MCINTIRE BUILDING
200 2ND STREET NE
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

SEPTEMBER 14, 2021

September 14, 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 McIntire Building, 200 2nd Street NE, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

Donald M. Goglio
Project Manager
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703-471-8400

Michael G. Doyle, AIA
Principal Architect
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703-471-8400

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
3.2.5 Flatwork	X			Repair		$7,500
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		$89,800
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows		X		Repair		$15,000
3.3.6 Roofing Systems	X	X		Replace		$42,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X	X		Replace		$3,000
3.4.2.1 Equipment		X		Replace		$99,000
3.4.2.2 Distribution System	X	X		None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.7.1 Tenant Spaces	X	X		None		
3.8 Accessibility (ADA) Compliance	X	X		None		
5.1 MOISTURE AND MOLD		NA		None		
Totals					$0	$256,300

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

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$256,300.00	$33.70	$1.68
Replacement Reserves, w/20, 2.5% escalation	$292,420.73	$38.45	$1.92

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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 McIntire Building 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 McIntire Building property, located at 200 2nd Street NE, in Charlottesville, Virginia, consists of a Two-story (partial southwest side) building. The building totals approximately 7,606 square feet. Parking is provided with Street parking. The Government building was reportedly constructed in 1920.

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	0.19 acres
Major Cross Streets	East Market Street
Pavement - Parking	Street parking
Number of Parking Spaces	N/A
Number of Accessible Spaces	N/A
Number of Van Accessible Spaces	N/A
Pedestrian Sidewalks	Concrete sidewalk and brick pavers

BUILDING INFORMATION	
Building Type	Government
Number of Buildings	One
Building Height	Two-story (partial southwest side)
Square Footage	7,606
Year Constructed	1920
Year Remodeled	Various dates

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Load bearing brick walls supported by steel beams with wood framing for partial second floor and roof
Roof	Single-ply membrane
Exterior Finishes	Brick masonry
Windows	Wood-framed single-pane
Entrance	Wood door

BUILDING SYSTEMS	
HVAC System	Boiler heat with radiators and split systems
Domestic Hot Water	Gas water heater
Water Distribution	Copper
Sanitary Waste Line	Cast iron/PVC
Electrical Service	Single-phase 120/240 - 400 amps
Branch Wiring	Copper
Elevators	None
Fire Suppression System	Fire extinguishers with fire alarm with bell and strobe

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

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

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.5 Flatwork																												
POINT UP BRICK PAVER AREAS	20	19	1	1	EA	$2,500.00	$2,500	300%	$2,500				$2,500					$2,500											$7,500
3.3.3 Building Exteriors																												
REPOINT BRICKWORK	20	15	5	75,000	LS	$1.00	$75,000	100%					$75,000																$75,000
REPAINT EXTERIOR WOOD TRIM	7	6	1	1	EA	$2,200.00	$2,200	400%	$2,200					$2,200					$2,200					$2,200					$8,800
REPLACE EXTERIOR SEALANTS	12	7	5	1	EA	$3,000.00	$3,000	200%					$3,000												$3,000				$6,000
3.3.5 Exterior Windows																												
REPAIR WINDOWS AS NEEDED	30	29	1	1	EA	$15,000.00	$15,000	100%	$15,000																				$15,000
3.3.6 Roofing Systems																												
REPLACE SINGLE-PLY ROOFING SYSTEM	15	1	14	3,000	SF	$14.00	$42,000	100%														$42,000							$42,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	5	7	2	EA	$1,500.00	$3,000	100%							$1,500												$1,500		$3,000
3.4.2.1 Equipment																												
REPLACE BOILER AND RADIATORS	15	14	1	1	LS	$45,000.00	$45,000	100%	$45,000																				$45,000
REPLACE AIR HANDLER - FURNACE UNITS	15	9	6	5	EA	$5,500.00	$27,500	100%						$27,500															$27,500
REPLACE HEAT PUMPS	15	10	5	2	EA	$5,000.00	$10,000	100%					$10,000																$10,000

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
September 14, 2021

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
REPLACE CONDENSORS	15	9	6	3	EA	$5,500.00	$16,500	100%						$16,500														$16,500
Total (Uninflated)									$64,700.00	$0.00	$0.00	$0.00	$90,500.00	$46,200.00	$1,500.00	$0.00	$0.00	$2,500.00	$2,200.00	$0.00	$0.00	$42,000.00	$0.00	$2,200.00	$3,000.00	$0.00	$1,500.00	$0.00	$256,300.00
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)									$64,700.00	$0.00	$0.00	$0.00	$99,895.07	$52,271.06	$1,739.54	$0.00	$0.00	$3,122.16	$2,816.19	$0.00	$0.00	$57,897.46	$0.00	$3,186.26	$4,453.52	$0.00	$2,339.49	$0.00	$292,420.73

Evaluation Period:	20
# of Square Feet:	7,606
Reserve per Square Feet per year (Uninflated)	$1.68
Reserve per Square Feet per year (Inflated)	$1.92

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 McIntire Building facility and other government agencies based upon availability. These individuals are identified in Section 4.2. Information obtained from the interviews are included in the applicable sections of this report.

2.3 ASSESSMENT PROCEDURES

The FCA included site reconnaissance, limited interviews with property management, and inquiries or attempted inquiries with the local building and fire departments. Operational testing of building systems or components was not conducted. During the FCA, ECS conducted observations of the following facility features: site development systems; building structure systems; building exterior systems; building interior systems; roof systems; mechanical systems; electrical systems; plumbing systems; and life and fire safety systems.

This report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the User.

2.4 DEFINITIONS

Fair, adj - the property or component is functional but will likely require immediate maintenance or repairs during the duration of the term.

Good, adj - the property or component is functional and should continue to provide its intended service with continued routine maintenance through the duration of the term.

Poor, adj - the property or component is not functional. Immediate or near term repairs are required to bring the component back into service or replacement is expected during the duration of the term.

2.4.1 Partial List of ASTM Definitions

de minimis condition - a physical deficiency that is not material to the conclusions of the report.

deferred maintenance, n - physical deficiencies that could have been remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

easily visible, adj - describes items, components, and systems that are conspicuous, patent, and which may be observed visually during the walk-though survey without: intrusion, relocation or removal of materials, exploratory probing, use of special protective clothing, or use of any equipment (hand tools, meters of any kind, telescope instruments, stools, ladders, lighting devices, etc.).

effective age, n - the estimated age of a building component that considers actual age as affected by maintenance history, location, weather conditions, and other factors. Effective age may be more or less than actual age.

expected useful life (EUL), n - the average amount of time in years that an item, component or system is estimated to function without material repair when installed new and assuming routine maintenance is practiced.

immediate cost, n - opinions of costs that require immediate action as a result of any of the following: (1) material existing or potentially unsafe conditions, (2) material building or fire code violations, (3) physical deficiencies that if left uncorrected would be expected to result in or contribute to critical element or system failure within on year or will result most probably in significant escalation of its remedial cost.

observation, n - the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

observe, v - to conduct an observation pursuant to this guide within the context of easily visible and readily accessible.

obvious, adj - plain, evident, and readily accessible; a condition easily visible or fact not likely to be ignored or overlooked by a field observer when conducting a walk-through survey or that which is practically reviewable and would be understood easily by a person conducting the FCA.

opinions of costs, n - opinion of costs that may be encountered in correction of physical deficiencies.

physical deficiency, n - a conspicuous defect or deferred maintenance of a subject property's material systems, components, or equipment as observed during the completion of the FCA. - This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

Point of Contact (POC), n - owner, owner's agent, or user-identified person or persons knowledgeable about the physical characteristics, maintenance, and repair of the subject property.

practically reviewable, adj - describes information that is provided by the source in a manner and form that, upon review, yields information relevant to the subject property without the need for significant analysis, measurements, or calculations. Records or information that feasibly cannot be retrieved by reference to the location of the subject property are not generally considered practically reviewable.

primary commercial real estate improvements, n - the site and building improvements that are of fundamental importance with respect to the commercial real estate. This definition specifically excludes ancillary structures, that may have been constructed to provide support uses such as maintenance sheds, security booths, utility garages, pool filter and equipment buildings, etc.

property, n - the site improvements, which are inclusive of both site work and buildings.

readily accessible, adj - describes areas of the subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal or relocation of materials or personal property, such as furniture, floor, wall, or ceiling coverings; and that are safely accessible in the opinion of the field observer.

readily available, adj - describes information or records that are easily and promptly provided to the consultant upon making a request in compliance with an appropriate inquiry and without the need for the consultant to research archive files.

reasonably ascertainable, adj - describes information that is publicly available, as well as readily available, provided to the consultant's offices from either its source or an information research/ retrieval service within reasonable time, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.

remaining useful life (RUL), n - a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventive maintenance exercised, climatic conditions, extent of use, etc.

representative observations, n - observations of a reasonable number of samples of repetitive systems, components, areas, etc., which are conducted by the field observer during the walk-through survey. The concept of representative observations extends to all conditions, areas, equipment, components, systems, buildings, etc., to the extent that they are similar and representative of one another.

routine maintenance, n - a repair that does not require specialized equipment, profession services, or contractors, but rather can be corrected within budget and skill set of typical property maintenance staff.

short term cost, n - opinions of costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance.

technically exhaustive, adj - describes the use of measurements, instruments, testing, calculations, exploratory probing or discovery, or other means to discover, or a combination thereof, or troubleshoot physical deficiencies or develop architectural or engineering findings, conclusions, and recommendations, or combination thereof.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a Two-story (partial southwest side) Government building.

3.1.1 Property Location

The Property is located at 200 2nd Street NE in Charlottesville, Virginia.

Surrounding Properties	
North	2nd Street NE and commercial properties
East	Residential properties
South	Central Library
West	Lee Park

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

3.1.2 Construction History

We understand that the building was constructed approximately 101 years ago in 1920.

3.1.3 Current Property Improvements

The Government building, located at 200 2nd Street NE, in Charlottesville, Virginia, consists of a Two-story (partial southwest side) building. The building totals approximately 7,606 square feet. Parking is provided with Street parking.

3.2 SITE CONDITIONS

3.2.1 Topography

TOPOGRAPHY		
Item	**Description**	**Condition**
Slope of the property	The property generally slopes to the south	Good
Adjoining Properties	Generally down slope from the property	Good

Comments

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

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal	Good
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage		N/A
Landscape Drainage	Yard inlet	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

Photographs

Yard inlet drainage

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons		N/A
Fire Truck Access	North and west sides of the building	Good
Easements		N/A

Comments

There is no vehicular access to the site. Fire truck access is provided on the west and north sides of the building.

3.2.4 Paving, Curbing, and Parking

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	Street parking	Good
Drainage		N/A
Repair History		N/A
Concrete Curbs and Gutters		N/A
Dumpster Pad		N/A
Asphalt Curbs		N/A
Fire Lane Painting		N/A

Comments

The property does not contain drive lanes or parking spaces. Parking is provided with street parking.

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalk and brick pavers at east side of the building	Fair
Plaza		N/A
Patios		N/A

SIDEWALKS		
Item	**Description**	**Condition**
Steps		N/A
Landings		N/A
Handrails		N/A
Ramps	At east side of the building	Fair

Comments

There are Concrete sidewalk and brick pavers sidewalks of undetermined thickness provided on the east and west sides of the building. Regularly spaced control joints were observed. Brick paver sidewalks are located on the east side of the building. The mortar joints between the bricks were observed to be cracking with several voids. The concrete sidewalk and brick pavers were generally in fair condition. We recommend point up of the brick pavers as needed.

Exterior steps and ramps are located on the east and west side of the building, respectively. The steps and ramps were observed to be in generally fair condition. The handrails adjacent to the steps and ramps were observed to be in generally good condition.

Photographs

McIntire Building west elevation

Marble steps at the west entrance

Marble steps at east entrance

Brick pavers and steps at southwest end of site - note Deterioration

Brick pavers and concrete sidewalk

Brick pavers and concrete sidewalk

Concrete sidewalk and brick pavers at east side of the site

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
POINT UP BRICK PAVER AREAS	20	19	1	1 5 10	$2,500 $2,500 $2,500
Total					$7,500

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	West and north side of the building	Good
Planting Beds	Throughout site	Good
Lawn Areas	Throughout site	Good
Monumental Sign	At front entrance	Good
Landscape Lighting		N/A

Comments

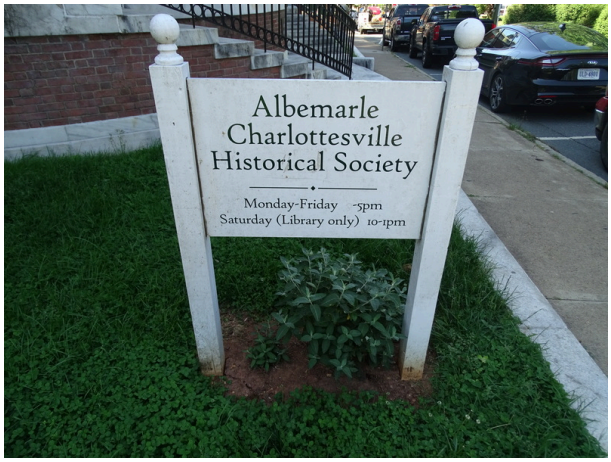
The landscaping consists generally of mature trees, and small shrubs and grassed areas around the site. The landscaping was observed to be in generally good condition.

Photographs

Typical landscaping

Typical landscaping

Typical landscaping



Monument sign

Typical landscaping

Historical monument

3.2.7 Recreational Facilities

Comments

The Property does not contain recreational facilities.

3.2.8 Special Utility Systems

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

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

FOUNDATION		
Item	**Description**	**Condition**
Load Bearing Support	Assumed shallow spread footings	Good

FOUNDATION		
Item	**Description**	**Condition**
Basement	Masonry walls	Good
Crawl Space		N/A

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Steel beams for first level and wood for partial second level at southwest side of building	Good
Roof Framing	Wood	Good
Load Bearing Walls	Brick load bearing masonry	Good
Balconies		N/A
Decks		N/A

Comments

The structure of the building consists of Load bearing brick walls supported by steel beams with wood framing for partial second floor and roof. The structural frame of the building was generally in good condition.

Photographs

Typical smoke detector

Structure framing

Structure framing

Structure framing - note deterioration

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	Brick	Good
Accent/Trim	Wood trim	Fair
Covered Soffits		N/A
Paint	Wood trim	Fair
Sealants	Throughout exterior finshes	Fair

Comments

The primary exterior of the building consists of Brick masonry. The building exteriors were generally in good condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. The mortar joints were generally in good condition. We recommend re-pointing of the deteriorated mortar joints during the report period.

The wood trim and exterior framing are painted. Painting of exterior components is typically recommended every 5 to 7 years. We recommend the wood trim be painted during the report period.

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 fair condition. We recommend that the exterior sealants be replaced during the report period.

Photographs

Building exterior - note some deterioration of mortar

Roofing system - note needed maintenance

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	15	5	5	$75,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAINT EXTERIOR WOOD TRIM	7	6	1	1 6 11 16	$2,200 $2,200 $2,200 $2,200
REPLACE EXTERIOR SEALANTS	12	7	5	5 17	$3,000 $3,000
Total					$89,800

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Wood door at west side and glass door at east side	Good
Personnel Doors		N/A
Door Hardware	Varies	Good
Accessibility Controls	Push buttons at accessible entrance	Good

Comments

The main entrance is a Wood door. The east entrance door is a glass door. There is also a wood door on the south side of the building. The entrance doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Wood door at west side of the building

Typical exterior door

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Wood	Fair
Glass Pane	Single pane	Fair
Operation	Located at smaller windows	Fair
Screen	Located at smaller windows	Good/Fair
Exterior Header	Generally brick	Good/Fair
Exterior Sill	Generally wood	Good/Fair
Gaskets or Glazing	Glazing	Fair

Comments

The window system for the building primarily consists of Wood-framed single-pane window units. The windows were generally in fair condition. The windows can be considered historical in nature. Based on the historical requirements, and given the similarity between the McIntire windows and those at the McGuffey Art Center, we recommend the same steam treatment as the McGuffey Art Center windows received during the 2017 renovation.

Photographs

Typical exterior window

Typical exterior window

Typical exterior window - note deterioration

Typical exterior window - note deterioration

Typical exterior window

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR WINDOWS AS NEEDED	30	29	1	1	$15,000
Total					$15,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Located over entire roof area	Good
Parapet Walls	Brick with wood trim and spindles	Fair
Cap Flashing/Coping	Metal	Fair
Insulation	Attic	Fair
Substrate/Deck	Wood	Fair
Slope/Pitch	Ponding noted at drains	Fair
Drainage	internal drains	Fair
Plumbing Vents	Clamped boots	Fair
Exhaust Vents	Counter flashed	Fair
Equipment Curbs		N/A

ROOFING		
Item	**Description**	**Condition**
Flashing	Metal	Fair
Roof Age	Reportedly replaced in 2018	Good
Past Repairs	Patching observed	Fair

Comments

The main roofing system consists of a Single-ply membrane roofing system over the entire area of the building. Patching of the roofing system was observed although there were not reported leaks or observable water stains. The roofing system was generally in good condition. The expected useful life of single-ply membrane roofing is 15 years. We recommend replacement later in the report period.

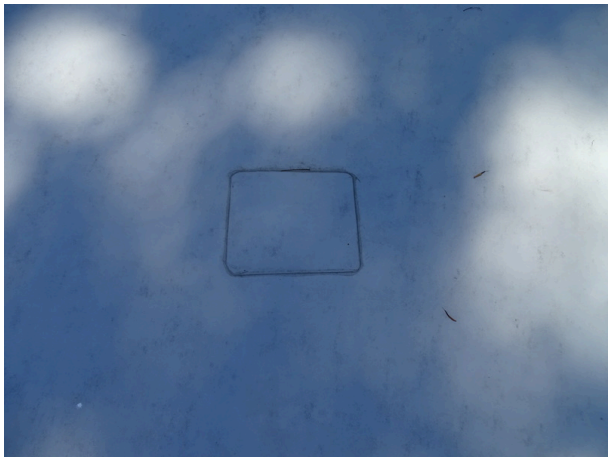
Drainage for the roofing system is provided by interior drains. The drainage was observed to be in generally fair condition. Maintenance of the drains is needed to clear fall leaves from clogging the drains. The parapet walls consist of brick with wood trim and spindles with metal flashing. The parapet walls were capped with metal coping. The parapet walls were observed to be in generally fair condition. We recommend the parapet wall flashing and capping be replaced during the next roof replacement.

Photographs

Roof access

Roofing system looking south

roofing system Roofing system single-ply sheet membrane



Roofing system - note patching

Roofing system - note needed maintenance

Typical internal roof drain - note maintenance needed

Parapet wall and through wall drain - note patching

Mechanical vent

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM	15	1	14	14	$42,000
Total					$42,000

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	Ball valves	Good
Water Flow and Pressure		Good

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

Comments

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

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

3.4.1.2 Domestic Hot Water Production

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

Comments

Domestic hot water to the building is provided by a Gas water heater located in the basement. The Gas water heater was manufactured by Bradford-White in 2016. The expected useful life of a Gas water heater is approximately 12 to 15 years. We recommend the Gas water heater be replaced during the report period.

Photographs

Domestic water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	5	7	7 19	$1,500 $1,500
Total					$3,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers	One unit located in basement	Fair
Central Plant Pumps	Located in basement	Fair
Radiators	Located in rooms	Fair
Air Handlers	Five units located in basement, mechanical room, storage room, closet room, and second floor attic space	Fair
Condensing Units (split system)	Three units located on ground level exterior	Fair

EQUIPMENT		
Item	**Description**	**Condition**
Heat Pumps (split system)	Two units located on ground level exterior	Fair

Comments

The building is served by a boiler that heats radiators located within interior rooms and by Boiler heat with radiators and split systems consisting of two heat pumps, three condensers, and five air handler units.

The boiler was reportedly manufactured in 2000 by Burnham. A boiler typically has an expected useful life of 15 to 20 years depending on the year of manufacture. The boiler was generally in fair condition. We recommend replacing the boiler during the report period. The radiators appear to original with the initial construction. We recommend replacing the radiators and piping as needed during the boiler replacement.

The heat pumps for the split system are located at exterior ground level. The heat pumps were manufactured by Trane in 2007. The expected useful life of a heat pump is 15 years with proper maintenance. The heat pumps were observed to be in fair condition. We recommend that the heat pumps be replaced.

The condensing units are located at exterior ground level. The condensing units were manufactured by Trane and Carrier ranging from 2009 to 2011. The expected useful life of a condensing unit is 15 years with proper maintenance. The condensing units were observed to be in good to fair condition. We recommend that the condensing units be replaced.

The air handlers are located in basement, mechanical room, storage room, closet room, and second floor attic space. The air handlers were manufactured by Trane and Carrier ranging from 2009 to 2011 corresponding to the exterior equipment ages. The expected useful life of a air handler is 15 years with proper maintenance. The air handlers were observed to be in good to fair condition. We recommend that the air handlers be replaced.

Photographs

Boiler located in basement

Condenser located at exterior ground level

Condensers and heat pump located at exterior ground level

Typical air handler located in second level attic space

Typical air handler located in second level attic space

Typical air handler

Typical mechanical duct

Typical mechanical duct

Typical space heater

Typical radiator

Typical radiator

Typical radiator - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILER AND RADIATORS	15	14	1	1	$45,000
REPLACE AIR HANDLER - FURNACE UNITS	15	9	6	6	$27,500
REPLACE HEAT PUMPS	15	10	5	5	$10,000
REPLACE CONDENSORS	15	9	6	6	$16,500
Total					$99,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Type of Terminal units	Radiators for heating	Fair
Location of Terminal units	Within interior rooms	Fair
Plumbing Pipe System	Reportedly original 1920 construction	Fair
Ducts	Insulated metal	Good
Return Air	Metal	Good

3.4.2.3 Control Systems

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

Comments

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

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	North side of the building	Good
Master (House) Meter	North side of the building	Good

Comments

The electrical meter and service entrance are located on the north side of the building. The main service disconnect is a single-phase single-phase 120/240 - 400 amps switch. The main disconnect appeared to be recently replaced and not the original equipment from initial construction. The service disconnect was generally in good condition.

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Located throughout building	Good
Branch Wiring	Copper	Good

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the building. The circuit breaker panels appeared to be replaced during replacement of mechanical equipment. The circuit breaker panels were observed to be in generally good condition.

Photographs

Electrical main disconnect switch

3.5 VERTICAL TRANSPORTATION SYSTEMS

Comments

The Property does not contain vertical transportation systems.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Fire Extinguishers	Installed at various locations	Good
Date of Last Inspection (Fire Extinguishers)	July 9, 2021	Good
Fire Hydrants	Located on 2nd Street NE	Good

Comments

The fire suppression system includes Fire extinguishers. Fire extinguishers were observed at various locations. The fire extinguishers were observed to have recent inspection tags issued July 2021. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance. Fire hydrants are located on 2nd Street NE. The fire hydrants were observed to be in good condition.

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Bells	Throughout building	Good
Strobes	Throughout building	Good
Exit Signs	Throughout building	Good
Smoke Detectors	Throughout building	Good

Comments

The fire alarm system was observed but not tested. Emergency exit signs, fire extinguishers, smoke detectors, and alarm bells and strobes are located throughout the building. The fire alarm system was generally in good condition.

Photographs

Typical smoke detector

Typical fire alarm pull station

Typical fire alarm annunciator

Typical fire alarm bell and strobe

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

FIRST FLOOR INTERIOR AREAS		
Item	**Description**	**Condition**
Floor Finishes	Cork, Marble	Good
Wall Finishes	Painted gypsum board and painted plaster	Good
Ceiling Finishes	Painted plaster	Good
Lighting	Various fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board and/or painted plaster	Good
Ceiling Finishes	Painted gypsum board and/or painted plaster	Good
Lighting	Incandescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board and/or painted plaster	Good
Ceiling Finishes	Painted gypsum board and/or painted plaster	Good
Fixtures	Please see comments on second level restroom	Good/Fair
Accessories	Includes toilets and wall hung lavatories	Good
Ventilation	Exhaust fan	Good
Lighting	Incandescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	Cork	Good
Wall Finishes	Painted gypsum board and/or painted plaster	Good
Ceiling Finishes	Painted gypsum board and/or painted plaster	Good
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Wood	Good
Appliances	Refrigerator, microwave, toaster oven	Fair

Comments

The interior first floor building areas include entrance areas at the east and west side, display areas, offices, a restroom, and a kitchen. The second floor interiors include office and storage areas and a restroom.

The finishes in the first floor areas include cork tile floors with marble inlays and painted gypsum board and plaster walls and ceilings. The finishes in the first floor interior areas were observed to be in generally good condition.

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

A combined restroom each for men and women is located on each floor. The finishes in the restrooms include vinyl tile floors, painted gypsum board and/or painted plaster walls, and ceilings. The restrooms were observed to be in generally good to fair condition. The second level restroom reportedly was repaired after a leak event. It is understood that it was preferred to remove the fixtures in the second level restroom.

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

Photographs

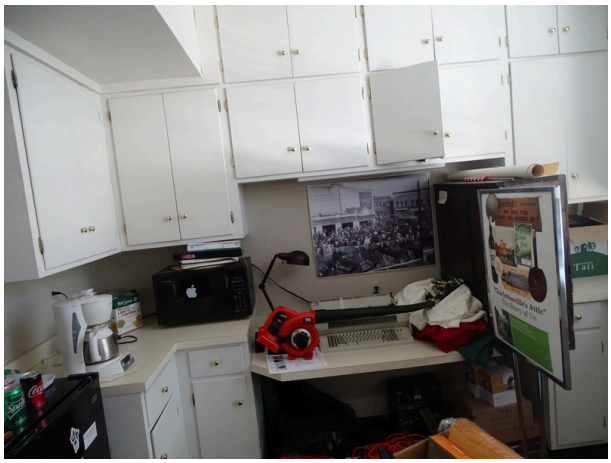
First floor interiors at west entrance

First floor interiors at west entrance

First floor interiors at display area

First floor interiors at display area

First floor interiors at kitchen area



First floor interiors at kitchen area

Typical storage area interior

Typical corridor area finishes

Typical kitchen area finishes

Typical office area interior

Typical lobby interior

Interior ceiling - note peeling paint

Stairwell

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 property is not considered by the to be within "areas of public accommodations" or a "commercial facility" and is therefore not subject to compliance with Title III of the ADA.

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

The controls for the accessible door entrance were located at the east entrance. The controls and accessible door were operable at the time of our visit.

Photographs

Accessible restroom interior

First floor interiors at restroom area

Accessible door access

Ramp at east side of the building

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	
2.	Have any ADA improvements been made to the property since original construction?	Yes	installation of accessible ramp at east entrance
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?	N/A	street parking
2.	Does the required number of van-accessible designated spaces appear to be provided?	N/A	
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	N/A	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	N/A	
5.	Does each accessible space have an adjacent access aisle?	N/A	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	N/A	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	N/A	
3.	Do curb cut ramps appear to have the proper slope for all components?	N/A	
4.	Do ramps on an accessible route appear to have a compliant slope?	Yes	based on visual observation
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	based on visual observation

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	based on visual observation
7.	Do ramps on an accessible route appear to have compliant handrails?	Yes	based on visual observation
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?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	

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

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

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and David Reid who provided information about the property.

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

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

6.0 RECOMMENDATIONS AND OPINIONS OF COST

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

Immediate Issues

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

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

Capital Reserves

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

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

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

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

7.0 FACILITY CONDITION INDEX (FCI)

In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the McIntire Museum 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 McIntire Museum is $233,000.00. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $1,552,826.09. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.15. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of the McIntire Museum building is rated as poor.

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.

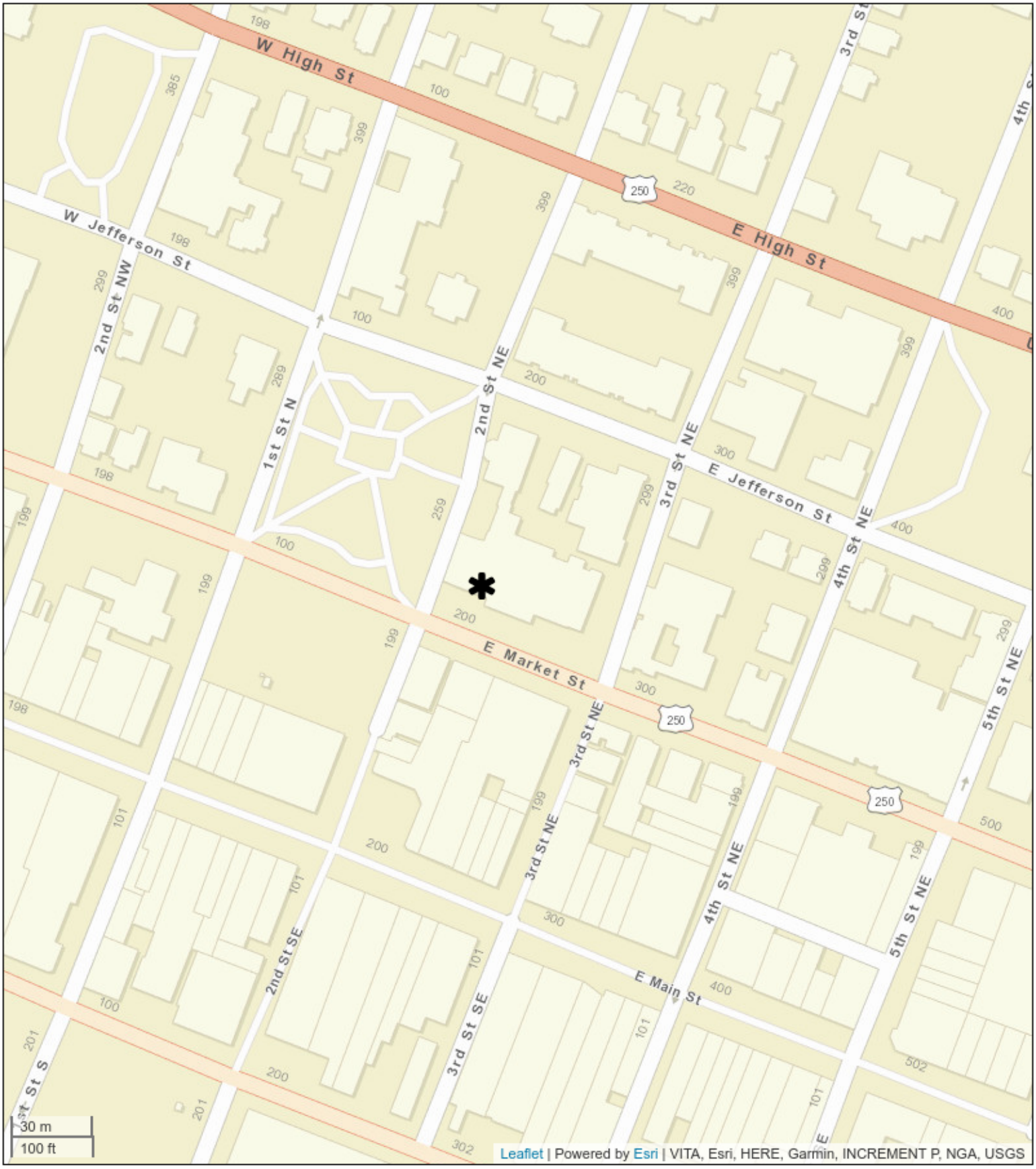
This FCA was prepared recognizing the inherent subjective nature of ECS's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that ECS's suggested remedy may be determined under 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

N
W
E
S

Untitled Map



Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville - Historical Center
200 2nd St., N.E. McIntire Bldg
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.

Annual Inspection
Inspection Date
Jul 9, 2021

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

Company: Fire Solutions
Contact: Christopher Bowmaster
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: City of Charlottesville - Historical Center
Address: 200 2nd St., N.E. McIntire Bldg
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: Christopher Bowmaster
Phone: 804-994-1711
Fax:
Mobile: 804-994-1711
Email: cbowmaster@firesolutionsinc.com

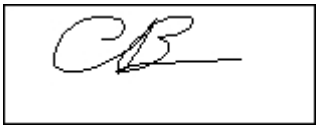
Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	2	100.00%	2	100.00%	2	100.00%	0	0%
Totals	**2**	**100%**	**2**	**100.00%**	**2**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions

Inspector: Christopher Bowmaster



Signed: Jul 9, 2021

Building: City of Charlottesville - Historical Center

Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - Historical 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, 10 Lbs, A.B.C.	1st kitchen 125.01	47001129 XK-494538	Inspected	06/15/21 7:43:17 AM
Fire Extinguisher, 10 Lbs, A.B.C.	2nd storage Room 125.02	47001128 XK-494533	Inspected	07/09/21 2:34:26 PM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - Historical 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	2
Total		**2**
Grand Total		**2**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Historical Center

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

ScanID	Location	Serial #	Hydro	Breakdown	Mfr Date
Due in 2023					
Breakdown/Maintenance					
Fire Extinguisher, A.B.C., 10 Lbs					
47001129	1st kitchen 125.01	XK-494538	05/29/17	05/29/17	05/29/05
47001128	2nd storage Room 125.02	XK-494533	05/29/17	05/29/17	05/29/05
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**2**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Historical 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%	2

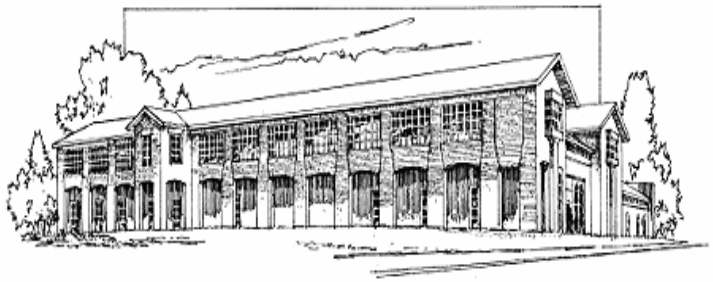
Type	Qty	Model #	Description	Manufacture Date
In Service - 15 Years to 25 Years				
Badger				
Fire Extinguisher	2	10MB-8H-05	A.B.C.	05/29/2005

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

Square Foot Cost Estimate Report

Date: **2/24/2022**

Estimate Name	**McIntire Museum**
	City of Charlottesville 200 2nd Street NE Charlottesville Virginia 22902
Building Type	Library with Face Brick & Concrete Block / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	2.00
Stories Height	14.00
Floor Area (S.F.)	7,606.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$204.16
Total Building Cost	**$1,552,826.09**



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

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**6.4%**	**$9.62**	**$73,193.29**
A1010	**Standard Foundations**			**$7.05**	**$53,604.49**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	435.00		$3.87	**$29,423.84**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	435.00		$2.07	**$15,748.31**
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	5.53		$0.55	**$4,179.15**
	Spread footings, 3000 PSI concrete, load 300K, soil bearing capacity 6 KSF, 7' - 6" square x 25" deep	3.11		$0.56	**$4,253.20**
A1030	**Slab on Grade**			**$2.46**	**$18,742.32**

		Quantity	% of Total	Cost Per SF	Cost
	Slab on grade, 4" thick, non industrial, reinforced	3,803.00		$2.46	**$18,742.32**
A2010	**Basement Excavation**			**$0.11**	**$846.47**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	3,803.00		$0.11	**$846.47**
B Shell			**47.5%**	**$71.81**	**$546,222.74**
B1010	**Floor Construction**			**$13.07**	**$99,442.74**
	Cast-in-place concrete column, 16" square, tied, 300K load, 14' story height, 253 lbs/LF, 4000PSI	174.25		$1.98	**$15,053.59**
	Waffle slab, cast-in-place concrete, 10" deep rib, 20" column, 25'x25' bay, 200 PSF superimposed load, 310 PSF total load	3,803.00		$11.10	**$84,389.14**
B1020	**Roof Construction**			**$10.38**	**$78,914.72**
	Roof, concrete, beam and slab, 25'x25' bay, 40 PSF superimposed load, 12" deep beam, 10" slab, 150 PSF total load	3,803.00		$10.38	**$78,914.72**
B2010	**Exterior Walls**			**$36.03**	**$274,020.95**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, styrofoam core fill	10,962.00		$36.03	**$274,020.95**
B2020	**Exterior Windows**			**$8.31**	**$63,201.84**
	Aluminum flush tube frame, for 1/4"glass, 1-3/4"x 4-1/2", 5'x6' opening, no intermediate horizontals	1,218.00		$4.22	**$32,079.56**
	Glazing panel, plate glass, 3/8" thick, clear	1,218.00		$4.09	**$31,122.28**
B2030	**Exterior Doors**			**$0.61**	**$4,605.50**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.69		$0.61	**$4,605.50**
B3010	**Roof Coverings**			**$3.26**	**$24,779.79**
	Roofing, single ply membrane, EPDM, 60 mils, fully adhered	3,803.00		$0.96	**$7,277.73**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	3,803.00		$0.86	**$6,557.55**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	435.00		$1.44	**$10,944.51**
B3020	**Roof Openings**			**$0.17**	**$1,257.20**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1.00		$0.17	**$1,257.20**
C Interiors			**14.0%**	**$21.23**	**$161,491.85**
C1010	**Partitions**			**$6.23**	**$47,380.85**
	Metal partition, 5/8"fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	3,042.40		$1.73	**$13,138.63**
	5/8" gypsum board, taped & finished, painted on metal furring	10,962.00		$4.50	**$34,242.22**
C1020	**Interior Doors**			**$3.61**	**$27,478.83**

		Quantity	% of Total	Cost Per SF	Cost
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	25.35		$3.61	**$27,478.83**
C2010	**Stair Construction**			**$0.68**	**$5,198.01**
	Stairs, CIP concrete, w/landing, 24 risers, with nosing	0.69		$0.68	**$5,198.01**
C3010	**Wall Finishes**			**$0.45**	**$3,387.16**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	6,084.80		$0.45	**$3,387.16**
C3020	**Floor Finishes**			**$2.70**	**$20,498.47**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	3,803.00		$1.48	**$11,219.19**
	Vinyl, composition tile, maximum	3,803.00		$1.22	**$9,279.28**
C3030	**Ceiling Finishes**			**$7.57**	**$57,548.52**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	7,606.00		$7.57	**$57,548.52**
D Services			**32.1%**	**$48.56**	**$369,333.68**
D1010	**Elevators and Lifts**			**$3.90**	**$29,668.10**
	Hydraulic passenger elevator, 3000 lb, 2 story,14' story height, 125 FPM	0.35		$3.90	**$29,668.10**
D2010	**Plumbing Fixtures**			**$4.54**	**$34,547.58**
	Water closet, vitreous china, bowl only with flush valve, wall hung	5.29		$2.30	**$17,509.99**
	Urinal, vitreous china, stall type	1.18		$0.33	**$2,477.19**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	3.53		$0.66	**$4,990.04**
	Kitchen sink w/trim, countertop, stainless steel, 19" x 18" single bowl	0.59		$0.13	**$971.10**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18"	1.18		$0.66	**$5,023.56**
	Water cooler, electric, wall hung, dual height, 14.3 GPH	1.18		$0.47	**$3,575.70**
D2020	**Domestic Water Distribution**			**$1.49**	**$11,297.59**
	Gas fired water heater, commercial, 100< F rise, 300 MBH input, 278 GPH	0.59		$1.49	**$11,297.59**
D2040	**Rain Water Drainage**			**$0.60**	**$4,576.46**
	Roof drain, CI, soil,single hub, 5" diam, 10' high	1.18		$0.38	**$2,852.26**
	Roof drain, CI, soil,single hub, 5" diam, for each additional foot add	35.26		$0.23	**$1,724.21**
D3050	**Terminal & Package Units**			**$19.63**	**$149,322.51**
	Rooftop, multizone, air conditioner, banks or libraries, 25,000 SF, 104.00 ton	7,606.00		$19.63	**$149,322.51**
D4010	**Sprinklers**			**$2.62**	**$19,931.56**

		Quantity	% of Total	Cost Per SF	Cost
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	3,803.00		$1.50	**$11,443.87**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	3,803.00		$1.12	**$8,487.69**
D4020	**Standpipes**			**$1.01**	**$7,703.76**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	0.35		$0.70	**$5,287.97**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors	0.62		$0.32	**$2,415.79**
D5010	**Electrical Service/Distribution**			**$2.99**	**$22,731.40**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		$0.77	**$5,877.50**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	50.00		$0.45	**$3,407.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1.20		$1.77	**$13,446.90**
D5020	**Lighting and Branch Wiring**			**$8.98**	**$68,277.00**
	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 W per SF, with transformer	8,366.60		$2.33	**$17,732.17**
	Wall switches, 1.0 per 1000 SF	7,606.00		$0.22	**$1,638.33**
	Miscellaneous power, 1.5 watts	7,606.00		$0.29	**$2,238.45**
	Central air conditioning power, 4 watts	10,344.16		$0.70	**$5,313.79**
	Motor installation, three phase, 460 V, 15 HP motor size	1.00		$0.24	**$1,857.25**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	9,507.50		$5.19	**$39,497.01**
D5030	**Communications and Security**			**$2.72**	**$20,670.33**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.35		$0.75	**$5,710.55**
	Fire alarm command center, addressable with voice, excl. wire & conduit	1.00		$1.54	**$11,751.00**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	1.90		$0.42	**$3,208.78**
D5090	**Other Electrical Systems**			**$0.08**	**$607.38**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	0.49		$0.08	**$606.63**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	0.69		$0.00	**$0.75**
E Equipment & Furnishin			**0.0%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F Special Construction			**0.0%**	**$0.00**	**$0.00**

	Quantity	% of Total	Cost Per SF	Cost
G Building Sitework		0.0%	$0.00	$0.00
Sub Total		100%	$151.23	$1,150,241.55
Contractor's Overhead & Profit		25.0 %	$37.81	$287,560.39
Architectural Fees		8.0 %	$15.12	$115,024.16
User Fees		0.0 %	$0.00	$0.00
Total Building Cost			**$204.16**	**$1,552,826.09**

Appendix IV: SITE PHOTOGRAPHS

1 - McIntire Building - FCA 2021

2 - McIntire Building west elevation

3 - Marble steps at the west entrance

4 - Marble steps at east entrance

5 - Brick pavers and steps at southwest end of site - note Deterioration

6 - Brick pavers and concrete sidewalk at east side of the site - note deterioration

7 - Brick pavers and concrete sidewalk

8 - Brick pavers and concrete sidewalk

9 - Concrete sidewalk and brick pavers at east side of the site

10 - Yard inlet drainage

11 - Typical landscaping

12 - Typical landscaping

13 - Monument sign

14 - Typical landscaping

15 - Typical landscaping

16 - Historical monument

17 - Typical storage area

18 - Typical smoke detector

19 - Structure framing

20 - Structure framing

21 - Structure framing - note deterioration

22 - Structure framing - note deterioration

23 - Building exterior at west side

24 - Exterior wall and column - note need of maintenance

25 - Building exterior - note some deterioration of mortar

26 - Wood door at west side of the building

27 - Typical exterior door

28 - Typical exterior window

29 - Typical exterior window

30 - Typical exterior window - note deterioration

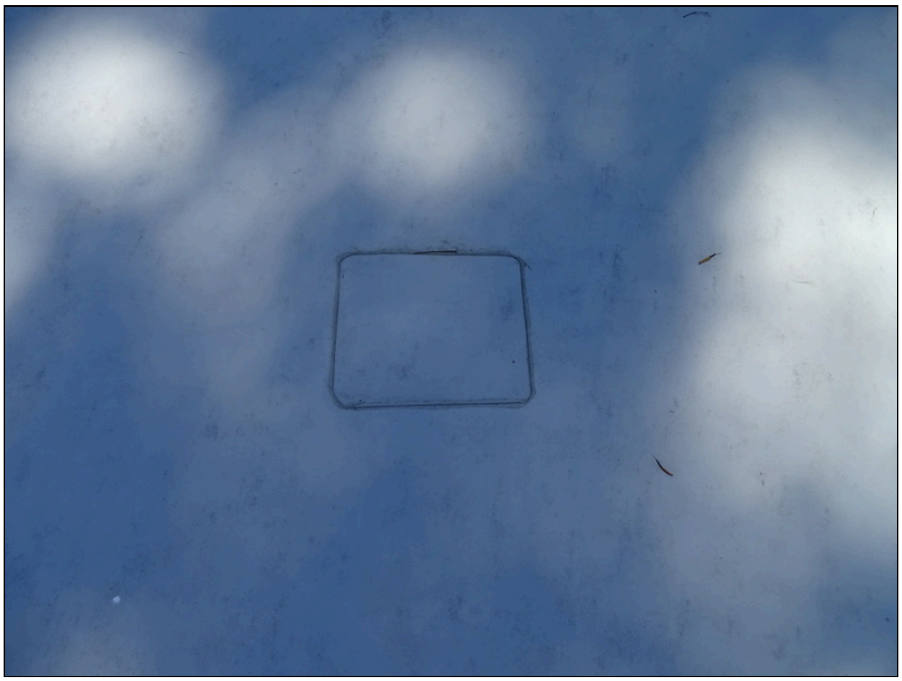
31 - Typical exterior window - note deterioration

32 - Typical exterior window

33 - Roof access

34 - Roofing system looking south

35 - roofing system Roofing system single-ply sheet membrane



36 - Roofing system - note patching

37 - Roofing system - note needed maintenance

38 - Metal coping and wood parapet framing

39 - Typical internal roof drain - note maintenance needed

40 - Parapet wall and through wall drain - note patching

41 - Mechanical vent

42 - Domestic water heater

43 - Boiler located in basement

44 - Condenser located at exterior ground level

45 - Condensers and heat pump located at exterior ground level

46 - Typical air handler located in second level attic space

47 - Typical air handler located in second level attic space

48 - Typical air handler

49 - Typical mechanical duct

50 - Typical mechanical duct

51 - Typical space heater

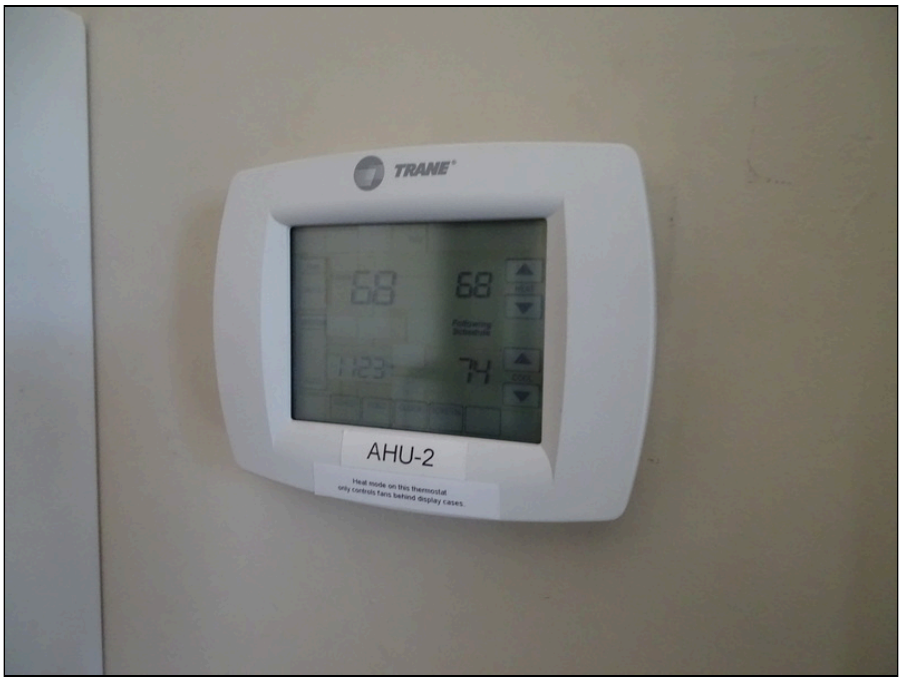
52 - Typical radiator

53 - Typical radiator

54 - Typical radiator

55 - Typical radiator - note deterioration

56 - Typical digital thermostat



57 - Typical digital thermostat

58 - Electrical main disconnect switch

59 - Typical gas meter

60 - Typical smoke detector

61 - Typical fire alarm pull station

62 - Typical fire alarm annunciator

63 - Typical fire alarm bell and strobe

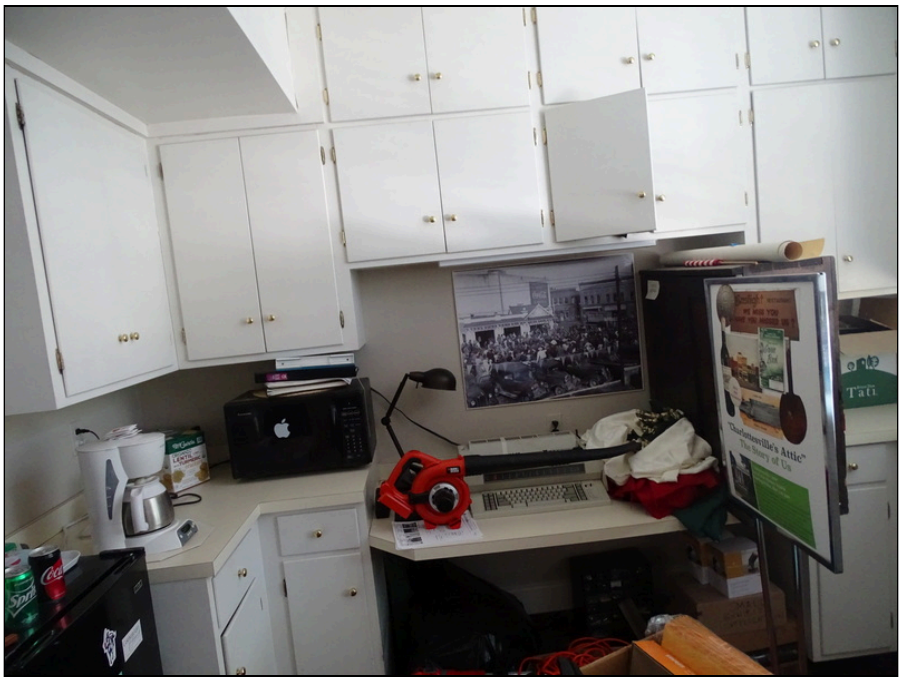
64 - First floor interiors at west entrance

65 - First floor interiors at west entrance

66 - First floor interiors at display area

67 - First floor interiors at display area

68 - First floor interiors at kitchen area

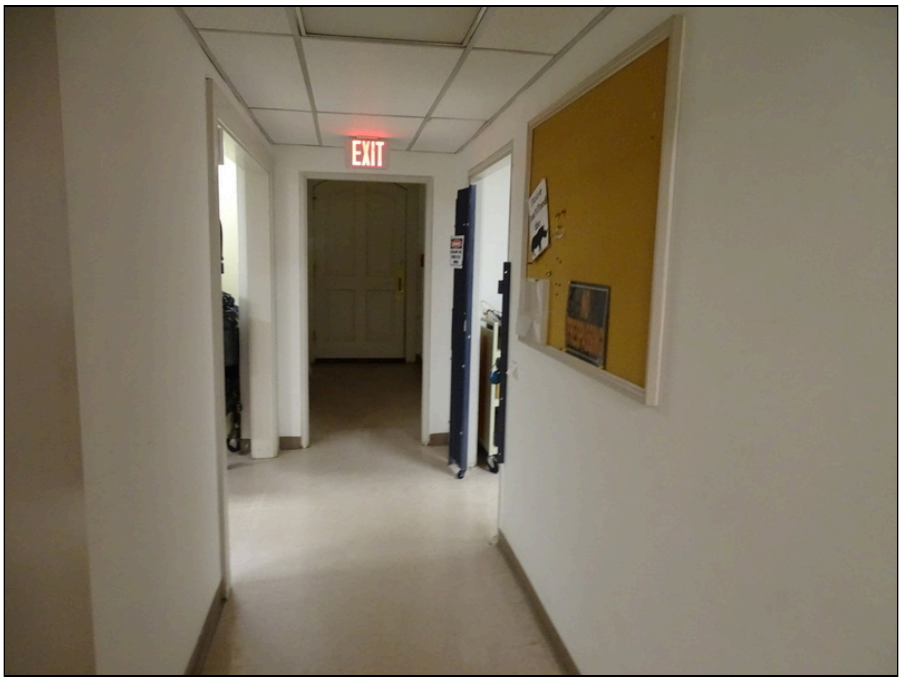


69 - First floor interiors at kitchen area

70 - Stairwell

71 - Typical office area interior

72 - Typical storage area interior



73 - Typical corridor area finishes

74 - Typical kitchen area finishes

75 - Typical office area interior

76 - Typical lobby interior

77 - Interior ceiling - note peeling paint

78 - Stairwell

79 - Ramp at east side of the building

80 - Accessible restroom interior

81 - First floor interiors at restroom area

82 - Accessible door access

Appendix V: RESUMES

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

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

Registrations

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

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

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

Relevant Project Experience

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

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

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

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

Additional Project Experience

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

ICC Certified Commercial Mechanical Inspector

LEED Green Associate

SKILLS

Code Compliance

Construction Administration

Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

Montgomery College, 1991, Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

CERTIFICATIONS

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Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

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

YEARS OF EXPERIENCE

ECS: <1 Other: 38

William R. Pratt, PE

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

Education

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

Registrations

Professional Engineer: DC, VA, MD

ICC Commercial Building, Plumbing, and Mechanical Inspector

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

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

Select Project Experience – PCA

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

Select Project Experience – Code Compliance and Special Inspections

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