SCHOOLS CENTRAL OFFICE
1562 DAIRY ROAD
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 4, 2021

November 4, 2021

Mr. Josh Bontrager
City of Charlottesville - Facilities Development
305 4th Street NW
Charlottesville, Virginia, 22903

ECS Project No. 46:6713

Reference: Facility Condition Assessment Report for Schools Central Office, 1562 Dairy Road, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

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703-471-8400

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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			Replace		$19,400
3.2.5 Flatwork	X			Replace		$20,000
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		Repair		$32,500
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X			None		
3.3.6 Roofing Systems		X		Replace		$70,000
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		$92,000
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		Replace		$1,500
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			Repair	$15,000	
5.1 MOISTURE AND MOLD	X			None		
Totals					$15,000	$237,400

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$15,000	$3.19

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$237,400.00	$50.51	$2.53
Replacement Reserves, w/20, 2.5% escalation	$291,566.38	$62.04	$3.10

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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 Schools Central Office 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 Schools Central Office property, located at 1562 Dairy Road, in Charlottesville, Virginia, consists of a One-story building. The building totals approximately 4,700 square feet. Parking is provided with At-grade parking with asphalt pavement. The Office/ storage building was reportedly constructed in 1965.

SURVEY INFORMATION	
Date of Assessment	July 20, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Cloudy | 90F
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	15.33
Major Cross Streets	250 ByPass and Dairy Road
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	Twenty-three
Number of Accessible Spaces	One
Number of Van Accessible Spaces	One
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Office/ storage
Number of Buildings	One
Building Height	One-story
Square Footage	4,700
Year Constructed	1965
Year Remodeled	Unknown

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Concrete masonry unit bearing walls
Roof	Single-ply sheet membrane
Exterior Finishes	Brick veneer
Windows	Aluminum frame double pane
Entrance	Storefront entrance

BUILDING SYSTEMS	
HVAC System	Split systems
Domestic Hot Water	Gas domestic water heater
Water Distribution	Copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	3-phase, 4-wire, 200 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
3.8 Accessibility (ADA) Compliance					
RECONFIGURE RESTROOM TO PROVIDE COMPLIANT FLOOR AREA	1	Allow	$15,000.00	100%	$15,000
Total Repair Cost					$15,000.00

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
3.2.4 Paving, Curbing, and Parking																												
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	7	13	2,200	SF	$2.00	$4,400	100%													$4,400								$4,400
REPAIR ASPHALT	5	2	3	3	Allow	$5,000.00	$15,000	100%			$5,000					$5,000					$5,000								$15,000
3.2.5 Flatwork																												
REPLACE CONCRETE SIDEWALK AND CONCRETE CURBS AS NEEDED	20	17	3	4	Allow	$5,000.00	$20,000	100%			$5,000					$5,000					$5,000					$5,000			$20,000
3.3.3 Building Exteriors																												
REPOINT BRICKWORK	20	1	19	1	LS	$15,000.00	$15,000	100%																			$15,000		$15,000
CLEAN AND PAINT STEEL FRAMING	7	1	6	3	LS	$2,500.00	$7,500	100%						$2,500							$2,500							$2,500	$7,500
REPLACE SEALANTS	12	1	11	2	EA	$5,000.00	$10,000	100%											$10,000										$10,000
3.3.6 Roofing Systems																												
REPLACE SINGLE-PLY ROOFING SYSTEM	15	12	3	5,000	SF	$14.00	$70,000	100%			$70,000																		$70,000
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATER	12	11	1	2	EA	$1,000.00	$2,000	100%	$1,000												$1,000								$2,000
3.4.2.1 Equipment																												
REPLACE CONDENSERS	15	12	3	4	EA	$5,500.00	$22,000	200%			$22,000															$22,000			$44,000

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Total Cost
REPLACE COMBINATION GAS FURNACE AIR HANDLER UNITS	15	12	3	4	EA	$5,500.00	$22,000	200%			$22,000															$22,000			$44,000
REPLACE SPLIT SYSTEM ON ROOF	15	3	12	2	EA	$2,000.00	$4,000	100%												$4,000									$4,000
3.4.3.2 Distribution																													
Replace 200 amp panel	50	49	1	1	EA	$1,500.00	$1,500	100%	$1,500																				$1,500
Total (Uninflated)									$2,500.00	$0.00	$124,000.00	$0.00	$0.00	$2,500.00	$0.00	$10,000.00	$0.00	$0.00	$10,000.00	$4,000.00	$17,900.00	$0.00	$0.00	$0.00	$0.00	$49,000.00	$15,000.00	$2,500.00	$237,400.00
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)									$2,500.00	$0.00	$130,277.50	$0.00	$0.00	$2,828.52	$0.00	$11,886.86	$0.00	$0.00	$12,800.85	$5,248.35	$24,073.51	$0.00	$0.00	$0.00	$0.00	$74,559.29	$23,394.88	$3,996.63	$291,566.38

Evaluation Period:	20
# of Square Feet:	4,700
Reserve per Square Feet per year (Uninflated)	$2.53
Reserve per Square Feet per year (Inflated)	$3.10

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 Schools Central Office 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/ storage building.

3.1.1 Property Location

The Property is located at 1562 Dairy Road in Charlottesville, Virginia.

Surrounding Properties	
North	Residential properties
East	Residential properties
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 56 years ago in 1965 and was reportedly renovated in as needed with the conference area recently renovated.

3.1.3 Current Property Improvements

The Office/ storage building, located at 1562 Dairy Road, in Charlottesville, Virginia, consists of a One-story building. The building totals approximately 4,700 square feet. Parking is provided with At-grade parking with asphalt pavement.

3.2 SITE CONDITIONS

3.2.1 Topography

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

Comments

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

3.2.2 Storm Water Drainage

STORM WATER DRAINAGE		
Item	**Description**	**Condition**
Storm Water Collection System	Municipal	Good
Storm Water (Retention) Pond		N/A
Storm Water Filtration Structure		N/A
Pavement Drainage	Curb inlet	Good
Landscape Drainage	Culvert to east	Good
Sump Pumps		N/A

Comments

The storm water collection system includes a municipal system.

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons		N/A
Fire Truck Access	Gentry Lane to west	Good
Easements		N/A

Comments

Vehicular access to the site is located on the west side of the building along Gentry Lane Fire truck access is available on the west side of the building.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Fair

PARKING		
Item	**Description**	**Condition**
Quantity of Parking Spaces	Twenty-three	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Perpendicular and parallel spaces	Good
Site Circulation	Direct connection to Gentry Lane	Good
Lighting		N/A
Accessible Spaces	One	Good
Accessible Aisles	1	Good

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

Comments

Asphalt-paved drive lanes are located on the west side of the site. The asphalt pavement was observed to be in generally good condition although the line striping was cracked in some areas. The expected useful life of asphalt pavement is 20 years. We recommend repairing areas of asphalt pavement on an as-needed basis and have provided an allowance to overlay the asphalt pavement later in the report period.

Photographs

Parking lot overview

Parking lot overview

Typical concrete curb - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	7	13	13	$4,400
REPAIR ASPHALT	5	2	3	3 8 13	$5,000 $5,000 $5,000
Total					$19,400

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Good
Plaza		N/A
Patios		N/A
Steps		N/A
Landings		N/A
Handrails		N/A
Ramps		N/A
Curb Ramps	Concrete	Good
Truncated Domes	Inset plastic	Good

Comments

The site contains concrete sidewalks of undetermined thickness. Regularly spaced control joints were observed. Some of the sections of the concrete sidewalks were observed to have been recently replaced and the sidewalks were in overall good condition. We recommend that the settled and cracked sections of concrete sidewalks be replaced on an as-needed basis during the study period.

Photographs

Concrete sidewalks

Typical concrete curb - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK AND CONCRETE CURBS AS NEEDED	20	17	3	3 8 13 18	$5,000 $5,000 $5,000 $5,000
Total					$20,000

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees	Mature	Good
Planting Beds	Shrubbery	Good
Lawn Areas		Good
Irrigation System		N/A
Monumental Sign		N/A
Landscape Lighting		N/A
Retaining Walls		N/A
Fences and Gates		N/A
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.

Photographs

Typical landscape

Typical concrete sidewalk and landscape

Typical landscape

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

Item	Description	Condition
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	CIP concrete	Good
Roof Framing	Steel	Good
Columns	steel columns at exterior	Good
Load Bearing Walls	CMU	Good
Balconies		N/A
Decks		N/A

Comments

The structure of the building consists of Concrete masonry unit bearing walls with steel framing at the exterior of the building. The structural frame of the building was generally in good condition.

Photographs

Structure framing

Structure framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	Brick veneer	Fair
Metal		N/A
Stone		N/A
Stucco/Plaster		N/A
Accent/Trim	Metal coping	Good
Covered Soffits	Over main entrance	Good
Awnings		N/A
Paint		Fair
Sealants	Deterioration noted	Fair

Comments

The primary exterior of the building consists of Brick veneer. 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 observed; we recommend re-pointing of the deteriorated mortar joints during the study period.

Sealant was observed to be in the mortar joints of the bottom course of brick at the perimeter of the building, likely where weeps are installed. The sealant should be removed so that the wall can drain through the weep holes.

The exterior steel framing beams and columns are painted. The paint was in good condition. Painting of exterior components is typically recommended every 5 to 7 years. We recommend the steel framing be cleaned and painted during the study period.

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 overview

Building exterior overview - note sealant deterioration

Building exterior overview - note sealant deterioration

Typical concrete sidewalk and landscape

Main entrance doors

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK	20	1	19	19	$15,000
CLEAN AND PAINT STEEL FRAMING	7	1	6	6 13 20	$2,500 $2,500 $2,500
REPLACE SEALANTS	12	1	11	11	$10,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Total					$32,500

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Storefront entrance	Good
Personnel Doors	Located at building perimeter	Good
Door Hardware	Twist action hardware on personnel doors	Good
Accessibility Controls	Push button	Good
Overhead/Roll-up Doors		N/A

Comments

The main entrances are Storefront entrance. The main entrance doors were generally in good condition. Steel personnel doors are located at each building face. The personnel doors were generally in good condition, however, personnel doors had twist action hardware. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Main entrance doors

Personnel door

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Aluminum	Good
Glass Pane	Double pane	Good
Operation		N/A
Screen		N/A
Exterior Header	Steel	Good
Exterior Sill	Concrete	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 windows

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Single-Ply Sheet Membrane	Ponding and patching noted	Fair
Parapet Walls		N/A
Cap Flashing/Coping	Metal	Good
Insulation	Rigid	Good
Substrate/Deck	Metal decking	Good
Slope/Pitch	Minor ponding	Good
Drainage	Internal drains, gutters and downspouts	Good
Plumbing Vents	Clamped boots	Good
Exhaust Vents	Counter flashed	Fair
Equipment Curbs		N/A
Pitch Pockets		N/A
Gravel Stops		N/A
Skylights		N/A
Flashing	Metal	Good
Warranty		
Past Repairs	Patching noted	Fair
Maintenance Program		

Comments

The main roofing system consists of single-ply sheet membrane roofing system. Drainage for the roofing system is provided by through 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 estimated age of the roofing system of twelve years, we recommend scheduled replacement during the study period.

Tree branches were observed overhanging the roof on the north side of the building. We recommend trimming these back as a maintenance item.

The downspout drains at the rear discharge into perforated piping running parallel to the building. We recommend these pipes to be rerouted away from the building, underground if necessary to avoid mowing activities.

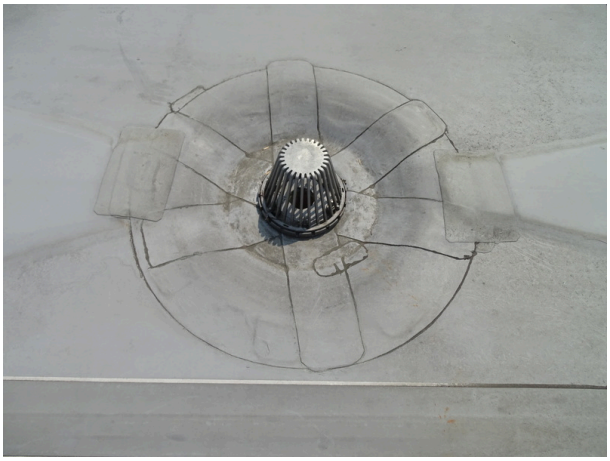
Photographs

Roof overview

Roof overview

Roof overview - note ponding

Roof overview - note patching



Roof internal drain

Roof internal drain

Roof downspout

Typical plumbing penetration

Typical downspout

Typical windows

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SINGLE-PLY ROOFING SYSTEM	15	12	3	3	$70,000
Total					$70,000

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	Copper	Fair
Pipe Insulation	Fiberglass	Fair
Water Shut-offs	Gate valves and globe valves	Fair
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	Fair
Vertical Vent Stacks	PVC, galvanized steel, and and cast iron	Fair
Clean-outs	PVC and cast iron	Fair
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 fair 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 fair condition.

3.4.1.2 Domestic Hot Water Production

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

Comments

Domestic hot water to the building is provided by Gas domestic water heater located in the mechanical room. The 30 gallon Gas domestic water heater were manufactured by Bradford White in 2006. The expected useful life of a Gas domestic water heater is approximately 12 to 15 years with proper maintenance. We recommend the Gas domestic water heater be replaced during the study period.

Photographs

Water heater and supply lines

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	11	1	1 13	$1,000 $1,000
Total					$2,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boilers		N/A
Chillers		N/A
Fan Coil Units		N/A
Heat Exchangers		N/A
Interior Package Air Conditioner		N/A
Radiators		N/A

EQUIPMENT		
Item	**Description**	**Condition**
Variable Air Volume (VAV) Boxes		N/A
Gas-fired Air Handlers	Located in mechanical room	Good
Condensing Units (split system)	Located at building exterior	Good
Heat Pumps (split system)		N/A
Ceiling Fans		N/A
Exhaust Fans	Various	Good
Package Units		N/A

Comments

The building is served by a Split systems and includes four condensing units, four gas fired air handlers, and an additional split system air conditioner on the roof. Various exhaust fans were located throughout the interior.

Condenser Units

Four condenser units are located at the south side of the building at the exterior. The condensing units were manufactured by American Standard in 2009. The expected useful life of a condensing unit is 15 years with proper maintenance. The condensing units were observed to be in good condition. We recommend that the condensing units be replaced during the report period.

Gas Furnace-Air Handler Units

Four combination gas furnace and air handler units are located in the mechanical room. The units were manufactured in 2009 and were in overall good condition. The typical expected useful life of the gas furnaces is 15 years. We recommend a scheduled replacement of the units.

Split Systems

The split system located on the roof is in fair condition. Split systems have an expected useful life of 15 years and should be replaced during the study period.

Photographs

Gas furnace and air handler units

Condensers

Split system

Split system

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONDENSERS	15	12	3	3 18	$22,000 $22,000
REPLACE COMBINATION GAS FURNACE AIR HANDLER UNITS	15	12	3	3 18	$22,000 $22,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE SPLIT SYSTEM ON ROOF	15	3	12	12	$4,000
Total					$92,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Plumbing Pipe System	PVC gas venting	Good
Ducts	Sheet metal	Good
Return Air	Sheet metal	Good

Comments

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

3.4.2.3 Control Systems

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

Comments

A thermostat a is located in the interior space. 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	Fed from adjacent school building	Good
Master (House) Meter	Fed from adjacent school building	Good
Emergency Power		N/A
Transfer Switch		N/A

Comments

Electricity is provided to the building by Dominion Virginia Power. The electrical service is from the adjacent Walker Upper Elementary School.

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	200 amp panel in mechanical room needs replacement	Fair
Branch Wiring	Copper	Good
GFCI Devices		Good
Building Transformers	Floor mounted	Fair
Sub-Meters		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 fair condition. The 200 amp panel in mechanical room needs replacement.

Photographs

Electrical panel - note missing components

Transformer

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Replace 200 amp panel	50	49	1	1	$1,500
Total					$1,500

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)		N/A
Sprinkler System (dry)		N/A
Fire Extinguishers	Throughout building	Good
Date of Last Inspection (Fire Extinguishers)	6/14/2021	Good
Fire Standpipes		N/A
Fire Department Connections		N/A
Hose Cabinets		N/A
Fire Hydrants		Good

Comments

The fire suppression system consists of fire extinguishers located 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.

Photographs

Fire extinguisher

Fire hydrant

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	Throughout the building	Good
Exit Lights	Battery operated exit lights	Good
Pull Stations		N/A
Smoke Detectors	Throughout the building	Good

Comments

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

Photographs

Smoke detector

Emergency lights

Exit light

3.6.3 Security and Other Systems

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

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

Comments

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

Photographs

Security and fire alarm

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes of Common Areas

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

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Ceramic tile	Good
Ceiling Finishes	Suspended acoustical tile	Good
Fixtures	Toilet, wall hung lavatory	Good
Accessories	Grab bars, mirror, soap and paper dispensers	Good
Ventilation	Exhaust fan	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

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

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

KITCHEN		
Item	**Description**	**Condition**
Dishwasher	Built-in	Good
Microwave Oven	Countertop	Good

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

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

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

Comments

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

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

One unisex restroom was observed. The finishes in the restroom include ceramic tile floors and walls and suspended acoustical tile ceilings. The restrooms were observed to be in generally good condition.

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

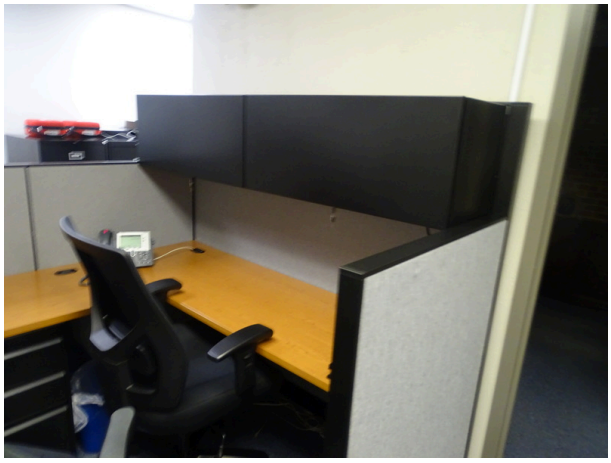
The finishes in the kitchens include vinyl tile floors, painted gypsum walls, and suspended acoustical tile ceilings. The finishes in the kitchens were observed to be in generally good condition.

The finishes in the utility room include unfinished floors, painted CMU walls, and suspended acoustical tile ceilings. The finishes in the utility room were observed to be soiled and in generally fair condition.

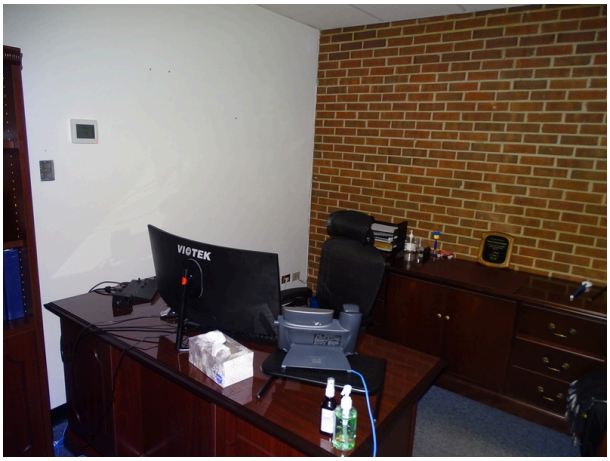
The finishes in the offices and meeting rooms include carpet floors, painted gypsum walls, and suspended acoustical tile ceilings. The finishes in the offices and meeting rooms were observed to be in generally good condition.

Photographs

Typical meeting room finishes



Typical office area finishes



Typical office area finishes

Typical lobby area finishes

Typical office area finishes

Typical kitchen area finishes

Typical kitchen area finishes

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 Schools Central Office 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 Twenty-three parking spaces. Of the parking spaces, One are accessible with One being van accessible. Accessibility requires that one accessible parking space be provided in parking areas with a total of one to twenty-five 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 restroom

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
RECONFIGURE RESTROOM TO PROVIDE COMPLIANT FLOOR AREA	-	-	-	Immediate	$15,000
Total					$15,000

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

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	One out of the Twenty-three are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	One out of the One accessible spaces are van accessible
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	Yes	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	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?	N/A	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	Yes	
2.	Do doors at interior accessible routes appear to have compliant hardware?	Yes	
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**	N/A	
H.	**Toilet Rooms**		
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	No	Rework recommended
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?	No	Rework recommended
4.	Is the plumbing piping under lavatories configured to protect against contact?	No	Rework recommended
5.	Are grab bars provided at compliant locations around the toilet?	No	Rework recommended
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?	No	Rework recommended
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	N/A	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	No	

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 Keith Nordstrom 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 Schools Central Office 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 Schools Central Office building is $237,400. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $1,005,510. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.24. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Schools Central Office is rated as poor.

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

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Site Map

Schools Central Office - FCA 2021

ECS

Aerial Photograph

Schools Central Office - FCA 2021

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

Square Foot Cost Estimate Report

Date: **10/28/2021**

Estimate Name	**Schools Center Office**
	City of Charlottesville 1562 Dairy Road 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.)	4,700.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$213.94
Total Building Cost	**$1,005,510.30**

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			**8.7%**	**$13.87**	**$65,191.35**
A1010	**Standard Foundations**			**$8.72**	**$40,982.21**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	338.00		$4.86	**$22,862.66**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	338.00		$2.60	**$12,236.61**
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	16.11		$1.25	**$5,882.94**
A1030	**Slab on Grade**			**$4.93**	**$23,163.01**
	Slab on grade, 4" thick, non industrial, reinforced	4,700.00		$4.93	**$23,163.01**

		Quantity	% of Total	Cost Per SF	Cost
A2010	**Basement Excavation**			**$0.22**	**$1,046.13**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	4,700.00		$0.22	**$1,046.13**
B Shell			**48.6%**	**$77.72**	**$365,280.18**
B1010	**Floor Construction**			**$38.37**	**$180,324.49**
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI	270.40		$3.10	**$14,586.89**
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load	229.84		$18.84	**$88,529.38**
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	4,700.00		$16.43	**$77,208.22**
B2010	**Exterior Walls**			**$20.57**	**$96,686.60**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	3,244.80		$20.57	**$96,686.60**
B2020	**Exterior Windows**			**$5.25**	**$24,678.75**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	35.27		$5.25	**$24,678.75**
B2030	**Exterior Doors**			**$3.66**	**$17,213.54**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	1.34		$1.90	**$8,944.23**
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	1.34		$0.96	**$4,516.21**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	1.34		$0.80	**$3,753.09**
B3010	**Roof Coverings**			**$8.77**	**$41,203.71**
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	4,700.00		$1.73	**$8,128.65**
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	4,700.00		$3.96	**$18,622.72**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	338.00		$1.81	**$8,504.01**
	Flashing, aluminum, no backing sides, .019"	338.00		$0.30	**$1,397.09**
	Gravel stop, aluminum, extruded, 8", duranodic, .050" thick	338.00		$0.97	**$4,551.24**
B3020	**Roof Openings**			**$1.10**	**$5,173.09**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1.34		$0.36	**$1,688.24**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 4'-6", aluminum curb and cover, 150lbs	1.00		$0.31	**$1,450.25**
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	1.34		$0.43	**$2,034.60**
C Interiors			**11.2%**	**$17.98**	**$84,516.57**

		Quantity	% of Total	Cost Per SF	Cost
C1010	**Partitions**			**$2.31**	**$10,840.67**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, no insulation	1,645.00		$1.01	**$4,740.99**
	Metal partition, 5/8"fire rated gypsum board face, no base,3 -5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	705.00		$0.57	**$2,685.24**
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	3,244.80		$0.48	**$2,271.49**
	Add for the following: taping and finishing	3,244.80		$0.24	**$1,142.95**
C1020	**Interior Doors**			**$3.41**	**$16,018.94**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	14.78		$3.41	**$16,018.94**
C1030	**Fittings**			**$0.40**	**$1,861.21**
	Toilet partitions, cubicles, ceiling hung, plastic laminate	2.01		$0.40	**$1,861.21**
C3010	**Wall Finishes**			**$0.94**	**$4,422.55**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	4,700.00		$0.56	**$2,616.30**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	3,244.80		$0.38	**$1,806.25**
C3020	**Floor Finishes**			**$3.36**	**$15,812.05**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	2,820.00		$1.77	**$8,319.25**
	Vinyl, composition tile, maximum	1,410.00		$0.73	**$3,440.39**
	Tile, ceramic natural clay	470.00		$0.86	**$4,052.42**
C3030	**Ceiling Finishes**			**$7.57**	**$35,561.14**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	4,700.00		$7.57	**$35,561.14**
D Services			**31.5%**	**$50.38**	**$236,795.31**
D2010	**Plumbing Fixtures**			**$3.13**	**$14,733.43**
	Water closet, vitreous china, bowl only with flush valve, wall hung	2.01		$1.42	**$6,667.79**
	Urinal, vitreous china, wall hung	0.67		$0.17	**$803.17**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	2.01		$0.61	**$2,850.30**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.67		$0.62	**$2,918.65**
	Water cooler, electric, floor mounted, dual height, 14.3 GPH	0.67		$0.32	**$1,493.51**
D2020	**Domestic Water Distribution**			**$1.85**	**$8,707.82**
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	0.67		$1.85	**$8,707.82**
D2040	**Rain Water Drainage**			**$0.70**	**$3,268.80**

		Quantity	% of Total	Cost Per SF	Cost
	Roof drain, DWV PVC, 4" diam, diam, 10' high	2.69		$0.66	**$3,084.17**
	Roof drain, DWV PVC, 4" diam, for each additional foot add	6.76		$0.04	**$184.63**
D3050	**Terminal & Package Units**			**$18.53**	**$87,107.45**
	Rooftop, multizone, air conditioner, offices, 10,000 SF, 31.66 ton	4,700.00		$18.53	**$87,107.45**
D4010	**Sprinklers**			**$3.01**	**$14,143.10**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	4,700.00		$3.01	**$14,143.10**
D4020	**Standpipes**			**$1.65**	**$7,763.78**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.81		$1.65	**$7,763.78**
D5010	**Electrical Service/Distribution**			**$6.48**	**$30,473.10**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1.25		$1.25	**$5,877.50**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100.00		$1.45	**$6,814.00**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 600 A	1.20		$3.78	**$17,781.60**
D5020	**Lighting and Branch Wiring**			**$9.82**	**$46,165.11**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	4,700.00		$3.49	**$16,412.87**
	Miscellaneous power, 1.2 watts	4,700.00		$0.25	**$1,169.36**
	Central air conditioning power, 4 watts	4,700.00		$0.51	**$2,414.39**
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.79	**$3,714.50**
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	5,405.00		$4.78	**$22,453.99**
D5030	**Communications and Security**			**$5.20**	**$24,432.72**
	Telephone wiring for offices & laboratories, 8 jacks/MSF	3,525.00		$1.17	**$5,502.88**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.67		$2.36	**$11,090.32**
	Fire alarm command center, addressable without voice, excl. wire & conduit	0.67		$0.40	**$1,891.08**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	3.53		$1.27	**$5,948.44**
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%**	**$159.95**	**$751,783.40**
Contractor's Overhead & Profit		**25.0 %**	**$39.99**	**$187,945.85**
Architectural Fees		**7.0 %**	**$14.00**	**$65,781.05**
User Fees		**0.0 %**	**$0.00**	**$0.00**
Total Building Cost			**$213.94**	**$1,005,510.30**

Appendix III: SITE PHOTOGRAPHS

1 - Building overview

2 - Parking lot overview

3 - Parking lot overview

4 - Parking lot overview

5 - Curb ramp with truncated domes

6 - Typical landscape

7 - Concrete sidewalks

8 - Typical concrete sidewalk and landscape

9 - Typical landscape

10 - Typical concrete curb - note deterioration

11 - Typical downspout

12 - Structure framing

13 - Structure framing

14 - Building exterior overview

15 - Building exterior overview - note sealant deterioration

16 - Building exterior overview - note sealant deterioration

17 - Main entrance doors

18 - Personnel door

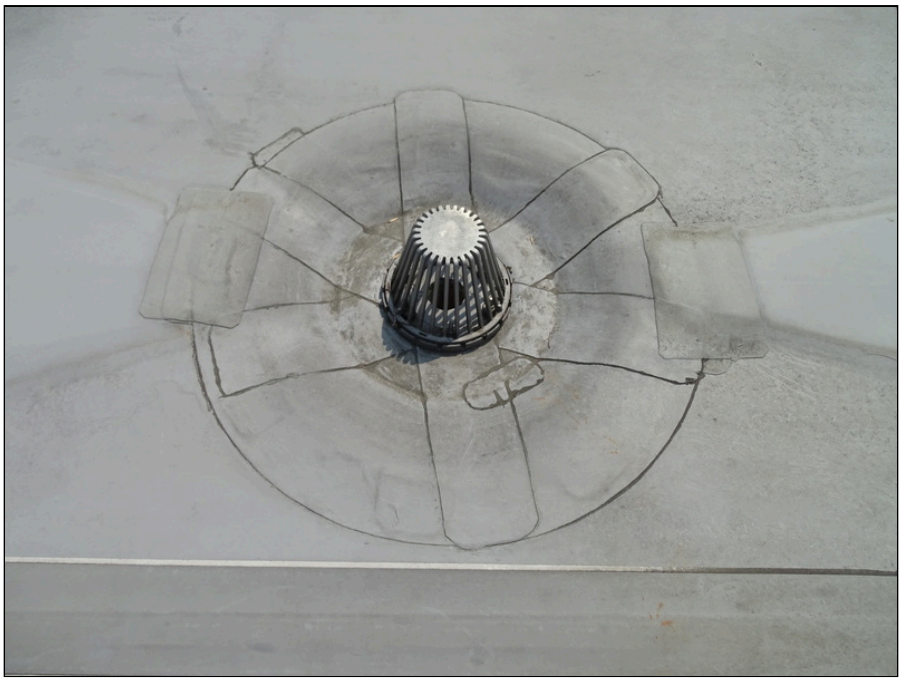
19 - Typical windows

20 - Roof overview

21 - Roof overview

22 - Roof overview - note ponding

23 - Roof overview - note patching



24 - Roof internal drain

25 - Roof internal drain

26 - Roof downspout

27 - Typical plumbing penetration

28 - Roof overview

29 - Water heater and supply lines

30 - Heat pumps

31 - Condensers

32 - Split system

33 - Split system

34 - Thermostat

35 - Typical mechanical duct

36 - Electrical panel - note missing components

37 - Transformer

38 - Fire extinguisher

39 - Fire hydrant

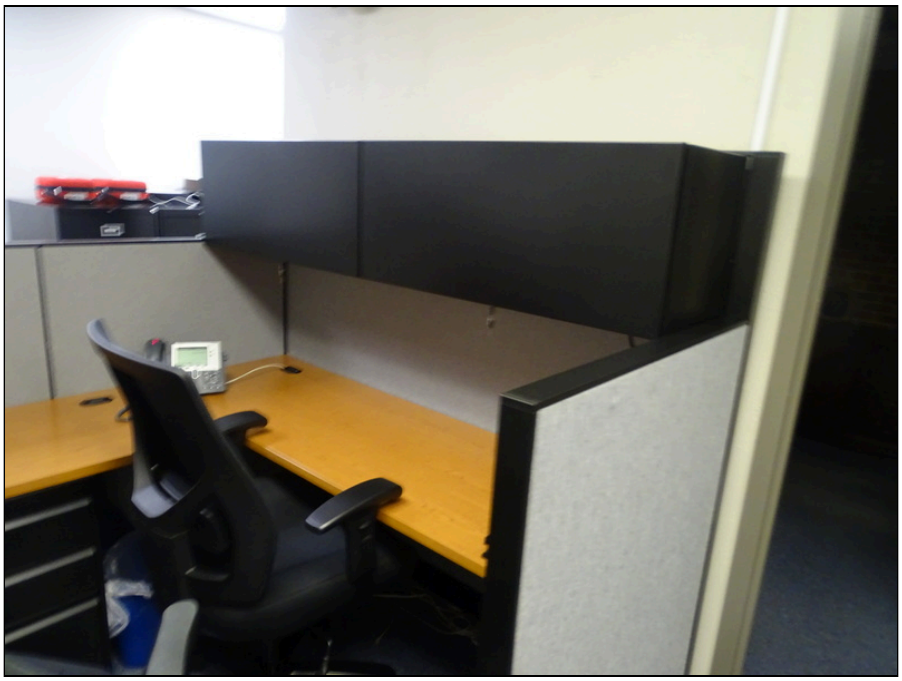
40 - Smoke detector

41 - Emergency lights

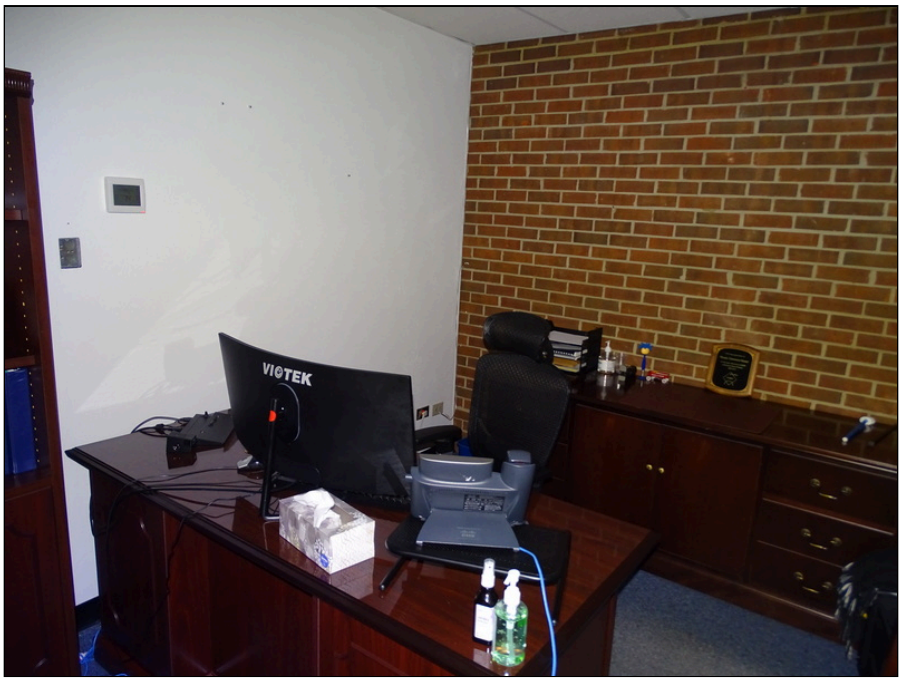
42 - Exit light

43 - Security alarm

44 - Typical meeting room finishes



45 - Typical office area finishes



46 - Typical office area finishes

47 - Typical lobby area finishes

48 - Typical office area finishes

49 - Typical kitchen area finishes

50 - Typical kitchen area finishes

51 - Restroom without required accessible floor area

52 - Restroom without required accessible floor area

53 - Typical gas meter

Appendix IV: 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