KEY RECREATION CENTER
800 EAST MARKET 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 Key Recreation Center, 800 East Market Street , Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

Donald M. Goglio
Project Manager
DGoglio@ecslimited.com
703-471-8400

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

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage		X		None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X	X		Repair		$24,000
3.2.5 Flatwork	X			Repair		$25,000
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	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors		X		Refurbish		$17,500
3.3.4 Exterior Doors		X	X	Replace		$16,500
3.3.5 Exterior Windows	X			Replace		$100,000
3.3.6 Roofing Systems	X	X		Replace		$76,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production		X		Replace		$5,000
3.4.2.1 Equipment		X		Replace		$165,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X	X		None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			Replace		$15,000
3.5 VERTICAL TRANSPORTATION SYSTEMS	X			None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes of Common Areas	X	X		None		
3.7.2 Musician Space	X			None		
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD	X			None		
Totals					$0	$444,000

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

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$444,000.00	$34.69	$1.73
Replacement Reserves, w/20, 2.5% escalation	$493,045.38	$38.52	$1.93

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

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

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

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Reliance

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1.2 METHODOLOGY

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

Priority 1: Immediately Critical Items (Year 0)

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

Priority 2: Critical Items (Year 0-1)

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

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

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

Priority 4: Reserve Items (Years 5-20)

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

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

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

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

1.3 PROPERTY DESCRIPTION

The Key Recreation Center property, located at 800 East Market Street , in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 12,800 square feet. Parking is provided by At-grade parking with asphalt pavement. The Recreation Center building was reportedly constructed as an armory in the 1920's and over the years converted to a Recreation Center.

SURVEY INFORMATION	
Date of Assessment	August 17,2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Partly Cloudy | 82
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.29
Major Cross Streets	East Market Street and 9th Street NE
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	Nine
Number of Accessible Spaces	Three
Number of Van Accessible Spaces	Three
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Recreation Center
Number of Buildings	One
Building Height	Two-story
Square Footage	12,800
Year Constructed	1920's
Year Remodeled	1990

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Steel framing with brick exterior walls
Roof	Slate shingle and single-ply sheet membrane
Exterior Finishes	Brick
Windows	Aluminum-frame double-pane
Entrance	Metal doors with glass

BUILDING SYSTEMS	
HVAC System	Central system with split system
Domestic Hot Water	Gas domestic water heater
Water Distribution	Copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	3-phase, 4-wire, 1,200 amps
Branch Wiring	Copper
Elevators	One passenger elevator - Savaria / wheel chair lift
Fire Suppression System	Fire extinguishers with smoke alarms with bell and strobes

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

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

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.4 Paving, Curbing, and Parking																													
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	19	1	12,000	SF	$2.00	$24,000	100%	$24,000																				$24,000
3.2.5 Flatwork																													
REPLACE CRACKED SECTIONS OF CONCRETE CURB AND SIDEWALK AND REPAIR CONCRETE STEPS AS NEEDED	30	28	2	1	LS	$10,000.00	$10,000	100%		$2,500					$2,500					$2,500					$2,500				$10,000
PAINT METAL HANDRAILS	7	1	6	3	EA	$5,000.00	$15,000	100%						$5,000							$5,000							$5,000	$15,000
3.3.3 Building Exteriors																													
REPOINT BRICKWORK	20	19	1	1	LS	$7,500.00	$7,500	100%	$7,500																				$7,500
REPLACE EXTERIOR SEALANTS AND REPLACE DETERIORATED WOOD TRIM	12	11	1	1	LS	$5,000.00	$5,000	200%	$5,000												$5,000								$10,000
3.3.4 Exterior Doors																													
REPLACE METAL EXTERIOR DOORS AS NEEDED	25	24	1	3	EA	$1,500.00	$4,500	100%	$1,500							$1,500							$1,500						$4,500
REPLACE EXTERIOR WOOD DOORS	30	29	1	4	EA	$3,000.00	$12,000	100%	$12,000																				$12,000
3.3.5 Exterior Windows																													
REPLACE WINDOWS	25	19	6	1	LS	$100,000.00	$100,000	100%						$100,000															$100,000
3.3.6 Roofing Systems																													
REPLACE SINGLE-PLY ROOFING SYSTEM	15	14	1	4,000	SF	$14.00	$56,000	100%	$56,000																				$56,000

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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
REPAIR MISALIGNED AND DETERIORATED SLATE ROOFING SYSTEM AS NEEDED	60	96	0	10	LS	$2,000.00	$20,000	100%	$2,000		$2,000		$2,000		$2,000		$2,000		$2,000		$2,000		$2,000		$2,000		$2,000		$20,000
3.4.1.2 Domestic Hot Water Production																													
REPLACE GAS WATER HEATER AND PUMP	12	11	1	1	EA	$1,500.00	$1,500	200%	$1,500													$1,500							$3,000
REPLACE ELECTRIC WATER HEATER	12	6	6	1	EA	$1,000.00	$1,000	200%						$1,000												$1,000			$2,000
3.4.2.1 Equipment																													
REPLACE BOILER	20	19	1	1	EA	$25,000.00	$25,000	100%	$25,000																				$25,000
REPLACE CONDENSORS AND AIR HANDLER UNITS	20	19	1	3	EA	$25,000.00	$75,000	100%	$75,000																				$75,000
REPLACE SPLIT SYSTEMS	15	5	10	2	EA	$10,000.00	$20,000	150%					$10,000										$10,000					$10,000	$30,000
REPLACE DUCTLESS SPLIT SYSTEMS	15	14	1	7	EA	$2,500.00	$17,500	200%	$17,500															$17,500					$35,000
3.4.3.2 Distribution																													
REPLACE OLDER ELECTRICAL SUB PANELS	50	49	1	1	LS	$15,000.00	$15,000	100%	$15,000																				$15,000
Total (Uninflated)									$242,000.00	$2,500.00	$2,000.00	$0.00	$12,000.00	$106,000.00	$4,500.00	$1,500.00	$2,000.00	$0.00	$2,000.00	$2,500.00	$12,000.00	$1,500.00	$13,500.00	$17,500.00	$4,500.00	$1,000.00	$2,000.00	$15,000.00	$444,000.00
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	1.28	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.56	1.599	
Total (inflated)									$242,000.00	$2,562.50	$2,101.25	$0.00	$13,245.75	$119,929.27	$5,218.62	$1,783.03	$2,436.81	$0.00	$2,560.17	$3,280.22	$16,138.67	$2,067.77	$19,075.15	$25,345.22	$6,680.28	$1,521.62	$3,119.32	$23,979.75	$493,045.38

Evaluation Period:	20
# of Square Feet:	12,800
Reserve per Square Feet per year (Uninflated)	$1.73
Reserve per Square Feet per year (Inflated)	$1.93

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 Key Recreation 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 Recreation Center building.

3.1.1 Property Location

The Property is located at 800 East Market Street in Charlottesville, Virginia.

Surrounding Properties	
North	Commercial properties
East	Commercial properties
South	Commercial properties
West	Commercial properties (City Hall Annex)

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

3.1.2 Construction History

We understand that the building was constructed approximately in the 1920's with a substantial renovation in 1990.

3.1.3 Current Property Improvements

The Recreation Center building, located at 800 East Market Street , in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 12,800 square feet. Parking is provided by At-grade parking with asphalt pavement.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

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

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal	Fair
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Overflows drain and into gym at west side of the property	Fair
Landscape Drainage	Sheet flow	Good
Sump Pumps	Located in basement	Good

Comments

The storm water collection system includes a municipal system. At the west side of the property, there is a grated area with a drain at a lowered area of pavement.

A sump pump is located in the south end of the basement in the Janitor's closet. No issues were reported with the sump pump.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Concrete	Good
Fire Truck Access	North side of the property	Good
Easements		N/A

Comments

Vehicular access to the site is located on the west side of the building near the City Hall Annex. A U-shaped asphalt drivelane provides access to the south and east sides of the building. The entrance apron is constructed of concrete and was observed to be in generally good condition. Fire truck access is available on the north side of the building, where the fire hydrant and FDC is located.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping		Fair
Quantity of Parking Spaces	Nine	Good
Quantity of Loading Spaces	A loading area is provided on the east side of the building	Good
Arrangement of Spaces	Diagonal	Good
Site Circulation	One-way traffic	Good
Lighting		N/A
Accessible Spaces	Three	Good
Accessible Aisles	Two	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Fair
Drainage	Curb inlet	Good
Repair History	Repairs noted	Good
Concrete Curbs and Gutters		Good

Comments

Asphalt parking spaces are provided on the west side of the building and asphalt-paved drive lanes are located around the perimeter of the building. The asphalt pavement was observed to be in generally fair condition and the striping was faded and cracked. The expected useful life of asphalt pavement is 20 years. We provided an allowance to overlay the asphalt pavement later in the report period.

Photographs

Storm sewer curb inlet

Accessible parking space

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	19	1	1	$24,000
Total					$24,000

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Good
Steps	Stone and concrete	Good
Landings	Concrete	Good
Handrails	Various steel	Good
Ramps	Concrete	Good
Curb Ramps	Concrete	Fair
Truncated Domes	Brick pavers	Fair

Comments

The site contains concrete sidewalks at the perimeter of the property. Regularly spaced control joints were observed in the concrete sidewalks. Sidewalk and curb replacements were reported to have occurred in 2017. Some of the sections of the sidewalks and curbs were observed to be cracked. We recommend that the cracked sections of concrete sidewalks be replaced.

Concrete stairs with metal handrails provided access at various entrances throughout the exterior. The front entrance contained cut stone steps with metal railings. The metal handrails throughout the property generally appeared in good condition. At the stairs located on the south side of the building, spalled concrete was observed due to corrosion of the metal handrails. The handrails should be cleaned and painted every 5-7 years.

Photographs

Concrete sidewalk

Stone steps at main entrance

Concrete steps on south side of the building

Accessible parking space

Concrete steps on south side of the building - note deterioration

Accessible curb cut ramp with truncated domes

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CRACKED SECTIONS OF CONCRETE CURB AND SIDEWALK AND REPAIR CONCRETE STEPS AS NEEDED	30	28	2	2 7 12 17	$2,500 $2,500 $2,500 $2,500
PAINT METAL HANDRAILS	7	1	6	6 13 20	$5,000 $5,000 $5,000
Total					$25,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Ornamental	Good
Planting Beds	Mulched	Good
Lawn Areas	Surrounding property	N/A
Irrigation System		N/A
Monumental Sign		N/A

LANDSCAPING		
Item	**Description**	**Condition**
Landscape Lighting		N/A
Retaining Walls	Southeast corner of the property	Good
Fences and Gates	Metal fencing located around mechanical equipment on east side of building	Good

Comments

Landscaping generally consists of ornamental trees, small shrubs, and ground cover. A landscaping concrete block retaining wall was located on the southeast corner of the property and was generally in good condition.

A metal fence and gate was observed around the mechanical equipment located on the east side of the building as well as along the retaining wall in the southeast corner of the building. The metal fencing was in good condition.

3.2.7 Recreational Facilities

BASKETBALL COURTS		
Item	**Description**	**Condition**
Playing Surface	Wood	Good
Floor Humidifier System	Installed 2014	Good

3.2.7.1 Comments

The basketball court floor consists of wood flooring with a humidifier system that was reportedly installed in 2014. The flooring appeared to be in good condition with no problems reported.

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	Concrete and brick	Good
Crawl Space	Not observed	Good

Comments

The foundation of the building includes Assumed shallow spread footings. A basement was located beneath the building which consisted of a concrete slab on-grade. A crawl space was observed adjacent to the basement, but ECS did not access the space. Large cracks were not observed in the exterior walls or in the slab on-grade. The foundation system appeared to provide adequate structural support to the building and was generally in good condition.

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Wood floors with steel beams and joists	Good
Roof Framing	Wood roof deck with steel beams and joists	Good
Columns	Concrete and block	Good
Load Bearing Walls	Brick and concrete walls	Good
Balconies		N/A

Comments

The structure of the building consists of a concrete slab on-grade with concrete columns, wood decks, and Steel framing with brick exterior walls. The structural frame of the building was largely observed from unfinished areas of the building such as mechanical space and janitor's closets and was generally in good condition.

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Brick	Deterioration noted	Fair
Parging	Located at ground floor level on east, west, and south sides of the building	Fair
Awnings	Located at front entrance	Good
Sealants	Various	Fair
Trim	Wood	Fair
Paint	Wood trim	Fair

Comments

The primary exterior of the building consists of Brick. Parging is located at the bottom level of the building on the east, west, and south sides. The building exteriors were generally in good condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Minor deterioration of mortar joints was observed. We recommend re-pointing of the deteriorated mortar joints.

The wood trim along the roof line was deteriorating and areas of repair were noted. We recommend the wood trim repairs continue and the trim is repainted early in the report period.

Exterior sealants are located around the window and door frames. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in fair condition. The sealants were observed to be deteriorated and cracking. We recommend that the exterior sealants be replaced early in the study period.

A metal and glass awning is located over the front entrance. Minor corrosion of the steel elements was observed; the steel should be cleaned and painted as part of ongoing maintenance to maintain the integrity of the awning structure.

Photographs

Building exterior sealants - note deterioration

Building exteriors - note deterioration

Building exteriors - note deterioration

Building exteriors - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	19	1	1	$7,500
REPLACE EXTERIOR SEALANTS AND REPLACE DETERIORATED WOOD TRIM	12	11	1	1 13	$5,000 $5,000
Total					$17,500

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Metal doors with glass	Fair
Exit Doors	Wood doors are located as exits from the basketball court and metal doors are located south and east sides of the building	Fair
Door Hardware	Operable	Fair
Accessibility Controls	Push button	Good

Comments

The main entrance doors are metal doors with glass with accessible entrance controls. The main entrance doors were generally in fair condition although functional. Steel personnel doors are located on the south and east sides of the building. The personnel doors were generally in fair condition. One door on the east side of the building was experiencing minor corrosion and debonding paint. Exterior doors typically have an expected useful life of 20 to 30 years. An allowance has been included to replace the steel doors as needed over the study period.

The wood exit doors from the basketball courts showed signs of repair and were generally in fair to poor condition. The doors did not align properly and there was a gap observed between the two wood doors. At the doors on the west side of the building where the overflowing drain was a problem, the gap in the doors allowed for water to enter into the basketball courts. The wood exterior doors should be replaced.

Photographs

Main entrance doors

Typical wood doors - note deterioration

Typical personnel door

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE METAL EXTERIOR DOORS AS NEEDED	25	24	1	1 8 15	$1,500 $1,500 $1,500
REPLACE EXTERIOR WOOD DOORS	30	29	1	1	$12,000
Total					$16,500

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum frame	Good
Glass Pane	Double pane	Good
Screen		N/A
Exterior Header	Brick, steel lintel	Good
Exterior Sill	Brick	Good
Gaskets or Glazing	Neoprene	Good

Comments

The window system for the building primarily consists of Aluminum-frame double-pane window units that were replaced in 2002. The gaskets in the windows were generally in good condition. The expected useful life of windows is typically 25 years and replacement is recommended during the study period.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOWS	25	19	6	6	$100,000
Total					$100,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Located on north and south sides of the building	Fair
Slate	Located on center portion of the building	Good
Parapet Walls	Membrane wrapped	Good
Cap Flashing/Coping	Metal	Good
Insulation	Varies	Good
Substrate/Deck	Wood	Good
Slope/Pitch	Varies	Good
Drainage	Gutters with downspouts on the slate roof and scupper drains on the single-ply membrane roofs	Good
Plumbing Vents	Clamped collars	Good
Exhaust Vents	Counter flashed	Good
Equipment Curbs	Counter flashed	Good
Flashing	Metal	Good
Roof Age	Varies	Fair
Warranty		N/A
Past Repairs	Repairs noted	Fair

ROOFING		
Item	**Description**	**Condition**
Maintenance Program		N/A

Comments

The main roofing system consists of slate shingles that are reportedly original to the building. Drainage for the roofing system is provided by gutters and downspouts. No leaks or other issues were reported. Some of the slate shingles were misaligned and will need eventual repair to prevent future leakage. We recommend periodic allowance over the report period to repair misaligned slate shingles and general deterioration of the roofing system.

Single-ply sheet membrane roofing systems are present on the north and south portions of the building. Drainage for the roofing system is provided by through wall scuppers with downspouts. The drainage was observed to be in generally fair condition with no ponding observed at the time of the site visit. The parapet walls consist of single-ply membrane and were capped with metal coping. The parapet walls were observed to be in generally fair condition. No leaks or other issues were reported, however, stained ceiling tiles were observed in the building. The expected useful life of a single-ply membrane roof is approximately 15 years. We recommend that the north and south roofs be replaced during the study period.

Photographs

Slate shingle roofing system - note deterioration

Single-ply membrane roofing system parapet wall - note patching and deterioration

Single-ply membrane roofing system parapet wall - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM	15	14	1	1	$56,000
REPAIR MISALIGNED AND DETERIORATED SLATE ROOFING SYSTEM AS NEEDED	60	96	0	1 3 5 7 9 11 13 15 17 19	$2,000 $2,000 $2,000 $2,000 $2,000 $2,000 $2,000 $2,000 $2,000 $2,000
Total					$76,000

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	Copper	Good
Pipe Insulation	Fiberglass	Good
Water Shut-offs	Various	Good
Water Flow and Pressure		Good
Pressure Pumps		N/A
Pump Controller		N/A

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

Waste Lines

The waste lines in the building are PVC and cast iron. The expected useful life of PVC and cast iron waste line is approximately 50 years. The waste lines were generally in good condition. No issues were reported in the waste lines.

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Gas domestic water heater, electric domestic water heater	Fair
Water Storage	In heaters	Good

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Circulation Pumps	Located at gas heater	Good

Comments

Domestic hot water to the building is provided by Gas domestic water heater located in the basement mechanical room. The 100 gallon Gas domestic water heater was manufactured by Rheem Ruud and installed in 2002. The expected useful life of a Gas domestic water heater is approximately 12 to 15 years. We recommend the Gas domestic water heater be replaced during the report period, which includes the cost to replace the circulator pump.

A portion of the building is supplied by an electric water heater manufactured by Bradford-White. The electric heater was observed to be in good condition. The expected useful life of an electric water heater is approximately 12 to 15 years. We recommend the electric water heater be replaced during the report period.

Photographs

Electric domestic water heater

Natural gas domestic water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE GAS WATER HEATER AND PUMP	12	11	1	1 14	$1,500 $1,500

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ELECTRIC WATER HEATER	12	6	6	6 18	$1,000 $1,000
Total					$5,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers	Located in basement	Fair
Central Plant Pumps	Dual	Fair
Air Handlers	Located in basement	Fair
Condensing Units (split system)	Located on roof and on ground level exterior	Fair
Heat Pumps (split system)	Multiple	Fair
Exhaust Fans	Various	Good

Comments

The building is served by a central system that includes a boiler, dual pumps, three water sourced air handlers, and heat pumps with condensing units. All equipment was reportedly installed in 2002, with the exception of one condenser, which was observed on-site to have been installed in 2016.

The East Gym is served by Air Handler #1, the West Gym is served by Air Handler #2, and the front entrance is served by Air Handler #3. No issues were reported with the HVAC equipment.

Seven Carrier ductless split systems serve the property. These systems were in fair condition.

Allowances have been included to replace the HVAC equipment over the study period.

The City of Charlottesville self performs the mechanical service for the equipment.

Photographs

Boiler located in main utility room

Condenser unit located on east side of the building

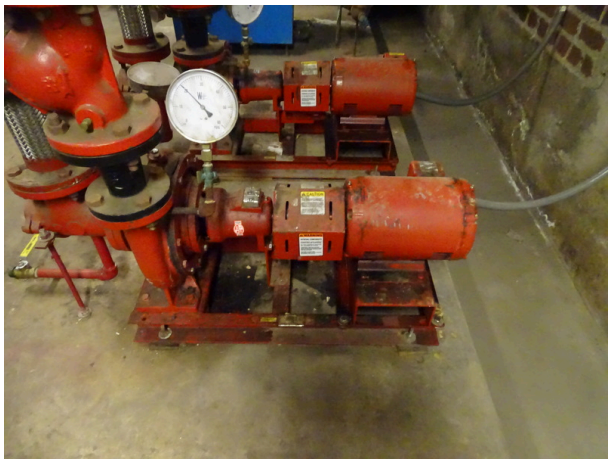
Condenser units located on east side of the building

Split system furnace unit located at interior closet space

Air handler unit

Split system ductless interior unit

Split system ductless outdoor units



Mechanical system pumps

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILER	20	19	1	1	$25,000
REPLACE CONDENSORS AND AIR HANDLER UNITS	20	19	1	1	$75,000
REPLACE SPLIT SYSTEMS	15	5	10	5 15 20	$10,000 $10,000 $10,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE DUCTLESS SPLIT SYSTEMS	15	14	1	1 16	$17,500 $17,500
Total					$165,000

3.4.2.2 Distribution System

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

Comments

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

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Various	Good
Energy Management System	Provided by NOVAR	Good

Comments

Primary HVAC control is provided by a NOVAR Building Automation System; no issues were reported with the system. The thermostats are located throughout the interior spaces and provide sensing capabilities and after-hours override. The thermostats were observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	3-phase, 4-wire, 1,200 amp	Good
Master (House) Meter	Located on east side of building	Good
Emergency Power		N/A
Transfer Switch		N/A

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, 1,200 amp service.

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels		Fair
Branch Wiring	Copper	Fair
GFCI Devices		Good
Building Transformers		N/A

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the building. Various panel manufacturers and vintages were observed throughout the building. The circuit breaker panels were observed to be in generally fair condition, however many have reached or will reach the end of their expected useful lives in the study period. Allowances have been provided to replace sub panels during the study period.

Photographs

Typical older electrical circuit breaker panel

Typical older electrical circuit breaker panel

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE OLDER ELECTRICAL SUB PANELS	50	49	1	1	$15,000
Total					$15,000

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	One passenger elevator	Good
Capacity	750 lbs	Good
Manufacturer and Type	Savaria / wheel chair lift	Good
Maintenance Contractor	Under manufacturer warranty	N/A
Date of Last Maintenance Inspection	2/23/2021	N/A
Cab Finishes	Enamel	Good
Elevator Certificates		N/A
Door Sensors	Operable	Good

ELEVATORS		
Item	**Description**	**Condition**
Speed		N/A
Floor Leveling	Operable	Good
Control System	Operable	Good
Fire Recall System		N/A
Lighting	Operable	Good
Equipment Room		N/A

Comments

The building is served by one passenger wheelchair lift. The lift was manufactured by Savaria and is reportedly still under original manufacturer warranty. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. Routine maintenance is considered adequate to keep the lift in good condition during the projection period of this report.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)		N/A
Fire Extinguishers	Throughout the interior	Good
Date of Last Inspection (Fire Extinguishers)	June 10, 2021	Good
Fire Department Connections		N/A
Fire Hydrants	On street	Good

Comments

The fire suppression system consists of Fire extinguishers. Fire extinguishers were observed throughout the interior. The fire extinguishers were observed to have recent inspection tags dated June 2021. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

A fire hydrants is located in front of the City Hall Annex, which is located next door. The fire hydrant was observed to be in good condition.

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Main entrance	Good
Central Fire Alarm Control Panel	Siemens Cerberus	Good
Automatic Notification	Monitored	Good
Bells	Located throughout the building	Good
Strobes	Located throughout the building	Good
Exit Signs	Located throughout the building	Good
Exit Lights	Located throughout the building	Good
Pull Stations	Located throughout the building	Good
Smoke Detectors	Located throughout the building	Good

Comments

Emergency lighting is provided by battery powered emergency lighting units at the mezzanine and gymnasium floors

A fire alarm control panel, manufactured by Siemens, is located in the main entrance near the front door. The fire alarm panel and annunciator panel were observed to be in good working condition as they were replaced in 2015.

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

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Monitored system	Good
Access Control	Locking hardware	Good
Security Fencing		N/A
Lightning Protection		N/A
Roof Anchors		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. The security system installed in 2016 and were in good condition.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Common Areas

LOBBY		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Fair
Accessories	Millwork	Fair
Fountains		N/A
Drinking Fountains	High/low	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Rubber sheet	Fair
Wall Finishes	Ceramic tile	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, urinals, showers, countertop lavatories	Good
Accessories	Partitions, grab bars, mirrors, soap and paper dispensers	Good
Ventilation	Exhaust fans	Fair
Lighting	Fluorescent fixtures	Fair
Doors	Wood	Good
Door Hardware	Operable	Good

MEZZANINE		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile and painted gypsum board	Good
Lighting	Various	Good
Doors	Metal	Good
Door Hardware	Operable	Good
Drinking Fountains		N/A

STAIRS		
Item	**Description**	**Condition**
Location	Two sets connect the lobby to the mezzanine level	Good
Enclosure		N/A
Framing Support	Steel	Good
Treads	Rubber stair coverings	Good
Risers	Vinyl	Good
Nosing	Vinyl	Good
Handrails	Steel tube	Good
Lighting		N/A
Doors		N/A

ACTIVITY ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile and painted gypsum board	Good
Lighting	Various	Good
Accessories	Game tables	Good
Drinking Fountains		N/A

UTILITY ROOMS/ STORAGE AREAS		
Item	**Description**	**Condition**
Floor Finishes	Wood	Fair
Wall Finishes	Painted gypsum board	Fair
Ceiling Finishes	Painted gypsum board	Fair
Lighting	Fluorescent fixtures	Fair

KITCHEN/KITCHENETTES		
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	Residential	Good
Stove/Range	Electric	Good
Exhaust Vent/Hood	Hood	Good
Refrigerator	Side by side	Good
Dishwasher	Built-in	Good
Microwave Oven	Countertop	Good

Comments

The interior common building areas include a lobby, restrooms, corridors, kitchens, stairwells, and utility rooms.

The finishes in the lobby include vinyl tile floors and painted gypsum board walls and ceilings. The finishes in the lobby 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 sheet rubber flooring, ceramic tile walls, and painted gypsum board ceilings. The restrooms were observed to be in generally fair condition.

The finishes in the mezzanine include vinyl tile floors, gypsum board walls, and suspended acoustical tile ceilings. The finishes in the mezzanine were observed to be in generally good condition although it was reported that some floor tiles were coming loose.

The finishes in the kitchenette include vinyl tile floors, gypsum board walls, and suspended acoustical tile ceilings. The finishes in the kitchens were observed to be in generally good condition. The appliances were also in good condition.

Various activity rooms were located on the mezzanine level. The finishes in the activity rooms include vinyl tile floors, gypsum board walls, and gypsum board and suspended acoustical tile ceilings. The finishes were observed to be in generally good condition.

Various stairwells serve the building, however two stairwells provide access from the lobby to the mezzanine level. Rubber stair coverings provided on the steps were in fair condition. An additional stairwell provided access to the basement and contained rubber stair coverings, which were in fair condition. A set of painted wood stairs provided access to the storage rooms and were in fair condition.

Storage rooms were located primarily behind the gym and stage area; the storage rooms consisted of wood flooring with painted gypsum board walls and ceilings. Additional storage areas were located at the south side of the building near the Musician Area. The storage areas consisted primarily of concrete floors and painted concrete walls and were in good condition. A janitor's closets was located on the mezzanine level and consisted of rubber sheet flooring with gypsum board walls and a utility sink. The finishes in the utility and storage areas were generally in fair condition.

Photographs

Interior finishes of stair area

Interior finishes of gymnasium area

Interior finishes of kitchen and dining area

Interior finishes of mezzanine level meeting area

Interior finishes of mezzanine level recreation area

Interior finishes of restroom area

3.7.2 Musician Space

LOUNGE AREAS		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Fixtures	Toilets, showers, wall hung lavatories	Good
Accessories	Mirrors, soap and paper dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

Comments

The Musician Areas include a multiple lounge areas with a corridor connecting them. We understand that the common area interiors were renovated in 2015.

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

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

Photographs

Interior finishes of musician area

Interior finishes of musician 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 Key Recreation Center 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 Nine parking spaces. Of the parking spaces, Three are accessible with Three being van accessible. Accessibility requires that 1 accessible parking space be provided in parking areas with a total of 1 to 25 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided meets accessibility requirements.

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

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	Yes	
7.	Do ramps on an accessible route appear to have compliant handrails?	Yes	
D.	**Building Entrances**	Yes	
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?	No	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	Yes	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	

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

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 David Reid 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)

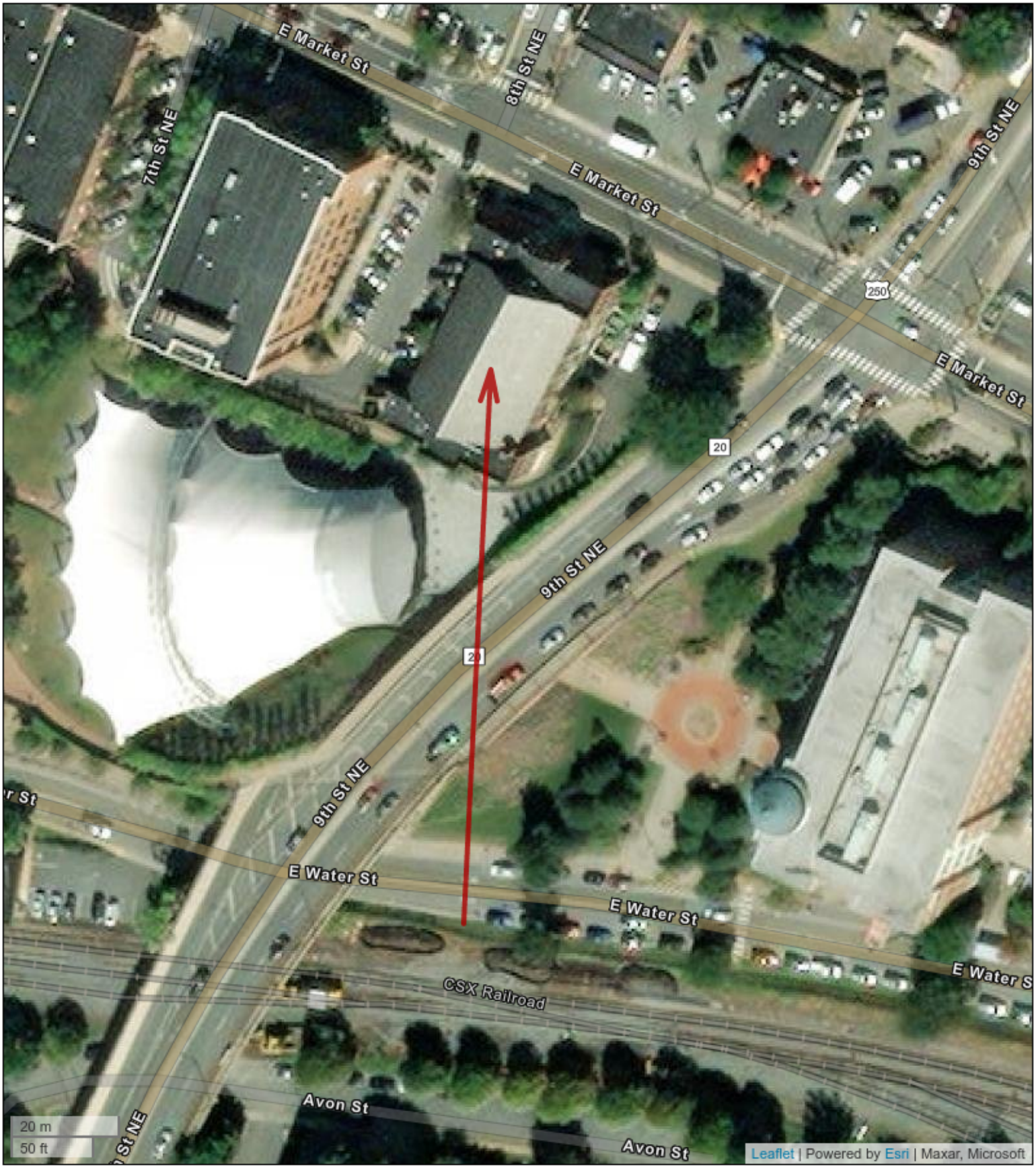
In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the Key Recreation Center building. ECS determined the FCI value in accordance with industry standards and methodology sponsored by The National Association of College and University Business Officers (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 Key Recreation Center building is $444,000. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $2,840,999. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.16. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Key Recreation Center is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

Site Map

Key Recreation Center - FCA 2021



Aerial Photograph

Key Recreation Center - FCA 2021

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

Key Recreation Center
800 East Market St
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: Key Recreation Center
Contact: Jason Davis
Title: Security Maintenance Technician

Company: Fire Solutions
Contact: Tommy VO
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: Key Recreation Center
Address: 800 East Market St
Address:
City/State/Zip: Charlottesville, VA 22903
Country: United States of America

Contact: Jason Davis
Phone: 4349646771
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	4	100.00%	4	100.00%	4	100.00%	0	0%
Totals	**4**	**100%**	**4**	**100.00%**	**4**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Inspector: Tommy VO

Building: Key Recreation Center
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: Key Recreation Center

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 stairs by exit 121.01	47001125 YA679175	Inspected	06/10/21 11:37:39 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st front entrance 121.03	47001127 G17167740	Inspected	06/10/21 12:31:17 PM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd by room 2-A 121.02	47001126 G17167750	Inspected	06/10/21 12:32:22 PM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd storage room 121.04	47001124 XL552267	Inspected	06/10/21 11:37:48 AM

Service Summary

Generated by: BuildingReports.com

Building: Key Recreation Center

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

Device Type	Service	Quantity
Passed		
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	4
Total		**4**
Grand Total		**4**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: Key Recreation Center

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

ScanID	Location	Serial #	Hydro	Breakdown	Mfr Date
Due in 2023					
Breakdown/Maintenance					
Fire Extinguisher, A.B.C., 5 Lbs					
47001124	2nd storage room 121.04	XL552267	05/29/17	05/29/17	05/29/05
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: Key Recreation Center

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%	4

Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	2	5 HI SA40 ABC	A.B.C.	10/07/2021
In Service - 15 Years to 25 Years				
Amerex				
Fire Extinguisher	1	AB500-06	A.B.C.	05/29/2006
Fire Extinguisher	1	AB402-05	A.B.C.	05/29/2005

Appendix III: ELEVATOR CERTIFICATES

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

CHECKLIST FOR INSPECTION OF ELECTRIC ELEVATORS

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

Address: Key Recreation Center
800 Market Street
Charlottesville, Va.

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

ID No: Savaria **Our Number: CV144** **Code Edition:**

[X] Passenger **Rated Load: 750** **Inspected by: Steve Bowers**
[ ] Freight Class **Speed: N/A**

Signature: _____Date: 2/23/21
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 Drive machine brake	X		
1.2 Stop switches			X	2.18 Traction drive machines			X
1.3 Operating control device			X	2.19 Gears, bearings & flexible couplings			X
1.4 Sill and car floor			X	2.20 Winding drum machine & slack cable			X
1.5 Car lighting and receptacles	X			2.21 Belt or chain-drive machine			X
1.6 Car emergency signal	X			2.22 Motor generator			X
1.7 Car door or gate			X	2.23 Absorption of regenerated power			X
1.8 Door closing force			X	2.24 AC drives from a DC source			X
1.9 Power closing of doors and gates	X			2.25 Traction sheaves			X
1.10 Power opening of doors or gates	X			2.26 Secondary and deflector sheaves			X
1.11 Car vision panels and glass car doors	X			2.27 Rope fastenings			X
1.12 Car enclosure	X			2.28 Terminal stopping devices			X
1.13 Emergency exit			X	2.29 Car and counterweight safeties			X
1.14 Ventilation	X			2.40 Maintenance record			X
1.15 Signs and operating device symbols	X			2.42 Earthquake inspection & tests			X
1.16 Rated load, platform area, data plate	X						
1.17 Standby power operation			X				
1.18 Restricted opening of doors			X				
1.19 Car ride	X			**3. TOP OF CAR**			
1.20 Earthquake inspection & tests			X	3.1 Stop switch			X
				3.2 Car top light and outlet			X
2. MACHINE ROOM				3.3 Top of car operating device			X
2.1 Access to machine space			X	3.4 Top of car clearance, refuge space &			X
2.2 Headroom			X	standard railing			X
2.3 Lighting and receptacles			X	3.5 Normal terminal stopping devices			X
2.4 Machine space			X	3.6 Final & emergency terminal stopping devices			X
2.5 Housekeeping			X	3.7 Car leveling and anticreep devices	X		
2.6 Ventilation			X	3.8 Top emergency exit			X
2.7 Fire extinguisher			X	3.9 Floor and emergency identification numbering			X
2.8 Pipes, wiring, and ducts			X	3.10 Hoistway construction			X
2.9 Guarding of exposed equipment			X	3.11 Hoistway smoke control			X
2.10 Numbering of elevator equipment			X	3.12 Pipes, wiring and ducts			X
2.11 Disconnecting means and control	X			3.13 Windows, projections, recesses & setbacks			X
2.12 Controller wiring, fuses, grounding, etc.			X	3.14 Hoistway clearances			X
2.13 Governor, overspeed switch, and seal			X	3.15 Multiple hoistways			X
2.14 Code data plate			X	3.16 Traveling cables & junction boxes			X
2.15 Static control			X	3.17 Door and gate equipment			X
2.16 Overhead beam and fastenings			X	3.18 Car frame and stiles			X

OUR NO.

CHECKLIST FOR INSPECTION OF ELECTRIC ELEVATORS

	OK	NG	NA		OK	NG	NA
3. TOP OF CAR (cont.)				**4. OUTSIDE HOISTWAY (Cont.)**			
3.19 Guide rails fastening & equipment			X	4.7 Sequence operation			X
3.20 Governor ropes			X	4.8 Hoistway enclosure			X
3.21 Governor releasing carrrier			X	4.9 Elevator parking device			X
3.22 Wire rope fastening and hitch plate			X	4.10 Emergency doors			X
3.23 Suspension rope			X	4.11 Separate counterweight hoistway			X
3.24 Top counterweight clearance			X	4.12 Standby power selection switch			X
3.25 Car, overhead, and deflector sheaves			X				
3.26 Broken rope, chain, or tape switch			X	**5. ELEVATOR - PIT**			
3.27 Crosshead data plate & rope data tags			X	5.1 Pit access, lighting, stop switch, & condition			X
3.28 Counterweight & counterweight buffer			X	5.2 Bottom clearance, runby & minimum refuge			X
3.29 Counterweight safeties			X	5.3 Final & emergency terminal stopping devices			X
3.33 Compensating ropes & chains			X	5.4 Normal terminal stopping devices			X
3.34 Earthquake inspection & tests			X	5.5 Traveling cables	X		
				5.6 Governor rope tension sheave			X
4. ELEVATOR - OUTSIDE HOISTWAY				5.7 Car frame and platform			X
4.1 Car platform guard			X	5.8 Car safeties and guiding members			X
4.2 Hoistway doors			X	5.9 Buffers & emergency terminal speed limiting			X
4.3 Vision panels			X	devices			X
4.4 Hoistway door locking device			X	5.10 Compensating chains, ropes & sheaves			X
4.5 Access to hoistway			X	5.16 Earthquake inspection & tests			X
4.6 Power closing of hoistway doors			X				
				6.0 FIREFIGHTER'S SERVICE			X

COMMENTS

No violations.

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

Square Foot Cost Estimate Report

Date: **11/3/2021**

Estimate Name	**Key Rec Center**
	City of Charlottesville 800 East Market Street Charlottesville Virginia 22902
Building Type	Town Hall, 2-3 Story with Face Brick & Concrete Block / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	2.00
Stories Height	14.00
Floor Area (S.F.)	12,800.00
LaborType	OPN
Basement Included	Yes
Data Release	Year 2021
Cost Per Square Foot	$221.95
Total Building Cost	**$2,840,999.79**

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			**11.1%**	**$18.04**	**$230,890.63**
A1010	**Standard Foundations**			**$6.30**	**$80,641.99**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	496.00		$1.40	**$17,956.69**
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	82.97		$4.90	**$62,685.30**
A1030	**Slab on Grade**			**$2.46**	**$31,541.12**
	Slab on grade, 4" thick, non industrial, reinforced	6,400.00		$2.46	**$31,541.12**
A2010	**Basement Excavation**			**$1.28**	**$16,358.91**

		Quantity	% of Total	Cost Per SF	Cost
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	6,400.00		$1.28	**$16,358.91**
A2020	**Basement Walls**			**$8.00**	**$102,348.61**
	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick	496.00		$8.00	**$102,348.61**
B Shell			**41.0%**	**$66.70**	**$853,796.91**
B1010	**Floor Construction**			**$24.26**	**$310,568.10**
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	995.66		$5.06	**$64,822.16**
	Cast-in-place concrete column, 24", square, tied, minimum reinforcing, 700K load, 10'-14' story height, 540 lbs/LF, 4000PSI	307.20		$3.40	**$43,568.03**
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	6,400.00		$6.46	**$82,729.92**
	Flat slab, concrete, with drop panels, 10.5" slab/9" panel, 22" column, 30'x30' bay, 125 PSF superimposed load, 269 PSF total load	6,400.00		$9.33	**$119,448.00**
B1020	**Roof Construction**			**$8.54**	**$109,313.92**
	Roof, concrete, beam and slab, 30'x30' bay, 40 PSF superimposed load, 14" deep beam, 10" slab, 182 PSF total load	6,400.00		$8.54	**$109,313.92**
B2010	**Exterior Walls**			**$19.28**	**$246,723.51**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill	9,721.60		$19.28	**$246,723.51**
B2020	**Exterior Windows**			**$9.90**	**$126,752.39**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	181.15		$9.90	**$126,752.39**
B2030	**Exterior Doors**			**$0.99**	**$12,686.24**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.71		$0.37	**$4,736.43**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.84		$0.62	**$7,949.81**
B3010	**Roof Coverings**			**$3.73**	**$47,752.74**
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	6,400.00		$1.32	**$16,915.97**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	6,400.00		$0.86	**$11,035.58**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	496.00		$0.97	**$12,479.26**
	Flashing, aluminum, no backing sides, .019"	496.00		$0.16	**$2,050.17**
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	496.00		$0.41	**$5,271.76**
C Interiors			**18.3%**	**$29.83**	**$381,873.83**
C1010	**Partitions**			**$4.54**	**$58,097.40**

		Quantity	% of Total	Cost Per SF	Cost
	Metal partition, 5/8"fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	6,400.00		$2.16	**$27,638.46**
	1/2" fire rated gypsum board, taped & finished, painted on metal furring	9,721.60		$2.38	**$30,458.94**
C1020	**Interior Doors**			**$3.35**	**$42,820.16**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	64.00		$3.35	**$42,820.16**
C1030	**Fittings**			**$0.31**	**$3,942.43**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	4.27		$0.31	**$3,942.43**
C2010	**Stair Construction**			**$10.08**	**$129,029.80**
	Stairs, steel, pan tread for conc in-fill, picket rail,20 risers w/ landing	8.00		$10.08	**$129,029.80**
C3010	**Wall Finishes**			**$1.08**	**$13,795.98**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	11,520.00		$0.50	**$6,412.72**
	Ceramic tile, thin set, 4-1/4" x 4-1/4"	1,280.00		$0.58	**$7,383.26**
C3020	**Floor Finishes**			**$5.25**	**$67,240.08**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	8,960.00		$2.07	**$26,432.81**
	Terrazzo, maximum	1,920.00		$2.82	**$36,122.50**
	Vinyl, composition tile, maximum	1,920.00		$0.37	**$4,684.78**
C3030	**Ceiling Finishes**			**$5.23**	**$66,947.97**
	Acoustic ceilings, 3/4"mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	12,800.00		$5.23	**$66,947.97**
D Services			**29.7%**	**$48.33**	**$618,576.10**
D1010	**Elevators and Lifts**			**$12.57**	**$160,841.10**
	Hydraulic passenger elevator, 3000 lb, 3 floors,12' story height, 2 car group,125 FPM	1.42		$12.57	**$160,841.10**
D2010	**Plumbing Fixtures**			**$5.07**	**$64,928.64**
	Water closet, vitreous china, bowl only with flush valve, wall hung	10.56		$2.73	**$34,956.24**
	Urinal, vitreous china, wall hung	2.35		$0.22	**$2,807.12**
	Lavatory w/trim, vanity top, PE on CI, 19" x 16" oval	4.69		$0.42	**$5,357.37**
	Kitchen sink w/trim, countertop, PE on CI, 24" x 21", single bowl	1.17		$0.12	**$1,543.18**
	Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard	3.52		$1.01	**$12,955.62**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	3.52		$0.57	**$7,309.10**
D2020	**Domestic Water Distribution**			**$0.89**	**$11,378.48**

		Quantity	% of Total	Cost Per SF	Cost
	Gas fired water heater, commercial, 100< F rise, 75.5 MBH input, 63 GPH	1.65		$0.89	**$11,378.48**
D2040	**Rain Water Drainage**			**$1.08**	**$13,777.90**
	Roof drain, DWV PVC, 5" diam, 10' high	1.07		$0.20	**$2,519.07**
	Roof drain, CI, soil,single hub, 4" diam, 10' high	3.30		$0.51	**$6,551.99**
	Roof drain, CI, soil,single hub, 4" diam, for each additional foot add	110.00		$0.37	**$4,706.85**
D3050	**Terminal & Package Units**			**$8.61**	**$110,201.60**
	Rooftop, single zone, air conditioner, offices, 10,000 SF, 31.67 ton	12,800.00		$8.61	**$110,201.60**
D4010	**Sprinklers**			**$2.81**	**$35,919.73**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	3,840.00		$1.24	**$15,922.44**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	8,960.00		$1.56	**$19,997.29**
D4020	**Standpipes**			**$3.61**	**$46,270.51**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.71		$0.54	**$6,852.20**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	18.49		$3.08	**$39,418.31**
D5010	**Electrical Service/Distribution**			**$2.04**	**$26,138.40**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		$0.46	**$5,877.50**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100.00		$0.53	**$6,814.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1.20		$1.05	**$13,446.90**
D5020	**Lighting and Branch Wiring**			**$8.86**	**$113,398.54**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	12,288.00		$3.35	**$42,910.92**
	Wall switches, 1.0 per 1000 SF	12,800.00		$0.22	**$2,757.12**
	Miscellaneous power, 1.2 watts	12,800.00		$0.25	**$3,184.64**
	Central air conditioning power, 6 watts	12,032.00		$0.70	**$8,993.92**
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.29	**$3,714.50**
	Fluorescent fixtures recess mounted in ceiling, 2 watt per SF, 40 FC, 10 fixtures @40 watt per 1000 SF	12,800.00		$4.05	**$51,837.44**
D5030	**Communications and Security**			**$2.65**	**$33,952.89**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.57		$0.73	**$9,396.62**

		Quantity	% of Total	Cost Per SF	Cost
	Fire alarm command center, addressable with voice, excl. wire & conduit	0.71		$0.65	**$8,356.27**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	9.60		$1.27	**$16,200.00**
D5090	**Other Electrical Systems**			**$0.14**	**$1,768.31**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	2.70		$0.14	**$1,768.31**
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%**	**$162.90**	**$2,085,137.46**
Contractor's Overhead & Profit			**25.0 %**	**$40.73**	**$521,284.36**
Architectural Fees			**9.0 %**	**$18.33**	**$234,577.96**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$221.95**	**$2,840,999.79**

Appendix V: SITE PHOTOGRAPHS

1 - Key Recreation Center

2 - Storm sewer curb inlet

3 - Asphalt pavement

4 - Concrete sidewalk

5 - Stone steps at main entrance

6 - Concrete steps on south side of the building

7 - Concrete steps on south side of the building - note deterioration

8 - Concrete steps on east side of the building

9 - Typical landscaping exterior sign

10 - Typical landscaping

11 - Structural framing

12 - Building exteriors

13 - Building exteriors

14 - Building exterior sealants - note deterioration

15 - Building exteriors - note deterioration

16 - Building exteriors - note deterioration

17 - Building exteriors - note deterioration

18 - Building exteriors - note deterioration

19 - Building exteriors - note deterioration

20 - Main entrance doors

21 - Typical wood doors - note deterioration

22 - Typical personnel door

23 - Exterior windows

24 - Exterior windows - note fogging and deterioration

25 - Slate shingle roofing system - note deterioration

26 - Slate shingle roofing system - note deterioration

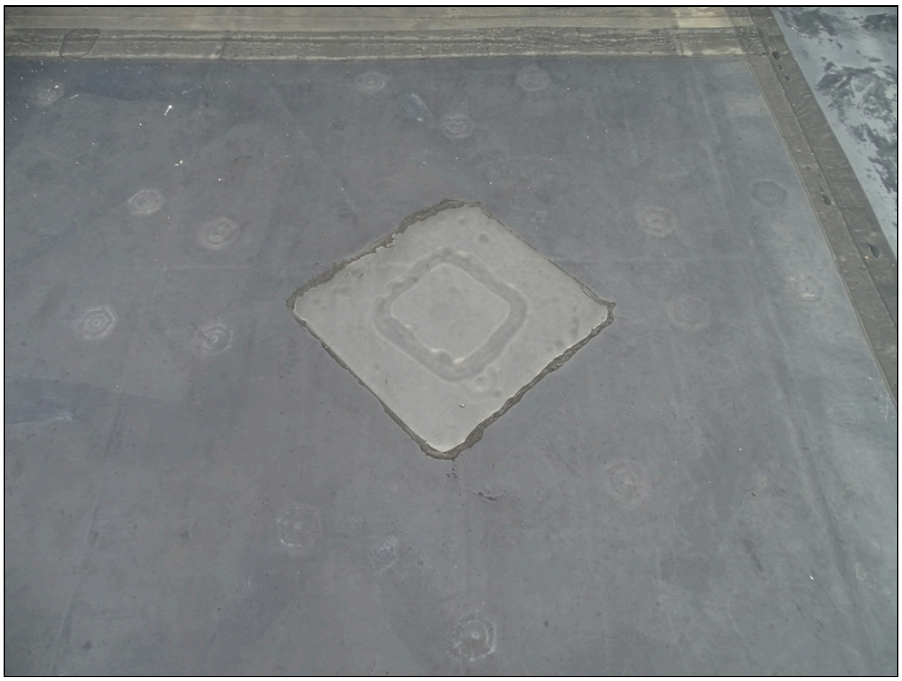
27 - Slate shingle roofing system - note deterioration

28 - Slate shingle roofing system - note deterioration

29 - Slate shingle roofing system - note deterioration

30 - Single-ply membrane roofing system - note deterioration

31 - Single-ply membrane roofing system - plumbing penetration



32 - Single-ply membrane roofing system - patching

33 - Single-ply membrane roofing system parapet wall - note deterioration

34 - Single-ply membrane roofing system parapet wall - note patching and deterioration

35 - Single-ply membrane roofing system parapet wall - note deterioration

36 - Single-ply membrane roofing system parapet wall - note deterioration

37 - Single-ply membrane roofing system parapet wall - note deterioration

38 - Natural gas utility supply and meter

39 - Electric domestic water heater

40 - Natural gas domestic water heater

41 - Boiler located in main utility room

42 - Condenser unit located on east side of the building

43 - Condenser unit located on east side of the building

44 - Condenser unit located on east side of the building

45 - Condenser units located on east side of the building

46 - Split system condenser unit located on east side of the building

47 - Split system condenser unit located on south side of the building - reportedly installer within the last year

48 - Split system furnace unit located at interior closet space

49 - Air handler unit

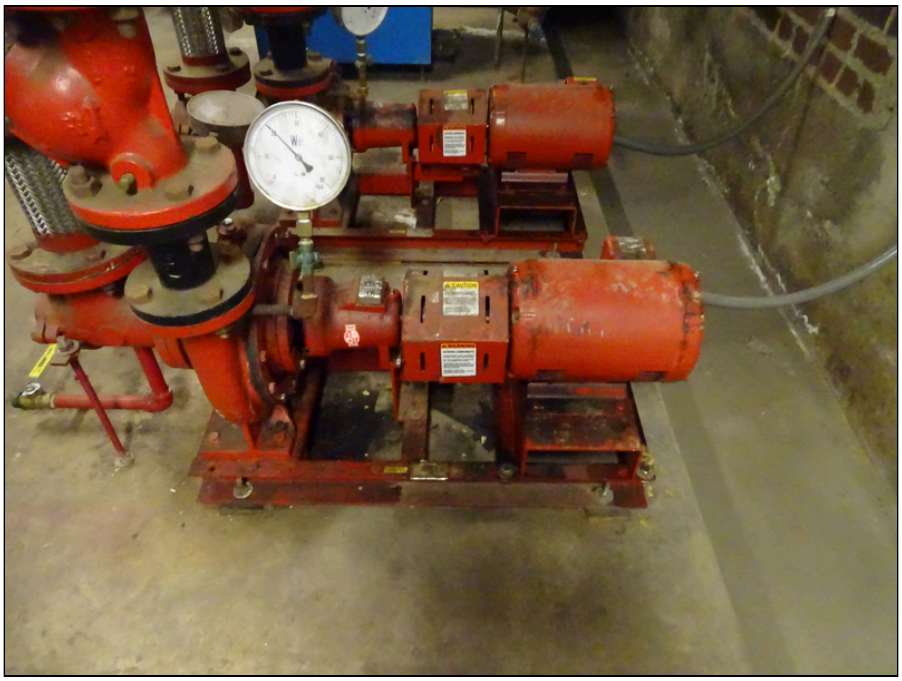
50 - Air handler unit

51 - Split system ductless interior unit

52 - Split system ductless interior unit

53 - Split system ductless outdoor units

54 - Typical mechanical duct and piping



55 - Mechanical system pumps

56 - Typical mechanical thermostat control

57 - Electrical utility transformer

58 - Electrical utility meter

59 - Typical older electrical circuit breaker panel

60 - Typical older electrical circuit breaker panel

61 - Typical newer electrical circuit breaker panel

62 - Fire extinguisher

63 - Fire alarm control panel

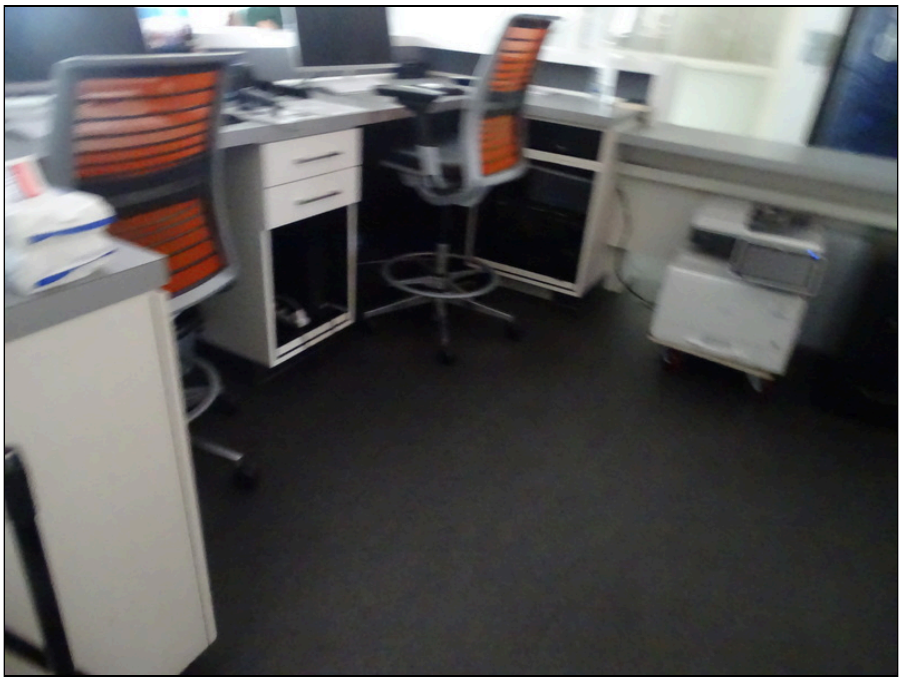
64 - Fire alarm pull station

65 - Emergency lighting and exit sign

66 - Fire alarm bell and strobe

67 - Smoke detector

68 - Security camera

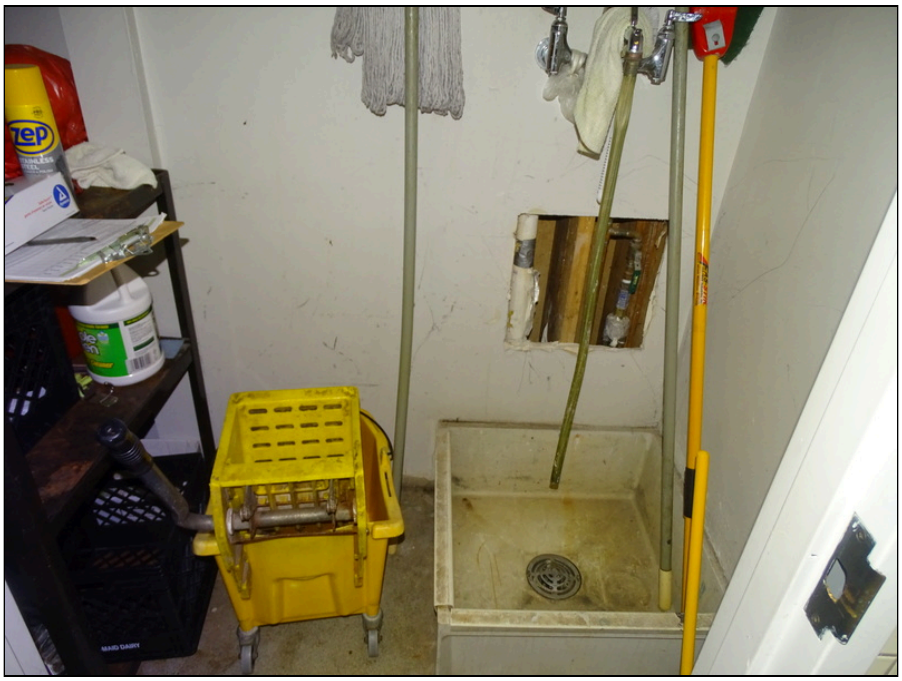


69 - Interior finishes of entrance area

70 - Interior finishes of office area

71 - Interior finishes of stair area

72 - Interior finishes of restroom area



73 - Interior finishes of janitors closet area

74 - Interior finishes of meeting area

75 - Interior finishes of gymnasium area

76 - Interior finishes of gymnasium area

77 - Interior finishes of gymnasium area

78 - Interior finishes of kitchen and dining area

79 - Interior finishes of mezzanine level meeting area

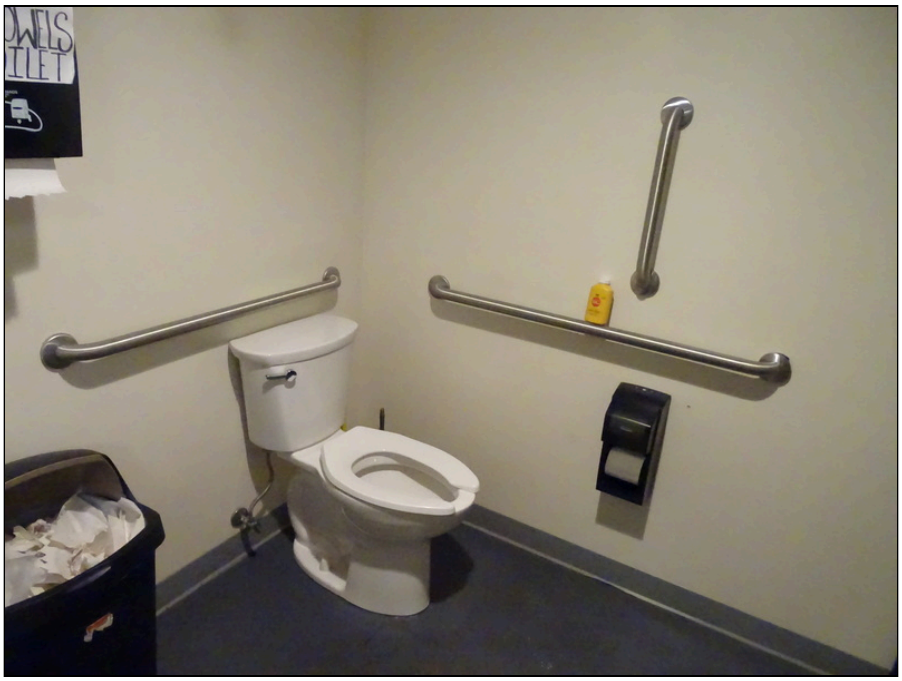
80 - Interior finishes of mezzanine level recreation area

81 - Interior finishes of musician area

82 - Interior finishes of musician area

83 - Accessible parking space

84 - Accessible curb cut ramp with truncated domes



85 - Accessible toilet

86 - Accessible wheelchair lift

87 - Accessible wheelchair lift

88 - Accessible door controls

89 - Accessible counter for public transactions

90 - Accessible drinking fountain

Appendix VI: RESUMES

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

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

Registrations

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

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

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

Relevant Project Experience

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

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

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

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

Additional Project Experience

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

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

CERTIFICATIONS

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

SKILLS

Code Compliance
Construction Administration
Special Inspection Services
Condition Assessments
Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council
USGBC

EDUCATION

Montgomery College, 1991
Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

CERTIFICATIONS

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

SKILLS

Code Compliance
Construction Administration
Special Inspection Services
Condition Assessments
Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council
USGBC

EDUCATION

Montgomery College, 1991
Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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