SCHOOL BUS YARD & FUEL STATION
1505 AVON STREET EXT
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 School Bus Yard & Fuel Station, 1505 Avon Street Ext, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

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703-471-8400

Michael G. Doyle, AIA
Principal Architect
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Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X	X		Repair		$200,000
3.2.5 Flatwork		X		Replace		$5,000
3.2.6 Landscaping and Appurtenances	X			Replace		$5,000
Recreational Facilities		NA		None		
3.2.7 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X			Repair		$5,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows		X	X	Replace		$5,000
3.3.6 Roofing Systems		X		Repair		$10,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X			Replace		$2,000
3.4.2.1 Equipment		X		Replace		$16,000
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Interior Finishes of Common Areas		X		Replace		$25,350
3.8 Accessibility (ADA) Compliance	X			Install Truncated Domes	$800	
5.1 MOISTURE AND MOLD	X			None		
Totals					$800	$273,350

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$800	$0.10

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$273,350.00	$35.04	$1.75
Replacement Reserves, w/20, 2.5% escalation	$322,542.58	$41.35	$2.07

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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 School Bus Yard & Fuel Station 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 School Bus Yard & Fuel Station property, located at 1505 Avon Street Ext, in Charlottesville, Virginia, consists of a One-story building and a fuel pump station. The building totals approximately 7,809 square feet. Parking is provided with At-grade parking with asphalt pavement for buses and an additional commuter parking area. The Office building was reportedly constructed in 1990.

SURVEY INFORMATION	
Date of Assessment	August 19, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Partly Cloudy | 90F
Property Contact	Josh Bontrager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	50.7
Major Cross Streets	Avon Street Ext
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	110 parking spaces in the commuter lot 39 bus parking spaces in the bus lot
Number of Accessible Spaces	Three
Number of Van Accessible Spaces	One
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Office
Number of Buildings	One
Building Height	One-story
Square Footage	7,809
Year Constructed	1990
Year Remodeled	N/A

BUILDING CONSTRUCTION	
Foundation	Concrete slab-on-grade

BUILDING CONSTRUCTION	
Structural System	Concrete masonry unit bearing walls
Roof	Metal
Exterior Finishes	Brick veneer, metal siding
Windows	Aluminum frame single pane - operable
Entrance	Metal door

BUILDING SYSTEMS	
HVAC System	Split HVAC system
Domestic Hot Water	Gas domestic water heater
Water Distribution	Copper
Sanitary Waste Line	PVC
Electrical Service	1-phase, 240V, 200 amp
Branch Wiring	Copper
Elevators	N/A
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
3.8 Accessibility (ADA) Compliance					
INSTALL TRUNCATED DOMES AT CURB RAMPS	1	EA	$800.00	100%	$800
Total Repair Cost					$800.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.4 Paving, Curbing, and Parking																													
MILL, OVERLAY AND RESTRIPE BUS LOT ASPHALT PAVEMENT	20	11	9	100,000	SF	$2.00	$200,000	100%									$200,000												$200,000
3.2.5 Flatwork																													
REPLACE CONCRETE SIDEWALK AND CURB	30	29	1	1	LS	$5,000.00	$5,000	100%	$5,000																				$5,000
3.2.6 Landscaping and Appurtenances																													
REPLACE FENCING AS NEEDED	20	19	1	1	LS	$5,000.00	$5,000	100%	$5,000																				$5,000
3.3.3 Building Exteriors																													
REPOINT BRICKWORK	20	19	1	1	LS	$5,000.00	$5,000	100%	$5,000																				$5,000
3.3.5 Exterior Windows																													
REPLACE WINDOWS AS NEEDED	30	29	1	1	LS	$5,000.00	$5,000	100%	$5,000																				$5,000
3.3.6 Roofing Systems																													
CLEAN AND SEAL METAL ROOFING SYSTEM AS NEEDED	50	49	1	1	LS	$5,000.00	$5,000	200%	$5,000										$5,000										$10,000
3.4.1.2 Domestic Hot Water Production																													
REPLACE WATER HEATER	12	8	4	1	EA	$1,000.00	$1,000	200%				$1,000												$1,000					$2,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.4.2.1 Equipment																												
REPLACE FURNACE AND CONDENSER UNIT	15	14	1	1	EA	$8,000.00	$8,000	200%	$8,000															$8,000					$16,000
3.7.1 Interior Finishes of Common Areas																												
REPLACE VINYL TILE FLOORS	20	19	1	7,800	SF	$3.25	$25,350	100%	$25,350																			$25,350
Total (Uninflated)									$58,350.00	$0.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$0.00	$5,000.00	$0.00	$0.00	$0.00	$0.00	$9,000.00	$0.00	$0.00	$0.00	$0.00	$273,350.00
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)									$58,350.00	$0.00	$0.00	$1,076.89	$0.00	$0.00	$0.00	$0.00	$243,680.58	$0.00	$6,400.42	$0.00	$0.00	$0.00	$0.00	$13,034.68	$0.00	$0.00	$0.00	$0.00	$322,542.58

Evaluation Period:	20
# of Square Feet:	7,800
Reserve per Square Feet per year (Uninflated)	$1.75
Reserve per Square Feet per year (Inflated)	$2.07

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 School Bus Yard & Fuel Station 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, a bus parking area, and a commuter parking lot.

3.1.1 Property Location

The Property is located at 1505 Avon Street Ext in Charlottesville, Virginia.

Surrounding Properties	
North	Commercial and residential properties
East	Commercial and residential properties
South	Commercial and residential properties
West	Commercial and 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 31 years ago in 1990.

3.1.3 Current Property Improvements

The Office building, located at 1505 Avon Street Ext, in Charlottesville, Virginia, consists of a One-story building. The building totals approximately 7,809 square feet. Parking is provided with At-grade parking with asphalt pavement. It should be noted ECS was requested in writing via an updated spreadsheet summary to not include the fuel station and commuter parking lot areas as were included in ECS' 2016 assessment in our 2021 assessment.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

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

Photographs

Building overview

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal system	Good
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Sheet flow	Good
Landscape Drainage	Natural percolation	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

Photographs

Site drainage

3.2.3 Access and Egress

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

Comments

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

Photographs

Entrance overview

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Good
Quantity of Parking Spaces	110 parking spaces in the commuter lot 39 bus parking spaces in the bus lot	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Perpendicular to aisles	Good
Site Circulation	One-way drive aisles	Good
Lighting	Pole mounted	Good
Accessible Spaces	Three	Good
Accessible Aisles	Yes	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Good
Drainage	Curb inlets	Good
Repair History	2010 and 2014	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Concrete Curbs and Gutters	Cracking and vegetation growth noted	Fair
Fuel Station Pad	Concrete	Good
Asphalt Curbs		N/A
Fire Lane Painting	Painted curb	Good

Comments

Asphalt-paved drive lanes and parking areas are located on the west side of the site. The asphalt pavement was observed to be in generally good condition. It was reported that the bus parking lot was milled, overlayed, and restriped in 2010. The striping was generally in good condition; the bus parking lot striping and surface markings were cracked, but still visible. Asphalt surface cracking was observed in both of the lots; route and seal of cracks should be performed as on-going maintenance. The expected useful life of asphalt pavement is 20 years and an allowance to mill, overlay, and re-stripe the asphalt pavement has been included later in the study period.

The concrete curbs surrounding the parking areas were generally in fair condition, with cracking and vegetation growth noted. We recommend removing the growth, monitoring the cracking, and replace as needed along with the sidewalk repairs noted later in the report.

Photographs

Bus lot overview

Lot and curb overview

Bus lot and Fuel station overview

Cracking in bus lot asphalt

Cracking in bus lot asphalt

Cracking in bus lot asphalt

Cracking in bus lot asphalt

Cracking and surface markings in bus lot asphalt

Cracking asphalt and curb

Cracking in bus lot asphalt

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MILL, OVERLAY AND RESTRIPE BUS LOT ASPHALT PAVEMENT	20	11	9	9	$200,000
Total					$200,000

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Fair
Steps	Concrete	Good
Landings	Concrete	Good
Handrails	Steel tube	Good
Ramps		N/A
Curb Ramps	Concrete	Fair
Truncated Domes	None observed	N/A

Comments

At the west of the building concrete sidewalks of undetermined thickness are provided. Regularly spaced control joints were observed. The concrete sidewalks were generally in good condition. The curb ramp had a crack in it, and did not contain truncated domes per ADA recommendations. There were concrete stairs that lead to the front entrance that had reportedly been replaced in 2014 and were in good condition. We recommend replacing the cracked areas of sidewalk along with the curb as needed.

Photographs

Cracked concrete sidewalk

Cracked sidewalk

Cracked concrete sidewalk

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK AND CURB	30	29	1	1	$5,000
Total					$5,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature trees	Good
Planting Beds	Small shrubs	Good
Lawn Areas	Throughout site	Good
Irrigation System		N/A
Fences and Gates	Chain link	Fair
Fountains		N/A

Comments

The landscaping consists generally of mature trees, small shrubs, and grassed areas around the site. The landscaping was observed to be in generally good condition. Metal fencing is located on the perimeter of the property and also at the perimeter of the commuter lot. Various sections of

the fence had been replaced over the years, although some of the fence was original. The fence on the south side of the property was beginning to deteriorate and was detached in many locations. We recommend replacing the fence on the south side of the property during the report period.

Photographs

Typical fence overview

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE FENCING AS NEEDED	20	19	1	1	$5,000
Total					$5,000

Recreational Facilities

Comments

The property does not contain recreational facilities.

3.2.7 Special Utility Systems

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

Item	Description	Condition
Wind Power		N/A

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

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

Comments

The foundation of the building includes a Concrete slab-on-grade. 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 - OFFICE BUILDING		
Item	**Description**	**Condition**
Floor Framing	Concrete slab on-grade	Good
Roof Framing	Steel	Good
Columns		N/A
Load Bearing Walls	CMU	Good
Balconies		N/A

BUILDING FRAME - FUEL STATION		
Item	**Description**	**Condition**
Floor Framing	Concrete slab on-grade	Good
Roof Framing	Steel joists	Good
Columns	Steel columns	Good

BUILDING FRAME - FUEL STATION		
Item	**Description**	**Condition**
Load Bearing Walls		N/A

Comments

The main office building structure of the building consists of Concrete masonry unit bearing walls on a concrete slab on-grade. The structural frame of the building was generally in good condition.

The roof structure is supported by steel joists and columns that sits on a concrete slab on-grade. The structure appeared to be in overall good condition. The steel joists and columns should be periodically painted as part of on-going maintenance.

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Brick veneer	On 2 sides	Good
Metal Siding	Vertical panels	Good
Paint		N/A
Sealants	Windows to brick	Fair

Comments

The primary exterior of the office building consists of Brick veneer and metal siding. The brick veneer was only located on 2 sides of the building and the back sides of the building consisted of metal siding. The building exteriors were generally in good condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Deterioration of mortar joints was generally not observed, however, we recommend re-pointing of the deteriorated mortar and sealant joints over the course of the study period.

The fuel station consists of steel framing and a roof, see the Roofing Systems section for more information.

Photographs

North building elevation

East building elevation

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	19	1	1	$5,000
Total					$5,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Metal	Good
Personnel Door	Located at north side of the building	Good
Door Hardware		Good
Accessibility Controls		N/A

Comments

The main entrances metal doors; one door is located at the north side of the building and one door is located at the west side of the property. The main entrance doors were generally in good condition as they were reportedly replaced in 2014. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Main entrance

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Fair
Glass Pane	Single pane	Good
Operation	Sliding	Fair
Screen	At operable sash	Good
Exterior Header	Varies with condition	Good
Exterior Sill	Varies with condition	Good
Gaskets or Glazing	Neoprene	Fair

Comments

The window system for the building primarily consists of Aluminum frame single pane - operable window units. The gaskets in the windows were generally in fair condition. The expected useful life of single pane windows is typically 30 years. The screens and glass were in sound condition, however, it was reported that the windows were difficult to operate and they were drafty in the wintertime. The windows are nearing their expected useful lives and should be replaced during the report period.

Photographs

Exterior window

Typical exterior window overview

Sealant around window

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOWS AS NEEDED	30	29	1	1	$5,000
Total					$5,000

3.3.6 Roofing Systems

ROOFING - OFFICE BUILDING		
Item	**Description**	**Condition**
Metal	Metal panel	Fair
Cap Flashing/Coping	Metal	Good
Insulation	Not observed	Good
Substrate/Deck	Steel structure	Good
Slope/Pitch	Low pitch	Good
Drainage	Gutters and downspouts	Fair
Exhaust Vents		Good
Roof Age	31 years	Fair

Comments

The office building roof consists of metal panels. The panels are original to the building and appeared to be in generally fair condition. Surface corrosion was noted throughout and was significantly worse at the eaves. Leaks were reported and repaired as needed. The fastener gaskets were observed to be deteriorating and resealed with silicone. We recommend an allowance to repair, clean, and seal the roofing system and to replace the fasteners during the report period.

Vegetative growth was observed in the gutters. We recommend regular maintenance and cleaning of the gutters.

Photographs

Metal panel roofing system overview

Metal panel roofing system overview

Metal panel roofing system overview

Metal gutter condition

Previous repair on roof top

Metal roof condition

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
CLEAN AND SEAL METAL ROOFING SYSTEM AS NEEDED	50	49	1	1 11	$5,000 $5,000
Total					$10,000

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

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

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

Comments

Water Lines
The main water supply lines inside the building are Copper. The expected useful life of Copper piping is approximately 40 years. The water supply pipes were generally in good condition with no problems reported.

Waste Lines

The waste lines in the building are PVC. The expected useful life of PVC waste line is approximately 50 years. The waste lines were generally in good condition with no problems reported.

3.4.1.2 Domestic Hot Water Production

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

Comments

Domestic hot water to the building is provided by Gas domestic water heater located in the janitor's closet. The 40 gallon Gas domestic water heater was manufactured by Bradford White in 2013 and was in good condition. The expected useful life of a Gas domestic water heater is approximately 12 to 15 years. We recommend the Gas domestic water heater be replaced during the report period.

Photographs

Typical gas domestic water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	8	4	4 16	$1,000 $1,000
Total					$2,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Heat Pumps (split system)		Fair
Exhaust Fans		Good

EQUIPMENT		
Item	**Description**	**Condition**
Maintenance Program		Good

Comments

The building is served by a Split HVAC system and includes a gas furnace, condenser, and various exhaust fans. Heating and cooling for the building is provided by a Carrier system that was a manufactured in 2004. No issues were reported with the HVAC systems. Gas split systems typically have an expected useful life of 15 years and should be replaced during the report period.

The City of Charlottesville self performs the mechanical service for the equipment.

Photographs

Condenser

HVAC system and ductwork

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE FURNACE AND CONDENSER UNIT	15	14	1	1 16	$8,000 $8,000
Total					$16,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Ducts	Metal	Good
Return Air	Metal	Good

Comments

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

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Digital	Good
Energy Management System		N/A

Comments

A thermostat was located in the hallway. The thermostat was observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

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

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical entrance is located on the east side of the building and provides 1-phase, 240 volt, 200 amp service.

Photographs

Typical electric meter

Main electrical panel

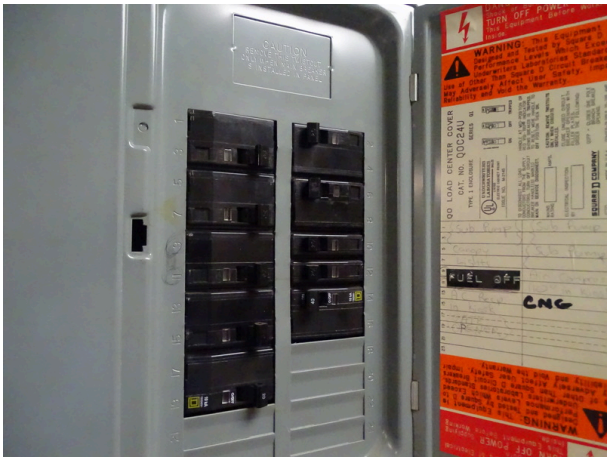
3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Located in utility closet	Good
Branch Wiring	Copper	Good
GFCI Devices		Good
Building Transformers	Located in utility closet	Good

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



Electrical sub panel

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	N/A	N/A
Capacity		N/A
Manufacturer and Type		N/A

Comments

There are no vertical transportation systems located in the building.

3.6 LIFE SAFETY AND FIRE PROTECTION

3.6.1 Sprinklers and Suppression Systems

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Sprinkler System		N/A
Fire Extinguishers	Throughout building	Good
Date of Last Inspection (Fire Extinguishers)	6/15/2021	Good

SPRINKLER AND SUPPRESSION SYSTEMS		
Item	**Description**	**Condition**
Fire Department Connections		N/A
Hose Cabinets		N/A
Fire Hydrants	Located on the north side of the property outside the fence line	Good

Comments

Fire extinguishers were observed throughout the building. The fire extinguishers were observed to have recent inspection tags issued 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 on the north side of the property outside the fence line. The fire hydrant was observed to be in good condition.

Photographs

Fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS		
Item	**Description**	**Condition**
Central Fire Alarm Control Panel		N/A
Bells		N/A

ALARM SYSTEMS		
Item	**Description**	**Condition**
Strobes		N/A
Exit Signs	Throughout the building	Good
Exit Lights	Throughout the building	Good
Pull Stations		N/A
Smoke Detectors		N/A

Comments

Emergency exit signs and lighting are located throughout the building. No smoke detectors were observed.

Photographs

Emergency lighting

Exit sign

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Security Cameras	Interior and exterior	Good
Alarm System	Monitored	N/A
Access Control	Card reader	Good
Lightning Protection		N/A

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

Comments

The building is monitored 24-hours a day by a computerized security system with cameras. Security cameras were observed at locations at the building interior and exterior. The security system was generally in good condition and was reportedly installed in 2014.

Photographs

Security alarm system

Main entrance

Interior security camera

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Common Areas

ENTRANCE AREA		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted gypsum board, painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Accessories		N/A
Fountains		N/A
Drinking Fountains		N/A

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Fixtures	Toilets, urinals, wall hung 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

CORRIDORS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted gypsum board and CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good

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

KITCHEN/KITCHENETTES		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted gypsum board, painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Counters	Laminate	Good
Sink	No water supplied to kitchen	N/A
Cabinets	Wood	Good
Appliances	Refrigerator, range, microwave, vending machines	Good

UTILITY ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Fair
Janitor Sink Area	Laundry tub	Good
Lighting	Fluorescent fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted gypsum board, painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Accessories		N/A

OFFICES		
Item	**Description**	**Condition**
Drinking Fountains		N/A

MEETING ROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Fair
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

Comments

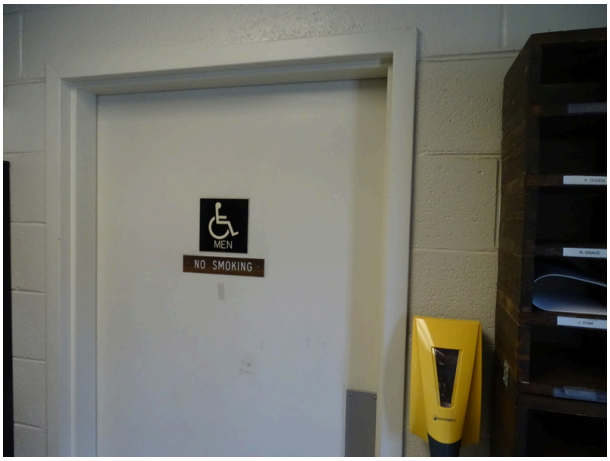
The interior building areas include an entrance area, restrooms, corridors, a kitchens, and a utility room.

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

One restroom each for men and women is located near the building entrance. The finishes in the restrooms include vinyl tile floors, painted CMU walls, and suspended acoustical tile ceilings. The restrooms were observed to be in generally fair condition.

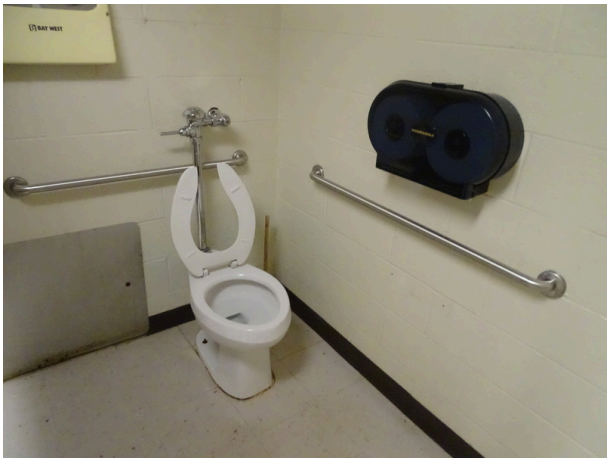
The finishes in the kitchens include vinyl tile floors, painted CMU and gypsum board walls, and suspended acoustical tile ceilings. No sink was observed in the kitchen and it was reported that occupants used either the utility room sink or the restroom sinks for dishes. The finishes in the kitchens were observed to be in generally good condition.

Photographs



Men's restroom sign

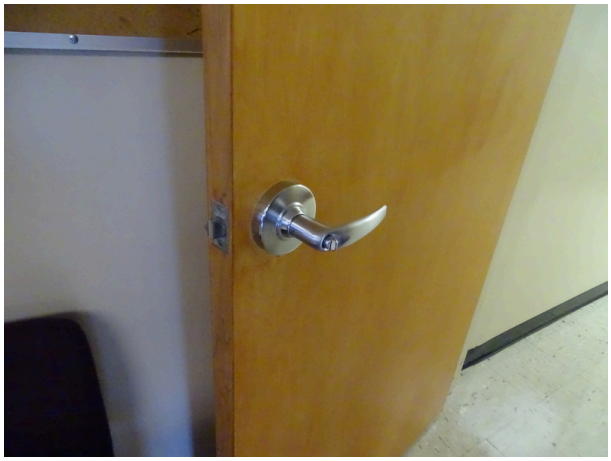
Men's restroom



Typical Accessible restroom

Typical office

Typical kitchen

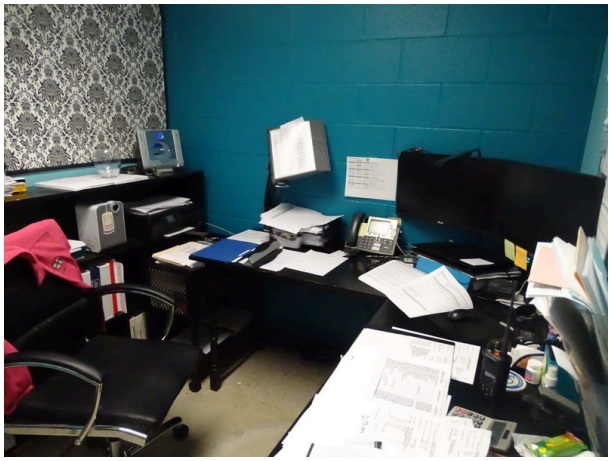


Typical interior door handle

Typical utility room

Typical meeting room

Typical office



Typical office

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE VINYL TILE FLOORS	20	19	1	1	$25,350
Total					$25,350

3.8 Accessibility (ADA) Compliance

Comments

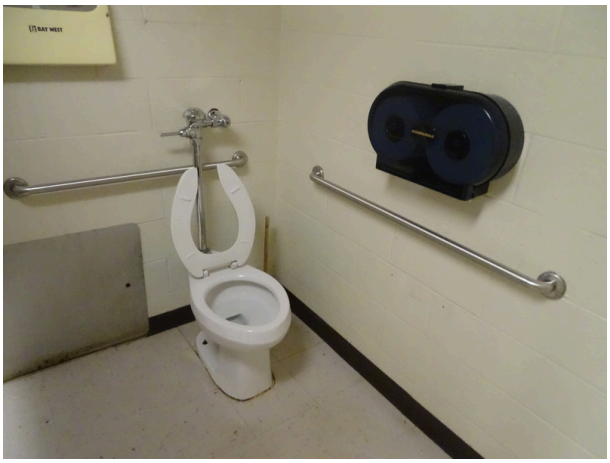
Facilities, including site features and buildings, completed and occupied after January 26, 1992 are required to comply fully with the Americans with Disabilities Act (ADA). Facilities constructed after this date must be maintained and operated to comply with the Americans with Disabilities Act Accessibility 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 School Bus Yard & Fuel Station property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA.

The commuter parking area at the property has a total of approximately 110 parking spaces. Of the parking spaces, Three are accessible with One being van accessible. Accessibility requires that 5 accessible parking spaces be provided in parking areas with a total of 101 to 150 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 does not meet accessibility requirements.

Photographs



Typical Accessible restroom

Typical restroom

Restroom

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
INSTALL TRUNCATED DOMES AT CURB RAMPS	-	-	-	Immediate	$800

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$800

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?	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?	No	Three out of the 110 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	One out of the Three 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	no truncated domes

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	
5.	Do ramps on an accessible route appear to have a compliant length and width?	N/A	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	Yes	
3.	Is signage provided indicating the location of alternate accessible entrances?	No	
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	one-story building
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?	No	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
F.	**Interior Doors**		
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**		
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	N/A	
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	

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?	No	
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.

4.2 INTERVIEW SUMMARY

ECS was escorted through the property by Josh Bontrager and Chris Woods who provided information about the property.

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

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

6.0 RECOMMENDATIONS AND OPINIONS OF COST

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

Immediate Issues

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

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

Capital Reserves

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

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

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

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

7.0 FACILITY CONDITION INDEX (FCI)

In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the School Bus Yard & Fuel Station 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 School Bus Yard & Fuel Station building is $273,350.00. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $1,205,893.30. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.23. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of School Bus Yard & Fuel Station is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

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Untitled Map

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Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville - Transit
Pupil Transporta
1525 Avon Street Extended
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 15, 2021

Building: City of Charlottesville - Transit Pupil Transporta
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 - Transit Pupil Transporta
Address: 1525 Avon Street Extended
Address:
City/State/Zip: Charlottesville, VA 22903
Country: United States of America

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

Inspection Performed By

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

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

Inspection Summary

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

Verification

Company: Fire Solutions
Inspector: Tommy VO

Building: City of Charlottesville - Transit Pupil Transporta
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville - Transit Pupil Transporta

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 breakroom 111.01	49753093 YE-002700	Inspected	06/15/21 7:27:34 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st fuel pumps 111.02	49753095 RX446053	Inspected	06/15/21 7:27:42 AM
Fire Extinguisher, 10 Lbs, A.B.C.	1st fuel pumps 111.03	49753094 SL-289041	Inspected	06/15/21 7:27:38 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville - Transit Pupil Transporta

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	2
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	1
Total		**3**
Grand Total		**3**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Transit Pupil Transporta

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					
49753095	1st fuel pumps 111.02	RX446053	05/04/17	05/04/17	05/04/00
				Total Fire Extinguisher, A.B.C., 10 Lbs:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville - Transit Pupil Transporta

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

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

Type	Qty	Model #	Description	Manufacture Date
In Service - 10 Years to 15 Years				
Badger				
Fire Extinguisher	1	5MB-6H-06	A.B.C.	08/09/2006
In Service - 15 Years to 25 Years				
Badger				
Fire Extinguisher	1	10MB8H01	A.B.C.	05/04/2001
Fire Extinguisher	1	10MB8H00	A.B.C.	05/04/2000

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

Square Foot Cost Estimate Report

Date: **10/21/2021**

Estimate Name	**School Bus Yard**
	City of Charlottesville 1505 Avon Street Extension Charlottesville Virginia 22902
Building Type	Office, 1 Story with Brick Veneer / Reinforced Concrete
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	8.00
Floor Area (S.F.)	7,809.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$154.42
Total Building Cost	**$1,205,893.38**

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

** **Story Height entered is outside the range recommended by RSMeans.**

Assembly Customization Type :

⊕ Added

◐ Partially Swapped

● Fully Swapped

		Quantity	% of Total	Cost Per SF	Cost
A Substructure			**7.9%**	**$9.06**	**$70,766.47**
A1010	**Standard Foundations**			**$3.91**	**$30,543.24**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	200.00		$1.73	**$13,528.20**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	200.00		$0.93	**$7,240.60**
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	26.77		$1.25	**$9,774.44**
A1030	**Slab on Grade**			**$4.93**	**$38,485.10**
	Slab on grade, 4" thick, non industrial, reinforced	7,809.00		$4.93	**$38,485.10**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.22**	**$1,738.13**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	7,809.00		$0.22	**$1,738.13**
B Shell			**36.2%**	**$41.80**	**$326,406.68**
B1010	**Floor Construction**			**$24.24**	**$189,296.18**
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	160.00		$1.11	**$8,631.30**
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load	136.00		$6.71	**$52,384.25**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	7,809.00		$16.43	**$128,280.63**
B2010	**Exterior Walls**			**$4.88**	**$38,140.67**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	1,280.00		$4.88	**$38,140.67**
B2020	**Exterior Windows**			**$1.25**	**$9,735.21**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	13.91		$1.25	**$9,735.21**
B2030	**Exterior Doors**			**$3.66**	**$28,600.11**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	2.23		$1.90	**$14,860.75**
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	2.23		$0.96	**$7,503.64**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.23		$0.80	**$6,235.72**
B3010	**Roof Coverings**			**$6.79**	**$52,998.80**
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	7,809.00		$1.73	**$13,505.67**
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	7,809.00		$3.96	**$30,941.45**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	200.00		$0.64	**$5,031.96**
	Flashing, aluminum, no backing sides, .019"	200.00		$0.11	**$826.68**
	Gravel stop, aluminum, extruded, 8", duranodic, .050" thick	200.00		$0.34	**$2,693.04**
B3020	**Roof Openings**			**$0.98**	**$7,635.71**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	2.23		$0.36	**$2,804.99**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 4'-6", aluminum curb and cover, 150lbs	1.00		$0.19	**$1,450.25**
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	2.23		$0.43	**$3,380.47**
C Interiors			**14.8%**	**$17.14**	**$133,808.74**

		Quantity	% of Total	Cost Per SF	Cost
C1010	**Partitions**			**$1.75**	**$13,685.52**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, no insulation	2,733.15		$1.01	**$7,877.10**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	1,171.35		$0.57	**$4,461.50**
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	1,280.00		$0.11	**$896.05**
	Add for the following: taping and finishing	1,280.00		$0.06	**$450.87**
C1020	**Interior Doors**			**$3.41**	**$26,615.31**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	24.56		$3.41	**$26,615.31**
C1030	**Fittings**			**$0.40**	**$3,092.39**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	3.35		$0.40	**$3,092.39**
C3010	**Wall Finishes**			**$0.65**	**$5,059.49**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	7,809.00		$0.56	**$4,346.96**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	1,280.00		$0.09	**$712.53**
C3020	**Floor Finishes**			**$3.36**	**$26,271.57**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	4,685.40		$1.77	**$13,822.35**
	Vinyl, composition tile, maximum	2,342.70		$0.73	**$5,716.17**
	Tile, ceramic natural clay	780.90		$0.86	**$6,733.05**
C3030	**Ceiling Finishes**			**$7.57**	**$59,084.46**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	7,809.00		$7.57	**$59,084.46**
D Services			**41.1%**	**$47.46**	**$370,620.64**
D2010	**Plumbing Fixtures**			**$3.13**	**$24,479.43**
	Water closet, vitreous china, bowl only with flush valve, wall hung	3.35		$1.42	**$11,078.46**
	Urinal, vitreous china, wall hung	1.12		$0.17	**$1,334.46**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	3.35		$0.61	**$4,735.75**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	1.12		$0.62	**$4,849.31**
	Water cooler, electric, floor mounted, dual height, 14.3 GPH	1.12		$0.32	**$2,481.45**
D2020	**Domestic Water Distribution**			**$1.85**	**$14,467.96**
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	1.12		$1.85	**$14,467.96**
D2040	**Rain Water Drainage**			**$0.67**	**$5,233.56**

		Quantity	% of Total	Cost Per SF	Cost
	Roof drain, DWV PVC, 4" diam, diam, 10' high	4.46		$0.66	**$5,124.31**
	Roof drain, DWV PVC, 4" diam, for each additional foot add	4.00		$0.01	**$109.25**
D3050	**Terminal & Package Units**			**$18.53**	**$144,728.10**
	Rooftop, multizone, air conditioner, offices, 10,000 SF, 31.66 ton	7,809.00		$18.53	**$144,728.10**
D4010	**Sprinklers**			**$3.01**	**$23,498.61**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	7,809.00		$3.01	**$23,498.61**
D4020	**Standpipes**			**$1.65**	**$12,899.44**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	1.34		$1.65	**$12,899.44**
D5010	**Electrical Service/Distribution**			**$3.90**	**$30,473.10**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		$0.75	**$5,877.50**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100.00		$0.87	**$6,814.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 600 A	1.20		$2.28	**$17,781.60**
D5020	**Lighting and Branch Wiring**			**$9.51**	**$74,245.74**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	7,809.00		$3.49	**$27,269.81**
	Miscellaneous power, 1.2 watts	7,809.00		$0.25	**$1,942.88**
	Central air conditioning power, 4 watts	7,809.00		$0.51	**$4,011.48**
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.48	**$3,714.50**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	8,980.35		$4.78	**$37,307.07**
D5030	**Communications and Security**			**$5.20**	**$40,594.70**
	Telephone wiring for offices & laboratories, 8 jacks/MSF	5,856.75		$1.17	**$9,142.97**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1.12		$2.36	**$18,426.45**
	Fire alarm command center, addressable without voice, excl. wire & conduit	1.12		$0.40	**$3,142.01**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	5.86		$1.27	**$9,883.27**
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%**	**$115.46**	**$901,602.53**
Contractor's Overhead & Profit		**25.0 %**	**$28.86**	**$225,400.63**
Architectural Fees		**7.0 %**	**$10.10**	**$78,890.22**
User Fees		**0.0 %**	**$0.00**	**$0.00**
Total Building Cost			**$154.42**	**$1,205,893.38**

Appendix IV: SITE PHOTOGRAPHS

1 - Building overview

2 - Bus lot overview

3 - Bus lot and commuter lot overview

4 - Bus lot and Fuel station overview

5 - Cracking in bus lot asphalt

6 - Fuel station

7 - Site drainage

8 - Cracking in bus lot asphalt

9 - Cracking in bus lot asphalt

10 - Cracking in bus lot asphalt

11 - Cracking and surface markings in bus lot asphalt

12 - Cracking in bus lot asphalt

13 - Cracking in bus lot asphalt

14 - Entrance overview

15 - Cracked concrete sidewalk

16 - Cracked concrete sidewalk

17 - Cracked sidewalk curb ramp

18 - Pole mounted lights

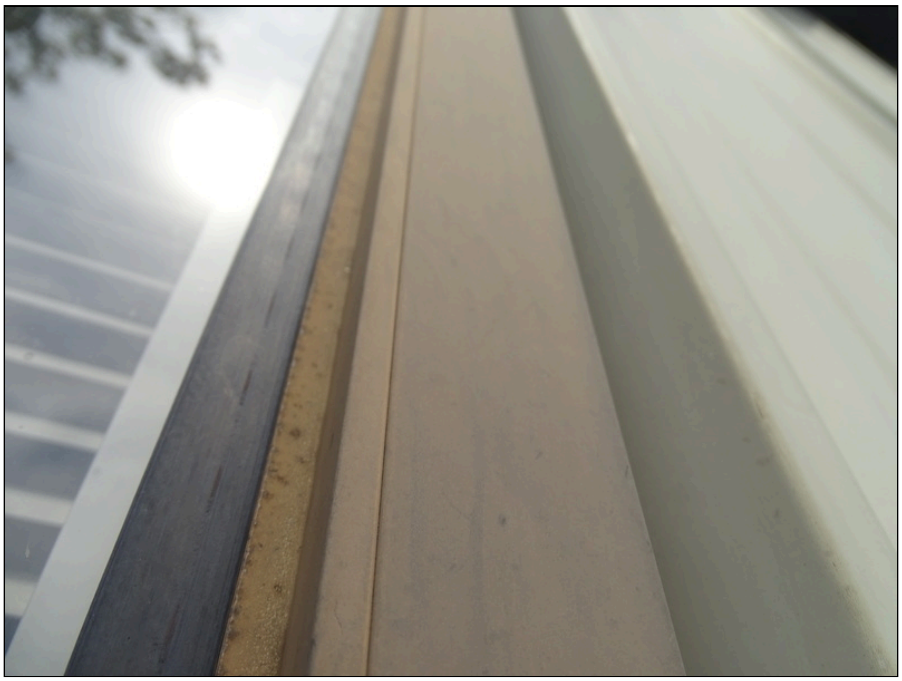
19 - Typical downspout overview

20 - Fence overview

21 - Commuter lot and fence overview

22 - Typical fence overview

23 - Typical fence overview



24 - Metal panel roofing condition

25 - Metal panel roofing system overview

26 - Metal panel roofing system overview

27 - Metal panel roofing system overview

28 - Metal gutter condition

29 - Previous repair on roof top

30 - Metal roof condition

31 - Stained ceiling panel interior

32 - North building elevation

33 - Brick veneer wall and signage

34 - East building elevation

35 - Metal siding overview

36 - Sealant condition around metal siding wall

37 - Storage shed

38 - Main entrance

39 - Typical exterior single steel door

40 - Exterior window

41 - Typical window exterior

42 - Typical exterior window overview

43 - Typical window interior

44 - Sealant around window

45 - Mortar joint condition

46 - Typical domestic water heater

47 - Condenser

48 - HVAC system and ductwork

49 - Typical thermostat

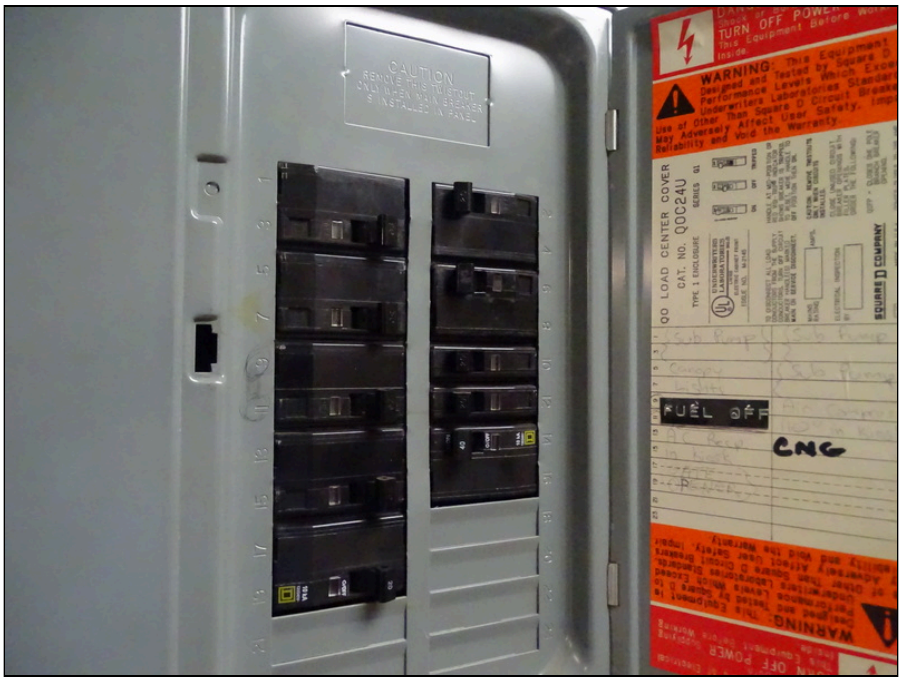
50 - Typical Condenser

51 - Typical gas meter

52 - Typical gas meter

53 - Typical electric meter

54 - Main electrical panel



55 - Electrical sub panel

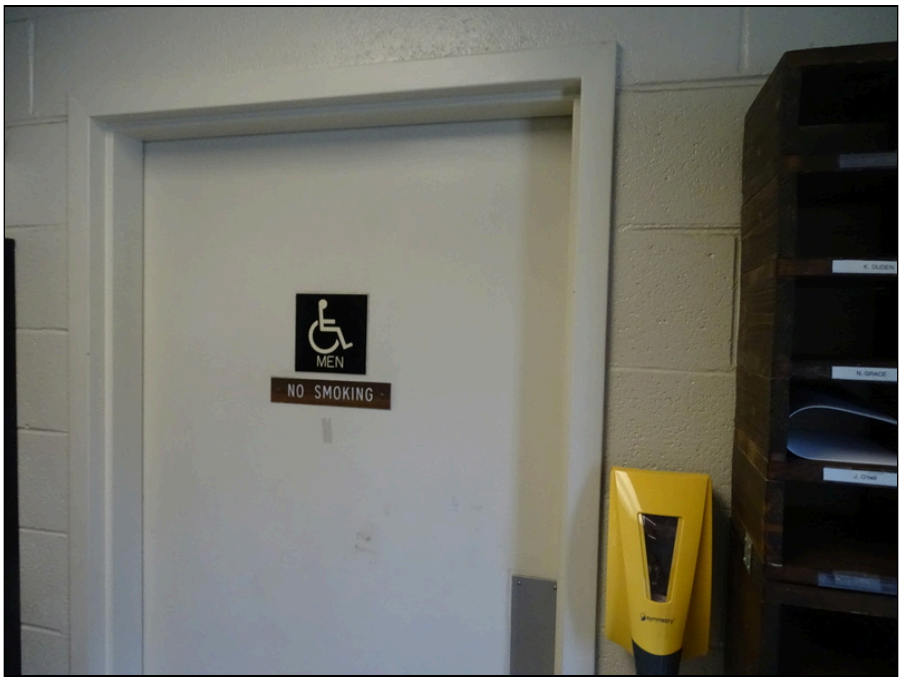
56 - Fire extinguisher

57 - Emergency lighting

58 - Exit sign

59 - Security alarm system

60 - Interior security camera

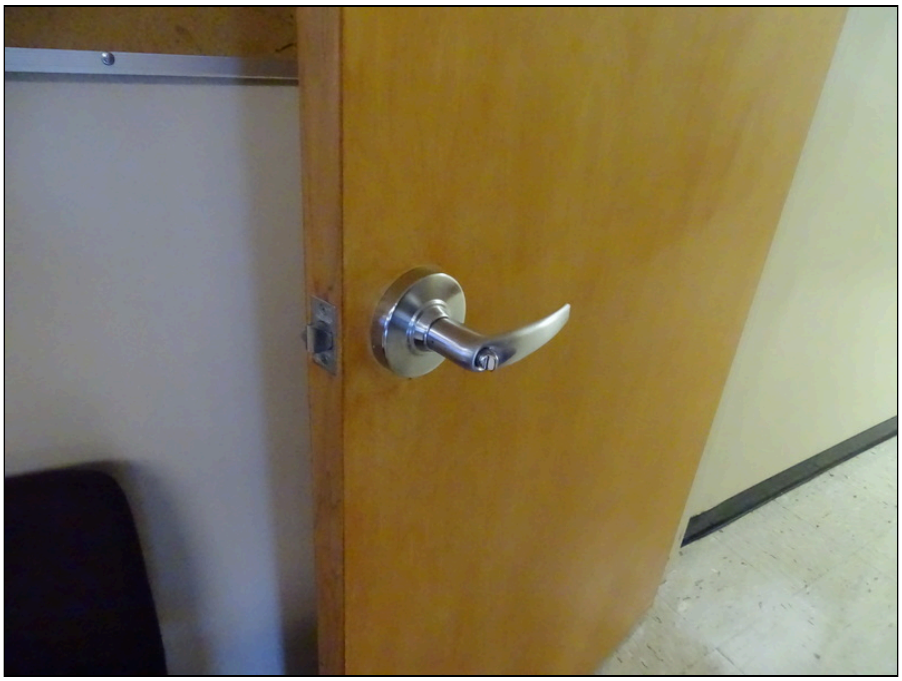


61 - Men's restroom sign

62 - Men's restroom

63 - Typical office

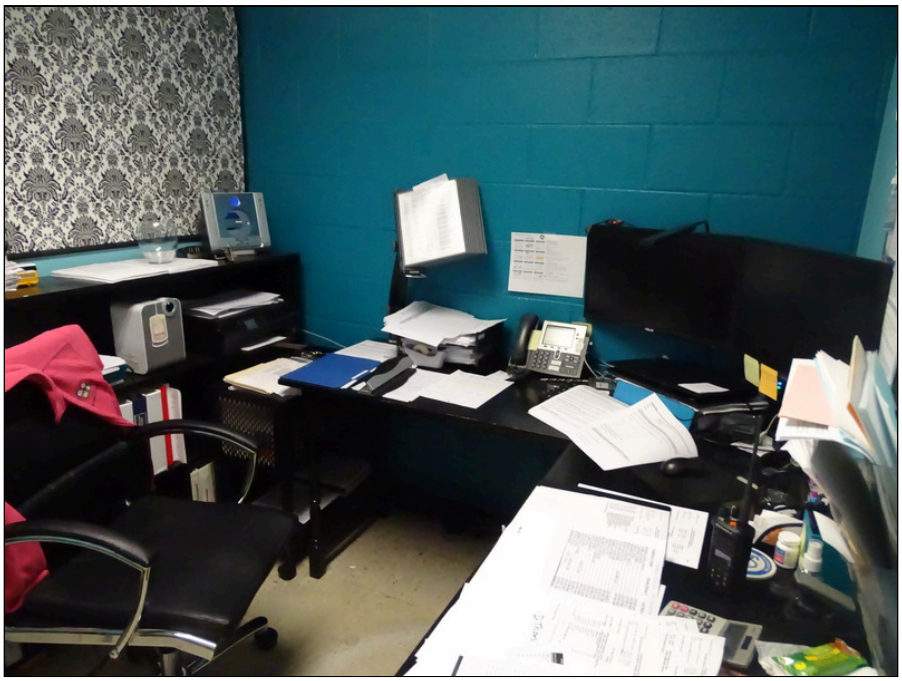
64 - Typical kitchen



65 - Typical interior door handle

66 - Typical meeting room

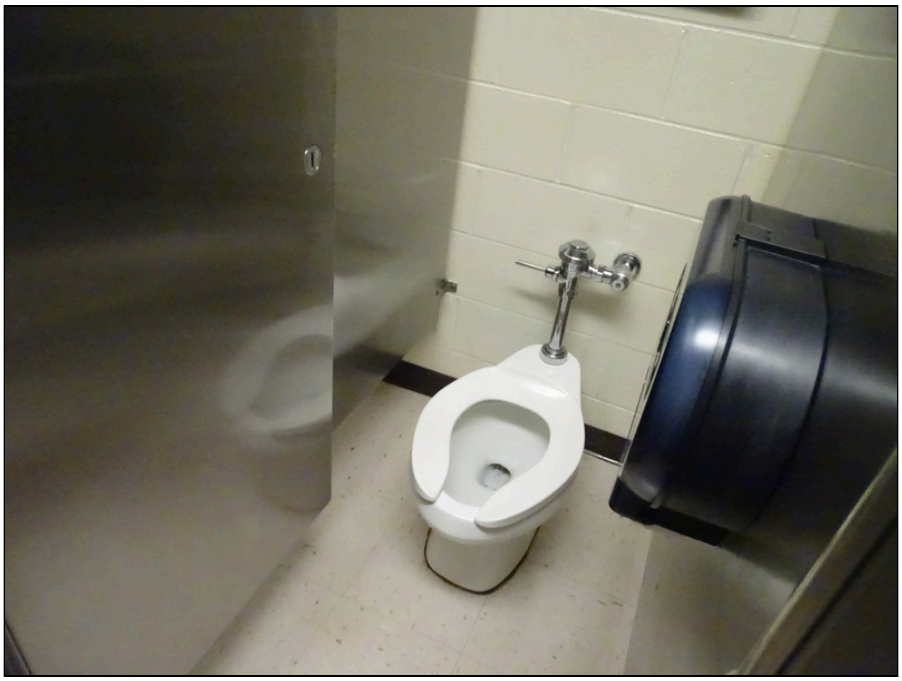
67 - Typical office



68 - Typical office

69 - Typical utility room

70 - Restroom



71 - Typical restroom

72 - Restroom

73 - Typical Accessible restroom

Appendix V: RESUMES

Michael G. Doyle, AIA

Principal Architect – Facilities Department

Education

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

Registrations

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

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

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

Relevant Project Experience

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

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

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

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

Additional Project Experience

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

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