MICHIE BUILDING
610 EAST MARKET STREET
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

OCTOBER 26, 2021

October 26, 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 Michie Building, 610 East Market Street, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

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Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
3.2.5 Flatwork	X			None		
3.2.6 Landscaping and Appurtenances		NA		None		
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors		X		Repair		$80,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows		X		Replace		$31,000
3.3.6 Roofing Systems		X	X	Replace		$168,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production		X		Replace		$3,200
3.4.2.1 Equipment		X		Replace		$40,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems		X		Replace		$50,000
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X	X		Replace		$5,000
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 Tenant Spaces	X			Repair		$20,000
3.8 Accessibility (ADA) Compliance	X	X		INSTALL LOWERED COUNTER AT PUBLIC TRANSACTION AREA	$5,000	
5.1 MOISTURE AND MOLD		NA		None		
Totals					$5,000	$397,200

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$5,000	$0.34

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$397,200.00	$26.82	$1.34
Replacement Reserves, w/20, 2.5% escalation	$404,534.32	$27.32	$1.37

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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 Michie Building property in Charlottesville, Virginia - hereinafter known as the Property.

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

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Reliance

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1.2 METHODOLOGY

ECS observations and historical property data provided by the owner were utilized to determine the effective age of the property components. Various factors including exposure to weather elements, system manufacturer quality, level of maintenance, and usage determine the effective age of property components. Depending on the impact of these various factors, the effective age of property components can reduce the Remaining Useful Life (RUL) of a property component. The general requirements of the owner to address facility needs were requested to be prioritized based on the RUL and type of property component. The following Priorities were established by the Owner as follows:

Priority 1: Immediately Critical Items (Year 0)

Items in this Priority category include physical deficiencies that require immediate action as a result of (i) existing or potentially unsafe conditions, (ii) significant negative conditions impacting tenancy, (iii) material building code violations or Title II American with Disabilities Act (ADA) items.

Priority 2: Critical Items (Year 0-1)

Items in this Priority category include physical deficiencies that require immediate action as a result of (i) poor or deteriorated condition of critical element or system, or (ii) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year.

Priority 3: Near Term Items (Years 2-5)

Items in this category include physical deficiencies that require near term action as a result of (i) poor or deteriorated condition of critical element or system, or (ii) a condition that is left "as is," with an extensive delay in addressing same, would result in or contribute to critical element or system failure within two to five years.

Priority 4: Reserve Items (Years 5-20)

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

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

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

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

1.3 PROPERTY DESCRIPTION

The Michie Building property, located at 610 East Market Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 14,809 square feet. Parking is provided with Street parking. The Government Building building was reportedly constructed in 1925 and was recently renovated in 1961 and 1973.

SURVEY INFORMATION	
Date of Assessment	June 10, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Rain | 81
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	1.15 acres
Major Cross Streets	7th Street NE
Pavement - Parking	Street parking
Number of Parking Spaces	Street parking
Number of Accessible Spaces	Street parking
Number of Van Accessible Spaces	Street parking
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Government Building
Number of Buildings	One
Building Height	Two-story
Square Footage	14,809
Year Constructed	1925
Year Remodeled	1961 and 1973

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Brick masonry bearing walls with interior steel columns and composite deck upper floors
Roof	Single-ply membrane
Exterior Finishes	Brick
Windows	Wood-framed single-pane operable
Entrance	Metal door with glass

BUILDING SYSTEMS	
HVAC System	Central plant HVAC system with supplemental heating/cooling equipment
Domestic Hot Water	Electric water heater
Water Distribution	Copper
Sanitary Waste Line	Cast iron/PVC
Electrical Service	3-phase 4-wire 800 amps
Branch Wiring	Copper
Elevators	N/A - N/A
Fire Suppression System	Fully sprinklered wet system with automated fire alarm system with alarm bell, strobe, and pull down stations

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
3.8 Accessibility (ADA) Compliance					
INSTALL LOWER COUNTER SECTION AT LOBBY	1	LS	$5,000.00	100%	$5,000
Total Repair Cost					$5,000.00

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
3.3.3 Building Exteriors																												
REPOINT BRICKWORK	20	19	1	1	LS	$75,000.00	$75,000	100%	$75,000																			$75,000
REPLACE SEALANTS	12	10	2	1	EA	$5,000.00	$5,000	100%		$5,000																		$5,000
3.3.5 Exterior Windows																												
REPLACE WINDOWS	30	29	1	1	EA	$31,000.00	$31,000	100%	$31,000																			$31,000
3.3.6 Roofing Systems																												
REPLACE SINGLE-PLY ROOFING SYSTEM	20	19	1	12,000	SF	$14.00	$168,000	100%	$168,000																			$168,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	11	1	1	EA	$1,600.00	$1,600	200%	$1,600												$1,600							$3,200
3.4.2.1 Equipment																												
REPLACE AIR HANDLER UNIT	15	11	4	1	EA	$20,000.00	$20,000	100%				$20,000																$20,000
REPLACE SPLIT SYSTEM	20	17	3	1	LS	$10,000.00	$10,000	100%			$10,000																	$10,000
REPLACE CENTRAL SYSTEM PUMPS	15	11	4	2	EA	$5,000.00	$10,000	100%				$10,000																$10,000
3.4.2.3 Control Systems																												
REPLACE ENERGY MANAGEMENT SYSTEM	20	16	4	1	LS	$50,000.00	$50,000	100%				$50,000																$50,000
3.4.3.2 Distribution																												

City of Charlottesville - Facilities Development
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Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
REPLACE OLDER CIRCUIT BREAKER PANELS	50	49	1	5	EA	$1,000.00	$5,000	100%	$5,000																			$5,000
3.7.1 Tenant Spaces																												
RENOVATE INTERIORS TO REPAIR MOISTURE DAMAGE			1	1	LS	$20,000.00	$20,000	100%	$20,000																			$20,000
Total (Uninflated)									$300,600.00	$5,000.00	$10,000.00	$80,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,600.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$397,200.00
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	1.28	1.312	1.345	1.379	1.413	1.448	1.485	1.522	1.56	1.599	
Total (inflated)									$300,600.00	$5,125.00	$10,506.25	$86,151.25	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,151.82	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$404,534.32

Evaluation Period:	20
# of Square Feet:	14,809
Reserve per Square Feet per year (Uninflated)	$1.34
Reserve per Square Feet per year (Inflated)	$1.37

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

2.3 ASSESSMENT PROCEDURES

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

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

2.4 DEFINITIONS

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

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

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

2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a Two-story Government Building building.

3.1.1 Property Location

The Property is located at 610 East Market Street in Charlottesville, Virginia.

Surrounding Properties	
North	East Market Street
East	City Hall Annex
South	City Hall
West	Police Building

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

3.1.2 Construction History

We understand that the building was constructed approximately 96 years ago in 1925 and was reportedly renovated in 1961 and 1973.

3.1.3 Current Property Improvements

The Government Building building, located at 610 East Market Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 14,809 square feet. Parking is provided with Street parking.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

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

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal	Good

Comments

The storm water collection system includes a municipal system.

Photographs

Typical stormwater drainage

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Fire Truck Access	North, east, and west side of the building	Good
Easements		N/A

Comments

Vehicular access to the site is located on the north, east, and west sides of the building. Fire truck access is available on the north, east, and west sides of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Quantity of Parking Spaces	Street parking	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	Street parking	Good
Drainage	Municipal system	Good

Comments

The parking for the Michie Building is provided by street parking.

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Good

Comments

There are Concrete sidewalks of undetermined thickness provided and the north and east sides of the building. Regularly spaced control joints were observed. The concrete sidewalks were generally in good condition.

3.2.6 Landscaping and Appurtenances

Comments

The Property does not contain landscaping.

3.2.7 Recreational Facilities

Comments

The Property does not contain recreational facilities.

3.2.8 Special Utility Systems

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

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

FOUNDATION		
Item	**Description**	**Condition**
Load Bearing Support	Assumed shallow spread footings	Good
Basement	Partial basement at southeast side of the building	Good
Crawl Space		N/A

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Reportedly lightweight concrete	Good
Roof Framing	Metal diaphragm	Good
Columns	Steel	Good
Load Bearing Walls	Brick masonry	Good

Comments

The structure of the building consists of Brick masonry bearing walls with interior steel columns and composite deck upper floors. The structural frame of the building was generally in good condition.

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry - Brick	Deterioration noted	Fair
Sealants	Various	Fair

Comments

The primary exterior of the building consists of Brick. The building exteriors were generally in fair condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints was observed. We recommend re-pointing of the deteriorated mortar joints.

Exterior sealants are located around the window and door frames, horizontal joints, and vertical joints in the Brick. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. The exterior sealants were generally in fair condition. The sealants were observed to be deteriorated. We recommend that the exterior sealants be replaced after replacement of windows later in the report period. Please see Section 3.3.5.

Photographs

North elevation of the building

East elevation of the building

Typical building exterior - note step cracking at brick

Typical building exterior - note deterioration

Typical building exterior - note efflorescence

Typical building exterior - note step cracking at brick

Typical building exterior - note deterioration

Typical building exterior - note deterioration

Typical building exterior - note deterioration

Typical building exterior - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	19	1	1	$75,000
REPLACE SEALANTS	12	10	2	2	$5,000
Total					$80,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Metal door with glass	Good
Door Hardware	Operable	Good

Comments

The main entrance is a Metal door with glass. The main entrance door was generally in good condition.

Photographs

Metal door with glass at north entrance

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Wood - reported leakage on east side of the building	Fair
Glass Pane	Single pane	Fair
Operation	Operable	Fair
Exterior Header	Steel lintel, brick	Fair
Exterior Sill	Wood	Fair

Comments

The window system for the building primarily consists of Wood-framed single-pane operable window units. The windows were generally in fair condition. The expected useful life of window units is typically 30 years. There was reported leakage of window units on the east side of the building. We recommend the windows be replaced.

Photographs

Typical exterior window

Exterior window - note deterioration

Exterior window - note deterioration

Exterior window - note leakage

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOWS	30	29	1	1	$31,000
Total					$31,000

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Ponding observed	Fair
Parapet Walls	Patching observed and reported leakage on west side	Fair
Cap Flashing/Coping	Metal coping	Fair
Insulation	Rigid	Fair
Substrate/Deck	Steel	Fair
Slope/Pitch	Ponding observed	Fair
Drainage	Through wall scupper drains with downspouts and gutters with downspouts	Fair
Plumbing Vents	Clamped flashing	Fair
Exhaust Vents	Counter flashed	Fair
Expansion Joints		N/A
Roof Age	Approx. 23 years	Fair
Past Repairs	Patching noted	Fair

Comments

The main roofing system consists of a single-ply membrane roofing system over the building. Blistering of the roofing system was observed and areas of ponding. There was reported leakage of the roofing system. Based on the age of the roofing system, reported leakage, and deterioration observed, we recommend replacement of the roofing system.

Drainage for the roofing system is provided by through wall scupper drains with downspouts and gutters with downspouts. The drainage was observed to be in generally fair condition with areas of ponding observed. The parapet walls consisted of single-ply membrane and were capped with metal coping. The parapet walls were observed to be in generally fair condition. We recommend the parapet wall flashing and capping be replaced with the above noted roofing replacement.

Photographs

Single-ply membrane roofing system looking north

Single-ply membrane roofing system looking north

Single-ply membrane roofing system looking south - note ponding

Typical through wall scupper drain - note ponding

Typical parapet wall

Single-ply membrane roofing system - note patching

Water leakage at ceiling

Water leakage at ceiling

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM	20	19	1	1	$168,000
Total					$168,000

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	Copper	Good
Pipe Insulation	Fiberglass	Good
Water Shut-offs	Various	Good
Water Flow and Pressure		Good

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

Comments

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

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

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Electric water heater	Fair
Water Storage	In heater	Fair

Comments

Domestic hot water to the building is provided by Electric water heater located in the main utility room. The Electric water heater was manufactured by RUUD in 2008. The expected useful life of an Electric water heater is approximately 12 to 15 years. We recommend the Electric water heater be replaced during the report period.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	11	1	1 13	$1,600 $1,600
Total					$3,200

3.4.2 HVAC Systems

There is a Central plant HVAC system with supplemental heating/cooling equipment located throughout the three-building complex including the Michie Building, City Hall Building, and Police Building. The below table describes the existing equipment type, location, and general condition within the three buildings. The Michie building also includes supplemental systems noted in the below table.

3.4.2.1 Equipment

EQUIPMENT LIST FOR THREE BUILDING COMPLEX		
Item	**Description**	**Condition**
Boilers	Two boilers located in City Hall Building (please refer to separate report)	Fair
Central Plant Pumps	Located throughout the three building complex (please refer to below details and/or separate reports for location information)	Fair
Chillers	Located in City Hall Building and Police Building (please refer to separate reports)	Fair
Cooling Towers	Two cooling towers located on roof of City Hall Building (please refer to separate report)	Fair
Fan Coil Units	Located throughout Police Building (please refer to separate report)	Fair
Variable Air Volume (VAV) Boxes	Located throughout the City Hall Building (please refer to separate report)	Fair
Air Handlers	One air handler unit located in Michie Building and others throughout Police Building and City Hall Building (please refer to separate reports)	Fair
Condensing Units (split system)	Condensing units are located throughout the three building complex (please refer to below details and/or separate reports for location information)	Fair

EQUIPMENT LIST FOR THREE BUILDING COMPLEX		
Item	**Description**	**Condition**
Exhaust Fans	Located throughout the three buildings (please refer to below details and/or separate reports for location information)	Fair

Comments

The Central plant HVAC system with supplemental heating/cooling equipment is located throughout the three-building complex including the Michie Building, City Hall Building, and Police Building. The above table describes the existing equipment type, location, and general condition within the three buildings.

Michie Building - General

For the purposes of separating cost information in our reports by building, only the HVAC equipment located in the Michie Building is noted below in this report. For the recommendations of replacement of equipment located in the City Hall Building and the Police Building, please refer to those reports for replacement cost information. At the Michie Building. there was reported removal of pre-existing equipment and observation of pre-existing equipment curbs on the south side roof top of the Michie Building.

Michie Building - Air Handler

There is an air handler located throughout the building and in the mechanical penthouses. The air handler was manufactured by Trane in 2010. The expected useful life of an air handler is 20 years with proper maintenance. The air handlers were observed to be in generally good condition. We recommend that the air handlers be replaced during the term.

Michie Building - Split System

A ductless split system manufactured by Freidrich in is located on the south side of the building and provides supplemental conditioned air to the Forensics room. The reported age of the equipment is unknown. Based on the serial number and industry available information, the equipment was manufactured in 2004. The expected useful life of a split system is 20 years with proper maintenance. We recommend that the split system be replaced during the term.

Pumps

The pumps serving the mechanical equipment vary in age and condition. The expected useful life of a pump is 20 years with proper maintenance. We recommend that the pumps be replaced during the term.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE AIR HANDLER UNIT	15	11	4	4	$20,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SPLIT SYSTEM	20	17	3	3	$10,000
REPLACE CENTRAL SYSTEM PUMPS	15	11	4	4	$10,000
Total					$40,000

3.4.2.2 Distribution System

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

Comments

The distribution system includes ducted supply and a plenum return. The ductwork was observed to be in generally good condition.

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Digital	Fair
Energy Management System	Novar	Fair

Comments

The thermostats are digital. The thermostats were generally in fair condition. The energy management system is manufactured by Novar and connects the different government buildings in the City of Charlottesville. It was reported that the system was working well at this time although it is an older system. The expected useful life of a energy management system is approximately 20 years. We recommend that the energy management system be scheduled for replacement during the term.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ENERGY MANAGEMENT SYSTEM	20	16	4	4	$50,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$50,000

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	Southeast end of the building	Good
Master (House) Meter	Located in utility room	Good

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical entrance is located at the southeast side of the building and provides 800 amp, 3-phase, 4-wire service. The switchgear was manufactured by Square D. The expected useful life of switchgear is 50 years with proper maintenance.

3.4.3.2 Distribution

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

Comments

Power is distributed by copper wire from circuit breaker panels located throughout the building. The circuit breaker panels were observed to be older and generally in fair condition. We recommend replacing the older circuit breaker panels during the report term.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE OLDER CIRCUIT BREAKER PANELS	50	49	1	1	$5,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$5,000

3.5 VERTICAL TRANSPORTATION SYSTEMS

Comments

The Michie Building does not contain vertical transportation systems. Please refer to reports for the connected City Hall Building and Police Building that contain vertical transportation systems.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)	Automatic	Good
Sprinkler Heads	Various	Good
Date of Last Inspection (sprinkler system)	Unavailable	Good
Sprinkler Pump	Located at southeast side of the building	Good
Sprinkler Pump Controller	Located at southeast side of the building	Good
Sprinkler Pipe Material	Black steel, Victalic	Good
Fire Extinguishers	Throughout building	Good
Date of Last Inspection (Fire Extinguishers)	July 9, 2021	Good
Fire Standpipes		Good
Fire Department Connections	Located on east side of the building	Good
Fire Hydrants	At street	Good

Comments

The fire suppression system is a Fully sprinklered wet system. The fire suppression system was observed but not tested. The sprinklers are connected to the fire alarm and security system. The sprinkler risers are located adjacent to records room that the sprinkler system serves.

Fire extinguishers were observed throughout the building. 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.

Fire hydrants are located on the adjacent streets. The fire hydrants were observed to be in good condition.

Photographs

Fire sprinkler system

Typical sprinkler head

Typical fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel	Located in the City Hall Building	Good
Central Fire Alarm Control Panel	Located in the City Hall Building	Good
Automatic Notification	Monitored	Good
Bells	Located throughout the Michie Building	Good
Strobes	Located throughout the Michie Building	Good
Exit Signs	Located throughout the Michie Building	Good
Exit Lights	Located throughout the Michie Building	Good
Pull Stations	Located throughout the Michie Building	Good
Smoke Detectors	Located throughout the Michie Building	Good

Comments

The fire alarm system was observed but not tested. A central fire alarm panel is located in the City Hall Building that monitors the three building complex including The Michie Building. There are fire alarm pull stations, fire alarm bell and strobes, exit signs, and emergency lighting located throughout the Michie Building. The alarm panel also sounds the alarm and automatically notifies the monitoring service or the fire department in the event of trouble.

Photographs

Typical fire alarm pull station

Typical fire alarm bell and strobe

Typical exit sign

Typical smoke detector

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Located in the Michie Building	Good
Alarm System	Monitored	Good
Access Control	Access through City Hall	Good

Comments

The building is monitored 24-hours a day by a computerized security system with cameras. Security cameras were observed at locations at the building interior and exterior. The security system was generally in good condition.

Photographs

Typical security camera

Security control

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

ENTRANCE AREA		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Carpet, wood	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Ceramic tile and painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, urinal, showers, wall hung and countertop lavatories	Good
Accessories	Partitions, mirrors, soap and toilet dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Laminate	Good
Appliances	Residential	Good
Stove/Range		N/A
Exhaust Vent/Hood		N/A
Refrigerator	Residential	Good
Dish Washer		N/A
Microwave Oven	Countertop	Good
Garbage Disposal		N/A
Other		N/A

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

Comments

The interior common building areas include a reception/entrance area, offices, restrooms, and kitchens.

The finishes in the entrance area include vinyl tile floors, and painted gypsum board walls and suspended acoustical tile ceilings. The finishes in the lobby were observed to be in generally good condition.

The office finishes include carpet and wood floors, painted gypsum board walls, and suspended acoustical tile ceilings. The finishes in the offices were observed to be in generally good .

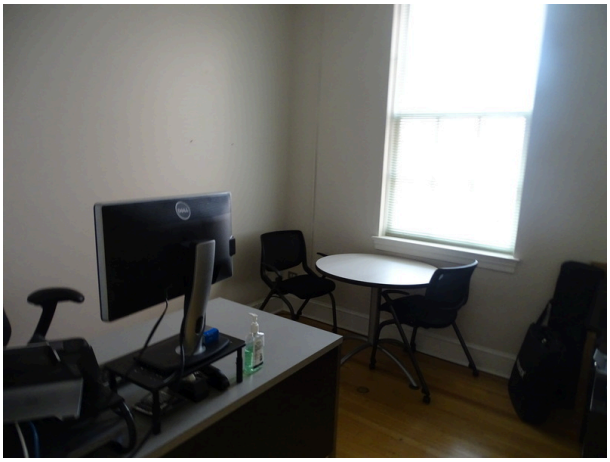
One restroom each for men and women is located on each floor. The finishes in the restrooms include ceramic tile floors, ceramic tile and painted gypsum board walls, and painted gypsum board ceilings. The restrooms were observed to be in generally good condition.

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

Photographs

Interior finishes at entrance area

Interior finishes at corridor area



Interior finishes at typical office area

Interior finishes at typical meeting room area

Interior finishes at kitchen area

Interior finishes at kitchen area

Interior finishes at typical restroom area

Water leakage at ceiling

Typical wall - note efflorescence

Typical wall - note efflorescence

Typical wall - note efflorescence

Interior finishes at typical stairs

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
RENOVATE INTERIORS TO REPAIR MOISTURE DAMAGE	-	-	1	1	$20,000
Total					$20,000

3.8 Accessibility (ADA) Compliance

Comments

Facilities, including site features and buildings, completed and occupied after January 26, 1992 are required to comply fully with the Americans with Disabilities Act (ADA). Facilities constructed after this date must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Existing facilities constructed prior to this date are held to the lesser standard of complying with the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made. Title III, for the purposes of the ECS scope of work is to address public accommodations. ECS will note work that shall remove architectural barriers in existing facilities, including communication barriers, that are structural in nature, where such removal is readily achievable and able to be carried out without much difficulty or expense.

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

The parking area serving the property is provided by Street parking .

Photographs

Accessible restroom

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL LOWER COUNTER SECTION AT LOBBY	1	1	0	Immediate	$5,000
Total					$5,000

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	Yes	EMG report dated March 16, 2005
2.	Have any ADA improvements been made to the property since original construction?	Yes	
3.	Has building ownership/management reported any ADA complaints or litigation?	No	
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	N/A	Street parking
2.	Does the required number of van-accessible designated spaces appear to be provided?	N/A	
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	N/A	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	N/A	
5.	Does each accessible space have an adjacent access aisle?	N/A	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	N/A	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	N/A	
3.	Do curb cut ramps appear to have the proper slope for all components?	N/A	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	
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 protrudes more than four inches - recommend relocation as maintenance item
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	

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

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

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	
I.	**Hospitality Guestrooms**		
1.	Does property management report the minimum required accessible guestrooms?	N/A	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?	N/A	

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

ECS was provided access to drawings, certificate of occupancy, and safety inspection records made available to us.

4.2 INTERVIEW SUMMARY

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

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

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

6.0 RECOMMENDATIONS AND OPINIONS OF COST

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

Immediate Issues

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

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

Capital Reserves

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

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

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

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

7.0 FACILITY CONDITION INDEX (FCI)

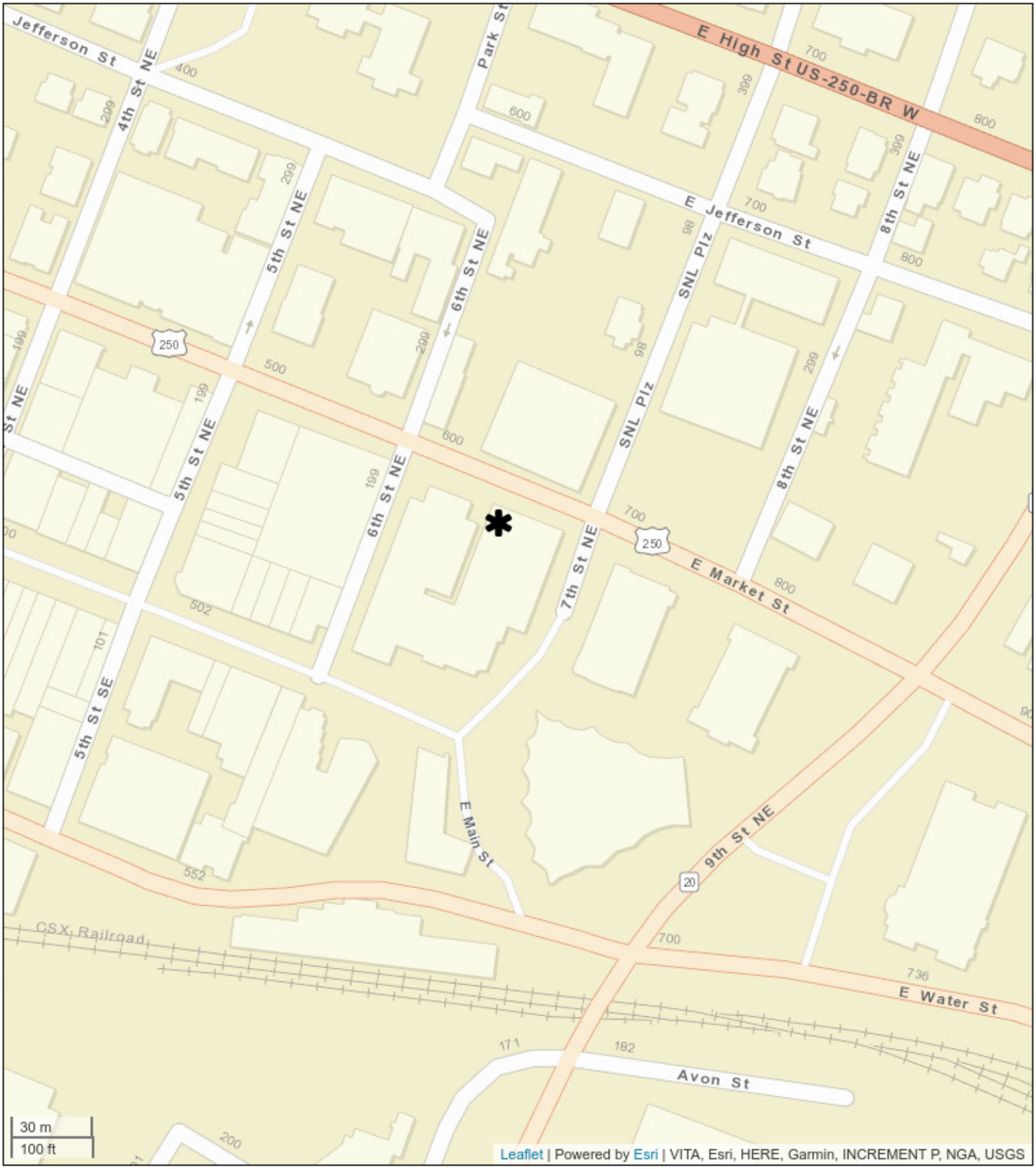
In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the Michie Building building. ECS determined the FCI value in accordance with industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO). The FCI calculation methodology consists of dividing the total cost of Maintenance, Repair, and Replacement Deficiencies of the Facility by the Current Replacement Value of the Facility. FCI values and condition of the buildings based on the industry accepted interpretation of FCI values with ratings: good (under 0.05), fair (0.05 to 0.10), and poor (over 0.10).

Based on our Facility Condition Assessment, the total repair and replacement costs for the Michie Building building is $397,200. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $2,819,697.37. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.14. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Michie Building 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

City of Charlottesville - Michie
Annex
605 East Market
Charlottesville, VA 22903

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

Inspection Date
Jun 9, 2021

Building: City of Charlottesville - Michie Annex
Contact: Jason Davis
Title: Maintenance Tech

Company: Fire Solutions
Contact: Tommy VO
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: City of Charlottesville - Michie Annex
Address: 605 East Market
Address:
City/State/Zip: Charlottesville, VA 22903
Country: United States of America

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

Inspection Performed By

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

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

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	9	100.00%	9	100.00%	9	100.00%	0	0%
Totals	**9**	**100%**	**9**	**100.00%**	**9**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Inspector: Tommy VO

Building: City of Charlottesville - Michie Annex
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - Michie Annex

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 forensic hallway 102.01	49753161 WE-256532	Inspected	06/09/21 7:40:18 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st forensic lab room 102.09	49753159 WL-698627	Inspected	06/09/21 7:40:51 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st forensic mechanical room 102.11	49753160 RX-630676	Inspected	06/09/21 7:45:05 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st forensic storage room 102.06	49753157 WF-28865	Inspected	06/09/21 7:42:39 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st forensic vault room 102.07	49753158 XT-390121	Inspected	06/09/21 7:46:27 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd economic development 102.05	49753156 SV-234225	Inspected	06/09/21 6:36:51 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd engineering 102.02	61768869 KU589758	Inspected	06/09/21 6:34:26 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd hallway by life safety 102.04	49753164 YX682579	Inspected	06/09/21 6:32:43 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd strategic planning 102.03	49753163 F50472707	Inspected	06/09/21 6:35:24 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - Michie Annex

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	4
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	5
Total		**9**
Grand Total		**9**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Michie Annex

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					
49753161	1st forensic hallway 102.01	WE-256532	05/03/17	05/03/17	05/03/04
49753159	1st forensic lab room 102.09	WL-698627	05/03/17	05/03/17	05/03/04
49753157	1st forensic storage room 102.06	WF-28865	05/03/17	05/03/17	05/03/04
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**3**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Michie Annex

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%	9

Type	Qty	Model #	Description	Manufacture Date
In Service - 3 Years to 5 Years				
Amerex				
Fire Extinguisher	1	AB402-18	A.B.C.	08/28/2018
In Service - 10 Years to 15 Years				
Amerex				
Fire Extinguisher	1	AB402-07	A.B.C.	08/28/2007
Fire Extinguisher	1	AB500-02	A.B.C.	05/03/2007
In Service - 15 Years to 25 Years				
Badger				
Fire Extinguisher	1	B10M-06	A.B.C.	05/03/2006
Fire Extinguisher	1	10MB-8H-04	A.B.C.	05/03/2004
Fire Extinguisher	2	B10M-04	A.B.C.	05/03/2004
Fire Extinguisher	1	5MB-6H	A.B.C.	08/28/2002
In Service - 25 Years or Older				
Badger				
Fire Extinguisher	1	5MB-6H	A.B.C.	08/28/1993

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

Square Foot Cost Estimate Report

Date: **10/22/2021**

Estimate Name	**Michie Building**
	City of Charlottesville 610 East Market Street Virginia Charlottesville 22902
Building Type	Office, 1 Story with Brick Veneer / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	12.00
Floor Area (S.F.)	14,809.00
LaborType	OPN
Basement Included	Yes
Data Release	Year 2021
Cost Per Square Foot	$190.40
Total Building Cost	**$2,819,697.37**

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			**11.3%**	**$16.12**	**$238,686.10**
A1010	**Standard Foundations**			**$2.64**	**$39,120.28**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	430.00		$1.05	**$15,567.29**
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	64.52		$1.59	**$23,552.99**
A1030	**Slab on Grade**			**$4.93**	**$72,983.19**
	Slab on grade, 4" thick, non industrial, reinforced	14,809.00		$4.93	**$72,983.19**
A2010	**Basement Excavation**			**$2.56**	**$37,852.99**

		Quantity	% of Total	Cost Per SF	Cost
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	14,809.00		$2.56	**$37,852.99**
A2020	**Basement Walls**			**$5.99**	**$88,729.64**
	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick	430.00		$5.99	**$88,729.64**
B Shell			**44.6%**	**$63.53**	**$940,780.18**
B1010	**Floor Construction**			**$41.62**	**$616,287.13**
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	774.18		$3.40	**$50,402.84**
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	344.00		$1.25	**$18,557.29**
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load	292.40		$7.61	**$112,626.13**
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	14,809.00		$12.93	**$191,429.28**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	14,809.00		$16.43	**$243,271.59**
B2010	**Exterior Walls**			**$8.31**	**$123,003.67**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	4,128.00		$8.31	**$123,003.67**
B2020	**Exterior Windows**			**$2.12**	**$31,396.04**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	44.87		$2.12	**$31,396.04**
B2030	**Exterior Doors**			**$3.66**	**$54,237.29**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	4.23		$1.90	**$28,181.95**
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	4.23		$0.96	**$14,229.90**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	4.23		$0.80	**$11,825.43**
B3010	**Roof Coverings**			**$6.93**	**$102,675.69**
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	14,809.00		$1.73	**$25,612.17**
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	14,809.00		$3.96	**$58,677.40**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	430.00		$0.73	**$10,818.71**
	Flashing, aluminum, no backing sides, .019"	430.00		$0.12	**$1,777.37**
	Gravel stop, aluminum, extruded, 8", duranodic, .050" thick	430.00		$0.39	**$5,790.04**
B3020	**Roof Openings**			**$0.89**	**$13,180.36**

		Quantity	% of Total	Cost Per SF	Cost
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	4.23		$0.36	**$5,319.39**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 4'-6", aluminum curb and cover, 150lbs	1.00		$0.10	**$1,450.25**
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	4.23		$0.43	**$6,410.72**
C Interiors			**12.2%**	**$17.32**	**$256,491.22**
C1010	**Partitions**			**$1.87**	**$27,742.75**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, no insulation	5,183.15		$1.01	**$14,938.15**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	2,221.35		$0.57	**$8,460.79**
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	4,128.00		$0.20	**$2,889.77**
	Add for the following: taping and finishing	4,128.00		$0.10	**$1,454.05**
C1020	**Interior Doors**			**$3.41**	**$50,473.31**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	46.57		$3.41	**$50,473.31**
C1030	**Fittings**			**$0.40**	**$5,864.41**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	6.35		$0.40	**$5,864.41**
C3010	**Wall Finishes**			**$0.71**	**$10,541.47**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	14,809.00		$0.56	**$8,243.58**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	4,128.00		$0.16	**$2,297.89**
C3020	**Floor Finishes**			**$3.36**	**$49,821.43**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	8,885.40		$1.77	**$26,212.73**
	Vinyl, composition tile, maximum	4,442.70		$0.73	**$10,840.14**
	Tile, ceramic natural clay	1,480.90		$0.86	**$12,768.56**
C3030	**Ceiling Finishes**			**$7.57**	**$112,047.86**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	14,809.00		$7.57	**$112,047.86**
D Services			**31.9%**	**$45.39**	**$672,227.45**
D2010	**Plumbing Fixtures**			**$3.13**	**$46,422.83**
	Water closet, vitreous china, bowl only with flush valve, wall hung	6.35		$1.42	**$21,009.21**
	Urinal, vitreous china, wall hung	2.12		$0.17	**$2,530.68**

		Quantity	% of Total	Cost Per SF	Cost
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	6.35		$0.61	**$8,980.89**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	2.12		$0.62	**$9,196.23**
	Water cooler, electric, floor mounted, dual height, 14.3 GPH	2.12		$0.32	**$4,705.82**
D2020	**Domestic Water Distribution**			**$1.85**	**$27,437.06**
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	2.12		$1.85	**$27,437.06**
D2040	**Rain Water Drainage**			**$0.67**	**$9,952.64**
	Roof drain, DWV PVC, 4" diam, diam, 10' high	8.46		$0.66	**$9,717.75**
	Roof drain, DWV PVC, 4" diam, for each additional foot add	8.60		$0.02	**$234.89**
D3050	**Terminal & Package Units**			**$18.53**	**$274,462.60**
	Rooftop, multizone, air conditioner, offices, 10,000 SF, 31.66 ton	14,809.00		$18.53	**$274,462.60**
D4010	**Sprinklers**			**$3.01**	**$44,562.80**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	14,809.00		$3.01	**$44,562.80**
D4020	**Standpipes**			**$1.65**	**$24,462.52**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	2.54		$1.65	**$24,462.52**
D5010	**Electrical Service/Distribution**			**$2.06**	**$30,473.10**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		$0.40	**$5,877.50**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100.00		$0.46	**$6,814.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 600 A	1.20		$1.20	**$17,781.60**
D5020	**Lighting and Branch Wiring**			**$9.28**	**$137,470.05**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	14,809.00		$3.49	**$51,714.51**
	Miscellaneous power, 1.2 watts	14,809.00		$0.25	**$3,684.48**
	Central air conditioning power, 4 watts	14,809.00		$0.51	**$7,607.38**
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.25	**$3,714.50**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	17,030.35		$4.78	**$70,749.18**
D5030	**Communications and Security**			**$5.20**	**$76,983.85**
	Telephone wiring for offices & laboratories, 8 jacks/MSF	11,106.75		$1.17	**$17,338.75**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	2.12		$2.36	**$34,943.95**
	Fire alarm command center, addressable without voice, excl. wire & conduit	2.12		$0.40	**$5,958.51**

		Quantity	% of Total	Cost Per SF	Cost
	Internet wiring, 8 data/voice outlets per 1000 S.F.	11.11		$1.27	**$18,742.64**
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%**	**$142.36**	**$2,108,184.95**
Contractor's Overhead & Profit			**25.0 %**	**$35.59**	**$527,046.24**
Architectural Fees			**7.0 %**	**$12.46**	**$184,466.18**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$190.40**	**$2,819,697.37**

Appendix IV: SITE PHOTOGRAPHS

1 - Michie Building

2 - Typical stormwater drainage

3 - North elevation of the building

4 - East elevation of the building

5 - Typical building exterior - note step cracking at brick

6 - Typical building exterior - note deterioration

7 - Typical building exterior - note efflorescence

8 - Typical building exterior - note step cracking at brick

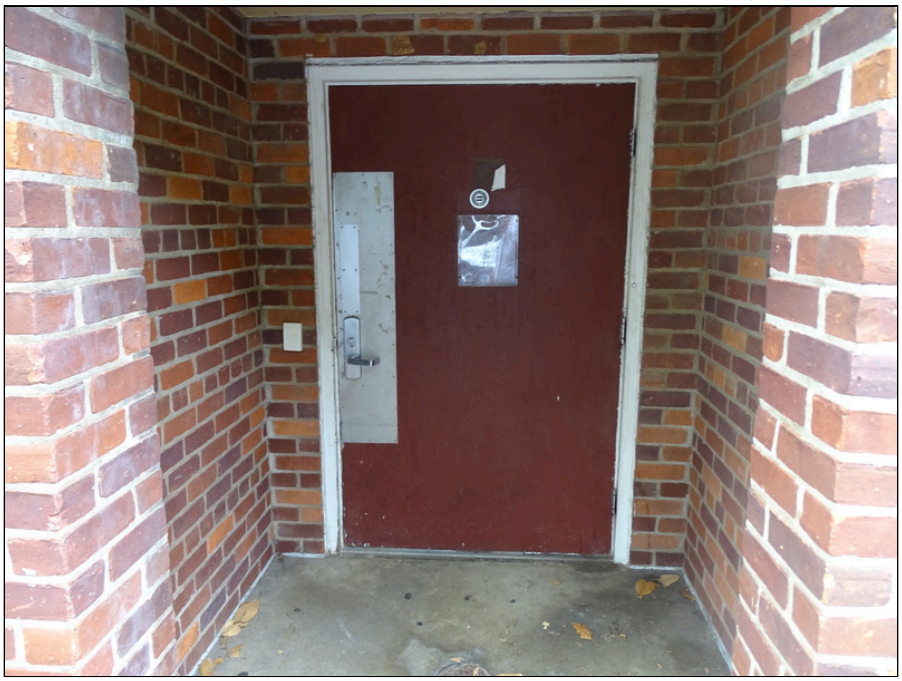
9 - Typical building exterior - note deterioration

10 - Typical building exterior - note deterioration

11 - Typical building exterior - note deterioration

12 - Typical building exterior - note deterioration

13 - Metal door with glass at north entrance



14 - Typical steel personal door

15 - Typical wooden personal door

16 - Typical steel personal door - note peeling paint

17 - Typical exterior window

18 - Exterior window - note deterioration

19 - Exterior window - note deterioration

20 - Exterior window - note leakage

21 - Single-ply membrane roofing system looking north

22 - Single-ply membrane roofing system looking north

23 - Single-ply membrane roofing system looking south - note ponding

24 - Typical through wall scupper drain - note ponding

25 - Typical parapet wall

26 - Single-ply membrane roofing system - note patching

27 - Water leakage at ceiling

28 - Water leakage at ceiling

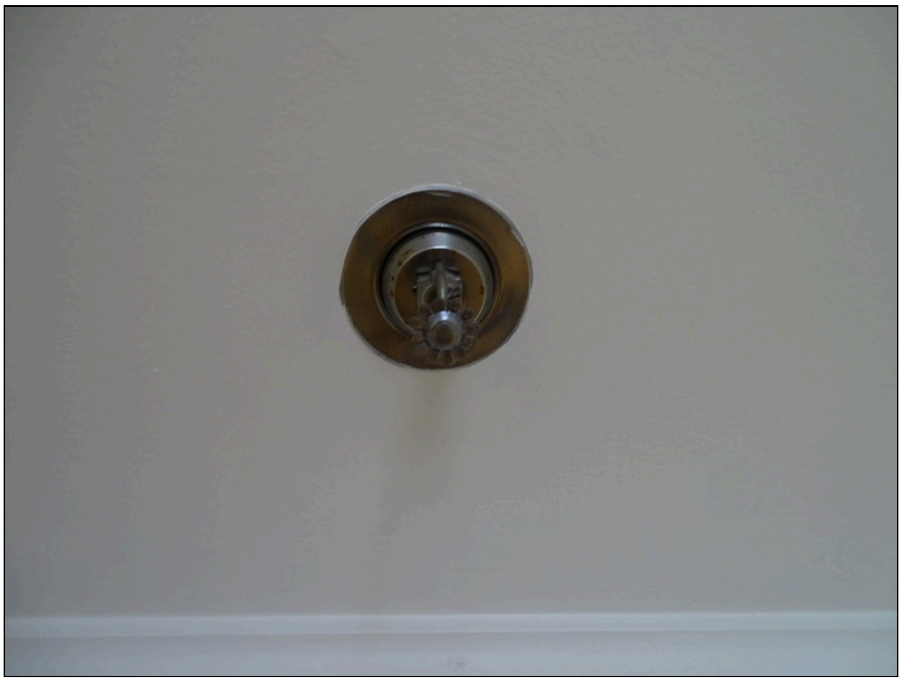
29 - Water leakage at ceiling

30 - Water leakage at ceiling

31 - Older circuit breaker panel

32 - Older circuit breaker panel

33 - Fire sprinkler system



34 - Typical sprinkler head

35 - Typical fire extinguisher

36 - Fire Department connections

37 - Typical fire alarm pull station

38 - Typical fire alarm bell and strobe

39 - Typical exit sign

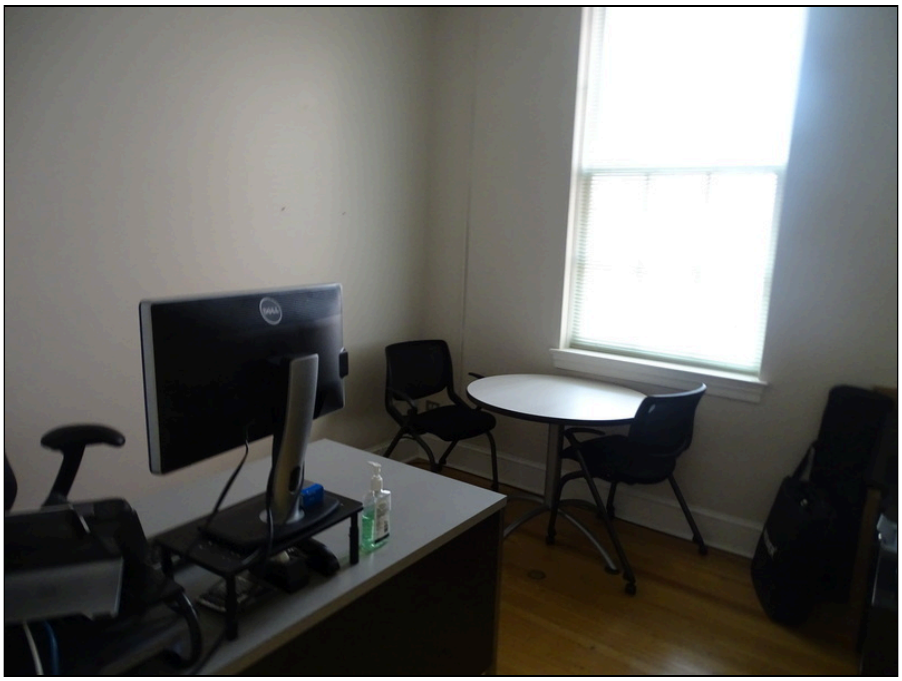
40 - Typical smoke detector

41 - Typical security camera

42 - Security control

43 - Interior finishes at entrance area

44 - Interior finishes at corridor area



45 - Interior finishes at typical office area

46 - Interior finishes at typical meeting room area

47 - Interior finishes at kitchen area

48 - Interior finishes at kitchen area

49 - Interior finishes at typical restroom area

50 - Interior finishes at typical restroom area

51 - Water leakage at ceiling

52 - Typical wall - note efflorescence

53 - Typical wall - note efflorescence

54 - Typical wall - note efflorescence

55 - Typical wall - note efflorescence

56 - Typical wall - note efflorescence

57 - Interior finishes at typical stairs

58 - Accessible restroom

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

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

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

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Construction Administration
Special Inspection Services
Condition Assessments
Forensic Consultation

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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