MEADOWCREEK GOLF COMPLEX
1400 PEN PARK ROAD
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 4, 2021

November 4, 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 Meadowcreek Golf Complex, 1400 Pen Park Road, 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 Manger
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	X		None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking		X		Refurbish		$22,500
3.2.5 Flatwork	X			Refurbish		$10,000
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		$19,000
3.3.3 Building Exteriors	X	X		Refurbish		$70,500
3.3.4 Exterior Doors	X	X		Replace		$1,000
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems		X		Replace	$17,500	$31,800
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production		X		Replace		$3,000
3.4.2.1 Equipment		X		Replace		$22,000
3.4.2.2 Distribution System	X	X		None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes - Clubhouse	X			None		
3.7.2 Maintenance Shop	X			None		
3.8 Accessibility (ADA) Compliance		X		Replace	$8,500	
5.1 MOISTURE AND MOLD	X			None		
Totals					$26,000	$179,800

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$26,000	$1.84

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$179,800.00	$12.71	$0.64
Replacement Reserves, w/20, 2.5% escalation	$200,449.30	$14.17	$0.71

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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 Meadowcreek Golf Complex 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 Meadowcreek Golf Complex property, located at 1400 Pen Park Road, in Charlottesville, Virginia, consists of various recreation and storage buildings including a golf clubhouse, a golf cart shed, and various storage and maintenance facilities. Parking is provided with At-grade parking with asphalt pavement.

SURVEY INFORMATION	
Date of Assessment	August 31, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Tuesday, 90 Degree F
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	266.7 acres
Major Cross Streets	E Rio Road/ Pen Park Road
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	Ten
Number of Accessible Spaces	Three
Number of Van Accessible Spaces	None
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Recreation/ storage
Number of Buildings	Four
Building Height	One-story and two-story
Square Footage	Varies total
Year Constructed	Varies
Year Remodeled	N/A

BUILDING CONSTRUCTION	
Foundation	Concrete slab-on-grade
Structural System	Wood framing
Roof	Clubhouse: single-ply, asphalt shingle Golf Cart Shed: standing seam metal Maintenance Shop: standing seam metal Storage Building: asphalt shingle
Exterior Finishes	Clubhouse: vinyl siding Golf Cart Shed: wood siding Maintenance Shop: wood siding Storage Building: CMU/ wood siding
Windows	Clubhouse: aluminum double pane Golf Cart Shed: none Maintenance Shop: none Storage Building: wood single-pane
Entrance	Clubhouse: metal door with glass Golf Cart Shed: overhead roll-up doors Maintenance Shop: metal door Storage Building: wood, metal roll-up door

BUILDING SYSTEMS	
HVAC System	Clubhouse: heat pump Golf Cart Shed: none Maintenance Shop: unit heater Storage Building: none
Domestic Hot Water	Clubhouse: electric water heater
Water Distribution	Clubhouse: copper
Sanitary Waste Line	Clubhouse: PVC
Electrical Service	Clubhouse: 400 amp, 4-wire, 3-phase Golf Cart Shed: 200 amp, 120/240V, single-phase Maintenance Shop: 200 amp, single-phase Storage Building: none
Branch Wiring	Copper
Elevators	N/A

BUILDING SYSTEMS	
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
3.3.6 Roofing Systems					
REPLACE ASPHALT SHINGLED ROOFING SYSTEM ON STORAGE BUILDING	3,500	SF	$5.00	100%	$17,500
3.8 Accessibility (ADA) Compliance					
INSTALL LOWERED COUNTER SECTION AT SNACK SHOP	1	EA	$5,000.00	100%	$5,000
REPLACE OR RELOCATE DRINKING FOUNTAIN	1	EA	$3,000.00	100%	$3,000
PROVIDE VAN ACCESSIBLE SPACES	1	EA	$500.00	100%	$500
Total Repair Cost					$26,000.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.4 Paving, Curbing, and Parking																												
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	15	5	11,250	SF	$2.00	$22,500	100%					$22,500															$22,500
3.2.5 Flatwork																												
REPLACE CONCRETE SIDEWALK	25	24	1	1	LS	$10,000.00	$10,000	100%	$10,000																			$10,000
3.3.2 Building Frame																												
REPLACE/ REPAIR DETERIORATED WOOD COLUMNS AND BEAMS	25	24	1	1	EA	$8,000.00	$8,000	100%	$8,000																			$8,000
REPAIR, REPOINT, AND PAINT GLAZED BLOCK	20	19	1	1	EA	$11,000.00	$11,000	100%	$11,000																			$11,000
3.3.3 Building Exteriors																												
PAINT GOLF CART SHED EXTERIOR	7	6	1	1	LS	$6,000.00	$6,000	300%	$6,000							$6,000							$6,000					$18,000
REPAIR, REPAINT MAINTENANCE SHOP EXTERIOR	7	6	1	1	LS	$7,000.00	$7,000	300%	$7,000							$7,000							$7,000					$21,000
REPAIR, REPAINT STORAGE BUILDING EXTERIOR	7	6	1	1	LS	$9,500.00	$9,500	300%	$9,500							$9,500							$9,500					$28,500
PAINT CLUBHOUSE WOOD TRIM	7	6	1	1	EA	$3,000.00	$3,000	100%	$3,000																			$3,000

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
3.3.4 Exterior Doors																												
REPLACE EXTERIOR DOOR AT MAINTENANCE SHOP	25	24	1	1	EA	$1,000.00	$1,000	100%	$1,000																			$1,000
3.3.6 Roofing Systems																												
REPLACE SINGLE-PLY ROOFING SYSTEM AT CLUBHOUSE	15	14	1	900	SF	$14.00	$12,600	100%	$12,600																			$12,600
INSTALL PROTECTIVE COATING ON METAL ROOF OF GOLF CART SHED	25	24	1	1,200	SF	$6.00	$7,200	100%	$7,200																			$7,200
INSTALL PROTECTIVE COATING ON MAINTENANCE SHOP ROOF	25	24	1	2,000	SF	$6.00	$12,000	100%	$12,000																			$12,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	11	1	1	EA	$1,500.00	$1,500	200%	$1,500											$1,500								$3,000
3.4.2.1 Equipment																												
REPLACE CLUBHOUSE HEAT PUMP & CONDENSER	15	14	1	1	EA	$9,500.00	$9,500	200%	$9,500														$9,500					$19,000
REPLACE UNIT HEATER IN MAINTENANCE SHOP	20	19	1	2	EA	$1,500.00	$3,000	100%	$3,000																			$3,000
Total (Uninflated)									$101,300.00	$0.00	$0.00	$0.00	$22,500.00	$0.00	$0.00	$22,500.00	$0.00	$0.00	$0.00	$0.00	$1,500.00	$0.00	$22,500.00	$9,500.00	$0.00	$0.00	$0.00	$0.00	$179,800.00

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
November 4, 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
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)									$101,300.00	$0.00	$0.00	$0.00	$24,835.79	$0.00	$0.00	$26,745.43	$0.00	$0.00	$0.00	$0.00	$2,017.33	$0.00	$31,791.91	$13,758.83	$0.00	$0.00	$0.00	$0.00	$200,449.30

Evaluation Period:	20
# of Square Feet:	14,142
Reserve per Square Feet per year (Uninflated)	$0.64
Reserve per Square Feet per year (Inflated)	$0.71

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 Meadowcreek Golf Complex 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 various Recreation/ storage buildings.

3.1.1 Property Location

The Property is located at 1400 Pen Park Road 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 buildings were constructed in the 1990's, with the exception of the storage building, which was constructed in 1800's and was reportedly renovated in the 1990's.

3.1.3 Current Property Improvements

The Recreation/ storage buildings, located at 1400 Pen Park Road, in Charlottesville, Virginia, consists of various buildings throughout the property. Parking is provided by At-grade parking with asphalt pavement.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

The property generally 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 storm system	Fair
Storm Water Filtration Structure		N/A
Pavement Drainage	Curb inlet	Fair
Landscape Drainage	Natural drainage	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system at pavement areas and natural percolation into the ground throughout the site.

A downspout drainage pipe was observed to be crushed and should be replaced as a maintenance item.

Photographs

Stormwater drainage at parking lot

Crushed Downspout Drainage

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Concrete	Good
Fire Truck Access	Access road from main parking area	Good
Easements		N/A

Comments

Vehicular access, including fire truck access, to the site is located on the north side of the property from the asphalt parking lot near the Clubhouse. The entrance aprons are constructed of concrete and were observed to be in generally good condition.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Fair
Quantity of Parking Spaces	10	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Parallel parking	Good
Site Circulation	Traffic circle with access road to rear buildings	Good
Lighting		N/A
Accessible Spaces	3	Good
Accessible Aisles	Parallel space orientation	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Fair
Drainage	Curb inlet	Fair
Repair History	Patching noted	Fair
Concrete Curbs and Gutters	Cracking noted	Fair

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Dumpster Pad		N/A
Asphalt Curbs		N/A
Fire Lane Painting	Painted curb	Fair

Comments

An asphalt-paved drive lane and parking are located on the north side of the site. Additional parking is provided further down Pen Park Road that is shared by the park. The asphalt pavement was observed to be in generally fair condition. We observed areas of cracking in the drive lanes and parking spaces. The line striping was cracked and faded. The expected useful life of asphalt pavement is 20 years. We recommend crack sealing areas of asphalt pavement and are providing an allowance to overlay the asphalt pavement later in the study period.

Photographs

Faded striping and cracks in asphalt pavement

Faded striping and cracks in asphalt pavement

Faded striping and cracks in asphalt pavement

Assessible parking

Golf cart shed side pavements - note asphalt deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	15	5	5	$22,500
Total					$22,500

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks and asphalt cart paths	Fair
Plaza		N/A
Patios		N/A
Steps		N/A
Curb Ramps	Concrete	Fair
Truncated Domes	Inset plastic	Fair

Comments

Concrete sidewalks were located at the north side of the clubhouse building, which provided access from the parking area, and at the perimeter of the clubhouse building. Regularly spaced control joints were observed. The concrete sidewalks were generally in fair condition, with some cracked sections observed.

Asphalt cart paths were provided to connect each of the maintenance buildings as they were located around the golf course. The asphalt was observed to contain cracks and alligator cracking. The asphalt cart paths should be repaired as part of a repair project in conjunction with repair of cart paths throughout the golf course, as required.

Photographs

Concrete sidewalk

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK	25	24	1	1	$10,000
Total					$10,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature trees, and small shrubs	Good
Planting Beds	Perimeter of the Clubhouse	Good
Lawn Areas	Throughout site	Good
Irrigation System	For the golf course	Good
Landscape Lighting		N/A
Retaining Walls		N/A
Fences and Gates		N/A

Comments

The landscaping consists generally of mature trees, and small shrubs and grassed areas around the site. Planting beds were located at the perimeter of the Clubhouse. The landscaping was observed to be in generally good condition.

Photographs

Typical landscape

Typical landscape of golf area

Typical landscape of golf area

3.2.7 Recreational Facilities

Comments

3.2.8 Special Utility Systems

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

Item	Description	Condition
Solar 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 Clubhouse, Maintenance Shop, and Storage 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.

Cracking in the slab on-grade was observed in the Maintenance Shop. It did not appear that the cracks affected the structural capacity of the building.

The Cart Shed was constructed on an asphalt pad. In the past, it was reported that animals had dug holes into the asphalt from below for access into the shed, but the holes were patched and did not appear to affect the building structurally.

3.3.2 Building Frame

BUILDING FRAME - CLUBHOUSE		
Item	**Description**	**Condition**
Floor Framing	Concrete slab on grade	Good
Roof Framing	Wood	Good
Columns	Wood	Fair
Load Bearing Walls	Wood	Good
Balconies		N/A

BUILDING FRAME - CLUBHOUSE		
Item	**Description**	**Condition**
Decks		N/A

BUILDING FRAME - GOLF CART SHED		
Item	**Description**	**Condition**
Floor Framing	Asphalt pad	Fair
Roof Framing	Wood	Good
Columns	Wood	Fair
Load Bearing Walls	Wood	Good
Balconies		N/A
Decks		N/A

BUILDING FRAME - MAINTENANCE SHOP		
Item	**Description**	**Condition**
Floor Framing	Concrete slab on grade	Good
Roof Framing	Wood	Good
Columns	Wood	Good
Load Bearing Walls	Wood	Good
Balconies		N/A
Decks		N/A

BUILDING FRAME - STORAGE BUILDING		
Item	**Description**	**Condition**
Floor Framing	Concrete slab on grade	Good
Roof Framing	Wood	Fair
Columns	Wood and metal	Fair
Load Bearing Walls	Glazed block	Fair
Balconies		N/A
Decks		N/A

Comments

The structure of the buildings primarily consist of Wood framing.

The Clubhouse framing was largely unable to be observed due to interior finishes, but no signs of interior distress were present during the site visit. The structural frame of the buildings were generally in good condition, however there was noticeable deterioration on exterior wood columns and beams. We recommend replacing the deteriorated wood elements early in the report period.

At the storage building, the glazed block mortar joints were observed to be cracked and deteriorated and damage to the block was noted on one corner. We recommend this block be repaired and the mortar joints repointed.

Photographs

Storage building - note wall deterioration

Clubhouse downspout - note damaged

Clubhouse wood column rotten at top

Clubhouse wood column rotten at base

Clubhouse column - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE/REPAIR DETERIORATED WOOD COLUMNS AND BEAMS	25	24	1	1	$8,000
REPAIR, REPOINT, AND PAINT GLAZED BLOCK	20	19	1	1	$11,000
Total					$19,000

3.3.3 Building Exteriors

EXTERIOR FINISHES - CLUBHOUSE		
Item	**Description**	**Condition**
Siding	Composite/cementitious	Good
Accent/Trim	Wood	Fair
Covered Soffits	Wood	Good
Paint	Trim	Fair
Sealants	Various	Good

EXTERIOR FINISHES - GOLF CART SHED		
Item	**Description**	**Condition**
Wood Siding	Unpainted vertical panels	Fair
Accent/Trim	Unpainted wood	Fair
Covered Soffits	Unpainted wood	Fair
Paint		N/A
Sealants	Various	N/A

EXTERIOR FINISHES - MAINTENANCE SHOP		
Item	**Description**	**Condition**
Wood Siding	Painted	Fair
Accent/Trim	Wood	Fair
Covered Soffits	Wood	Fair
Paint		Fair
Sealants	Various	N/A

EXTERIOR FINISHES - STORAGE BUILDING		
Item	**Description**	**Condition**
Wood Siding	Painted	Fair
Glazed Block	Painted	Fair
Accent/Trim	Wood	Fair
Covered Soffits	Wood	Fair
Paint		Fair
Sealants	Various	N/A

Comments

The exterior of the Clubhouse building consists of composite/cementitious siding. The building exteriors were generally in good condition. The wood trim and exterior framing are painted and were generally in fair condition. Painting of exterior components is typically recommended every 5 to 7 years. We recommend the wood trim be painted.

The exterior of the Golf Cart Shed consists of wood siding. The building exteriors were generally in fair condition. The wood trim and siding are not painted and were weathered. We recommend the wood siding and trim be painted to extend the life of the wood components.

The exterior of the Maintenance Shop consists of painted wood siding. The building exteriors were generally in fair condition. The exterior paint was faded and wood rot was observed at the door trim on the south side of the building. We recommend the wood siding and trim be painted to extend the life of the wood components and the wood rot be replaced.

The exterior of the Storage Building consists of painted wood siding and glazed blocks. The building exteriors were generally in fair condition. The exterior paint was faded and wood rot was observed throughout the exterior. We recommend the wood siding, trim, and glazed block be painted to extend the life of the wood components and the wood rot be replaced. Vines were observed to be growing on the east side of the buiding; vines should be removed as a maintenance item.

Photographs

Maintenance Shop, note staining at north side of building

Golf Cart Shed exterior

Storage building overview

Clubhouse overview

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PAINT GOLF CART SHED EXTERIOR	7	6	1	1 8 15	$6,000 $6,000 $6,000
REPAIR, REPAINT MAINTENANCE SHOP EXTERIOR	7	6	1	1 8 15	$7,000 $7,000 $7,000
REPAIR, REPAINT STORAGE BUILDING EXTERIOR	7	6	1	1 8 15	$9,500 $9,500 $9,500
PAINT CLUBHOUSE WOOD TRIM	7	6	1	1	$3,000
Total					$70,500

3.3.4 Exterior Doors

DOORS - CLUBHOUSE		
Item	**Description**	**Condition**
Main Entrance Doors	Metal with glass	Good
Other Entrance Doors	Metal	Good
Door Hardware	Operable	Good

DOORS - CLUBHOUSE		
Item	**Description**	**Condition**
Accessibility Controls		N/A
Overhead/Roll-up Doors		N/A

DOORS - GOLF CART SHED		
Item	**Description**	**Condition**
Main Entrance Doors		N/A
Other Entrance Doors		N/A
Door Hardware		N/A
Accessibility Controls		N/A
Overhead/Roll-up Doors	Overhead steel panel	Good

DOORS - MAINTENANCE SHOP		
Item	**Description**	**Condition**
Main Entrance Doors	Metal	Fair
Other Entrance Doors		N/A
Door Hardware		N/A
Accessibility Controls		N/A
Overhead/Roll-up Doors	Overhead steel panel	Good

DOORS - STORAGE BUILDING		
Item	**Description**	**Condition**
Main Entrance Doors		N/A
Other Entrance Doors		N/A
Door Hardware		N/A
Accessibility Controls		N/A
Overhead/Roll-up Doors	Overhead steel panel	Good

Comments

The main entrance door of the Clubhouse is located at the north side of the building and is metal framed with glass. The main entrance door was generally in good condition. Additional entrance doors are located throughout the building and are metal. Doors were reportedly replaced in 2013 and are in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Six overhead doors are located at the front and rear of the Golf Cart Shed building. The operation of the overhead doors were observed to be working well and there were no reported issues. The overhead doors were generally in good condition.

The Maintenance shop doors consist of a metal personnel door and an overhead roll-up door at both the front and rear of the building. The overhead doors were observed to be working well and there were no reported issues. The metal personnel door at the rear of the property was sagging and subsequently there were issues opening and closing. The door should be replaced.

The Storage building doors consist of an overhead roll-up door at the front of the building. The overhead door was observed to be working well and there were no reported issues.

Photographs

Maintenance Shop, note staining at north side of building

Maintenance Shop exterior

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE EXTERIOR DOOR AT MAINTENANCE SHOP	25	24	1	1	$1,000
Total					$1,000

3.3.5 Exterior Windows

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

Comments

The window system for the Clubhouse primarily consists of aluminum framed double-pane window units located throughout the building. The windows were in good condition as they were reportedly replaced in 2013.

The Golf Cart Shed and the Maintenance Shop did not contain windows. The Storage building contained wood framed single pane windows, but a majority of the windows were covered with plywood. Personnel indicated that the windows were abandoned since the building was only used as storage.

3.3.6 Roofing Systems

ROOFING - CLUBHOUSE		
Item	**Description**	**Condition**
Asphalt Shingle	Slate look	Good
Single-Ply Sheet Membrane	Needs replaced	Poor
Cap Flashing/Coping	Metal	Good
Insulation	Batts	Good
Substrate/Deck	Wood	Good
Slope/Pitch		Good
Drainage	Gutters and downspouts. One downspout observed to be crushed.	Fair
Plumbing Vents	Standard boots	Good

ROOFING - CLUBHOUSE		
Item	**Description**	**Condition**
Exhaust Vents	Counter flashed	Good
Skylights		N/A
Flashing	Metal	Good
Roof Age	Shingles - 13 years, Single-ply membrane approximately 30 years	Good/Fair

ROOFING - GOLF CART SHED		
Item	**Description**	**Condition**
Metal	Standing seam	Good
Single-Ply Sheet Membrane		N/A
Cap Flashing/Coping	Metal	Good
Insulation		N/A
Substrate/Deck	Wood	Good
Slope/Pitch		Good
Drainage		N/A
Plumbing Vents		N/A
Exhaust Vents		N/A
Skylights		N/A
Flashing	Metal	Good
Roof Age	Original	Fair

ROOFING - MAINTENANCE SHOP		
Item	**Description**	**Condition**
Metal	Standing seam	Good
Single-Ply Sheet Membrane		N/A
Cap Flashing/Coping	Metal rake sections missing	Fair
Insulation	Batt	Good
Substrate/Deck	Wood	Good

ROOFING - MAINTENANCE SHOP		
Item	**Description**	**Condition**
Slope/Pitch		Good
Drainage		N/A
Plumbing Vents		N/A
Exhaust Vents		Good
Skylights		N/A
Flashing	Metal	Good
Roof Age	Original	Fair

ROOFING - STORAGE BUILDING		
Item	**Description**	**Condition**
Asphalt Shingle	Slate look	Poor
Single-Ply Sheet Membrane		N/A
Cap Flashing/Coping	Metal	Fair
Insulation		N/A
Substrate/Deck	Wood slat	Good
Slope/Pitch		Good
Drainage		N/A
Plumbing Vents		N/A
Exhaust Vents		N/A
Skylights	Should be replaced with roof	Fair
Flashing	Metal	Fair
Roof Age	1990	Poor

Comments

The Clubhouse roof primarily consists of asphalt shingles that were reportedly replaced in 2008. The asphalt shingles were in overall good condition. A single-ply flat roof was located on the east side of the building over a portion that includes the kitchen area. The single-ply membrane had reported leak issues and a portion of the roof collapsed in 2016 from the leaking. The single-ply membrane roof should be replaced. A downspout was observed to be crushed and should be repaired as regular maintenance.

The Golf Cart shed and Maintenance shop roofs consist of standing seam metal roofing. The roofs were original to the building and were in overall good condition with no issues reported. Metal roofs typically have an estimated useful life of 50 years or more. A protective coating should be installed on the metal roofs every 25 years to prolong the life of the metal. An allowance for installation of the coating has been included. Sections of metal rake were missing and should be replaced with the roof coating project.

The Storage building roof consists of asphalt shingles. The roof was installed in 1990; shingled roof typically have an expected useful life of 20 years. The shingles were curled and many shingles were missing. The storage building roof was leaking, causing deterioration of drywall, and shifting staff operations. The roof should be scheduled for replacement.

Photographs

Storage building roof

Clubhouse shingle roof

Clubhouse single-ply roof - note deterioration

Maintenance Shop exterior

Clubhouse downspout - note damaged

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM AT CLUBHOUSE	15	14	1	1	$12,600
INSTALL PROTECTIVE COATING ON METAL ROOF OF GOLF CART SHED	25	24	1	1	$7,200
REPLACE ASPHALT SHINGLED ROOFING SYSTEM ON STORAGE BUILDING	20	20	0	Immediate	$17,500
INSTALL PROTECTIVE COATING ON MAINTENANCE SHOP ROOF	25	24	1	1	$12,000
Total					$49,300

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM - CLUBHOUSE		
Item	**Description**	**Condition**
Piping Material	Copper	Good

PLUMBING - WATER SUPPLY SYSTEM - CLUBHOUSE		
Item	**Description**	**Condition**
Pipe Insulation		N/A
Water Shut-offs	Gate valve	Good
Water Flow and Pressure		Good
Pressure Pumps		N/A
Pump Controller		N/A

PLUMBING - WASTE SUPPLY SYSTEM - CLUBHOUSE		
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 - Clubhouse
The main water supply lines inside the building are Copper. The expected useful life of Copper piping is approximately 40 years. The water supply pipes were generally in good condition.

Waste Lines - Clubhouse

The waste lines in the building are PVC and cast iron. The expected useful lives of PVC and cast iron waste lines are approximately 50 years. The waste lines were generally in good condition.

No water was supplied to the Golf Cart Shed, Maintenance Shop, and Storage Building.

3.4.1.2 Domestic Hot Water Production

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

Comments

Domestic hot water to the Clubhouse building is provided by an Electric domestic water heater located in the utility room. The 80 gallon Electric domestic water heater was manufactured by Trane and was installed in 1980. The expected useful life of a Electric domestic water heater is approximately 12 to 15 years. We recommend the Electric domestic water heater be replaced as it has past its expected useful life.

No other buildings had hot water production capabilities.

Photographs

Clubhouse water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	11	1	1 13	$1,500 $1,500
Total					$3,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Heat Pumps (split system)	Clubhouse	Fair
Ceiling Fans	Clubhouse	Good
Exhaust Fans	Clubhouse	Good
Unit Heaters	Maintenance Shop	Fair
Air Conditioners (Window)		N/A
Maintenance Program	Self maintained	Good

Comments

The Clubhouse building is served by a Trane heat pump that includes a condenser at the exterior of the building. The heat pump was reportedly installed in 2003. The expected useful life of heat pumps is 15 years. The heat pump system should be replaced as it is past its expected useful life. The Clubhouse also contained ceilings fans, which were installed in 2013 and were in good condition. Exhaust fans were located in the restrooms and no issues were reported.

The Maintenance Shop contained a Modine unit heater that was mounted to the ceiling. The unit heater was reportedly original to the building although it was in working condition. Replacement of the unit heater is included during the study period.

No HVAC equipment was provided in the Golf Cart Shed or Storage Building.

The City of Charlottesville self-maintains the HVAC systems.

Photographs

Maintenance Shop unit heater

Clubhouse heat pump condenser

Clubhouse heat pump

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CLUBHOUSE HEAT PUMP & CONDENSER	15	14	1	1 16	$9,500 $9,500
REPLACE UNIT HEATER IN MAINTENANCE SHOP	20	19	1	1	$3,000
Total					$22,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Ducts	Sheet metal	Fair
Return Air	Sheet metal	Good

Comments

At the clubhouse, the distribution system includes ducted supply and a plenum return. The ductwork was observed to be in generally fair condition. Although a majority of the ductwork was unobservable since it was inside the walls and ceiling, the ductwork was torn at the heat pump in the utility room. The ductwork should be repaired as a maintenance item.

3.4.2.3 Control Systems

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

Comments

A digital thermostats was observed in the Clubhouse. The thermostat was observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	Multiple locations	Good
Master (House) Meter		Good
Emergency Power		N/A

SERVICE AND METERING		
Item	**Description**	**Condition**
Transfer Switch		N/A

Comments

Electricity is provided to the buildings by Dominion Virginia Power.

At the Clubhouse, the main electrical entrance is located on the east side of the building and provides 400 amp, three-phase, 4-wire service.

At the Golf Cart Shed, the main electrical entrance is located on the west side of the building and provides electricity to two 200 amp, 120/240V panels.

The main electrical entrance for both the Maintenance Shop and the Storage Building is provided on the west side of the building. The electrical for the Maintenance Shop is provided by 200 amp single-phase service. The electrical for the Storage building could not be confirmed during the site visit.

3.4.3.2 Distribution

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

Comments

Power is distributed by copper wire from circuit breaker panels located throughout each of the buildings.

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	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
Jockey Pump		N/A
Fire Extinguishers	Through all buildings	Good
Date of Last Inspection (Fire Extinguishers)	July 9, 2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Hose Cabinets		N/A

Comments

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

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	Clubhouse	Good

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

Comments

Emergency exit signs and lighting, fire extinguishers, and smoke detectors are located throughout the Clubhouse building.

The Golf Cart Shed, Maintenance Shop, and Storage building are provided with fire extinguishers only.

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Multiple locations	Good
Alarm System	Monitored	Good
Access Control		N/A
Security Fencing		N/A
Lightning Protection	Clubhouse	Good
Roof Anchors		N/A

Comments

The buildings are monitored by a computerized motion detector security system with cameras. The security system was generally in good condition.

The lightning protection system on the Clubhouse was reportedly installed in 2013 and was in good condition.

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes - Clubhouse

ENTRANCE AREA		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Various	Good
Accessories	Millwork	Good
Fountains		N/A
Drinking Fountains	Protruded into walking space	Poor

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, urinals, countertop lavatories	Good
Accessories	Partitions, grab bars, mirrors, soap and paper dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good

CORRIDORS		
Item	**Description**	**Condition**
Doors	Wood	Good
Door Hardware	Operable	Good

KITCHEN		
Item	**Description**	**Condition**
Floor Finishes	Vinyl	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Poor
Counters	Stainless	Good
Sink	Stainless	Good
Cabinets	Stainless	Good
Appliances	Commercial	Good
Stove/Range	Gas	Good
Exhaust Vent/Hood	Commercial	Good
Refrigerator	Stainless	Good
Dishwasher	Commercial	Good
Microwave Oven	Countertop	Good
Garbage Disposal	Commercial	Good

UTILITY ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Janitor Sink Area		Good
Lighting	Fluorescent fixtures	Good

SHOP		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile, painted gypsum board	Good
Lighting	LED light fixtures	Good
Accessories	Millwork	Good

Comments

The interior areas include an entrance area, restrooms, corridors, a kitchen, and a utility room. We understand that the interiors were renovated in 2013.

The finishes in the entrance area include carpet floors and painted gypsum walls and ceilings. The finishes in the entrance were observed to be in generally good condition.

The building contains one restroom each for men and women. The finishes in the restrooms include rolled vinyl floors and painted gypsum walls and ceilings. The restrooms were observed to be in generally good condition.

The finishes in the corridors include carpet floors and painted gypsum walls and ceilings. The finishes in the corridors were observed to be in generally good condition.

The finishes in the kitchen include rolled vinyl floors and painted gypsum walls and ceilings. The finishes in the kitchens were observed to be in generally good condition.

The finishes in the utility rooms include unfinished concrete floors and painted gypsum walls and ceilings. The finishes in the utility rooms were observed to be in generally good condition.

The finishes in the shop include carpet floors, painted gypsum walls, and acoustical tile and painted gypsum board ceilings. The finishes in the shop were observed to be in generally good condition.

3.7.2 Maintenance Shop

MAINTENANCE SHOP		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Painted gypsum board, wood paneling	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good

Comments

The interior of the Maintenance Shop consists of unfinished concrete flooring and painted gypsum board ceilings. The walls were a combination of painted gypsum board, unpainted gypsum board, and wood paneling. The finishes were in generally good condition.

The Golf Cart Shed and the Storage building did not have interior finishes.

Photographs

Golf cart shed overhead door

Golf cart shed framing

Clubhouse Kitchen area

Clubhouse Kitchen area

Clubhouse Kitchen area

Snack shop counters

Clubhouse shop

Clubhouse restroom

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 Meadowcreek Golf Complex 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 10 parking spaces. Of the parking spaces, 3 are accessible with none being marked as van accessible. Accessibility requires that 1 accessible parking spaces 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 not observed to be provided, however, the orientation of the parking spaces provided adequate access aisles to the spaces. The number of parking spaces provided meets accessibility requirements.

Photographs

Snack shop counters

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL LOWERED COUNTER SECTION AT SNACK SHOP	25	25	0	Immediate	$5,000
REPLACE OR RELOCATE DRINKING FOUNTAIN	25	25	0	Immediate	$3,000
PROVIDE VAN ACCESSIBLE SPACES	10	0	10	Immediate	$500
Total					$8,500

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	3 out of the 10 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?	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?	No	
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?	N/A	
D.	**Building Entrances**		

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
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?	No	Drinking fountain not an accessible type and protrudes into corridor
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	Yes	
9.	Do public transaction areas have an accessible, lowered counter section?	No	Not at snack shop
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		

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

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

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and Chris Woods 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 Meadowcreek Golf Complex 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 Meadowcreek Golf Complex building is $197,300. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $1,550,290. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.13. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Meadowcreek Golf Complex is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

N
W
E
S

Untitled Map

Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

Charlottesville-Meadow Creek
Golf
1645 Cherry Ave
Charlottesville, VA 22903

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

Annual Inspection
Inspection Date
Jul 9, 2021

Building: Charlottesville-Meadow Creek Golf
Contact: Jason Davis
Title: Security Maint.

Company: Fire Solutions
Contact: Christopher Bowmaster
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: Charlottesville-Meadow Creek Golf
Address: 1645 Cherry Ave
Address:
City/State/Zip: Charlottesville, VA 22903
Country: United States of America

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

Inspection Performed By

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

Inspector: Christopher Bowmaster
Phone: 804-994-1711
Fax:
Mobile: 804-994-1711
Email: cbowmaster@firesolutionsinc.com

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	13	100.00%	13	100.00%	13	100.00%	0	0%
Totals	**13**	**100%**	**13**	**100.00%**	**13**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Inspector: Christopher Bowmaster

Signed: Jul 9, 2021

Building: Charlottesville-Meadow Creek Golf
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: Charlottesville-Meadow Creek Golf

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

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 10 Lbs, A.B.C.	1st barn by back door 136.10	49753042 BP-541737	Inspected	06/14/21 9:23:27 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st barn by bay door 136.07	49753044 VR173896	Inspected	06/14/21 9:22:24 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st barn middle area 136.09	49753043 YU-404882	Inspected	06/14/21 9:22:42 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st cart shed front 136.03	49753047 YA681075	Inspected	06/14/21 9:50:25 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st cart shed rear 136.13	49753046 XK-494530	Inspected	06/14/21 9:51:26 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st chemical shed 136.11	49753037 WL-81535	Inspected	06/14/21 9:28:14 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st hallway by water fountain 136.01	52888011 PK-176281	Inspected	06/14/21 9:54:25 AM
Fire Extinguisher, 6 Ltr, Class K	1st kitchen 136.02	49753049 AB190171	Inspected	06/14/21 9:55:18 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st maintenance equipment bldg 136.12	49753045 WL-81542	Inspected	07/09/21 9:11:17 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st maintenance shop center cabinet 136.05	49753039 YU-404879	Inspected	06/14/21 9:19:12 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st maintenance shop center door 136.04	49753040 YU-404855	Inspected	06/14/21 9:18:31 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st maintenance shop rear door 136.06	49753038 YU-404957	Inspected	06/14/21 9:20:03 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd barn by stairs 136.08	49753041 YU-404869	Inspected	06/14/21 9:25:01 AM

Service Summary

Generated by: BuildingReports.com

Building: Charlottesville-Meadow Creek Golf

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

Device Type	Service	Quantity
	Passed	
Fire Extinguisher, 10 Lbs, A.B.C.	Inspected	5
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	7
Fire Extinguisher, 6 Ltr, Class K	Inspected	1
Total		**13**
Grand Total		**13**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: Charlottesville-Meadow Creek Golf

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

ScanID	Location	Serial #	Hydro	Breakdown	Mfr Date
Due in 2023					
Breakdown/Maintenance					
Fire Extinguisher, A.B.C., 10 Lbs					
49753046	1st cart shed rear 136.13	XK-494530	05/15/17	05/15/17	05/15/05
52888011	1st hallway by water fountain 136.01	PK-176281	08/20/17	08/20/17	08/20/98
49753045	1st maintenance equipment bldg 136.12	WL-81542	05/15/17	05/15/17	05/15/04
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**3**
Fire Extinguisher, A.B.C., 5 Lbs					
49753037	1st chemical shed 136.11	WL-81535	05/15/17	05/15/17	05/15/04
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**1**
Hydrostatic Test					
Fire Extinguisher, Class K, 6 Ltr					
49753049	1st kitchen 136.02	AB190171	08/20/18		05/15/06
				Total Fire Extinguisher, Class K, 6 Ltr:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: Charlottesville-Meadow Creek Golf

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%	13

Type	Qty	Model #	Description	Manufacture Date
In Service - 5 Years to 10 Years				
Badger				
Fire Extinguisher	1	10HISA80ABC	A.B.C.	09/12/2013
In Service - 10 Years to 15 Years				
Badger				
Fire Extinguisher	5	B5M-07	A.B.C.	09/12/2007
In Service - 15 Years to 25 Years				
Amerex				
Fire Extinguisher	1	AB500-06	A.B.C.	05/15/2006
Fire Extinguisher	1	AB260	Class K	05/15/2006
Badger				
Fire Extinguisher	1	10MB-8H-05	A.B.C.	05/15/2005
Fire Extinguisher	1	10MB-8H-04	A.B.C.	05/15/2004
Fire Extinguisher	1	10MB-8H-04	A.B.C.	05/15/2004
Amerex				
Fire Extinguisher	1	AB456-03	A.B.C.	05/15/2003
Badger				
Fire Extinguisher	1	10MB8H98	A.B.C.	08/20/1998

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

Square Foot Cost Estimate Report

Date: **11/3/2021**

Estimate Name	**Meadowcreek Cart House**
	City of Charlottesville 1400 Pen Park Road Charlottesville Virginia 22902
Building Type	Post Frame Barn with Plywood Siding / Wood Truss
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	14.00
Floor Area (S.F.)	5,700.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$43.27
Total Building Cost	**$246,661.40**

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
B Shell			**78.3%**	**$25.08**	**$142,963.30**
B1020	**Roof Construction**			**$7.57**	**$43,122.67**
	Wood roof, truss, 4/12 slope, 24" O.C., 24' to 29' span	5,700.00		$7.57	**$43,122.67**
B2010	**Exterior Walls**			**$6.37**	**$36,328.21**
	Pole barn exterior wall, p.t. pole in conc, 8' O.C., plywd siding, 14' eave	4,522.00		$6.37	**$36,328.21**
B2020	**Exterior Windows**			**$2.30**	**$13,097.30**
	Windows, wood, sliding, standard glass, 3'-4" x 2'-7"	26.44		$2.30	**$13,097.30**
B2030	**Exterior Doors**			**$5.18**	**$29,547.58**
	Door, birch, solid core, single door, hinged, 3'-0" x 7'-0" opening	6.33		$2.55	**$14,551.14**

		Quantity	% of Total	Cost Per SF	Cost
	Door, wood, overhead, panels, heavy duty, manual operation, 10'-0" x 10'-0" opening	6.33		$2.63	**$14,996.45**
B3010	**Roof Coverings**			**$3.66**	**$20,867.54**
	Roofing, corrugated, steel, colored, 28 ga, 1.08 PSF	5,985.00		$3.66	**$20,867.54**
D Services			**21.8%**	**$6.97**	**$39,748.85**
D5010	**Electrical Service/Distribution**			**$0.96**	**$5,446.25**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 60 A	1.00		$0.22	**$1,256.75**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 60 A	316.67		$0.74	**$4,189.50**
D5020	**Lighting and Branch Wiring**			**$6.02**	**$34,302.60**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	5,700.00		$1.38	**$7,842.63**
	Wall switches, 1.0 per 1000 SF	5,700.00		$0.22	**$1,227.78**
	HID fixture, 8'-10' above work plane, 1 watt/SF, type K, 29 FC, 5 fixtures per 1000 SF	5,700.00		$4.43	**$25,232.19**
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%**	**$32.05**	**$182,712.15**
Contractor's Overhead & Profit			**25.0 %**	**$8.01**	**$45,678.04**
Architectural Fees			**8.0 %**	**$3.21**	**$18,271.21**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$43.27**	**$246,661.40**

Square Foot Cost Estimate Report

Date: **11/3/2021**

Estimate Name	**Meadowcreek Barn**
	City of Charlottesville 1400 Pen Park Road Charlottesville Virginia 22902
Building Type	Post Frame Barn with Wood Clapboard / Wood Truss
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	14.00
Floor Area (S.F.)	1,312.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$58.34
Total Building Cost	**$76,538.25**

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
B Shell			**82.2%**	**$35.50**	**$46,578.31**
B1020	**Roof Construction**			**$8.69**	**$11,398.79**
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span	1,312.00		$8.69	**$11,398.79**
B2010	**Exterior Walls**			**$13.68**	**$17,951.07**
	Pole barn exterior wall, p.t. pole in conc, 8' O.C., wood siding, 14' eave	1,941.80		$13.68	**$17,951.07**
B2020	**Exterior Windows**			**$4.29**	**$5,624.13**
	Windows, wood, sliding, standard glass, 3'-4" x 2'-7"	11.36		$4.29	**$5,624.13**
B2030	**Exterior Doors**			**$5.18**	**$6,801.13**
	Door, birch, solid core, single door, hinged, 3'-0" x 7'-0" opening	1.46		$2.55	**$3,349.31**

		Quantity	% of Total	Cost Per SF	Cost
	Door, wood, overhead, panels, heavy duty, manual operation, 10'-0" x 10'-0" opening	1.46		$2.63	**$3,451.81**
B3010	**Roof Coverings**			**$3.66**	**$4,803.20**
	Roofing, corrugated, steel, colored, 28 ga, 1.08 PSF	1,377.60		$3.66	**$4,803.20**
D Services			**17.8%**	**$7.71**	**$10,116.69**
D5010	**Electrical Service/Distribution**			**$1.69**	**$2,221.07**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 60 A	1.00		$0.96	**$1,256.75**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 60 A	72.89		$0.74	**$964.32**
D5020	**Lighting and Branch Wiring**			**$6.02**	**$7,895.62**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	1,312.00		$1.38	**$1,805.18**
	Wall switches, 1.0 per 1000 SF	1,312.00		$0.22	**$282.60**
	HID fixture, 8'-10' above work plane, 1 watt/SF, type K, 29 FC, 5 fixtures per 1000 SF	1,312.00		$4.43	**$5,807.83**
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%**	**$43.21**	**$56,695.00**
Contractor's Overhead & Profit			**25.0 %**	**$10.80**	**$14,173.75**
Architectural Fees			**8.0 %**	**$4.32**	**$5,669.50**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$58.34**	**$76,538.25**

Square Foot Cost Estimate Report

Date: **11/3/2021**

Estimate Name	**Meadowcreek Clubhouse**
	City of Charlottesville 1400 Pen Park Road Charlottesville Virginia 22902
Building Type	Club, Country with Wood Shingles / Wood Frame
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	12.00
Floor Area (S.F.)	4,580.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$181.74
Total Building Cost	**$832,361.03**

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			**9.6%**	**$12.95**	**$59,317.53**
A1010	**Standard Foundations**			**$7.80**	**$35,726.50**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	364.00		$5.38	**$24,621.32**
	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide	280.00		$2.21	**$10,136.84**
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	6.11		$0.21	**$968.33**
A1030	**Slab on Grade**			**$4.93**	**$22,571.61**
	Slab on grade, 4" thick, non industrial, reinforced	4,580.00		$4.93	**$22,571.61**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.22**	**$1,019.42**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	4,580.00		$0.22	**$1,019.42**
B Shell			**21.3%**	**$28.69**	**$131,394.71**
B1010	**Floor Construction**			**$0.28**	**$1,299.80**
	Wood column, 6" x 6", 20' x 25' bay, 12' unsupported height, 72 BF/MSF, 40 PSF total allowable load	4,580.00		$0.28	**$1,299.80**
B1020	**Roof Construction**			**$8.69**	**$39,791.50**
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span	4,580.00		$8.69	**$39,791.50**
B2010	**Exterior Walls**			**$5.25**	**$24,064.29**
	Wood siding, 2"x4" studs 16"OC, insulated wall, 18" No 1 red cedar shingles, 5-1/2" exposure	2,184.00		$5.25	**$24,064.29**
B2020	**Exterior Windows**			**$8.23**	**$37,689.70**
	Windows, aluminum, sliding, standard glass, 5' x 3'	78.40		$8.23	**$37,689.70**
B2030	**Exterior Doors**			**$3.76**	**$17,228.26**
	Door, aluminum & glass, without transom, narrow stile, double door, hardware, 6'-0" x 7'-0" opening	1.53		$1.90	**$8,694.63**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	3.05		$1.86	**$8,533.62**
B3010	**Roof Coverings**			**$2.47**	**$11,321.15**
	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ	5,633.40		$2.01	**$9,197.82**
	Gutters, box, aluminum, .027" thick, 5", enameled finish	280.00		$0.42	**$1,920.49**
	Downspout, aluminum, rectangular, 3" x 4", enameled, .024" thick	36.64		$0.04	**$202.84**
C Interiors			**15.5%**	**$20.89**	**$95,658.87**
C1010	**Partitions**			**$4.10**	**$18,756.18**
	Metal studs, 24" OC including track, load bearing, 16 gage, 3-5/8"	3,271.43		$1.13	**$5,172.06**
	Gypsum board, 1 face only, exterior sheathing, standard drywall 5/8"	6,542.86		$0.97	**$4,457.26**
	Add for the following: taping and finishing	6,542.86		$0.50	**$2,304.66**
	5/8" gypsum board, taped & finished, painted on metal furring	2,184.00		$1.49	**$6,822.20**
C1020	**Interior Doors**			**$4.78**	**$21,887.98**
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	32.71		$4.78	**$21,887.98**
C3010	**Wall Finishes**			**$3.00**	**$13,754.80**

		Quantity	% of Total	Cost Per SF	Cost
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	2,617.14		$0.32	**$1,456.86**
	Vinyl wall covering, fabric back, medium weight	2,617.14		$1.04	**$4,749.88**
	Ceramic tile, thin set, 4-1/4" x 4-1/4"	1,308.57		$1.65	**$7,548.06**
C3020	**Floor Finishes**			**$5.99**	**$27,420.84**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	2,290.00		$1.48	**$6,755.71**
	Tile, ceramic natural clay	916.00		$1.72	**$7,897.90**
	Maple strip, sanded and finished, maximum	1,374.00		$2.79	**$12,767.24**
C3030	**Ceiling Finishes**			**$3.02**	**$13,839.07**
	Gypsum board ceilings, 1/2" fire rated gypsum board, painted and textured finish,1" x 3" wood, 16" OC furring, wood support	4,580.00		$3.02	**$13,839.07**
D Services			**53.6%**	**$72.09**	**$330,192.62**
D2010	**Plumbing Fixtures**			**$17.62**	**$80,697.64**
	Water closet, vitreous china, bowl only with flush valve, wall hung	9.08		$6.57	**$30,069.21**
	Urinal, vitreous china, wall hung	1.30		$0.34	**$1,552.29**
	Lavatory w/trim, wall hung, PE on CI, 18" x 15"	7.79		$2.86	**$13,088.27**
	Kitchen sink w/trim, countertop, stainless steel, 43" x 22" double bowl	3.89		$1.97	**$9,027.09**
	Service sink w/trim, vitreous china, wall hung 22" x 20"	1.30		$1.16	**$5,323.90**
	Shower, stall, fiberglass 1 piece, three walls, 36" square	10.38		$3.34	**$15,296.79**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	3.05		$1.38	**$6,340.09**
D2020	**Domestic Water Distribution**			**$10.41**	**$47,688.86**
	Gas fired water heater, commercial, 100< F rise, 600 MBH input, 576 GPH	1.30		$10.41	**$47,688.86**
D3050	**Terminal & Package Units**			**$25.32**	**$115,978.65**
	Rooftop, multizone, air conditioner, restaurants, 10,000 SF, 50.00 ton	4,122.00		$25.32	**$115,978.65**
D4010	**Sprinklers**			**$4.84**	**$22,164.90**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	4,580.00		$4.15	**$18,990.83**
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 1000 SF	458.00		$0.69	**$3,174.07**
D4020	**Standpipes**			**$1.93**	**$8,826.48**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.92		$1.93	**$8,826.48**
D5010	**Electrical Service/Distribution**			**$3.74**	**$17,118.88**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.00		$1.03	**$4,702.00**

		Quantity	% of Total	Cost Per SF	Cost
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100.00		$1.49	**$6,814.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.50		$1.22	**$5,602.88**
D5020	**Lighting and Branch Wiring**			**$6.65**	**$30,458.39**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	4,580.00		$1.38	**$6,301.62**
	Wall switches, 2.0 per 1000 SF	4,580.00		$0.33	**$1,502.24**
	Miscellaneous power, 1.5 watts	4,580.00		$0.29	**$1,347.89**
	Central air conditioning power, 3 watts	4,992.20		$0.50	**$2,279.94**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	4,580.00		$4.15	**$19,026.69**
D5030	**Communications and Security**			**$1.39**	**$6,346.84**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.21		$0.77	**$3,530.34**
	Fire alarm command center, addressable without voice, excl. wire & conduit	1.00		$0.61	**$2,816.50**
D5090	**Other Electrical Systems**			**$0.20**	**$911.98**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 11.5 kW	0.81		$0.20	**$911.98**
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%**	**$134.62**	**$616,563.73**
Contractor's Overhead & Profit			**25.0 %**	**$33.66**	**$154,140.93**
Architectural Fees			**8.0 %**	**$13.46**	**$61,656.37**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$181.74**	**$832,361.03**

Square Foot Cost Estimate Report

Date: **11/3/2021**

Estimate Name	**Meadowcreek Shop**
	City of Charlottesville 1400 Pen Park Road Charlottesville Virginia 22902
Building Type	Garage, Repair with Metal Panel / Rigid Steel
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	14.00
Floor Area (S.F.)	2,550.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$154.80
Total Building Cost	**$394,729.10**

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			**15.0%**	**$17.24**	**$43,962.03**
A1010	**Standard Foundations**			**$9.56**	**$24,368.13**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	212.00		$5.62	**$14,339.89**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	233.20		$3.31	**$8,442.54**
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	10.00		$0.62	**$1,585.70**
A1030	**Slab on Grade**			**$7.46**	**$19,026.32**
	Slab on grade, 6" thick, light industrial, reinforced	2,550.00		$7.46	**$19,026.32**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.22**	**$567.58**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	2,550.00		$0.22	**$567.58**
B Shell			**35.1%**	**$40.20**	**$102,516.87**
B1020	**Roof Construction**			**$9.43**	**$24,056.98**
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 35'x40' bay, 20 PSF superimposed load, 36.5" deep, 40 PSF total load	2,550.00		$8.37	**$21,340.95**
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 35'x40' bay, 20 PSF superimposed load, 36.5" deep, 40 PSF total load, add for columns	2,550.00		$1.07	**$2,716.03**
B2010	**Exterior Walls**			**$18.04**	**$46,003.31**
	Metal siding, steel, sandwich panels, factory fabricated, 2" polystyrene, steel core, 26 ga, colored 1 side	2,374.40		$11.79	**$30,052.90**
	Metal siding support, 18' building height, 30 PSF wind load, 35' column spacing	2,374.40		$6.26	**$15,950.41**
B2020	**Exterior Windows**			**$1.87**	**$4,756.08**
	Windows, aluminum, sliding, standard glass, 5' x 3'	9.89		$1.87	**$4,756.08**
B2030	**Exterior Doors**			**$3.44**	**$8,766.33**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.77		$0.84	**$2,138.06**
	Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-0" opening	3.09		$2.60	**$6,628.27**
B3010	**Roof Coverings**			**$7.34**	**$18,724.08**
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	2,550.00		$2.64	**$6,739.96**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	2,550.00		$1.72	**$4,396.99**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	212.00		$2.09	**$5,333.88**
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	212.00		$0.88	**$2,253.25**
B3020	**Roof Openings**			**$0.08**	**$210.09**
	Skylight, plastic domes, insulated curbs, 10 SF to 20 SF, single glazing	6.00		$0.08	**$210.09**
C Interiors			**4.9%**	**$5.60**	**$14,288.98**
C1010	**Partitions**			**$2.57**	**$6,549.04**
	Lightweight block 4" thick	535.50		$1.09	**$2,773.41**
	5/8" gypsum board, taped & finished, painted on 2 x 4 studs 16" O.C.	2,374.40		$1.48	**$3,775.63**
C1020	**Interior Doors**			**$0.36**	**$921.26**

		Quantity	% of Total	Cost Per SF	Cost
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	0.85		$0.36	**$921.26**
C1030	**Fittings**			**$0.42**	**$1,074.41**
	Toilet partitions, cubicles, ceiling hung, stainless steel	1.00		$0.42	**$1,074.41**
C3010	**Wall Finishes**			**$0.80**	**$2,036.21**
	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	1,020.00		$0.46	**$1,167.87**
	Painting, masonry or concrete, latex, brushwork, addition for block filler	1,020.00		$0.34	**$868.34**
C3020	**Floor Finishes**			**$0.97**	**$2,475.01**
	Concrete topping, hardeners, metallic additive, minimum	2,295.00		$0.82	**$2,097.31**
	Vinyl, composition tile, minimum	255.00		$0.15	**$377.70**
C3030	**Ceiling Finishes**			**$0.48**	**$1,233.06**
	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	255.00		$0.48	**$1,233.06**
D Services			**32.3%**	**$37.05**	**$94,480.81**
D2010	**Plumbing Fixtures**			**$3.46**	**$8,815.11**
	Water closet, vitreous china, bowl only with flush valve, wall hung	0.87		$1.13	**$2,869.99**
	Urinal, vitreous china, wall hung	0.43		$0.20	**$518.56**
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	0.87		$0.61	**$1,563.31**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.43		$0.74	**$1,884.39**
	Shower, stall, baked enamel, molded stone receptor, 30" square	0.43		$0.42	**$1,078.72**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.43		$0.35	**$900.14**
D2020	**Domestic Water Distribution**			**$0.72**	**$1,842.48**
	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	0.43		$0.72	**$1,842.48**
D2040	**Rain Water Drainage**			**$4.04**	**$10,296.83**
	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	1.30		$1.60	**$4,077.69**
	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102.00		$2.44	**$6,219.14**
D3050	**Terminal & Package Units**			**$9.03**	**$23,037.59**
	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	2,550.00		$9.03	**$23,037.59**
D3090	**Other HVAC Systems/Equip**			**$3.86**	**$9,843.88**
	Garage, single exhaust, 3" outlet, cars & light trucks, 1 bay	1.00		$2.58	**$6,572.68**
	Garage, single exhaust, 3" outlet, additional bays up to seven bays	2.00		$1.28	**$3,271.20**

		Quantity	% of Total	Cost Per SF	Cost
D4010	**Sprinklers**			**$3.94**	**$10,050.47**
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	2,550.00		$3.94	**$10,050.47**
D4020	**Standpipes**			**$1.05**	**$2,674.62**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.26		$0.96	**$2,457.15**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.10		$0.09	**$217.46**
D5010	**Electrical Service/Distribution**			**$1.45**	**$3,706.72**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1.00		$0.92	**$2,351.00**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30.00		$0.40	**$1,019.55**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.13	**$336.17**
D5020	**Lighting and Branch Wiring**			**$6.43**	**$16,389.36**
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	2,550.00		$1.60	**$4,076.18**
	Miscellaneous power, 1 watt	2,550.00		$0.22	**$555.14**
	Central air conditioning power, 3 watts	2,550.00		$0.46	**$1,164.59**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	2,550.00		$4.15	**$10,593.47**
D5030	**Communications and Security**			**$3.00**	**$7,656.89**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.26		$1.65	**$4,211.96**
	Fire alarm command center, addressable with voice, excl. wire & conduit	0.26		$1.18	**$2,996.51**
	Internet wiring, 4 data/voice outlets per 1000 S.F.	0.51		$0.18	**$448.42**
D5090	**Other Electrical Systems**			**$0.07**	**$166.87**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	0.26		$0.07	**$166.87**
E Equipment & Furnishin			**12.7%**	**$14.57**	**$37,143.24**
E1030	**Vehicular Equipment**			**$14.57**	**$37,143.24**
	Architectural equipment, auto equipment hoists, single post, 4 ton capacity, swivel arms	3.83		$14.57	**$37,143.24**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**

	Quantity	% of Total	Cost Per SF	Cost
Sub Total		**100%**	**$114.66**	**$292,391.93**
Contractor's Overhead & Profit		**25.0 %**	**$28.67**	**$73,097.98**
Architectural Fees		**8.0 %**	**$11.47**	**$29,239.19**
User Fees		**0.0 %**	**$0.00**	**$0.00**
Total Building Cost			**$154.80**	**$394,729.10**

Appendix IV: SITE PHOTOGRAPHS

1 - Clubhouse overview

2 - Golf Cart Shed overview

3 - Golf Cart Shed exterior

4 - Maintenance Shop, note staining at north side of building

5 - Maintenance Shop exterior

6 - Storage building overview

7 - Concrete sidewalk

8 - Stormwater drainage at parking lot

9 - Assessible parking

10 - Asphalt parking pavement

11 - Asphalt parking - note cracks in the asphalt pavement

12 - Concrete apron condition - note no truncated domes

13 - Faded striping and cracks in asphalt pavement

14 - Faded striping and cracks in asphalt pavement

15 - Faded striping and cracks in asphalt pavement

16 - Faded striping and cracks in asphalt pavement

17 - Concrete curb - note deterioration

18 - Concrete ramp - note cracks in the apron

19 - Concrete walkways and ramp

20 - Concrete curb - note deterioration

21 - Asphalt pavement - note cracks

22 - Typical landscape

23 - Golf cart shed side pavements - note asphalt deterioration

24 - Golf cart shed side pavements - note asphalt deterioration

25 - Golf Cart Shed roof

26 - Golf Cart Shed electrical entrance

27 - Golf cart shed overhead door

28 - Golf cart shed framing

29 - Golf Cart Shed circuit breaker panel

30 - Maintenance Shop exterior - note wood siding deterioration

31 - Maintenance Shop unit heater

32 - Maintenance Shop - note ceiling deterioration

33 - Maintenance Shop - note wall deterioration

34 - Maintenance overhead door

35 - Storage building roof

36 - Storage building roof - note deterioration of asphalt shingle

37 - Storage building wood siding faded paint

38 - Storage building rotten and broken wood trim

39 - Office building

40 - Storage building framing

41 - Storage building skylight

42 - Storage building - note wall deterioration

43 - Typical landscape of golf area

44 - Typical landscape of golf area

45 - Concrete sidewalk near Clubhouse

46 - Clubhouse downspout - note damaged

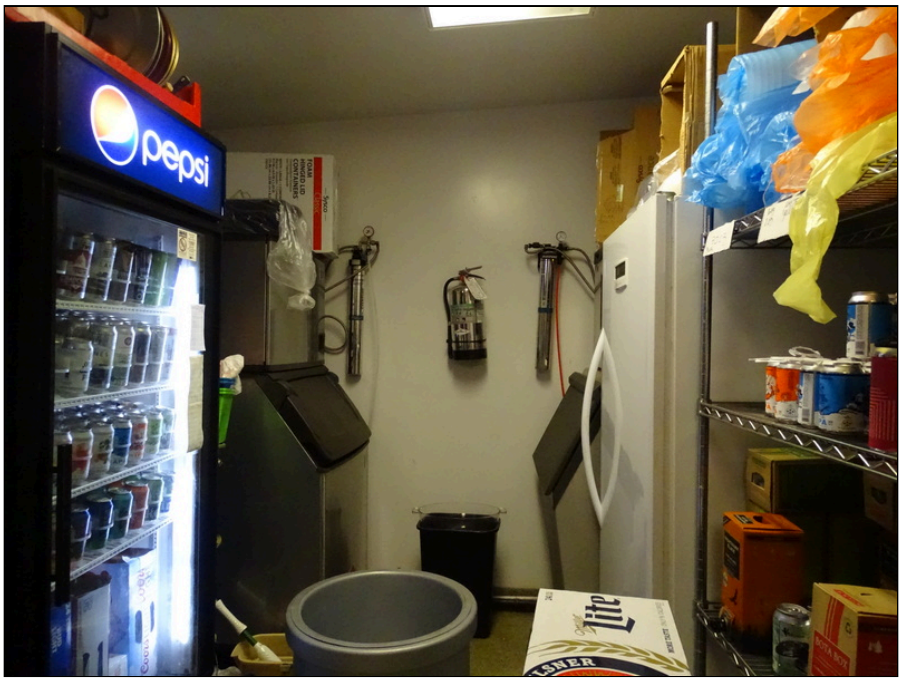
47 - Clubhouse shingle roof

48 - Clubhouse steel personal door

49 - Typical exterior window

50 - Clubhouse storefront door

51 - Clubhouse service panel



52 - Clubhouse Kitchen area

53 - Clubhouse gas meter

54 - Clubhouse ceiling condition

55 - Clubhouse Kitchen area

56 - Clubhouse Kitchen area

57 - Clubhouse Kitchen area

58 - Clubhouse Kitchen area

59 - Clubhouse exit sign

60 - Clubhouse smoke detector

61 - Snack shop counters

62 - Clubhouse wood column rotten at top

63 - Clubhouse single-ply roof and gutter

64 - Clubhouse single-ply roof - note deterioration

65 - Clubhouse employee door

66 - Clubhouse electrical entrance

67 - Clubhouse circuit breaker panel

68 - Clubhouse heat pump condenser

69 - Clubhouse heat pump condenser

70 - Clubhouse water heater

71 - Clubhouse heat pump

72 - Clubhouse shop

73 - Clubhouse shop

74 - Accessible restroom sign in clubhouse

75 - Clubhouse restroom

76 - Clubhouse restroom

77 - Clubhouse restroom

78 - Clubhouse fire extinguisher

79 - Clubhouse wood column rotten at base

80 - Clubhouse landscape

81 - Clubhouse column - note deterioration

82 - Crushed Downspout Drainage

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