-2	Pressure		Visual	Pass

6. COMMENTS

Address	Location	NFPA Classification	Comment:
01:1st	1st Floor Main	Wet Sprinkler	5 Year service done in August 2020.
01:2nd	2nd Floor Main	Wet Sprinkler	5 Year service done in August 2020.
01:3rd	3rd Floor Main	Wet Sprinkler	5 Year service done in August 2020.
01:Dry System	Jailers House Dry	Dry Sprinkler	5 Year service done in September 2020.
01:Wet System	Basement Main Feed	Wet Sprinkler	5 Year service done in August 2020.

7. DEFICIENCIES (ONLY RELATED TO NFPA 25)

A condition that will or has the potential to adversely impact the performance of a system or portion thereof but does not rise to the level of an impairment.

Address	Location	NFPA Classification	Deficiencies:
01:1st	1st Floor Main	Wet Sprinkler	None to Report.
01:1st:1	Riser Room	Sprinkler Water Control Valve	None to report.
01:1st:1WF	Riser Room	Sprinkler Waterflow Alarm Device	None to report.
01:2nd	2nd Floor Main	Wet Sprinkler	None to Report.
01:2nd:2	Riser Room	Sprinkler Water Control Valve	None to report.
01:2nd:2WF	Riser Room	Sprinkler Waterflow Alarm Device	None to report.
01:3rd	3rd Floor Main	Wet Sprinkler	None to report.
01:3rd:3	Riser Room	Sprinkler Water Control Valve	None to report.
01:3rd:3WF	Riser Room	Sprinkler Waterflow Alarm Device	None to report.
01:Dry System	Jailers House Dry	Dry Sprinkler	None to report.
01:Dry System:Dry	Jailers House	Sprinkler Water Control Valve	None to report.
01:Dry System:DWF	Jailers House	Sprinkler Waterflow Alarm Device	None to report.
01:Wet System	Basement Main Feed	Wet Sprinkler	None to report.
01:Wet System:BFC1	Backflow Pit	Sprinkler Water Control Valve	None to report.
01:Wet System:BFC2	Backflow Pit	Sprinkler Water Control Valve	None to report.
01:Wet System:BKFLW	Outside Garage Entrance	Sprinkler Backflow Preventer	None to report.
01:Wet System:FDC	Side of Building	Sprinkler FDC - 2 Inlet	None to report.
01:Wet System:FDCCK	Riser Room	Sprinkler Check Valve	None to report.
01:Wet System:Wet	Riser Room	Sprinkler Water Control Valve	None to report.

8. IMPAIRMENTS

A condition where a fire protection system or unit or portion thereof is out of order, and the condition can result in the fire protection system or unit not functioning in a fire event.

Address	Location	NFPA Classification	Impairments:
01:1st	1st Floor Main	Wet Sprinkler	None to Report.
01:1st:1	Riser Room	Sprinkler Water Control Valve	None to report.
01:1st:1WF	Riser Room	Sprinkler Waterflow Alarm Device	None to report.
01:2nd	2nd Floor Main	Wet Sprinkler	None to Report.
01:2nd:2	Riser Room	Sprinkler Water Control Valve	None to report.
01:2nd:2WF	Riser Room	Sprinkler Waterflow Alarm Device	None to report.
01:3rd	3rd Floor Main	Wet Sprinkler	None to report.
01:3rd:3	Riser Room	Sprinkler Water Control Valve	None to report.
01:3rd:3WF	Riser Room	Sprinkler Waterflow Alarm Device	None to report.
01:Dry System	Jailers House Dry	Dry Sprinkler	None to report.
01:Dry System:Dry	Jailers House	Sprinkler Water Control Valve	None to report.
01:Dry System:DWF	Jailers House	Sprinkler Waterflow Alarm Device	None to report.
01:Wet System	Basement Main Feed	Wet Sprinkler	None to report.

Address	Location	NFPA Classification	Impairments:
01:Wet System:BFC1	Backflow Pit	Sprinkler Water Control Valve	None to report.
01:Wet System:BFC2	Backflow Pit	Sprinkler Water Control Valve	None to report.
01:Wet System:BKFLW	Outside Garage Entrance	Sprinkler Backflow Preventer	None to report.
01:Wet System:FDC	Side of Building	Sprinkler FDC - 2 Inlet	None to report.
01:Wet System:FDCCK	Riser Room	Sprinkler Check Valve	None to report.
01:Wet System:Wet	Riser Room	Sprinkler Water Control Valve	None to report.

9. CERTIFICATION

This Testing Was Performed in Accordance with Applicable NFPA Standards.

I state that the information on this form is correct at the time and place of my inspection and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted in Parts 6, 7, and 8 above.

Name of Inspector: Craig Brown, James Pollard Inspector License #:

Signature: CRAIG BROWN Date: 4.8.21

10. ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE

Name of Owner or Representative: Jason Davis

Signature: _____ Date: _____

The owner and/or designated representative acknowledges the responsibility of the operating condition of the component parts at the time of this inspection. Pursuant to the National Fire Protection Association Form 25, Chapter 4, the owner is responsible for proper maintenance and care of the sprinkler system. It is agreed that the inspection service provided by the contractor as prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc., of the component parts is not included as part of the inspection work performed. It is understood that this inspection pertains to the condition of the sprinkler system on the day of inspection only. This inspection meets or exceeds NFPA 25 requirements and or local AHJ requirements. AHJ requirements supersede all other code requirements. The inspector shall not be liable for future defaults or defects in the sprinkler system which are beyond the inspector's control, including, but not limited to, failure from malicious tampering, accidents, lack of proper inspection, material failure or inadequate heating. The inspector can give no assurance, nor will be held liable, with regard to work that may have been previously performed or work performed at a future date by other companies. It is further understood that all information contained herein is provided to the best of the knowledge of the party providing such information.

Appendix III: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville - Juvenile
and Domestic Co
411 East High 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 10, 2021

Building: City of Charlottesville - Juvenile and Domestic Co
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 - Juvenile and Domestic Co
Address: 411 East High 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	25	100.00%	25	100.00%	25	100.00%	0	0%
Totals	**25**	**100%**	**25**	**100.00%**	**25**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions

Inspector: Tommy VO

Building: City of Charlottesville - Juvenile and Domestic Co

Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - Juvenile and Domestic Co

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 Sally port 107.05	47001247 G17167741	Inspected	06/10/21 8:46:51 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement hallway by holding cells 107.02	47001242 G17169722	Inspected	06/10/21 8:48:26 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement hallway by restrooms 107.04	47001243 G17167766	Inspected	06/10/21 9:08:10 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement parking garage door 107.19	47001249 G17169702	Inspected	06/10/21 8:34:35 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement parking garage pole 107.31	47001248 G17169705	Inspected	06/10/21 8:36:01 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement rear elevator room 107.01	47001241 F97092561	Inspected	06/10/21 8:50:33 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement sprinkler mech. elevator room 107.03	47001244 G17169713	Inspected	06/10/21 8:42:27 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement sprinkler mech. room 107.27	47001245 G17176919	Inspected	06/10/21 8:42:15 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement sprinkler mech. room 107.28	47001246 F97092553	Inspected	06/10/21 8:42:06 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st by reception counter 107.07	47001239 G17176950	Inspected	06/10/21 9:11:56 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st by room 112 107.25	47001240 G17167771	Inspected	06/10/21 9:11:04 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st elevator room 107.06	47001225 G17169721	Inspected	06/10/21 9:13:45 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by restrooms 107.10	47001237 G17167763	Inspected	06/10/21 9:05:45 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by room 109 107.08	47001238 G17169723	Inspected	06/10/21 9:10:47 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by room 131 107.09	47001236 G17169724	Inspected	06/10/21 9:06:07 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by restrooms 107.15	47001235 G17167732	Inspected	06/10/21 9:03:16 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by room 211 107.12	47001233 5 HI SA40 ABC	Inspected	06/10/21 8:59:00 AM

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by room 213 107.11	47001232 G17167735	Inspected	06/10/21 8:59:16 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by room 226 107.14	47001234 G17176895	Inspected	06/10/21 9:02:56 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd parking garage door 107.21	47001226 G17169717	Inspected	06/10/21 9:18:11 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd parking garage pole 107.20	47001227 G17176944	Inspected	06/10/21 9:17:24 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd rear courtroom cells 107.13	47001231 G17167752	Inspected	06/10/21 9:01:32 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by room 311 107.17	47001230 G17176936	Inspected	06/10/21 8:58:13 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd hallway by room 314 107.16	47001229 G17169680	Inspected	06/10/21 8:57:59 AM
Fire Extinguisher, 5 Lbs, A.B.C.	3rd rear courtroom cells 107.18	47001228 G17169690	Inspected	06/10/21 8:52:17 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - Juvenile and Domestic Co

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

Device Type	Service	Quantity
	Passed	
Fire Extinguisher, 10 Lbs, A.B.C.	Inspected	2
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	23
Total		**25**
Grand Total		**25**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Juvenile and Domestic Co

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%	25

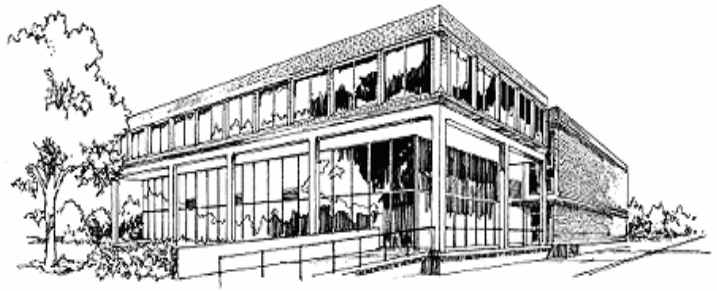
Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	23	5 HI SA40 ABC	A.B.C.	12/03/2021
In Service - 90 Days - 1 Year				
Buckeye				
Fire Extinguisher	2	10 HI SA80 ABC	A.B.C.	12/03/2020

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

Square Foot Cost Estimate Report

Date: **11/2/2021**

Estimate Name	**Juvenile and Domestic Relations Court - Sherriff's Office**
	City of Charlottesville 411 East High Street Charlottesville Charlottesville 22902
Building Type	Courthouse, 2-3 Story with Face Brick & Concrete Block / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	2.00
Stories Height	12.00
Floor Area (S.F.)	55,362.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$181.18
Total Building Cost	**$10,030,358.37**



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

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**2.9%**	**$3.91**	**$216,364.88**
A1010	**Standard Foundations**			**$1.38**	**$76,565.86**
	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8" thick	100.00		$0.10	**$5,765.60**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	555.00		$0.68	**$37,540.76**
	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide	555.00		$0.36	**$20,092.67**
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	27.68		$0.08	**$4,389.38**

		Quantity	% of Total	Cost Per SF	Cost
	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep	23.99		$0.11	**$6,082.62**
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	7.38		$0.05	**$2,694.85**
A1030	**Slab on Grade**			**$2.46**	**$136,420.27**
	Slab on grade, 4" thick, non industrial, reinforced	27,681.00		$2.46	**$136,420.27**
A2010	**Basement Excavation**			**$0.06**	**$3,378.74**
	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage	27,681.00		$0.06	**$3,378.74**
B Shell			**29.5%**	**$40.31**	**$2,231,892.21**
B1010	**Floor Construction**			**$15.33**	**$848,971.82**
	Cast-in-place concrete column, 14" square, tied, 300K load, 14' story height, 196 lbs/LF, 6000PSI	821.20		$1.15	**$63,935.99**
	Cast-in-place concrete column, 16" square, tied, 500K load, 14' story height, 253 lbs/LF, 6000PSI	1,304.70		$2.20	**$121,839.20**
	Waffle slab, cast-in-place concrete, 14" deep rib, 24" column, 35'x35' bay, 125 PSF superimposed load, 259 PSF total load	27,681.00		$11.98	**$663,196.62**
B1020	**Roof Construction**			**$11.57**	**$640,711.35**
	Roof, concrete, beam and slab, 35'x35' bay, 40 PSF superimposed load, 16" deep beam, 14" slab, 174 PSF total load	27,681.00		$11.57	**$640,711.35**
B2010	**Exterior Walls**			**$5.34**	**$295,578.39**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill	9,990.00		$4.58	**$253,535.21**
	Metal siding, steel, sandwich panels, factory fabricated, 2" polystyrene, steel core, 26 ga, colored 1 side	3,321.72		$0.76	**$42,043.18**
B2020	**Exterior Windows**			**$5.03**	**$278,702.50**
	Windows, steel, horizontal pivoted, standard glass, 3' x 3'	370.00		$5.03	**$278,702.50**
B2030	**Exterior Doors**			**$0.45**	**$24,876.75**
	Door, aluminum & glass, with transom, non-standard, double door, hardware, 6'-0" x 10'-0" opening	1.85		$0.26	**$14,561.50**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	3.69		$0.19	**$10,315.25**
B3010	**Roof Coverings**			**$2.58**	**$143,051.41**
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	27,681.00		$1.32	**$73,164.20**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	27,681.00		$0.86	**$47,730.63**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	555.00		$0.25	**$13,963.69**
	Flashing, aluminum, no backing sides, .019"	555.00		$0.04	**$2,294.04**

		Quantity	% of Total	Cost Per SF	Cost
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	555.00		$0.11	**$5,898.85**
C Interiors			**27.7%**	**$37.82**	**$2,093,714.46**
C1010	**Partitions**			**$8.95**	**$495,329.10**
	20 ga non-load bearing, 3-5/8" studs, 16" O.C.	55,362.00		$8.37	**$463,233.23**
	3 coats of painted plaster on wall	9,990.00		$0.58	**$32,095.87**
C1020	**Interior Doors**			**$6.69**	**$370,407.77**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	553.62		$6.69	**$370,407.77**
C1030	**Fittings**			**$0.18**	**$9,913.55**
	Toilet partitions, cubicles, ceiling hung, stainless steel	9.23		$0.18	**$9,913.55**
C2010	**Stair Construction**			**$1.69**	**$93,817.50**
	Stairs, steel, pan tread for conc in-fill, picket rail,24 risers w/ landing	5.00		$1.69	**$93,817.50**
C3010	**Wall Finishes**			**$3.19**	**$176,600.02**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	77,506.80		$0.78	**$43,144.94**
	Paneling, prefinished plywood, rosewood	22,144.80		$2.05	**$113,359.67**
	Vinyl wall covering, fabric back, medium weight	11,072.40		$0.36	**$20,095.41**
C3020	**Floor Finishes**			**$10.54**	**$583,522.34**
	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz	11,072.40		$0.98	**$54,013.82**
	Carpet, padding, add to above, 13.0 density	11,072.40		$0.23	**$12,539.71**
	Terrazzo, maximum	11,072.40		$3.76	**$208,313.92**
	Maple strip, sanded and finished, maximum	33,217.20		$5.58	**$308,654.89**
C3030	**Ceiling Finishes**			**$6.58**	**$364,124.18**
	Plaster ceilings, 3 coat gypsum painted, 3.4# metal lath, 3/4" crc, 16" OC furring, 1-1/2" crc, 36" OC support	55,362.00		$6.58	**$364,124.18**
D Services			**40.0%**	**$54.70**	**$3,028,110.24**
D1010	**Elevators and Lifts**			**$10.95**	**$606,219.44**
	Hydraulic passenger elevator, 3500 lb, 3 floor, 12' story height, five car group,125 FPM	4.61		$10.95	**$606,219.44**
D2010	**Plumbing Fixtures**			**$5.26**	**$291,183.73**
	Water closet, vitreous china, bowl only with flush valve, wall hung	60.90		$3.64	**$201,588.27**
	Urinal, vitreous china, wall hung	12.18		$0.26	**$14,569.47**
	Lavatory w/trim, vanity top, PE on CI, 19" x 16" oval	22.88		$0.47	**$26,120.56**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18"	4.68		$0.36	**$19,992.52**
	Water cooler, electric, wall hung, 8.2 GPH	9.36		$0.35	**$19,199.11**

		Quantity	% of Total	Cost Per SF	Cost
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	4.68		$0.18	**$9,713.82**
D2020	**Domestic Water Distribution**			**$6.11**	**$338,437.71**
	Electric water heater, commercial, 100< F rise, 700 gal, 300 KW 1230 GPH	3.38		$6.11	**$338,437.71**
D2040	**Rain Water Drainage**			**$0.73**	**$40,675.22**
	Roof drain, CI, soil,single hub, 5" diam, 10' high	8.30		$0.36	**$20,139.74**
	Roof drain, CI, soil,single hub, 5" diam, for each additional foot add	420.00		$0.37	**$20,535.48**
D3050	**Terminal & Package Units**			**$18.55**	**$1,026,829.46**
	Rooftop, multizone, air conditioner, schools and colleges, 25,000 SF, 95.83 ton	55,362.00		$18.55	**$1,026,829.46**
D4010	**Sprinklers**			**$2.58**	**$142,563.06**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	18,269.46		$0.99	**$54,975.91**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	37,092.54		$1.50	**$82,784.61**
	Standard High Rise Accessory Package 3 story	0.92		$0.09	**$4,802.54**
D4020	**Standpipes**			**$0.46**	**$25,532.01**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	1.11		$0.31	**$16,935.46**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors	2.21		$0.16	**$8,596.56**
D5010	**Electrical Service/Distribution**			**$0.89**	**$49,156.94**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 800 A	1.25		$0.23	**$12,698.44**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	100.00		$0.28	**$15,644.50**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 800 A	1.20		$0.38	**$20,814.00**
D5020	**Lighting and Branch Wiring**			**$7.77**	**$430,368.53**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 W per SF, with transformer	55,362.00		$1.50	**$83,170.33**
	Wall switches, 1.0 per 1000 SF	55,362.00		$0.22	**$11,924.97**
	Miscellaneous power, 1.2 watts	55,362.00		$0.25	**$13,774.07**
	Central air conditioning power, 4 watts	55,362.00		$0.51	**$28,439.46**
	Motor installation, three phase, 460 V, 15 HP motor size	3.00		$0.10	**$5,571.75**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	69,202.50		$5.19	**$287,487.95**

		Quantity	% of Total	Cost Per SF	Cost
D5030	**Communications and Security**			**$1.23**	**$68,087.05**
	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire	0.74		$0.81	**$44,678.61**
	Fire alarm command center, addressable with voice, excl. wire & conduit	0.92		$0.20	**$10,842.65**
	Internet wiring, 2 data/voice outlets per 1000 S.F.	27.68		$0.23	**$12,565.79**
D5090	**Other Electrical Systems**			**$0.16**	**$9,057.08**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	13.84		$0.16	**$9,057.08**
E Equipment & Furnishin			**0.0%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$136.74**	**$7,570,081.79**
Contractor's Overhead & Profit			**25.0 %**	**$34.18**	**$1,892,520.45**
Architectural Fees			**6.0 %**	**$10.26**	**$567,756.13**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$181.18**	**$10,030,358.37**

Appendix V: ELEVATOR CERTIFICATES

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

Address: JDR Courts Building
411 E. High St.
Charlottesville, VA

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

Id No: 1

Our Number: CV135

[X] Passenger **Rated Load: 2500**
[ ] Freight Class **Speed: 125**

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

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

MAINTENANCE

1.5 Repair emergency lighting. – Repeat item.

RECOMMENDATIONS

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

Address: JDR Courts Building
411 E. High St.
Charlottesville, VA

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

Id No: 2

Our Number: CV136

[X] Passenger **Rated Load: 2500**
[ ] Freight Class **Speed: 110**

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

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

MAINTENANCE

No violations.

RECOMMENDATIONS

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

Address: JDR Courts Building
411 E. High St.
Charlottesville, VA

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

Id No: 3

Our Number: CV137

[X] Passenger **Rated Load: 2500**
[ ] Freight Class **Speed: 110**

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

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

MAINTENANCE

1.5 Repair emergency lighting.
1.17 Repair battery lowering.

RECOMMENDATIONS

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

CHECKLIST FOR INSPECTION OF ELECTRIC ELEVATORS

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

Address: JDR Courts Building
411 E. High St.
Charlottesville, VA

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

ID NO: D.W.

Our Number: CV138

[X] Passenger **Rated Load: 200**
[ ] Freight Class **Speed: 50**

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

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

CHECKLIST FOR INSPECTION OF ELECTRIC ELEVATORS

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

MAINTENANCE

No violations.

OWNER

Appendix VI: SITE PHOTOGRAPHS

1 - Juvenile and Domestic Courts - Sheriff's Office - Parking Garage Complex

2 - Stairs at southeast side of the courthouse building

3 - Ramp at southwest side of courthouse building

4 - Ramp at southwest side of courthouse building - note trip hazard

5 - Ramp at southwest side of courthouse building. Note deterioration of handrail base

6 - Concrete ramp on the west side of property

7 - Concrete ramp on the west side of property

8 - Concrete walkways west side of the site

9 - Typical stair at north side of courthouse - note efflorescence

10 - Exterior stair at north of Sheriffs office - note deterioration

11 - Exterior stair at north of Sheriffs office - note deterioration

12 - Storm water yard inlet drainage

13 - Storm water yard inlet drainage

14 - Storm water drainage

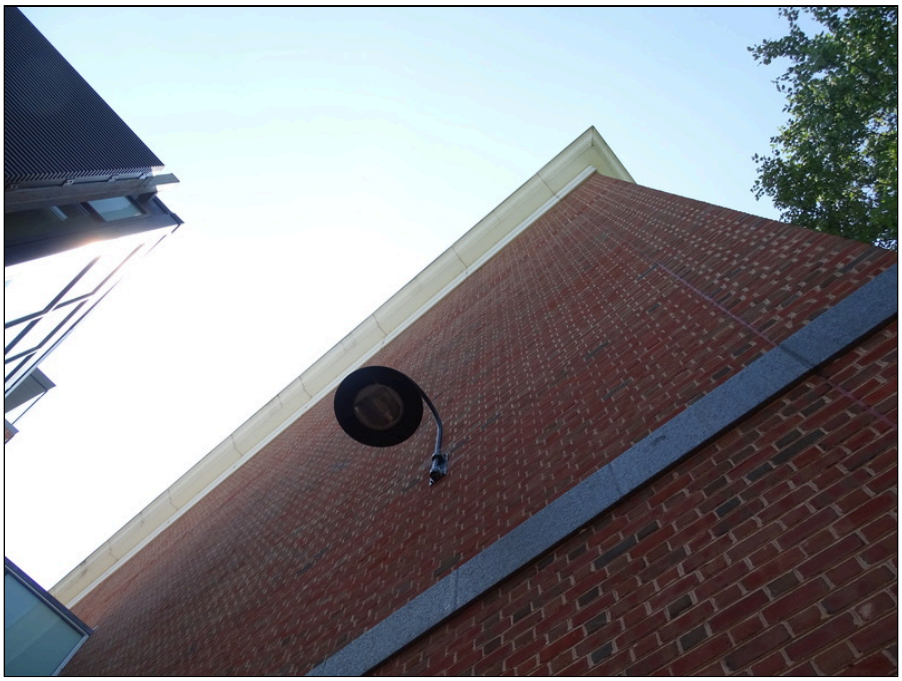
15 - Typical downspout and efflorescence in wall

16 - Monumental sign

17 - Landscaping on west side of the site

18 - Landscaping on west side of the site

19 - Landscaping on west side of the site



20 - Building mounted light fixtures

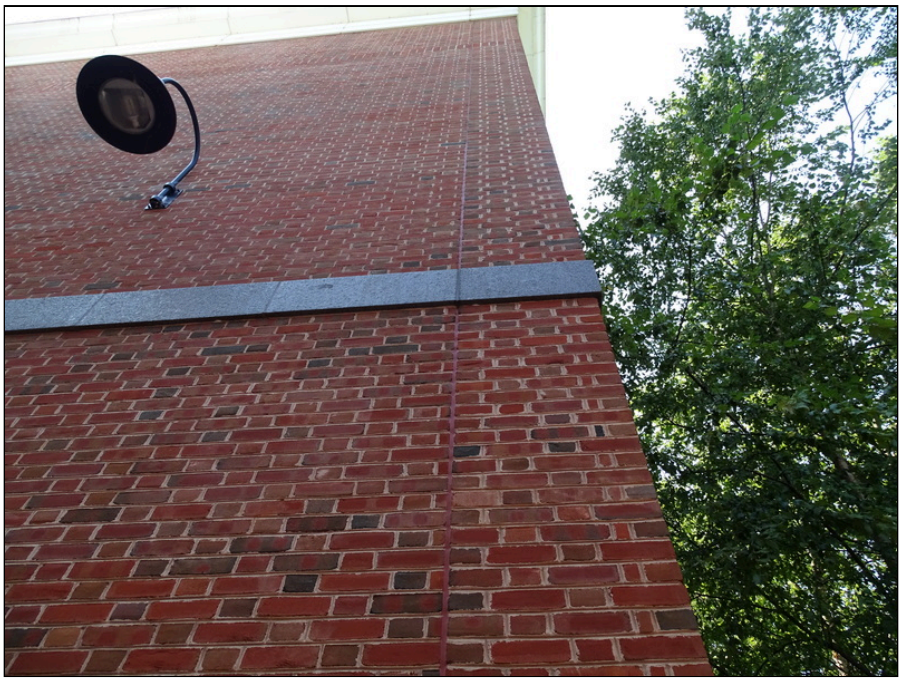
21 - Retaining wall at west side of the property - note efflorescence

22 - Building frame at sheriffs office north side at lower level entrance - note cracking

23 - Parking garage - note crack in floor

24 - Cracks in column at south side of Juvenile and Domestic Courts - Sheriff's Office - Parking Garage Complex

25 - Exterior wall- note efflorescence



26 - Vertical sealant at east side of the building

27 - Building exterior on east side of sheriffs office and courts

28 - Building exterior sheriffs office west side

29 - Building exterior sheriffs office west side

30 - Storefront entrance at south side of courthouse

31 - Main entrance door to sheriffs office building

32 - Steel personnel door at east side of the buiding

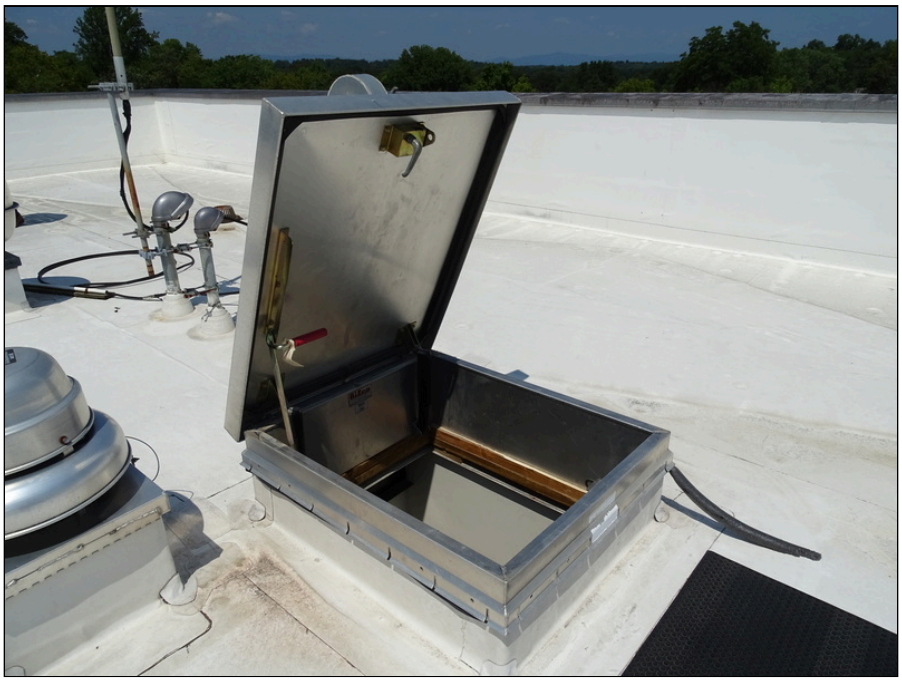
33 - Typical window at courthouse - note efflorescence

34 - Typical window at courthouse - note efflorescence

35 - Typical window at courthouse

36 - Typical window at courthouse

37 - Typical window at courthouse



38 - Roof access

39 - Roofing system of sheriffs office building

40 - Roofing system of sheriffs office building

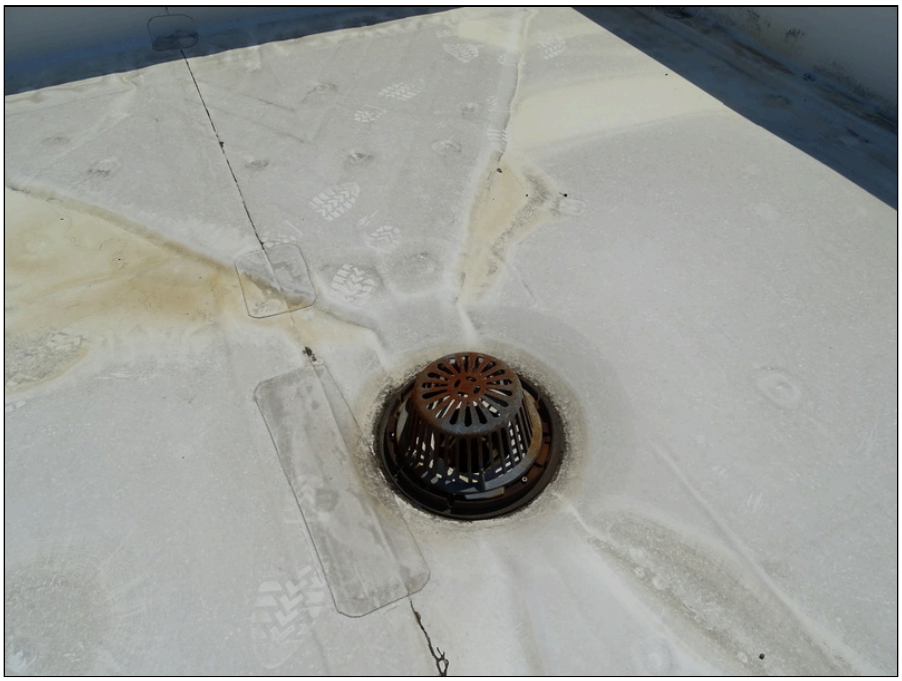
41 - Roofing system of sheriffs office building

42 - Parapet wall on courts building center portion - note patching

43 - Skylight located at the south end of the courts building

44 - Skylight - note crack in glass on east side

45 - Skylight - note crack in glass on east side



46 - Typical internal drain

47 - Typical plumbing vent roof penetration

48 - Exhaust fan located on roof top

49 - Roofing system at center portion of courthouse - note ponding

50 - Domestic water heaters

51 - Boilers located in main utility room

52 - Roof top energy recovery unit

53 - Roof top cooling tower

54 - Square D transformers

55 - Thermostat control

56 - Typical gas meter

57 - Electric meter at the north side of the building

58 - Main electrical switchgear

59 - Emergency back up power generator

60 - Elevator located in sheriffs office

61 - Elevator cab

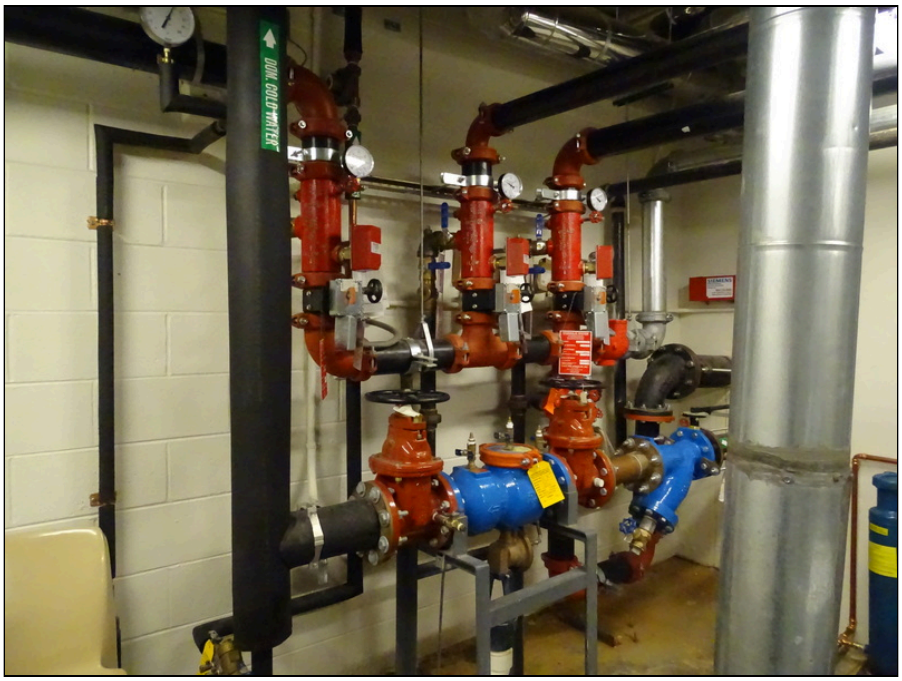
62 - Elevator Room

63 - Elevator machinery

64 - Elevator machinery

65 - Elevator controls

66 - Elevator machinery



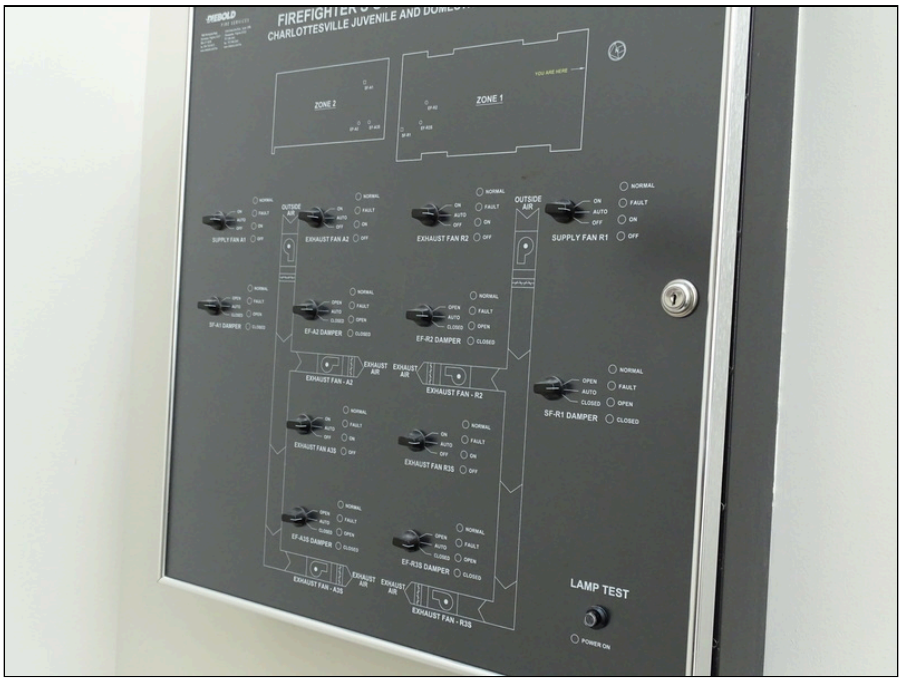
67 - Sprinkler system

68 - Sprinkler system tag

69 - Typical sprinkler head

70 - Fire extinguisher

71 - Fire Department connections



72 - Fire alarm annunciator panel

73 - Fire sprinkler control panel

74 - Typical fire alarm pull station

75 - Typical fire alarm bell and strobe

76 - Typical exit sign

77 - Typical smoke detector

78 - Typical security camera

79 - Typical security camera

80 - Security system

81 - Restroom interior area

82 - Restroom interior area

83 - Courtroom interior area

84 - Courtroom interior area

85 - Courtroom interior area

86 - Library interior area

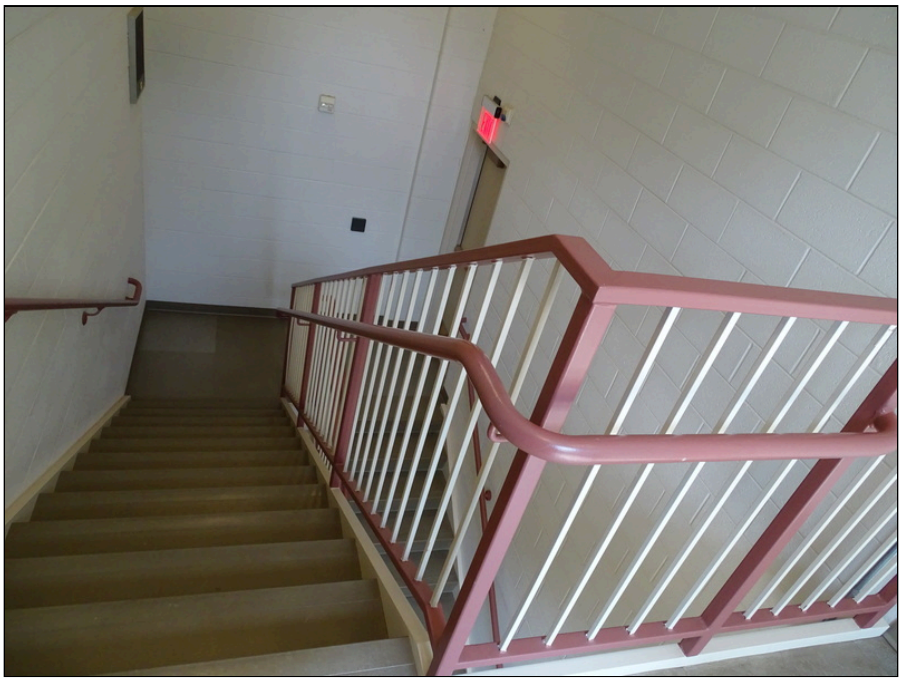
87 - Kitchen interior area

88 - Kitchen interior area

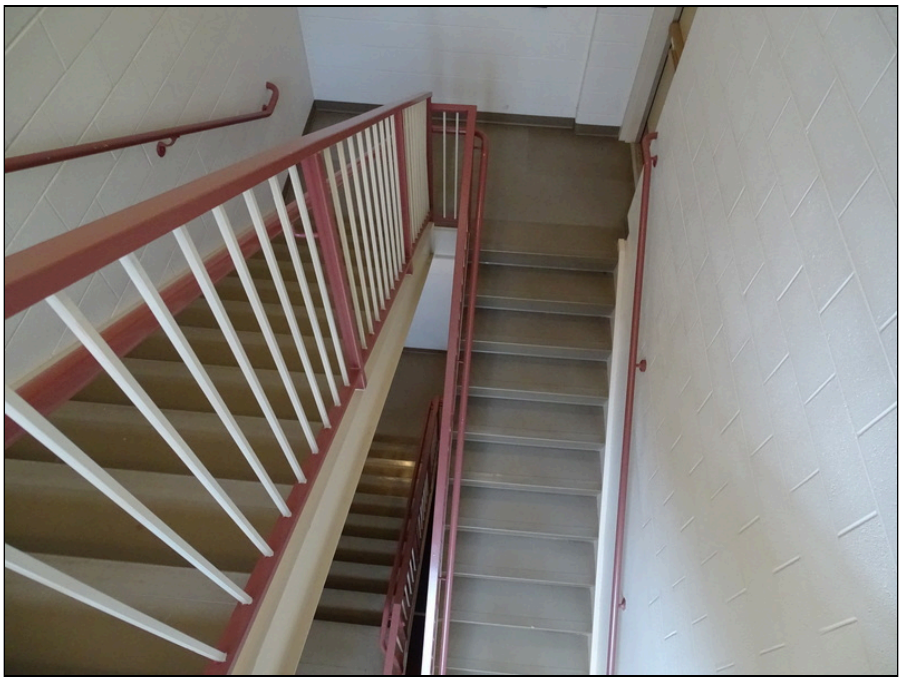
89 - Clerk counter interior area

90 - Clerk counter interior area with accessible counter

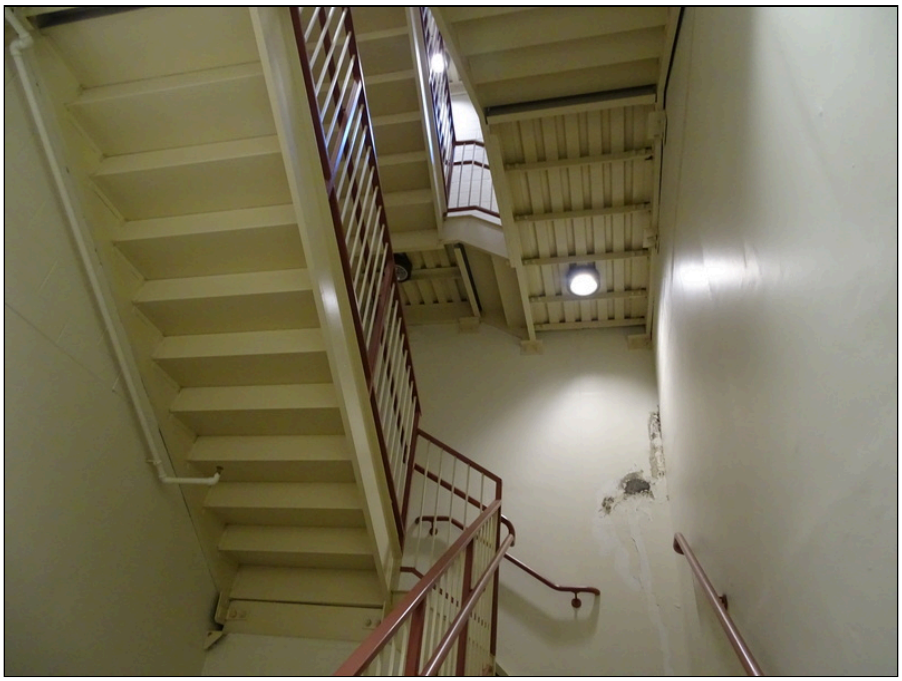
91 - Typical office area



92 - Stairwell interior area



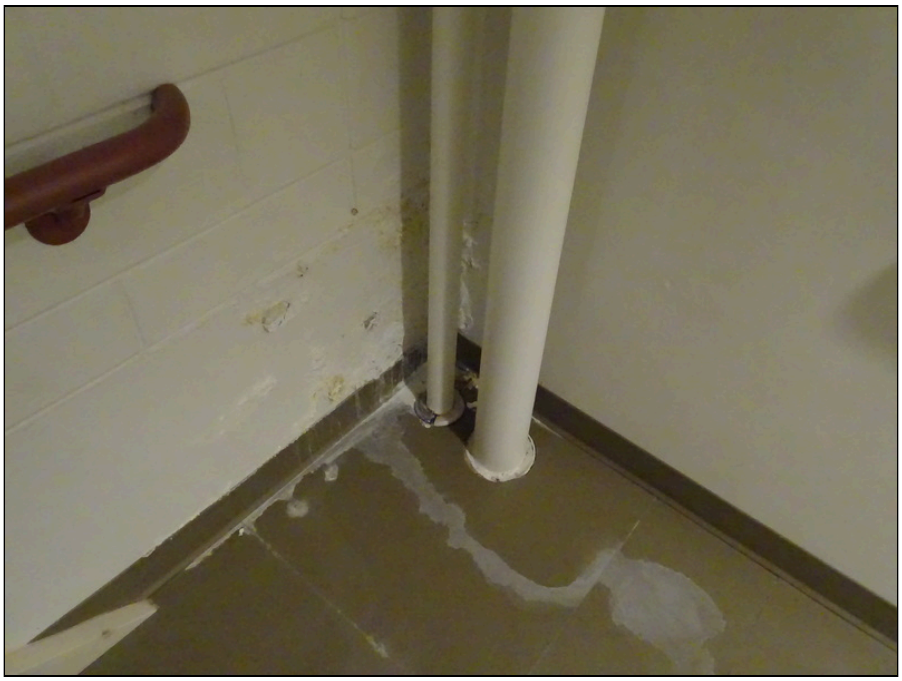
93 - Stairwell interior area



94 - Interior stair - note efflorescence

95 - Interior stair - note efflorescence

96 - Interior stair - note efflorescence



97 - Interior stair - note efflorescence

98 - Interior stair - note efflorescence

99 - Stained in the ceiling panel

100 - Holding cell

101 - Interior lobby - note ceiling panel deterioration

102 - Interior lobby - note water leakage and stains in the ceiling

103 - Holding cell corridor at Sherriff's office

104 - Typical janitor sink area

105 - Parking garage - note water leakage

106 - Parking garage - note water leakage

107 - Parking garage - note water leakage

108 - Parking garage - note water leakage

109 - Parking garage - note water leakage

110 - sign

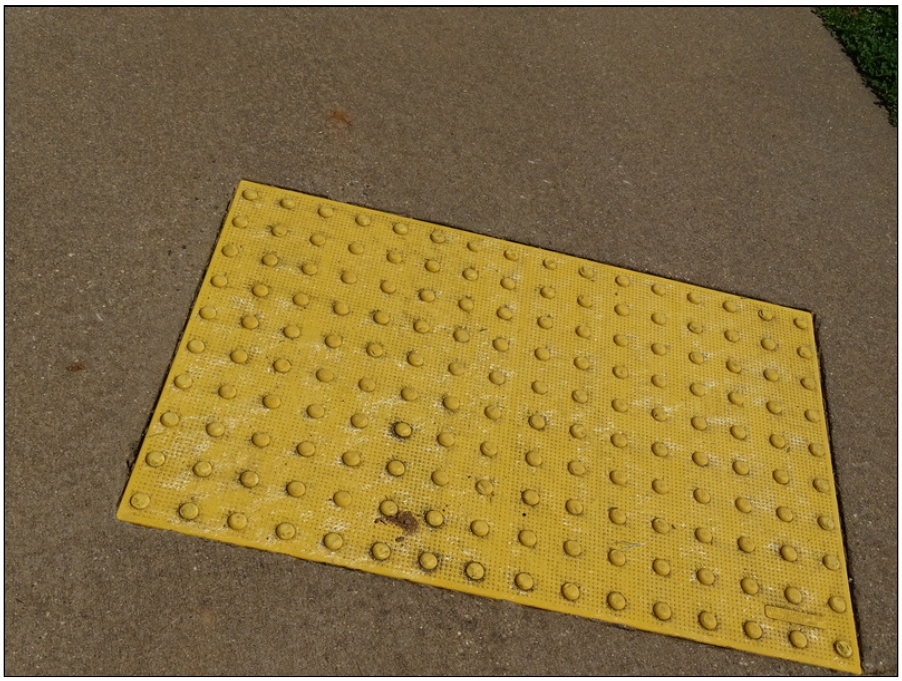
111 - Restroom interior area

112 - Accessible control door

113 - Typical accessible drinking fountain

114 - Accessible control door

115 - Accessible route with ramp at main entrance to courthouse



116 - Truncated domes

Appendix VII: RESUMES

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

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

Registrations

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

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

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

Relevant Project Experience

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

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

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

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

Additional Project Experience

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

ICC Certified Commercial Mechanical Inspector

LEED Green Associate

SKILLS

Code Compliance

Construction Administration

Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

Montgomery College, 1991, Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

CERTIFICATIONS

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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