MCINTIRE SKATE PARK
425 U.S. 250 BY-PASS
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 2, 2021

November 2, 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 Skate Park, 425 U.S. 250 By-Pass, 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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Principal Architect
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Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X	X		Repair		$25,000
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
3.2.5 Flatwork	X			Repair		$10,000
3.2.6 Landscaping and Appurtenances	X	X		None		
3.2.7 Recreational Facilities	X	X		Repair		$150,000
3.2.8 Special Utility Systems	X			None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Refurbish		$30,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X	X		None		
3.3.6 Roofing Systems	X	X		Replace		$11,400
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	$1,500	$2,500
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems			X	Replace	$500	
3.6.2 Alarm Systems		NA		None		
3.6.3 Security and Other Systems		NA		None		
3.7.1 Interior Finishes of Restroom Building	X			None		
3.7.2 Office/storage Building		X		Repair		$15,000
3.8 Accessibility (ADA) Compliance	X	X		Repair	$5,000	
5.1 MOISTURE AND MOLD	X			None		
Totals					$7,000	$244,900

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$7,000	$5.19

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$244,900.00	$181.41	$9.07
Replacement Reserves, w/20, 2.5% escalation	$301,245.28	$223.14	$11.16

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

ECS Mid-Atlantic, LLC (ECS) performed a Facility Condition Assessment (FCA) in general conformance with ASTM guidelines and general scope items contained within the ECS Proposal 46:7239-FP dated June 12, 2020 for the McIntire Skate Park 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 Skate Park property, located at 425 U.S. 250 By-Pass, in Charlottesville, Virginia, consists of a One-story restroom building and a one-story office/storage building. The structures sit on approximately 55 acres of land on the west side of McIntire Park. Public parking is available at the west entrance of the McIntire Park Softball fields at 1360 Rugby Ave., Charlottesville, VA 22903 with At-grade parking with asphalt pavement. The construction date of the buildings was unknown. Site improvements were made in 2018 with the addition of new skate features.

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

SITE INFORMATION	
Land Area	55 acres
Major Cross Streets	250 Bypass and Rugby Avenue
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	21 at the west entrance of the McIntire Park Softball fields
Number of Accessible Spaces	Two at the west entrance of the McIntire Park Softball fields
Number of Van Accessible Spaces	Two at the west entrance of the McIntire Park Softball fields
Pedestrian Sidewalks	Concrete sidewalks and asphalt walking paths

BUILDING INFORMATION	
Building Type	Restroom Office/storage
Number of Buildings	Two
Building Height	One-story
Square Footage	1,812 combined
Year Constructed	Unknown

BUILDING INFORMATION	
Year Remodeled	N/A

BUILDING CONSTRUCTION - RESTROOMS	
Foundation	Concrete slab-on-grade
Structural System	Concrete masonry unit bearing walls
Roof	Asphalt shingle
Exterior Finishes	Brick
Windows	Wood frame single pane
Entrance	Storefront entrance

BUILDING CONSTRUCTION - OFFICE	
Foundation	Concrete slab-on-grade
Structural System	Concrete masonry unit bearing walls and steel columns
Roof	Single-ply membrane
Exterior Finishes	Brick and wood siding
Windows	Vinyl frame double pane sliding
Entrance	Hollow metal

BUILDING SYSTEMS - RESTROOMS	
HVAC System	Unit heaters
Domestic Hot Water	None
Water Distribution	PEX
Sanitary Waste Line	PVC and cast iron
Electrical Service	3-phase, 4-wire, 250 amp
Branch Wiring	Copper
Elevators	None
Fire Suppression System	Fire extinguishers

BUILDING SYSTEMS - OFFICE	
HVAC System	PTAC through-wall heat pump and unit heater

BUILDING SYSTEMS - OFFICE	
Domestic Hot Water	Electric point-of-use tankless heater
Water Distribution	PEX
Sanitary Waste Line	PVC and cast iron
Electrical Service	Single-phase, 3-wire, 100 amp
Branch Wiring	Copper
Elevators	None
Fire Suppression System	Fire extinguishers

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
3.4.2.1 Equipment					
ADD UNIT HEATERS IN RESTROOM UTILITY ROOMS	2	EA	$750.00	100%	$1,500
3.6.1 Sprinklers and Suppression Systems					
INSTALL FIRE EXTINGUISHERS	1	EA	$500.00	100%	$500
3.8 Accessibility (ADA) Compliance					
PROVIDE ACCESSIBLE ROUTE AND IMPROVEMENTS TO RESTROOMS	1	EA	$5,000.00	100%	$5,000
Total Repair Cost					$7,000.00

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
3.2.2 Storm Water Drainage																												
REPAIR EROSION AT AREAS ADJACENT TO SKATE FACILIITIES				1	LS	$10,000.00	$10,000	100%	$10,000																			$10,000
INSTALL STORM DRAINAGE TO REDUCE EROSION AFTER EROSION REPAIRS				1	LS	$15,000.00	$15,000	100%	$15,000																			$15,000
3.2.5 Flatwork																												
REPLACE CONCRETE SIDEWALK AS NEEDED	20	15	5	1	LS	$10,000.00	$10,000	100%					$2,500					$2,500					$2,500					$2,500	$10,000
3.2.7 Recreational Facilities																												
REPLACE SITE FENCING AS NEEDED	20	10	10	1	EA	$10,000.00	$10,000	100%										$10,000										$10,000
REPAIR AND RESEAL SKATE PARK SURFACES AS NEEDED	3	2	1	1	LS	$20,000.00	$20,000	700%	$20,000			$20,000			$20,000			$20,000			$20,000			$20,000			$20,000	$140,000
3.3.3 Building Exteriors																												
PAINT EXTERIOR AND REPLACE SEALANTS AT RESTROOMS	12	11	1	1	EA	$7,500.00	$7,500	100%	$3,750												$3,750							$7,500

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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
PAINT EXTERIOR AND REPLACE SEALANTS AT OFFICE BUILDING	12	1	11	1	LS	$7,500.00	$7,500	100%											$7,500										$7,500
REPOINT BRICK EXTERIORS	20	15	5	1	EA	$5,000.00	$5,000	300%					$5,000					$5,000					$5,000							$15,000
3.3.6 Roofing Systems																													
REPLACE ASPHALT SHINGLED ROOFING SYSTEM AT RESTROOMS	20	1	19	750	SF	$4.00	$3,000	100%																			$3,000		$3,000
REPLACE SINGLE-PLY MEMBRANE ROOFING SYSTEM AT OFFICE BUILDING	20	19	1	600	SF	$14.00	$8,400	100%	$8,400																				$8,400
3.4.1.2 Domestic Hot Water Production																													
REPLACE DOMESTIC WATER HEATER	15	5	10	1	EA	$500.00	$500	200%										$500										$500	$1,000
3.4.2.1 Equipment																													
REPLACE PTAC UNIT AT OFFICE BUILDING	15	5	10	1	EA	$2,500.00	$2,500	100%										$2,500											$2,500
3.7.2 Office/storage Building																													
RENOVATE BATHROOM AND OFFICE INTERIORS AS NEEDED	15	5	10	1	LS	$15,000.00	$15,000	100%										$15,000											$15,000
Total (Uninflated)									$57,150.00	$0.00	$0.00	$20,000.00	$7,500.00	$0.00	$20,000.00	$0.00	$0.00	$55,500.00	$7,500.00	$0.00	$23,750.00	$0.00	$7,500.00	$20,000.00	$0.00	$0.00	$23,000.00	$3,000.00	$244,900.00

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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
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)									$57,150.00	$0.00	$0.00	$21,537.81	$8,278.60	$0.00	$23,193.87	$0.00	$0.00	$69,311.89	$9,600.63	$0.00	$31,941.11	$0.00	$10,597.30	$28,965.96	$0.00	$0.00	$35,872.15	$4,795.95	$301,245.28

Evaluation Period:	20
# of Square Feet:	1,350
Reserve per Square Feet per year (Uninflated)	$9.07
Reserve per Square Feet per year (Inflated)	$11.16

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 Skate Park 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 One-story Restroom building and a one-story office/storage building.

3.1.1 Property Location

The Property is located at 425 U.S. 250 By-Pass in Charlottesville, Virginia.

Surrounding Properties	
North	McIntire Park
East	Residential properties
South	Residential properties
West	Residential properties

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

3.1.2 Construction History

The building construction date is unknown.

3.1.3 Current Property Improvements

The Skate Park, located at 425 U.S. 250 By-Pass, in Charlottesville, Virginia, consists of two One-story buildings. The buildings total approximately 1,812 square feet. Public parking is available at the west entrance of McIntire Park Softball fields at 1360 Rugby Ave. with At-grade parking with asphalt pavement. Site improvements were made in 2018 with the addition of new skate features.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

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

3.2.2 Storm Water Drainage

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

Comments

The storm water collection system includes a municipal system.

Several areas of erosion were observed around the site. We recommend repair of these areas and the addition of storm drainage elements to prevent further erosion.

Photographs

Stormwater drainage

Typical landscaping - note deterioration

Typical landscaping - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR EROSION AT AREAS ADJACENT TO SKATE FACILIITIES	-	-	-	1	$10,000
INSTALL STORM DRAINAGE TO REDUCE EROSION AFTER EROSION REPAIRS	-	-	-	1	$15,000
Total					$25,000

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Asphalt	Good
Fire Truck Access	South	Good

Comments

Emergency access to the site is located on the south side of the property via US 250, via a gated entrance. The entrance apron and access drive are constructed of asphalt and were observed to be in generally good condition. Fire truck access is available on the south side of the office/storage building.

No public vehicular access to the property was available.

Photographs

Gated entrance

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Good
Quantity of Parking Spaces	21	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Diagonal	Good
Site Circulation	Located at the west entrance of the McIntire Park Softball fields	Good
Lighting		N/A
Accessible Spaces	Two	Good
Accessible Aisles	One	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Drainage	Curb inlet	Good
Repair History	Recent surfacing	Good
Concrete Curbs and Gutters	Asphalt gutters	Good
Dumpster Pad	Located off asphalt surface, accessed from gated emergency entrance	Fair
Fire Lane Painting		N/A

Comments

Asphalt-paved parking is available off site with pedestrian access provided by concrete and asphalt paved walking paths and a pedestrian bridge over the adjacent railroad tracks. An asphalt paved lot is located on the west side of the property with gated emergency or maintenance vehicular access only. The asphalt pavement was observed to be in generally good condition. The expected useful life of asphalt pavement is 20 years.

Photographs

Asphalt pavement overview

Asphalt pavement overview

Asphalt pavement overview

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Good
Steps	Concrete	Good
Handrails	Various	Good
Ramps	Concrete	Good
Curb Ramps		N/A
Truncated Domes		N/A

Comments

The site contains concrete and asphalt sidewalks of undetermined thickness. Regularly spaced control joints were observed in the concrete sidewalks. Concrete sidewalks were located through the skate park areas. Asphalt sidewalks were located along the north side of the site. The sidewalks were generally in good condition with some cracking noted. An allowance has been included to replace settled and cracked sections of concrete sidewalks, as required over time.

Photographs

Concrete sidewalks

Concrete sidewalks

Concrete sidewalks - note cracked

Concrete pavement - note cracked

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK AS NEEDED	20	15	5	5 10 15 20	$2,500 $2,500 $2,500 $2,500
Total					$10,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature	Good
Planting Beds		N/A
Lawn Areas	Throughout property	Fair
Irrigation System		N/A
Retaining Walls	Cut stone and concrete	Good
Accessories	Benches and picnic tables	Good
Fence	Chain link	Fair

Comments

The landscaping consists generally of mature trees and grassed areas around the site. The landscaping was observed to be in generally fair condition with several areas of erosion noted. Repairs for the eroded areas have been provided in the storm water section above.

Cut stone retaining walls were provided around the skate park areas. A concrete retaining wall was provided on the south side of the restroom building. The retaining walls were in good condition.

A chain link fence borders the property on the south and west sides. Minor damage to the fencing was observed. An allowance for fence repairs has been provided.

Coated steel benches and picnic tables were installed through the property. These items were observed to be in good condition.

A small wood composite deck and stair was located in the skate park area. The decking and framing was observed to be in good condition.

Photographs

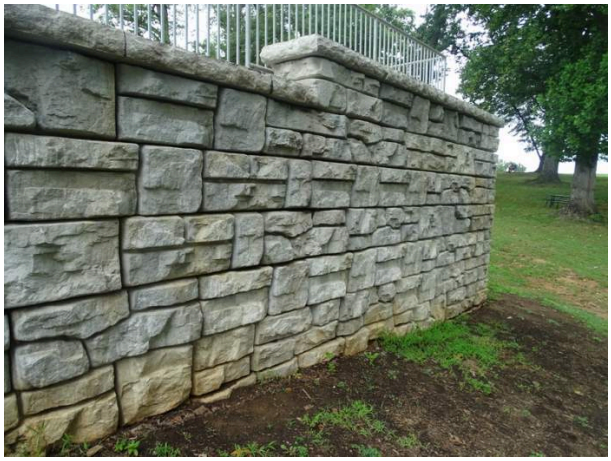
Park Equipment

Park Equipment

Chain-link fence

Chain-link fence - note deterioration

Typical landscaping - note deterioration



Typical retaining wall

Composite exterior stairs

Composite deck

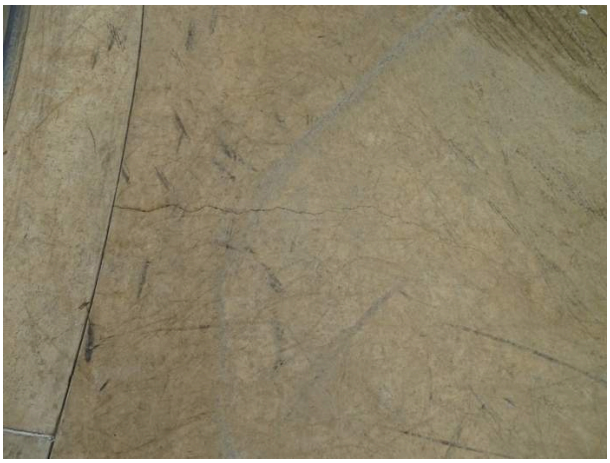
3.2.7 Recreational Facilities

SKATE FEATURES		
Item	**Description**	**Condition**
Playing Surface	Concrete	Good
Fencing	Galvanized steel	Good
Equipment	Ramps and rails	Good
Lighting	Pole bases installed for future lighting	N/A

Comments

Several concrete skating features were observed across the south side of the property. The skating surface was generally in good condition with minor cracking noted. A swimming pool type feature was located to the east of the skate park area with pool coping and tile installed around the rim. Areas of the coping and tile were observed to be deteriorating and cracking. An allowance has been provided for concrete repairs during the report period.

Photographs



Concrete pavement - note cracked

Concrete pavement - note sealed

Future pole base

Pool feature tile

Skate park

Skate features

Pool feature

Steel handrail

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SITE FENCING AS NEEDED	20	10	10	10	$10,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR AND RESEAL SKATE PARK SURFACES AS NEEDED	3	2	1	1 4 7 10 13 16 19	$20,000 $20,000 $20,000 $20,000 $20,000 $20,000 $20,000
Total					$150,000

3.2.8 Special Utility Systems

Item	Description	Condition
Water Well		N/A
Lift Station		N/A
Septic System	Located east of pavilion	Good

Comments

The Property contains a Hanover septic system located east of the restroom building with an electronic control panel located on the east wall. The septic system was generally in good condition.

Photographs

Typical landscaping - note deterioration

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

FOUNDATION		
Item	**Description**	**Condition**
Load Bearing Support	Concrete slab-on-grade	Good
Basement		N/A
Crawl Space		N/A

Comments

The foundation of both the restroom and the office buildings includes Concrete slab-on-grade. Large cracks were not observed in the exterior walls. The foundation system appeared to provide adequate structural support to the buildings. The foundations were generally in good condition.

3.3.2 Building Frame

BUILDING FRAME - RESTROOMS		
Item	**Description**	**Condition**
Floor Framing	Slab-on-grade	Good
Roof Framing	Wood	Good
Load Bearing Walls	Brick and CMU	Good
Balconies		N/A

BUILDING FRAME - OFFICE		
Item	**Description**	**Condition**
Floor Framing	Slab-on-grade	Good
Roof Framing	Wood	Good
Load Bearing Walls	CMU	Good
Balconies		N/A

Comments

The structure of the restroom building consists of brick and Concrete masonry unit bearing walls with wood roof support framing. The structural frame of the building was generally in good condition.

The office/storage building consists of Concrete masonry unit bearing walls and steel columns with wood joist roof framing. The exterior structural frame of the building was generally in good condition.

Photographs

Storage roof framing

Pavilion roof framing

3.3.3 Building Exteriors

EXTERIOR FINISHES - RESTROOMS		
Item	**Description**	**Condition**
Masonry	Brick	Good
Accent/Trim	Wood	Good
Covered Soffits	Wood	Good
Paint	Wood and windows	Fair
Sealants	Various	Fair

EXTERIOR FINISHES - OFFICE		
Item	**Description**	**Condition**
Masonry	Brick	Good
Siding	Wood panel siding	Good
Accent/Trim	Wood	Good
Covered Soffits	Wood	Good
Paint	Trim and siding	Good
Sealants	Various	Fair

Comments

The exterior of the restroom building consists of brick with a wood framed awning structure. The wood trim and exterior framing were painted. Exterior sealants are located around the window and door frames and at the brick to wood transitions. 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. An allowance has been included to paint the exterior and replace the sealants during the study period.

The office/storage exterior consists of brick and wood panel siding. The brick walls were generally in good to fair condition with previous repairs and areas in need of repair noted. Deterioration of the mortar joints was observed. The steel columns and beams were painted and supported the west side of the structure that was assumed to have been open at some point. Wood framed walls have been installed to close in the space for storage. The wood framed walls are flashed over the existing brick knee walls and covered with wood panel siding. Exterior sealants are located around the window and door frames and at the brick to wood transitions. 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. An allowance has been included to paint the exterior and replace the sealants during the study period.

Photographs

Typical exterior wall

Typical exterior wall

Typical exterior wall

Typical exterior wall

Typical wood siding

Typical overhang

Office brick - Note deterioration of mortar joints

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PAINT EXTERIOR AND REPLACE SEALANTS AT RESTROOMS	12	11	1	1 13	$3,750 $3,750
PAINT EXTERIOR AND REPLACE SEALANTS AT OFFICE BUILDING	12	1	11	11	$7,500
REPOINT BRICK EXTERIORS	20	15	5	5 10 15	$5,000 $5,000 $5,000
Total					$30,000

3.3.4 Exterior Doors

DOORS - RESTROOMS		
Item	**Description**	**Condition**
Personnel Doors	Storefront entrance	Good
Door Hardware	Operable	Good
Accessibility Controls	Maglocks	Good

DOORS - OFFICE		
Item	**Description**	**Condition**
Personnel Doors	Metal	Good
Door Hardware	Operable	Good
Accessibility Controls		N/A

Comments

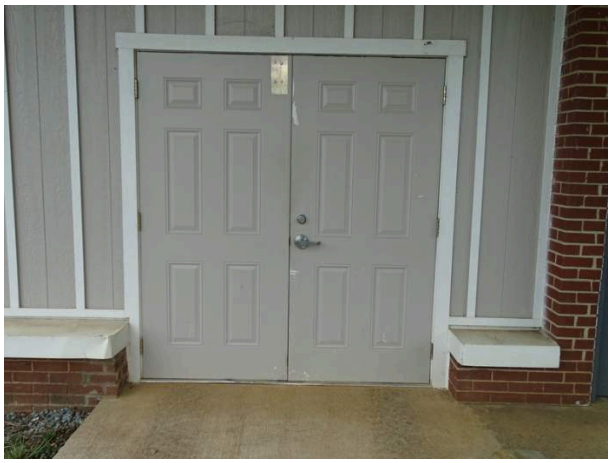
The entrance doors to the restroom building are storefront and are located on the north side of the building. The entrance doors were generally in good condition.

The exterior doors to the office/storage building were metal. The equipment storage area contained a double metal door. Each room of the building has a separate exterior entrance.

Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Typical main entrance



Typical entrance door

Typical personal door

3.3.5 Exterior Windows

WINDOWS - RESTROOMS		
Item	**Description**	**Condition**
Window Frame	Wood	Fair
Glass Pane	Single	Fair
Operation		N/A
Exterior Header	Brick	Good
Exterior Sill	Wood	Good

WINDOWS - OFFICE		
Item	**Description**	**Condition**
Window Frame	Vinyl	Good
Glass Pane	Double	Good
Operation	Sliding	Good
Exterior Header	Steel lintel	Good
Exterior Sill	Brick	Good

Comments

The window system for the restroom building consists of Wood frame single pane. The windows appeared to be in fair condition.

The window system for the office building consists of vinyl frame, double pane, sliding windows. The windows appeared to be in good condition.

Photographs

Office/storage building

Typical exterior wall

3.3.6 Roofing Systems

ROOFING - RESTROOMS		
Item	**Description**	**Condition**
Roofing system	Asphalt shingle	Good
Cap Flashing/Coping	Metal	Good
Insulation		N/A
Substrate/Deck	Wood	Good
Slope/Pitch	Varies	Good
Drainage	Gutters and downspouts	Good
Plumbing Vents	Neoprene flashing	Good
Exhaust Vents		N/A
Flashing		N/A

ROOFING - OFFICE		
Item	**Description**	**Condition**
Roofing system	Single-ply membrane	Fair

ROOFING - OFFICE		
Item	**Description**	**Condition**
Cap Flashing/Coping		N/A
Insulation	Not observed	N/A
Substrate/Deck	Wood	Fair
Slope/Pitch	Minor ponding noted	Good
Drainage	Edge drainage	Good
Plumbing Vents	Varies	Fair
Exhaust Vents		N/A
Flashing	Metal	Good

Comments

The roofing system at the restroom building consists of asphalt shingles that were in good condition. The expected useful life of the metal roofing systems is generally 20 years. The roof is not vented as the original gable indents were bricked over.

The roofing system at the office/storage building consists of single-ply roof membrane. The expected useful life of the roofing systems is generally 20 years. The roof was observed to be in fair condition.

An allowance has been included to replace the roofs during the study period.

Photographs

Typical roofing system

Typical roofing system

Typical roofing system

Restroom exterior

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ASPHALT SHINGLED ROOFING SYSTEM AT RESTROOMS	20	1	19	19	$3,000
REPLACE SINGLE-PLY MEMBRANE ROOFING SYSTEM AT OFFICE BUILDING	20	19	1	1	$8,400
Total					$11,400

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM - RESTROOMS		
Item	**Description**	**Condition**
Piping Material	PEX	Good
Pipe Insulation	None	N/A
Water Flow and Pressure		Good
Pressure Pumps		N/A

PLUMBING - WATER SUPPLY SYSTEM - OFFICE		
Item	**Description**	**Condition**
Piping Material	PEX	Good
Pipe Insulation	None	N/A
Water Flow and Pressure		Good
Pressure Pumps		N/A

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

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

Comments

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

Waste Lines

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

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Electric point-of-use heaters	Good

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Water Storage	None	N/A
Circulation Pumps		N/A

Comments

Domestic hot water is not provided in the restroom building. The lavatories are supplied with cold water only.

Domestic hot water is provided in the office building by a small electric point-of-use heater hung on the wall of the bathroom. The heater was in good condition. The expected useful life of an electric water heater is approximately 12 to 15 years. We recommend the water heater be replaced during the study period.

Photographs

Tankless water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE DOMESTIC WATER HEATER	15	5	10	10 20	$500 $500
Total					$1,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT - RESTROOMS		
Item	**Description**	**Condition**
HVAC system	Space heaters	Good
Exhaust Fans		N/A
Unit Heaters	Located in restrooms and entry	Good

EQUIPMENT - OFFICE		
Item	**Description**	**Condition**
HVAC system	PTAC through-wall system	Fair
Exhaust Fans	Restroom	Good
Unit Heaters	In restroom	Good

Comments

Heating in the restroom building is provided by wall hung unit heaters located in the restrooms and main entry. The heaters were in good condition.

Supplemental heating for the plumbing in the pavilion building is provided by incandescent light bulbs placed inside insulated enclosures. The use of bare-bulb fixtures for heating purposes is not considered a safe method and there is no thermostatic control for these bulbs. We recommend installing additional unit heaters with thermostatic controls for these spaces.

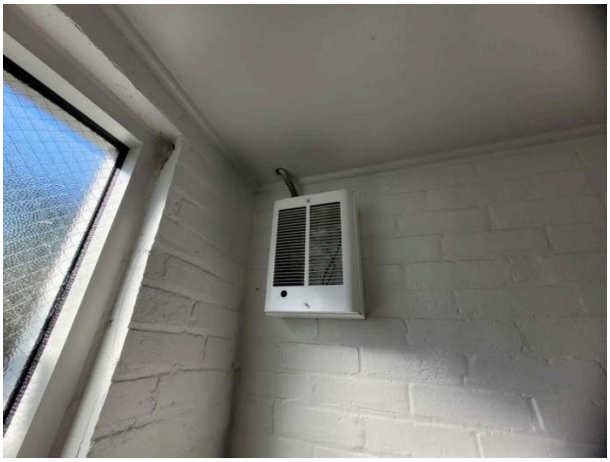
The office is served by a PTAC through-wall system. The system was observed to be in fair condition. An allowance for replacement of the PTAC system has been provided for later in the report period. A unit heater was provided for the office restroom. The heater appeared to be in good condition.

The City of Charlottesville self maintains the mechanical systems.

Photographs

Through-wall heat pump

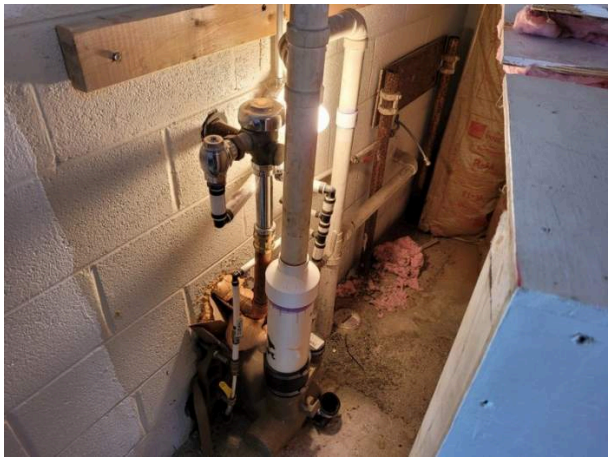
Unit Heater



Restroom space heater

Exterior drinking fountain

Typical plumbing cover



Restroom plumbing

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE PTAC UNIT AT OFFICE BUILDING	15	5	10	10	$2,500
ADD UNIT HEATERS IN RESTROOM UTILITY ROOMS	-	0	-	Immediate	$1,500
Total					$4,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Ducts	Bathroom exhaust	Good
Return Air		N/A

Comments

The only ductwork in the restroom building was for the exhaust fans.

3.4.2.3 Control Systems

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

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Compressor (Pneumatic System)		N/A
Variable Frequency Drives		N/A

Comments

Thermostats are local and integral with the units served.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING - RESTROOMS		
Item	**Description**	**Condition**
Service Entrance	Located on the south of the building	Good
Master (House) Meter	Located on the south of the building	Good
Emergency Power		N/A
Transfer Switch		N/A

SERVICE AND METERING - OFFICE		
Item	**Description**	**Condition**
Service Entrance	Located on east side of building	Good
Master (House) Meter	Located on east side of building	Good
Emergency Power		N/A
Transfer Switch		N/A

Comments

Electricity is provided to the park by Dominion Virginia Power.

The main electrical entrance to the restrooms and future site lighting is located on the south side of the building and provides 3-phase, 4-wire, 250 amp and 400 amp services.

The main electrical entrance to the office is located on the east side of the building and provides single-phase, 3-wire, 100 amp service.

There was no emergency power provided to the park.

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Square D	Good
Branch Wiring	Copper	Good
GFCI Devices	Located throughout property	Good
Building Transformers	Pad/floor mounted	Good

Comments

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

Photographs

Office electrical panel

Restroom sub panel

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	None	

Comments

There were no vertical transportation systems located at the park.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)		N/A
Sprinkler System (dry)		N/A
Fire Extinguishers	Two observed	Poor
Fire Hydrants	Not observed	Poor

Comments

One fire extinguisher was observed in the restroom building, but it had been discharged and in need of maintenance.

One fire extinguisher was observed in the office building, but it did not have a service tag attached.

We recommend adding multiple fire extinguishers to both buildings and servicing these devices annually.

Photographs

Office extinguisher

Restroom extinguisher

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL FIRE EXTINGUISHERS	-	0	-	Immediate	$500
Total					$500

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel		N/A
Public Address System		N/A
Central Fire Alarm Control Panel		N/A
Automatic Notification		N/A

Comments

There was no fire alarm system at either building.

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras		N/A
Alarm System		N/A
Security Fencing	Chain link	Good

Comments

There was no security system at either building.

Chain link fencing around the property was generally in good condition.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Restroom Building

ENTRY AREA		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good
Wall Finishes	Painted CMU and brick	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Accessories		N/A

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good
Wall Finishes	Painted CMU and brick	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, wall hung lavatories	Good
Accessories	Grab bars, soap and paper dispensers	Fair
Ventilation	None	Poor
Lighting	Incandescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

UTILITY ROOM		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Painted CMU	Fair
Ceiling Finishes		N/A
Janitor Sink Area		N/A
Lighting	Incandescent fixtures	Good

Comments

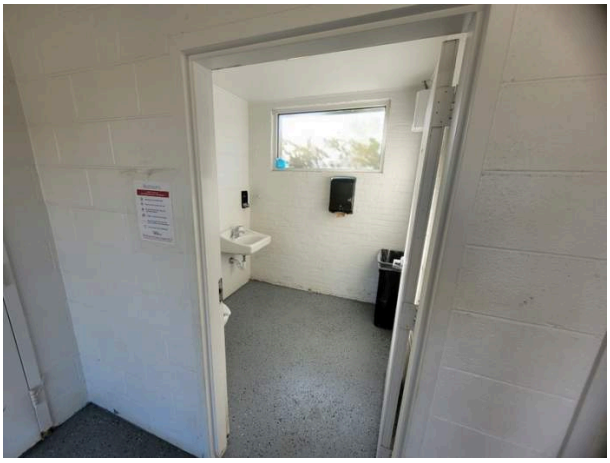
The interior of the restroom building includes an entry area, two restrooms, and two utility rooms.

The finishes in the entry area include coated concrete floors, painted CMU and brick walls, and painted gypsum board ceiling. The finishes were observed to be in generally good condition.

The finishes in the restrooms include coated concrete floors, painted CMU and brick walls, and painted gypsum board ceilings. The restrooms were observed to be in generally good condition however one soap dispenser had been removed.

The finishes in the utility rooms include unfinished concrete floors, painted CMU and brick walls, and unfinished ceilings. The finishes in the utility rooms were observed to be in generally fair condition. A suspect substance was observed on the exterior walls. The substance may require further testing. It was noted that exterior grading maintenance was performed to resolve a water intrusion issue at the pavilion building.

Photographs



Accessible restroom

Restroom building interior

Suspect substance on wall

3.7.2 Office/storage Building

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Poor
Wall Finishes	Painted CMU/brick	Fair
Ceiling Finishes	Unfinished	Fair
Fixtures	Toilet, wall hung lavatory	Fair
Accessories	Partitions, mirror, soap and paper dispensers	Fair
Ventilation	Exhaust fan	Good
Lighting	Fluorescent fixtures	Fair
Doors	Metal	Good
Door Hardware	Operable	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Fair
Wall Finishes	Painted CMU/brick	Fair
Ceiling Finishes	Painted wood panels	Good
Counters	Laminate	Fair
Sink	Stainless	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Cabinets	Wood	Fair
Appliances	Residential	Fair
Stove/Range		N/A
Exhaust Vent/Hood		N/A
Refrigerator	Standard	Good
Dish Washer		N/A
Microwave Oven	Countertop	Good
Garbage Disposal		N/A
Other	Bottled water dispenser	Good

STORAGE ROOM		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Unfinished brick and exposed wood framing	Good
Ceiling Finishes	Unfinished wood framing	Good
Lighting	Fluorescent fixtures	Good

UTILITY ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Fair
Wall Finishes	Painted CMU/brick	Fair
Ceiling Finishes	Unfinished	Fair
Janitor Sink Area		N/A
Lighting	Fluorescent fixtures	Fair

3.7.2.1 Comments

The office building contained an office/kitchenette, restroom, utility room, and storage rooms.

The office/kitchenette finishes included coated concrete floors, painted CMU and brick walls, and a painted wood paneled ceiling.

The restroom finishes included coated concrete floor, painted CMU and brick walls, and unfinished ceiling.

The utility room included coated concrete floor, painted CMU and brick walls, and an unfinished ceiling.

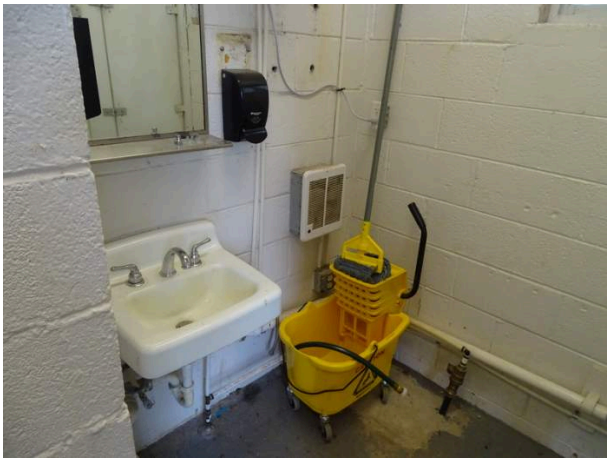
The storage rooms included concrete floors, brick and unfinished wood walls, and unfinished ceilings.

The finishes in the office building were generally in fair condition and in need of rehabilitation. An allowance for updating the finishes has been included.

Photographs

Typical utility room

Typical kitchen interior



Office restroom

Storage room framing

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
RENOVATE BATHROOM AND OFFICE INTERIORS AS NEEDED	15	5	10	10	$15,000
Total					$15,000

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.

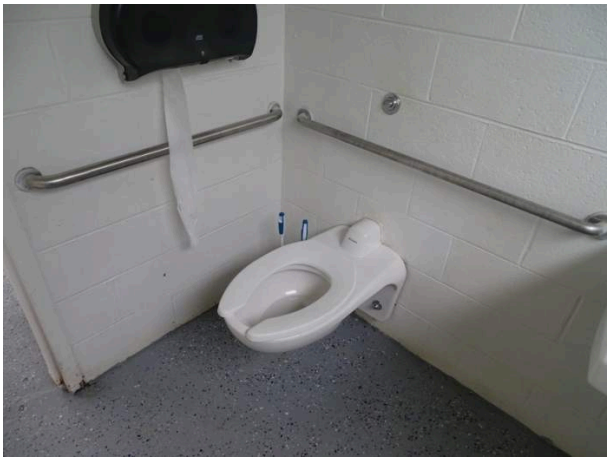
The McIntire Skate Park property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA.

The parking area serving the property has a total of approximately 21 parking spaces near the softball fields. Of the parking spaces, Two are accessible with both being van accessible. Accessibility requires that 1 accessible parking space be provided in parking areas with a total of 1 to 25 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided does meet accessibility requirements.

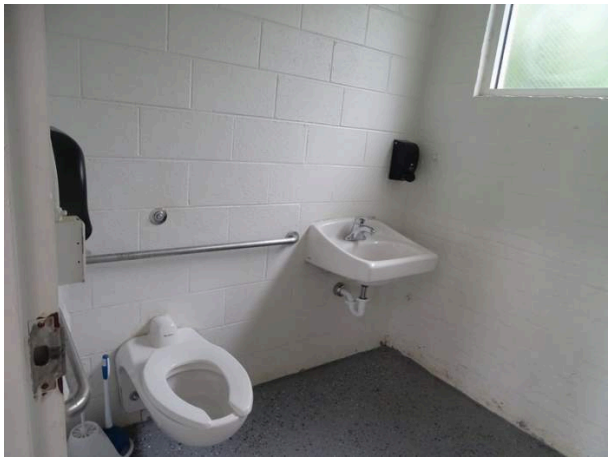
Although it appears that accessible restrooms have been provided in the restroom building, there does not appear to be an accessible route from the parking to the building. The accessories, such as soap and paper dispensers, do not appear to be within an accessible reach and mirrors were not provided. Knee protection was not installed at the drain piping for the lavatories.

There were no accessible provisions or areas at the office/storage building.

Photographs



Accessible restroom



Accessible restroom

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PROVIDE ACCESSIBLE ROUTE AND IMPROVEMENTS TO RESTROOMS	0	0	0	Immediate	$5,000
Total					$5,000

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	No	
2.	Have any ADA improvements been made to the property since original construction?	No	
3.	Has building ownership/management reported any ADA complaints or litigation?	No	
B.	**Parking**		

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	Two of the 21 are accessible
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	No	There does not appear to be an accessible route from the closest parking area to the restroom building.
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?	No	
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	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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?	No	Add knee protection at lavatories
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?	No	Mirrors are not provided. Dispensers are not within accessible reach
I.	**Hospitality Guestrooms**		
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, as applicable, stored on site.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and Matthew Moffett who provided information about the property.

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

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

6.0 RECOMMENDATIONS AND OPINIONS OF COST

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

Immediate Issues

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

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

Capital Reserves

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

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

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

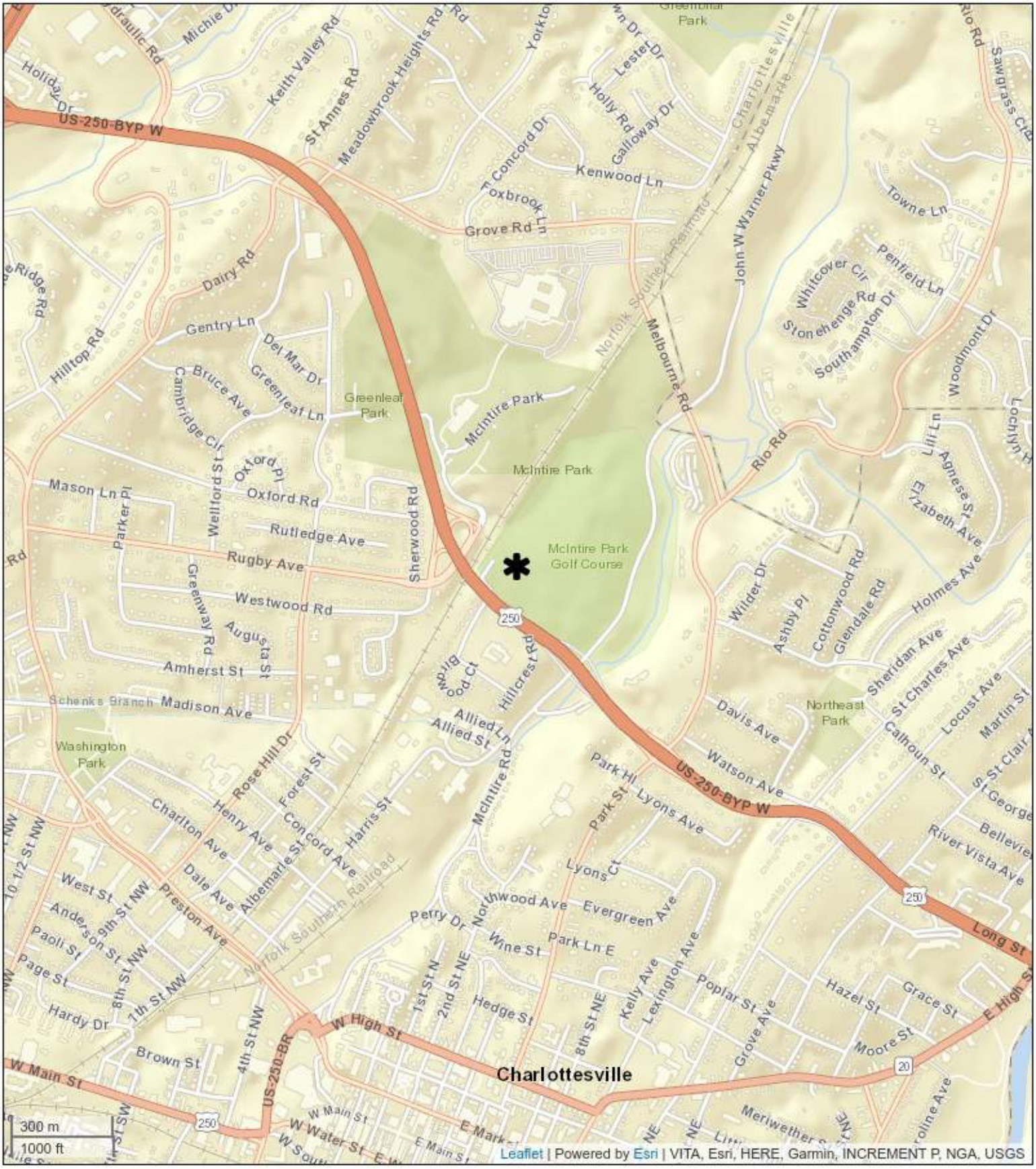
ECS's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period. Additional information concerning systems or components respective replacement costs (in today's dollars), typical expected useful lives, and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

7.0 FACILITY CONDITION INDEX (FCI)

In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the McIntire Skate Park 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 Skate Park building is $229,900. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $411,818. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.56. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of McIntire Skate Park is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH



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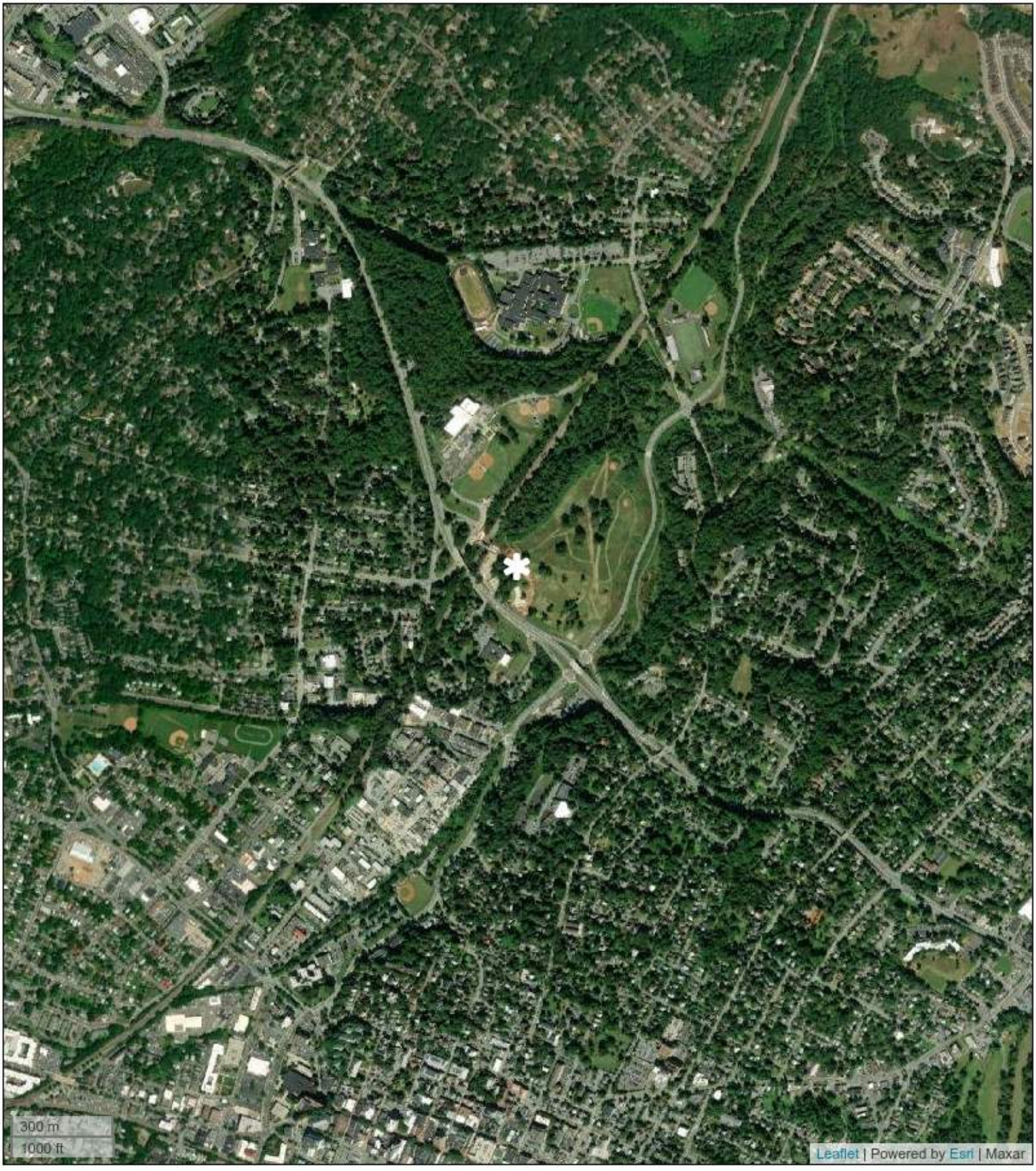
Untitled Map

ECS



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Untitled Map

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

Square Foot Cost Estimate Report

Date: **11/4/2021**

Estimate Name	**McIntire Skate Park**
	City of Charlottesville 425 U.S. 250 Bypass Charlottesville Virginia 22902
Building Type	Telephone Exchange with Face Brick & Concrete Block / Bearing Walls
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	10.00
Floor Area (S.F.)	1,812.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$227.27
Total Building Cost	**$411,818.08**

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			**12.3%**	**$20.11**	**$36,436.68**
A1010	**Standard Foundations**			**$14.70**	**$26,628.41**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	252.00		$9.41	**$17,045.53**
	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide	252.00		$5.03	**$9,123.16**
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	2.90		$0.25	**$459.73**
A1030	**Slab on Grade**			**$4.93**	**$8,930.08**
	Slab on grade, 4" thick, non industrial, reinforced	1,812.00		$4.93	**$8,930.08**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.48**	**$878.19**
	Excavate and fill, 4000 SF, 4' deep, sand, gravel, or common earth, on site storage	2,265.00		$0.48	**$878.19**
B Shell			**47.1%**	**$77.08**	**$139,662.72**
B1020	**Roof Construction**			**$7.77**	**$14,072.72**
	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns and bearing wall, 25'x25' bay, 20" deep, 40 PSF superimposed load, 60 PSF total load	1,812.00		$7.15	**$12,954.97**
	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns and bearing wall, 25'x25' bay, 20" deep, 40 PSF superimposed load, 60 PSF total load, add for column	1,812.00		$0.62	**$1,117.75**
B2010	**Exterior Walls**			**$28.24**	**$51,163.86**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill	2,016.00		$28.24	**$51,163.86**
B2020	**Exterior Windows**			**$29.83**	**$54,048.46**
	Windows, steel, commercial projected (40% vented), insulated glass, 3'-9" x 5'-5"	25.20		$29.83	**$54,048.46**
B2030	**Exterior Doors**			**$1.90**	**$3,445.24**
	Door, aluminum & glass, without transom, full vision, double door, hardware, 6'-0" x 7'-0" opening	0.36		$1.34	**$2,432.38**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.36		$0.56	**$1,012.86**
B3010	**Roof Coverings**			**$9.34**	**$16,932.45**
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	1,812.00		$2.64	**$4,789.33**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	1,812.00		$1.72	**$3,124.45**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	252.00		$3.50	**$6,340.27**
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	252.00		$1.48	**$2,678.39**
C Interiors			**16.6%**	**$27.15**	**$49,190.77**
C1010	**Partitions**			**$2.88**	**$5,216.76**
	Metal partition, 5/8"fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	1,208.00		$2.88	**$5,216.76**
C1020	**Interior Doors**			**$7.23**	**$13,092.73**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	12.08		$7.23	**$13,092.73**
C1030	**Fittings**			**$0.86**	**$1,557.46**
	Toilet partitions, cubicles, ceiling hung, stainless steel	1.45		$0.86	**$1,557.46**

		Quantity	% of Total	Cost Per SF	Cost
C3010	**Wall Finishes**			**$2.96**	**$5,369.39**
	2 coats paint on masonry with block filler	2,016.00		$2.22	**$4,024.50**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	2,416.00		$0.74	**$1,344.89**
C3020	**Floor Finishes**			**$5.65**	**$10,244.47**
	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz	1,630.80		$4.39	**$7,955.43**
	Carpet, padding, add to above, 13.0 density	1,630.80		$1.02	**$1,846.91**
	Vinyl, composition tile, maximum	181.20		$0.24	**$442.13**
C3030	**Ceiling Finishes**			**$7.57**	**$13,709.95**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	1,812.00		$7.57	**$13,709.95**
D Services			**24.1%**	**$39.47**	**$71,515.65**
D2010	**Plumbing Fixtures**			**$5.63**	**$10,197.21**
	Water closet, vitreous china, bowl only with flush valve, wall hung	1.23		$2.25	**$4,078.76**
	Urinal, vitreous china, wall hung	0.62		$0.41	**$736.96**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	1.23		$0.96	**$1,743.56**
	Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard	0.62		$1.25	**$2,267.53**
	Water cooler, electric, floor mounted, dual height, 14.3 GPH	0.62		$0.76	**$1,370.39**
D2020	**Domestic Water Distribution**			**$2.34**	**$4,248.52**
	Gas fired water heater, commercial, 100< F rise, 75.5 MBH input, 63 GPH	0.62		$2.34	**$4,248.52**
D2040	**Rain Water Drainage**			**$1.54**	**$2,781.72**
	Roof drain, DWV PVC, 4" diam, diam, 10' high	1.23		$0.78	**$1,414.96**
	Roof drain, DWV PVC, 4" diam, for each additional foot add	10.87		$0.16	**$296.94**
	Roof drain, DWV PVC, 5" diam, 10' high	0.45		$0.59	**$1,069.82**
D3050	**Terminal & Package Units**			**$7.56**	**$13,704.79**
	Rooftop, single zone, air conditioner, offices, 5,000 SF, 15.83 ton	1,812.00		$7.56	**$13,704.79**
D4010	**Sprinklers**			**$4.67**	**$8,457.40**
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 5000 SF	1,812.00		$4.67	**$8,457.40**
D4020	**Standpipes**			**$6.38**	**$11,563.08**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	1.20		$6.38	**$11,563.08**
D5010	**Electrical Service/Distribution**			**$4.76**	**$8,633.58**

		Quantity	% of Total	Cost Per SF	Cost
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1.00		$1.30	**$2,351.00**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	20.00		$0.38	**$679.70**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.50		$3.09	**$5,602.88**
D5020	**Lighting and Branch Wiring**			**$3.51**	**$6,361.61**
	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 watts per SF	1,812.00		$0.58	**$1,045.71**
	Miscellaneous power, 1 watt	1,993.20		$0.24	**$433.92**
	Central air conditioning power, 4 watts	2,083.80		$0.59	**$1,070.45**
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF	1,812.00		$2.10	**$3,811.54**
D5030	**Communications and Security**			**$2.94**	**$5,330.60**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.15		$1.39	**$2,514.10**
	Fire alarm command center, addressable without voice, excl. wire & conduit	1.00		$1.55	**$2,816.50**
D5090	**Other Electrical Systems**			**$0.13**	**$237.15**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	0.36		$0.13	**$237.15**
E Equipment & Furnishin			**0.0%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$163.80**	**$296,805.82**
Contractor's Overhead & Profit			**25.0 %**	**$40.95**	**$74,201.46**
Architectural Fees			**11.0 %**	**$22.52**	**$40,810.80**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$227.27**	**$411,818.08**

Appendix III: SITE PHOTOGRAPHS

1 - Office/storage building

2 - Composite deck framing

3 - Deck framing

4 - Storage roof framing

5 - Pavilion roof framing

6 - Typical yard drainage

7 - General site topography

8 - General site topography

9 - Stormwater drainage

10 - Asphalt pavement overview

11 - Asphalt pavement overview

12 - Asphalt pavement overview

13 - Asphalt pavement overview

14 - Concrete curb and asphalt pavement

15 - Concrete sidewalks

16 - Concrete sidewalks

17 - Concrete sidewalks - note cracked

18 - Concrete pavement - note cracked

19 - Concrete pavement - note cracked

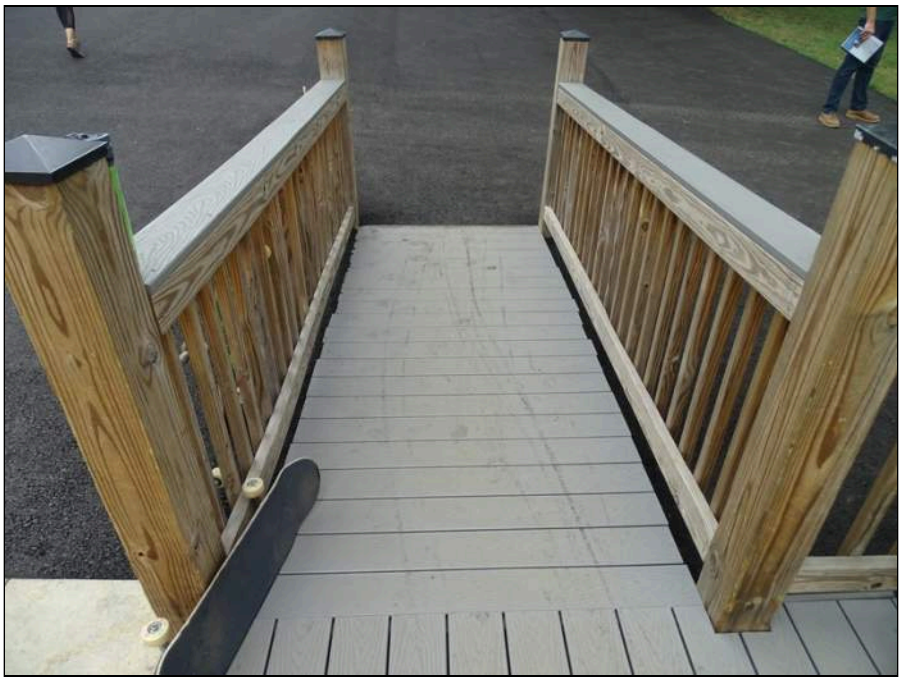
20 - Concrete pavement - note sealed

21 - Concrete pavement - note cracked

22 - Concrete pavement - note cracked

23 - Steel handrail

24 - Composite exterior stairs



25 - Composite deck ramp

26 - Park Equipment

27 - Park Equipment

28 - Chain-link fence

29 - Chain-link fence - note deterioration

30 - Typical landscaping - note deterioration

31 - Typical landscaping - note deterioration

32 - Typical landscaping - note deterioration

33 - Typical landscaping - note deterioration

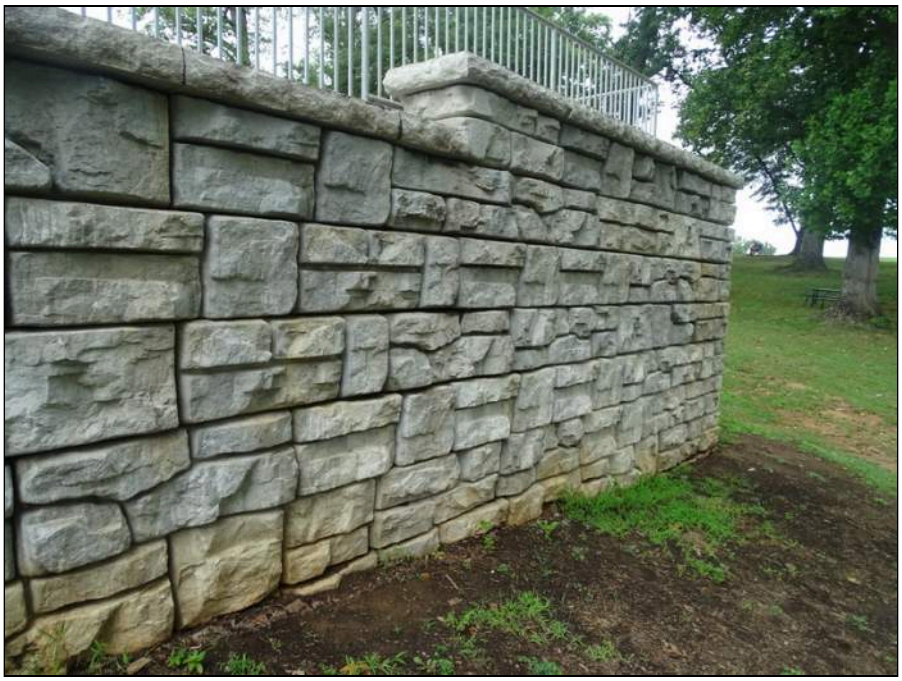
34 - Typical landscaping - note deterioration

35 - Typical landscaping - note deterioration

36 - Typical landscaping - note deterioration

37 - Gated entrance

38 - Typical dumpster



39 - Typical retaining wall

40 - Typical exterior wall

41 - Typical exterior wall

42 - Typical exterior wall

43 - Typical exterior wall

44 - Typical wood siding

45 - Typical wood siding

46 - Typical roofing system

47 - Typical roofing system

48 - Typical main entrance

49 - Typical entrance door

50 - Typical personal door

51 - Typical exterior grill

52 - Typical exterior door

53 - Typical roofing system

54 - Typical roofing system

55 - Typical roofing system

56 - Typical overhang

57 - Tankless water heater

58 - Through-wall heat pump

59 - Unit Heater

60 - Future lighting power

61 - Restroom meter

62 - Office electrical panel

63 - Restroom sub panel

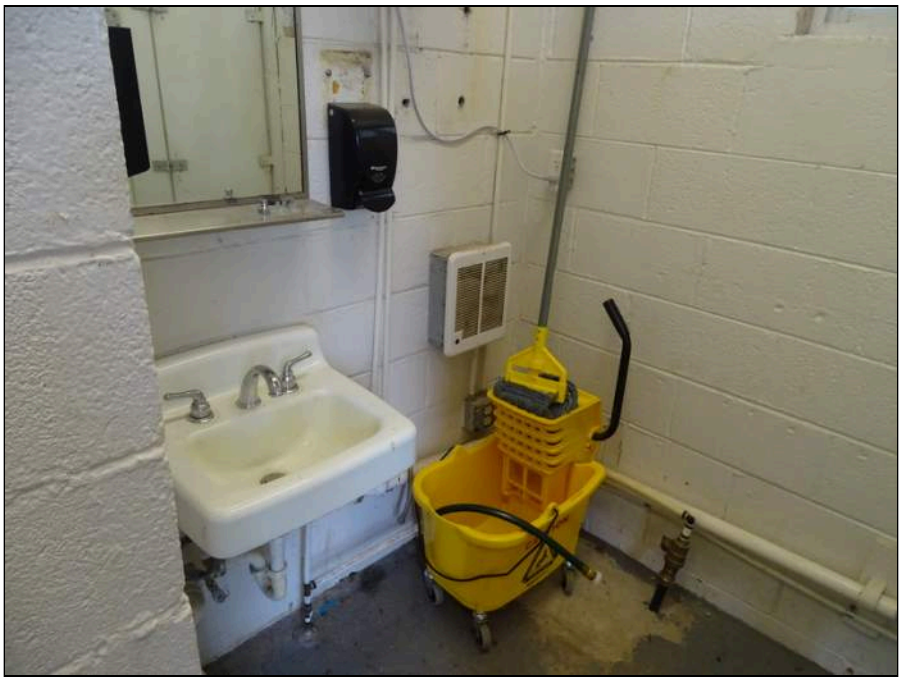
64 - building transformer

65 - Typical utility room

66 - Typical kitchen interior

67 - Typical kitchen interior

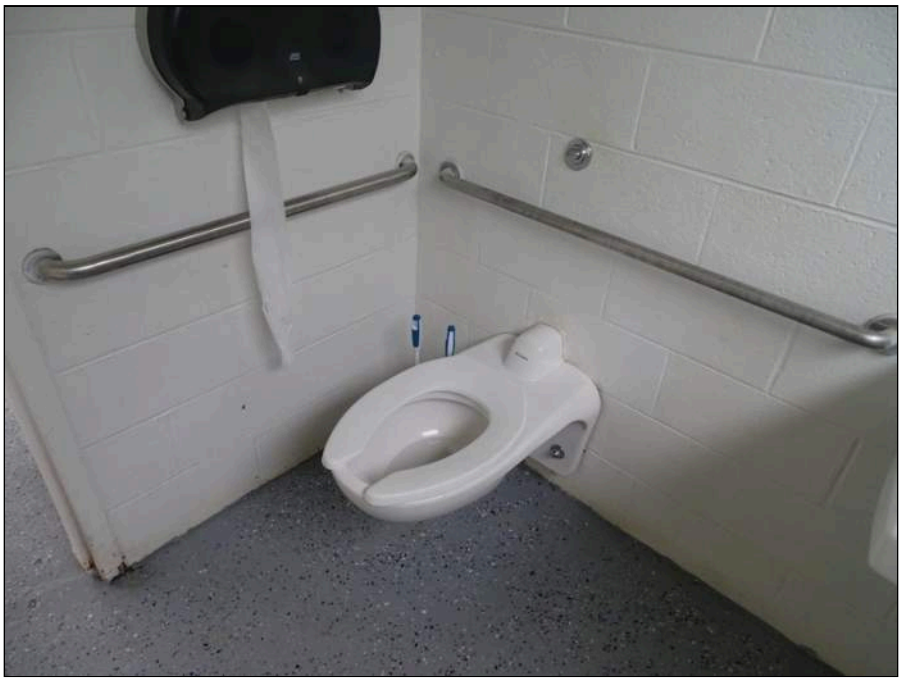
68 - Typical kitchen interior



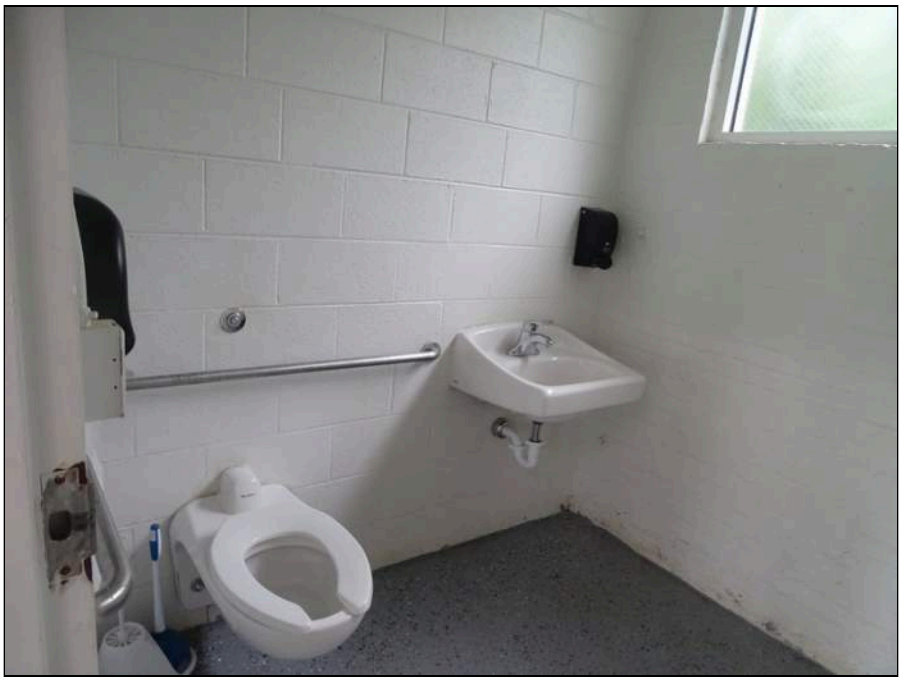
69 - Office restroom

70 - Typical restroom interior

71 - Office restroom interior

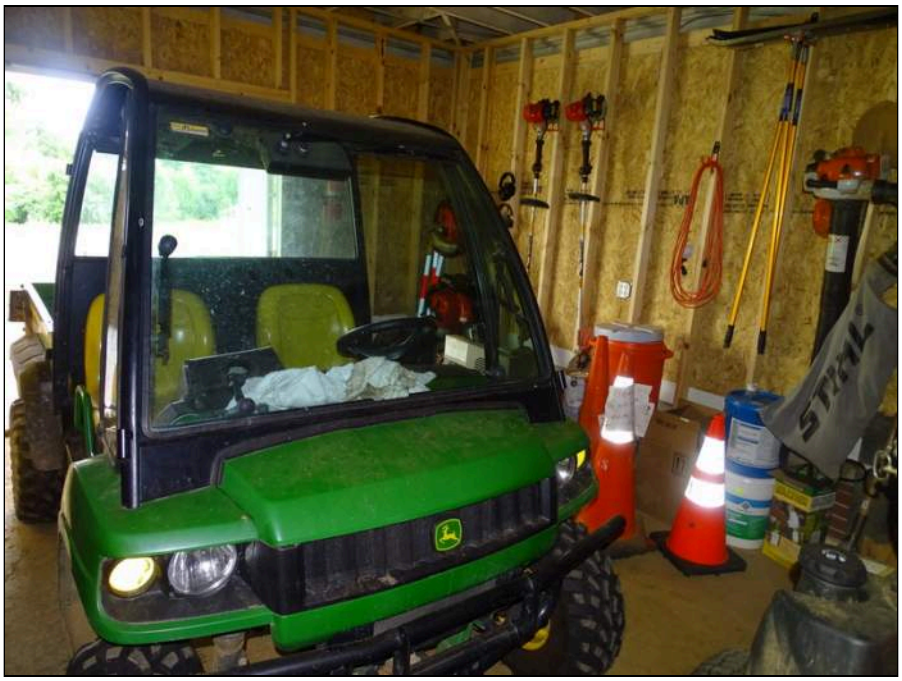


72 - Accessible restroom



73 - Accessible restroom

74 - Typical water fountain



75 - Storage room

76 - Storage room framing

77 - Composite deck

78 - Future pole base

79 - Pool feature tile

80 - Skate feature

81 - Skate park

82 - Skate features

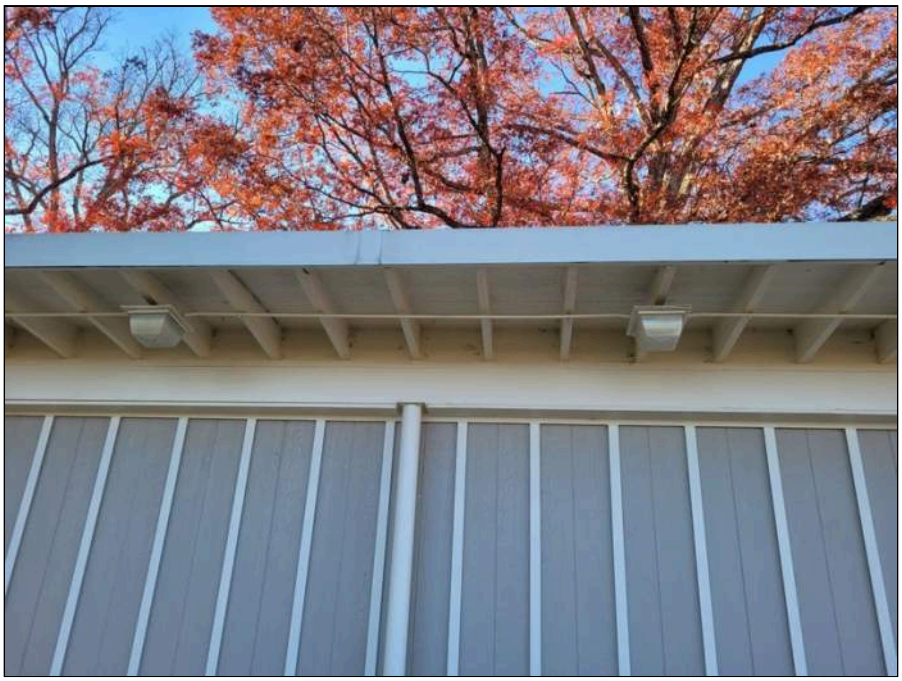
83 - Pool feature

84 - Skate surface

85 - Skate feature drain

86 - Office exterior

87 - Office entrance



88 - Office fascia

89 - Office transformer

90 - Transformer label

91 - Disconnect

92 - Restroom entrance

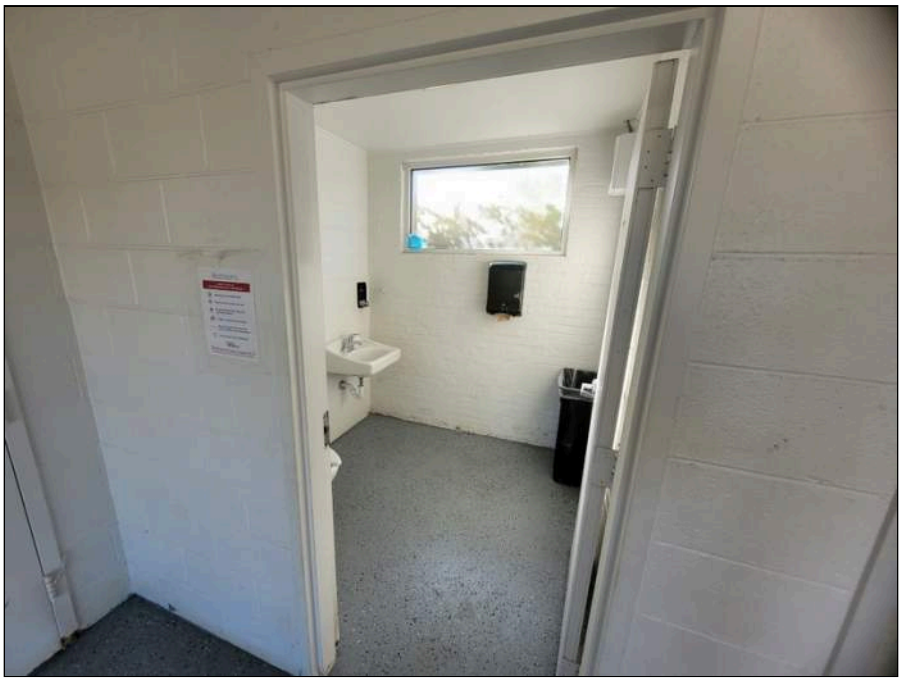
93 - Restroom exterior

94 - Restroom exterior

95 - Restroom exterior

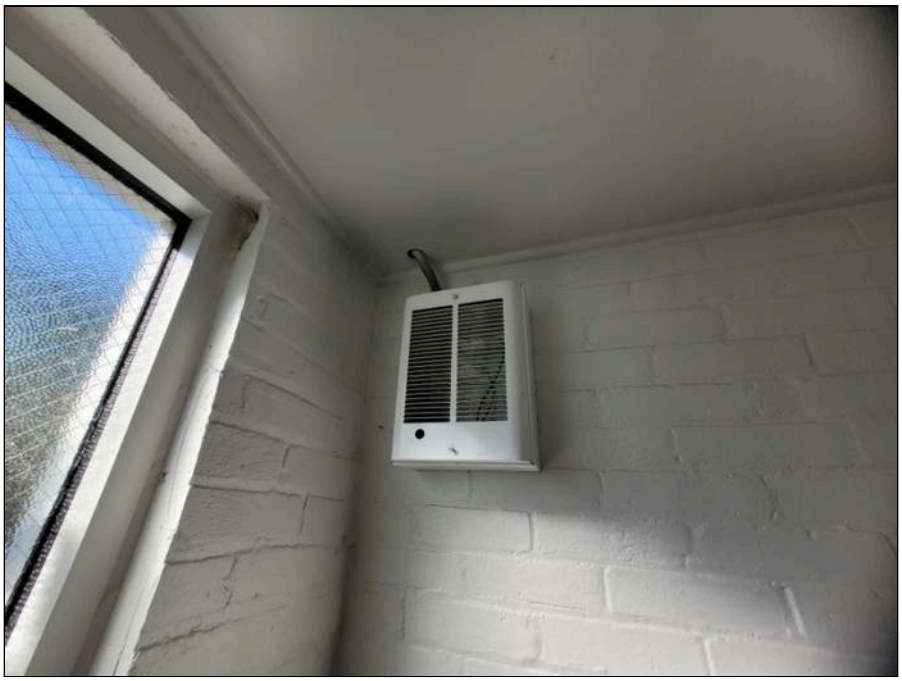
96 - Electrical service

97 - Electric services



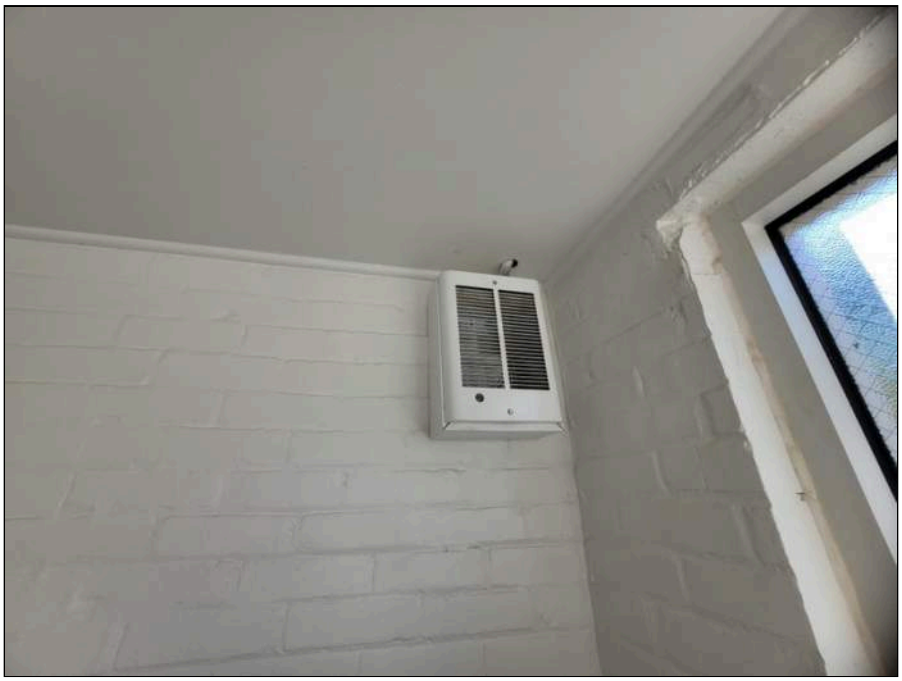
98 - Accessible restroom

99 - Accessible restroom

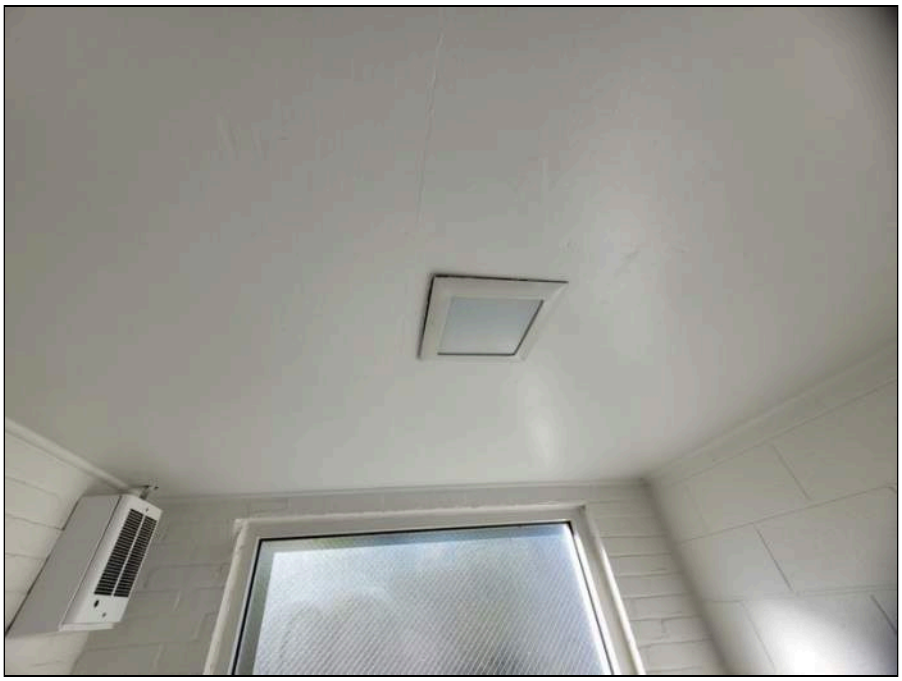


100 - Restroom space heater

101 - Accessible restroom



102 - Restroom space heater



103 - Restroom ceiling

104 - Entry space heater

105 - Entry maglocks

106 - Restroom plumbing

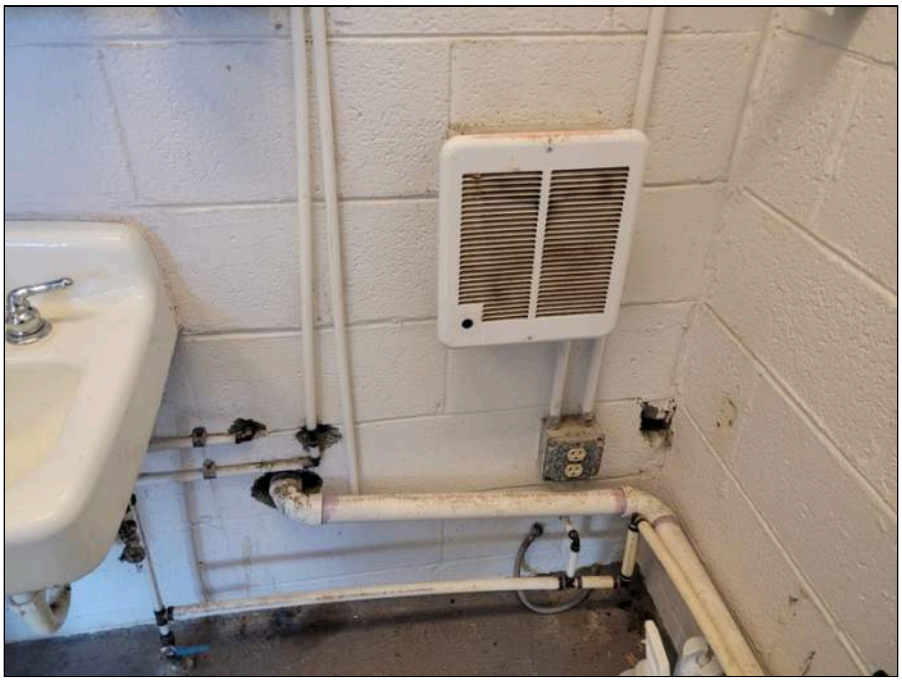
107 - Office extinguisher

108 - Fire extinguisher

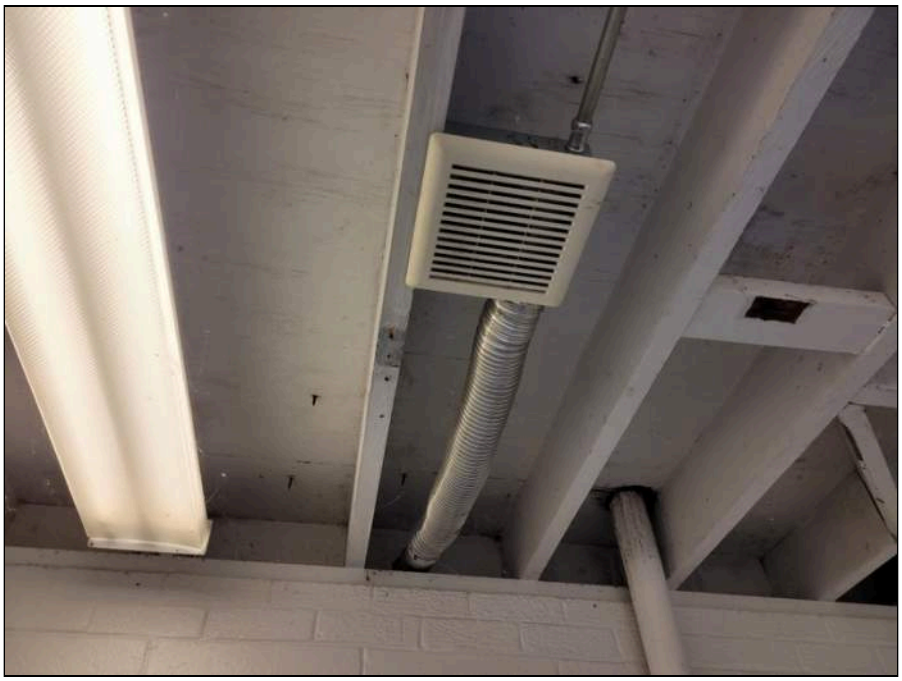
109 - Office storage framing

110 - Office panel

111 - Office plumbing



112 - Office restroom heater



113 - Exhaust fan

114 - Lighting

115 - Office brick - Note deterioration of mortar joints

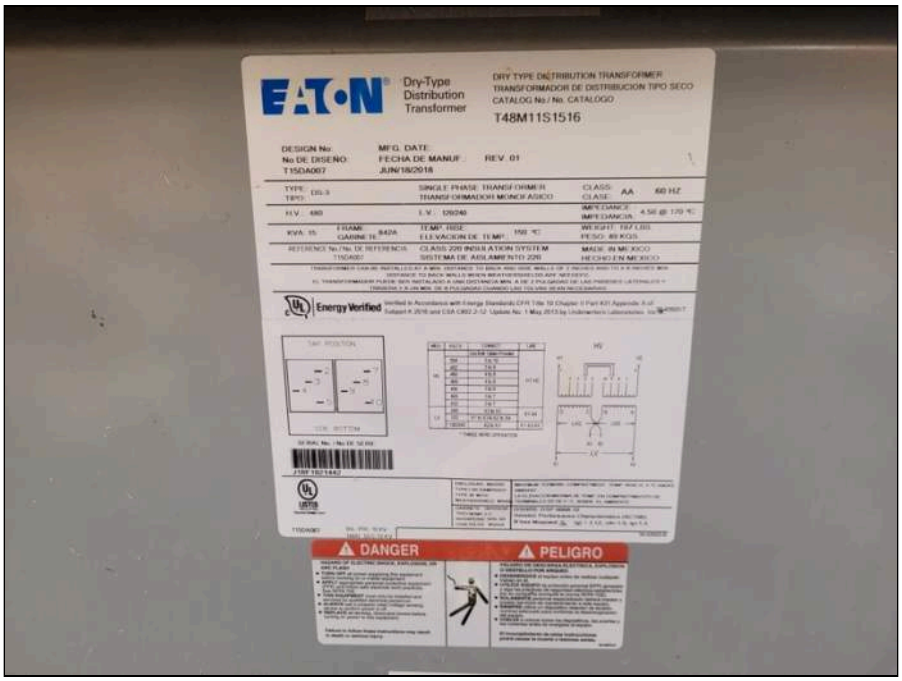
116 - Septic controls

117 - Clean-out

118 - Restroom window

119 - Restroom window

120 - Restroom transformer



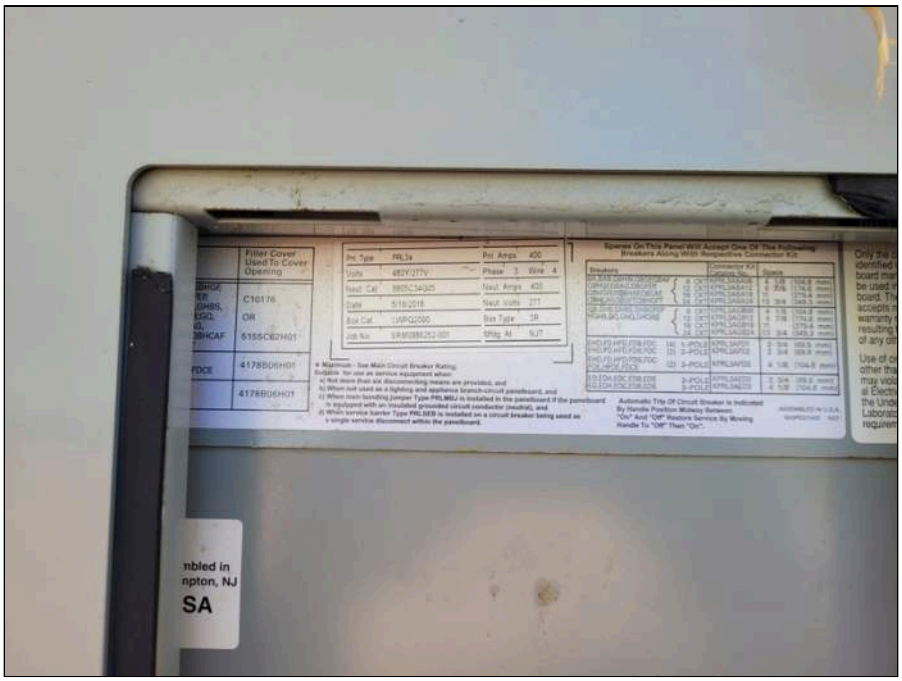
121 - Transformer label

122 - Disconnect

123 - Restroom panel

124 - Restroom service

125 - Lighting panel

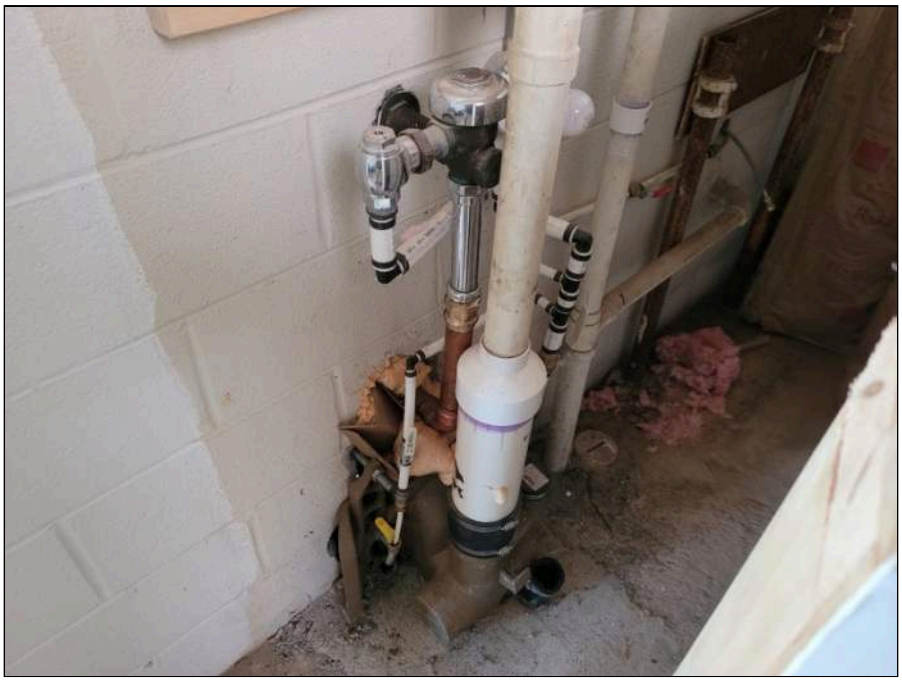


126 - Lighting panel

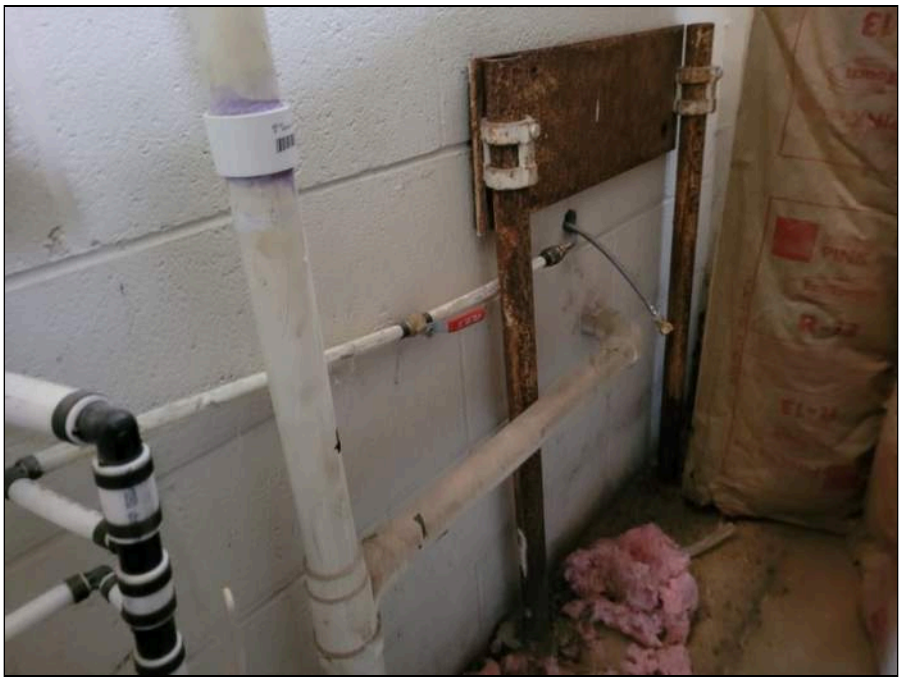
127 - CT cabinet

128 - Exterior drinking fountain

129 - Restroom building interior



130 - Restroom plumbing



131 - Lavy carrier

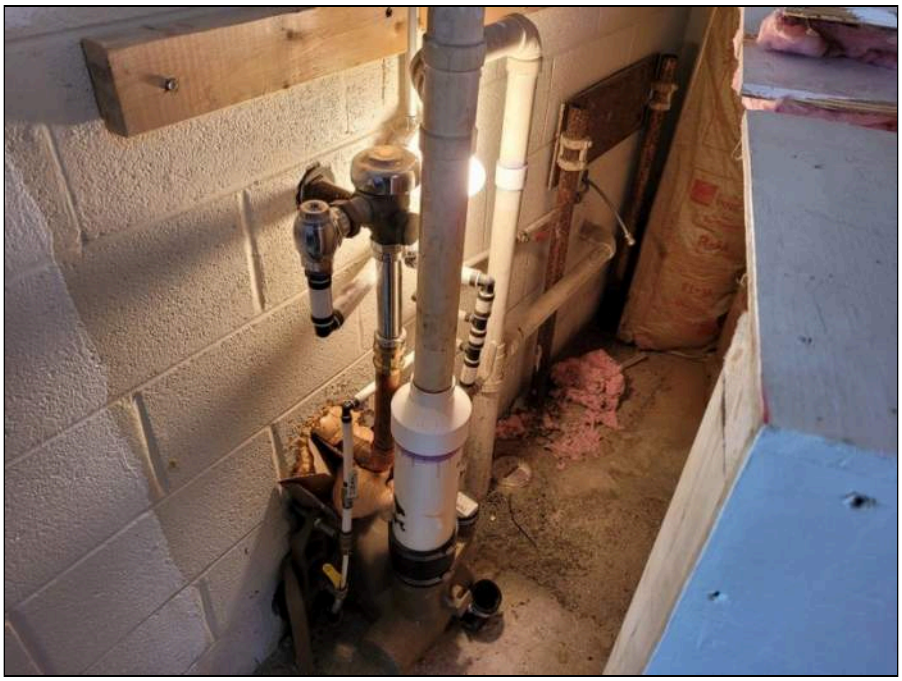
132 - Toilet carrier

133 - Typical plumbing cover

134 - Subpanel

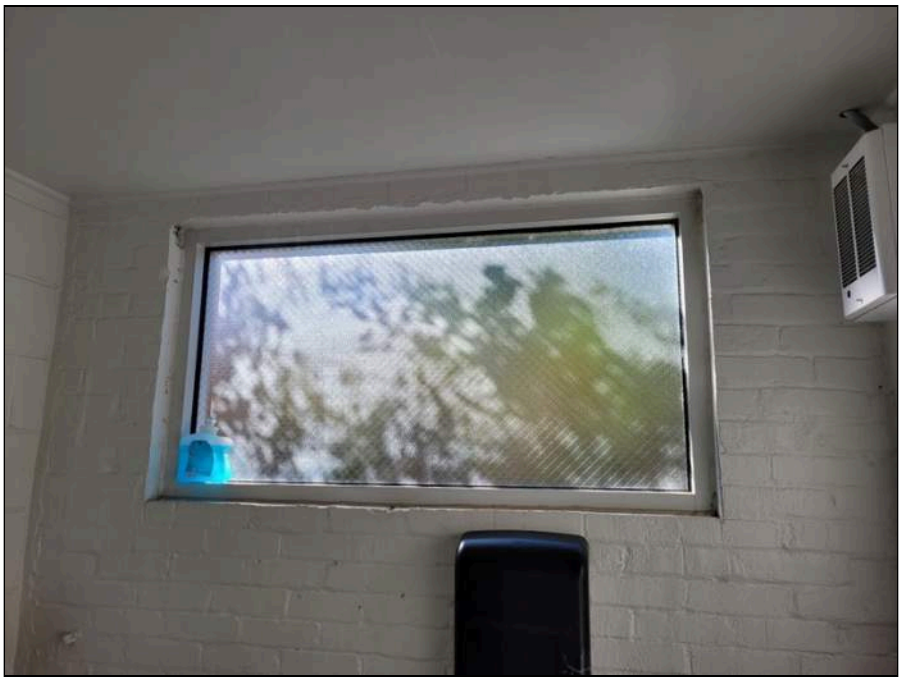
135 - Restroom extinguisher

136 - Restroom extinguisher charge



137 - Restroom plumbing

138 - Restroom



139 - Restroom window

140 - Power pedestal

141 - power pedestal

142 - Suspect substance on wall

Appendix IV: 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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WSSC Cross Connection Technician Certification

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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