WASHINGTON PARK BATH HOUSE AND SHELTER
1001 PRESTON AVENUE
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 2, 2021

November 2, 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 Washington Park Bath House and Shelter, 1001 Preston Avenue, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

Donald M. Goglio
Project Manager
DGoglio@ecslimited.com
703-471-8400

Michael G. Doyle, AIA
Principal Architect
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703-471-8400

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			Repair		$35,000
3.2.5 Flatwork	X	X		Repair		$20,000
3.2.6 Landscaping and Appurtenances	X			None		
3.2.7 Recreational Facilities	X	X		Repair		$30,000
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			Refurbish		$77,000
3.3.4 Exterior Doors	X			None		
3.3.5 Exterior Windows	X			Refurbish		$3,500
3.3.6 Roofing Systems	X			None		
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X	X		Replace		$7,000
3.4.2.1 Equipment	X			Replace		$11,000
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 - Bath House		X		Replace		$28,800
3.7.2 Interior Finishes - Shelter	X			None		
3.8 Accessibility (ADA) Compliance		X		Refurbish	$5,500	
5.1 MOISTURE AND MOLD	X			None		
Totals					$5,500	$212,300

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$5,500	$5,500.00

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$212,300.00	$212,300.00	$10,615.00
Replacement Reserves, w/20, 2.5% escalation	$271,364.16	$271,364.16	$13,568.21

TABLE OF CONTENTS

PAGE

TABLE OF APPENDICES

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 Washington Park Bath House and Shelter 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 Washington Park Bath House and Shelter property, located at 1001 Preston Avenue, in Charlottesville, Virginia, consists of a One-story bath house building and a one-story shelter building. The buildings total approximately 4,344 square feet. Parking is provided by an asphalt parking lot. The Bath house was reportedly constructed in 1968, and the Shelter was reportedly constructed in 1996.

SURVEY INFORMATION	
Date of Assessment	June 24, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Sunny | 74
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	12.12
Major Cross Streets	Preston Avenue and 10th Street, NW
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	36
Number of Accessible Spaces	Three
Number of Van Accessible Spaces	None
Pedestrian Sidewalks	Concrete sidewalks

BUILDING INFORMATION	
Building Type	Recreation
Number of Buildings	Two
Building Height	One-story
Square Footage	4,344
Year Constructed	Bath house: 1968 Shelter: 1996
Year Remodeled	Bath House: 2013 Shelter: N/A

BUILDING CONSTRUCTION	
Foundation	Concrete slab-on-grade
Structural System	Wood framing
Roof	Metal
Exterior Finishes	Bath house: brick veneer Shelter: wood siding
Windows	Bath house: double pane aluminum framed Shelter: double pane wood framed
Entrance	Bath house: storefront Shelter: metal door

BUILDING SYSTEMS	
HVAC System	Bath house: exhaust fans and ceiling fans Shelter: air handler and condenser, exhaust fans
Domestic Hot Water	Bath house: gas domestic water heater Shelter: electric domestic water heater
Water Distribution	Copper
Sanitary Waste Line	PVC and cast iron
Electrical Service	Bath house: 3-phase, 4-wire, 400 amps Shelter: 1-phase, 3-wire, 225 amps
Branch Wiring	Copper
Elevators	None
Fire Suppression System	N/A

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					
REPLACE OR RELOCATE DRINKING FOUNTAIN AT SHELTER	1	EA	$5,000.00	100%	$5,000
PROVIDE VAN ACCESSIBLE PARKING SPACE AND ACCESS AISLE	1	EA	$500.00	100%	$500
Total Repair Cost					$5,500.00

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	1	19	1	LS	$35,000.00	$35,000	100%																			$35,000		$35,000
3.2.5 Flatwork																													
REPLACE CONCRETE SIDEWALK	25	24	1	4	Allow	$5,000.00	$20,000	100%	$5,000					$5,000					$5,000					$5,000					$20,000
3.2.7 Recreational Facilities																													
PROVIDE ALLOWANCE FOR POOL DECK AND POOL SYSTEM REPAIRS AS NEEDED	10	9	1	1	LS	$15,000.00	$15,000	200%	$15,000										$15,000										$30,000
3.3.3 Building Exteriors																													
REPOINT BRICKWORK AT BATH HOUSE	20	8	12	1	LS	$10,000.00	$10,000	100%												$10,000									$10,000
REPLACE EXTERIOR SEALANTS AT BATH HOUSE	12	8	4	1	LS	$10,000.00	$10,000	200%				$10,000												$10,000					$20,000
PAINT WOOD TRIM AT BATH HOUSE	7	1	6	1	LS	$5,000.00	$5,000	200%						$5,000							$5,000								$10,000
PAINT EXTERIOR AT SHELTER	7	3	4	3	LS	$10,000.00	$30,000	100%				$10,000							$10,000							$10,000			$30,000
REPLACE EXTERIOR SEALANTS AT SHELTER	12	8	4	2	LS	$3,500.00	$7,000	100%				$3,500											$3,500						$7,000
3.3.5 Exterior Windows																													
REPLACE WINDOW GASKETS AT SHELTER	20	15	5	1	LS	$3,500.00	$3,500	100%					$3,500																$3,500

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
November 2, 2021

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
3.4.1.2 Domestic Hot Water Production																												
REPLACE WATER HEATERS IN BATH HOUSE	12	11	1	4	EA	$1,000.00	$4,000	100%	$1,000								$1,000				$1,000							$1,000	$4,000
REPLACE WATER HEATERS IN SHELTER	12	2	10	3	EA	$1,000.00	$3,000	100%										$1,000		$1,000								$1,000	$3,000
3.4.2.1 Equipment																												
REPLACE AIR HANDLER AT SHELTER	15	11	4	1	EA	$5,500.00	$5,500	100%				$5,500																	$5,500
REPLACE CONDENSER AT SHELTER	15	11	4	1	EA	$5,500.00	$5,500	100%				$5,500																	$5,500
3.7.1 Interior Finishes - Bath House																												
REPLACE EPOXY CONCRETE COATING THROUGHOUT BUILDING	5	4	1	1,800	SF	$4.00	$7,200	400%	$7,200					$7,200					$7,200					$7,200					$28,800
Total (Uninflated)									$28,200.00	$0.00	$0.00	$34,500.00	$3,500.00	$17,200.00	$0.00	$0.00	$1,000.00	$1,000.00	$37,200.00	$11,000.00	$6,000.00	$0.00	$3,500.00	$22,200.00	$0.00	$10,000.00	$35,000.00	$2,000.00	$212,300.00
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)									$28,200.00	$0.00	$0.00	$37,152.73	$3,863.35	$19,460.22	$0.00	$0.00	$1,218.40	$1,248.86	$47,619.15	$14,432.95	$8,069.33	$0.00	$4,945.41	$32,152.22	$0.00	$15,216.18	$54,588.06	$3,197.30	$271,364.16

Evaluation Period:	20
# of Square Feet:	1
Reserve per Square Feet per year (Uninflated)	$10,615.00
Reserve per Square Feet per year (Inflated)	$13,568.21

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 Washington Park Bath House and Shelter 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 bath house building and one-story shelter building.

3.1.1 Property Location

The Property is located at 1001 Preston Avenue 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 bath house building was constructed approximately 53 years ago in 1968. The shelter building was constructed approximately 25 years ago in 1996 and renovated in 2021.

3.1.3 Current Property Improvements

The Recreation buildings, located at 1001 Preston Avenue, in Charlottesville, Virginia, consist of a one-story bath house and a one-story shelter building. The buildings total approximately 4,344 square feet. Parking is provided by an asphalt parking lot.

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.

3.2.2 Storm Water Drainage

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

Comments

The storm water collection system includes yard inlets and natural percolation into the ground.

Photographs

Typical drainage

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Concrete	Good

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Fire Truck Access	Preston Avenue and 10th Street	Good
Easements		N/A

Comments

Vehicular access to the site is located on the northeast side of the site. The entrance apron is constructed of concrete and was observed to be in generally good condition. Fire truck access is available along Preston Avenue and 10th Street, NW to each of the buildings.

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Painted	Good
Quantity of Parking Spaces	39 - 36 spaces located in the parking lot and 3 accessible spaces on street	Good
Quantity of Loading Spaces		N/A
Arrangement of Spaces	Diagonal in lot, parallel on street	Good
Site Circulation	One-way aisle	Good
Lighting	Metal halide	Good
Accessible Spaces	4 - 3 accessible spaces located along 10th Street, NW and 1 in parking lot	Good
Accessible Aisles	1	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Good
Drainage	Sheet flow	Good
Repair History	Recent repaving	Good
Concrete Curbs and Gutters	Along NE side of lot	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Dumpster Pad		N/A
Asphalt Curbs		N/A
Fire Lane Painting		N/A

Comments

An asphalt parking lot is located on the northeast side of the site. The asphalt pavement was observed to be in generally good condition. 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.

Photographs

Parking lot overview - note cracking

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
MILL, OVERLAY AND RESTRIPE EXISTING ASPHALT	20	1	19	19	$35,000
Total					$35,000

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete sidewalks	Fair
Plaza		N/A
Steps	Concrete	Good
Landings	Concrete	Good
Handrails	Steel tube	Good
Ramps	Concrete	Good
Curb Ramps	Concrete	Good
Truncated Domes		N/A

Comments

Throughout the property concrete sidewalks of undetermined thickness are provided. Regularly spaced control joints were observed. The sidewalk along 10th Street, NW was reportedly maintained by the City of Charlottesville. The concrete sidewalks were generally in good to fair condition. Allowances have been provided throughout the study period for periodic replacement as required.

Photographs

Concrete sidewalk overview - note cracking

Concrete sidewalk - note tripping hazard

Concrete sidewalk overview - note cracking

Concrete sidewalk

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE CONCRETE SIDEWALK	25	24	1	1 6 11 16	$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	Mulched	Good
Lawn Areas	Surrounding building	Good
Irrigation System		N/A
Monumental Sign	Painted wood	Fair
Landscape Lighting	Pole lights	Good
Retaining Walls	Stone	Good
Fences and Gates	Chain link	Good
Dumpster Enclosure		N/A

LANDSCAPING		
Item	**Description**	**Condition**
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.

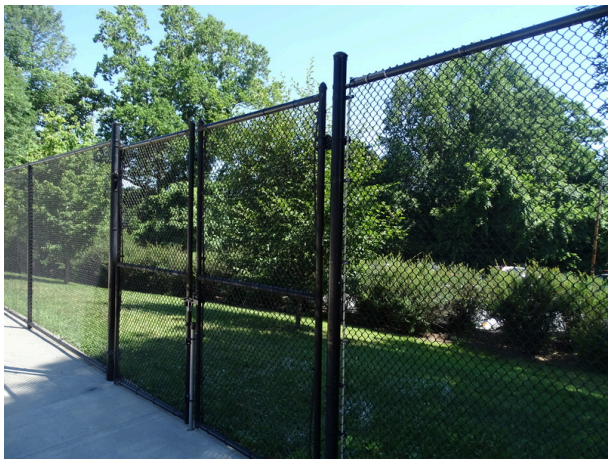
There is a dry stacked stone retaining wall at the south side of the parking lot. The retaining wall was generally in good condition with no deterioration observed.

A metal fence was located at the perimeter of the pool area and the site. The fence was generally in good condition with some general maintenance needed at the perimeter fencing.

A wood sign was located at the road. The sign was in fair condition. We recommend repainting the sign as a maintenance item.

Photographs

Monument sign



Gate at perimeter of pool

Typical landscaping

Typical landscaping

Typical landscaping and fencing

Typical landscaping and fencing - note deterioration

3.2.7 Recreational Facilities

POOL		
Item	**Description**	**Condition**
Pool Liner	Installed in 2010	Good
Pool Deck	Concrete	Fair
Filtration Equipment	Replaced in 2013	Good
Lighting	Metal halide	Good
Pool Equipment	Various	Good

POOL		
Item	**Description**	**Condition**
Accessible Entrance	Lift	Good
Virginia Graeme Baker Pool & Spa Safety Act		Good

Comments

The swimming pool consists of a deep end with a slide, a wading area, and an area for lap swimmers. An accessible lift provided entrance to the pool. A concrete deck surrounded the pool appeared to be in overall fair condition. An allowance has been provided for general repairs to the deck, coping, and sealants around the pool.

The pool filtration and pump system was installed in 2013 and was in good condition.

Photographs

Cracked concrete coping of pool

Concrete pavement overview - note sealant condition

Pool overview

Pool tile - Missing tiles

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PROVIDE ALLOWANCE FOR POOL DECK AND POOL SYSTEM REPAIRS AS NEEDED	10	9	1	1 11	$15,000 $15,000
Total					$30,000

3.2.8 Special Utility Systems

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

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

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

Comments

The foundation of the buildings include Concrete slab-on-grade. Large cracks were not observed in the exterior walls. The foundation system appeared to provide adequate structural support to the buildings. The foundations were generally in good condition.

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing		N/A
Roof Framing	Wood	Good
Columns	Steel	Good
Load Bearing Walls	CMU walls in the Bath house	Good
Balconies		N/A
Decks		N/A

Comments

The structure of both buildings consists of wood roof framing. The Bath house had steel exterior columns supporting the overhang at the main entrance and load bearing CMU walls throughout. The shelter framing was generally not visible. The structural frame of the buildings was generally in good condition.

Photographs

Bath house framing

Bath house framing

Shelter framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Masonry	At the Bath house	Good
Stone	At the Bath house	Good
Precast Panels		N/A
Concrete		N/A
Wood Exterior	At the Shelter	Good

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Accent/Trim	Wood	Good
Covered Soffits	Wood	Good
Overhang	Metal awning at the Bath house	Good
Paint		Good
Sealants	Various	Good

Comments

Bath House

The primary exterior of the Bath house consists of brick veneer and with a decorative stone band at the front of the building. The building exteriors were generally in good condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required. Minor deterioration of mortar joints was observed. We recommend an allowance for re-pointing of the mortar joints later in the report period.

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

A metal overhang was located at the main entrance to the building and also at the pool entrance at the rear of the building. The overhang was in good condition and was reportedly installed in 2013. There was painted wood trim at the exterior that was painted in 2013 and was in good condition. Exteriors should be painted every 5-7 years.

Shelter

The primary exterior of the shelter consists of painted vertical wood siding. The wood was reportedly painted in 2015 and was in good condition. Exteriors should be painted every 5-7 years.

Exterior sealants are located around the window and door frames although the condition of all the sealants could not be observed due to the presence of security grills. The expected useful life of exterior sealants is approximately 10 to 12 years before replacement is needed. We recommend that the exterior sealants be replaced during the report period.

Photographs

Shelter exterior

Bath house exterior

Bath house exterior - note step cracking

Bath house exterior

Bath house exterior - note mortar deterioration

Shelter exterior

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPOINT BRICKWORK AT BATH HOUSE	20	8	12	12	$10,000
REPLACE EXTERIOR SEALANTS AT BATH HOUSE	12	8	4	4 16	$10,000 $10,000
PAINT WOOD TRIM AT BATH HOUSE	7	1	6	6 13	$5,000 $5,000
PAINT EXTERIOR AT SHELTER	7	3	4	4 11 18	$10,000 $10,000 $10,000
REPLACE EXTERIOR SEALANTS AT SHELTER	12	8	4	4 15	$3,500 $3,500
Total					$77,000

3.3.4 Exterior Doors

DOORS - BATH HOUSE		
Item	**Description**	**Condition**
Entrance Doors	Storefront entrance	Good

DOORS - BATH HOUSE		
Item	**Description**	**Condition**
Bathroom/ Utility Room Doors	Metal doors	Good
Door Hardware	Operable	Good
Accessibility Controls		N/A
Overhead/Roll-up Doors	Snack bar windows and pool house	Good

DOORS - SHELTER		
Item	**Description**	**Condition**
Entrance Doors	Metal doors	Good
Restroom/ Utility Room Doors	Metal doors	Good
Door Hardware	Operable	Good
Accessibility Controls		N/A
Overhead/Roll-up Doors		N/A

Comments

Bath House

The entrance to the Bath house consists of a storefront entrance. Metal doors are located throughout the exteriors of the building to provide access to the bath room facilities. An overhead roll-up door was located at the rear exit of the building and provided access to the pool area. It was reported that all of the doors were replaced in 2013. The doors were generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Shelter

Shelter doors consisted of one metal entrance door and one metal exit door at the main portion of the building. At the exterior restrooms and electrical closet, metal doors were also provided. The doors were in good condition.

Photographs

Bath house typical exterior door

Bath house roll-up door

3.3.5 Exterior Windows

WINDOWS - BATH HOUSE		
Item	**Description**	**Condition**
Window Frame	Metal	Good
Glass Pane	Double-pane	Good
Operation	Tilt	Good
Security Grille		N/A
Exterior Header	Varies with condition	Good
Exterior Sill	Varies with condition	Good
Gaskets or Glazing	Neoprene	Good

WINDOWS - SHELTER		
Item	**Description**	**Condition**
Window Frame	Wood	Good
Glass Pane	Double-pane	Good
Operation		N/A
Security Grille		Good
Exterior Header	Wood	Good

WINDOWS - SHELTER		
Item	**Description**	**Condition**
Exterior Sill	Wood	Good
Gaskets or Glazing	Neoprene	Good

Comments

The window system for the Bath house primarily consists of aluminum frame double pane window units that were reportedly replaced in 2013. The gaskets in the windows were generally in good condition. The expected useful life of gaskets is typically 20 years.

The window system in the Shelter primarily consists of wood framed double pane window units that are original to the property. The gaskets in the windows were generally in good condition. The expected useful life of gaskets is typically 20 years. An allowance has been included for replacement of the gaskets.

Photographs

Typical shelter windows

Typical bath house windows

Typical bath house windows

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOW GASKETS AT SHELTER	20	15	5	5	$3,500
Total					$3,500

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Metal	Standing seam	Good
Parapet Walls		N/A
Cap Flashing/Coping	Metal	Good
Insulation	Not observed	N/A
Substrate/Deck	Wood	Good
Slope/Pitch		Good
Drainage	Gutters and downspouts	Good
Plumbing Vents	Sealant	Good
Exhaust Vents	Counterflashed	Good
Equipment Curbs		N/A
Pitch Pockets		N/A

ROOFING		
Item	**Description**	**Condition**
Gravel Stops		N/A
Skylights	At Bath house only	Good
Flashing	Metal	Good
Expansion Joints		N/A
Roof Age	7-8 years	Good
Warranty		N/A

Comments

The roofing system for both the Bath house and the Bath house consist of standing seam metal roofing systems. The roofing was in good condition on both buildings. The Bath house roof was replaced in 2013 and the Shelter roof was replaced in 2014. The expected useful life of the metal roofing systems is generally 50 years. Metal roofs should be painted or a protective coating should be applied every 25 years to protect the metal roof.

Photographs

Shelter roofing system

Bath house roof

Bath house roof soffit

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

PLUMBING - WATER SUPPLY SYSTEM		
Item	**Description**	**Condition**
Piping Material	Copper	Good
Pipe Insulation	Fiberglass/foam	Good
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 and cast iron	Good
Vertical Vent Stacks	PVC and cast iron	Good
Clean-outs	PVC and cast iron	Good
Ejector Pumps		N/A

Comments

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

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

It was reported that all plumbing was replaced at the Bath house in 2013.

Photographs

Shelter water piping

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Bath House: gas domestic water heater Shelter: electric water heater	Good/Fair
Water Storage	Located inside the water heaters	Good
Circulation Pumps		N/A

Comments

Domestic hot water to the Bath house is provided by two gas domestic water heaters located in the utility room. One water heater is a 100 gallon gas domestic water heater manufactured by State. The installation date was estimated to be 1992 and there was rust staining on the exterior of the water heater. The second water heater was a 92 gallon gas water heater manufactured by Ruud and was installed in 2013. The gas water heaters were observed to be in fair condition.

Domestic hot water to the Shelter is provided by two electric domestic water heaters located in both the kitchenette and the utility room. The six gallon electric domestic water heater located in the utility room provides hot water to the exterior restrooms. The water heater was manufactured by State and installed in 2014. The water heater located in the kitchenette did not have a visible manufacturer's tag, but was installed in 2016. The electric water heater was observed to be in good condition.

The expected useful life of a domestic water heaters is approximately 12 to 15 years. We recommend the domestic water heaters be replaced during the report period.

Photographs

Bath house water heaters

Shelter water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATERS IN BATH HOUSE	12	11	1	1 9 13 20	$1,000 $1,000 $1,000 $1,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATERS IN SHELTER	12	2	10	10 12 20	$1,000 $1,000 $1,000
Total					$7,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT - BATH HOUSE		
Item	**Description**	**Condition**
Boilers		N/A
Central Plant Pumps		N/A
Chillers		N/A
Cooling Towers		N/A
Fan Coil Units		N/A
Heat Exchangers		N/A
Ceiling Fans	Located throughout the building	Good
Exhaust Fans	Located in each of the restrooms in the Bath house	Good
Unit Heaters		N/A

EQUIPMENT - SHELTER		
Item	**Description**	**Condition**
Boilers		N/A
Central Plant Pumps		N/A
Chillers		N/A
Cooling Towers		N/A
Condensor	Located at the exterior of the building	Good
Air Handler	Located in attic space	Good
Ceiling Fans		N/A
Exhaust Fans	Located in each of the restrooms	Good
Unit Heaters		N/A

Comments

The Bath house building is served by ceiling fans and exhaust fans . The exhaust fans and ceiling fans should be replaced on an as-needed basis as a maintenance item. It was reported that all of the fans were replaced in 2013 and were in good condition.

The Shelter building contained an air handler and a condenser that were manufactured by Trane in 2010. Exhaust fans were located in each of the restrooms. The exhaust fans were reportedly in good condition and should be replaced on an as-needed basis as a maintenance item. The expected useful life of air handlers and condensers is 15 years with proper maintenance. Allowances have been included for replacement during the study period.

Photographs

Typical air handler

Typical condenser

Ceiling fan in Bath house

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE AIR HANDLER AT SHELTER	15	11	4	4	$5,500
REPLACE CONDENSER AT SHELTER	15	11	4	4	$5,500
Total					$11,000

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Plumbing Pipe System		N/A
Ducts	Sheet metal	Good
Return Air	Sheet metal	Good

Comments

Both the Bath house and the Shelter contained metal ductwork that was in good condition. The Bath house ductwork was for the exhaust system only and was replaced in 2013.

3.4.2.3 Control Systems

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

Comments

A thermostat is located at the interior of the Shelter building. The thermostat was observed to be in generally good condition.

There were no HVAC control systems at the Bath house.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

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

Comments

Electricity is provided to the building by Dominion Virginia Power. The main electrical for the Bath house provides 3-phase, 4-wire, 400 amp service. The main electrical for the Shelter building provides 1-phase, 3-wire, 225 amp service.

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	Various	Good
Branch Wiring	Copper	Good
Bus Ducts		N/A
GFCI Devices		Good
Building Transformers	Rack mounted	Good
Sub-Meters		N/A

Comments

Power is distributed by copper wires from the circuit breaker panels. It was reported that all electrical was replaced in 2013 in the Bath house. 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.

3.5 VERTICAL TRANSPORTATION SYSTEMS

ELEVATORS		
Item	**Description**	**Condition**
Quantity	None	N/A
Capacity		N/A
Manufacturer and Type	N/A	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
Sprinkler System (chemical)		N/A
Fire Extinguishers	Observed in both the Shelter and the Bath house	Good
Date of Last Inspection (Fire Extinguishers)	6/15/2021	N/A
Fire Standpipes		N/A
Fire Department Connections		N/A
Hose Cabinets		N/A
Fire Hydrants	Not observed	Good

Comments

Fire extinguishers were observed in both the Shelter building and the Bath house and had recent inspection tags issued by Fire Solutions in June 2021. These devices are required to be inspected annually. Replacement of the fire extinguishers is considered routine maintenance.

A fire hydrant was not observed.

Photographs

Fire extinguisher in the Shelter

Bath house fire extinguisher

3.6.2 Alarm Systems

ALARM SYSTEMS - BATH HOUSE		
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	Good
Exit Lights	Throughout	Good
Pull Stations		N/A
Smoke Detectors	Throughout	Good
Carbon Monoxide Detectors		N/A

ALARM SYSTEMS - SHELTER		
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	Good
Exit Lights	Throughout	Good
Pull Stations		N/A
Smoke Detectors		N/A
Carbon Monoxide Detectors		N/A

Comments

Exit signs and lights were located throughout both the Bath house and Shelter buildings. The Bath house was also observed to have smoke detectors.

Photographs

Exit light and security camera in Shelter

Exit lights in Bath house

Smoke detector in Bath house

3.6.3 Security and Other Systems

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

Comments

The Shelter contained motion activated security camera throughout the building. The security system was reportedly in good condition.

There were no security systems at the Bath house.

Photographs

Typical security camera

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Interior Finishes - Bath House

MAIN ENTRANCE AREA		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Fair
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Unfinished	Good
Lighting	Fluorescent fixtures	Fair
Accessories	Millwork	Good
Fountains		N/A
Drinking Fountains	Located at the exterior of the building	Good

BATHROOMS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Fair
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Unfinished	Good
Fixtures	Toilets, urinals, showers, wall hung lavatories	Good

BATHROOMS		
Item	**Description**	**Condition**
Accessories	Partitions, grab bars, mirrors, hand dryers, paper dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

ELECTRICAL ROOM/ PUMP ROOM		
Item	**Description**	**Condition**
Floor Finishes	Unfinished concrete	Good
Wall Finishes	Exposed brick/ CMU	Good
Ceiling Finishes	Unfinished	Good
Lighting	Fluorescent fixtures	Good

OFFICE/ STORAGE AREAS		
Item	**Description**	**Condition**
Floor Finishes	Coated concrete	Fair
Wall Finishes	Painted CMU	Good
Ceiling Finishes	Suspended acoustical tile	Good
Lighting	Fluorescent fixtures	Good
Accessories		N/A
Drinking Fountains		N/A

Comments

The Bath house interior common area includes a main entrance area, bathrooms, offices, and utility/ electrical rooms.

The main entrance area was located at the southeast side of the building and was a check-in location for pool visitors. The finishes in the entrance area include coated concrete floors, painted CMU walls, and unfinished ceilings. The main entrance area was observed to be in generally good condition.

Bathrooms with showers are located on either side of the main entrance area. An additional family restroom was located in the building. The finishes in the restrooms include coated concrete floors, painted CMU walls, and unfinished ceilings. The epoxy concrete coating was observed to be cracked throughout the bathrooms. The restrooms were observed to be in generally good to fair condition.

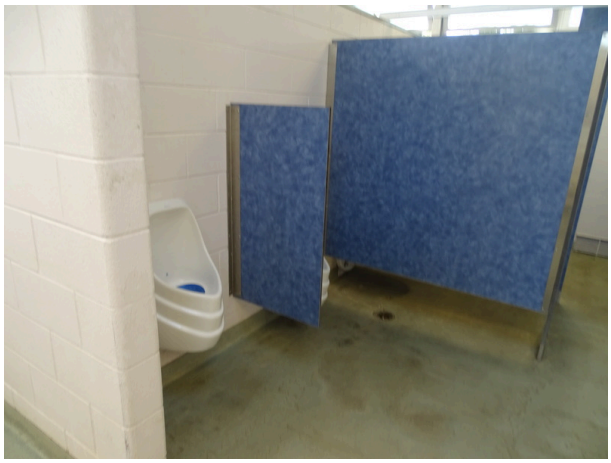
The office and storage area finishes include coated concrete flooring, painted CMU walls, and suspended acoustical tile ceilings. The epoxy concrete coating was observed to be cracked throughout the interiors. The finishes were observed to be in generally good condition.

The electrical room and pump room finishes include unfinished concrete floors, CMU and exposed brick walls, and unfinished ceilings. The finishes were generally in good condition.

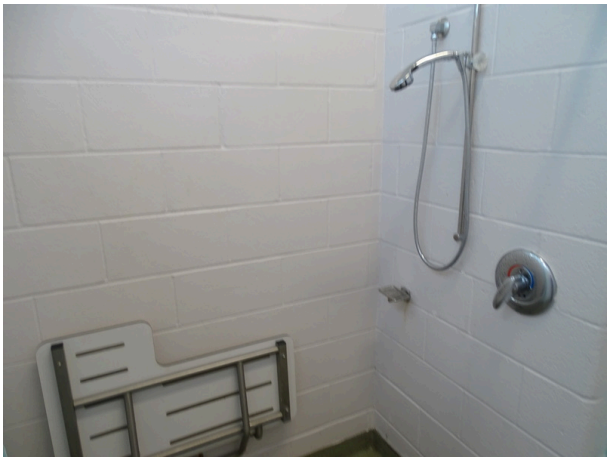
An allowance has been included to replace the epoxy flooring throughout the building. Concrete coatings typically have an expected useful life of 10 years, though the current concrete coating is showing premature deterioration.

Photographs

Bath house family restroom



Bath house men's bathroom



Typical Bath house bathroom

Bath house family restroom drainage - note wear

Bath house family restroom floor - note deterioration

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE EPOXY CONCRETE COATING THROUGHOUT BUILDING	5	4	1	1 6 11 16	$7,200 $7,200 $7,200 $7,200
Total					$28,800

3.7.2 Interior Finishes - Shelter

ACTIVITY ROOMS		
Item	**Description**	**Condition**
Floor Finishes	vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted wood panel	Good
Lighting	Fluorescent fixtures	Good

CORRIDOR		
Item	**Description**	**Condition**
Floor Finishes	vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Doors		N/A
Door Hardware		N/A

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, urinals, wall hung lavatories	Good
Accessories	Partitions, grab bars, mirrors, hand dryers, paper dispensers	Good
Ventilation	Exhaust fans	Good
Lighting	Fluorescent fixtures	Good
Doors	Metal	Good
Door Hardware	Operable	Good

KITCHENETTE		
Item	**Description**	**Condition**
Floor Finishes	vinyl tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Counters	Laminate	Good
Sink	Sinless	Good
Cabinets	Laminate	Good
Appliances	Residential	Good
Stove/Range	Electric	Good
Exhaust Vent/Hood	Range hood	Good
Refrigerator	Slim	Good
Dishwasher		N/A
Microwave Oven	Countertop	Good

UTILITY ROOM		
Item	**Description**	**Condition**
Floor Finishes	Stained concrete	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Janitor Sink Area		Good
Lighting	Fluorescent fixtures	Good

3.7.2.1 Comments

The interior Shelter building areas include activity rooms, a kitchenette, restrooms, and a utility room and were recently refurbished including new flooring and paint.

A large activity room was located adjacent to the main entrance to the building and an additional smaller activity room was located adjacent to the kitchenette. The finishes in the activity rooms include vinyl floors, painted gypsum board walls, and painted wood panel ceilings. The activity areas were observed to be in generally good condition.

Two restrooms were located at the west side of the building and were accessed from the exterior, and one restroom was located at the interior of the building near the activity rooms. The finishes in the restrooms include vinyl tile floors, painted gypsum board walls, and painted gypsum board ceilings. At the exterior restrooms, the concrete floors were stained and peeling paint was observed. The finishes were in generally fair condition. The exterior restrooms should be repainted.

The finishes throughout the building, including in the kitchenette, corridor, and utility room, include vinyl floors, painted gypsum board walls, and painted gypsum board ceilings. The finishes were in generally good condition. It was noted that motion sensing light switches were installed, but none of the sensors appeared to work. To operate the lights, you must press the button.

Photographs

Shelter kitchenette

Shelter interior finishes

Shelter interior finishes

Shelter interior 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 Washington Park Bath House and Shelter property is considered by the City of Charlottesville - Facilities Development to be within "areas of public accommodations" or a "commercial facility" and is therefore is subject to compliance with Title III of the ADA.

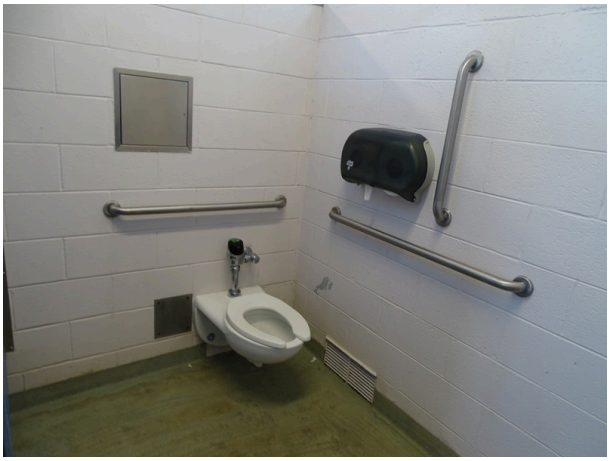
The parking area serving the property has a total of approximately 39 parking spaces. Of the parking spaces, 4 are marked as accessible with none being van accessible. Accessibility requires that two accessible parking spaces be provided in parking areas with a total of 26 to 50 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces.

For a space to be considered van accessible, it must be 132" wide with a 60" aisle OR 96" wide with a 96" wide aisle. No space currently meets this specification. Signage indicating the space as van accessible must also be provided. We recommend providing a van accessible space, aisle, and signage.

Three of the marked accessible parking spaces are located on the street as parallel parking spaces. The curb adjacent to these spaces is not at the same level as the parking spaces, therefore these spaces are not provided with a compliant access aisle. We recommend that no less than the minimum number of accessible spaces required are located in the parking lot, to include at least 1 van space and required access aisles.

The drinking fountain at the shelter building is not an accessible type and protrudes greater than 4" into an accessible path. We recommend the drinking fountain be relocated or replaced with a unit similar to that located at the bath house and provided with cane detection to eliminate the protrusion issue.

Photographs



Accessible bath house bathroom

Bath house accessible drinking fountain

Accessible shelter restroom

Accessible parking overview

Non-compliant accessible parking

Accessible ramp

Accessible ramp

Non-accessible, protruding drinking fountain at Shelter

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE OR RELOCATE DRINKING FOUNTAIN AT SHELTER	15	15	0	Immediate	$5,000
PROVIDE VAN ACCESSIBLE PARKING SPACE AND ACCESS AISLE	15	15	0	Immediate	$500
Total					$5,500

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?	Yes	The parallel street spaces are not provided with a compliant access aisle
2.	Does the required number of van-accessible designated spaces appear to be provided?	No	There were no van accessible spaces
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?	No	The parallel street spaces are not provided with a compliant access aisle
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	Yes	
3.	Do curb cut ramps appear to have the proper slope for all components?	Yes	
4.	Do ramps on an accessible route appear to have a compliant slope?	Yes	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
5.	Do ramps on an accessible route appear to have a compliant length and width?	Yes	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	Yes	
7.	Do ramps on an accessible route appear to have compliant handrails?	Yes	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	N/A	
3.	Is signage provided indicating the location of alternate accessible entrances?	N/A	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	Yes	
5.	Do doors at accessible entrances appear to have compliant hardware?	Yes	
6.	Do doors at accessible entrances appear to have complaint opening width?	Yes	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	N/A	
8.	Do thresholds at accessible entrances appear to have compliant height?	Yes	
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	Yes	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	No	Drinking fountain protrudes into walkway at Shelter
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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?	Yes	
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**		No elevators at the property
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	N/A	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	N/A	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	N/A	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	N/A	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	N/A	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	N/A	
8.	Are audible and visual floor position indicators provided in the elevator car?	N/A	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	N/A	
H.	**Toilet Rooms**		
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	Yes	
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	Yes	
3.	Does the lavatory faucet have compliant handles?	Yes	Automatic in bath house
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	Yes	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	Yes	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	Yes	

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

4.0 DOCUMENT REVIEW

4.1 DOCUMENTATION REVIEW

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

4.2 INTERVIEW SUMMARY

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

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

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

6.0 RECOMMENDATIONS AND OPINIONS OF COST

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

Immediate Issues

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

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

Capital Reserves

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

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

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

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

7.0 FACILITY CONDITION INDEX (FCI)

In accordance with our proposal add alternate, ECS determined the Facility Condition Index (FCI) value for the Washington Park Bath House and Shelter 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 Washington Park Bath House and Shelter building is $227,300. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $808,966. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.28. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Washington Park Bath House and Shelter 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

Washington Park Pool
1001Preston Ave
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.

Annual Inspection
Inspection Date
Jul 9, 2021

Building: Washington Park Pool
Contact: Jason Davis
Title: Security Maintenance Technician

Company: Fire Solutions
Contact: Christopher Bowmaster
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: Washington Park Pool
Address: 1001Preston Ave
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: Christopher Bowmaster
Phone: 804-994-1711
Fax:
Mobile: 804-994-1711
Email: cbowmaster@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: Christopher Bowmaster

Signed: Jul 9, 2021

Building: Washington Park Pool
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: Washington Park Pool

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 lifeguard office 147.01	47001133 G17167745	Inspected	06/16/21 10:04:05 AM
Fire Extinguisher, 2.5 gal, Water	1st pump room 147.02	47001131 F52696509	Inspected	06/16/21 10:04:44 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st snack bar 147.03	47001132 G17167746	Inspected	07/09/21 10:09:05 AM

Service Summary

Generated by: BuildingReports.com

Building: Washington Park Pool

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

Device Type	Service	Quantity
	Passed	
Fire Extinguisher, 2.5 gal, Water	Inspected	1
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	2
Total		**3**
Grand Total		**3**

Fire Extinguisher Maintenance Report

Generated by: BuildingReports.com

Building: Washington Park Pool

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					
Hydrostatic Test					
Fire Extinguisher, Water, 2.5 gal					
47001131	1st pump room 147.02	F52696509	08/23/18		08/23/18
				Total Fire Extinguisher, Water, 2.5 gal:	**1**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: Washington Park Pool

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

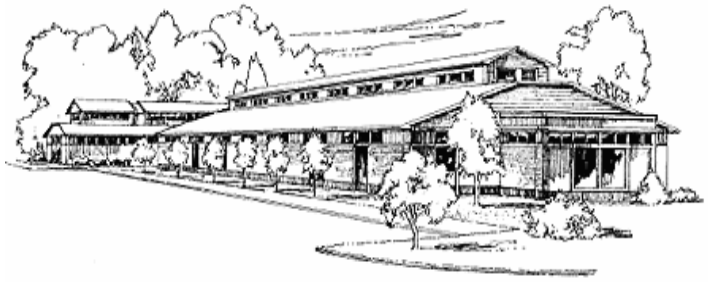
Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	2	5 HI SA40 ABC	A.B.C.	10/07/2021
In Service - 2 Years to 3 Years				
Amerex				
Fire Extinguisher	1	A240-18	Water	08/23/2018

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

Square Foot Cost Estimate Report

Date: **11/1/2021**

Estimate Name	**Washington Park**
	City of Charlottesville 1001 Preston Avenue Charlottesville Virginia 22902
Building Type	Community Center with Face Brick & Concrete Block / Bearing Walls
Location	CHARLOTTESVILLE, VA
	1.00
Stories Height	12.00
Floor Area (S.F.)	4,344.00
LaborType	OPN
Basement Included	No
Data Release	Year 2021
Cost Per Square Foot	$186.23
Total Building Cost	**$808,966.24**



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			**15.5%**	**$21.31**	**$92,560.94**
A1010	**Standard Foundations**			**$16.16**	**$70,185.52**
	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8" thick	147.50		$1.96	**$8,504.26**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	590.00		$9.19	**$39,908.19**
	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide	590.00		$4.92	**$21,359.77**
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	2.61		$0.10	**$413.30**
A1030	**Slab on Grade**			**$4.93**	**$21,408.54**

		Quantity	% of Total	Cost Per SF	Cost
	Slab on grade, 4" thick, non industrial, reinforced	4,344.00		$4.93	**$21,408.54**
A2010	**Basement Excavation**			**$0.22**	**$966.89**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	4,344.00		$0.22	**$966.89**
B Shell			**42.6%**	**$58.71**	**$255,033.05**
B1020	**Roof Construction**			**$8.57**	**$37,220.83**
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns/bearing wall, 35'x30' bay, 40 PSF superimposed load, 36.5" deep, 60 PSF total load	4,344.00		$8.06	**$35,014.59**
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns/bearing wall, 35'x30' bay, 40 PSF superimposed load, 36.5" deep, 60 PSF total load, add for column	4,344.00		$0.51	**$2,206.23**
B2010	**Exterior Walls**			**$33.09**	**$143,746.09**
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill	5,664.00		$33.09	**$143,746.09**
B2020	**Exterior Windows**			**$5.56**	**$24,166.74**
	Windows, aluminum, sliding, standard glass, 8' x 4'	44.25		$5.56	**$24,166.74**
B2030	**Exterior Doors**			**$1.41**	**$6,116.24**
	Door, aluminum & glass, without transom, narrow stile, double door, hardware, 6'-0" x 7'-0" opening	0.43		$0.57	**$2,473.98**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	1.30		$0.84	**$3,642.26**
B3010	**Roof Coverings**			**$9.79**	**$42,525.95**
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	4,344.00		$2.64	**$11,481.71**
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	4,344.00		$1.72	**$7,490.40**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	590.00		$3.42	**$14,844.28**
	Flashing, aluminum, no backing sides, .019"	590.00		$0.56	**$2,438.71**
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	590.00		$1.44	**$6,270.84**
B3020	**Roof Openings**			**$0.29**	**$1,257.20**
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	1.00		$0.29	**$1,257.20**
C Interiors			**15.7%**	**$21.58**	**$93,753.98**
C1010	**Partitions**			**$4.18**	**$18,144.59**
	8" concrete block partition	712.42		$1.09	**$4,744.87**
	Metal partition, 5/8"fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	3,102.86		$3.08	**$13,399.72**

		Quantity	% of Total	Cost Per SF	Cost
C1020	**Interior Doors**			**$1.08**	**$4,708.18**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	4.34		$1.08	**$4,708.18**
C1030	**Fittings**			**$1.25**	**$5,427.63**
	Toilet partitions, cubicles, ceiling hung, stainless steel	4.34		$1.07	**$4,667.22**
	Directory boards, outdoor, black plastic, 36" x 24"	0.43		$0.10	**$440.89**
	Bulletin board, cork sheets, no frame, 1/4" thick	10.86		$0.01	**$48.71**
	Chalkboards, wall hung, aluminum, wood frame & chalktrough	17.38		$0.05	**$202.51**
	Mail boxes, horizontal, front loaded, aluminum, 10" x 12" x 15" deep	0.43		$0.02	**$68.29**
C3010	**Wall Finishes**			**$3.40**	**$14,761.40**
	2 coats paint on masonry with block filler	5,664.00		$2.60	**$11,306.93**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	6,205.71		$0.80	**$3,454.47**
C3020	**Floor Finishes**			**$4.11**	**$17,844.61**
	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz	2,172.00		$2.44	**$10,595.54**
	Carpet, padding, add to above, 2.7 density	2,172.00		$0.45	**$1,949.41**
	Vinyl, composition tile, maximum	2,172.00		$1.22	**$5,299.66**
C3030	**Ceiling Finishes**			**$7.57**	**$32,867.57**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	4,344.00		$7.57	**$32,867.57**
D Services			**24.9%**	**$34.38**	**$149,330.29**
D2010	**Plumbing Fixtures**			**$3.44**	**$14,929.73**
	Water closet, vitreous china, tank type, 2 piece close coupled	3.61		$1.00	**$4,362.97**
	Urinal, vitreous china, stall type	0.68		$0.33	**$1,437.26**
	Lavatory w/trim, vanity top, PE on CI, 18" round	1.43		$0.50	**$2,168.55**
	Kitchen sink w/trim, countertop, PE on CI, 32" x 21" double bowl	0.68		$0.23	**$1,002.54**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18"	0.68		$0.67	**$2,914.66**
	Water cooler, electric, floor mounted, dual height, 14.3 GPH	1.37		$0.70	**$3,043.75**
D2020	**Domestic Water Distribution**			**$9.42**	**$40,936.51**
	Electric water heater, commercial, 100< F rise, 350 gal, 180 KW 738 GPH	0.68		$9.42	**$40,936.51**
D2040	**Rain Water Drainage**			**$0.57**	**$2,486.82**
	Roof drain, CI, soil,single hub, 3" diam, 10' high	0.68		$0.26	**$1,132.73**
	Roof drain, CI, soil,single hub, 4" diam, 10' high	0.68		$0.31	**$1,354.09**
D3050	**Terminal & Package Units**			**$9.97**	**$43,296.43**

		Quantity	% of Total	Cost Per SF	Cost
	Rooftop, single zone, air conditioner, schools and colleges, 10,000 SF, 38.33 ton	4,344.00		$9.97	**$43,296.43**
D4010	**Sprinklers**			**$3.01**	**$13,071.83**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	4,344.00		$3.01	**$13,071.83**
D5010	**Electrical Service/Distribution**			**$2.22**	**$9,653.13**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1.00		$0.54	**$2,351.00**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	50.00		$0.39	**$1,699.25**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.50		$1.29	**$5,602.88**
D5020	**Lighting and Branch Wiring**			**$4.61**	**$20,006.73**
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	4,344.00		$1.38	**$5,976.91**
	Miscellaneous power, 1.2 watts	4,344.00		$0.25	**$1,080.79**
	Central air conditioning power, 3 watts	4,344.00		$0.46	**$1,983.90**
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF	5,212.80		$2.52	**$10,965.12**
D5030	**Communications and Security**			**$1.01**	**$4,380.58**
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.19		$0.73	**$3,157.09**
	Fire alarm command center, addressable without voice, excl. wire & conduit	0.43		$0.28	**$1,223.49**
D5090	**Other Electrical Systems**			**$0.13**	**$568.53**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	0.87		$0.13	**$568.53**
E Equipment & Furnishin			**1.4%**	**$1.97**	**$8,556.00**
E1010	**Commercial Equipment**			**$0.77**	**$3,365.24**
	Kitchen equipment, frozen food, chest type, 12 FT long	0.43		$0.77	**$3,365.24**
E1090	**Other Equipment**			**$1.19**	**$5,190.77**
	Furnishings, wardrobes & coatrack, wall mounted rack, steel frame & shelves,12" x 15" x 50"	13.03		$0.14	**$589.65**
	Architectural equipment, kitchen equipment, cooler, beverage, reach-in, 6 FT long	0.43		$0.33	**$1,424.49**
	Architectural equipment, kitchen equipment range, restaurant type, burners, 2 ovens & 24" griddle	0.43		$0.49	**$2,141.25**
	Architectural equipment, kitchen equipment, range hood, including CO2 system, elect. stove	0.43		$0.24	**$1,035.37**

	Quantity	% of Total	Cost Per SF	Cost
F Special Construction		0.0%	$0.00	$0.00
G Building Sitework		0.0%	$0.00	$0.00
Sub Total		100%	$137.95	$599,234.26
Contractor's Overhead & Profit		25.0 %	$34.49	$149,808.56
Architectural Fees		8.0 %	$13.79	$59,923.43
User Fees		0.0 %	$0.00	$0.00
Total Building Cost			$186.23	$808,966.24

Appendix IV: SITE PHOTOGRAPHS

1 - 20220204 101155

2 - Bath house overview

3 - Shelter overview

4 - Parking lot overview - note cracking

5 - Concrete sidewalk - note tripping hazard

6 - Concrete sidewalk - note tripping hazard

7 - Monument sign

8 - Asphalt pavement overview

9 - Concrete sidewalk overview - note cracking

10 - Concrete sidewalk overview - note cracking

11 - Concrete sidewalk

12 - Concrete pavement

13 - Typical steps - note handrail missing

14 - Typical concrete steps

15 - Concrete patio at shelter

16 - Concrete pavement overview - note sealant condition

17 - Concrete pavement overview - note sealant condition

18 - Cracked concrete coping of pool

19 - Concrete pavement overview - note sealant condition

20 - Pool overview

21 - Pool overview

22 - Pool overview

23 - Pool rest area tent overview - note deterioration

24 - Pole mounted lighting overview

25 - Pool tile - Missing tiles

26 - Gate at perimeter of pool

27 - Pole mounted lighting

28 - Pole mounted lighting

29 - Typical landscaping

30 - Typical landscaping

31 - Typical landscaping and fencing

32 - Typical landscaping and fencing - note deterioration

33 - Typical playground

34 - Typical playground

35 - Typical drainage

36 - Bath house framing

37 - Bath house framing

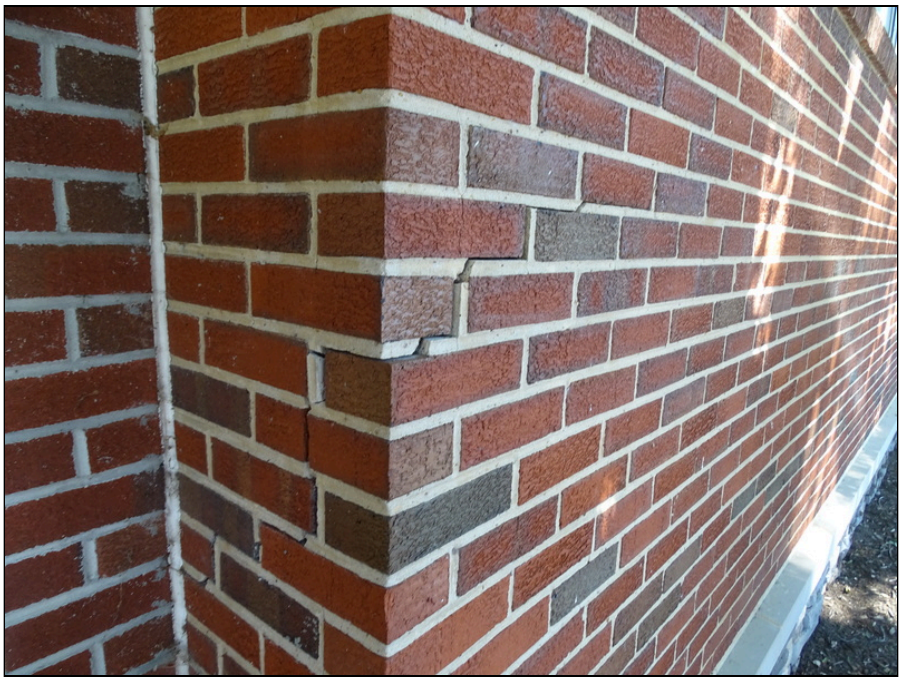
38 - Shelter exterior

39 - Shelter exterior

40 - Shelter exterior

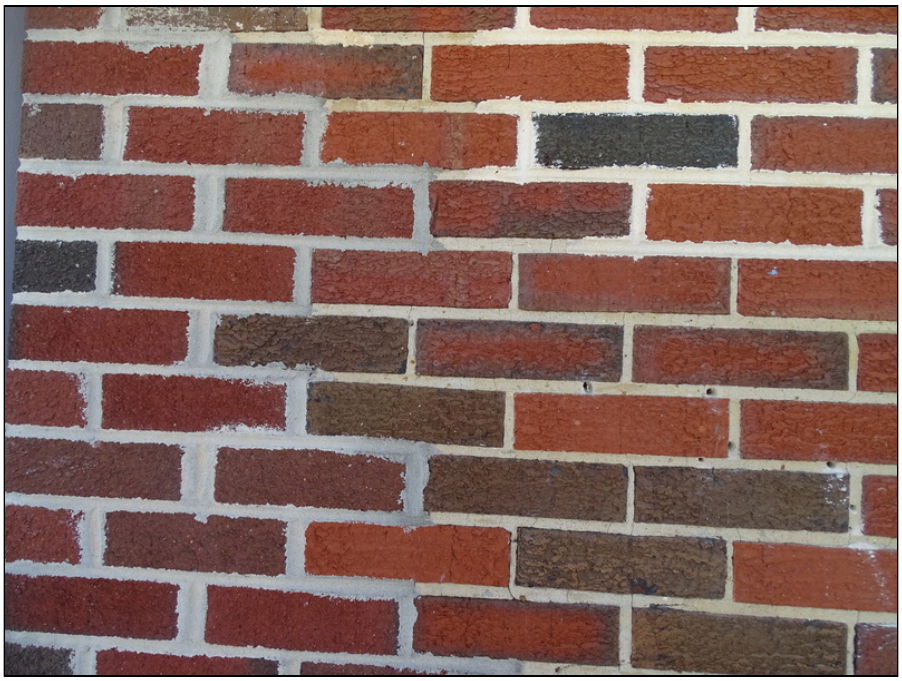
41 - Shelter exterior

42 - Bath house exterior



43 - Bath house exterior - note step cracking

44 - Bath house exterior



45 - Bath house exterior - note mortar condition

46 - Bath house exterior - note mortar deterioration

47 - Bath house exterior

48 - Bath house typical exterior door

49 - Bath house roll-up door

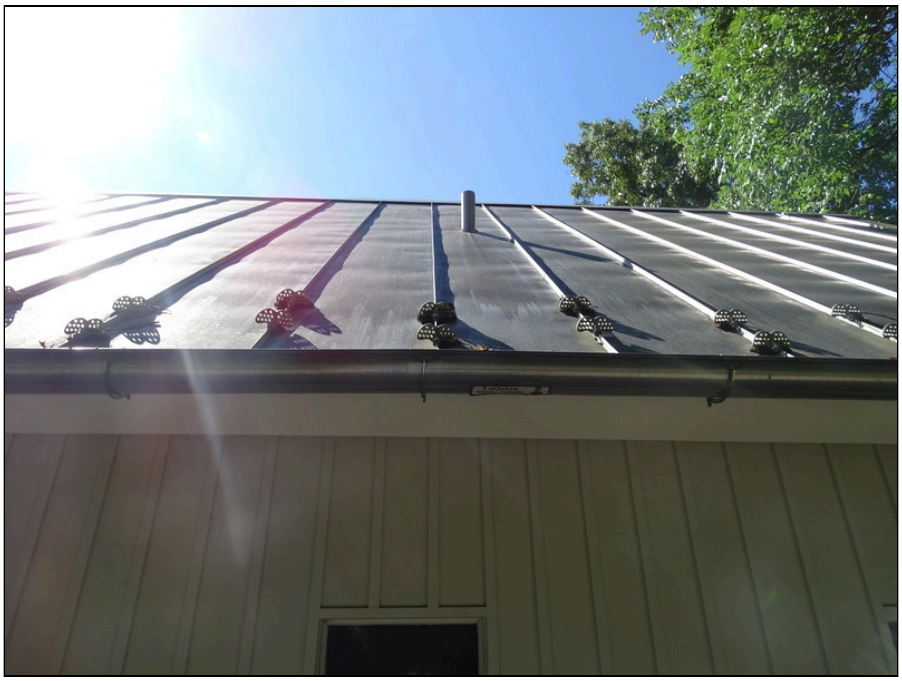
50 - Typical shelter windows

51 - Typical bath house windows

52 - Typical bath house windows

53 - Shelter roofing system

54 - Shelter roofing system



55 - Shelter roofing system

56 - Bath house roof

57 - Bath house roof

58 - Plumbing Penetration at Bath house roof

59 - Bath house roof soffit

60 - Bath house roof soffit

61 - Bath house water heaters

62 - Shelter water heater

63 - Shelter water heater

64 - Shelter water piping

65 - Typical air handler

66 - Typical condenser

67 - HVAC unit in the Shelter

68 - Ceiling fan in Bath house

69 - Typical mechanical duct

70 - Thermostat in shelter

71 - Electrical entrance at the Bath house

72 - Shelter electrical panel

73 - Typical meter at shelter

74 - Electrical emergency switch

75 - Typical building transformer

76 - Fire extinguisher in the Shelter

77 - Exit light and security camera in Shelter

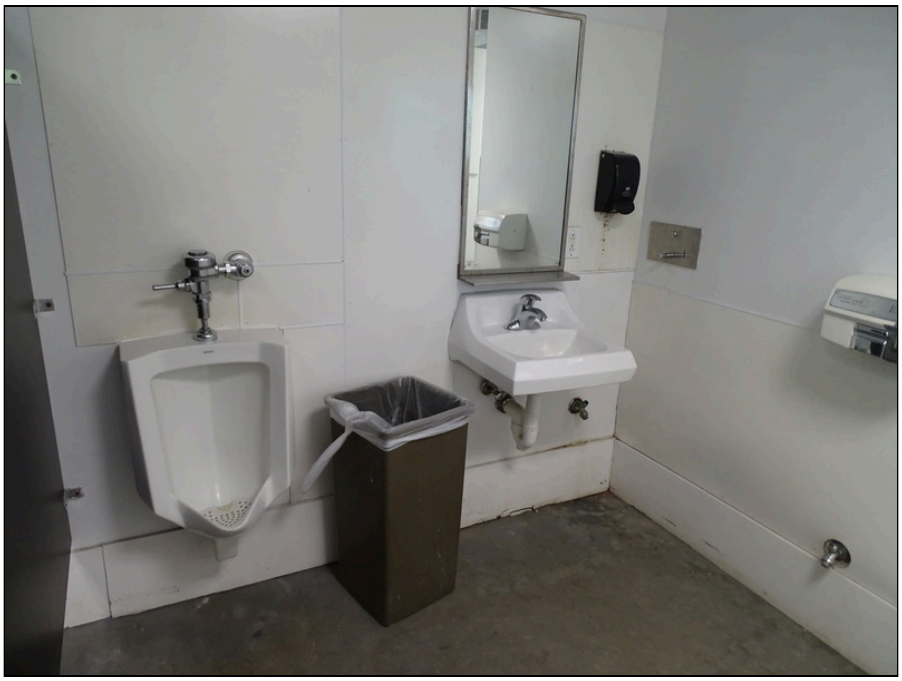
78 - Exit lights in Bath house

79 - Smoke detector in Bath house

80 - Bath house fire extinguisher

81 - Typical security camera

82 - Shelter restroom



83 - Shelter restroom

84 - Shelter restroom

85 - Shelter restroom with stained floor

86 - Shelter kitchenette

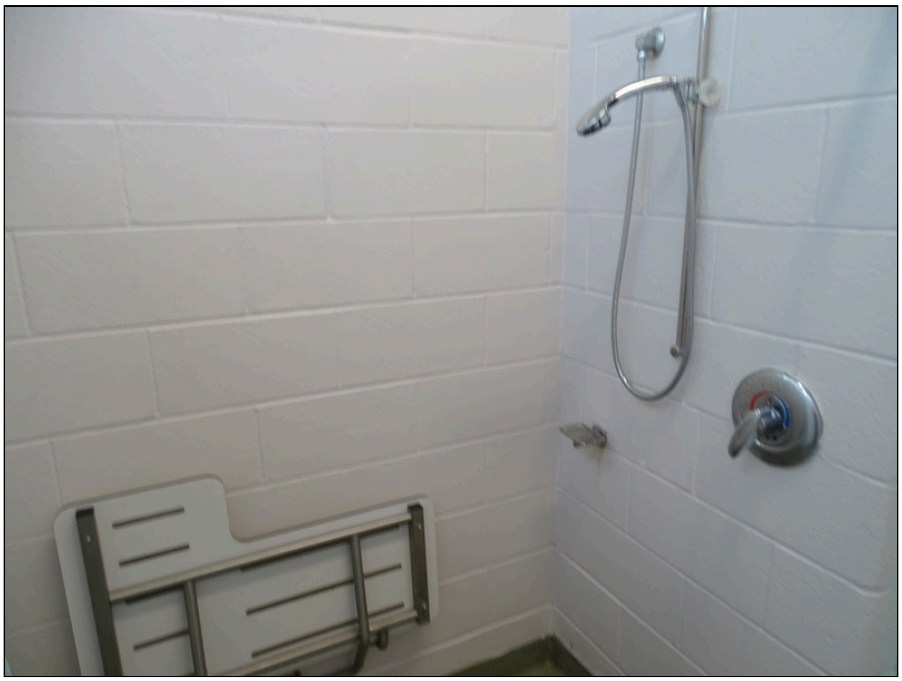
87 - Shelter kitchenette

88 - Bath house family restroom

89 - Bath house family restroom

90 - Bath house storage room

91 - Bath house men's bathroom

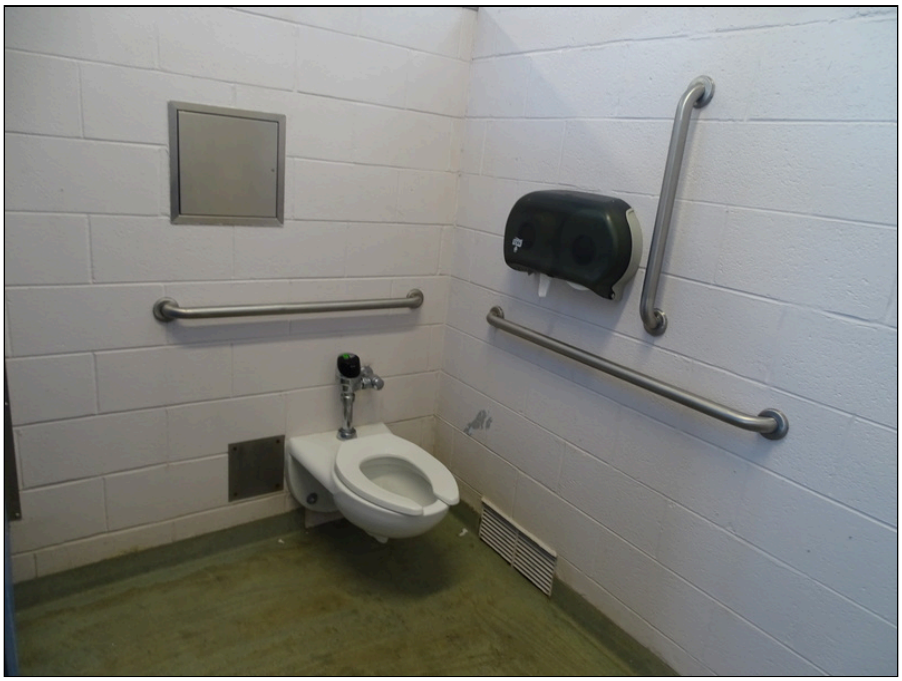


92 - Typical Bath house bathroom

93 - Typical Bath house bathroom

94 - Bath house family restroom drainage

95 - Bath house family restroom floor



96 - Accessible bath house bathroom

97 - Shelter drinking fountain

98 - Bath house bathroom drinking fountain

99 - Accessible shelter restroom

100 - Accessible parking overview

101 - Non-compliant accessible parking

102 - Accessible ramp

103 - Accessible ramp

104 - Accessible parking

105 - Accessible aisle

106 - Accessible 64" aisle

107 - Accessible aisle

108 - Accessible parking signage

109 - Accessible parking signage

110 - Bath house brick crack

111 - Bath house brick crack

112 - Bath house soffit

113 - Bath house soffit

114 - Accessible 99" parking space

115 - Shelter interior door

116 - Non-accessible, protruding drinking fountain

117 - Shelter interior finishes

118 - Shelter interior finishes

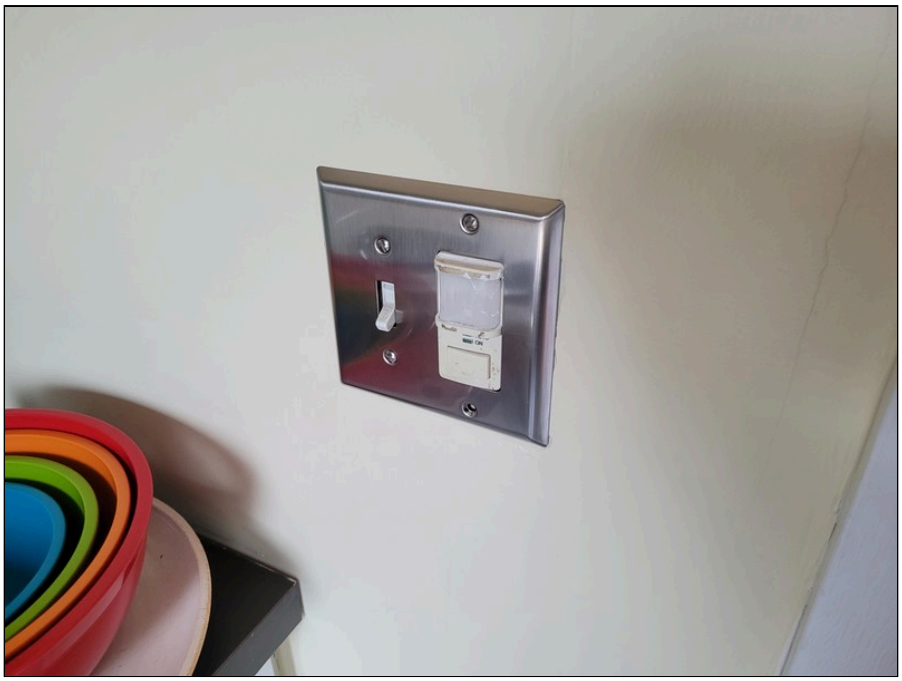
119 - Shelter interior finishes

120 - Shelter interior finishes

121 - Shelter interior finishes

122 - Electric water heater

123 - Shelter interior lighting



124 - Shelter interior lighting controls

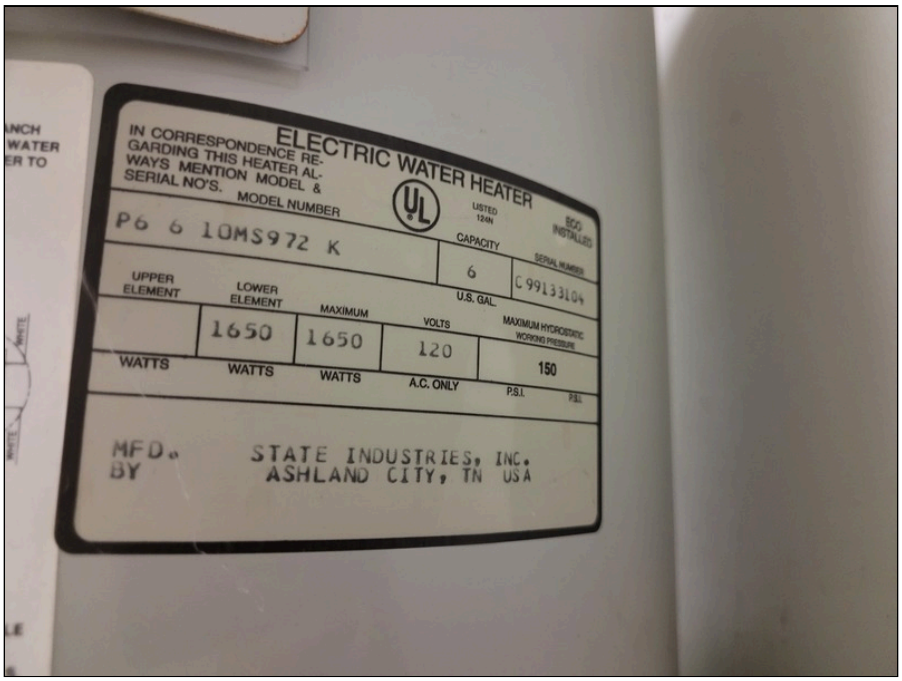
125 - Security camera

126 - Shelter interior finishes

127 - Shelter interior finishes

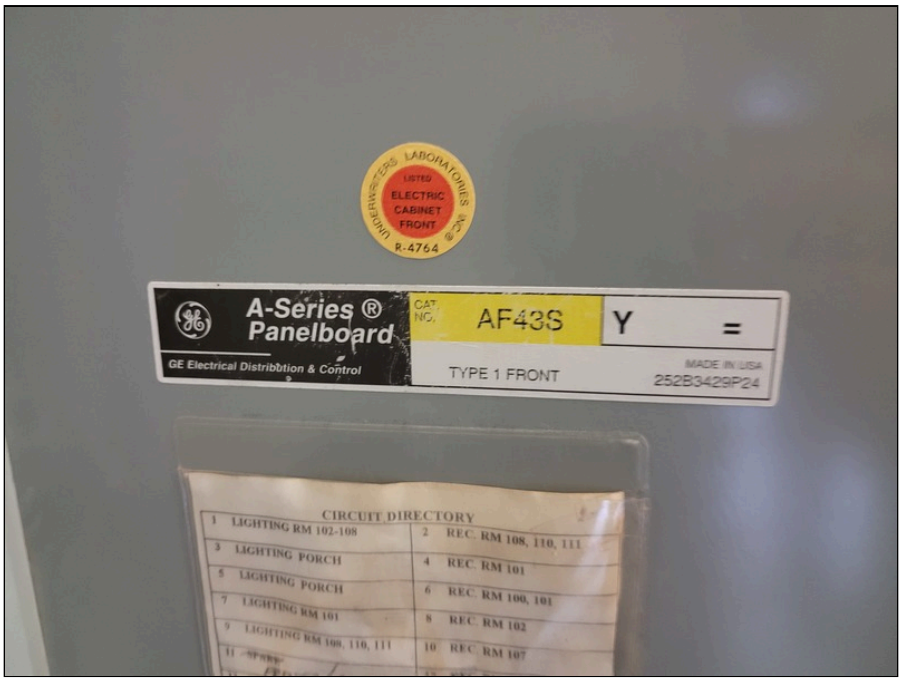
128 - Shelter ceiling

129 - Shelter water heater



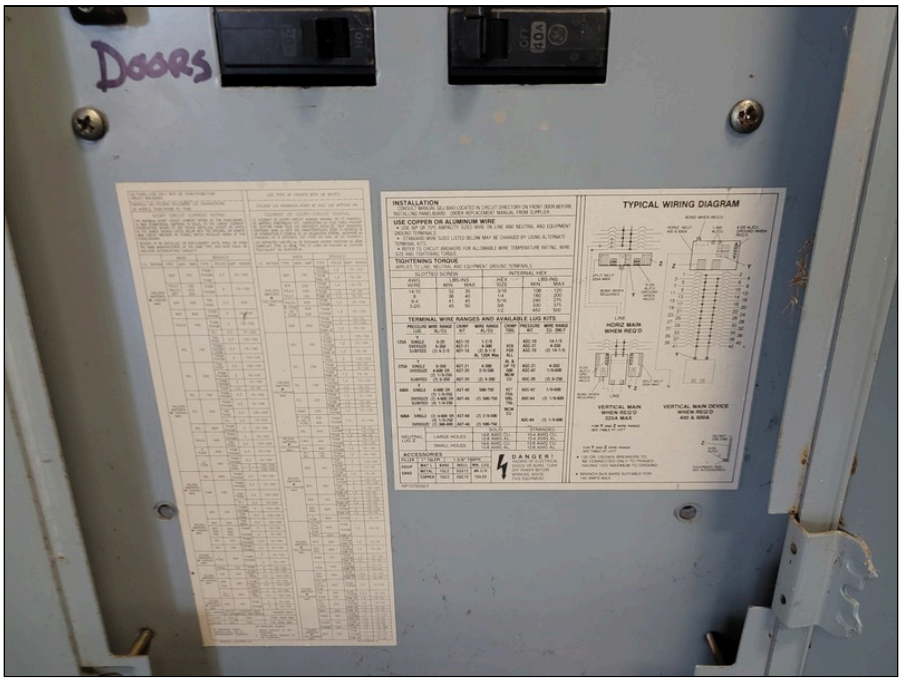
130 - Shelter water heater

131 - Typical electric panel



132 - Typical electric panel

133 - Typical electric panel



134 - Typical electric panel

135 - Shelter lighting

136 - Shelter electric service

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