MEADE PARK BATH HOUSE AND MECHANICAL BUILDING
300 MEADE AVENUE
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 Meade Park Bath House and Mechanical Building, 300 Meade Avenue, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

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

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

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			Refurbish		$40,000
3.2.5 Flatwork	X			Repair		$10,000
3.2.6 Landscaping and Appurtenances	X			Refurbish		$1,000
3.2.7 Recreational Facilities		X		Refurbish		$60,000
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X			Refurbish		$25,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X	X		Replace		$1,000
3.3.6 Roofing Systems	X			Refurbish		$31,800
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X			Replace		$4,000
3.4.2.1 Equipment	X			None		
3.4.2.2 Distribution System		NA		None		
3.4.2.3 Control Systems		NA		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	$150	
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes - Bath House	X			None		
3.7.2 Interior Finishes - Mechanical Building		X		None		
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD	X			None		
Totals					$150	$172,800

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$150	$150.00

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$172,800.00	$172,800.00	$8,640.00
Replacement Reserves, w/20, 2.5% escalation	$215,727.21	$215,727.21	$10,786.36

TABLE OF CONTENTS

PAGE

TABLE OF APPENDICES

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 Meade Park Bath House and Mechanical Building property in Charlottesville, Virginia - hereinafter known as the Property.

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

William R. Pratt, P.E.	Principal Engineer
	Phone: 703-471-8400
	E-mail: wpratt@ecslimited.com
Michael G. Doyle, AIA	Principal Architect
	Phone: 703-471-8400
	E-mail: mdoyle@ecslimited.com
Donald M. Goglio	Project Manager
	Phone: 703-471-8400
	E-mail: DGoglio@ecslimited.com

Reliance

This report is provided for the exclusive use of City of Charlottesville - Facilities Development. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

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 Meade Park Bath House and Mechanical Building property, located at 300 Meade Avenue, in Charlottesville, Virginia, consists of a One-story bath house building with an adjacent mechanical pump room building for the pool equipment. The building totals approximately 3,174 square feet. Parking is provided by an asphalt parking lot. The Recreation building was reportedly constructed in 2008.

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	5.63
Major Cross Streets	Meade Avenue/ Chesapeake Street
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	38
Number of Accessible Spaces	Two
Number of Van Accessible Spaces	One
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Recreation
Number of Buildings	Two
Building Height	One-story
Square Footage	3,174
Year Constructed	2008
Year Remodeled	N/A

BUILDING CONSTRUCTION	
Foundation	Concrete slab-on-grade
Structural System	Wood framing
Roof	Metal
Exterior Finishes	Brick veneer
Windows	Aluminum frame double pane
Entrance	Metal doors to each of the building entrances

BUILDING SYSTEMS	
HVAC System	Exhaust fans and unit heaters
Domestic Hot Water	Electric domestic water heater
Water Distribution	Copper
Sanitary Waste Line	PVC
Electrical Service	Bath house: 3-phase, 4-wire, 300 amps Mechanical building: 3-phase, 4-wire, 600 amps
Branch Wiring	Copper
Elevators	None
Fire Suppression System	N/A

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
3.6.1 Sprinklers and Suppression Systems					
INSTALL FIRE EXTINGUISHER IN BATH HOUSE	1	EA	$150.00	100%	$150
Total Repair Cost					$150.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.4 Paving, Curbing, and Parking																												
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	13	7	20,000	SF	$2.00	$40,000	100%							$40,000														$40,000
3.2.5 Flatwork																												
REPLACE CONCRETE SIDEWALK	25	20	5	1	LS	$10,000.00	$10,000	100%					$2,500					$2,500					$2,500					$2,500	$10,000
3.2.6 Landscaping and Appurtenances																												
PAINT WOODEN SIGN	10	1	9	1	EA	$500.00	$500	200%									$500										$500		$1,000
3.2.7 Recreational Facilities																												
REPLACE SEALANTS IN POOL DECK	12	11	1	1	LS	$10,000.00	$10,000	200%	$10,000												$10,000								$20,000
REPAIR POOL LINER AS NEEDED	8	7	1	1	LS	$10,000.00	$10,000	300%	$10,000								$10,000								$10,000				$30,000
REPLACE WOOD TRELLIS	20	13	7	1	LS	$10,000.00	$10,000	100%							$10,000														$10,000
3.3.3 Building Exteriors																												
REPOINT BRICKWORK	20	8	12	1	LS	$15,000.00	$15,000	100%												$15,000									$15,000
REPLACE EXTERIOR SEALANTS	12	11	1	2	LS	$5,000.00	$10,000	100%	$5,000												$5,000								$10,000
3.3.5 Exterior Windows																												
REPLACE DAMAGED GLASS				1	EA	$1,000.00	$1,000	100%	$1,000																				$1,000
3.3.6 Roofing Systems																												

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
November 2, 2021

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
INSTALL COATING ON BATH HOUSE ROOF	25	8	17	4,000	SF	$6.00	$24,000	100%																	$24,000				$24,000
CLEAN AND INSTALL COATING ON POOL EQUIPMENT BUILDING ROOF	25	15	10	1,300	SF	$6.00	$7,800	100%										$7,800											$7,800
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATERS	12	11	1	2	EA	$1,000.00	$2,000	200%	$2,000												$2,000								$4,000
Total (Uninflated)									$28,000.00	$0.00	$0.00	$0.00	$2,500.00	$0.00	$50,000.00	$0.00	$10,500.00	$10,300.00	$0.00	$15,000.00	$17,000.00	$0.00	$2,500.00	$0.00	$34,000.00	$0.00	$500.00	$2,500.00	$172,800.00
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	1.28	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.56	1.599	
Total (inflated)									$28,000.00	$0.00	$0.00	$0.00	$2,759.53	$0.00	$57,984.67	$0.00	$12,793.23	$12,863.29	$0.00	$19,681.30	$22,863.11	$0.00	$3,532.43	$0.00	$50,473.19	$0.00	$779.83	$3,996.63	$215,727.21

Evaluation Period:	20
# of Square Feet:	1
Reserve per Square Feet per year (Uninflated)	$8,640.00
Reserve per Square Feet per year (Inflated)	$10,786.36

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

2.3 ASSESSMENT PROCEDURES

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

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

2.4 DEFINITIONS

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

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

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

2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a One-story bath house building and one-story mechanical pump room building.

3.1.1 Property Location

The Property is located at 300 Meade Avenue in Charlottesville, Virginia.

Surrounding Properties	
North	Residential properties
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

We understand that the building was constructed approximately 13 years ago in 2008.

3.1.3 Current Property Improvements

The Recreation building, located at 300 Meade Avenue, in Charlottesville, Virginia, consists of a One-story. The building totals approximately 3,174 square feet. Parking is provided by an asphalt parking lot.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

The property is generally level and slopes to the east. 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	Parking islands	Good
Storm Water Filtration Structure		N/A
Pavement Drainage	Trench drains	Good
Landscape Drainage	Yard drains	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

Two bioretention basins are located in the islands of the parking lot and appeared to be in good condition.

Photographs

Stormwater drainage and asphalt pavement - note cracking

Stormwater drainage

Stormwater drainage

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Asphalt	Good
Fire Truck Access	North	Good
Easements		N/A

Comments

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

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Good
Quantity of Parking Spaces	38	Good
Quantity of Loading Spaces		N/A

PARKING		
Item	**Description**	**Condition**
Arrangement of Spaces	Perpendicular to aisles	Good
Site Circulation	2-way drive aisles	Good
Lighting	Metal halide	Good
Accessible Spaces	Two	Good
Accessible Aisles	One	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Good
Drainage	Trench drains and bioretention basins	Good
Repair History	Resealed	Good
Concrete Curbs and Gutters	Curb	Good
Dumpster Pad		N/A
Asphalt Curbs		N/A
Fire Lane Painting	Faded	Fair

Comments

An asphalt parking lot is located on the north side of the site. The asphalt pavement was observed to be in generally good condition and was resealed in 2013. Fire lane painting was located on the west side of the parking lot. The fire lane painting was observed to be faded.

The expected useful life of asphalt pavement is 20 years. We recommend repairing areas of asphalt pavement on an as-needed basis and have provided an allowance to overlay the asphalt pavement later in the report period.

Photographs

Asphalt pavement and parking - note stripping faded

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	13	7	7	$40,000
Total					$40,000

3.2.5 Flatwork

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

Comments

Concrete sidewalks sidewalks of undetermined thickness are provided throughout the property. Regularly spaced control joints were observed. The concrete sidewalks were generally in good condition. Limited cracked or deteriorated concrete was identified., Allowances have been provided throughout the study period for periodic replacement as required.

Photographs

Typical concrete sidewalk - note cracking

Typical concrete sidewalk - note cracking

Typical concrete sidewalk - note cracking

Typical concrete sidewalk - note cracking

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK	25	20	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 and saplings	Good
Planting Beds	Small shrubbery	Good
Lawn Areas	Surrounding site	Good
Irrigation System		N/A
Monumental Sign	Wood	Good
Landscape Lighting		N/A
Retaining Walls	Stone	Good
Fences and Gates	Aluminum	Good
Dumpster Enclosure		N/A
Fountains		N/A

Comments

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

There is a dry stacked stone retaining wall at the west and south sides of the site. The retaining wall was generally in good condition with no deterioration observed.

A painted wood entrance sign was located at the north side of the site near the street. The sign was in generally good condition. Repainting of the sign should be performed during the study period.

A metal fence was located at the perimeter of the property enclosing the buildings and the pool area. The fence was in good condition.

Photographs

Typical landscape

Landscaping and metal fencing

Typical retaining wall - note efflorescence

Typical pole mounted lights

Monuments sign

Landscaping and metal fencing

Landscaping and metal fencing

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PAINT WOODEN SIGN	10	1	9	9 19	$500 $500
Total					$1,000

3.2.7 Recreational Facilities

POOL		
Item	**Description**	**Condition**
Pool Liner	Plaster	Fair
Pool Deck	Concrete	Fair
Filtration Equipment	Located in pool equipment room	Good
Lighting	Various fixtures	Good
Pool Equipment	Various slides and play equipment	Good
Accessible Entrance	Lift provided	Good
Virginia Graeme Baker Pool & Spa Safety Act	Pool drain safety	Good

Comments

The swimming pool consists of a deep end with a diving board, a wading area, and an area with a slide. An accessible lift provided entrance to the pool. The plaster pool liner showed signs of wear and previous repairs. The expected useful life of a plaster pool liner is approximately 8-10 years with proper maintenance. An allowance has been included to repair the plaster pool liner as needed.

A concrete deck surrounded the pool and sealant was installed in the deck joints. The concrete deck appeared to be in overall good condition although limited cracking was noted. The sealant in the joints was deteriorated and overall in fair condition. The expected useful life of sealants is approximately 12 years. An allowance has been provided to replace the sealants.

The pool filtration and pump system was installed in 2008 and was in good condition.

A wood trellis was located on the southwest side of the pool deck. The wood trellis was showing signs of weathering and cracking. We recommend the wood trellis to be replaced later in the report period.

Photographs

Pool overview

Pool equipment

Pool equipment

Repaired pool deck area

Deteriorated pool deck sealant

Deteriorated pool deck sealant

Pool deck - note cracking

Pool liner deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SEALANTS IN POOL DECK	12	11	1	1 13	$10,000 $10,000
REPAIR POOL LINER AS NEEDED	8	7	1	1 9 17	$10,000 $10,000 $10,000
REPLACE WOOD TRELLIS	20	13	7	7	$10,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$60,000

3.2.8 Special Utility Systems

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

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

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

Comments

The foundation of the buildings include 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		
Item	**Description**	**Condition**
Floor Framing		N/A
Roof Framing	Wood	Good

BUILDING FRAME		
Item	**Description**	**Condition**
Columns	Steel	Good
Load Bearing Walls	CMU walls	Good
Balconies		N/A
Decks		N/A

Comments

The structure of both buildings consists of wood roof framing with steel exterior columns and load bearing CMU walls. The structural frame of the buildings was generally in good condition.

Photographs

Wood roof framing and steel columns

Wood roof framing

Wood roof framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	Brick veneer	Good
Stone	Veneer	Good
Precast Panels		N/A
Concrete		N/A
Wood Exterior		N/A
Accent/Trim	Precast band and wood trim	Good
Covered Soffits	Wood	Good
Awnings		N/A
Paint		N/A
Sealants	Various	Fair

Comments

The primary exterior of the buildings consist of Brick veneer and stone. The building exteriors were generally in good condition.

The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints was not observed. We recommend an allowance for re-pointing of the mortar joints during the report period.

Exterior sealants are located around the window and door frames, and vertical joints in the brick veneer. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in fair condition. We recommend that the exterior sealants be replaced during the report period.

Squirrel nests were observed in the soffit vent of the building. We recommend removing the squirrels and nesting material and installing screening over the soffit vent as a maintenance item.

Photographs

Bath house overview

Bath house overview

Brick joints and sealant at exterior

Typical exterior building overview

Typical exterior building - note vertical sealant deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	8	12	12	$15,000
REPLACE EXTERIOR SEALANTS	12	11	1	1 13	$5,000 $5,000
Total					$25,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Bath House Doors	Metal doors	Good
Mechanical Building Doors	Metal doors	Good
Door Hardware	Lever handles	Good
Accessibility Controls		N/A
Overhead/Roll-up Doors	Roll-up window at snack bar	Good

Comments

Metal doors are located throughout the exteriors of both of the buildings. The doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Exterior personal door

Exterior door

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Good
Glass Pane	Double-pane	Good
Operation		N/A
Exterior Header		Good
Exterior Sill		Good
Gaskets or Glazing		Good

Comments

The window system for the building primarily consists of Aluminum frame double pane window units. The gaskets in the windows were generally in good condition. The expected useful life of gaskets is typically 20 years.

Two exterior display cabinets with glass inserts were installed on the south wall of the bath house. One of the glass panels was broken out. We recommend replacing this glass panel.

Photographs

Bath house overview

Exterior display - note broken glass

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE DAMAGED GLASS	-	-	-	1	$1,000
Total					$1,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Metal	Standing seam	Good
Parapet Walls		N/A
Cap Flashing/Coping	Metal	Good
Insulation	Not observed	Good
Substrate/Deck	Wood	Good
Slope/Pitch		Good
Drainage	Gutters and downspouts	Good

ROOFING		
Item	**Description**	**Condition**
Plumbing Vents	Clamped flashing	Good
Exhaust Vents	Counter flashed	Good
Equipment Curbs		N/A
Pitch Pockets		N/A
Gravel Stops		N/A
Skylights	Counter flashed	Good
Flashing	Metal	Good
Expansion Joints		N/A
Roof Age	13 years	Good
Warranty		N/A

Comments

The roofing system for both the Bath house and Mechanical room structures consist of standing seam metal roofing systems. The roofing was in good condition. The expected useful life of the metal roofing systems is generally 50 years. Metal roofs should be painted or a protective coating should be applied every 25 years to protect the metal roof.

Photographs

Metal roof overview

Typical wooden soffit overview

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL COATING ON BATH HOUSE ROOF	25	8	17	17	$24,000
CLEAN AND INSTALL COATING ON POOL EQUIPMENT BUILDING ROOF	25	15	10	10	$7,800
Total					$31,800

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

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

PLUMBING - WASTE SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	PVC	Good
Vertical Vent Stacks	PVC	Good
Clean-outs	PVC	Good
Ejector Pumps		N/A

Comments

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

Waste Lines
The waste lines in both buildings are PVC. The expected useful life of PVC waste line is approximately 50 years. The waste lines were generally in good condition.

The shelter building does not have water service.

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Electric domestic water heater	Good
Water Storage	Located inside the water heaters	Good
Circulation Pumps		N/A

Comments

Domestic hot water to the Bath house building is provided by two electric domestic water heaters located in the utility room. The 120 gallon electric domestic water heaters were manufactured by Hubbell. The expected useful life of a gas domestic water heaters is approximately 12 to 15 years. We recommend the gas domestic water heaters be replaced during the report period

Domestic hot water is not provided to the mechanical building.

Photographs

Bath house water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATERS	12	11	1	1 13	$2,000 $2,000
Total					$4,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers		N/A
Central Plant Pumps		N/A
Chillers		N/A
Cooling Towers		N/A
Fan Coil Units		N/A
Heat Exchangers		N/A
Ceiling Fans		N/A

EQUIPMENT		
Item	**Description**	**Condition**
Exhaust Fans	Located in each of the restrooms in the Bath house and in the Mechanical building	Good
Unit Heaters	Located in each of the restrooms in the Bath house and also in the Mechanical building	Good

Comments

The Bath house building is served by a Exhaust fans and unit heaters in each of the restrooms. The exhaust fans and unit heaters should be replaced on an as-needed basis as a maintenance item.

The Mechanical building only contained one unit heater in the pump room. Exhaust fans were located in both the acid room and the chlorine room. The exhaust fans and unit heaters were reportedly in good condition.

Photographs

Typical space heater - note deterioration

Unit heater and exhaust fan

Pool equipment

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Type of Terminal units		N/A
Location of Terminal units		N/A
Plumbing Pipe System		N/A
Ducts		N/A
Return Air		N/A

Comments

There was no distribution system as the only HVAC system that served the buildings were exhaust fans and unit heaters.

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats		N/A
Compressor (Pneumatic System)		N/A

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Variable Frequency Drives		N/A
Energy Management System		N/A

Comments

There were no HVAC control systems at the buildings.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

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

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical for the Bath house provides 3-phase, 4-wire, 300 amp service. The main electrical for the Mechanical building provides 3-phase, 4-wire, 600 amp service.

Photographs

Typical electric meter

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Square D	Good
Branch Wiring	Copper	Good
Bus Ducts		N/A
GFCI Devices		Good
Building Transformers	Located in Mechanical building	Good
Sub-Meters		N/A
COPALUM Connectors		N/A

Comments

Power is distributed by copper wires from the circuit breaker panels. 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.

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	None	N/A
Capacity		N/A
Manufacturer and Type	N/A	N/A

Comments

There were no vertical transportation systems at the property.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)		N/A
Sprinkler System (dry)		N/A
Sprinkler System (chemical)		N/A
Fire Extinguishers	Missing in some locations	Good
Date of Last Inspection (Fire Extinguishers)	6/15/2021	N/A
Fire Standpipes		N/A
Fire Department Connections		N/A
Hose Cabinets		N/A
Fire Hydrants	On site	Good

Comments

A fire suppression system, including fire extinguishers, was not observed at the Bath house. Fire extinguishers should be located in the electrical room.

Fire extinguishers were observed in the Mechanical building and had recent inspection tags issued by Fire Solutions in June 2021. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

A fire hydrant was observed at the east side of the site near the parking lot. The fire hydrant was observed to be in good condition.

Photographs

Typical water hydrant

Fire extinguisher in the mechanical building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL FIRE EXTINGUISHER IN BATH HOUSE	1	1	0	Immediate	$150
Total					$150

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
Bells		N/A
Strobes		N/A
Exit Signs	Both buildings	Good

ALARM SYSTEMS		
Item	**Description**	**Condition**
Exit Lights		N/A
Pull Stations		N/A
Smoke Detectors		N/A
Carbon Monoxide Detectors		N/A

Comments

Exit signs were located throughout both the Bath house and the Mechanical building. An emergency call station was located at the exterior of the Bath house.

Photographs

Typical exit sign

Call button located at the exterior of the Bath house

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Various	Good
Alarm System		N/A
Access Control		N/A
Security Fencing	Aluminum	Good

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Lightning Protection		N/A
Roof Anchors		N/A

Comments

Security cameras were observed around the site.

An aluminum fence surrounds the pool area with access gates near the buildings. The fence was observed to be in good condition.

Photographs

Security camera

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes - Bath House

GUARD'S OFFICE		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Fair
Accessories	Laminate working surface	Good

GUARD'S OFFICE		
Item	**Description**	**Condition**
Drinking Fountains	located at the exterior of the building	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Wall hung	Good
Accessories	Partitions, hand dryers, mirrors, soap dispensers	Good
Ventilation	Exhaust fan	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Lever handle	Good

UTILITY ROOMS/ ELECTRICAL ROOM		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Good
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good

Comments

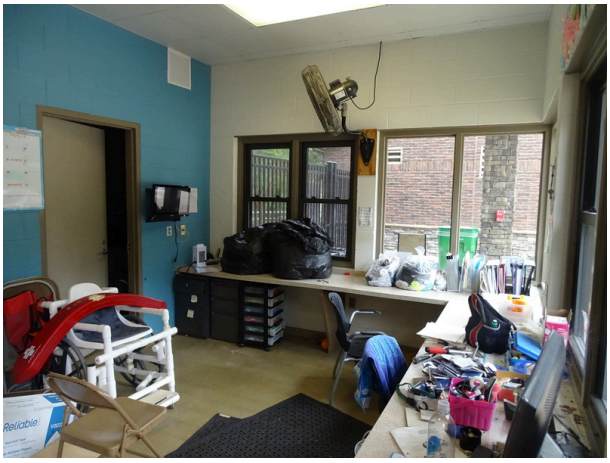
The Bath house interior common area includes a Guard's office, restrooms,and utility/ electrical rooms.

The Guard's office was located on the east side of the building and was a check-in location for pool visitors. The finishes in the Guard's office include coated concrete floors, painted CMU walls, and acoustical tile ceilings. The office was observed to be in generally good condition.

Three restrooms with showers are located at the west side of the building. The finishes in the restrooms include coated concrete floors, painted CMU walls, and painted gypsum board ceilings. The restrooms were observed to be in generally good condition.

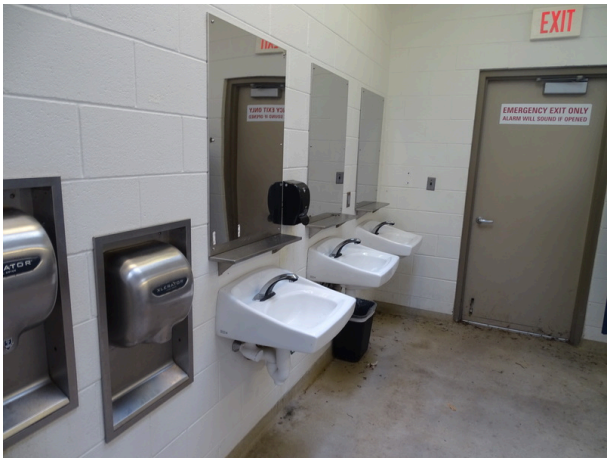
The electrical utility room finishes include coated concrete floors, painted CMU walls, and painted gypsum board ceilings. The finishes were generally in good condition.

Photographs



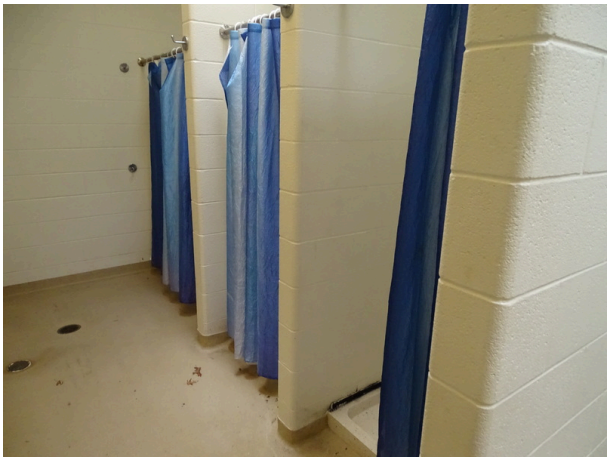
Guard's office

Typical accessible restroom



Typical restroom

Typical restroom



Typical restroom

3.7.2 Interior Finishes - Mechanical Building

PUMP AND STORAGE ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Unfinished	Good
Janitor Sink Area		N/A
Lighting	Fluorescent fixtures	Good

3.7.2.1 Comments

The interior Mechanical building areas include a pump room with separate chlorine and acid rooms. Only authorized personnel are permitted in the Mechanical building.

The Mechanical building generally did not contain finishes. The interior consisted of concrete floors, unfinished ceilings, and painted CMU walls. Metal doors provided access to the chlorine and acid rooms.

3.8 Accessibility (ADA) Compliance

Comments

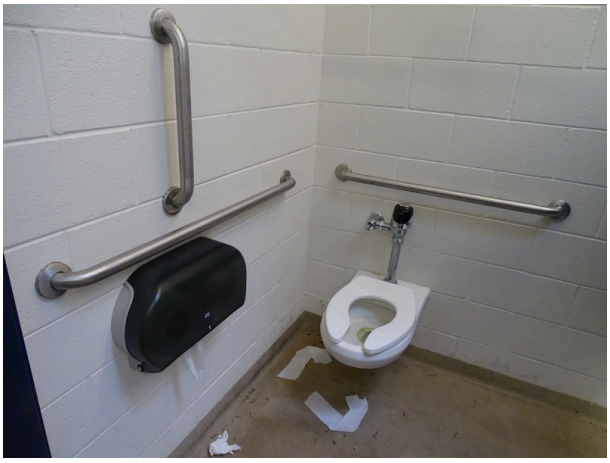
Facilities, including site features and buildings, completed and occupied after January 26, 1992 are required to comply fully with the Americans with Disabilities Act (ADA). Facilities constructed after this date must be maintained and operated to comply with the Americans with Disabilities Act Accessibility 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 Meade Park Bath House and Mechanical Building property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA. The Mechanical building is not considered to be subject to compliance as only authorized personnel are provided access,

The parking area serving the property has a total of approximately 38 parking spaces. Of the parking spaces, two are accessible with one being van accessible. Accessibility requires that two accessible parking spaces be provided in parking areas with a total of 26 to 50 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces.

Photographs



Typical accessible restroom

Accessible ramp

Accessible parking

Truncated domes at curb ramp from parking lot

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**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	
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?	Yes	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	Yes	
5.	Does each accessible space have an adjacent access aisle?	Yes	

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

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	Yes	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	N/A	
6.	Do ramps on accessible routes appear to have compliant handrails?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	Yes	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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**		No elevators at the property
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	N/A	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	N/A	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	N/A	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	N/A	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	N/A	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	N/A	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	N/A	
8.	Are audible and visual floor position indicators provided in the elevator car?	N/A	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	N/A	
H.	**Toilet Rooms**		
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	Yes	
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
3.	Does the lavatory faucet have compliant handles?	Yes	automatic
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	Yes	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	Yes	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	Yes	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	
I.	**Hospitality Guestrooms**		
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.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and Derek Tyler 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 Meade Park Bath House and Mechanical Building 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 Meade Park Bath House and Mechanical Building building is $172,800. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $1,089,739. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.16. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Meade Park Bath House and Mechanical Building is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

N
W
E
S

Untitled Map

N
W
E
S

Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

Onesty Pool & Aquatic Center
300 Meade Ave
Charlottesville, VA 22902

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

Inspection Date
Jun 16, 2021

Building: Onesty Pool & Aquatic Center
Contact: Jason Davis
Title: Security Maintenance Technician

Company: Fire Solutions
Contact: Tommy VO
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: Onesty Pool & Aquatic Center
Address: 300 Meade Ave
Address:
City/State/Zip: Charlottesville, VA 22902
Country: United States of America

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

Inspection Performed By

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

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

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	3	100.00%	3	100.00%	3	100.00%	0	0%
Totals	**3**	**100%**	**3**	**100.00%**	**3**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Inspector: Tommy VO

Building: Onesty Pool & Aquatic Center
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: Onesty Pool & Aquatic Center

The Inspection & Testing section lists all of the items inspected in your building. Items are grouped by Passed or Failed /Other. Items are listed by Category. Each item includes the services performed, and the time & date at which testing occurred.

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 10 Lbs, B.C.	1st lifeguard office 128.01	47001137 B06853634	Inspected	06/16/21 9:31:55 AM
Fire Extinguisher, 2.5 gal, Water	1st pump room 128.02	47001135 F52696508	Inspected	06/16/21 9:30:26 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st snack bar 128.03	47001136 A95542081	Inspected	06/16/21 9:34:37 AM

Service Summary

Generated by: BuildingReports.com

Building: Onesty Pool & Aquatic Center

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

Device Type	Service	Quantity
	Passed	
Fire Extinguisher, 10 Lbs, B.C.	Inspected	1
Fire Extinguisher, 2.5 gal, Water	Inspected	1
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	1
Total		**3**
Grand Total		**3**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: Onesty Pool & Aquatic Center

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

ScanID	Location	Serial #	Hydro	Breakdown	Mfr Date
Due in 2023					
Hydrostatic Test					
Fire Extinguisher, Water, 2.5 gal					
47001135	1st pump room 128.02	F52696508	08/23/18		08/23/18
				Total Fire Extinguisher, Water, 2.5 gal:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: Onesty Pool & Aquatic Center

The Inventory & Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.

Device or Type	Category	% of Inventory	Quantity
Fire Extinguisher	Fire	100.00%	3

Type	Qty	Model #	Description	Manufacture Date
In Service - 2 Years to 3 Years				
Amerex				
Fire Extinguisher	1	A240-18	Water	08/23/2018
In Service - 5 Years to 10 Years				
Buckeye				
Fire Extinguisher	1	5HISA40ABC	A.B.C.	08/24/2015
In Service - 10 Years to 15 Years				
Amerex				
Fire Extinguisher	1	AB456-15	B.C.	05/29/2008

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

Square Foot Cost Estimate Report

Date: **11/1/2021**

Estimate Name	**Meade Park**
	City of Charlottesville 300 Meade Avenue Charlottesville Virginia 22902
Building Type	Swimming Pool, Enclosed with Face Brick & Concrete Block / Wood Truss
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	12.00
Floor Area (S.F.)	3,174.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$343.33
Total Building Cost	**$1,089,739.25**

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

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

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**15.8%**	**$40.24**	**$127,735.11**
A1010	**Standard Foundations**			**$26.79**	**$85,022.83**
	Foundation wall, CIP, 4' wall height, direct chute, .197 CY/LF, 9.44 PLF, 16" thick	445.00		$10.86	**$34,470.15**
	Strip footing, concrete, reinforced, load 33.0 KLF, soil bearing capacity 6 KSF, 20" deep x 72" wide	445.00		$15.53	**$49,294.43**
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	7.94		$0.40	**$1,258.25**
A1030	**Slab on Grade**			**$4.93**	**$15,642.42**
	Slab on grade, 4" thick, non industrial, reinforced	3,174.00		$4.93	**$15,642.42**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.45**	**$1,412.94**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	6,348.00		$0.45	**$1,412.94**
A2020	**Basement Walls**			**$8.08**	**$25,656.92**
	Trench walls 4' high	445.00		$8.08	**$25,656.92**
B Shell			**32.8%**	**$83.40**	**$264,709.91**
B1020	**Roof Construction**			**$23.66**	**$75,081.59**
	Laminated arch, radial, 100' clear span, 8' OC	3,174.00		$17.94	**$56,947.81**
	Roof deck, douglas fir, 2" thick, 8' span	3,269.22		$5.71	**$18,133.77**
B2010	**Exterior Walls**			**$33.64**	**$106,788.68**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, styrofoam core fill	4,272.00		$33.64	**$106,788.68**
B2020	**Exterior Windows**			**$21.28**	**$67,546.46**
	Aluminum flush tube frame, for 1/4"glass,1-3/4"x4", 5'x6' opening, no intermediate horizontals	1,068.00		$8.18	**$25,969.81**
	Glazing panel, insulating, 1/2" thick, 2 lites 1/8" float glass, clear	1,068.00		$13.10	**$41,576.65**
B2030	**Exterior Doors**			**$0.89**	**$2,831.21**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.16		$0.33	**$1,057.04**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.63		$0.56	**$1,774.17**
B3010	**Roof Coverings**			**$3.93**	**$12,461.97**
	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ	3,269.22		$1.68	**$5,337.75**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	3,174.00		$1.72	**$5,472.96**
	Gutters, box, aluminum, .027" thick, 5", enameled finish	222.50		$0.48	**$1,526.10**
	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick	38.09		$0.04	**$125.15**
C Interiors			**8.4%**	**$21.47**	**$68,154.91**
C1010	**Partitions**			**$0.69**	**$2,190.87**
	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish	317.40		$0.69	**$2,190.87**
C1020	**Interior Doors**			**$1.08**	**$3,440.09**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	3.17		$1.08	**$3,440.09**
C1030	**Fittings**			**$0.18**	**$586.56**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	0.63		$0.18	**$586.56**
C3010	**Wall Finishes**			**$3.02**	**$9,571.90**

		Quantity	% of Total	Cost Per SF	Cost
	2 coats paint on masonry with block filler	4,272.00		$2.69	**$8,528.11**
	Wall coatings, acrylic glazed coatings, maximum	634.80		$0.33	**$1,043.79**
C3020	**Floor Finishes**			**$15.76**	**$50,010.52**
	Terrazzo, maximum	2,221.80		$13.17	**$41,800.50**
	Tile, ceramic natural clay	952.20		$2.59	**$8,210.02**
C3030	**Ceiling Finishes**			**$0.74**	**$2,354.97**
	Acoustic ceilings, 5/8" plastic coated mineral fiber, 12" x 12" tile, 25 ga channel grid, adhesive back support	634.80		$0.74	**$2,354.97**
D Services			**26.6%**	**$67.64**	**$214,675.45**
D2010	**Plumbing Fixtures**			**$6.01**	**$19,079.78**
	Water closet, vitreous china, bowl only with flush valve, floor mount	4.32		$1.90	**$6,040.81**
	Urinal, vitreous china, wall hung	0.81		$0.31	**$968.18**
	Lavatory w/trim, wall hung, PE on CI, 20" x 18"	1.62		$0.84	**$2,681.56**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18"	0.27		$0.36	**$1,152.99**
	Shower, stall, baked enamel, terrazzo receptor, 36" square	1.35		$1.25	**$3,972.99**
	Shower, group with five heads, thermostatic mix valves & balancing valve	0.27		$0.83	**$2,621.87**
	Water cooler, electric, wall hung, dual height, 14.3 GPH	0.54		$0.52	**$1,641.36**
D2020	**Domestic Water Distribution**			**$4.97**	**$15,759.62**
	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH	0.54		$4.97	**$15,759.62**
D3010	**Energy Supply**			**$0.80**	**$2,537.55**
	Commercial building heating systems, terminal unit heaters, forced hot water, 10,000 SF bldg,100,000 CF, total, 2 floors	317.40		$0.80	**$2,537.55**
D3050	**Terminal & Package Units**			**$26.90**	**$85,395.71**
	Rooftop, single zone, air conditioner, bowling alleys, 10,000 SF, 56.67 ton	6,030.60		$26.90	**$85,395.71**
D4010	**Sprinklers**			**$1.50**	**$4,775.55**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	1,587.00		$1.50	**$4,775.55**
D4020	**Standpipes**			**$0.63**	**$2,002.91**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.16		$0.48	**$1,529.22**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.22		$0.15	**$473.69**
D5010	**Electrical Service/Distribution**			**$6.30**	**$19,996.15**

		Quantity	% of Total	Cost Per SF	Cost
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.00		$1.48	**$4,702.00**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	60.00		$1.29	**$4,088.40**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1.00		$3.53	**$11,205.75**
D5020	**Lighting and Branch Wiring**			**$16.40**	**$52,068.52**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	3,174.00		$1.38	**$4,367.11**
	Wall switches, 1.0 per 1000 SF	1,587.00		$0.11	**$341.84**
	Miscellaneous power, 2 watts	3,174.00		$0.41	**$1,306.10**
	Central air conditioning power, 6 watts	3,174.00		$0.75	**$2,372.57**
	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF	6,982.80		$13.76	**$43,680.91**
D5030	**Communications and Security**			**$4.05**	**$12,851.96**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.07		$0.35	**$1,100.96**
	Fire alarm command center, addressable with voice, excl. wire & conduit	1.00		$3.70	**$11,751.00**
D5090	**Other Electrical Systems**			**$0.07**	**$207.70**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	0.32		$0.07	**$207.70**
E Equipment & Furnishin			**16.3%**	**$41.57**	**$131,938.89**
E1090	**Other Equipment**			**$41.57**	**$131,938.89**
	Special construction, swimming pools, municipal, gunite shell, tile finish, formed gutters	416.59		$41.57	**$131,938.89**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$254.32**	**$807,214.26**
Contractor's Overhead & Profit			**25.0 %**	**$63.58**	**$201,803.56**
Architectural Fees			**8.0 %**	**$25.43**	**$80,721.43**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$343.33**	**$1,089,739.25**

Appendix IV: SITE PHOTOGRAPHS

1 - Meade Park Bath House

2 - Stormwater drainage and asphalt pavement - note cracking

3 - Asphalt pavement and parking - note stripping faded

4 - Typical concrete sidewalk

5 - Typical concrete sidewalk

6 - Typical concrete sidewalk - note cracking

7 - Typical concrete sidewalk - note cracking

8 - Typical concrete sidewalk - note cracking

9 - Typical concrete sidewalk - note cracking

10 - Stormwater drainage

11 - Stormwater drainage

12 - Stormwater drainage

13 - Stormwater drainage

14 - Typical landscape

15 - Landscaping and metal fencing

16 - Typical retaining wall - note efflorescence

17 - Typical pole mounted lights

18 - Monuments sign

19 - Landscaping and metal fencing

20 - Landscaping and metal fencing

21 - Pool overview

22 - Pool deck

23 - Pool overview

24 - Pool equipment's

25 - Pool equipment's

26 - Pool equipment's

27 - Repaired pool deck area

28 - Deteriorated pool deck sealant

29 - Deteriorated pool deck sealant

30 - Pool deck - note cracking

31 - Pool deck - note cracking

32 - Pool equipment

33 - Wood roof framing and steel columns

34 - Wood roof framing and steel columns

35 - Wood roof framing

36 - Wood roof framing

37 - Bath house overview

38 - Bath house overview

39 - Brick joints and sealant at exterior

40 - Typical exterior building overview

41 - Typical exterior building - note vertical sealant deterioration

42 - Exterior personal door

43 - Exterior door

44 - Exterior display - note broken glass

45 - Exterior display - note broken glass

46 - Typical skylight

47 - Metal roof overview

48 - Typical skylight on top of roof

49 - Typical plumbing penetration

50 - Typical wooden soffit overview

51 - Bath house water heater

52 - Typical water lines

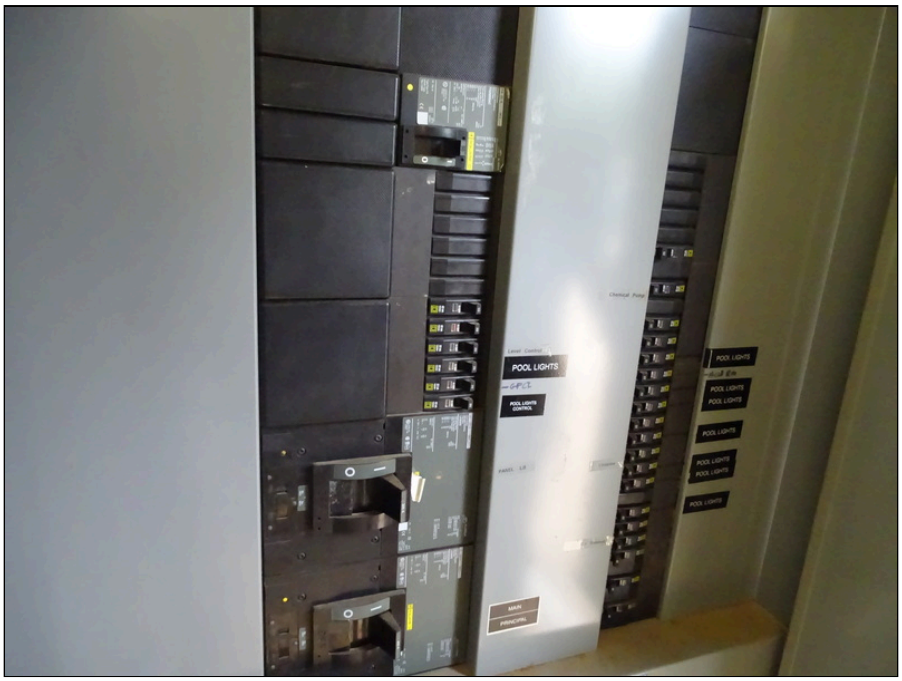
53 - Unit heater and exhaust fan

54 - Typical space heater - note deterioration

55 - Mechanical building pump room overview

56 - Typical electric meter

57 - Bath house electrical panel



58 - Mechanical building electrical panel

59 - Mechanical building transformer

60 - Typical transformer

61 - Typical water hydrant

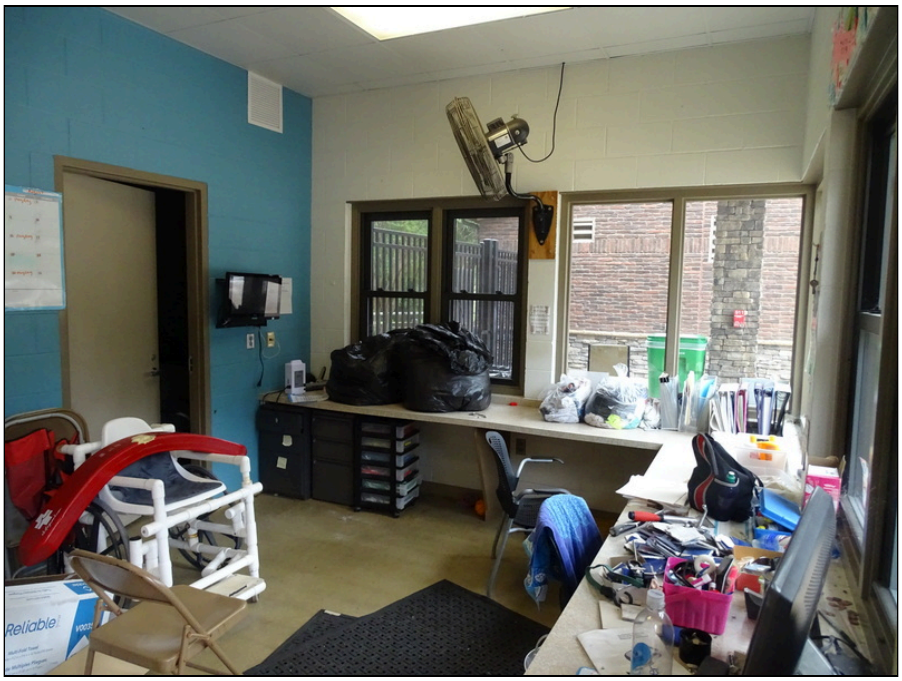
62 - Fire extinguisher in the mechanical building

63 - Typical exit sign

64 - Call button located at the exterior of the Bath house

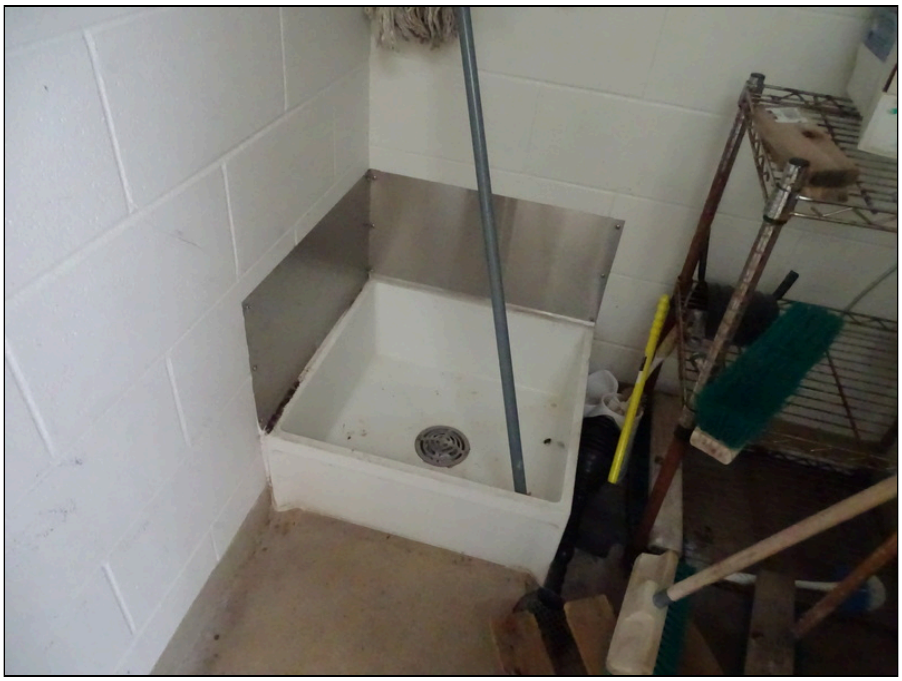
65 - Security camera

66 - Novar system

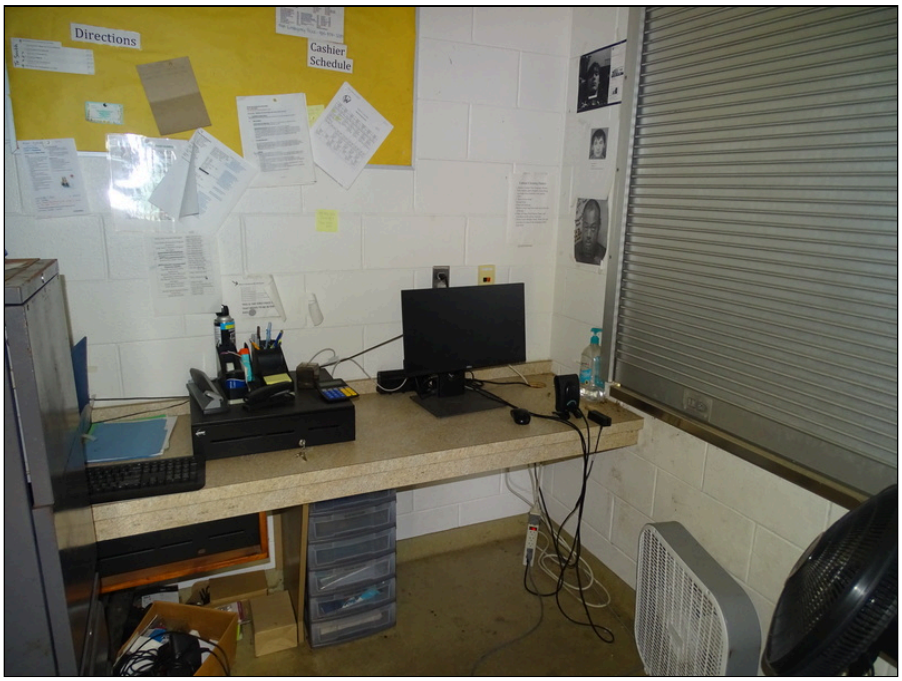


67 - Guard's office

68 - Drinking fountains

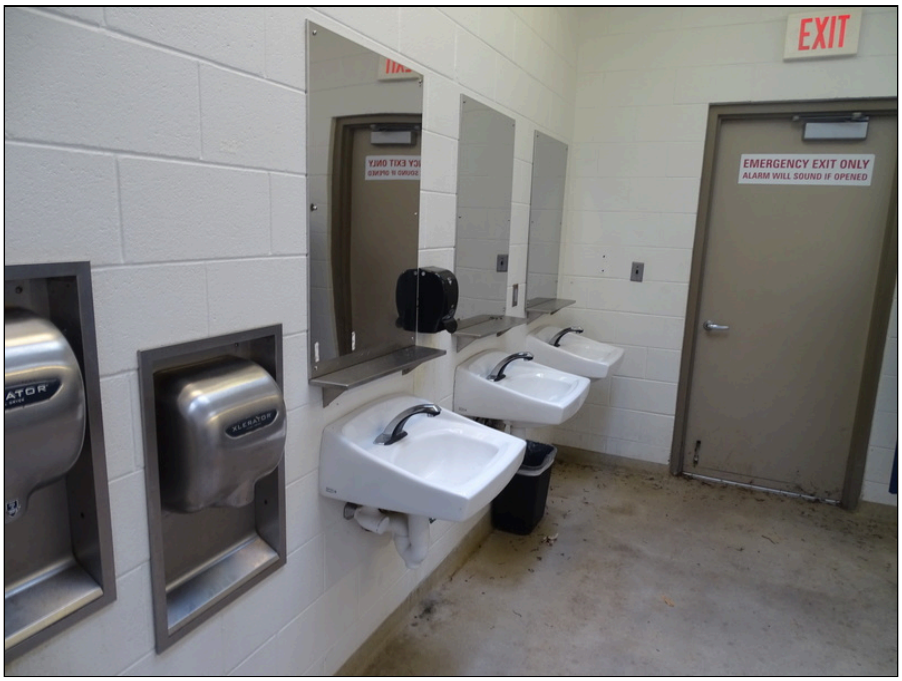


69 - Utility room



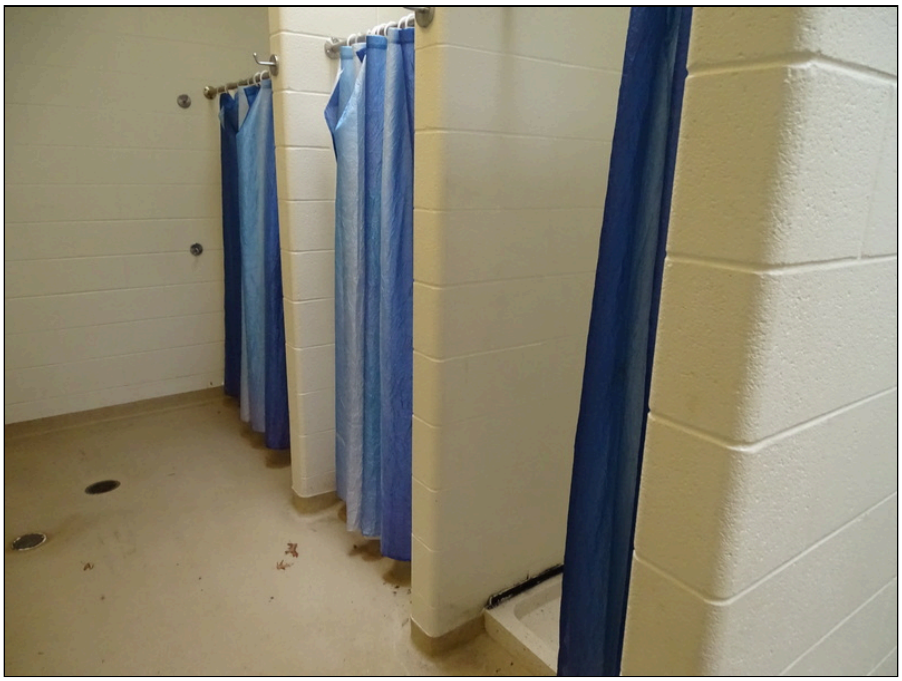
70 - Typical office

71 - Typical accessible restroom

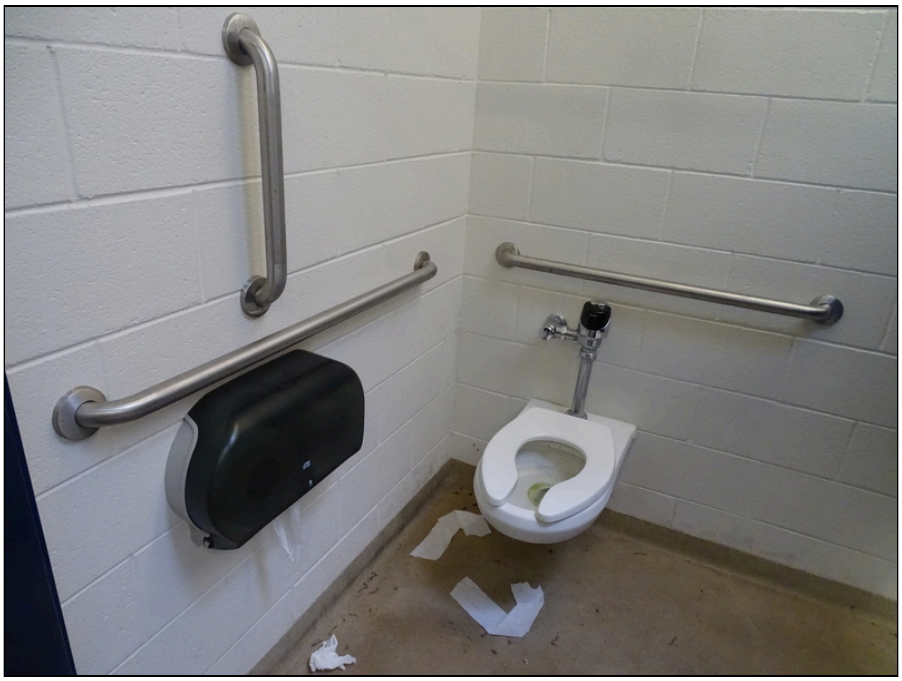


72 - Typical restroom

73 - Typical restroom



74 - Typical restroom



75 - Typical accessible restroom

76 - Accessible ramp

77 - Accessible parking

78 - Truncated domes at curb ramp from parking lot

79 - Wood trellis post - note deterioration

80 - Wood trellis - note weathering

81 - Pool liner deterioration

82 - Soffit Squirrel Nesting

Appendix V: RESUMES

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

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

Registrations

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

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

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

Relevant Project Experience

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

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

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

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

Additional Project Experience

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

CERTIFICATIONS

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

SKILLS

Code Compliance
Construction Administration
Special Inspection Services
Condition Assessments
Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council
USGBC

EDUCATION

Montgomery College, 1991
Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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

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

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

CERTIFICATIONS

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

SKILLS

Code Compliance
Construction Administration
Special Inspection Services
Condition Assessments
Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council
USGBC

EDUCATION

Montgomery College, 1991
Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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