MCGUFFEY ART CENTER
201 2ND STREET NW
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

SEPTEMBER 20, 2021

September 20, 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 McGuffey Art Center, 201 2ND 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

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Project Manager
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703-471-8400

Michael G. Doyle, AIA
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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		$16,000
3.2.5 Flatwork		X		Replace		$15,000
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Repair		$50,000
3.3.4 Exterior Doors		X		Replace		$32,000
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems		X	X	Repair		$62,000
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		Replace		$45,000
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	X			Repair	$1,000	
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.7.1 Tenant Spaces	X			None		
3.8 Accessibility (ADA) Compliance	X			None		
Totals					$1,000	$221,000

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$1,000	$0.03

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$221,000.00	$6.46	$0.32
Replacement Reserves, w/20, 2.5% escalation	$269,405.95	$7.87	$0.39

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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 McGuffey Art 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 McGuffey Art Center property, located at 201 2ND Street NW, in Charlottesville, Virginia, consists of a Three-story building. The building totals approximately 34,217 square feet. Parking is provided with At grade asphalt paving. The Government building was reportedly constructed in 1916 and was renovated as recently as 1995 after renovations due to a fire. In addition, major renovations of mechanical, electrical, plumbing systems and the installation of an elevator system were reportedly completed in 1995. A small out building previously used for storage is used for two small tenant studio spaces.

SURVEY INFORMATION	
Date of Assessment	May 13, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Partly Cloudy | 70F
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	1.88
Major Cross Streets	Market Street
Pavement - Parking	At grade asphalt paving
Number of Parking Spaces	31
Number of Accessible Spaces	Two
Number of Van Accessible Spaces	Two
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Government
Number of Buildings	One
Building Height	Three-story
Square Footage	34,217
Year Constructed	1916
Year Remodeled	1995

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Masonry bearing walls with wood roof framing
Roof	Slate shingle
Exterior Finishes	Brick masonry
Windows	Wood-framed single-pane, none, and none
Entrance	Wood doors

BUILDING SYSTEMS	
HVAC System	Central heating system with window air conditioning units and ceiling fans located in the central corridors
Domestic Hot Water	Gas water heater
Water Distribution	Copper
Sanitary Waste Line	PVC/cast iron
Electrical Service	3-phase 4-wire 1,000 amps
Branch Wiring	Copper
Elevators	One - Thyssen / hydraulic
Fire Suppression System	Dry sprinkler system and fire extinguishers with fire alarm with control panel

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
3.5 VERTICAL TRANSPORTATION SYSTEMS					
REPAIR ELEVATOR PHONE SYSTEM	1	EA	$1,000.00	100%	$1,000
Total Repair Cost					$1,000.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.4 Paving, Curbing, and Parking																													
REPAIR AND RE-STRIPE ASPHALT PAVEMENTS AS NEEDED	20	5	15	8,000	SF	$2.00	$16,000	100%															$16,000						$16,000
3.2.5 Flatwork																													
REPLACE SPALLING CONCRETE SIDEWALK AT NORTH SIDE	25	23	2	1	LS	$5,000.00	$5,000	100%		$5,000																			$5,000
REPAIR STEPS AT EAST ENTRANCE	30	29	1	1	LS	$10,000.00	$10,000	100%	$10,000																				$10,000
3.3.3 Building Exteriors																													
REPOINT BRICKWORK, REPLACE, PAINT WOOD TRIM SEALANTS AS NEEDED	20	10	10	1	LS	$50,000.00	$50,000	100%					$12,500					$12,500					$12,500					$12,500	$50,000
3.3.4 Exterior Doors																													
REPLACE WOOD EXTERIOR DOORS	40	30	10	4	LS	$8,000.00	$32,000	100%										$32,000											$32,000
3.3.6 Roofing Systems																													
REPAIR MISALIGNED AND DETERIORATED SLATE ROOFING SYSTEM AS NEEDED	50	49	1	1	LS	$54,000.00	$54,000	100%	$6,000		$6,000		$6,000		$6,000		$6,000		$6,000		$6,000		$6,000		$6,000				$54,000
INSTALL EXTENDED LADDER FOR ATTIC AND ROOF ACCESS				1	LS	$3,000.00	$3,000	100%	$3,000																				$3,000

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
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Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	19	1	1,000	SF	$5.00	$5,000	100%	$5,000																			$5,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	11	1	1	EA	$1,000.00	$1,000	100%	$1,000																			$1,000
3.4.2.1 Equipment																												
REPLACE BOILER	20	19	1	1	EA	$25,000.00	$25,000	100%	$25,000																			$25,000
REPLACE WALL MOUNTED RADIATORS AS NEEDED	25	21	4	1	LS	$15,000.00	$15,000	100%				$5,000					$5,000					$5,000							$15,000
REPLACE WINDOW AIR CONDITIONER UNITS AS NEEDED	15	14	1	1	LS	$5,000.00	$5,000	100%	$1,250				$1,250					$1,250					$1,250						$5,000
Total (Uninflated)									$51,250.00	$5,000.00	$6,000.00	$5,000.00	$19,750.00	$0.00	$6,000.00	$0.00	$11,000.00	$45,750.00	$6,000.00	$0.00	$6,000.00	$5,000.00	$35,750.00	$0.00	$6,000.00	$0.00	$0.00	$12,500.00	$221,000.00
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)									$51,250.00	$5,125.00	$6,303.75	$5,384.45	$21,800.30	$0.00	$6,958.16	$0.00	$13,402.43	$57,135.48	$7,680.51	$0.00	$8,069.33	$6,892.56	$50,513.81	$0.00	$8,907.03	$0.00	$0.00	$19,983.13	$269,405.95

Evaluation Period:	20
# of Square Feet:	34,217
Reserve per Square Feet per year (Uninflated)	$0.32
Reserve per Square Feet per year (Inflated)	$0.39

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 McGuffey Art Center 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 Three-story Government building.

3.1.1 Property Location

The Property is located at 201 2ND Street NW in Charlottesville, Virginia.

Surrounding Properties	
North	McGuffey Park
East	2ND Street NW
South	Market Street
West	Commercial properties

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

3.1.2 Construction History

We understand that the building was constructed approximately 105 years ago in 1916 and was reportedly renovated in 1981 after a fire. In addition, upgrades to the mechanical, electrical, plumbing, and addition of an elevator system were reportedly done in 1995. A small out building previously used for storage is used for two small tenant studio spaces.

3.1.3 Current Property Improvements

The Government building, located at 201 2ND Street NW, in Charlottesville, Virginia, consists of a Three-story building. The building totals approximately 34,217 square feet. Parking is provided with At grade asphalt paving.

3.2 SITE CONDITIONS

3.2.1 Topography

TOPOGRAPHY		
Item	**Description**	**Condition**
Slope of the property	The property generally slopes to the east and south	Good
Adjoining Properties	Up slope to the north and west and down slope to the east and south	Good

Comments

The property is generally slopes from the northwest to the southeast. The adjoining properties are located down gradient to the southeast and up gradient to the northwest 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	Sheet flow to the south	Good
Landscape Drainage	To the east and south	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Asphalt	Good
Fire Truck Access	West side of the building	Good
Easements		N/A

Comments

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

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Fading observed	Fair
Quantity of Parking Spaces	31	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Perpendicular to aisle	Good
Site Circulation	2-way drive aisles	Good
Lighting	Building mounted	Good
Accessible Spaces	Two	Good
Accessible Aisles	One	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At grade asphalt paving	Good
Drainage	Sheet flow	Good
Repair History	Patching noted	Good
Concrete Curbs and Gutters	Curb	Good
Dumpster Pad	Asphalt	Good

Comments

Asphalt-paved drive lanes are located on the west side of the site. The asphalt pavement was observed to be in generally good condition although the line striping was cracked in some areas. The expected useful life of asphalt pavement is 20 years. We recommend repairing areas of asphalt pavement on an as-needed basis and have provided an allowance to overlay the asphalt pavement later in the report period.

Photographs

Typical storm water drainage

Asphalt paving - note fading of striping and some cracking

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR AND RE-STRIPE ASPHALT PAVEMENTS AS NEEDED	20	5	15	15	$16,000
Total					$16,000

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks with spalling observed	Fair
Steps	East entrance and north side of site	Good
Ramp	South side of site	Good
Handrails	Steel	Good

Comments

At the north side of the site Concrete sidewalks of undetermined thickness are provided. At the south end of the site a concrete ramp is provided. Regularly spaced control joints were observed. Several sections of the Concrete sidewalks at the north side of the site were observed to be spalling. We recommend that the spalling sections of Concrete sidewalks sidewalk be replaced.

The concrete steps at the east entrance were observed to be spalling. We recommend repairing the spalling area of concrete steps.

Photographs

Typical concrete sidewalks - note spalling

Typical concrete sidewalks - note deterioration

Typical concrete steps- note spalling

Typical steel hand rail - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SPALLING CONCRETE SIDEWALK AT NORTH SIDE	25	23	2	2	$5,000
REPAIR STEPS AT EAST ENTRANCE	30	29	1	1	$10,000
Total					$15,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature	Good
Planting Beds	South side of site	Good
Lawn Areas	East side of site	Good
Monumental Sign	Located at southeast end of site	Good
Retaining Walls	Located at north end of site	Good

Comments

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

Photographs

Typical concrete retaining wall

Typical landscaping

3.2.7 Recreational Facilities

Comments

The property does not contain recreational areas.

3.2.8 Special Utility Systems

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	Mechanical room at west side of the building	Good

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	Clay block first level and wood framing above	Good
Roof Framing	Wood	Good
Columns		N/A
Load Bearing Walls	Masonry	Good

Comments

The structure of the building consists of Masonry bearing walls with wood roof framing with clay block first floor framing and wood framing for upper levels. The structural frame of the building was generally in good condition.

Photographs

First floor framing with masonry column and wall

Wood roof framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	Deterioration observed	Good/Fair
Wood Trim and Cornice	Recently renovated	Good/Fair
Paint	Wood trim	Good/Fair

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Sealants	Various	Good/Fair

Comments

The primary exterior of the building consists of Brick masonry with wood trim and wood cornice. It was reported that an extensive building enevelope project in 2017 included masonry repointing and replacement, wood cornice repairs and painting, and a window restoration project. The building exteriors were generally in good to fair condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints was observed in places. We recommend re-pointing of the deteriorated mortar joints during the report period.

The wood trim and exterior framing are painted. The paint was in good to fair condition. We recommend the wood trim be painted during the report period as needed.

Exterior sealants are located around the window and door frames, horizontal joints, and vertical joints in the Brick masonry. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in good to fair condition. The sealants were observed to be hard and separated from the substrate. We recommend that the exterior sealants be replaced during brick repointing.

Photographs

Typical exterior east side

Typical exterior east side

Typical exterior wall

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK, REPLACE, PAINT WOOD TRIM SEALANTS AS NEEDED	20	10	10	5 10 15 20	$12,500 $12,500 $12,500 $12,500
Total					$50,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Wood doors at east entrance	Fair
Personnel Doors	Located at the north, south, and west sides of the building	Fair
Door Hardware	Operable	Fair
Accessibility Controls	Accessible entrance through elevator	N/A
Overhead/Roll-up Doors		N/A

Comments

The main entrances are Wood doors. The main entrance doors were generally in fair condition. Wood personnel doors are located on the north, south, and west sides of the site. The personnel doors were generally in fair condition. Exterior doors typically have an expected useful life of 20 to 30 years. We recommend replacing the wood doors during the report period.

Photographs

Wood doors at main entrance at the east side of the building

Wood personnel doors at the north side of the building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WOOD EXTERIOR DOORS	40	30	10	10	$32,000
Total					$32,000

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Wood	Good
Glass Pane	Single pane	Good
Operation	Operable	Good
Screen		N/A

WINDOWS		
Item	**Description**	**Condition**
Exterior Header	Unfinished concrete	Good
Exterior Sill	Unfinished concrete	Good

Comments

The window system for the building primarily consists of Wood-framed single-pane operable window units with inoperable wood-framed single-pane window units located above the entrances. The expected useful life of windows is typically 30 years. The exterior windows were recently restored and generally in good condition.

Photographs

Typical exterior window units - note recent restoration

Typical exterior window units - note recent restoration

Typical exterior window units - note recent restoration

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Slate Shingle	Deterioration observed	Fair
Insulation	Located in attic space	Good
Substrate/Deck	Wood	Fair
Slope/Pitch		Good
Drainage	Gutters with downspouts	Fair
Plumbing Vents	Flashed	Fair
Roof Age	Unknown	Fair
Asphalt Shingle	Located over southwest studio area	Fair/poor

Comments

The roofing system consists of a Slate shingle roofing system over the building. Deterioration was observed in general at various locations on the building. 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.

An asphalt shingle roofing system is located over the small southwest studio area. The asphalt shingle roofing system was generally in fair to poor condition. The expected useful life of an asphalt shingle roofing system is 20 years with proper maintenance. We recommend replacing the asphalt shingle roofing system during the report period.

Photographs

Slate shingle roofing system - note deterioration

Slate shingle roofing system - note deterioration

Slate shingle roofing system - note deterioration

Asphalt shingle roofing system located over studio area

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR MISALIGNED AND DETERIORATED SLATE ROOFING SYSTEM AS NEEDED	50	49	1	1 3 5 7 9 11 13 15 17	$6,000 $6,000 $6,000 $6,000 $6,000 $6,000 $6,000 $6,000 $6,000
INSTALL EXTENDED LADDER FOR ATTIC AND ROOF ACCESS	-	-	-	1	$3,000
REPLACE ASPHALT SHINGLED ROOFING SYSTEM	20	19	1	1	$5,000
Total					$62,000

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

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

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Clean-outs	PVC/cast iron	Good

Comments

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

Waste Lines

The waste lines in the building are PVC/cast iron. The expected useful life of PVC/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	Gas water heater	Fair
Water Storage	In heater	Fair

Comments

Domestic hot water to the building is provided by Gas water heater located in the main utility room. The Gas water heater was manufactured by State Industries, reportedly in 1998. The expected useful life of a Gas water heater is approximately 12 to 15 years and We recommend the Gas water heater be replaced.

Photographs

Gas domestic water heater

Recommendations

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

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers	Reportedly installed in 1998	Fair
Central Plant Pumps	Reportedly installed in 1998	Fair
Window Unit Air Conditioners	Located at select locations based on tenants	Fair
Radiators	Wall units	Fair
Ceiling Fans	Located in corridors	Fair

Comments

The building is served by a Central heating system with window air conditioning units. The system includes a boiler, manufactured by Superior Boiler Works, Inc., supplying hot water heating to wall-mounted radiator units. The boiler and radiator units were reportedly installed in 1998. The installation date of the window air conditioning units was generally unknown and varied by manufacturer.

The expected useful life of an older boiler system is generally 15 to 20 years. We recommend replacing the boiler and associated pumps during the report period. The recommended useful life of radiator units can generally vary, therefore, we recommend replacement as needed during the report period.

Photographs

Boiler system located in main utility room

Typical radiator unit

Typical window air conditioning unit

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILER	20	19	1	1	$25,000
REPLACE WALL MOUNTED RADIATORS AS NEEDED	25	21	4	4 9 14	$5,000 $5,000 $5,000
REPLACE WINDOW AIR CONDITIONER UNITS AS NEEDED	15	14	1	1 5 10 15	$1,250 $1,250 $1,250 $1,250
Total					$45,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Plumbing Pipe System	Insulated piping	Good
Ducts		N/A
Return Air		N/A

Comments

The hot water heating system is distributed by insulated piping. The piping was generally in good condition.

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Analog controls	Good

Comments

The thermostats are analog. 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	West side of the building	Good
Master (House) Meter	W est side of the building	Good

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical entrance is located on the west side of the building and provides 1,000 amp, 3-phase, 4-wire service. The switchgear was reportedly manufactured in 1995 by General Electric. The expected useful life of switchgear is 50 years with proper maintenance. The switchgear was generally in good condition.

Photographs

Electrical meter located in the main utility room

Main electrical switchgear located in the main utility room

3.4.3.2 Distribution

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

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the building. The circuit breaker panels were manufactured by General Electric and reportedly installed in 1995. The circuit breaker panels were observed to be in generally good condition. A building transformer manufactured by Cutler-Hammer in 1995 was located in the main utility room. The building transformer was generally in good condition.

Photographs

Typical circuit breaker panel

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	One	Good
Capacity	2,500 pounds	Good
Manufacturer and Type	Thyssen / hydraulic	Good
Maintenance Contractor	Thyseen Krupp	Good
Date of Last Maintenance Inspection	March 5, 2021	Good
Cab Finishes	Metal panel	Good
Elevator Inspection	Provided by E & F Elevator Inspections and Consulting, Inc.	Good
Door Sensors	Operable	Good
Speed	125 feet per minute	Good
Floor Leveling	Operable	Good
Control System	Located at ground level	Good
Phone System	Noted as inoperable in last elevator inspection report	Poor
Lighting	Operable	Good

ELEVATORS		
Item	**Description**	**Condition**
Equipment Room		Good

Comments

The building is served by one passenger elevator. The elevator was manufactured by Thyssen Krupp and was reportedly installed in 1995. The elevator system was inspected by E & F Elevator Inspections and Consulting, Inc. on March 5, 2021. The report notes that the phone system is not operating. We recommend this be repaired immediately as a life safety issue. The expected useful life of the elevator controls is 30 to 40 years with proper maintenance. Routine maintenance is considered adequate to keep the elevator system in good condition during the projection period of this report.

Photographs

Elevator at ground level

Elevator cab interior

Elevator machinery and controls

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR ELEVATOR PHONE SYSTEM	-	-	0	Immediate	$1,000
Total					$1,000

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (dry)	Automatic	Good
Sprinkler Heads	Located throughout the building	Good
Date of Last Inspection (sprinkler system)	4/7/2021	Good
Sprinkler Pump		N/A
Sprinkler Pump Controller		N/A
Sprinkler Pipe Material	Black steel, Victalic	Good
Jockey Pump		N/A
Fire Extinguishers	Located throughout the building	Good

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Date of Last Inspection (Fire Extinguishers)	June 10, 2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Fire Hydrants	2nd Street	Good

Comments

The fire suppression system is a Dry sprinkler system and fire extinguishers. The fire suppression system was observed but not tested. The sprinklers are connected to the fire alarm and security system.

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

Fire hydrants are located along 2nd Street NW. The fire hydrants were observed to be in good condition.

Photographs

Typical fire extinguisher

Typical sprinkler head

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Located in main office on first level	Good
Central Fire Alarm Control Panel	Mechanical room	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

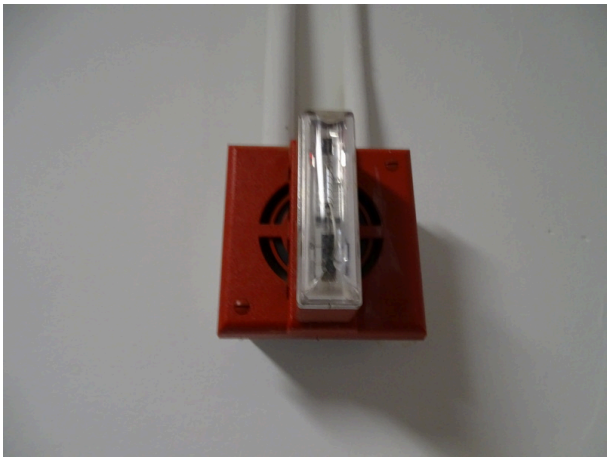
Comments

The fire alarm system was observed but not tested.

A fire annunciation panel, manufactured by Altronix, is located in the main office on the first level. The fire annunciation panel was observed to be in good condition.

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

Photographs



Typical fire alarm strobe and bell

Typical fire alarm pull down station

3.7 INTERIOR BUILDING COMPONENTS

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted plaster	Good
Ceiling Finishes	Painted plaster	Good
Fixtures	Includes toilets, urinal, and wall hung lavatories	Good
Accessories	Includes mirrors, partitions, soap and towel dispensers	Good
Ventilation	Exhaust fan	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted plaster and tile	Good
Ceiling Finishes	Painted plaster	Good

CORRIDORS		
Item	**Description**	**Condition**
Lighting	Incandescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

STAIRS		
Item	**Description**	**Condition**
Location	North and south ends of the building	Good
Enclosure		Good
Framing Support	Steel	Good
Treads	Slate	Good
Risers	Slate	Good
Nosing	Slate	Good
Handrails	Steel and wood	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

Comments

The interior common building areas include a restrooms, corridors, and stairways. We understand that the common area interiors were renovated in 1995.

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

The finishes in the corridors include wood floors, painted plaster and/or tile walls, and painted plaster ceilings. The finishes in the corridors were observed to be in generally good condition. Some corner wall tile was noted to be chipped and should be replaced as a maintenance item.

Two stairwells serve the building. The stairwells were observed to be in generally good condition with some railings in need of repainting. We recommend maintenance repainting of the railings as needed.

3.7.1 Tenant Spaces

STUDIO TENANT SPACES		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted plaster	Good
Ceiling Finishes	Painted plaster	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

Comments

The interior tenant studio spaces included wood floors, painted plaster walls and ceilings, and fluorescent light fixtures . The tenant studio spaces were reportedly renovated in 1995. We understand that the common area interiors were renovated in good condition.

Photographs

Interior finishes for office area

Interior finishes for office 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 McGuffey Art 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 subject to compliance with Title III of the ADA.

The parking area serving the property has a total of approximately 31 parking spaces. Of the parking spaces, Two are accessible with Two being van accessible. Accessibility requires that 2 accessible parking spaces be provided in parking areas with a total of 26 to 50 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 spaces on west side of the building

Typical assessible toilet

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

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
2.	Have any ADA improvements been made to the property since original construction?	Yes	installation of elevator and restroom renovations in 1995
3.	Has building ownership/management reported any ADA complaints or litigation?	No	
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	Two out of the 31 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	Two out of the Two 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	
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	

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

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

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

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

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

ECS was provided access to drawings, certificate of occupancy, safety inspection records, and warranty information stored on site.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and 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

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 McGuffey Art 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 McGuffey Art Center building is $221,500. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $3,433,833.45. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.07. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of McGuffey Art Center is rated as fair.

8.0 LIMITATIONS AND QUALIFICATIONS

ECS's FCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a property's building systems. Preparation of a FCA in accordance with ASTM E 2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and cannot reduce the potential that such component or system may not be initially observed.

This FCA was prepared recognizing the inherent subjective nature of ECS's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that ECS's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. ECS’s opinions are generally formed without detailed knowledge from individuals familiar with the component’s or system’s performance.

The opinions ECS expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by a prudent professional in the same community under similar circumstances. ECS assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent ECS' professional judgment based on information obtained during the course of this assignment. ECS's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

Site Map

McGuffey Art Center - FCA 2021

Aerial Photograph

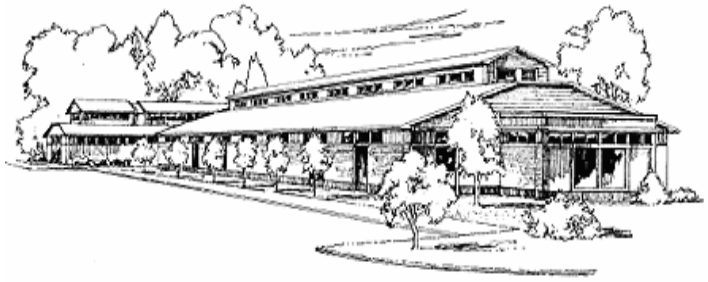
McGuffey Art Center - FCA 2021

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

Square Foot Cost Estimate Report

Date: **9/21/2021**

Estimate Name	**McGuffey Art Center**
	City of Charlottesville 201 2ND Street NW Charlottesville Virginia 22902
Building Type	Community Center with Decorative Concrete Block / Bearing Walls
Location	CHARLOTTESVILLE, VA
	3.00
Stories Height	15.00
Floor Area (S.F.)	34,217.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$100.35
Total Building Cost	**$3,433,833.49**



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

** **Area, Stories entered is outside the range recommended by RSMeans.**

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**4.8%**	**$3.54**	**$121,133.69**
A1010	**Standard Foundations**			**$1.82**	**$62,384.47**
	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8" thick	125.00		$0.21	**$7,207.00**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	500.00		$0.99	**$33,820.50**
	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide	500.00		$0.53	**$18,101.50**
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	20.53		$0.10	**$3,255.47**
A1030	**Slab on Grade**			**$1.64**	**$56,210.55**

		Quantity	% of Total	Cost Per SF	Cost
	Slab on grade, 4" thick, non industrial, reinforced	11,405.67		$1.64	**$56,210.55**
A2010	**Basement Excavation**			**$0.07**	**$2,538.67**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	11,405.67		$0.07	**$2,538.67**
B Shell			**22.0%**	**$16.36**	**$559,829.00**
B1020	**Roof Construction**			**$2.86**	**$97,727.52**
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns/bearing wall, 35'x30' bay, 40 PSF superimposed load, 36.5" deep, 60 PSF total load	11,405.67		$2.69	**$91,934.81**
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns/bearing wall, 35'x30' bay, 40 PSF superimposed load, 36.5" deep, 60 PSF total load, add for column	11,405.67		$0.17	**$5,792.71**
B2010	**Exterior Walls**			**$7.78**	**$266,092.20**
	Concrete block (CMU) wall, split rib, 8 ribs, hollow, regular weight, 8x8x16, reinforced, vertical #5@32", grouted	18,000.00		$7.78	**$266,092.20**
B2020	**Exterior Windows**			**$2.24**	**$76,801.08**
	Windows, aluminum, sliding, standard glass, 8' x 4'	140.63		$2.24	**$76,801.08**
B2030	**Exterior Doors**			**$1.41**	**$48,176.65**
	Door, aluminum & glass, without transom, narrow stile, double door, hardware, 6'-0" x 7'-0" opening	3.42		$0.57	**$19,487.18**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	10.27		$0.84	**$28,689.47**
B3010	**Roof Coverings**			**$2.04**	**$69,774.35**
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	11,405.67		$0.88	**$30,146.55**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	11,405.67		$0.57	**$19,666.91**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	500.00		$0.37	**$12,579.90**
	Flashing, aluminum, no backing sides, .019"	500.00		$0.06	**$2,066.71**
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	500.00		$0.16	**$5,314.28**
B3020	**Roof Openings**			**$0.04**	**$1,257.20**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1.00		$0.04	**$1,257.20**
C Interiors			**26.9%**	**$20.03**	**$685,355.40**
C1010	**Partitions**			**$4.18**	**$142,922.05**
	8" concrete block partition	5,611.59		$1.09	**$37,374.58**
	Metal partition, 5/8"fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	24,440.71		$3.08	**$105,547.47**

		Quantity	% of Total	Cost Per SF	Cost
C1020	**Interior Doors**			**$1.08**	**$37,085.58**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	34.22		$1.08	**$37,085.58**
C1030	**Fittings**			**$1.25**	**$42,752.56**
	Toilet partitions, cubicles, ceiling hung, stainless steel	34.22		$1.07	**$36,762.98**
	Directory boards, outdoor, black plastic, 36" x 24"	3.42		$0.10	**$3,472.82**
	Bulletin board, cork sheets, no frame, 1/4" thick	85.54		$0.01	**$383.70**
	Chalkboards, wall hung, aluminum, wood frame & chalktrough	136.87		$0.05	**$1,595.16**
	Mail boxes, horizontal, front loaded, aluminum, 10" x 12" x 15" deep	3.42		$0.02	**$537.90**
C3010	**Wall Finishes**			**$1.85**	**$63,143.38**
	2 coats paint on masonry with block filler	18,000.00		$1.05	**$35,933.04**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	48,881.43		$0.80	**$27,210.34**
C3020	**Floor Finishes**			**$4.11**	**$140,559.16**
	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz	17,108.50		$2.44	**$83,459.37**
	Carpet, padding, add to above, 2.7 density	17,108.50		$0.45	**$15,355.22**
	Vinyl, composition tile, maximum	17,108.50		$1.22	**$41,744.57**
C3030	**Ceiling Finishes**			**$7.57**	**$258,892.67**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	34,217.00		$7.57	**$258,892.67**
D Services			**43.6%**	**$32.44**	**$1,109,868.00**
D2010	**Plumbing Fixtures**			**$3.44**	**$117,599.11**
	Water closet, vitreous china, tank type, 2 piece close coupled	28.40		$1.00	**$34,366.41**
	Urinal, vitreous china, stall type	5.37		$0.33	**$11,321.10**
	Lavatory w/trim, vanity top, PE on CI, 18" round	11.29		$0.50	**$17,081.33**
	Kitchen sink w/trim, countertop, PE on CI, 32" x 21" double bowl	5.37		$0.23	**$7,896.83**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18"	5.37		$0.67	**$22,958.34**
	Water cooler, electric, floor mounted, dual height, 14.3 GPH	10.78		$0.70	**$23,975.10**
D2020	**Domestic Water Distribution**			**$9.42**	**$322,450.38**
	Electric water heater, commercial, 100< F rise, 350 gal, 180 KW 738 GPH	5.37		$9.42	**$322,450.38**
D2040	**Rain Water Drainage**			**$0.57**	**$19,588.31**
	Roof drain, CI, soil,single hub, 3" diam, 10' high	5.37		$0.26	**$8,922.34**
	Roof drain, CI, soil,single hub, 4" diam, 10' high	5.37		$0.31	**$10,665.97**
D3050	**Terminal & Package Units**			**$9.97**	**$341,039.13**

		Quantity	% of Total	Cost Per SF	Cost
	Rooftop, single zone, air conditioner, schools and colleges, 10,000 SF, 38.33 ton	34,217.00		$9.97	**$341,039.13**
D4010	**Sprinklers**			**$3.01**	**$102,964.77**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	34,217.00		$3.01	**$102,964.77**
D5010	**Electrical Service/Distribution**			**$0.28**	**$9,653.13**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1.00		$0.07	**$2,351.00**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	50.00		$0.05	**$1,699.25**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.50		$0.16	**$5,602.88**
D5020	**Lighting and Branch Wiring**			**$4.61**	**$157,589.81**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	34,217.00		$1.38	**$47,079.17**
	Miscellaneous power, 1.2 watts	34,217.00		$0.25	**$8,513.19**
	Central air conditioning power, 3 watts	34,217.00		$0.46	**$15,626.90**
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF	41,060.40		$2.52	**$86,370.55**
D5030	**Communications and Security**			**$1.01**	**$34,505.11**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1.51		$0.73	**$24,867.89**
	Fire alarm command center, addressable without voice, excl. wire & conduit	3.42		$0.28	**$9,637.22**
D5090	**Other Electrical Systems**			**$0.13**	**$4,478.25**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	6.84		$0.13	**$4,478.25**
E Equipment & Furnishin			**2.7%**	**$1.97**	**$67,394.27**
E1010	**Commercial Equipment**			**$0.77**	**$26,507.43**
	Kitchen equipment, frozen food, chest type, 12 FT long	3.42		$0.77	**$26,507.43**
E1090	**Other Equipment**			**$1.19**	**$40,886.84**
	Furnishings, wardrobes & coatrack, wall mounted rack, steel frame & shelves,12" x 15" x 50"	102.65		$0.14	**$4,644.60**
	Architectural equipment, kitchen equipment, cooler, beverage, reach-in, 6 FT long	3.42		$0.33	**$11,220.51**
	Architectural equipment, kitchen equipment range, restaurant type, burners, 2 ovens & 24" griddle	3.42		$0.49	**$16,866.31**
	Architectural equipment, kitchen equipment, range hood, including CO2 system, elect. stove	3.42		$0.24	**$8,155.42**

	Quantity	% of Total	Cost Per SF	Cost
F Special Construction		0.0%	$0.00	$0.00
G Building Sitework		0.0%	$0.00	$0.00
Sub Total		100%	$74.34	$2,543,580.36
Contractor's Overhead & Profit		25.0 %	$18.58	$635,895.09
Architectural Fees		8.0 %	$7.43	$254,358.04
User Fees		0.0 %	$0.00	$0.00
Total Building Cost			**$100.35**	**$3,433,833.49**

Appendix III: FIRE SPRINKLER INSPECTION

INSPECTION AND TESTING FORM OF WATER BASED FIRE PROTECTION SYSTEMS

1. PROPERTY INFORMATION

Name of property: McGuffey Arts Center (4433-22902-00018)
Address: 201 2ND ST NW, Charlottesville, VA
Description of property:
Name of property representative: City of Charlottesville (30548899), Jason Davis (434-964-6771) davisja@charlottesville.org
Address: 315 4th St NW, Charlottesville, VA 22903
Phone: 434-962-3643 Fax: 434-970-3026 E-mail: staplesk@charlottesville.org

2. TESTING INFORMATION

Testing Organization: SIEMENS Organization License No.:
Address: 5106 Glen Alden Drive, Richmond, VA 23231
Phone: 804-222-6680 Fax: None E-mail: None
Start Date/Time: Completion Date/Time:
Contract Info: City of CVille Sprinkler (2600105673) Notification Number: 5102050613
Inspection Type:

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

3. GENERAL INFORMATION (TO BE COMPLETED BY OWNER)

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

4. INSPECTOR'S SECTION

4.1 Inspections

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

4.2 Testing

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

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

5. MAIN DRAIN / TRIP TESTS RESULTS

5.1 Report Totals

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %
11	6	54.5%	5	45.5%	0	0%

5.2 Report Totals by Type

Total Qty	Functionally Tested Qty	Functionally Tested %	Visually Tested Qty	Visually Tested %	Failed Qty	Failed %	Device or System Type
1	1	100%	0	0%	0	0%	Dry Sprinkler Systems
1	1	100%	0	0%	0	0%	Wet Sprinkler Systems
1	0	0%	1	100%	0	0%	Sprinkler FDC - 2 Inlets
1	1	100%	0	0%	0	0%	Sprinkler High- or Low-Pressure Devices
4	1	25%	3	75%	0	0%	Sprinkler Water Control Valves
3	2	66.7%	1	33.3%	0	0%	Sprinkler Waterflow Alarm Devices

5.3 Report Details by Type

Dry Sprinkler Systems

Row	Date	Address	Location	Model	Water Source	Source PSI	Test Pipe Size	Static PSI	Residual PSI	Trip Test	Initial Air PSI	Tripped Air PSI	Water PSI	Trip Time (sec)	Restored Static PSI	Restore Time (sec)	Qty of Low Point Drains	5 Year Performed	Visual/ Functional	Pass/ Fail
1	04/07/21	01:Dry System	Basement	4 Viking F-1	City	75	2	80	70	Alarm	30	NA	NA	NA	75	NA	2	Yes	Functional	Pass

Wet Sprinkler Systems

Row	Date	Address	Location	Model	Water Source	Source PSI	Test Pipe Size	Static PSI	Residual PSI	Restored Static PSI	Restore Time (sec)	5 Year Performed	Visual/ Functional	Pass/ Fail
1	04/07/21	01:Wet System	Basement Wet	3 Viking J-1	City	75	2	75	NA	NA	NA	NA	Functional	Pass

Sprinkler FDC - 2 Inlets

Row	Date	Address	Location	Visual/ Functional	Pass/ Fail
1	04/07/21	01:FDC	Parking Lot	Visual	Pass

Sprinkler High- or Low-Pressure Devices

Row	Date	Address	Location	Model	Visual/ Functional	Pass/ Fail
1	04/07/21	01:Dry System:3	Dry Riser	Viking 917A	Functional	Pass

Sprinkler Water Control Valves

Row	Date	Address	Location	Model	Fitting Type	Control Valve Type	Supervision Type	Size	Visual/ Functional	Pass/ Fail
1	04/07/21	01:Dry System:Control 3	Dry Riser		Flg/Flg	OSY	Electronic	4	Functional	Pass

Sprinkler Water Control Valves

Row	Date	Address	Location	Model	Fitting Type	Control Valve Type	Supervision Type	Size	Visual/ Functional	Pass/ Fail
2	04/07/21	01:Wet System:Control 1	Backflow	Kennedy	Flg/Flg	OSY	Electronic	4	Visual	Pass
3	04/07/21	01:Wet System:Control 2	Backflow	Kennedy	Flg/Flg	OSY	Electronic	4	Visual	Pass
4	04/07/21	01:Wet System:Control 4	Wet Riser	Kennedy	Flg/Flg	OSY	Electronic	3	Visual	Pass

Sprinkler Waterflow Alarm Devices

Row	Date	Address	Location	Model	Type	Visual/ Functional	Pass/ Fail
1	04/07/21	01:Dry System:2	Dry Riser	Viking 07756	Pressure	Visual	Pass
2	04/07/21	01:Wet System:1	Wet Riser	Viking 07756	Pressure	Functional	Pass
3	04/07/21	01:Wet System:WMG	Riser Room	Viking	Mechanical	Functional	Pass

6. COMMENTS

Address	Location	NFPA Classification	Comment:
01:Dry System	Basement	Dry Sprinkler	5 year completed 2020.
01:Wet System	Basement Wet	Wet Sprinkler	5 year completed 2020.

7. DEFICIENCIES (ONLY RELATED TO NFPA 25)

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

Address	Location	NFPA Classification	Deficiencies:
01:Dry System	Basement	Dry Sprinkler	None to report.
01:Dry System:2	Dry Riser	Sprinkler Waterflow Alarm Device	None to report.
01:Dry System:3	Dry Riser	Sprinkler High- or Low-Pressure Device	None to report.
01:Dry System:Control 3	Dry Riser	Sprinkler Water Control Valve	None to report.
01:Wet System	Basement Wet	Wet Sprinkler	Tenants are not allowed to hang anything from sprinkler lines. Track lighting in Sarah B. Smith Gallery is attached to sprinkler lines, which is not permitted.
01:Wet System:1	Wet Riser	Sprinkler Waterflow Alarm Device	None to report.
01:Wet System:Control 1	Backflow	Sprinkler Water Control Valve	None to report.
01:Wet System:Control 2	Backflow	Sprinkler Water Control Valve	None to report.
01:Wet System:Control 4	Wet Riser	Sprinkler Water Control Valve	None to report.
01:Wet System:WMG	Riser Room	Sprinkler Waterflow Alarm Device	None to report.

8. IMPAIRMENTS

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

Address	Location	NFPA Classification	Impairments:
01:Dry System	Basement	Dry Sprinkler	None to report.
01:Dry System:2	Dry Riser	Sprinkler Waterflow Alarm Device	None to report.
01:Dry System:3	Dry Riser	Sprinkler High- or Low-Pressure Device	None to report.
01:Dry System:Control 3	Dry Riser	Sprinkler Water Control Valve	None to report.
01:Wet System	Basement Wet	Wet Sprinkler	None to report.
01:Wet System:1	Wet Riser	Sprinkler Waterflow Alarm Device	None to report.
01:Wet System:Control 1	Backflow	Sprinkler Water Control Valve	None to report.
01:Wet System:Control 2	Backflow	Sprinkler Water Control Valve	None to report.
01:Wet System:Control 4	Wet Riser	Sprinkler Water Control Valve	None to report.
01:Wet System:WMG	Riser Room	Sprinkler Waterflow Alarm Device	None to report.

9. CERTIFICATION

This Testing Was Performed in Accordance with Applicable NFPA Standards.

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

Name of Inspector:_ Inspector License #:

Signature: CRAIG BROWN Date: 4.7.21

10. ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE

Name of Owner or Representative: Jason Davis

Signature: _____ Date: _____

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

Appendix IV: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville - McGuffey
Arts Center
201 2nd Street North West
Charlottesville, VA 22903

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

Inspection Date
Jun 10, 2021

Building: City of Charlottesville - McGuffey Arts Center
Contact: Jason Davis
Title: Maintenance Tech

Company: Fire Solutions
Contact: Tommy VO
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: City of Charlottesville - McGuffey Arts Center
Address: 201 2nd Street North West
Address:
City/State/Zip: Charlottesville, VA 22903
Country: United States of America

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

Inspection Performed By

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

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

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	10	100.00%	10	100.00%	10	100.00%	0	0%
Totals	**10**	**100%**	**10**	**100.00%**	**10**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions

Inspector: Tommy VO

Building: City of Charlottesville - McGuffey Arts Center

Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - McGuffey Arts 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 boiler room 119.01	49753206 XF-108391	Inspected	06/10/21 7:42:03 AM
Fire Extinguisher, 5 Lbs, A.B.C.	Basement elevator room 119.05	49753203 G17169710	Inspected	06/10/21 7:45:34 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement hallway by studio 2 119.03	49753204 Y592180	Inspected	06/10/21 7:55:35 AM
Fire Extinguisher, 10 Lbs, A.B.C.	Basement hallway by studio 8 119.02	49753205 KC00971293	Inspected	06/10/21 7:43:49 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by office 119.07	49753201 YA679167	Inspected	06/10/21 7:47:23 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by studio 11 119.06	49753200 YU-404943	Inspected	06/10/21 7:49:06 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st hallway by studio 16 119.04	49753202 WR-588732	Inspected	06/10/21 7:46:59 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by office 119.09	49753198 N928669	Inspected	06/10/21 7:50:04 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd hallway by studio 21 119.10	49753199 E94076926	Inspected	06/10/21 7:49:50 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd hallway by studio 28 119.08	49753197 WR-588733	Inspected	06/10/21 7:50:59 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - McGuffey Arts Center

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

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

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville - McGuffey Arts 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 2022					
Hydrostatic Test					
Fire Extinguisher, A.B.C., 10 Lbs					
49753204	Basement hallway by studio 2 119.03	Y592180	05/02/10	05/02/17	05/02/10
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**1**
Due in 2023					
Breakdown/Maintenance					
Fire Extinguisher, A.B.C., 10 Lbs					
49753205	Basement hallway by studio 8 119.02	KC00971293	05/02/17	05/02/17	05/02/91
49753202	1st hallway by studio 16 119.04	WR-588732	05/02/17	05/02/17	05/02/04
49753197	2nd hallway by studio 28 119.08	WR-588733	05/02/17	05/02/17	05/02/04
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**3**
Fire Extinguisher, A.B.C., 5 Lbs					
49753206	Basement boiler room 119.01	XF-108391	05/02/17	05/02/17	05/02/05
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - McGuffey Arts 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%	10

Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	1	5 HI SA40 ABC	A.B.C.	10/07/2021
In Service - 3 Years to 5 Years				
Amerex				
Fire Extinguisher	1	AB456-18	A.B.C.	08/19/2018
In Service - 10 Years to 15 Years				
Ansul				
Fire Extinguisher	1	XA10H	A.B.C.	05/02/2010
Amerex				
Fire Extinguisher	1	AB500-09	A.B.C.	08/19/2009
Badger				
Fire Extinguisher	1	B5M-07	A.B.C.	08/19/2007
In Service - 15 Years to 25 Years				
Amerex				
Fire Extinguisher	1	AB500-06	A.B.C.	05/02/2006
Badger				
Fire Extinguisher	1	B5M-05	A.B.C.	05/02/2005
Fire Extinguisher	2	10MB-8H-04	A.B.C.	05/02/2004
In Service - 25 Years or Older				
Ansul				
Fire Extinguisher	1	SY-1014	A.B.C.	05/02/1991

Appendix V: ELEVATOR CERTIFICATES

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

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

Address: McGuffey Art Center
2nd St. N.W.
Charlottesville, VA

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

Id No: 1

Our Number: CV123

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

Inspected by: Steve Bowers
Signature: _____ Date: 3/5/21
QEI NO: E000983 **Certifying Organization: QEITF**

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

CHECKLIST FOR INSPECTION OF HYDRAULIC ELEVATORS

	OK	NG	NA		OK	NG	NA
4. OUTSIDE HOISTWAY				**5. PIT**			
4.1 Car platform guard	X			5.1 Pit access, lighting & stop switch	X		
4.2 Hoistway doors	X			5.2 Bottom clearance and runby	X		
4.3 Vision panels			X	5.3 Plunger and cylinder	X		
4.4 Hoistway door locking device	X			5.4 Car buffer	X		
4.5 Access to hoistway			X	5.5 Normal terminal stopping devices	X		
4.6 Power closing of hoistway doors			X	5.6 Traveling cables	X		
4.7 Sequence operation			X	5.7 Car frame & platform	X		
4.8 Hoistway enclosure	X			5.8 Guiding members	X		
4.9 Elevator parking device			X	5.9 Supply piping	X		
4.10 Emergency doors in blind hoistways			X	5.10 Car safety - including roped-hydraulic			X
4.11 Standby power selection switch			X	5.11 Governor rope tension device			X
				6. 0 FIREFIGHTERS SERVICE	X		

MAINTENANCE

1.6 Repair elevator phone for two way communication.

RECOMMENDATIONS

Appendix VI: SITE PHOTOGRAPHS

1 - McGuffey Art Center

2 - Typical storm water drainage

3 - Asphalt paving - note fading of striping and some cracking

4 - Typical concrete sidewalks - note spalling

5 - Typical concrete sidewalks - note deterioration

6 - Typical concrete sidewalks - note deterioration

7 - Typical concrete sidewalks - note deterioration

8 - Typical concrete steps- note spalling

9 - Typical concrete steps- note deterioration

10 - Typical concrete steps at east entrance

11 - Typical steel hand rail - note deterioration

12 - Stone retaining wall

13 - Typical concrete retaining wall

14 - Clay block first floor framing and masonry wall

15 - Wood roof framing

16 - Typical landscaping

17 - Typical landscaping

18 - Flag poles

19 - Dumpster area at northwest end of the site

20 - Typical scupper and downspouts

21 - Typical Typical downspouts

22 - Typical exterior east side

23 - Storage area at west side of the building - note deterioration

24 - Typical exterior east side

25 - Typical exterior wall

26 - Typical exterior wall

27 - Typical exterior wall - note deterioration of mortar

28 - Typical exterior wall - note deterioration of mortar

29 - Typical exterior wall - note deterioration of mortar

30 - Typical column - note efflorescence

31 - Wood doors at main entrance at the east side of the building

32 - Wood personnel doors at the north side of the building

33 - Typical exterior window units - note recent restoration

34 - Typical exterior window units - note recent restoration

35 - Typical exterior window units - note recent restoration

36 - Storage shed converted to two tenant studio spaces

37 - Slate shingle roofing system - note deterioration

38 - Slate shingle roofing system - note deterioration

39 - Asphalt shingle roofing system - note deterioration

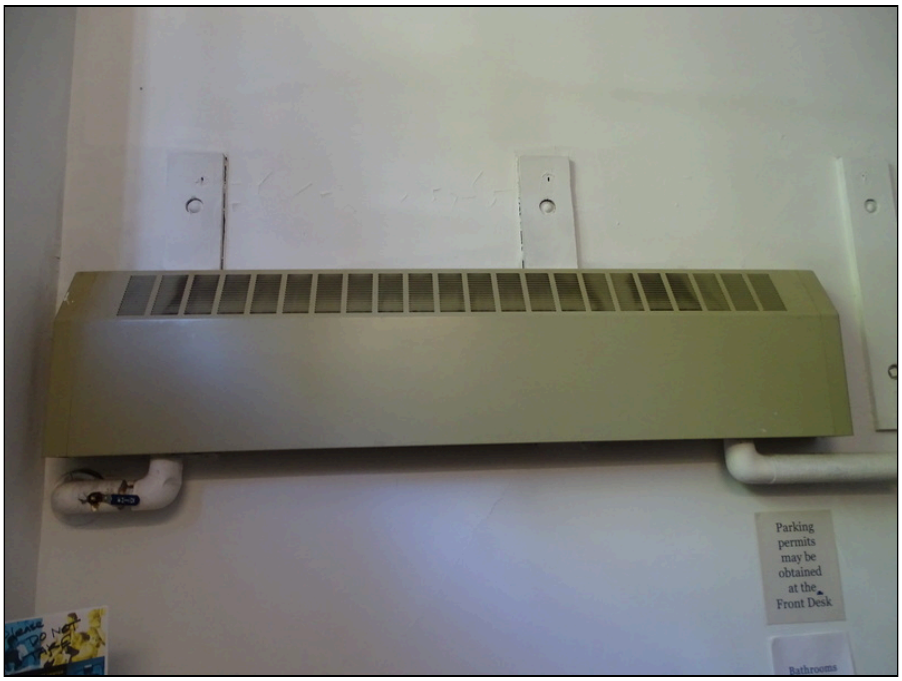
40 - Slate shingle roofing system - note deterioration

41 - Asphalt shingle roofing system located over studio area

42 - Typical skylight at studio area

43 - Hot water storage tank

44 - Boiler system located in main utility room



45 - Typical radiator unit

46 - Typical window air conditioning unit

47 - Typical ceiling fan

48 - Electrical meter located in the main utility room

49 - Main electrical switchgear located in the main utility room

50 - Building transformer located in main utility room

51 - Typical circuit breaker panel

52 - Elevator at ground level

53 - Elevator cab interior

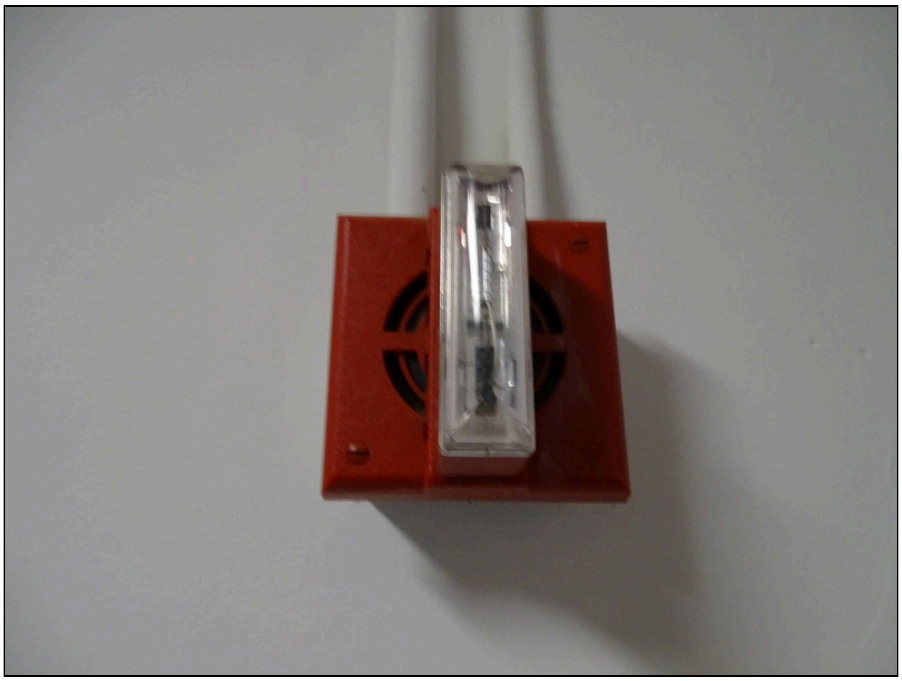
54 - Elevator machinery and controls

55 - Elevator machinery and controls

56 - Typical fire extinguisher

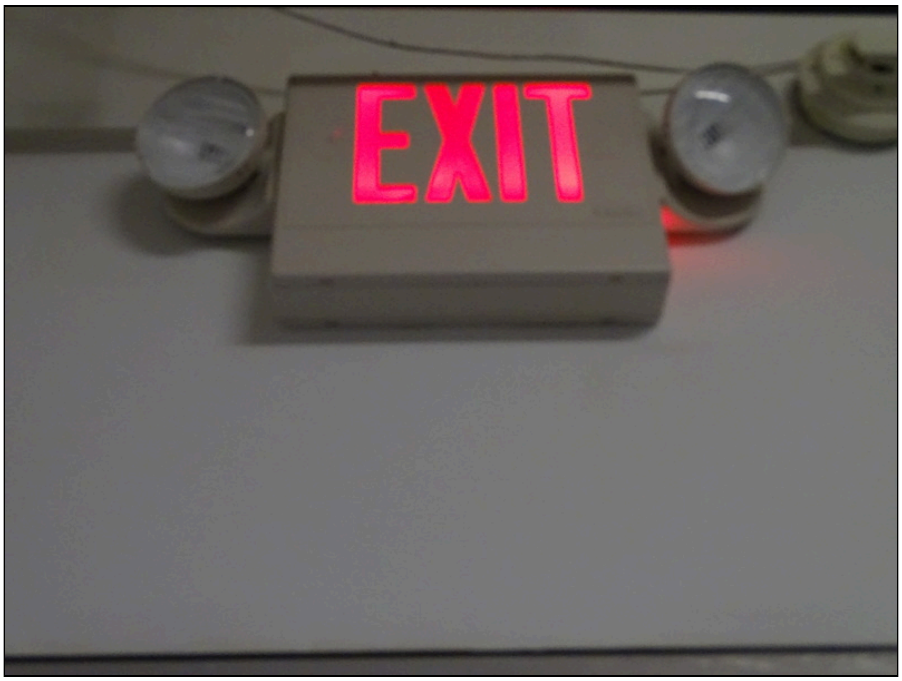
57 - Typical sprinkler pipe and sprinkler head

58 - Typical sprinkler head



59 - Typical fire alarm strobe and bell

60 - Typical fire alarm pull down station



61 - Typical exit sign and emergency lighting

62 - Typical smoke detector

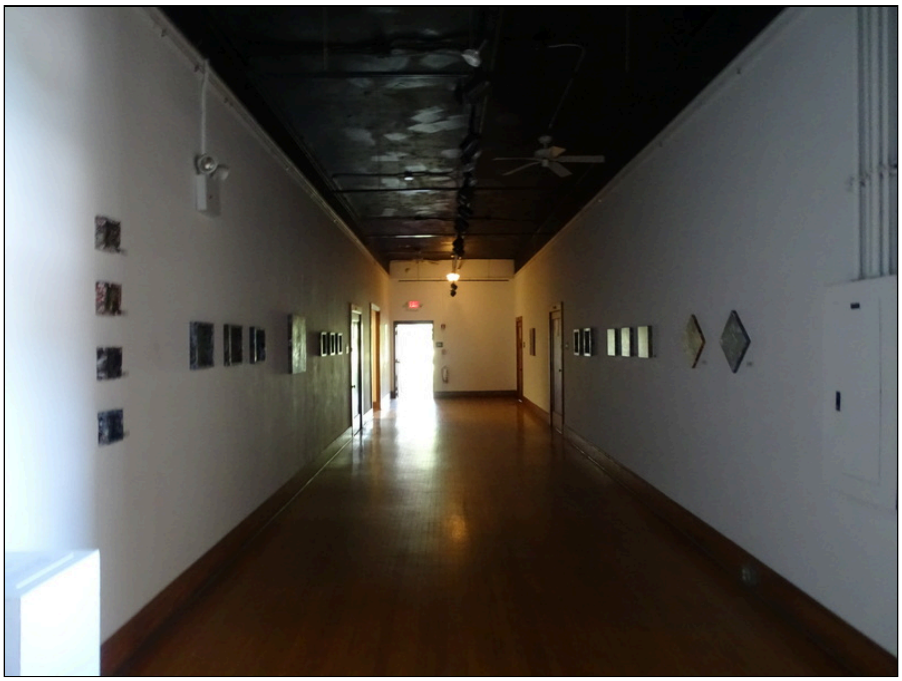
63 - Typical security camera

64 - Typical building mounted lighting

65 - Typical gas meter

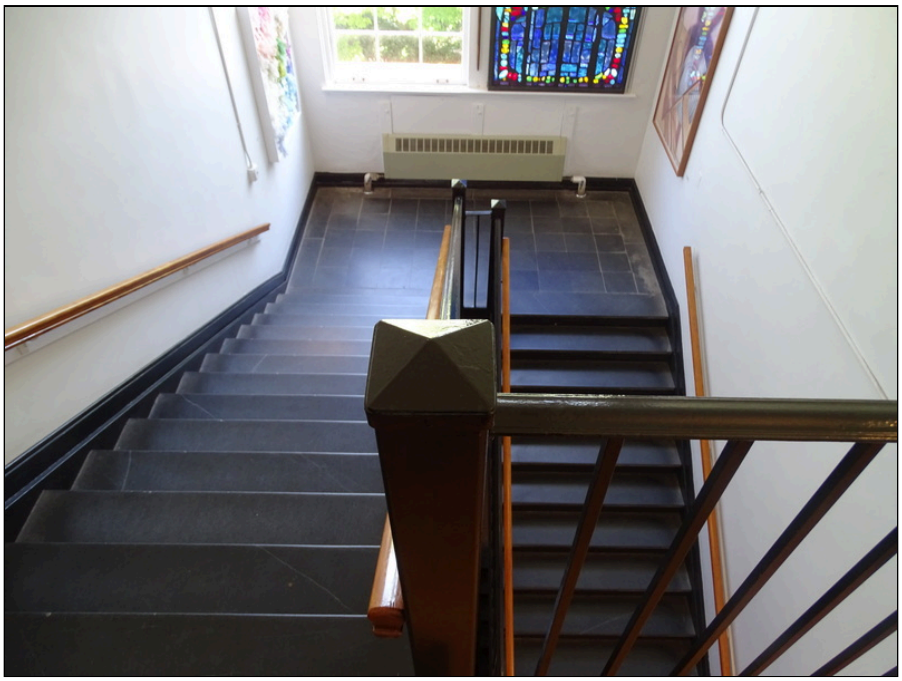
66 - Typical common interior restroom area

67 - Typical corridor interior finishes



68 - Typical corridor interior finishes

69 - Interior finishes for office area



70 - Typical stairway interior finishes

71 - Interior finishes for office area

72 - Typical assessible toilet

73 - Accessible parking spaces on west side of the building

Appendix VII: RESUMES

William R. Pratt, PE

Senior Project 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

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

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

Registrations

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

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

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

Relevant Project Experience

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

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

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

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

Additional Project Experience

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

ICC Certified Commercial Mechanical Inspector

LEED Green Associate

SKILLS

Code Compliance

Construction Administration

Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

Montgomery College, 1991, Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

ICC Certified Commercial Mechanical Inspector

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SKILLS

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Construction Administration

Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

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

YEARS OF EXPERIENCE

ECS: <1 Other: 38