PUBLIC WORKS ADMINISTRATION BUILDING
305 4TH STREET NW
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

SEPTEMBER 21, 2021

September 21, 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 Public Works Administration Building, 305 4th Street NW, 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
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703-471-8400

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

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
3.2.5 Flatwork	X	X		Repair		$3,000
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Repair		$17,500
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems	X	X		Replace		$213,500
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production		X		Replace		$5,400
3.4.2.1 Equipment	X	X		Replace		$114,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X	X		Replace		$20,000
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes of Common Areas	X			None		
3.8 Accessibility (ADA) Compliance	X			None		
5.1 MOISTURE AND MOLD	X			None		
Totals					$0	$373,400

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$0	$0.00

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$373,400.00	$26.67	$1.33
Replacement Reserves, w/20, 2.5% escalation	$459,899.93	$32.85	$1.64

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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 Public Works Administration Building property in Charlottesville, Virginia - hereinafter known as the Property.

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

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Reliance

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1.2 METHODOLOGY

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

Priority 1: Immediately Critical Items (Year 0)

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

Priority 2: Critical Items (Year 0-1)

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

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

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

Priority 4: Reserve Items (Years 5-20)

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

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

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

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

1.3 PROPERTY DESCRIPTION

The Public Works Administration Building, located at 305 4th Street NW, in Charlottesville, Virginia, consists of a One-story building. The building totals approximately 14,000 square feet. Parking is provided with Asphalt pavement. The Office building was reportedly constructed in 1977 and was recently renovated in 1998.

SURVEY INFORMATION	
Date of Assessment	May 20, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Partly Cloudy | 86F
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.80 acres
Major Cross Streets	Preston Avenue
Pavement - Parking	Asphalt pavement
Number of Parking Spaces	42
Number of Accessible Spaces	Two
Number of Van Accessible Spaces	Two
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Office
Number of Buildings	One
Building Height	One-story
Square Footage	14,000
Year Constructed	1977
Year Remodeled	1998

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Structural steel
Roof	Single-ply sheet membrane
Exterior Finishes	Brick veneer
Windows	Aluminum frame double pane
Entrance	Storefront entrances

BUILDING SYSTEMS	
HVAC System	Central plant HVAC system with supplemental heating/cooling equipment
Domestic Hot Water	Boiler system domestic hot water supply
Water Distribution	Copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	3-phase, 4-wire, 400 amps
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
Total Repair Cost					$0.00

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
3.2.5 Flatwork																												
REPLACE CONCRETE SIDEWALK	25	24	1	1	LS	$3,000.00	$3,000	100%	$3,000																			$3,000
3.3.3 Building Exteriors																												
REPOINT BRICKWORK	20	8	12	1	LS	$10,000.00	$10,000	100%												$10,000								$10,000
REPLACE SEALANTS	12	8	4	1	LS	$7,500.00	$7,500	100%				$7,500																$7,500
3.3.6 Roofing Systems																												
REPLACE SINGLE-PLY ROOFING SYSTEM	15	5	10	15,250	SF	$14.00	$213,500	100%										$213,500										$213,500
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	11	1	2	EA	$2,700.00	$5,400	100%	$2,700											$2,700								$5,400
3.4.2.1 Equipment																												
REPLACE BOILER	15	12	3	1	EA	$25,000.00	$25,000	100%			$25,000																	$25,000
REPLACE AIR HANDLER UNITS	15	14	1	4	EA	$12,000.00	$48,000	100%	$12,000		$24,000												$12,000					$48,000
REPLACE CONDENSORS	15	14	1	2	EA	$5,500.00	$11,000	100%	$5,500															$5,500				$11,000
REPLACE CHILLER	20	6	14	1	EA	$30,000.00	$30,000	100%														$30,000						$30,000
3.4.3.1 Service and Metering																												
REPLACE GENERATOR AND TRANSFER SWITCH	25	11	14	1	EA	$20,000.00	$20,000	100%														$20,000						$20,000
Total (Uninflated)									$23,200.00	$0.00	$49,000.00	$7,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$213,500.00	$0.00	$12,700.00	$0.00	$50,000.00	$12,000.00	$5,500.00	$0.00	$0.00	$0.00	$0.00	$373,400.00

City of Charlottesville - Facilities Development
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Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
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)									$23,200.00	$0.00	$51,480.62	$8,076.68	$0.00	$0.00	$0.00	$0.00	$0.00	$266,632.24	$0.00	$16,663.50	$0.00	$68,925.55	$16,955.69	$7,965.64	$0.00	$0.00	$0.00	$0.00	$459,899.93

Evaluation Period:	20
# of Square Feet:	14,000
Reserve per Square Feet per year (Uninflated)	$1.33
Reserve per Square Feet per year (Inflated)	$1.64

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

2.3 ASSESSMENT PROCEDURES

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

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

2.4 DEFINITIONS

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

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

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

2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a One-story Office building.

3.1.1 Property Location

The Property is located at 305 4th Street NW in Charlottesville, Virginia.

Surrounding Properties	
North	Commercial properties
East	4th Street NW
South	Commercial properties
West	Residential properties

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

3.1.2 Construction History

We understand that the building was constructed approximately 44 years ago in 1977 and was reportedly renovated in 1998.

3.1.3 Current Property Improvements

The Office building, located at 305 4th Street NW, in Charlottesville, Virginia, consists of a One-story building. The building totals approximately 14,000 square feet. Parking is provided 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 south	Good
Adjoining Properties		Good

Comments

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

Photographs

Topography

3.2.2 Storm Water Drainage

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

Comments

The storm water collection system includes a municipal system. Two areas on ponding were reported in the south lot toward the adjacent parking garage.

Photographs

Typical drainage

Typical drainage

Typical yard inlet drainage

3.2.3 Access and Egress

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

Comments

Vehicular access to the site is located on the east side of the site. Fire truck access is available on the four sides of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Fair
Quantity of Parking Spaces	42	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Perpendicular parking	Good
Site Circulation	2-way aisles	Good
Lighting		N/A
Accessible Spaces	Two	Good
Accessible Aisles	One	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	Asphalt pavement	Fair
Drainage	Curb inlets	Good
Repair History	Patching noted	Fair
Concrete Curbs and Gutters	Cracks and chipping noted	Fair
Dumpster Pad		N/A
Asphalt Curbs		N/A
Fire Lane Painting		N/A

Comments

Asphalt-paved drive lanes are located on the north side of the site with drive lanes and parking located on the west and south sides of the building. The expected useful life of asphalt pavement is 20 years. The asphalt pavement was observed to be in generally fair condition.

Photographs

Asphalt pavement drive lane and parking west side of the building

Asphalt pavement drive lane

Asphalt pavement drive lane

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Fair
Plaza		N/A
Patios		N/A
Steps	Concrete	Good

SIDEWALKS		
Item	**Description**	**Condition**
Landings	Concrete	N/A
Handrails	Steel	Good
Ramps	Concrete	Good

Comments

The site contains concrete sidewalks of undetermined thickness. Regularly spaced control joints were observed. The concrete sidewalks and steps were generally in good to fair condition. The expected useful life of concrete sidewalks and steps is typically 25 years.

Painted steel handrails were provided at the exterior stairs. The paint was observed in fair condition with peeling and chipping noted. We recommend repainting the railings as a maintenance item.

Photographs

Concrete sidewalk east side of the building

Typical concrete sidewalk - note cracking

Typical concrete sidewalk - note cracking

Concrete steps south side of the building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK	25	24	1	1	$3,000
Total					$3,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature trees and shrubs	Good
Planting Beds	Mulched	Good
Lawn Areas	Surrounding building	Good
Irrigation System		N/A
Monumental Sign		N/A
Landscape Lighting		N/A
Retaining Walls		N/A
Fences and Gates	Chain link fence and gate at the south side of the building	Good
Dumpster Enclosure		N/A
Fountains		N/A

Comments

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

A chain link fence and electric operated gate are located on the south side of the building. The chain link fence and gate were generally in good condition.

Photographs

Typical concrete side walk and landscaping

Typical landscaping

Typical landscaping

Typical monuments sign

Chain link fence and gate on the south side of the building

Typical fences controller system

3.2.7 Recreational Facilities

Comments

The property does not contain recreational systems.

3.2.8 Special Utility Systems

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

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

FOUNDATION		
Item	**Description**	**Condition**
Load Bearing Support	Assumed shallow spread footings	Good
Basement		N/A
Crawl Space		N/A

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Concrete slab on grade	Good
Roof Framing	Structural steel	Good
Columns	Steel columns at exterior	Good
Load Bearing Walls	Steel	Good
Balconies		N/A
Decks		N/A

Comments

The structure of the building consists of Structural steel. The structural frame of the building was generally in good condition.

Photographs

Structure framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	Brick veneer	Good/Fair
Metal	Vertical panel	Good
Stone		N/A
Stucco/Plaster		N/A
Accent/Trim	Vertical metal panel	Good
Covered Soffits	Metal	Good
Awnings		N/A
Paint		Good
Sealants	Brick, windows, and doors	Fair

Comments

The primary exterior of the building consists of Brick veneer and metal. The building exteriors were generally in good to fair condition with brick venner repairs and the metal exterior replaced in 2013. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints is anticipated during the report period; we recommend re-pointing of the deteriorated mortar joints near the end of the study period.

The exterior metal was located on the upper elevations of north,east, and south sides of the building and the west side of the building. The metal exterior was generally in good condition.

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

Photographs

Building exterior west side of the building

Typical building exterior

Typical building exterior

Typical building exterior - note step cracking and deterioration of mortar

Building exterior west side of the building

Typical exteriors - note sealant deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	8	12	12	$10,000
REPLACE SEALANTS	12	8	4	4	$7,500
Total					$17,500

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Storefront entrances	Good
Personnel Doors	Located throughout exterior	Good
Door Hardware		Good
Accessibility Controls		N/A
Overhead/Roll-up Doors		N/A

Comments

The main entrances are Storefront entrances. The main entrance doors were generally in good condition. Personnel doors are located at around the building. The personnel doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Storefront entrance east side of the building

Typical personnel doors

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Good
Glass Pane	Double pane	Good
Operation	Sliders as applicable	Good
Screen	On operable units	Good
Exterior Header	Typically metal panel	Good
Exterior Sill	Metal or brick sill	Good
Gaskets or Glazing	Neoprene	Good

Comments

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

Photographs

Typical exterior window

Building exterior west side of the building

Typical building exterior

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Fully adhered	Good/Fair
Parapet Walls		N/A
Cap Flashing/Coping	Metal	Good
Insulation	Rigid	Good

ROOFING		
Item	**Description**	**Condition**
Substrate/Deck	Metal decking	Good
Slope/Pitch	Shallow pitched and sloped flat roofing systems	Good
Drainage	Internal drains and gutters and downspouts	Good
Plumbing Vents	Standard clamped boots	Good
Exhaust Vents	Metal counterflashing	Good
Equipment Curbs	Metal counterflashing	Good
Pitch Pockets		N/A
Gravel Stops		N/A
Skylights		N/A
Flashing	Metal counterflashing	Good

Comments

The main roofing system consists of single-ply sheet membrane roofing system. The roofing system was reportedly replaced in 2015. Drainage for the roofing system is provided by both gutters and downspouts and internal drains. The drainage was observed to be in generally good condition. The expected useful life of the roofing systems is generally 15 years. Based on the reported age of the roofing system, we recommend scheduled replacement during the study period.

Photographs

Roofing system east and west side of the building looking north

Typical patching

Typical internal drain

Typical plumbing penetration

Typical skylight

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM	15	5	10	10	$213,500
Total					$213,500

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

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

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

Comments

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

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

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Boiler system domestic hot water supply	Fair
Water Storage	Located in the water heater	Good
Circulation Pumps		N/A

Comments

Domestic hot water to the building is provided by a 35-gallon storage tank connected to the boiler system domestic hot water supply located in the main utility room installed in 2009. The boiler system domestic hot water supply was manufactured by Burnham. The expected useful life of a storage tank connected to the boiler system domestic hot water supply is approximately 12 years. We recommend replacing the storage tank connected to the boiler system domestic hot water supply be replaced during the report period.

Photographs

Boiler system domestic hot water supply

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	11	1	1 12	$2,700 $2,700
Total					$5,400

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers	Located in main utility room	Fair

EQUIPMENT		
Item	**Description**	**Condition**
Chillers	Located on west side of the building	Fair
Fan Coil Units		N/A
Heat Exchangers		N/A
Interior Package Air Conditioner		N/A
Radiators		N/A
Variable Air Volume (VAV) Boxes		N/A
Air Handlers	Located throughout the building	Fair
Condensing Units (split system)	Located at building exterior	Fair
Heat Pumps (split system)		N/A
Ceiling Fans		N/A
Exhaust Fans	Various exhaust fans throughout	Good
Package Units		N/A

Comments

The building is served by a Central plant HVAC system with supplemental heating/cooling equipment and includes a boiler, a chiller, air handler units, and condensers. Various exhaust fans were located throughout the interior.

Boiler
A boiler is located in the main utility room. The boiler was manufactured by Burnham in 2009. The boiler was generally in fair condition. Boilers have an expected useful life of 15 years. We recommend the boiler be replaced during the study period.

Chiller
A chiller is located at the west side of the building. The chiller was manufactured by Trane in 2015. The chiller was generally in good condition. Chillers have an expected useful life of 20 years. We recommend the chiller be replaced near the end of the study period.

Air Handler Units

Air handler units are located in the main utility room, attic spaces and locations throughout the building. The units were manufactured ranging from 1999 to 2006 and were in overall fair condition. The typical expected useful life of the heat pumps is 15 years. We recommend a scheduled replacement of the units.

Condensers

Condensers manufactured by Trane are located on the north side and south side of the building with installation dates of 2004 and 2015, respectively. Condensers have an expected useful life of 15 years and should be replaced during the study period based on their age.

Photographs

Boiler located in main utility room

Chiller located at west side of the building

Air Handler Unit located in main utility room

Condenser located at north side of the building

Typical mechanical duct

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILER	15	12	3	3	$25,000
REPLACE AIR HANDLER UNITS	15	14	1	1 3 15	$12,000 $24,000 $12,000
REPLACE CONDENSORS	15	14	1	1 16	$5,500 $5,500
REPLACE CHILLER	20	6	14	14	$30,000
Total					$114,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Plumbing Pipe System	Copper and steel piping	Good
Ducts	Insulated sheet metal	Good
Return Air	Insulated sheet metal	Good

Comments

The distribution system includes a piping system and ducted supply and a plenum return. The piping system and 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
Energy Management System		N/A

Comments

Thermostats are located in the interior space. 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	On west side of building	Good
Master (House) Meter	On west side of building	Good
Emergency Power	Located in main utility room	Fair
Transfer Switch	Located in main utility room	Fair

Comments

Electricity is provided to the building by Dominion Virginia Power. The electrical service is located on the west side of the building and provides 3-phase, 4-wire, 400 amps service.

An emergency generator manufactured by Generac was reportedly installed in 2010 and is located in the main utility room. The emergency generator is reportedly tested on a weekly basis. The expected useful life of an emergency generator is 25 years with proper maintenance. The emergency generator was observed to be in fair condition. Based on the age of the generator, we recommend replacement during the report period.

Photographs

Typical electrical meter

Main electrical switchgear

Emergency power generator

Emergency power transfer switch

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE GENERATOR AND TRANSFER SWITCH	25	11	14	14	$20,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$20,000

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Square D	Good
Branch Wiring	Copper	Good
GFCI Devices		Good
Building Transformers	Acme floor mounted	Good
Sub-Meters		N/A
COPALUM Connectors		N/A

Comments

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

Photographs

Typical circuit breaker panel

Typical building transformer

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	None	N/A
Escalators		N/A
Dumb-waiters		N/A
Man lifts		N/A

Comments

There were no vertical transportation systems at the property.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System (wet)	Wet chemical, located at kitchen range hood	Good
Sprinkler System (dry)		N/A
Fire Extinguishers	Located throughout building	Good
Date of Last Inspection (Fire Extinguishers)	June 9, 2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Hose Cabinets		N/A
Fire Hydrants	Located throughout city yard	Good

Comments

The fire suppression system includes fire extinguishers and a wet chemical system for the kitchen range hood. The fire suppression system was observed but not tested. The fire extinguishers were observed to have recent inspection tags issued June 2021. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

Photographs

Typical fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel		N/A
Public Address System		N/A
Central Fire Alarm Control Panel		N/A
Automatic Notification		N/A
Bells		N/A
Strobes		N/A
Exit Signs	Located throughout the building.	Good
Exit Lights	Located throughout the building.	Good
Pull Stations		N/A
Smoke Detectors		N/A

Comments

Emergency exit signs, emergency lighting, and fire extinguishers, are located throughout the building.

Photographs

Typical exit sign

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Mounted on building exterior	Fair
Alarm System	Monitored	Good
Access Control	Card readers	Good
Security Fencing	Includes electrically operated gate	Good
Lightning Protection		N/A
Roof Anchors		N/A

Comments

The building is monitored by a motion sensor security system, with security cameras, that is activated after-hours. The security system was generally in good condition.

Photographs

Typical security camera

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Common Areas

LOBBY		
Item	**Description**	**Condition**
Floor Finishes	Wood	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Fountains		N/A
Drinking Fountains		N/A

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board, painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Terrazzo and vinyl tile	Fair
Wall Finishes	Painted gypsum board and painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Fixtures	Toilets, urinal, wall hung lavatories	Good
Accessories	Partitions, mirrors, soap and towel dispensers	Good
Ventilation	Exhaust fan	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	Terrazzo	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good
Drinking Fountains		N/A

KITCHEN		
Item	**Description**	**Condition**
Floor Finishes	Terrazzo	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Wood	Good
Refrigerator	White	Good

KITCHEN		
Item	**Description**	**Condition**
Dish Washer		N/A
Microwave Oven	Countertop	Good

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

Comments

The interior common building areas include a lobby, offices, restrooms, corridors, kitchen, and utility room.

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

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

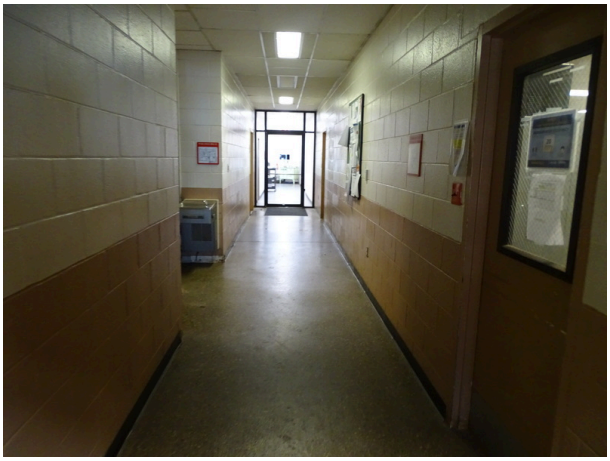
The finishes in the restrooms include ceramic terrazzo floors, painted gypsum board and painted CMU walls, and suspended acoustical tile ceilings. The restrooms were observed to be in generally good condition.

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

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

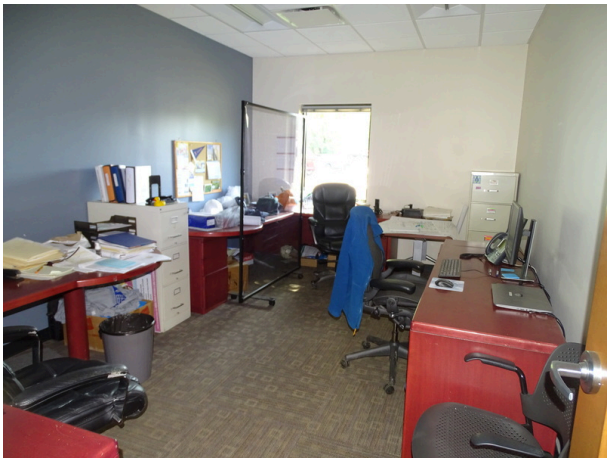
The finishes in the utility room include unfinished floors, painted CMU walls . The finishes in the utility room were observed to be soiled and in generally good condition.

Photographs



Interior finishes of corridor area

Interior finishes of kitchen area



Interior finishes of office area

Interior finishes of restroom area - note deterioration

Interior finishes of corridor area ceiling

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

The parking area serving the property has a total of approximately 42 parking spaces. Of the parking spaces, Two are accessible with Two being van accessible. Accessibility requires that two accessible parking spaces be provided in parking areas with a total of one to 50 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided meets accessibility requirements.

Photographs

Accessible toilet

Accessible ramp

Accessible parking spaces

Accessible curb ramp with truncated domes

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
A.	**History**		
1.	Has an ADA Survey been completed for this property?	Yes	
2.	Have any ADA improvements been made to the property since original construction?	No	
3.	Has building ownership/management reported any ADA complaints or litigation?	No	none reported

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	Two out of the 42 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	Two out of the Two 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?	Yes	
5.	Does each accessible space have an adjacent access aisle?	Yes	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	Yes	
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	Yes	
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	
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	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	N/A	
6.	Do ramps on accessible routes appear to have compliant handrails?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	

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

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

ECS was provided access to drawings, certificate of occupancy, safety inspection records, and warranty information stored on site.

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

Based on our Facility Condition Assessment, the total repair and replacement costs for the Public Works Administration Building building is $XXX. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $XXXX. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.XX. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Public Works Administration Building is rated as xxxx.

8.0 LIMITATIONS AND QUALIFICATIONS

ECS's FCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a property's building systems. Preparation of a FCA in accordance with ASTM E 2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and cannot reduce the potential that such component or system may not be initially observed.

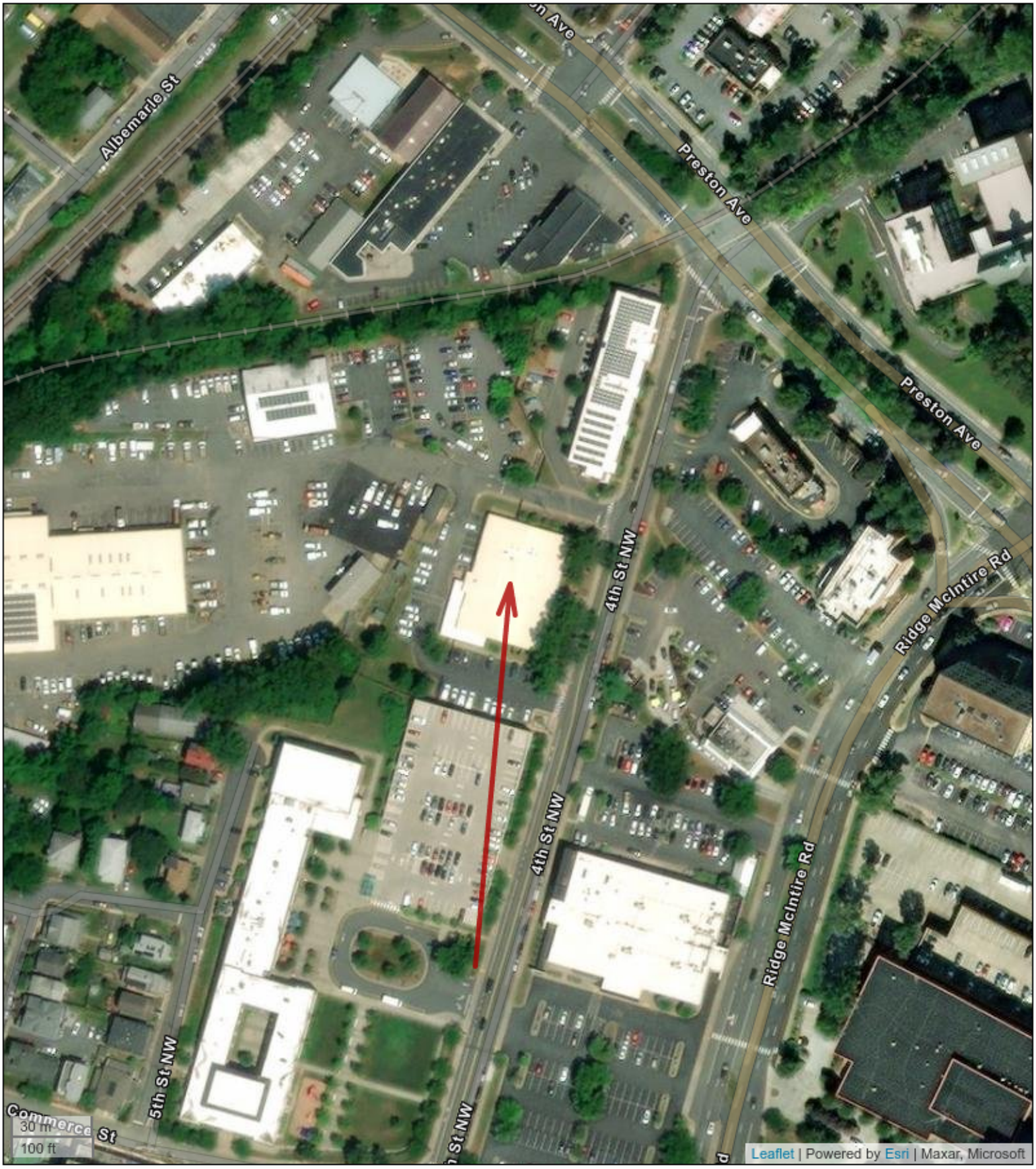
This FCA was prepared recognizing the inherent subjective nature of ECS's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that ECS's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. ECS’s opinions are generally formed without detailed knowledge from individuals familiar with the component’s or system’s performance.

The opinions ECS expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by a prudent professional in the same community under similar circumstances. ECS assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent ECS' professional judgment based on information obtained during the course of this assignment. ECS's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

Site Map

Public Works Administration Building - FCA 2021



Aerial Photograph

Public Works Administration Building - FCA 2021

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville -Public Works Administrati
305 4th Street North West
Charlottesville, VA 22903

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

Inspection Date
Jun 9, 2021

Building: City of Charlottesville -Public Works Administrati
Contact: Jason Davis
Title: Maintenance Tech

Company: Fire Solutions
Contact: Tommy VO
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: City of Charlottesville -Public Works Administrati
Contact: Jason Davis

Address: 305 4th Street North West
Phone: 434-964-6771

Address:
Fax:

City/State/Zip: Charlottesville, VA 22903
Mobile:

Country: United States of America
Email: davisja@charlottesville.org

Inspection Performed By

Company: Fire Solutions
Inspector: Tommy VO

Address: 205 Haley Road
Phone: 804-385-3301

Address:
Fax:

City/State/Zip: Ashland, Virginia 23005
Mobile: 804-385-3301

Country: United States
Email: tommyv@firesolutionsinc.com

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	6	100.00%	6	100.00%	6	100.00%	0	0%
Totals	**6**	**100%**	**6**	**100.00%**	**6**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Building: City of Charlottesville -Public Works Administrati

Inspector: Tommy VO
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville -Public Works Administrati

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.	1st back hallway 104.05	47001099 G17167731	Inspected	06/09/21 2:17:13 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st back hallway 104.06	47001098 G17167744	Inspected	06/09/21 2:18:26 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway at gas devision 104.03	47001096 XW-454320	Inspected	06/09/21 2:21:52 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway at public service 104.01	47001095 RB-806145	Inspected	06/09/21 2:21:22 PM
Fire Extinguisher, 5 Lbs, A.B.C.	1st hallway by front entry 104.02	47001097 WZ-616316	Inspected	06/09/21 2:23:35 PM
Fire Extinguisher, 6 Ltr, Class K	1st kitchen 104.04	47001094 AD-551290	Inspected	06/09/21 2:20:18 PM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville -Public Works Administrati

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

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

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville -Public Works Administrati

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., 5 Lbs					
47001095	1st hallway at public service 104.01	RB-806145	08/08/12	08/08/17	08/08/99
				Total Fire Extinguisher, A.B.C., 5 Lbs:	**1**
Hydrostatic Test					
Fire Extinguisher, Class K, 6 Ltr					
47001094	1st kitchen 104.04	AD-551290	05/30/18		05/30/13
				Total Fire Extinguisher, Class K, 6 Ltr:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville -Public Works Administrati

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%	6

Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	2	5 HI SA40 ABC	A.B.C.	10/07/2021
In Service - 5 Years to 10 Years				
Ansul				
Fire Extinguisher	1	K01-3	Class K	05/30/2013
In Service - 15 Years to 25 Years				
Badger				
Fire Extinguisher	1	B5M-06	A.B.C.	08/08/2006
Fire Extinguisher	1	5MB-6H-05	A.B.C.	08/08/2005
Fire Extinguisher	1	5MB6H 99	A.B.C.	08/08/1999

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

Square Foot Cost Estimate Report

Date: **9/22/2021**

Estimate Name	**Public Works Administration Building - FCI 2021**
	City of Charlottesville 305 4th Street NW Charlottesville Virginia 22902
Building Type	Office, 1 Story with Brick Veneer / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	12.00
Floor Area (S.F.)	14,000.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$156.11
Total Building Cost	**$2,185,600.82**

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			**7.8%**	**$9.07**	**$127,019.81**
A1010	**Standard Foundations**			**$3.92**	**$54,907.49**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	360.00		$1.74	**$24,350.76**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	360.00		$0.93	**$13,033.08**
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	48.00		$1.25	**$17,523.65**
A1030	**Slab on Grade**			**$4.93**	**$68,996.20**
	Slab on grade, 4" thick, non industrial, reinforced	14,000.00		$4.93	**$68,996.20**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.22**	**$3,116.12**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	14,000.00		$0.22	**$3,116.12**
B Shell			**38.4%**	**$44.85**	**$627,966.65**
B1010	**Floor Construction**			**$24.27**	**$339,809.90**
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	288.00		$1.11	**$15,536.33**
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load	244.80		$6.74	**$94,291.65**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	14,000.00		$16.43	**$229,981.92**
B2010	**Exterior Walls**			**$7.36**	**$102,979.81**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	3,456.00		$7.36	**$102,979.81**
B2020	**Exterior Windows**			**$1.88**	**$26,285.06**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	37.57		$1.88	**$26,285.06**
B2030	**Exterior Doors**			**$3.66**	**$51,274.36**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	4.00		$1.90	**$26,642.40**
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	4.00		$0.96	**$13,452.54**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	4.00		$0.80	**$11,179.42**
B3010	**Roof Coverings**			**$6.79**	**$95,077.96**
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	14,000.00		$1.73	**$24,213.00**
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	14,000.00		$3.96	**$55,471.92**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	360.00		$0.65	**$9,057.53**
	Flashing, aluminum, no backing sides, .019"	360.00		$0.11	**$1,488.03**
	Gravel stop, aluminum, extruded, 8", duranodic, .050" thick	360.00		$0.35	**$4,847.48**
B3020	**Roof Openings**			**$0.90**	**$12,539.56**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	4.00		$0.36	**$5,028.80**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 4'-6", aluminum curb and cover, 150lbs	1.00		$0.10	**$1,450.25**
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	4.00		$0.43	**$6,060.51**
C Interiors			**14.8%**	**$17.27**	**$241,761.01**

		Quantity	% of Total	Cost Per SF	Cost
C1010	**Partitions**			**$1.84**	**$25,757.36**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, no insulation	4,900.00		$1.01	**$14,122.09**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	2,100.00		$0.57	**$7,998.59**
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	3,456.00		$0.17	**$2,419.34**
	Add for the following: taping and finishing	3,456.00		$0.09	**$1,217.34**
C1020	**Interior Doors**			**$3.41**	**$47,716.01**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	44.03		$3.41	**$47,716.01**
C1030	**Fittings**			**$0.40**	**$5,544.04**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	6.00		$0.40	**$5,544.04**
C3010	**Wall Finishes**			**$0.69**	**$9,717.06**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	14,000.00		$0.56	**$7,793.24**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	3,456.00		$0.14	**$1,923.82**
C3020	**Floor Finishes**			**$3.36**	**$47,099.74**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	8,400.00		$1.77	**$24,780.76**
	Vinyl, composition tile, maximum	4,200.00		$0.73	**$10,247.96**
	Tile, ceramic natural clay	1,400.00		$0.86	**$12,071.02**
C3030	**Ceiling Finishes**			**$7.57**	**$105,926.80**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	14,000.00		$7.57	**$105,926.80**
D Services			**39.0%**	**$45.52**	**$637,346.60**
D2010	**Plumbing Fixtures**			**$3.13**	**$43,886.80**
	Water closet, vitreous china, bowl only with flush valve, wall hung	6.00		$1.42	**$19,861.50**
	Urinal, vitreous china, wall hung	2.00		$0.17	**$2,392.43**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	6.00		$0.61	**$8,490.27**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	2.00		$0.62	**$8,693.85**
	Water cooler, electric, floor mounted, dual height, 14.3 GPH	2.00		$0.32	**$4,448.75**
D2020	**Domestic Water Distribution**			**$1.85**	**$25,938.20**
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	2.00		$1.85	**$25,938.20**
D2040	**Rain Water Drainage**			**$0.67**	**$9,383.53**

		Quantity	% of Total	Cost Per SF	Cost
	Roof drain, DWV PVC, 4" diam, diam, 10' high	8.00		$0.66	**$9,186.88**
	Roof drain, DWV PVC, 4" diam, for each additional foot add	7.20		$0.01	**$196.65**
D3050	**Terminal & Package Units**			**$18.53**	**$259,469.00**
	Rooftop, multizone, air conditioner, offices, 10,000 SF, 31.66 ton	14,000.00		$18.53	**$259,469.00**
D4010	**Sprinklers**			**$3.01**	**$42,128.38**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	14,000.00		$3.01	**$42,128.38**
D4020	**Standpipes**			**$1.65**	**$23,126.16**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	2.40		$1.65	**$23,126.16**
D5010	**Electrical Service/Distribution**			**$2.18**	**$30,473.10**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		$0.42	**$5,877.50**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100.00		$0.49	**$6,814.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 600 A	1.20		$1.27	**$17,781.60**
D5020	**Lighting and Branch Wiring**			**$9.30**	**$130,163.13**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	14,000.00		$3.49	**$48,889.40**
	Miscellaneous power, 1.2 watts	14,000.00		$0.25	**$3,483.20**
	Central air conditioning power, 4 watts	14,000.00		$0.51	**$7,191.80**
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.27	**$3,714.50**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	16,100.00		$4.78	**$66,884.23**
D5030	**Communications and Security**			**$5.20**	**$72,778.30**
	Telephone wiring for offices & laboratories, 8 jacks/MSF	10,500.00		$1.17	**$16,391.55**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	2.00		$2.36	**$33,035.00**
	Fire alarm command center, addressable without voice, excl. wire & conduit	2.00		$0.40	**$5,633.00**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	10.50		$1.27	**$17,718.75**
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**

	Quantity	% of Total	Cost Per SF	Cost
Sub Total		**100%**	**$116.72**	**$1,634,094.07**
Contractor's Overhead & Profit		**25.0 %**	**$29.18**	**$408,523.52**
Architectural Fees		**7.0 %**	**$10.21**	**$142,983.23**
User Fees		**0.0 %**	**$0.00**	**$0.00**
Total Building Cost			**$156.11**	**$2,185,600.82**

Appendix IV: SITE PHOTOGRAPHS

1 - Public Works Administration Building - building exterior northeast side of the building

2 - Topography

3 - Typical drainage

4 - Typical drainage

5 - Typical yard inlet drainage

6 - Asphalt pavement drive lane and parking west side of the building

7 - Asphalt pavement drive lane

8 - Asphalt pavement drive lane

9 - Concrete sidewalk east side of the building

10 - Typical concrete sidewalk - note cracking

11 - Typical concrete sidewalk - note cracking

12 - Typical concrete sidewalk - note cracking

13 - Concrete steps south side of the building

14 - Typical concrete side walk and landscaping

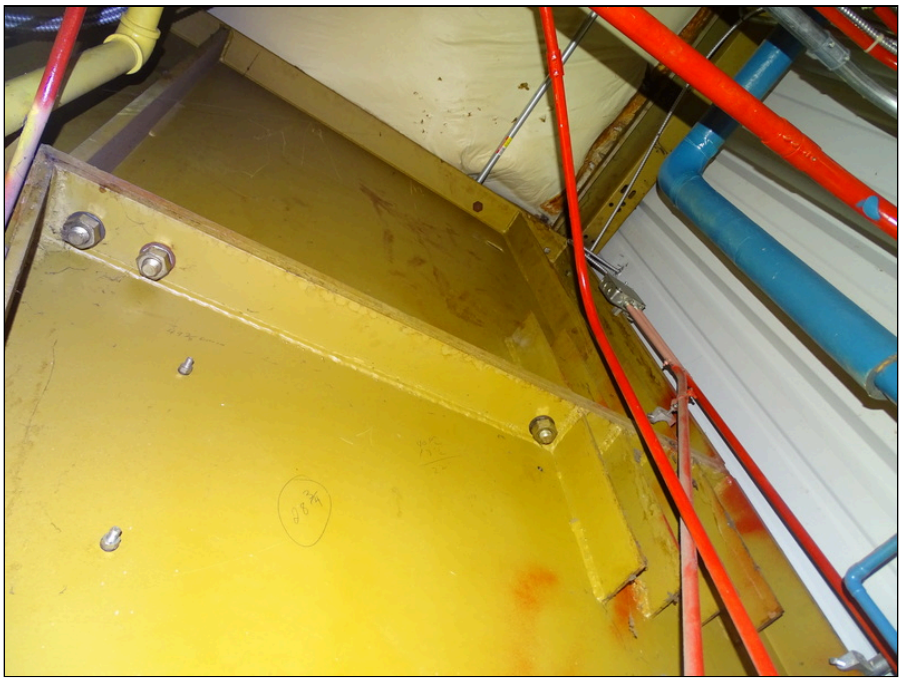
15 - Typical landscaping

16 - Typical landscaping

17 - Typical monuments sign

18 - Chain link fence and gate on the south side of the building

19 - Typical fences controller system



20 - Structure framing

21 - Building exterior west side of the building

22 - Building exterior west side of the building

23 - Typical building exterior

24 - Typical building exterior

25 - Typical building exterior - note step cracking and deterioration of mortar

26 - Storefront entrance east side of the building

27 - Typical personnel doors

28 - Typical exterior window

29 - Typical exteriors - note sealant deterioration

30 - Roofing system east and west side of the building looking north

31 - Typical patching

32 - Typical internal drain

33 - Typical plumbing penetration

34 - Typical skylight

35 - Boiler system domestic hot water supply

36 - Boiler located in main utility room

37 - Chiller located at west side of the building

38 - Air Handler Unit located in main utility room

39 - Condenser located at north side of the building

40 - Typical mechanical duct

41 - Typical thermostat

42 - Main electrical service and utility meter

43 - Main electrical switchgear

44 - Emergency power generator

45 - Emergency power transfer switch

46 - Typical circuit breaker panel

47 - Typical electrical meter

48 - Typical building transformer

49 - Typical gas meter

50 - Typical fire extinguisher

51 - Typical exit sign

52 - Typical security camera

53 - Interior finishes of corridor area

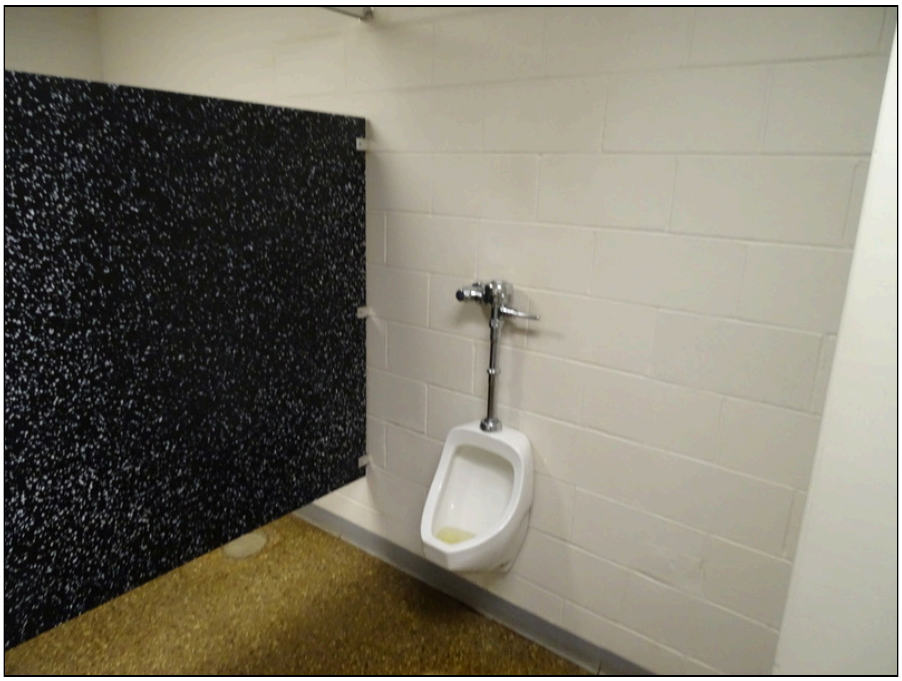
54 - Interior finishes of kitchen area

55 - Interior finishes of office area

56 - Interior finishes of office area

57 - Interior finishes of meeting room area

58 - Interior finishes of restroom area



59 - Interior finishes of restroom area

60 - Interior finishes of restroom area - note deterioration

61 - Interior finishes of corridor area ceiling

62 - Accessible toilet

63 - Accessible ramp

64 - Accessible parking spaces

65 - Curb ramp with truncated domes

Appendix V: RESUMES

William R. Pratt, PE

Senior Project 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

- 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
- Marquee Theatres, VA
- Wendy's Restaurants, VA

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

MICHAEL DOYLE, AIA

PRINCIPAL ARCHITECT

REGISTRATION

Registered Architect: MD, DC, AZ, NC, VA, IL, PA

The Leadership in Energy and Environmental Design (LEED) Accredited Professional

SKILLS

Preconstruction Surveys

Property Condition Assessments

Code Consulting Services

Accessibility Assessments

Pavement Assessment and Design

Roofing and Waterproofing

EDUCATION

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

YEARS OF EXPERIENCE

ECS: 18 Other: 13

PROFESSIONAL PROFILE

Mr. Doyle serves as a Principal Architect for ECS Mid-Atlantic, LLC Facilities Group. He has extensive experience in the construction industry and his expertise includes the Pre and Post Construction Survey Services, Americans with Disabilities Act, Property Condition Surveys, 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. Additionally, he has extensive experience performing Property Condition Assessments (PCA) from small commercial properties, large high-rise buildings, to government-owned properties. Mr. Doyle's experience also includes performing PCAs in accordance with Freddie Mac, Fannie Mae, lender, and specific client requirements.

PROJECT EXPERIENCE

City of Charlottesville, Charlottesville, VA – Oversaw the FCA for the 51-property portfolio including fire stations, police stations, courthouses, city hall buildings, schools, libraries, museums, parks and recreation, and other facilities. Special project requirements included customized cost recommendation submittals in electronic data format for compatibility with the existing Capital Improvement Plan. Specific individual contributions included contract formation, site visits, report writing, schedule tracking, and response to items requested by client point of contact.

Waverly Woods PCA, Marriottsville, MD – The project consists of a multiple one-story retail shopping buildings, 103,010-SF, constructed in 2001. The parking is at-grade parking with asphalt pavement. The PCA included a visual assessment of the property, interviewing property management, and reviewing their maintenance schedules.

ADDITIONAL PROJECT EXPERIENCE

- Good Shepherd Church, Alexandria, VA
- Powers Lane Shopping Center, Baltimore, MD
- 1333 New Hampshire Ave, Washington, DC
- 1222 Wisconsin Ave, Washington, DC
- 1225 19th Street, Washington, DC
- 401-415 Domino Lane, Philadelphia, PA
- 2461 Wisconsin Avenue NW Property, Washington, DC
- 3333 Wisconsin Avenue Property, Washington, DC
- 400 N. Washington St PCA, Falls Church, VA
- Oak Run – PCA, Columbia, MD

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

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

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

CERTIFICATIONS

WSSC Master Plumber

WSSC Master Gasfitter

WSSC Cross Connection Technician Certification

CPR/First Aid Training

OSHA 30 hr Training

ICC Certified Commercial Building Inspector

ICC Certified Commercial Plumbing Inspector

ICC Certified Commercial Mechanical Inspector

LEED Green Associate

SKILLS

Code Compliance

Construction Administration

Special Inspection Services

Condition Assessments

Forensic Consultation

PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

Montgomery College, 1991, Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38

DONALD GOGLIO

CODE COMPLIANCE PROJECT MANAGER

PROFESSIONAL PROFILE

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

PROJECT EXPERIENCE

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

CERTIFICATIONS

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PROFESSIONAL MEMBERHSHIPS

American Wood Council

USGBC

EDUCATION

Trade Specific (Plumbing), 1991, Montgomery College, Silver Spring, MD

YEARS OF EXPERIENCE

ECS: <1 Other: 38