



LUGO MCGINNESS ACADEMY
341-(A) 11TH STREET NW
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

OCTOBER 29, 2021





"Setting the Standard for Service"

Geotechnical • Construction Materials • Environmental • Facilities

October 29, 2021

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

ECS Project No. 46:6713

Reference: Facility Condition Assessment Report for Lugo McGinness Academy, 341-(A) 11th Street NW, 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

A handwritten signature in black ink, appearing to read 'Don M. Goglio'.

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A handwritten signature in blue ink, appearing to read 'Michael G. Doyle'.

Michael G. Doyle, AIA
Principal Architect
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Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None	\$2,600	
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X	X		Replace		\$6,000
3.2.5 Flatwork	X	X		Replace		\$3,000
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems	X			None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors		X		Repair		\$13,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X	X		Repair		\$2,500
3.3.6 Roofing Systems		X		Replace		\$88,900
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production		X		Replace		\$1,000
3.4.2.1 Equipment	X	X		Replace		\$99,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes of Common Areas	X			None		
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD	X			None		
Totals					\$2,600	\$213,400

Summary	Today's Dollars	\$/Square Feet
Immediate Repairs	\$2,600	\$0.36

	Today's Dollars	\$/Square Feet	\$/Square Feet/Year
Replacement Reserves, today's dollars	\$213,400.00	\$29.85	\$1.49
Replacement Reserves, w/20, 2.5% escalation	\$245,943.00	\$34.40	\$1.72

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

ECS Mid-Atlantic, LLC (ECS) performed a Facility Condition Assessment (FCA) in general conformance with ASTM guidelines and general scope items contained within the ECS Proposal 46:7239-FP dated June 12, 2020 for the Lugo McGinness Academy 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 Lugo McGinness Academy property, located at 341-(A) 11th Street NW, in Charlottesville, Virginia, consists of two One-story buildings. The buildings total approximately 7,150 square feet. Parking is provided with At-grade parking with asphalt pavement. The School buildings were reportedly constructed in 1969 and were recently renovated in 2016.

SURVEY INFORMATION	
Date of Assessment	July 22, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny 82
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.61
Major Cross Streets	Grady Avenue
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	20
Number of Accessible Spaces	One
Number of Van Accessible Spaces	one
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	School
Number of Buildings	Two
Building Height	One-story
Square Footage	7,150 for both buildings
Year Constructed	1969
Year Remodeled	2016

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Concrete masonry unit bearing walls
Roof	Single-ply sheet membrane
Exterior Finishes	Brick veneer
Windows	Aluminum frame double pane
Entrance	Storefront entrance

BUILDING SYSTEMS	
HVAC System	Split systems
Domestic Hot Water	Electric domestic water heater
Water Distribution	Copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	120/480 Volt, 400 amps
Branch Wiring	Copper
Elevators	None
Fire Suppression System	Automated fire alarm system with alarm bell, strobe, and pull down stations

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total
3.2.2 Storm Water Drainage					
CLEAN STORM DRAINAGE AND INSTALL UNDERGROUND LINE	1	EA	\$2,600.00	100%	\$2,600
Total Repair Cost					\$2,600.00

Capital Reserve Schedule

Item	EUL	EFF	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total Cost
		AGE							2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
3.2.4 Paving, Curbing, and Parking																													
REPAIR ASPHALT AS NEEDED	20	7	13	1	LS	\$6,000.00	\$6,000	100%													\$6,000								\$6,000
3.2.5 Flatwork																													
REPAIR CONCRETE SIDEWALKS AS NEEDED	20	19	1	1	LS	\$3,000.00	\$3,000	100%	\$3,000																				\$3,000
3.3.3 Building Exteriors																													
REPLACE SEALANTS	12	6	6	1	EA	\$5,000.00	\$5,000	100%						\$5,000															\$5,000
REPLACE FIBER CEMENT SIDING	20	19	1	1	EA	\$8,000.00	\$8,000	100%	\$8,000																				\$8,000
3.3.5 Exterior Windows																													
REPLACE WINDOW GASKETS AS NEEDED	20	19	1	1	EA	\$2,500.00	\$2,500	100%	\$2,500																				\$2,500
3.3.6 Roofing Systems																													
REPLACE SINGLE-PLY ROOFING SYSTEM FOR GYMNASIUM BUILDING	15	8	7	3,850	SF	\$14.00	\$53,900	100%							\$53,900														\$53,900
REPLACE COATED ROOFING SYSTSEM FOR MAIN BUILDING	20	19	1	2,500	SF	\$14.00	\$35,000	100%	\$35,000																				\$35,000
3.4.1.2 Domestic Hot Water Production																													

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 Lugo McGinness Academy 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-through 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 one 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 two One-story School buildings.

3.1.1 Property Location

The Property is located at 341-(A) 11th Street NW in Charlottesville, Virginia.

Surrounding Properties	
North	Residential properties
East	11th Street NW
South	Residential properties
West	Venable Park

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 52 years ago in 1969 and was reportedly renovated in 2016.

3.1.3 Current Property Improvements

The School buildings, located at 341-(A) 11th Street NW, in Charlottesville, Virginia, consists of two One-story buildings. The buildings total approximately 7,150 square feet. Parking is provided with At-grade parking with asphalt pavement.

3.2 SITE CONDITIONS

3.2.1 Topography

TOPOGRAPHY		
Item	Description	Condition
Slope of the property	The property generally slopes to the south	Good
Adjoining Properties	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	Good
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Curb inlet	Good
Landscape Drainage	Flows to pavement	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

The channel drain at the parking lot exit was observed filled with debris and completely clogged. We recommend a complete cleaning of this drain as an immediate item.

One catch basin drain carries water to a municipal grate drain in the back of an adjacent residential property. That drain line is above ground and weighted down by a rock in the end of the line. We recommend that this line be installed underground to prevent damage, allow for easy lawn maintenance, and eliminate the need for the rock weight inside the line creating a partial blockage.

Photographs



Catch Basin Drain



Channel Drain - Clogged



Rock Weighing Down CB Drain

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
CLEAN STORM DRAINAGE AND INSTALL UNDERGROUND LINE	-	-	0	Immediate	\$2,600
Total					\$2,600

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	Description	Condition
Entrance Aprons	Concrete	N/A
Fire Truck Access	east sides of the buildings	Good
Easements		N/A

Comments

Vehicular access to the site is located on the east side of the buildings along 11th Street. Fire truck access is available on the east sides of the buildings.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	Description	Condition
Striping	Painted	Good
Quantity of Parking Spaces	20	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Perpendicular	Good
Site Circulation	One-way drive lane	Good
Lighting		N/A
Accessible Spaces	One	Good
Accessible Aisles	One	Good

SURFACE PAVEMENT		
Item	Description	Condition
Pavement Surface	At-grade parking with asphalt pavement	Good
Drainage	Curbs inlet	Good
Repair History	Patching noted	Good
Concrete Curbs and Gutters		Good
Dumpster Pad		N/A
Asphalt Curbs		N/A
Fire Lane Painting		N/A

Comments

Asphalt-paved drive lane and parking are located on the east side of the site. The asphalt pavement was observed to be in generally good condition. The expected useful life of asphalt pavement is 20 years. We recommend repairing areas of asphalt pavement on an as-needed basis.

Photographs



Asphalt drive lane and parking - note cracking



Asphalt drive lane looking north - note cracking



Asphalt drive lane looking east



Asphalt parking - note faded striping

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR ASPHALT AS NEEDED	20	7	13	13	\$6,000
Total					\$6,000

3.2.5 Flatwork

SIDEWALKS		
Item	Description	Condition
Walkways	Concrete sidewalks	Good
Plaza		N/A
Patios		N/A
Steps		N/A
Landings		N/A
Handrails		N/A
Ramps		N/A
Curb Ramps	Concrete	Good
Truncated Domes	Inset plastic	Good

Comments

The site contains concrete sidewalks of undetermined thickness. Regularly spaced control joints were observed. The concrete sidewalks were in overall good condition. The expected useful life of concrete sidewalks is 20 years. We recommend an allowance for concrete sidewalk repairs as needed.

Photographs



Typical concrete sidewalk - note deterioration



Typical concrete sidewalk



Typical concrete curb - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR CONCRETE SIDEWALKS AS NEEDED	20	19	1	1	\$3,000
Total					\$3,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	Description	Condition
Trees	Various small trees	Good
Planting Beds	Shrubbery	Good
Lawn Areas	Around buildings and parking	Good
Irrigation System		N/A
Monumental Sign		N/A
Landscape Lighting		N/A
Retaining Walls		N/A
Fences and Gates	Chain link	Good
Dumpster Enclosure		N/A
Fountains		N/A

Comments

The landscaping consists generally of small trees, shrubs, and grassed areas around the site. The landscaping was observed to be in generally good condition. The property was surrounded on 3 sides by a chain link fence. Vegetation to the south of the parking lot exit should be cut back to improve visibility.

Photographs



Typical landscape



Typical landscape



Typical chain-link fence



Flag pole

3.2.7 Recreational Facilities

Comments

The property does not contain recreational systems.

3.2.8 Special Utility Systems

Item	Description	Condition
Water Well		N/A
Lift Station		N/A
Septic Field		N/A
Solar Power	Roof of north building	Good
Wind Power		N/A

Comments

The Property contains solar panels. Please refer to Section 3.4.3.3 for description, condition, and recommendations.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

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

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	Description	Condition
Floor Framing	Concrete slab on grade	Good
Roof Framing	Wood framing	Good
Columns		N/A
Load Bearing Walls	Concrete masonry unit	Good
Balconies		N/A

BUILDING FRAME		
Item	Description	Condition
Decks		N/A

Comments

The structure of the buildings consist of Concrete masonry unit bearing walls with wood roof framing. The structural frame of the buildings were generally in good condition.

Photographs



Structural framing



Structural framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	Description	Condition
Masonry	Brick veneer	Good
Concrete Masonry Unit	Painted and ground face	Good
Cement Fiber Board	Painted	Poor
Stucco/Plaster		N/A
Accent/Trim		N/A
Covered Soffits		N/A
Awnings		N/A
Paint	Varies	Fair

EXTERIOR FINISHES		
Item	Description	Condition
Sealants	Various	Fair

Comments

The primary exterior of the north building consists of painted Brick veneer on the east and south sides. The painted brick veneer was generally in good condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required.

The remaining exteriors for both buildings are a combination of painted cement fiber board and painted concrete masonry unit walls. The fiber cement siding was observed to be in poor condition. We recommend replacement of the siding early in the report period. The paint was in good condition. Painting of exterior components is typically recommended every 5 to 7 years. We recommend the painted exteriors be cleaned and painted during the study 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. We recommend that the exterior sealants be replaced.

Photographs



Building exterior north side of north building



Building exterior south side of south building



Typical exterior wall - note peeling paint and deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SEALANTS	12	6	6	6	\$5,000
REPLACE FIBER CEMENT SIDING	20	19	1	1	\$8,000
Total					\$13,000

3.3.4 Exterior Doors

DOORS		
Item	Description	Condition
Main Entrance Doors	Storefront entrance	Good
Personnel Doors	Located at side entrances	Good
Door Hardware	Various	Good
Accessibility Controls		N/A
Overhead/Roll-up Doors		N/A

Comments

The main entrances are Storefront entrance. The main entrance doors were generally in good condition. Steel personnel doors are located at each building face. The personnel doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs



Main entrance doors north building



Main entrance doors and windows at south building



Personnel door north building

3.3.5 Exterior Windows

WINDOWS		
Item	Description	Condition
Window Frame	Aluminum	Good
Glass Pane	Double pane	Good
Operation	Varies	Good
Screen		N/A

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

Comments

The window system for the building primarily consists of Aluminum frame double pane window units reportedly replaced during past renovations. The gaskets in the windows were generally in fair condition as some have become detached in places. The expected useful life of gaskets is typically 20 years.

Photographs



Typical exterior windows north building



Typical exterior windows



Typical exterior windows - note gasket deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOW GASKETS AS NEEDED	20	19	1	1	\$2,500
Total					\$2,500

3.3.6 Roofing Systems

ROOFING		
Item	Description	Condition
Metal	North building gable portion	Good
Single-Ply Sheet Membrane	South building	Fair
Coated Roofing System	West side of North building	Poor
Parapet Walls	Single-ply sheet membrane	Fair
Cap Flashing/Coping	Metal	Fair
Insulation	Varies	Good
Substrate/Deck	Varies	Good
Slope/Pitch	Varies	Good

ROOFING		
Item	Description	Condition
Drainage	Gutters and downspouts at the north building; through wall scupper drains and downspouts at south building	Fair
Plumbing Vents	All were capped	Poor
Exhaust Vents	Counter flashed	Good
Equipment Curbs	Varies	Good
Pitch Pockets		N/A
Gravel Stops		N/A
Skylights		N/A
Flashing	Metal	Fair

Comments

The roofing system of the east side of the north building is a pitched metal roofing system. The expected useful life of metal roofing systems is 50 years. The metal roofing system was generally in good condition.

A coated polyurethane roofing system was on the west side. The coated roofing system was in poor condition. We recommend replacing the coated roofing system and coping.

The north building has drainage provided by gutters and downspouts. The two downspouts on the rear that drain directly into the foundation, one of which travels at an angle across the entire rear of the building. We recommend piping or diverting the downspouts away from the building as a maintenance item.

The south building is a single-ply sheet membrane roofing system. The expected useful life of a single-ply membrane roofing system is 15 years. We recommend roof replacement in the later portion of the report period. The south roofing system has scupper drains with downspouts.

Roofing penetrations included plumbing vents and exhaust vents throughout the roofing system. All of the plumbing vent were observed to be capped. We recommend removing the caps as an immediate maintenance item.

Photographs



Metal roofing system north building



Single-ply roofing system



Typical parapet wall - note deterioration



Typical gutter



Typical plumbing penetration and patching



Coated polyurethane roofing system



Downspout Discharge - North Building



Slanted Downspout - North Building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM FOR GYMNASIUM BUILDING	15	8	7	7	\$53,900
REPLACE COATED ROOFING SYSTSEM FOR MAIN BUILDING	20	19	1	1	\$35,000
Total					\$88,900

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM		
Item	Description	Condition
Piping Material	Copper and PEX	Good
Pipe Insulation		N/A
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 buildings are PEX and Copper. The expected useful life of PEX and Copper piping is approximately 40 years. The water supply pipes were generally in good condition.

Waste Lines

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

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	Description	Condition
Heating Equipment	Tankless water heater in north building Electric domestic water heater in south building	Fair
Water Storage	At electric heater	Good
Circulation Pumps		N/A

Comments

Domestic hot water to the north building is provided by a tankless water heater manufactured by Navien. The tankless water heater was installed in 2014. Domestic hot water to the south building is provided by an Electric domestic water heater manufactured by Ruud. The expected useful life of water heaters is approximately 12 to 15 years with proper maintenance. We recommend the water heaters be replaced during the study period.

Photographs



Tankless water heater in north building



Electric water heater in south building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	4	8	8	\$1,000
Total					\$1,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	Description	Condition
Boilers		N/A
Chillers		N/A
Fan Coil Units		N/A
Heat Exchangers		N/A
Interior Package Air Conditioner		N/A
Radiators		N/A
Variable Air Volume (VAV) Boxes		N/A

EQUIPMENT		
Item	Description	Condition
Air Handlers		N/A
Condensing Units (split system)	Located at building exterior	Fair
Heat Pumps (split system)	Located in mechanical room	Fair
Ceiling Fans		N/A
Exhaust Fans		Good
Package Units		N/A

Comments

The buildings are served by Split systems. Each building includes three condensing units and three furnace-air handler units. In general, the condensers for the north building are located at ground level and the condenser units for the south building are located on the roof. The furnace-air handler units for the north building are located in the mechanical room and are located in the attic space of the south building.

Condenser Units

The condensing units for the north building were manufactured by Trane in 2014. The condensing units for the south building were manufactured by Rheem in 2006. The expected useful life of a condensing unit is 15 years with proper maintenance. The condensing units were observed to be in good to fair condition. We recommend that the condensing units be replaced during the report period.

Gas Furnace-Air Handler Units

The furnace-air handler units for the north building were manufactured by Trane in 2014. The furnace-air handler units for the south building were manufactured by Rheem in 2006. The expected useful life of a condensing unit is 15 years with proper maintenance. The furnace-air handler units were observed to be in good to fair condition. We recommend that the condensing units be replaced during the report period.

Photographs



Typical furnace-air handler unit at north building



Typical condenser unit at north building



Typical condenser unit



Typical condenser unit

Recommendations

Cost Recommendation	EFF			Year	Cost
	EUL	AGE	RUL		
REPLACE CONDENSERS FOR GYMNASIUM BUILDING	15	14	1	1 16	\$16,500 \$16,500
REPLACE COMBINATION GAS FURNACE AIR HANDLER UNITS FOR GYMNASIUM BUILDING	15	14	1	1 16	\$16,500 \$16,500

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONDENSERS FOR MAIN BUILDING	15	7	8	8	\$16,500
REPLACE COMBINATION GAS FURNACE AIR HANDLER UNITS FOR MAIN BUILDING	15	7	8	8	\$16,500
Total					\$99,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	Description	Condition
Plumbing Pipe System		N/A
Ducts	Sheet metal	Good
Return Air	Sheet metal	Good

Comments

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

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	Description	Condition
Thermostats	Digital	Good
Compressor (Pneumatic System)		N/A
Variable Frequency Drives		N/A
Energy Management System		N/A

Comments

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

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	Description	Condition
Service Entrance	Located on the south side of both buildings	Good
Master (House) Meter	On exterior	Good
Emergency Power		N/A
Transfer Switch		N/A

Comments

Electricity is provided to the buildings by Dominion Virginia Power. The electrical services are located on the south side of both buildings.

Photographs



Typical electrical meter

3.4.3.2 Distribution

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

ELECTRICAL DISTRIBUTION SYSTEM		
Item	Description	Condition
Building Transformers		N/A
Sub-Meters		N/A
COPALUM Connectors		N/A

Comments

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

Photographs



Typical electrical circuit breaker panel

3.4.3.3 Solar Power System

The building contains a Solar Power System. The system consists of an array of roof top solar panels on the north building. The solar panels were reportedly installed in 2014. The solar panel manufacturer reportedly provides a 25-year warranty on the panels.

The solar power system consists of electronic controls manufactured by ABB and meters located in the electrical room of the north building. The Solar Power System was generally in good condition.

3.5 VERTICAL TRANSPORTATION SYSTEMS

Comments

There were no vertical transportation systems at the property.

3.6 LIFE SAFETY AND FIRE PROTECTION

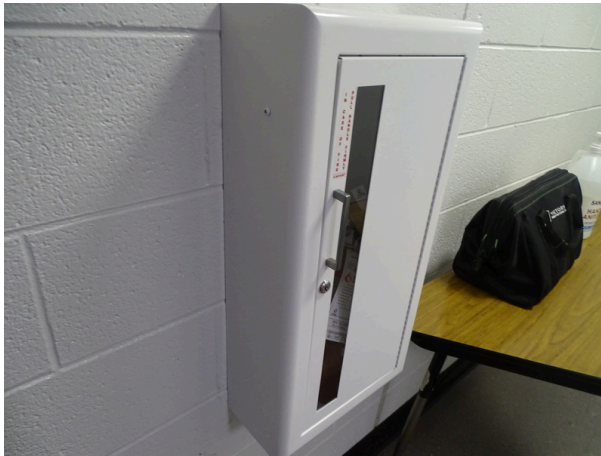
3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	Description	Condition
Sprinkler System (wet)		N/A
Sprinkler System (dry)		N/A
Fire Extinguishers	Located in both buildings	Good
Date of Last Inspection (Fire Extinguishers)	June 15, 2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Hose Cabinets		N/A
Fire Hydrants	On street	Good

Comments

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

Photographs



Typical fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	Description	Condition
Annunciator Panel	Both buildings	Good
Public Address System		N/A
Central Fire Alarm Control Panel	Located near entrance	Good
Automatic Notification	Monitored	Good
Bells	Throughout both buildings.	Good
Strobes	Throughout both buildings.	Good
Exit Signs	Throughout both buildings.	Good
Exit Lights	Battery operated exit lights	Good
Pull Stations	Throughout both buildings.	Good
Smoke Detectors	Throughout both buildings.	Good

Comments

Both buildings contain a monitored fire alarm system. Emergency exit signs, emergency lighting, fire extinguishers, and smoke detectors are located throughout both buildings. The fire alarm systems were in good condition.

Photographs



Fire alarm bell and strobe



Fire alarm bell and strobe



Fire alarm pull down station



Exit sign and emergency lighting



Smoke detector



Fire alarm control panel

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	Description	Condition
Security Cameras	Various	Good
Alarm System	Monitored	Good
Access Control	Lock and key	Good
Security Fencing		N/A
Lightning Protection		N/A
Roof Anchors		N/A

Comments

The buildings are monitored with cameras and electronic system. The security system was generally in good condition.

Photographs



Security camera



Security system electronics

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Common Areas

LOBBY		
Item	Description	Condition
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted gypsum board, ground face CMU	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Accessories		N/A
Fountains		N/A
Drinking Fountains		N/A

RESTROOMS		
Item	Description	Condition
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Fixtures	Toilets, wall hung lavatories	Good

RESTROOMS

Item	Description	Condition
Accessories	Grab bars, mirrors, soap and paper dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

CORRIDORS

Item	Description	Condition
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board and painted concrete masonry unit	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good
Drinking Fountains		N/A

KITCHEN

Item	Description	Condition
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Wood	Good
Refrigerator	Standard	Good
Dishwasher	Built-in	N/A
Microwave Oven	Countertop	Good
Range	Electric	Good

UTILITY ROOMS		
Item	Description	Condition
Floor Finishes	Unfinished concrete	Fair
Wall Finishes	Painted gypsum board	Fair
Ceiling Finishes	Suspended acoustical tile	Good
Janitor Sink Area	Stone base	Fair
Lighting	Fluorescent fixtures	Good

OFFICES		
Item	Description	Condition
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Accessories	Millwork	Good

SmartTable

CLASSROOMS		
Item	Description	Condition
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board and CMU	Fair
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good

GYM		
Item	Description	Condition
Floor Finishes	Wood	Good
Wall Finishes	Painted concrete masonry unit	Good
Ceiling Finishes	Finished wood	Good
Lighting	HID light fixtures	Good
Doors	Metal	Good

GYM		
Item	Description	Condition
Door Hardware	Operable	Good

Comments

The interior common building areas include a lobby, offices, restrooms, corridors, kitchen, utility room, and gym.

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

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

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

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

The finishes in the utility rooms in both buildings include unfinished floors, painted gypsum board walls and suspended acoustical tile ceilings. The finishes in the utility room were observed to be soiled and in generally fair condition.

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

The finishes in the classrooms include carpeted floors, painted gypsum and CMU walls, and suspended acoustical tile ceilings. The finishes in the classrooms were observed to be in generally fair condition. It appeared that the painters used both flat and semi-gloss paints on the walls

The finishes in the gym located in the south building include wood floors, painted concrete masonry unit walls, and finished wood ceilings. The finishes in the offices and meeting rooms were observed to be in generally good condition.

Photographs



Interior finishes lobby area



Interior finishes meeting area



Interior finishes corridor area



Interior finishes classroom 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 Lugo McGinness Academy 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 20 parking spaces. Of the parking spaces, One is accessible with one being van accessible. Accessibility requires that one accessible parking space be provided in parking areas with a total of one to twenty-five spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided meets accessibility requirements.

Photographs



Accessible parking space



Curb ramp with truncated domes



Accessible toilet

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	Yes/ No	Comments
A.	History		
1.	Has an ADA Survey been completed for this property?	No	
2.	Have any ADA improvements been made to the property since original construction?	Yes	installation of curb ramp and truncated domes
3.	Has building ownership/management reported any ADA complaints or litigation?	No	none reported
B.	Parking		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	One out of the 20 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	one out of the One 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	

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

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	Yes/ No	Comments
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	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	N/A	
6.	Do ramps on accessible routes appear to have compliant handrails?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?		
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	N/A	
H.	Toilet Rooms		

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	Yes/ No	Comments
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?	No	
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	No	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	N/A	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	No	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	N/A	
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 Keith Nordstrom who provided information about the property.

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 Lugo McGinness Academy buildings. 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 Lugo McGinness Academy is \$213,400. The replacement construction cost value obtained from the RS MEANS square foot estimator application is \$1,469,216. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.15. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of the Lugo McGinness Academy is rated as poor.

The letter rating for the school buildings is based on the FCI values with the ratings system provided by you referenced from the City of Alexandria as follows : A (under 0.10), B (0.11 to 0.20), C (0.21 to 0.40), D (0.41 to 0.60), and F (0.61 to 1.00+).

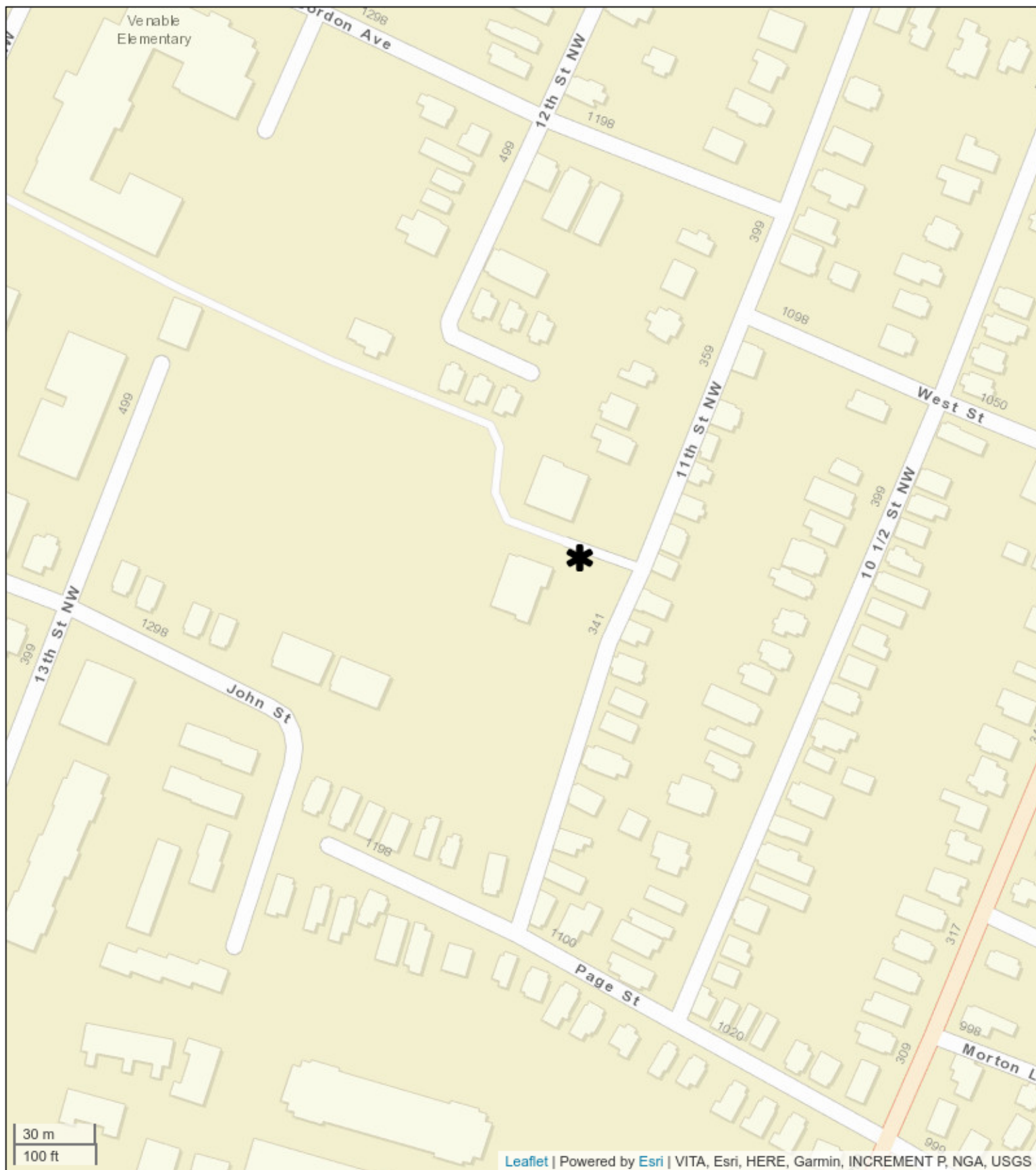
The letter rating for the Lugo McGinness Academy was determined to be B.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH



Untitled Map





Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

Charlottesville-Lugo McGinness
Academy
341 11th Street NW
Charlottesville, VA 22903

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


Inspection Date
Jun 15, 2021

Building: Charlottesville-Lugo McGinness Academy
Contact: Jason Davis
Title: Facility Mgr

Company: Fire Solutions
Contact: Tommy VO
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information								
Building: Charlottesville-Lugo McGinness Academy			Contact: Jason Davis					
Address: 341 11th Street NW			Phone: 434-964-6771					
Address:			Fax:					
City/State/Zip: Charlottesville, VA 22903			Mobile:					
Country: United States of America			Email: davisja@charlottesville.org					
Inspection Performed By								
Company: Fire Solutions			Inspector: Tommy VO					
Address: 205 Haley Road			Phone: 804-385-3301					
Address:			Fax:					
City/State/Zip: Ashland, Virginia 23005			Mobile: 804-385-3301					
Country: United States			Email: tommyv@firesolutionsinc.com					
Inspection Summary								
Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	6	100.00%	6	100.00%	6	100.00%	0	0%
Totals	6	100%	6	100.00%	6	100.00%	0	0%
Verification								
<div><div>Company: Fire Solutions</div><div>Inspector: Tommy VO</div><div>Building: Charlottesville-Lugo McGinness Academy</div><div>Contact: Jason Davis</div></div>								
Fire Solutions Certifications								
Certification Type						Number		
WBENC Certified						2005121836		

Inspection & Testing

Generated by: BuildingReports.com

Building: Charlottesville-Lugo McGinness Academy

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
<i>Passed</i>				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	1st across from bathroom hall in admin. 423.06	39853296 5 HI SA40 ABC	Inspected	06/15/21 8:18:18 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st by rear gym door 423.03	39853299 G17169677	Inspected	06/15/21 8:15:29 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st kitchenette in gym building 423.02	39853298 G17169674	Inspected	06/15/21 8:16:32 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st lobby of gym building 423.01	39853297 G17169709	Inspected	06/15/21 8:14:12 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st mechanical room of gym building 423.04	39853300 G17169679	Inspected	06/15/21 8:15:42 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st near electrical room near admin building 423.05	39853295 G17169683	Inspected	06/15/21 8:17:44 AM

Service Summary

Generated by: BuildingReports.com

Building: Charlottesville-Lugo McGinness Academy		
The Service Summary section provides an overview of the services performed in this report.		
Device Type	Service	Quantity
<i>Passed</i>		
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	6
Total		6
Grand Total		6

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: Charlottesville-Lugo McGinness Academy

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%	6
Type	Qty	Model #	Description		Manufacture Date
New (under 90 days)					
Buckeye					
Fire Extinguisher	6	5 HI SA40 ABC	A.B.C.		10/08/2021

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

Square Foot Cost Estimate Report

Date: **10/28/2021**

Estimate Name	Lugo McGinnis
	City of Charlottesville 341 11th Street NW Charlottesville Virginia 22902
Building Type	Office, 1 Story with Brick Veneer / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	12.00
Floor Area (S.F.)	7,150.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	\$205.48
Total Building Cost	\$1,469,216.04



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			8.7%	\$13.40	\$95,831.18
A1010	Standard Foundations			\$8.25	\$59,002.39
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	482.00		\$4.56	\$32,602.96
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	482.00		\$2.44	\$17,449.85
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	24.51		\$1.25	\$8,949.58
A1030	Slab on Grade			\$4.93	\$35,237.35
	Slab on grade, 4" thick, non industrial, reinforced	7,150.00		\$4.93	\$35,237.35

		Quantity	% of Total	Cost Per SF	Cost
A2010	Basement Excavation			\$0.22	\$1,591.45
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	7,150.00		\$0.22	\$1,591.45
B Shell			48.5%	\$74.43	\$532,179.87
B1010	Floor Construction			\$36.99	\$264,502.51
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	385.60		\$2.91	\$20,801.42
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load	327.76		\$17.66	\$126,246.04
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	7,150.00		\$16.43	\$117,455.05
B2010	Exterior Walls			\$19.28	\$137,878.53
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	4,627.20		\$19.28	\$137,878.53
B2020	Exterior Windows			\$4.92	\$35,192.77
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	50.30		\$4.92	\$35,192.77
B2030	Exterior Doors			\$3.66	\$26,186.55
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	2.04		\$1.90	\$13,606.65
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	2.04		\$0.96	\$6,870.40
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.04		\$0.80	\$5,709.49
B3010	Roof Coverings			\$8.57	\$61,305.79
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	7,150.00		\$1.73	\$12,365.93
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	7,150.00		\$3.96	\$28,330.30
	Roof edges, aluminum, duranodic, .050" thick, 6" face	482.00		\$1.70	\$12,127.02
	Flashing, aluminum, no backing sides, .019"	482.00		\$0.28	\$1,992.30
	Gravel stop, aluminum, extruded, 8", duranodic, .050" thick	482.00		\$0.91	\$6,490.23
B3020	Roof Openings			\$0.99	\$7,113.72
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	2.04		\$0.36	\$2,568.28
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 4'-6", aluminum curb and cover, 150lbs	1.00		\$0.20	\$1,450.25
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	2.04		\$0.43	\$3,095.19
C Interiors			11.7%	\$17.91	\$128,075.86

		Quantity	% of Total	Cost Per SF	Cost
C1010	Partitions			\$2.26	\$16,166.46
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, no insulation	2,502.50		\$1.01	\$7,212.36
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	1,072.50		\$0.57	\$4,084.99
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	4,627.20		\$0.45	\$3,239.23
	Add for the following: taping and finishing	4,627.20		\$0.23	\$1,629.88
C1020	Interior Doors			\$3.41	\$24,369.25
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	22.48		\$3.41	\$24,369.25
C1030	Fittings			\$0.40	\$2,831.42
	Toilet partitions, cubicles, ceiling hung, plastic laminate	3.06		\$0.40	\$2,831.42
C3010	Wall Finishes			\$0.92	\$6,555.90
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	7,150.00		\$0.56	\$3,980.12
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	4,627.20		\$0.36	\$2,575.78
C3020	Floor Finishes			\$3.36	\$24,054.51
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	4,290.00		\$1.77	\$12,655.89
	Vinyl, composition tile, maximum	2,145.00		\$0.73	\$5,233.78
	Tile, ceramic natural clay	715.00		\$0.86	\$6,164.84
C3030	Ceiling Finishes			\$7.57	\$54,098.33
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	7,150.00		\$7.57	\$54,098.33
D Services			31.2%	\$47.89	\$342,392.38
D2010	Plumbing Fixtures			\$3.13	\$22,413.62
	Water closet, vitreous china, bowl only with flush valve, wall hung	3.06		\$1.42	\$10,143.55
	Urinal, vitreous china, wall hung	1.02		\$0.17	\$1,221.85
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	3.06		\$0.61	\$4,336.10
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	1.02		\$0.62	\$4,440.07
	Water cooler, electric, floor mounted, dual height, 14.3 GPH	1.02		\$0.32	\$2,272.04
D2020	Domestic Water Distribution			\$1.85	\$13,247.01
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	1.02		\$1.85	\$13,247.01
D2040	Rain Water Drainage			\$0.69	\$4,955.16

		Quantity	% of Total	Cost Per SF	Cost
	Roof drain, DWV PVC, 4" diam, diam, 10' high	4.09		\$0.66	\$4,691.87
	Roof drain, DWV PVC, 4" diam, for each additional foot add	9.64		\$0.04	\$263.29
D3050	Terminal & Package Units			\$18.53	\$132,514.53
	Rooftop, multizone, air conditioner, offices, 10,000 SF, 31.66 ton	7,150.00		\$18.53	\$132,514.53
D4010	Sprinklers			\$3.01	\$21,515.57
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	7,150.00		\$3.01	\$21,515.57
D4020	Standpipes			\$1.65	\$11,810.86
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	1.23		\$1.65	\$11,810.86
D5010	Electrical Service/Distribution			\$4.26	\$30,473.10
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		\$0.82	\$5,877.50
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100.00		\$0.95	\$6,814.00
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 600 A	1.20		\$2.49	\$17,781.60
D5020	Lighting and Branch Wiring			\$9.55	\$68,293.62
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	7,150.00		\$3.49	\$24,968.52
	Miscellaneous power, 1.2 watts	7,150.00		\$0.25	\$1,778.92
	Central air conditioning power, 4 watts	7,150.00		\$0.51	\$3,672.96
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		\$0.52	\$3,714.50
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	8,222.50		\$4.78	\$34,158.73
D5030	Communications and Security			\$5.20	\$37,168.92
	Telephone wiring for offices & laboratories, 8 jacks/MSF	5,362.50		\$1.17	\$8,371.40
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1.02		\$2.36	\$16,871.45
	Fire alarm command center, addressable without voice, excl. wire & conduit	1.02		\$0.40	\$2,876.85
	Internet wiring, 8 data/voice outlets per 1000 S.F.	5.36		\$1.27	\$9,049.22
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

	Quantity	% of Total	Cost Per SF	Cost
Sub Total		100%	\$153.63	\$1,098,479.28
Contractor's Overhead & Profit		25.0 %	\$38.41	\$274,619.82
Architectural Fees		7.0 %	\$13.44	\$96,116.94
User Fees		0.0 %	\$0.00	\$0.00
Total Building Cost			\$205.48	\$1,469,216.04

Appendix IV: SITE PHOTOGRAPHS



1 - Lugo-McGinness Academy north building



2 - Lugo-McGinness Academy south building



3 - Asphalt drive lane and parking - note cracking



4 - Asphalt drive lane looking north - note cracking



5 - Asphalt drive lane looking east



6 - Asphalt drive lane looking east - note cracking



7 - Asphalt parking - note faded stripping



8 - Typical concrete sidewalk - note deterioration



9 - Typical concrete sidewalk



10 - Typical concrete curb - note deterioration



11 - Typical landscape



12 - Typical landscape



13 - Typical landscape



14 - Typical chain-link fence



15 - Flag pole



16 - Structural framing



17 - Monument singe



18 - Structural framing



19 - Building exterior south side of north building



20 - Building exterior north side of north building



21 - Building exterior south side of south building



22 - Typical wood siding and trim



23 - Typical exterior wall - note peeling paint



24 - Building exterior north side of north building



25 - Main entrance doors north building



26 - Main entrance doors and windows at south building



27 - Personnel door north building



28 - Typical exterior windows north building



29 - Typical exterior windows



30 - Typical exterior windows - note deterioration



31 - Typical exterior windows - note gasket deterioration



32 - Typical exterior windows



33 - Metal roofing system north building



34 - Single-ply roofing system



35 - Single-ply roofing system



36 - Typical plumbing penetration and patching



37 - Coated polyurethane roofing system



38 - Typical parapet wall - note deterioration



39 - Typical parapet wall - note deterioration



40 - Typical gutter



41 - Loose wood trim



42 - Single-ply roofing system



43 - Tankless water heater in north building



44 - Electric water heater in south building



45 - water system piping



46 - Typical furnace-air handler unit at north building



47 - Typical condenser unit at north building



48 - Typical condensing unit



49 - Typical condensing unit



50 - Typical furnace-air handler unit at south building



51 - Typical thermostat control



52 - Typical gas meter



53 - Typical main electrical switchgear



54 - Typical electrical meter



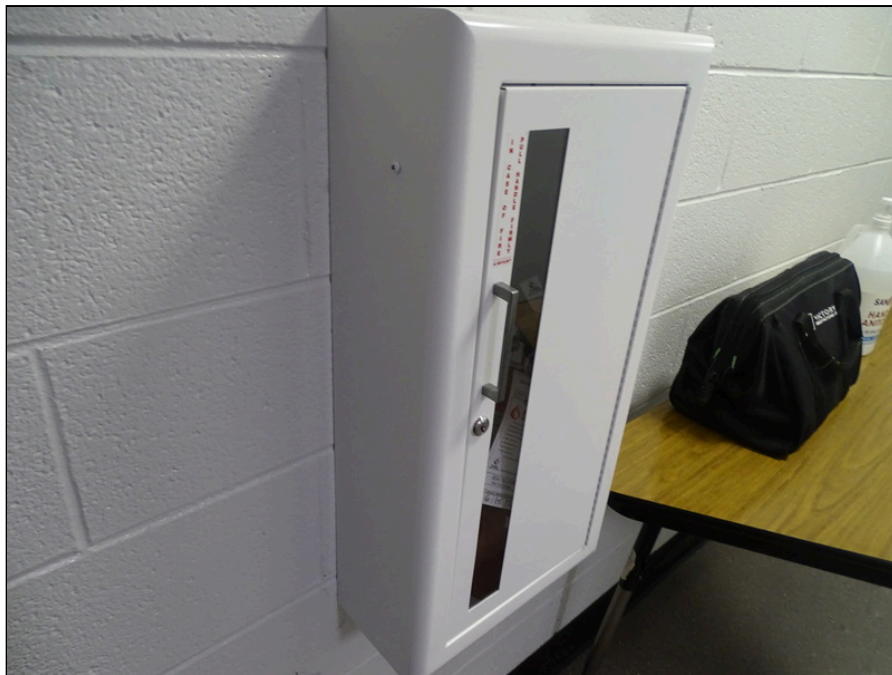
55 - Typical electrical circuit breaker panel



56 - Solar panels located on north building roof



57 - Solar Power System electronic controls located in north building electrical room



58 - Typical fire extinguisher



59 - Fire alarm control panel



60 - Fire alarm bell and strobe



61 - Fire alarm bell and strobe



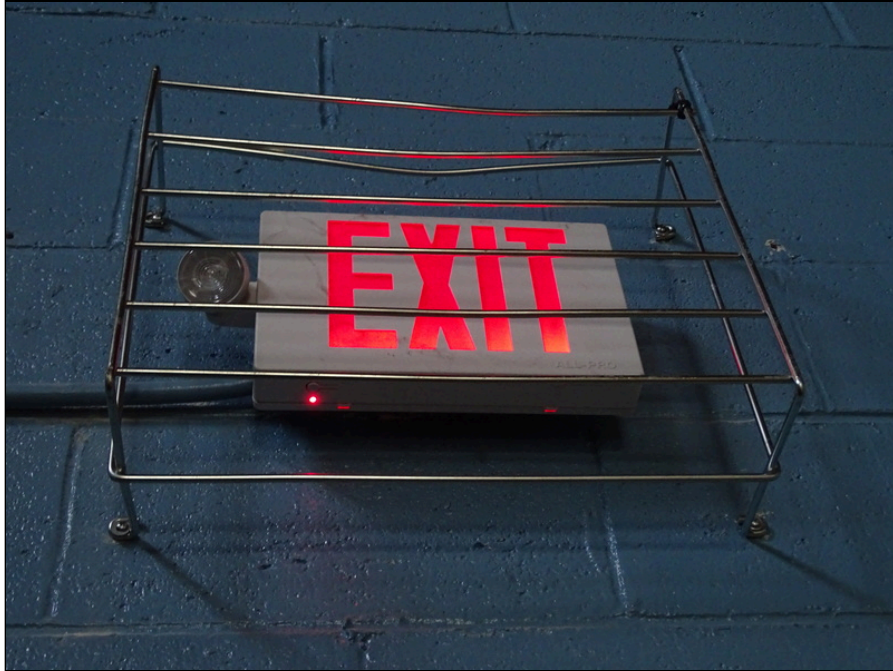
62 - Fire alarm pull down station



63 - Fire alarm pull down station



64 - Exit sign and emergency lighting



65 - Exit sign and emergency lighting



66 - Smoke detector



67 - Security camera



68 - Security system electronics



69 - Security system electronics



70 - Interior finishes lobby area



71 - Interior finishes office area



72 - Interior finishes classroom area



73 - Interior finishes office area



74 - Interior finishes meeting area



75 - Interior finishes corridor area



76 - Interior finishes kitchen area



77 - Interior finishes utility room area



78 - Interior finishes classroom area



79 - Accessible parking space



80 - Curb ramp with truncated domes



81 - Accessible toilet



82 - Catch Basin Drain



83 - Channel Drain - Clogged



84 - Downspout Discharge - North Building



85 - Slanted Downspout - North Building



86 - Rock Weighing Down CB Drain



87 - Downspout Discharge - North Building



88 - Lugo-McGinness Plumbing Vents Gym

Appendix V: RESUMES

Michael G. Doyle, AIA

Principal Architect – Facilities Department

EDUCATION

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

REGISTRATIONS

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

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

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

RELEVANT PROJECT EXPERIENCE

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

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

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

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

ADDITIONAL PROJECT EXPERIENCE

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



DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER



CERTIFICATIONS

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

SKILLS

Code Compliance
Construction Administration
Special Inspection Services
Condition Assessments
Forensic Consultation

PROFESSIONAL MEMBERSHIPS

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 MEMBERSHIPS

American Wood Council
USGBC

EDUCATION

Montgomery College, 1991
Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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





William R. Pratt, PE

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

EDUCATION

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

REGISTRATIONS

Professional Engineer: DC, VA, MD

ICC Commercial Building, Plumbing, and Mechanical Inspector

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

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

SELECT PROJECT EXPERIENCE – PCA

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

SELECT PROJECT EXPERIENCE – CODE COMPLIANCE AND SPECIAL INSPECTIONS

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

