PEN PARK COMPLEX
1300 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 Pen Park Complex, 1300 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 Manager
DGoglio@ecslimited.com
703-471-8400

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

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X	X		Repair		$10,000
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking		X		Repair		$20,000
3.2.5 Flatwork	X	X		Repair		$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	X		None		
3.3.3 Building Exteriors		X		Repair		$30,000
3.3.4 Exterior Doors	X	X		Replace		$8,000
3.3.5 Exterior Windows	X	X		Replace	$6,000	$8,000
3.3.6 Roofing Systems	X	X		Refurbish		$9,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X			Replace		$1,500
3.4.2.1 Equipment	X	X		Replace		$85,500
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems		NA		None		
3.7.1 Interior Finishes of Division Office	X	X		None		
3.7.2 Parks Shop		X		Refurbish		$15,000
3.8 Accessibility (ADA) Compliance	X	X		Refurbish	$5,750	
5.1 MOISTURE AND MOLD		NA		None		
Totals					$11,750	$197,000

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$11,750	$11,750.00

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$197,000.00	$197,000.00	$9,850.00
Replacement Reserves, w/20, 2.5% escalation	$238,783.00	$238,783.00	$11,939.15

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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 Pen Park 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
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Michael G. Doyle, AIA	Principal Architect
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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 Pen Park Complex property, located at 1300 Pen Park Road, in Charlottesville, Virginia, consists of three buildings for use by Park staff. The complex is comprised of the Division office, the Parks Shop, and the Pole Barn (storage building). 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	5.5 acres
Major Cross Streets	E Rio Road/ Pen Park Road
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	25
Number of Accessible Spaces	One
Number of Van Accessible Spaces	None
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Office/ storage
Number of Buildings	Three
Building Height	One-story with basement, one-story
Square Footage	Varies
Year Constructed	Division office: 1960's Parks Shop: 1972, breakroom added in 1998 Pole Barn: 1998
Year Remodeled	2005

BUILDING CONSTRUCTION - DIVISION OFFICE	
Foundation	Assumed shallow spread footings
Structural System	Concrete masonry unit bearing walls
Roof	Asphalt shingle
Exterior Finishes	Vinyl siding, painted Concrete Masonry Unit
Windows	Aluminum frame double pane - operable, wood single-pane
Entrance	Metal framed glass door

BUILDING CONSTRUCTION - PARKS SHOP	
Foundation	Concrete slab on-grade
Structural System	Metal frame
Roof	Metal panel
Exterior Finishes	Metal panel
Windows	Aluminum frame single-pane
Entrance	Metal doors

BUILDING CONSTRUCTION - POLE BARN	
Foundation	Concrete slab on-grade
Structural System	Wood frame
Roof	Metal panel
Exterior Finishes	Metal panel
Windows	N/A
Entrance	N/A

BUILDING SYSTEMS	
HVAC System	Division office:split HVAC system Parks Shop: unit heaters Pole Barn: N/A
Domestic Hot Water	Division office: Electric domestic water heater Parks Shop: N/A Pole Barn: N/A

BUILDING SYSTEMS	
Water Distribution	Copper
Sanitary Waste Line	PVC
Electrical Service	Division Office: 225 amp, single-phase, 3-wire Parks Shop: 400 amp, single-phase, 3-wire Pole Barn: 200 amp, 120/240V
Branch Wiring	Copper
Elevators	None
Fire Suppression System	Fire extinguishers

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

1.4 OPINIONS OF COST

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

1.5 COST TABLES

Immediate Repair Cost

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total
3.3.5 Exterior Windows					
REPLACE SINGLE PANE WINDOWS AT DIVISION OFFICE	6	EA	$1,000.00	100%	$6,000
3.8 Accessibility (ADA) Compliance					
PROVIDE VAN ACCESSIBLE SPACES	1	EA	$500.00	100%	$500
INSULATE EXPOSED PIPES UNDER SINKS	1	EA	$100.00	100%	$100
INSTALL HANDRAILS AT ENTRANCE RAMP	1	EA	$5,000.00	100%	$5,000
INSTALL VERTICAL GRAB BAR IN RESTROOM	1	EA	$150.00	100%	$150
Total Repair Cost					$11,750.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.2 Storm Water Drainage																												
INSTALL DRAINAGE BEHIND PARKS SHOP BUILDING AND REPAIR DAMAGED DROP INLET STRUCTURE				1	LS	$10,000.00	$10,000	100%	$10,000																			$10,000
3.2.4 Paving, Curbing, and Parking																												
REPAIR ASPHALT PAVEMENTS AS NEEDED	20	19	1	1	LS	$20,000.00	$20,000	100%	$10,000																		$10,000	$20,000
3.2.5 Flatwork																												
REPAIR ASPHALT WALKS	20	19	1	1	LS	$10,000.00	$10,000	100%	$5,000																		$5,000	$10,000
3.3.3 Building Exteriors																												
REPAIR METAL PANELS AT PARKS SHOP	30	29	1	1	LS	$20,000.00	$20,000	100%	$20,000																			$20,000
REPAIR METAL PANELS AT POLE BARN	30	29	1	1	LS	$10,000.00	$10,000	100%	$10,000																			$10,000
3.3.4 Exterior Doors																												
REPLACE EXTERIOR DOORS AT DIVISION OFFICE	25	16	9	3	EA	$1,000.00	$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
REPLACE EXTERIOR DOORS AT PARKS SHOP	25	24	1	5	EA	$1,000.00	$5,000	100%	$5,000																			$5,000
3.3.5 Exterior Windows																												
REPLACE WINDOWS AT PARKS SHOP	25	18	7	8	EA	$1,000.00	$8,000	100%							$8,000													$8,000
3.3.6 Roofing Systems																												
REPLACE ASPHALT SHINGLE ROOF AT DIVISION OFFICE	20	7	13	1,800	SF	$5.00	$9,000	100%													$9,000								$9,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER IN DIVISION OFFICE	15	5	10	1	EA	$1,500.00	$1,500	100%										$1,500											$1,500
3.4.2.1 Equipment																												
REPLACE HEAT PUMPS IN DIVISION OFFICE	15	11	4	4	EA	$5,500.00	$22,000	175%				$19,250															$19,250		$38,500
REPLACE HEAT PUMP IN PARKS SHOP	15	11	4	4	EA	$5,500.00	$22,000	200%				$22,000															$22,000		$44,000
REPLACE SPACE HEATERS IN PARKS SHOP	25	11	14	2	EA	$1,500.00	$3,000	100%														$3,000							$3,000
3.7.2 Parks Shop																												

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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
RENOVATE PARKS SHOP BREAK ROOM AND KITCHEN	20	19	1	1	LS	$15,000.00	$15,000	100%	$15,000																			$15,000
Total (Uninflated)									$75,000.00	$0.00	$0.00	$41,250.00	$0.00	$0.00	$8,000.00	$0.00	$3,000.00	$1,500.00	$0.00	$0.00	$9,000.00	$3,000.00	$0.00	$0.00	$0.00	$0.00	$41,250.00	$15,000.00	$197,000.00
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)									$75,000.00	$0.00	$0.00	$44,421.74	$0.00	$0.00	$9,277.55	$0.00	$3,655.21	$1,873.29	$0.00	$0.00	$12,104.00	$4,135.53	$0.00	$0.00	$0.00	$0.00	$64,335.92	$23,979.75	$238,783.00

Evaluation Period:	20
# of Square Feet:	1
Reserve per Square Feet per year (Uninflated)	$9,850.00
Reserve per Square Feet per year (Inflated)	$11,939.15

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 Pen Park 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 three buildings including the Division Office, the Parks Shop, and the Pole Barn (storage).

3.1.1 Property Location

The Property is located at 1300 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 Division office was constructed in the 1960's, the Parks Shop was constructed in 1972, and the Pole Barn was constructed in 1998.

3.1.3 Current Property Improvements

The Pen Park Complex building, located at 1300 Pen Park Road, in Charlottesville, Virginia, consists of the Division office which is a one-story building with a basement, the Park Shop, which is a one-story building, and the Pole Barn, which is a one-story storage building. Parking is provided with 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	Down gradient	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 (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Curb and yard inlets	Fair
Landscape Drainage	Yard inlets	Fair
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

The Parks Shop building has a hill with a downslope towards and directly behind the building. The building gutters and downspouts also drained behind the building. We recommend redirecting the drainage behind the Parks Shop building, updating the landscaping as necessary, and repairing the dropped inlet structure.

We recommend regular cleaning of the gutters at the restroom building and repositioning the PVC downspout over the gutter outlet.

We recommend re-attaching the corrugated pipe to the downspout at the office building.

Photographs

Gutter condition at pen park rest room area

Gutter condition at pen park rest room area

Stormwater drainage

Stormwater drainage

Stormwater drainage

Division office typical downspout deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL DRAINAGE BEHIND PARKS SHOP BUILDING AND REPAIR DAMAGED DROP INLET STRUCTURE	-	-	-	1	$10,000
Total					$10,000

3.2.3 Access and Egress

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

Comments

Vehicular access to the site is located on the west side of the property from Penn Park Drive. The entrance aprons are constructed of asphalt and were observed to be in generally good condition. Fire truck access is available to each of the buildings.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Fair
Quantity of Parking Spaces	25	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Parallel and perpendicular spaces	Good
Site Circulation	Drive way at office, drive aisles to shop and barn	Good
Lighting		N/A
Accessible Spaces	One	Good
Accessible Aisles	Accessible aisle not provided, but there was no adjacent parking space	N/A

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Fair
Drainage	Yard inlets	Fair
Repair History	Patching noted	Fair
Concrete Curbs and Gutters		N/A
Dumpster Pad		N/A
Asphalt Curbs		N/A
Fire Lane Painting		N/A

Comments

An asphalt-paved drive lane and parking area are located on the west side of the site and are accessed from Pen Road. Additional asphalt paved areas were provided throughout the complex adjacent to the buildings. The asphalt pavement was observed to be in generally fair condition. We observed areas of cracking in the drive lanes and parking spaces, although there were repairs completed in 2013 at the worst areas. The line striping was generally in fair condition. The expected useful life of asphalt pavement is 20 years. We are providing allowances to complete full depth repairs, as needed, throughout the study period.

Photographs

Accessible Asphalt parking area

Asphalt parking area and site entrance

Asphalt parking area

Asphalt parking area

Asphalt parking area

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR ASPHALT PAVEMENTS AS NEEDED	20	19	1	1 20	$10,000 $10,000
Total					$20,000

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Good
Plaza		N/A
Patios	Concrete	Good
Steps	Wood	Fair
Landings	Wood	Fair
Handrails	Wood and metal	Fair
Ramps		N/A
Curb Ramps		N/A
Truncated Domes		N/A

Comments

Concrete sidewalks are located at the west side of the property and provide access from the road and the parking area. Regularly spaced control joints were observed. The concrete sidewalks were generally in good condition. Allowances have been provided to repair the concrete sidewalk, as-needed, over the study period.

A set of stairs provided access to the rear of the Division Office building. The stairs were constructed of wood and had both a wood and a painted metal railing. The stairs were in fair condition.

Photographs

Office overview

Division office landscape

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR ASPHALT WALKS	20	19	1	1 20	$5,000 $5,000
Total					$10,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature trees and small shrubs	Good
Planting Beds	At office building	Good

LANDSCAPING		
Item	**Description**	**Condition**
Lawn Areas	Throughout site	Fair
Irrigation System		N/A
Monumental Sign		N/A
Landscape Lighting		N/A
Retaining Walls		N/A
Fences and Gates	Enclosing backyard	Good

Comments

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

The grassed hill on the west side of the Parks Shop building should be landscaped to prevent stormwater from draining towards the building. This cost included in Section 3.2.2.

Metal chain-link fencing was observed enclosing the backyard of the Division Office and also along the west side of the Parks Shop. The fencing was in good condition.

Photographs

Division office landscape

3.2.7 Recreational Facilities

Comments

There were no recreational facilities at the complex.

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 - DIVISION OFFICE		
Item	**Description**	**Condition**
Load Bearing Support	Assumed shallow spread footings	Good
Basement	CMU walls	Good
Crawl Space		N/A

FOUNDATION - PARKS SHOP		
Item	**Description**	**Condition**
Load Bearing Support	Slab on-grade	Good
Basement		N/A
Crawl Space		N/A

FOUNDATION - POLE BARN		
Item	**Description**	**Condition**
Load Bearing Support	Slab on-grade	Good

FOUNDATION - POLE BARN		
Item	**Description**	**Condition**
Basement		N/A
Crawl Space		N/A

Comments

The foundation of the Division Office includes Assumed shallow spread footings. The Parks Shop and the Pole Barn have slab on-grade foundations. Large cracks were not observed in the exterior walls. Cracks were observed in the concrete floor of the Parks Shop, but it did not appear that there was structural deflection of the building due to the cracks. The foundation systems appeared to provide adequate structural support to the buildings. The foundations were generally in good condition.

3.3.2 Building Frame

BUILDING FRAME - DIVISION OFFICE		
Item	**Description**	**Condition**
Floor Framing	Wood	Good
Roof Framing	Wood	Good
Columns	Wood	Good
Load Bearing Walls	CMU walls in basement	Good
Balconies		N/A
Decks		N/A

BUILDING FRAME - PARKS SHOP		
Item	**Description**	**Condition**
Roof Framing	Metal	Good
Columns	Metal	Good
Load Bearing Walls		N/A
Balconies		N/A
Decks		N/A

BUILDING FRAME - POLE BARN		
Item	**Description**	**Condition**
Roof Framing	Wood	Good

BUILDING FRAME - POLE BARN		
Item	**Description**	**Condition**
Columns	Wood	Good
Load Bearing Walls		N/A
Balconies		N/A
Decks		N/A

Comments

The structure of the Division Office consists primarily of wood framing with Concrete masonry unit bearing walls in the basement. The structural frame of the building was generally in good condition.

The structure of the Parks Shop consists of metal beams and columns supporting the roof. The structural frame of the building was generally in good condition.

The structure of the Parks Shop consists of wood trusses and columns supporting the roof. The structural frame of the building was generally in good condition.

Photographs

Parks Shop framing

Parks Shop framing

Parks shop building frame

Pole Barn framing

3.3.3 Building Exteriors

EXTERIOR FINISHES - DIVISION OFFICE		
Item	**Description**	**Condition**
Vinyl Siding	Damage noted	Fair
Masonry	CMU walls at basement level	Fair
Accent/Trim	Painted wood	Fair
Covered Soffits		N/A
Shutters	Vinyl	Good
Paint	Wood trim	Fair
Sealants	Not visible from the exterior	Fair

EXTERIOR FINISHES - PARKS SHOP		
Item	**Description**	**Condition**
Metal Panels	Vertical metal panels	Fair
Masonry		N/A
Accent/Trim	Metal trim	Fair
Covered Soffits		N/A
Shutters		N/A
Paint		Fair
Sealants		N/A

EXTERIOR FINISHES - POLE BARN		
Item	**Description**	**Condition**
Metal Panels	Vertical panels	Fair
Masonry		N/A
Accent/Trim	Metal trim	Fair
Covered Soffits		N/A
Shutters		N/A
Paint		Fair
Sealants		N/A

Comments

The primary exterior of the Division Office consists of Vinyl siding with wood trim. Concrete Masonry Unit walls are located at the basement level of the building. At the rear of the building, damaged vinyl siding was observed. The vinyl siding should be repaired as a maintenance item. The building exteriors were generally in faircondition; the exterior finishes were reportedly replaced in 2005. The wood trim is painted. Painting of exterior components is typically recommended every 5 to 7 years. We recommend the wood trim be painted.

The primary exterior of the Parks Shop consists of painted metal panel exterior with metal trim. The metal panels were dented and corroded at the base of the panels throughout the building. It was reported that the metal panels are replaced periodically as-needed.

The primary exterior of the Pole Barn consists of painted metal panel exterior with metal trim. The west side of the building was open air and did not have an exterior wall. At the rear of the building, damaged metal panels were observed. The exterior was in overall fair condition.

Photographs

Parks Shop exterior overview

Parks Shop windows and corrosion at base of metal panels

Parks Shop windows and corrosion at base of metal panels

Division office exterior and windows

Division office exterior and windows

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR METAL PANELS AT PARKS SHOP	30	29	1	1	$20,000
REPAIR METAL PANELS AT POLE BARN	30	29	1	1	$10,000
Total					$30,000

3.3.4 Exterior Doors

DOORS - DIVISION OFFICE		
Item	**Description**	**Condition**
Main Entrance Doors	Metal framed glass door	Good
Personnel Doors	Located at the north and east sides	Good
Door Hardware	Operable	Good
Accessibility Controls		N/A
Overhead/Roll-up Doors		N/A

DOORS - PARKS SHOP		
Item	**Description**	**Condition**
Main Entrance Doors	Metal doors	Fair
Personnel Doors	Metal	Fair

DOORS - PARKS SHOP		
Item	**Description**	**Condition**
Door Hardware	Operable	Fair
Accessibility Controls		N/A
Overhead/Roll-up Doors	Overhead steel panel	Fair

DOORS - POLE BARN		
Item	**Description**	**Condition**
Main Entrance Doors		N/A
Personnel Doors		N/A
Door Hardware		N/A
Accessibility Controls		N/A
Overhead/Roll-up Doors	Overhead steel panel	Good

Comments

At the Division Office, the main entrance door consists of a Metal framed glass door. Metal doors were located at the north, west, and east entrances to the building. The main entrance door were generally in good condition as it was reported that the doors were replaced in 2005. Exterior doors typically have an expected useful life of 20 to 30 years.

At the Parks Shop, metal doors are located throughout the exterior. The metal doors were generally corroded on the surface although reportedly functional. The metal doors should be scheduled for replacement. Overhead doors are located on the north and east sides of the building. The overhead doors were generally in fair condition and were reportedly replaced in 2013.

The Pole Barn doors consisted of two overhead doors located at the east side of the building. The doors are original to the building, but were reportedly in overall good condition.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE EXTERIOR DOORS AT DIVISION OFFICE	25	16	9	9	$3,000
REPLACE EXTERIOR DOORS AT PARKS SHOP	25	24	1	1	$5,000
Total					$8,000

3.3.5 Exterior Windows

WINDOWS - DIVISION OFFICE		
Item	**Description**	**Condition**
Window Frame	Metal framed and wood framed	Fair
Glass Pane	Double and single panes	Good
Operation	Operable sash	Good
Screen		Good
Exterior Header	Wood	Good
Exterior Sill	Wood	Good
Gaskets or Glazing		Good

WINDOWS - PARKS SHOP		
Item	**Description**	**Condition**
Window Frame	Metal framed	Fair
Glass Pane	Double pane	Good
Operation	Sliding sash	Good
Screen		Good
Exterior Header	Metal	Good
Exterior Sill	Metal	Good
Gaskets or Glazing		Good

Comments

The window system for the Division Office building primarily consists of Aluminum frame double pane - operable window units with wood framed single-pane units located at the basement level of the building. The aluminum framed windows were reportedly replaced in 2005 and were in good condition. An allowance is included for replacement of the single pane windows during the study period.

The Parks Shop contained metal framed double pane - operable windows. The windows were installed in 1998 (at the time of construction of the additional) and were in overall fair condition. The windows should be replaced during the study period as they will have reached their expected useful lives.

The Pole Barn did not contain any windows.

Photographs

Park shop typical window

Division office typical window

Division office exterior and windows

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE PANE WINDOWS AT DIVISION OFFICE	25	25	0	Immediate	$6,000
REPLACE WINDOWS AT PARKS SHOP	25	18	7	7	$8,000
Total					$14,000

3.3.6 Roofing Systems

ROOFING - DIVISION OFFICE		
Item	**Description**	**Condition**
Asphalt Shingle	Architectural shingle	Good
Insulation	Batt	Good
Substrate/Deck	Plywood	Fair
Slope/Pitch		Good
Drainage	Gutters and downspouts	Good
Plumbing Vents	Neoprene boots	Good
Exhaust Vents		N/A
Flashing	Metal	Good
Roof Age	Installed in 2015	Good
Warranty		N/A

ROOFING - PARKS SHOP		
Item	**Description**	**Condition**
Metal Panel		Good
Insulation		N/A
Substrate/Deck	Steel	Good
Slope/Pitch		Good
Drainage	Gutters and downspouts	Fair
Plumbing Vents		N/A
Exhaust Vents	Counter flashed	Good
Flashing	Metal	Good
Roof Age	Installed in 2013	Good
Warranty		N/A

ROOFING - POLE BARN		
Item	**Description**	**Condition**
Metal Panel		Good
Insulation		N/A

ROOFING - POLE BARN		
Item	**Description**	**Condition**
Substrate/Deck	Wood	Good
Slope/Pitch		Good
Drainage	Gutters and downspouts	Good
Plumbing Vents		N/A
Exhaust Vents		N/A
Flashing	Metal	Good
Roof Age	Installed in 1998	Good
Warranty		N/A

Comments

The main roofing system of the Division Office consists of an asphalt shingle roofing systems. The roof was reportedly replaced in 2014. Indentations on the roof were observed although there were no reports of leaks or roof issues. Drainage for the roofing system is provided by gutters and downspouts. The drainage was observed to be in generally good condition. The expected useful life of the roofing systems is generally 20 years. An allowance have been included for replacement later in the study period.

The Parks Shop roof consists of a metal panel roofing system. The roofing system was replaced in 2013 and was in good condition. Metal roofing systems typically have an expected useful life of 50 years. The gutter at the west side of the building was observed to have a leak and was eroding the soil below the leak. The gutter should be repaired as a maintenance item.

The Pole Barn roof consists of a metal panel roofing system. The roofing system was reportedly original to the construction of the building in 1998, but was in good condition.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE ASPHALT SHINGLE ROOF AT DIVISION OFFICE	20	7	13	13	$9,000
Total					$9,000

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	Fair
Pipe Insulation		N/A
Water Shut-offs	Various	Good
Water Flow and Pressure		Good
Pressure Pumps		N/A
Pump Controller		N/A

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

Comments

Water Lines

The main water supply lines inside the Division Office building and the Parks Shop are Copper. The expected useful life of Copper piping is approximately 40 years. The water supply pipes were generally in fair condition due to age, but no problems were reported.

Waste Lines

The waste lines in the Division Office building and the Parks Shop are PVC. The expected useful life of PVC waste line is approximately 50 years. The waste lines were generally in good condition.

There were no water supply or waste lines in the Pole Barn.

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Electric domestic water heater	Good
Water Storage	Located in water heater	Good

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Circulation Pumps		N/A

Comments

Domestic hot water to the Division Office building is provided by a 40 gallon Electric domestic water heater located in the basement. The Electric domestic water heater was manufactured by AO Smith and installed in 2016. 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 during the study period.

No water heaters were observed in the Parks Shop or Pole Barn.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER IN DIVISION OFFICE	15	5	10	10	$1,500
Total					$1,500

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers		N/A
Central Plant Pumps		N/A
Variable Air Volume (VAV) Boxes		N/A
Heat Pumps (split system)	At Division Office and at Parks Shop	Good
Ceiling Fans		N/A
Exhaust Fans	Various	Good
Space Heaters (wall or ceiling mounted)	At Parks Shop	Good
Air Conditioners (Window)		N/A

EQUIPMENT		
Item	**Description**	**Condition**
Maintenance Program	Self-performed	Good

Comments

The Division Office building is served by three heat pumps , which includes condensers located at the exterior of the building. All three heat pumps were replaced in 2010 and were reportedly in good condition. The expected useful life of heat pumps is 15 years with proper maintenance. We recommend that the heat pumps be replaced during the report period.

The Parks Shop contained both a heat pump and space heaters. The shop area contained two natural gas ceiling mounted space heaters that were installed in 2010 and were in good condition. The break room and restroom area contained a heat pump that was reportedly installed in 2003. The heat pump was in working condition, but should be replaced during the study period. Heat pumps and space heaters have an expected useful life of heat pumps is 15 years with proper maintenance.

No HVAC equipment serviced the Pole Barn.

The City of Charlottesville self-performs maintenance on the mechanical equipment.

Photographs

Parks Shop Condenser

Division Office heat pump

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE HEAT PUMPS IN DIVISION OFFICE	15	11	4	4 19	$19,250 $19,250
REPLACE HEAT PUMP IN PARKS SHOP	15	11	4	4 19	$22,000 $22,000
REPLACE SPACE HEATERS IN PARKS SHOP	25	11	14	14	$3,000
Total					$85,500

3.4.2.2 Distribution System

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

Comments

The distribution system for both the Division Office and the Parks Shop includes ducted supply and a plenum return. The ductwork in the Division Office was replaced in 2010 in conjunction with replacement of the heat pumps. The ductwork was observed to be in generally good condition.

3.4.2.3 Control Systems

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

Comments

Digital thermostats were located in both the Division Office and the Parks Shop. The thermostats were observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

SERVICE AND METERING		
Item	**Description**	**Condition**
Service Entrance	Multiple	Good
Master (House) Meter	Multiple	Good
Emergency Power	Eaton natural gas generators	Good
Transfer Switch	Multiple	Good

Comments

Electricity is provided to the buildings by Dominion Virginia Power through pole mounted transformers.

The main electrical entrance for the Division Office is located on the north side of the building and provides 225 amp, single-phase, 3-wire service. It was reported that all new electrical was provided to the building in 2015.

The main electrical entrance for the Parks Shop is located on the west side of the building and provides 400 amp, single-phase, 3-wire service.

The main electrical entrance for the Pole Barn is located on the south side of the building and provides 200 amp, single-phase, 3-wire service.

Emergency generators, manufactured by Eaton, were installed at both the Division Office and the Parks Shop. The expected useful life of an emergency generator is 25 years with proper maintenance.

Photographs

Division office electrical entrance

Park shop electrical meter

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Multiple	Good
Branch Wiring	Copper	Good
GFCI Devices		Good
Building Transformers	Multiple	Good
Sub-Meters		N/A

Comments

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

It was reported that electrical distribution system in the Division Office was replaced in 2015.

It was reported that the breakers in the electrical panels of the Parks Shop panels were replaced in 2016.

The Pole Barn electrical distribution system was original to building construction in 1998 and was in good condition.

3.5 VERTICAL TRANSPORTATION SYSTEMS

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

Comments

There are no vertical transportation systems at 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
Fire Extinguishers	Located in 3 buildings	Good
Date of Last Inspection (Fire Extinguishers)	June 15, 2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Hose Cabinets		N/A
Fire Hydrants	On site	Good

Comments

The fire suppression systems consist of Fire extinguishers.

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

A fire hydrant is located in front of the Division Office along Pen Park Road. The fire hydrant was observed to be in good condition.

Photographs

Typical water hydrant

Division office typical fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel		N/A
Public Address System		N/A
Automatic Notification		N/A
Bells		N/A
Strobes		N/A
Exit Signs	Additional recommended in office building	Fair
Exit Lights	Provided throughout	Good
Pull Stations		N/A
Smoke Detectors	Observed	Good

Comments

The fire alarm system was observed but not tested.

At the Division Office, only one emergency exit sign was observed above the rear exit door. Additional exit signs should be placed throughout the building at the exits. Emergency lighting was observed throughout the building.

At the Parks Shop, exit signs were provided in the breakroom area of the building.

No exit signs or emergency lighting was provided in the Pole Barn as it was open air.

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Located at shop building	Good
Alarm System		N/A
Access Control		N/A
Security Fencing		N/A
Lightning Protection		N/A
Roof Anchors		N/A

Comments

Security cameras are located at the office and shop buildings. There are no additional security systems at the property.

Photographs

Parks Shop security camera

Division office typical security camera

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Division Office

ENTRANCE AREA		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Accessories		N/A
Fountains		N/A
Drinking Fountains		N/A

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile, ceramic tile	Fair
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilet, wall hung lavatory	Good
Accessories	Grab bars, soap and paper dispenser	Good
Ventilation	Exhaust fan	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good

CORRIDORS		
Item	**Description**	**Condition**
Door Hardware	Operable	Good
Drinking Fountains		N/A

STAIRS		
Item	**Description**	**Condition**
Location	Central	Good
Enclosure	Wood	Good
Framing Support	Wood	Good
Treads	Wood	Good
Risers	Wood	Good
Nosing	Wood	Good
Handrails	Wood	Good
Lighting	Incandescent	Good
Pressurized Stairwells		N/A
Doors	Wood	Good
Door Hardware	Operable	Good

KITCHEN		
Item	**Description**	**Condition**
Floor Finishes	Sheet vinyl	Good
Wall Finishes	painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Counters	Laminate	Good
Sink	Enamel	Good
Cabinets	Painted wood	Good
Appliances	Residential	Good
Stove/Range	Gas	Good
Refrigerator	Standard	Good
Dish Washer		N/A

KITCHEN		
Item	**Description**	**Condition**
Microwave Oven	Countertop	Good

UTILITY ROOM/ BASEMENT STORAGE		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Cmu	Good
Ceiling Finishes	Unfinished	N/A
Janitor Sink Area		N/A
Lighting	Fluorescent fixtures	Good

Comments

The interior building areas of the Division Office include an entrance area, restrooms, corridors, a kitchen, a stairwell, and a basement. We understand that the interiors were largely renovated in 2010.

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

A unisex restroom is located on the main floor and a restroom for each men and women is located on the basement level. The finishes in the unisex restroom includes vinyl tile floors and painted gypsum board walls and ceilings. The restrooms were observed to be in generally good condition. The walls and ceilings were painted and the floors in the unisex restroom were installed 2010 and were in good condition. The ceramic tile floors in the basement level were stained although no cracked or broken tiles were observed.

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

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

One stairwell serves the building. The stairwell was observed to be in generally good condition.

The finishes in the utility room/ storage area in the basement include unfinished concrete floors unpainted CMU walls, and unfinished ceilings. The finishes in the utility room/ basement were observed to be in generally good condition.

Photographs

Division office unisex restroom

Division office typical office space

Division office typical office space

Division office stair

Division office kitchen

Division office main entrance

3.7.2 Parks Shop

MECHANIC AREA		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Unfinished	Good
Ceiling Finishes	Unfinished	Good
Lighting	Fluorescent fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair

RESTROOMS		
Item	**Description**	**Condition**
Wall Finishes	Gypsum board with plastic wall coverings	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, urinals, shower, wall hung and countertop lavatories	Good
Accessories	Partitions, grab bars, mirrors, soap and paper dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

BREAKROOM/ KITCHEN		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Fair
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Wood laminate	Good
Appliances	Residential	Good
Stove/Range	Electric	Good
Exhaust Vent/Hood	Hood	Good
Refrigerator	Standard	N/A
Dish Washer		N/A
Microwave Oven	Countertop	Good

Comments

The interior building areas include a mechanics area, offices, restrooms, and a breakroom. We understand that the interiors were original to construction.

The finishes in the mechanics area include unfinished concrete floors and unfinished walls and ceilings. The finishes in the mechanics area were observed to be in generally good condition.

The office finishes include vinyl tile floors and painted gypsum board walls and ceilings. The vinyl tile floors were stained and worn, but were not broken or loose. The wall and ceiling finishes in the offices were observed to be in generally good condition.

Restrooms included one restroom each for men and women and one unisex restroom. The finishes in the restrooms include vinyl tile floors, painted gypsum ceilings, and gypsum walls with plastic coverings. The vinyl tile floors were stained and worn; the restrooms were observed to be in generally fair condition.

The finishes in the break/ kitchens include vinyl tile floors, painted gypsum walls, and suspended acoustical tile ceilings. The finishes in the kitchens were observed to be in generally fair condition. Cracked vinyl floor tiles and stained acoustical ceiling tiles were observed. It was reported that the stained ceiling tiles were dated prior to the roof replacement. The acoustical ceiling tiles should be replaced as a maintenance item.

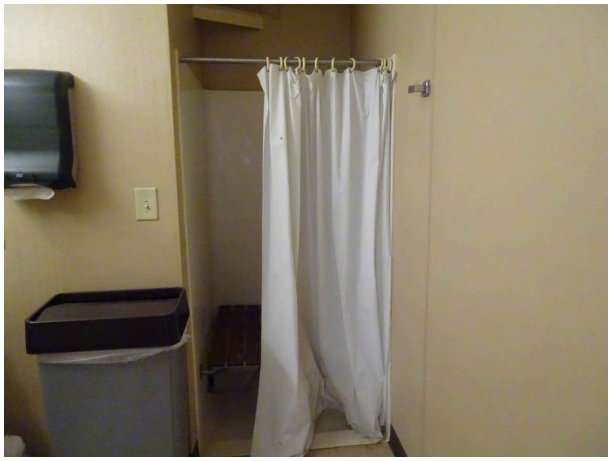
An allowance has been includes for replaced of vinyl floor tiles throughout the interior of the office areas, restrooms, and breakroom/ kitchen.

Photographs

Parks Shop breakroom ceiling condition

Parks Shop breakroom

Parks Shop restroom



Parks Shop restroom

Parks Shop restroom sinks

Parks Shop accessible restroom

PVC waste lines

Parks Shop breakroom

Parks Shop framing

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
RENOVATE PARKS SHOP BREAK ROOM AND KITCHEN	20	19	1	1	$15,000
Total					$15,000

3.8 Accessibility (ADA) Compliance

Comments

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

The Pen Park Complex property is not considered by the City of Charlottesville - Facilities Developmentto be within "areas of public accommodations" or a "commercial facility" and is therefore not subject to compliance with Title III of the ADA. The Division Office building does fall under Title II for employee accommodations. If an employee requires accessibility accommodations, the accommodation can be provided on a case by case basis. It was reported that there were no individual employee based at this facility that required accommodations at this time.

The parking area serving the property has a total of approximately 25 parking spaces. Of the parking spaces, One are accessible with None being van accessible. Accessibility requires that one accessible parking space be provided in parking areas with a total of 1 to 25 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Neither a van accessible space nor accessible aisles were observed to be provided. A van accessible space with an accessible aisle and signage should be installed.

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PROVIDE VAN ACCESSIBLE SPACES	10	10	0	Immediate	$500
INSULATE EXPOSED PIPES UNDER SINKS	10	10	0	Immediate	$100
INSTALL HANDRAILS AT ENTRANCE RAMP	25	25	0	Immediate	$5,000
INSTALL VERTICAL GRAB BAR IN RESTROOM	10	10	0	Immediate	$150
Total					$5,750

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?	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?	Yes	One out of the 25 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	No	None out of the One accessible spaces are van accessible
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?	No	
5.	Does each accessible space have an adjacent access aisle?	No	no striping, but there is no adjacent parking
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	Yes	
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	No	
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?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**	N/A	
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	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?	No	
5.	Are grab bars provided at compliant locations around the toilet?	No	add vertical grab bar at side wall

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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?	N/A	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	
I.	**Hospitality Guestrooms**	N/A	
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 Pen Park 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 Pen Park Complex building is $208,750. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $2,156,054. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.10. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Pen Park Complex is rated as fair.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

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Untitled Map

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Untitled Map

ECS

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

Penn Park
1300 Penn Park Rd
Charlottesville, VA 22901

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 15, 2021

Building: Penn Park
Contact: Jason Davis
Title: Security Maintenance Technician

Company: Fire Solutions
Contact: Tommy VO
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: Penn Park
Address: 1300 Penn Park Rd
Address:
City/State/Zip: Charlottesville, VA 22901
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	12	100.00%	12	100.00%	12	100.00%	0	0%
Totals	**12**	**100%**	**12**	**100.00%**	**12**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Inspector: Tommy VO

Building: Penn Park
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: Penn Park

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, 5 Lbs, A.B.C.	Basement house 135.0	61768870 G17167758	Inspected	06/15/21 9:25:23 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st Blade sharpening area 135.05	49753031 G17169691	Inspected	06/15/21 9:31:14 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st house 135.01	49753026 G17169719	Inspected	06/15/21 9:22:25 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st kitchen 135.12	49753027 G17167733	Inspected	06/15/21 9:29:12 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st new shed 135.06	49753036 F97092570	Inspected	06/15/21 9:33:26 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st new shed 135.07	49753035 10 HI SA80 ABC	Inspected	06/15/21 9:33:22 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Shop back bay door 135.02	49753034 WL-81558	Inspected	06/15/21 9:31:53 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Shop back door 135.13	49753033 WL-81544	Inspected	06/15/21 9:31:57 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st Shop chemical storage 135.04	49753032 G17167729	Inspected	06/15/21 9:32:02 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Shop middle area 135.14	49753029 WL-81543	Inspected	06/15/21 9:31:05 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st Shop side bay door 135.11	49753030 WL-81534	Inspected	06/15/21 9:30:21 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st Shop side entry 135.03	49753028 G17167760	Inspected	06/15/21 9:30:03 AM

Service Summary

Generated by: BuildingReports.com

Building: Penn Park

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	6
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	6
Total		**12**
Grand Total		**12**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: Penn Park

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					
49753030	1st Shop side bay door 135.11	WL-81534	05/15/17	05/15/17	05/15/04
49753029	1st Shop middle area 135.14	WL-81543	05/15/17	05/15/17	05/15/04
49753034	1st Shop back bay door 135.02	WL-81558	05/15/17	05/15/17	05/15/04
49753033	1st Shop back door 135.13	WL-81544	05/15/17	05/15/17	05/15/04
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**4**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: Penn Park

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%	12

Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	6	5 HI SA40 ABC	A.B.C.	10/12/2021
In Service - 90 Days - 1 Year				
Buckeye				
Fire Extinguisher	2	10 HI SA80 ABC	A.B.C.	10/12/2020
In Service - 15 Years to 25 Years				
Badger				
Fire Extinguisher	4	10MB-8H-04	A.B.C.	05/15/2004

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

Square Foot Cost Estimate Report

Date: **11/2/2021**

Estimate Name	**Pen Park Barn**
	City of Charlottesville 1300 Pen Park Rd Charlottesville Charlottesville 22902
Building Type	Post Frame Barn with Metal Panel & Wood Studs / Wood Truss
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	14.00
Floor Area (S.F.)	5,400.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$47.09
Total Building Cost	**$254,285.20**

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			**80.0%**	**$27.90**	**$150,636.46**
B1020	**Roof Construction**			**$8.69**	**$46,915.74**
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span	5,400.00		$8.69	**$46,915.74**
B2010	**Exterior Walls**			**$8.03**	**$43,374.96**
	Pole barn exterior wall, p.t. pole in conc, 8' O.C., steel siding, 14' eave	4,455.50		$8.03	**$43,374.96**
B2020	**Exterior Windows**			**$2.43**	**$13,111.42**
	Windows, steel, picture window, standard glass, 3' x 3'	26.06		$2.43	**$13,111.42**
B2030	**Exterior Doors**			**$5.09**	**$27,465.09**

		Quantity	% of Total	Cost Per SF	Cost
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	6.00		$3.11	**$16,769.13**
	Door, steel 24 gauge, overhead, sectional, manual operation, 10'-0" x 10'-0" opening	6.00		$1.98	**$10,695.96**
B3010	**Roof Coverings**			**$3.66**	**$19,769.25**
	Roofing, corrugated, steel, colored, 28 ga, 1.08 PSF	5,670.00		$3.66	**$19,769.25**
D Services			**20.0%**	**$6.99**	**$37,722.95**
D5010	**Electrical Service/Distribution**			**$0.97**	**$5,225.75**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 60 A	1.00		$0.23	**$1,256.75**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 60 A	300.00		$0.74	**$3,969.00**
D5020	**Lighting and Branch Wiring**			**$6.02**	**$32,497.20**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	5,400.00		$1.38	**$7,429.86**
	Wall switches, 1.0 per 1000 SF	5,400.00		$0.22	**$1,163.16**
	HID fixture, 8'-10' above work plane, 1 watt/SF, type K, 29 FC, 5 fixtures per 1000 SF	5,400.00		$4.43	**$23,904.18**
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%**	**$34.88**	**$188,359.41**
Contractor's Overhead & Profit			**25.0 %**	**$8.72**	**$47,089.85**
Architectural Fees			**8.0 %**	**$3.49**	**$18,835.94**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$47.09**	**$254,285.20**

Square Foot Cost Estimate Report

Date: **11/2/2021**

Estimate Name	**Pen Park Office**
	City of Charlottesville 1300 Pen Park Rd Charlottesville Charlottesville 22902
Building Type	Office, 1 Story (Green) with Wood Clapboard / Wood Truss
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	12.00
Floor Area (S.F.)	3,335.00
LaborType	OPN
Basement Included	Yes
Data Release	Year 2021
Cost Per Square Foot	$209.01
Total Building Cost	**$697,049.16**

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			**9.8%**	**$15.37**	**$51,269.28**
A1010	**Standard Foundations**			**$7.73**	**$25,787.88**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	320.00		$3.47	**$11,584.96**
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	38.90		$4.26	**$14,202.92**
A1030	**Slab on Grade**			**$5.08**	**$16,956.87**
	Slab on grade, 4" thick, non industrial, reinforced, recycled plastic vapor barrier	3,335.00		$5.08	**$16,956.87**
A2010	**Basement Excavation**			**$2.56**	**$8,524.53**

		Quantity	% of Total	Cost Per SF	Cost
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	3,335.00		$2.56	**$8,524.53**
B Shell			**38.5%**	**$60.11**	**$200,475.33**
B1010	**Floor Construction**			**$22.27**	**$74,275.24**
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	466.85		$9.11	**$30,393.91**
	Wood column, 6" x 6", 20' x 25' bay, 12' unsupported height, 72 BF/MSF, 40 PSF total allowable load	833.75		$0.07	**$236.62**
	Wood beam, 3 - 2 x 14, Douglas Fir No. 2, 243 lbs/LF @ 18' span	28.59		$0.16	**$534.67**
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	3,335.00		$12.93	**$43,110.04**
B1020	**Roof Construction**			**$8.98**	**$29,941.70**
	Wood roof truss, 2' OC, 60' span, 4:12 pitch, 1' overhang, 5/8" sheathing, 1x8 fascia, R30 insulation	3,335.00		$8.98	**$29,941.70**
B2010	**Exterior Walls**			**$15.96**	**$53,229.62**
	Wood siding, 2"x6" studs 24"OC, insulated wall, 1" x 4" vertical T&G redwood	3,072.00		$15.96	**$53,229.62**
B2020	**Exterior Windows**			**$7.01**	**$23,364.50**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	33.39		$7.01	**$23,364.50**
B2030	**Exterior Doors**			**$3.64**	**$12,151.08**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.95		$1.90	**$6,346.60**
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	0.95		$0.96	**$3,204.59**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening, low VOC paint	0.95		$0.78	**$2,599.89**
B3010	**Roof Coverings**			**$2.25**	**$7,513.20**
	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ	3,501.75		$1.71	**$5,717.41**
	Gutters, box, aluminum, .032" thick, 5", enameled finish	214.40		$0.47	**$1,567.31**
	Downspout, aluminum, rectangular, 2" x 3", enameled, .024" thick	47.64		$0.07	**$228.48**
C Interiors			**13.8%**	**$21.48**	**$71,647.15**
C1010	**Partitions**			**$4.69**	**$15,630.52**
	Metal partition, 5/8" water resistant gypsum board face, no base layer, 3-5/8" @ 24" OC framing ,same opposite face, sound attenuation insulation	1,667.50		$1.85	**$6,178.84**

		Quantity	% of Total	Cost Per SF	Cost
	1/2" fire rated gypsum board, taped & finished, painted on metal furring, low VOC paint	3,072.00		$2.83	**$9,451.68**
C1020	**Interior Doors**			**$5.42**	**$18,072.95**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8", low VOC paint	16.68		$5.42	**$18,072.95**
C1030	**Fittings**			**$0.61**	**$2,047.51**
	Toilet partitions, cubicles, ceiling hung, stainless steel	1.91		$0.61	**$2,047.51**
C3010	**Wall Finishes**			**$1.29**	**$4,298.98**
	Vinyl wall covering, fabric back, medium weight	2,001.00		$1.09	**$3,631.63**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats, low VOC	1,334.00		$0.20	**$667.35**
C3020	**Floor Finishes**			**$4.24**	**$14,154.10**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 24 oz	2,001.00		$2.46	**$8,197.88**
	Tile, ceramic natural clay	333.50		$0.86	**$2,875.49**
	Vinyl, composition tile, 12" x 12" x 1/8" thick, recycled content	1,000.50		$0.92	**$3,080.73**
C3030	**Ceiling Finishes**			**$5.23**	**$17,443.08**
	Acoustic ceilings, 3/4"mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	3,335.00		$5.23	**$17,443.08**
D Services			**37.5%**	**$58.66**	**$195,632.52**
D2010	**Plumbing Fixtures**			**$7.40**	**$24,688.31**
	Water closet, vitreous china, bowl only w/ auto flush sensor flush valve, wall hung, 1.28 gpf	3.05		$3.21	**$10,706.53**
	Urinal, vitreous china, wall hung, waterless, ADA	1.52		$0.28	**$925.14**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18", faucet w/ hydroelectric powered motion sensor	3.05		$2.07	**$6,912.48**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.76		$0.99	**$3,313.60**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH, GreenSpec certified, ADA	1.52		$0.85	**$2,830.56**
D2020	**Domestic Water Distribution**			**$0.91**	**$3,029.54**
	Water heaters, tankless, on-demand, natural gas/propane, 9.5 GPM	0.48		$0.91	**$3,029.54**
D3040	**Distribution Systems**			**$1.49**	**$4,968.55**
	Heat recovery pkgs, air to air, enthalpy recovery wheel, 2000 max CFM	0.48		$1.49	**$4,968.55**
D3050	**Terminal & Package Units**			**$17.09**	**$57,011.49**
	Rooftop, multizone, air conditioner, medical centers, 10,000 SF, 23.33 ton SEER 14	3,335.00		$17.09	**$57,011.49**
D4010	**Sprinklers**			**$3.01**	**$10,035.58**

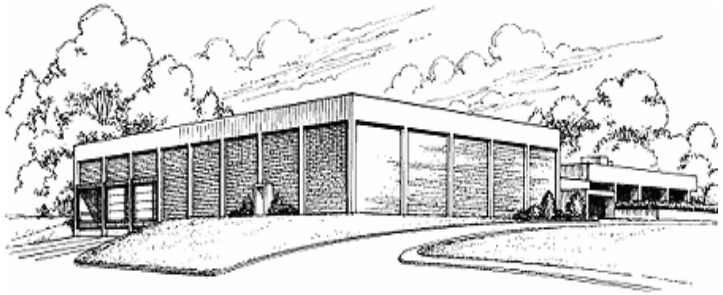
		Quantity	% of Total	Cost Per SF	Cost
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	3,335.00		$3.01	**$10,035.58**
D4020	**Standpipes**			**$1.65**	**$5,508.98**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.57		$1.65	**$5,508.98**
D5010	**Electrical Service/Distribution**			**$3.58**	**$11,940.13**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1.25		$0.88	**$2,938.75**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	100.00		$1.02	**$3,398.50**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.50		$1.68	**$5,602.88**
D5020	**Lighting and Branch Wiring**			**$12.97**	**$43,265.97**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	3,335.00		$3.49	**$11,646.15**
	Miscellaneous power, 1.2 watts	3,335.00		$0.25	**$829.75**
	Central air conditioning power, 3 watts	3,335.00		$0.46	**$1,523.09**
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$1.11	**$3,714.50**
	LED fixtures, type C, 10 fixtures per 1000 SF	3,835.25		$5.50	**$18,326.36**
	Daylight dimming control system, 10 fixtures per 1000 SF	1,667.50		$1.24	**$4,141.90**
	Lighting on/off control system, 10 fixtures per 1000 SF	3,335.00		$0.92	**$3,084.21**
D5030	**Communications and Security**			**$5.20**	**$17,339.71**
	Telephone wiring for offices & laboratories, 8 jacks/MSF (cost per MSF)	2.50		$1.17	**$3,907.58**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.48		$2.36	**$7,869.41**
	Fire alarm command center, addressable without voice, excl. wire & conduit	0.48		$0.40	**$1,341.86**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	2.50		$1.27	**$4,220.86**
D5090	**Other Electrical Systems**			**$5.35**	**$17,844.27**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	0.48		$0.18	**$592.89**
	Energy monitoring systems, electrical, three phase, 1 meter	1.00		$1.83	**$6,094.48**
	Energy monitoring systems, mechanical, BTU, 1 meter w/1 duct & 5 space sensors	1.00		$2.29	**$7,624.25**
	Energy monitoring systems, Front end display	1.00		$0.19	**$623.15**
	Energy monitoring systems, Computer workstation	1.00		$0.87	**$2,909.50**
E Equipment & Furnishin			**0.4%**	**$0.64**	**$2,133.97**

		Quantity	% of Total	Cost Per SF	Cost
E1090	**Other Equipment**			**$0.60**	**$2,000.90**
	Waste handling, recycling, tilt truck, plastic, with wheels, 0.5 C.Y., 850 lb capacity	0.48		$0.60	**$2,000.90**
E2020	**Moveable Furnishings**			**$0.04**	**$133.08**
	Signage, exterior, surface mounted, 24 ga aluminum, 10" x 7", no smoking	2.86		$0.04	**$133.08**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$156.27**	**$521,158.25**
Contractor's Overhead & Profit			**25.0 %**	**$39.07**	**$130,289.56**
Architectural Fees			**7.0 %**	**$13.67**	**$45,601.35**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$209.01**	**$697,049.16**

Square Foot Cost Estimate Report

Date: **11/2/2021**

Estimate Name	**Pen Park Shop**
	City of Charlottesville 1300 Pen Park Rd Charlottesville Charlottesville 22902
Building Type	Warehouse with Metal Panel / Rigid Steel
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	24.00
Floor Area (S.F.)	10,290.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$117.08
Total Building Cost	**$1,204,720.61**



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

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**12.6%**	**$11.07**	**$113,888.43**
A1010	**Standard Foundations**			**$5.37**	**$55,266.30**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	490.00		$3.22	**$33,144.09**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	490.00		$1.72	**$17,739.47**
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	12.01		$0.43	**$4,382.74**
A1030	**Slab on Grade**			**$5.57**	**$57,366.13**
	Slab on grade, 5" thick, non industrial, reinforced	10,290.00		$5.57	**$57,366.13**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.12**	**$1,256.00**
	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage	10,290.00		$0.12	**$1,256.00**
B Shell			**49.4%**	**$43.20**	**$444,485.11**
B1010	**Floor Construction**			**$2.69**	**$27,704.19**
	Floor, concrete, slab form, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 32" deep, 40 PSF superimposed load, 84 PSF total load	1,029.00		$1.45	**$14,962.20**
	Floor, concrete, slab form, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50'' bay, 40 PSF superimposed load, 84 PSF total load, for columns add	1,029.00		$0.10	**$1,074.84**
	Fireproofing, concrete, 1" thick, 8" steel column, 1 hour rating, 110 PLF	338.10		$1.13	**$11,667.15**
B1020	**Roof Construction**			**$12.84**	**$132,095.82**
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 40 PSF superimposed load, 59" deep, 64 PSF total load	10,290.00		$11.79	**$121,347.40**
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 40 PSF superimposed load, 59" deep, 64 PSF total load, add for columns	10,290.00		$1.04	**$10,748.42**
B2010	**Exterior Walls**			**$16.92**	**$174,076.34**
	Metal facing pnl, textured al, 4' x 8' x 5/16" plywd backing, sgl face, 6" Metal stud, 16" o,c., R-19 insulation	11,524.80		$16.92	**$174,076.34**
B2020	**Exterior Windows**			**$0.73**	**$7,537.94**
	Windows, aluminum, sliding, standard glass, 5' x 3'	15.68		$0.73	**$7,537.94**
B2030	**Exterior Doors**			**$1.32**	**$13,587.89**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.34		$0.22	**$2,284.59**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	1.37		$0.37	**$3,834.54**
	Door, steel 24 gauge, overhead, sectional, electric operator, 12'-0" x 12'-0" opening	2.06		$0.73	**$7,468.76**
B3010	**Roof Coverings**			**$7.40**	**$76,104.71**
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	10,290.00		$1.73	**$17,796.56**
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	10,290.00		$3.96	**$40,771.86**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	490.00		$1.20	**$12,328.30**
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	490.00		$0.51	**$5,207.99**

		Quantity	% of Total	Cost Per SF	Cost
B3020	**Roof Openings**			**$1.30**	**$13,378.22**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1.00		$0.12	**$1,257.20**
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	8.00		$1.18	**$12,121.02**
C Interiors			**8.4%**	**$7.38**	**$75,963.07**
C1010	**Partitions**			**$1.52**	**$15,691.31**
	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish	296.35		$0.20	**$2,045.58**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, no insulation	526.85		$0.15	**$1,518.41**
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	11,524.80		$0.78	**$8,067.82**
	Add for the following: taping and finishing	11,524.80		$0.39	**$4,059.50**
C1020	**Interior Doors**			**$0.43**	**$4,461.06**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	4.12		$0.43	**$4,461.06**
C2010	**Stair Construction**			**$2.44**	**$25,154.70**
	Stairs, steel, grate type w/nosing & rails, 20 risers, with landing	2.00		$2.44	**$25,154.70**
C3010	**Wall Finishes**			**$0.80**	**$8,185.15**
	2 coats paint on masonry with block filler	592.70		$0.11	**$1,183.20**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	1,053.70		$0.06	**$586.55**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	11,524.80		$0.62	**$6,415.40**
C3020	**Floor Finishes**			**$1.66**	**$17,088.86**
	Concrete topping, hardeners, metallic additive, minimum	4,630.50		$0.41	**$4,231.63**
	Concrete topping, hardeners, metallic additive, maximum	4,630.50		$1.01	**$10,346.48**
	Vinyl, composition tile, maximum	1,029.00		$0.24	**$2,510.75**
C3030	**Ceiling Finishes**			**$0.52**	**$5,381.99**
	Acoustic ceilings, 3/4"mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	1,029.00		$0.52	**$5,381.99**
D Services			**20.5%**	**$17.95**	**$184,669.33**
D2010	**Plumbing Fixtures**			**$0.59**	**$6,037.52**
	Water closet, vitreous china, bowl only with flush valve, wall hung	0.69		$0.22	**$2,270.83**
	Urinal, vitreous china, wall hung	0.34		$0.04	**$410.30**
	Lavatory w/trim, wall hung, PE on CI, 18" x 15"	0.69		$0.11	**$1,153.17**

		Quantity	% of Total	Cost Per SF	Cost
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.34		$0.14	**$1,491.00**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.34		$0.07	**$712.22**
D2020	**Domestic Water Distribution**			**$0.23**	**$2,365.35**
	Gas fired water heater, commercial, 100< F rise, 75.5 MBH input, 63 GPH	0.34		$0.23	**$2,365.35**
D2040	**Rain Water Drainage**			**$0.65**	**$6,732.37**
	Roof drain, DWV PVC, 5" diam, 10' high	1.72		$0.39	**$4,050.19**
	Roof drain, steel galv sch 40 threaded, 5" diam piping, for each additional foot add	49.00		$0.26	**$2,682.19**
D3020	**Heat Generating Systems**			**$4.56**	**$46,888.63**
	Warehouse ventilization with heat system 24,000 CFM Supply and Exhaust	0.37		$4.56	**$46,888.63**
D3050	**Terminal & Package Units**			**$0.79**	**$8,104.03**
	Rooftop, single zone, air conditioner, offices, 3,000 SF, 9.50 ton	1,029.00		$0.79	**$8,104.03**
D4010	**Sprinklers**			**$3.66**	**$37,672.41**
	Wet pipe sprinkler systems, grooved steel, black, sch 40 pipe, ordinary hazard, 1 floor, 10,000 SF	10,290.00		$3.66	**$37,672.41**
D4020	**Standpipes**			**$0.51**	**$5,246.25**
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	0.34		$0.51	**$5,246.25**
D5010	**Electrical Service/Distribution**			**$1.48**	**$15,256.00**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1.00		$0.23	**$2,351.00**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	50.00		$0.17	**$1,699.25**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1.00		$1.09	**$11,205.75**
D5020	**Lighting and Branch Wiring**			**$3.37**	**$34,639.95**
	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 watts per SF	10,290.00		$0.58	**$5,938.36**
	Wall switches, 1.0 per 1000 SF	5,145.00		$0.11	**$1,108.23**
	Miscellaneous power, to .5 watts	10,290.00		$0.12	**$1,205.99**
	Central air conditioning power, 3 watts	1,029.00		$0.05	**$469.94**
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF	9,261.00		$1.89	**$19,480.51**
	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF	1,029.00		$0.63	**$6,436.91**
D5030	**Communications and Security**			**$2.11**	**$21,726.82**

		Quantity	% of Total	Cost Per SF	Cost
	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire	0.34		$2.02	**$20,760.76**
	Fire alarm command center, addressable without voice, excl. wire & conduit	0.34		$0.09	**$966.06**
E Equipment & Furnishin			**1.8%**	**$1.54**	**$15,895.48**
E1030	**Vehicular Equipment**			**$1.54**	**$15,895.48**
	Architectural equipment, dock boards, heavy duty, 5' x 5', aluminum, 5000 lb capacity	2.06		$0.23	**$2,366.70**
	Architectural equipment, dock levelers, hydraulic, 7' x 8', 10 ton capacity	2.06		$1.31	**$13,528.78**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F Special Construction			**7.3%**	**$6.40**	**$65,824.27**
F1020	**Integrated Construction**			**$6.40**	**$65,824.27**
	Special construction, air curtain, shipping & receiving, 12' high x 12' wide	24.70		$6.40	**$65,824.27**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$87.53**	**$900,725.69**
Contractor's Overhead & Profit			**25.0 %**	**$21.88**	**$225,181.42**
Architectural Fees			**7.0 %**	**$7.66**	**$78,813.50**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$117.08**	**$1,204,720.61**

Appendix IV: SITE PHOTOGRAPHS

1 - Office overview

2 - Parks Shop exterior overview

3 - Stormwater drainage

4 - Asphalt parking area and site entrance

5 - Asphalt parking area

6 - Asphalt parking area

7 - General site asphalt in front of Parks Shop

8 - General site asphalt

9 - Asphalt parking area

10 - Asphalt condition in front of Division office

11 - Division office landscape

12 - Division office site entrance apron

13 - Chain link fencing along the Division office

14 - Pole Barn slab on-grade

15 - Parks shop slab on-grade crack

16 - Parks Shop framing

17 - Parks shop building frame

18 - Parks Shop framing

19 - Pole Barn framing

20 - Division office exterior and windows

21 - Division office exterior and windows

22 - Division Office damaged siding

23 - Division office roof dent

24 - Division office asphalt shingle roofing system

25 - Division office storefront door

26 - Division office typical window

27 - Parks Shop exterior and doors

28 - General site asphalt in front of Parks Shop

29 - Parks Shop windows and corrosion at base of metal panels

30 - Parks Shop windows and corrosion at base of metal panels

31 - Parks Shop gutter leak

32 - Parks Shop overhead door

33 - Park shop typical window

34 - Pole Barn exterior

35 - Pole Barn overhead doors

36 - PVC waste lines

37 - Division Office heat pump

38 - Division office condenser

39 - Parks shop space heater

40 - Parks Shop Condenser

41 - Division office typical thermostat

42 - Parks Shop thermostat

43 - Division office electrical entrance

44 - Emergency generator at the Division Office

45 - Emergency generator at the Parks Shop

46 - Parks Shop main electrical entrance

47 - Division office typical fire extinguisher

48 - Typical water hydrant

49 - Parks Shop fire extinguisher

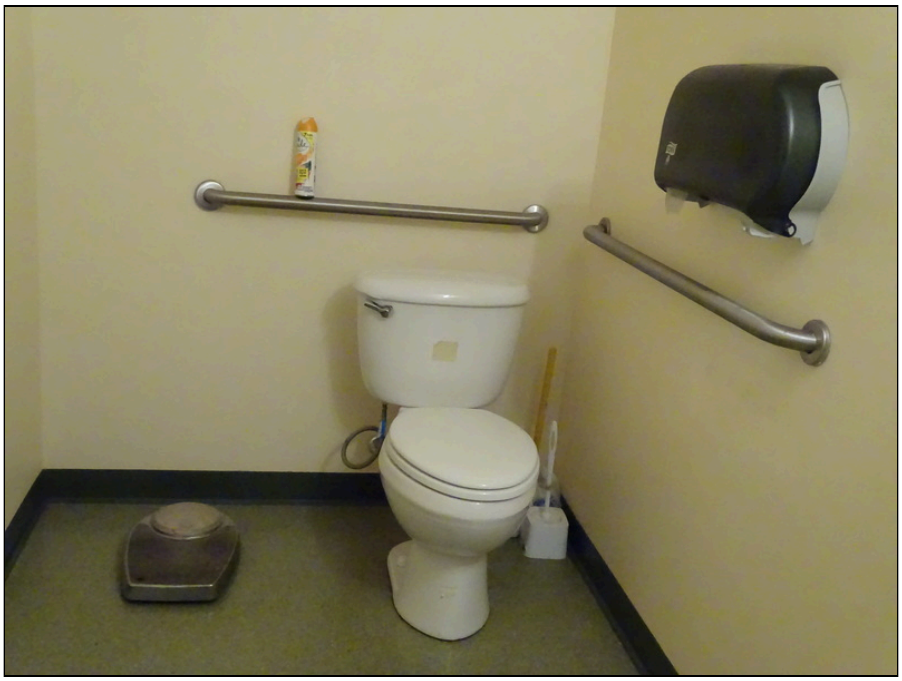
50 - Parks Shop breakroom typical exit sign

51 - Division office main entrance

52 - Division office kitchen

53 - Division office kitchen

54 - Division office unisex restroom sign



55 - Division office unisex restroom

56 - Division office unisex restroom

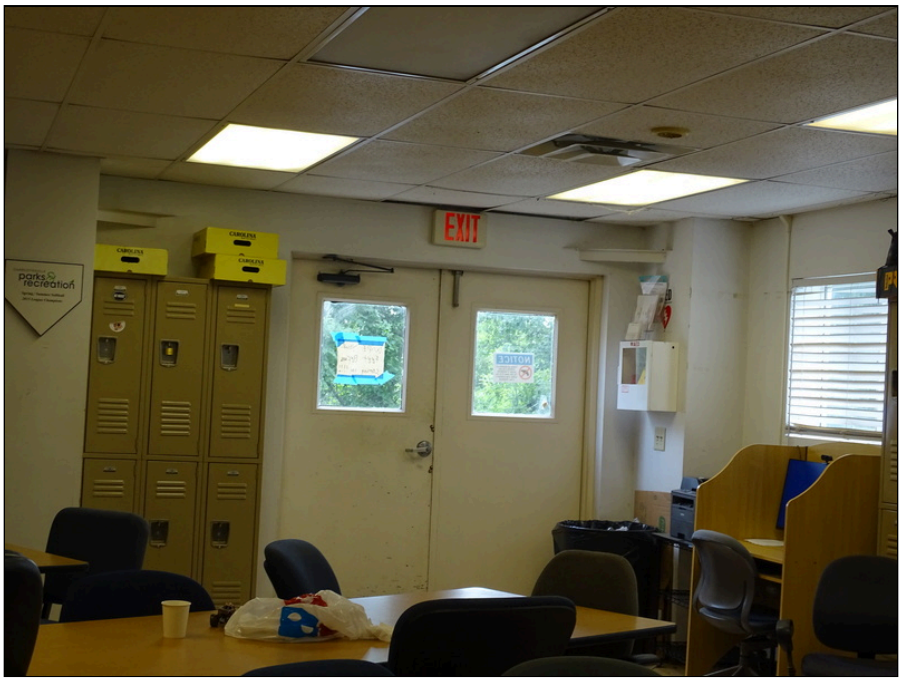
57 - Division office typical office space

58 - Division office typical office space

59 - Division office stair

60 - Parks Shop mechanics area

61 - Parks Shop breakroom



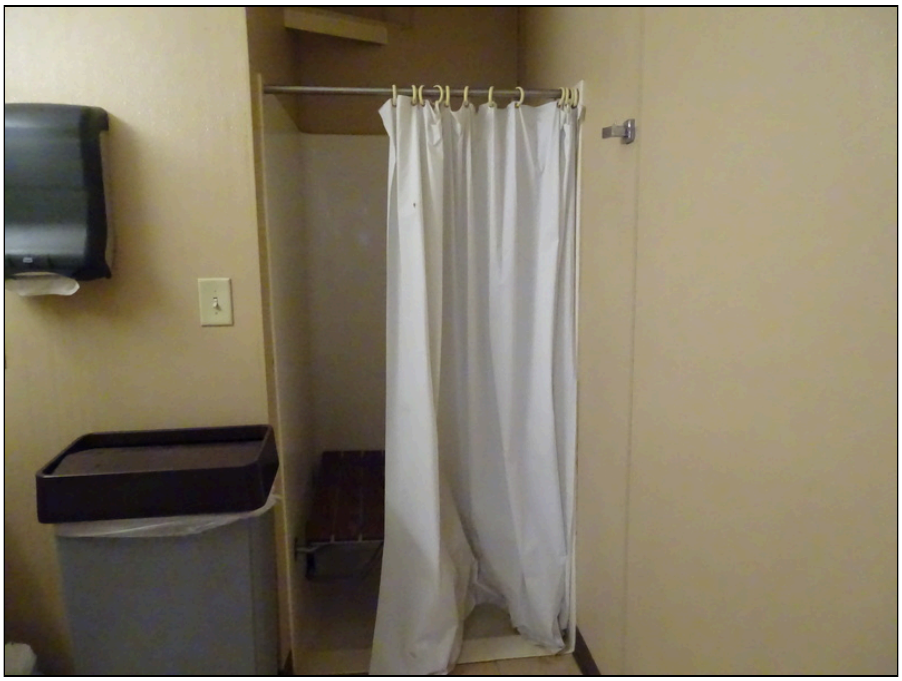
62 - Parks Shop breakroom

63 - Parks Shop breakroom

64 - Parks Shop water fountain

65 - Parks Shop restroom

66 - Parks Shop restroom



67 - Parks Shop restroom

68 - Parks Shop restroom sign

69 - Parks Shop restroom sinks

70 - Parks Shop accessible restroom

71 - Parks Shop restroom

72 - Parks Shop breakroom ceiling condition

73 - Parks Shop gas meter

74 - General site asphalt

75 - Parks Shop security camera

76 - Parks Shop landscape

77 - Division office typical security camera

78 - Division office typical building mounded light fixture

79 - Typical gas meter

80 - Division office typical downspout deterioration

81 - Accessible Asphalt parking area

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