WHEELER BUILDING
401 EAST HIGH STREET
CHARLOTTESVILLE, VIRGINIA

ECS PROJECT NO. 46:6713

FOR

CITY OF CHARLOTTESVILLE - FACILITIES DEVELOPMENT

NOVEMBER 4, 2021

November 4, 2021

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

ECS Project No. 46:6713

Reference: Facility Condition Assessment Report for Wheeler Building, 401 East High Street, Charlottesville, Virginia

Dear Mr. Bontrager:

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

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

Respectfully,

ECS Mid-Atlantic, LLC

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

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

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Over Term Years 1-20
3.2.1 Topography	X			None		
3.2.2 Storm Water Drainage	X			None		
3.2.3 Access and Egress	X			None		
3.2.4 Paving, Curbing, and Parking	X			None		
3.2.5 Flatwork		X		None		
3.2.6 Landscaping and Appurtenances	X			None		$3,000
3.2.7 Recreational Facilities		NA		None		
3.2.8 Special Utility Systems		NA		None		
3.3.1 Foundation	X			None		
3.3.2 Building Frame	X			None		
3.3.3 Building Exteriors	X	X		Repair		$27,000
3.3.4 Exterior Doors	X	X		None		
3.3.5 Exterior Windows		X		Replace		$17,480
3.3.6 Roofing Systems		X		Repair		$10,000
3.4.1.1 Supply and Waste Piping	X			None		
3.4.1.2 Domestic Hot Water Production	X	X		None		$2,000
3.4.2.1 Equipment	X	X		Replace		$35,500
3.4.2.2 Distribution System	X			None		
3.4.2.3 Control Systems	X			None		
3.4.3.1 Service and Metering	X			None		
3.4.3.2 Distribution	X			None		
3.5 VERTICAL TRANSPORTATION SYSTEMS		NA		None		
3.6.1 Sprinklers and Suppression Systems	X			None		
3.6.2 Alarm Systems	X			None		
3.6.3 Security and Other Systems	X			None		
3.7.1 Tenant Spaces	X			None		
3.8 Accessibility (ADA) Compliance	X	X		Install lever door hardware	$500	
5.1 MOISTURE AND MOLD	X			None		
Totals					$500	$94,980

Summary	Today's Dollars	$/Square Feet
Immediate Repairs	$500	$0.11

	Today's Dollars	$/Square Feet	$/Square Feet/Year
Replacement Reserves, today's dollars	$94,980.00	$20.25	$1.01
Replacement Reserves, w/20, 2.5% escalation	$115,985.14	$24.73	$1.24

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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

ECS Mid-Atlantic, LLC (ECS) performed a Facility Condition Assessment (FCA) in general conformance with ASTM guidelines and general scope items contained within the ECS Proposal 46:7239-FP dated June 12, 2020 for the Wheeler Building property in Charlottesville, Virginia - hereinafter known as the Property.

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

William R. Pratt, P.E.	Principal Engineer
	Phone: 703-471-8400
	E-mail: wpratt@ecslimited.com
Michael G. Doyle, AIA	Principal Architect
	Phone: 703-471-8400
	E-mail: mdoyle@ecslimited.com
Donald M. Goglio	Project Manager
	Phone: 703-471-8400
	E-mail: DGoglio@ecslimited.com

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 Wheeler Building property, located at 401 East High Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 4,690 square feet. Parking is provided with At-grade parking with asphalt pavement. The Office building was reportedly constructed in 1924 and renovated as recently as 2016.

SURVEY INFORMATION	
Date of Assessment	August 24, 2021
Assessor	William R. Pratt, P.E.
Weather Conditions	Tuesday, 95 Degree F
Property Contact	Josh Bontrager, Project Manager for City of Charlottesville - Facilities Development

SITE INFORMATION	
Land Area	0.14 acres
Major Cross Streets	9th Street NE
Pavement - Parking	At-grade parking with asphalt pavement
Number of Parking Spaces	18
Number of Accessible Spaces	Four
Number of Van Accessible Spaces	Four
Pedestrian Sidewalks	Concrete and brick sidewalks

BUILDING INFORMATION	
Building Type	Office
Number of Buildings	One
Building Height	Two-story
Square Footage	4,690
Year Constructed	1924
Year Remodeled	2016

BUILDING CONSTRUCTION	
Foundation	Assumed shallow spread footings
Structural System	Wood framing with brick masony bearing exterior walls
Roof	Slate shingle
Exterior Finishes	Brick masonry
Windows	Wood frame single pane
Entrance	Wood door

BUILDING SYSTEMS	
HVAC System	Boiler heating with air conditioning
Domestic Hot Water	Gas domestic water heater
Water Distribution	Copper
Sanitary Waste Line	Cast iron/PVC
Electrical Service	120/240-volt single-phase 3-wire 200 amps service
Branch Wiring	Copper
Elevators	N/A
Fire Suppression System	Fire extinguishers with smoke detectors

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					
PROVIDE LEVER DOOR HARDWARE	1	EA	$500.00	100%	$500
Total Repair Cost					$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
3.2.6 Landscaping and Appurtenances																													
Repair SW corner of retaining wall, remove vegetation from wall/ sidewalk joint and install sealant.	50	49	1	1	Allow	$3,000.00	$3,000	100%	$3,000																				$3,000
3.3.3 Building Exteriors																													
PAINT EXTERIOR AND REPAIR DETERIORATED WOOD TRIM AND SHUTTERS AS NEEDED	7	6	1	1	LS	$4,000.00	$4,000	300%	$4,000							$4,000							$4,000						$12,000
REPOINT BRICKWORK	20	5	15	1	LS	$15,000.00	$15,000	100%															$15,000						$15,000
3.3.5 Exterior Windows																													
REPLACE WINDOWS	30	29	1	38	EA	$460.00	$17,480	100%	$17,480																				$17,480
3.3.6 Roofing Systems																													
REPAIR SLATE SHINGLED ROOFING SYSTEM	50	49	1	5	Allow	$2,000.00	$10,000	100%			$2,000			$2,000			$2,000			$2,000			$2,000						$10,000
3.4.1.2 Domestic Hot Water Production																													
REPLACE WATER HEATER	12	6	6	1	EA	$1,000.00	$1,000	200%						$1,000												$1,000			$2,000
3.4.2.1 Equipment																													
REPLACE BOILER	15	10	5	1	EA	$10,000.00	$10,000	200%					$10,000															$10,000	$20,000
REPLACE AIR HANDLER UNITS	15	8	7	2	EA	$5,000.00	$10,000	100%							$10,000														$10,000

City of Charlottesville - Facilities Development
ECS Project No. 46:6713
November 4, 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
REPLACE CONDENSERS	15	8	7	1	EA	$5,500.00	$5,500	100%							$5,500														$5,500
Total (Uninflated)									$24,480.00	$0.00	$2,000.00	$0.00	$10,000.00	$3,000.00	$15,500.00	$4,000.00	$2,000.00	$0.00	$0.00	$2,000.00	$0.00	$0.00	$21,000.00	$0.00	$0.00	$1,000.00	$0.00	$10,000.00	$94,980.00
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)									$24,480.00	$0.00	$2,101.25	$0.00	$11,038.13	$3,394.22	$17,975.25	$4,754.74	$2,436.81	$0.00	$0.00	$2,624.17	$0.00	$0.00	$29,672.45	$0.00	$0.00	$1,521.62	$0.00	$15,986.50	$115,985.14

Evaluation Period:	20
# of Square Feet:	4,690
Reserve per Square Feet per year (Uninflated)	$1.01
Reserve per Square Feet per year (Inflated)	$1.24

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

2.3 ASSESSMENT PROCEDURES

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

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

2.4 DEFINITIONS

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

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

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

2.4.1 Partial List of ASTM Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 PROPERTY DESCRIPTION

The Property contains a Two-story Office building.

3.1.1 Property Location

The Property is located at 401 East High Street in Charlottesville, Virginia.

Surrounding Properties	
North	J&DR Courts-Sherriff's Office-Parking-Complex
East	Preston Morris
South	East High Street
West	4th Street NE

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

3.1.2 Construction History

We understand that the building was constructed approximately 97 years ago in 1924.

3.1.3 Current Property Improvements

The Office building, located at 401 East High Street, in Charlottesville, Virginia, consists of a Two-story building. The building totals approximately 4,690 square feet. Parking is provided with At-grade parking with asphalt pavement.

3.2 SITE CONDITIONS

3.2.1 Topography

TOPOGRAPHY		
Item	**Description**	**Condition**
Slope of the property	The property generally slopes to the north	Good
Adjoining Properties	Generally level with or down slope from the property	Good

Comments

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

Photographs

South elevation

3.2.2 Storm Water Drainage

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

Comments

The storm water collection system includes a municipal system.

Photographs

Typical downspout

3.2.3 Access and Egress

SITE ACCESS AND EGRESS		
Item	**Description**	**Condition**
Entrance Aprons	Concrete	Good
Fire Truck Access	North, south, and west sides of the building	Good
Easements		N/A

Comments

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

3.2.4 Paving, Curbing, and Parking

PARKING		
Item	**Description**	**Condition**
Striping	Appears to be recently painted over new asphalt.	Good
Quantity of Parking Spaces	18	Good
Quantity of Loading Spaces		N/A

PARKING		
Item	**Description**	**Condition**
Arrangement of Spaces	Perpendicular parking located on north, east, and south sides of lot.	Good
Site Circulation	Entrance from 4th Street on west side of lot	Good
Lighting		N/A
Accessible Spaces	Four	Good
Accessible Aisles	Three	Good

SURFACE PAVEMENT		
Item	**Description**	**Condition**
Pavement Surface	At-grade parking with asphalt pavement	Good
Drainage	The parking lot generally drains to a curb inlet at the northwest corner	Good
Repair History	Appears to have been repaved recently	Good
Concrete Driveway	South side of the property	Good

Comments

Asphalt-paved drive lanes and parking are located on the north side of the site. We observed the asphalt pavement and striping to have been recently resurfaced.. The expected useful life of asphalt pavement is 20 years. The asphalt pavement was observed to be in generally condition.arking lot is shared with Preston Morris Building next door.

Photographs

Asphalt parking north side of the site

Asphalt parking north side of the site

Asphalt parking north side of the site

3.2.5 Flatwork

SIDEWALKS		
Item	**Description**	**Condition**
Walkways	Concrete and brick sidewalks	Fair
Patios		N/A
Steps		N/A
Landings		N/A
Handrails		N/A

Comments

A concrete sidewalk is located at the north side of the building. A brick sidewalk is located at the south end of the site. The Concrete and brick sidewalks thickness was undetermined. Regularly spaced control joints were observed. The Concrete and brick sidewalks were generally in fair condition.

Photographs

Brick sidewalk south side of the site

Concrete sidewalk south side of the site

3.2.6 Landscaping and Appurtenances

LANDSCAPING		
Item	**Description**	**Condition**
Trees		N/A
Planting Beds	Located at the south side of the property	Good
Lawn Areas	Located at south side of the property	Good
Retaining Walls	Located on the southwest side of the property	Fair
Fences and Gates	Located atop retaining wall	Good
Trash Containers	Located at north side of the property	Good

Comments

The landscaping consists generally of a small shrub and grassed area at the south side of the site. The landscaping was observed to be in generally good condition. Trash containers are located at the north side of the site.

A retaining wall is located on the south and west sides of the site. The retaining wall was generally in fair condition with damage at the base in the southwest corner. This corner of the wall should be repaired in the near future to prevent further freeze/thaw damage. The vegetation should be removed from the wall/sidewalk joint and sealant installed.

Photographs

Wheeler building landscape overview

Brick sidewalk south side of the site

Retaining wall condition on south west corner of the building

Retaining wall and metal fence at southwest side of the site

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Repair SW corner of retaining wall, remove vegetation from wall/sidewalk joint and install sealant.	50	49	1	1	$3,000
Total					$3,000

3.2.7 Recreational Facilities

Comments

The Property does not contain recreational facilities.

3.2.8 Special Utility Systems

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

Comments

The Property does not contain special utility systems.

3.3 STRUCTURAL FRAME AND BUILDING EXTERIOR

3.3.1 Foundation

FOUNDATION		
Item	**Description**	**Condition**
Load Bearing Support	Assumed shallow spread footings	Good
Basement	Walk-out basement	Fair
Crawl Space		N/A

Comments

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

3.3.2 Building Frame

BUILDING FRAME		
Item	**Description**	**Condition**
Floor Framing	Wood	Good
Roof Framing	Wood	Good
Load Bearing Walls and Columns	Brick masonry	Good

Comments

The structure of the building consists of Wood framing with brick masony bearing exterior walls with brick masonry columns. The structural frame of the building was generally in good condition.

Photographs

Structural framing

Structural framing

3.3.3 Building Exteriors

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Brick	Joints need to be repointed	Fair

EXTERIOR FINISHES		
Item	**Description**	**Condition**
Wood Trim and Covered Wood Soffits	Renovated in 2016	Good
Paint	Repainted in 2016	Good
Sealants		Good

Comments

The exterior of the building mainly consists of Brick masonry. The building exteriors were generally in fair condition. The expected useful life of mortared joints is approximately 20 years before re-pointing is required.

The wood trim and wood covered soffits are painted. The paint was generally in good condition with renovations completed in 2016. Painting of exterior components is typically recommended every 5 to 7 years. We recommend the wood trim and soffits be painted during the report period.

Photographs

Building exterior east side of the building

Building exterior east side of the building

Typical downspout

Stained wall on south side of building

Step cracked on brick wall north

Typical gutter overview

Building exterior north side of the building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PAINT EXTERIOR AND REPAIR DETERIORATED WOOD TRIM AND SHUTTERS AS NEEDED	7	6	1	1 8 15	$4,000 $4,000 $4,000
REPOINT BRICKWORK	20	5	15	15	$15,000
Total					$27,000

3.3.4 Exterior Doors

DOORS		
Item	**Description**	**Condition**
Main Entrance Doors	Wood door	Good
East side door	Wood door	Fair
North basement door, west end	Wood door	Fair
West side entrance	Wood door	Fair
North basement door, east side	Wood door	Fair

Comments

The main entrance is a Wood door. The main entrance door was generally in good condition. Exterior doors typically have an expected useful life of 20 to 30 years.

Photographs

Main entrance

Building exterior east side of the building

Door at north side of the building

3.3.5 Exterior Windows

WINDOWS		
Item	**Description**	**Condition**
Window Frame	Wood	Fair
Glass Pane	Single	Fair

WINDOWS		
Item	**Description**	**Condition**
Operation	Single hung	Fair
Screen	Not at all windows	Fair
Exterior Header	Steel lintel	Fair
Exterior Sill	Wood	Fair
Gaskets or Glazing	Glazing	Fair

Comments

The window system for the building primarily consists of Wood frame single pane window units. The expected useful life of windows is typically 30 years. The window units were in generally in fair condition. We recommend replacing the windows during the report period.

Photographs

Typical exterior window

Typical exterior window

Typical window on west side

Window condition at south side of building

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WINDOWS	30	29	1	1	$17,480
Total					$17,480

3.3.6 Roofing Systems

ROOFING		
Item	**Description**	**Condition**
Slate Shingle	Repairs recommended	Fair
Insulation	Attic insulation has been moved around and should be reset in place	Fair
Substrate/Deck	Wood	Good
Slope/Pitch		Good
Drainage	Gutters and downspouts	Good
Plumbing Vents	Metal flashing	Fair
Exhaust Vents		N/A
Flashing	Metal	Fair

Comments

The main roofing system consists of a Slate shingle roofing system over the building. Deterioration was observed in and around the gutter on the north side of the building. Some of the slate shingles were misaligned and will need eventual repair to prevent future leakage. We recommend periodic allowance over the report period to repair misaligned slate shingles and general deterioration of the roofing system.

Photographs

Slate shingle roofing system

Slate shingle roofing system - note deterioration

Structural framing

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPAIR SLATE SHINGLED ROOFING SYSTEM	50	49	1	3 6 9 12 15	$2,000 $2,000 $2,000 $2,000 $2,000
Total					$10,000

3.4 PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

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

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

Comments

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

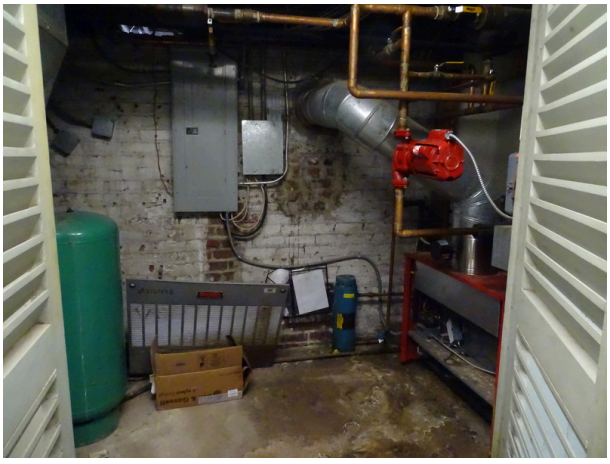
Waste Lines

The waste lines in the building are Cast iron/PVC. The expected useful life of Cast iron/PVC waste line is approximately 50 years. The waste lines were generally in good condition.

Photographs

Structural framing

Gas domestic water heater



Utility room

3.4.1.2 Domestic Hot Water Production

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Heating Equipment	Gas domestic water heater located on the lower level	Good/Fair

HOT WATER PRODUCTION		
Item	**Description**	**Condition**
Water Storage	In heater	Good

Comments

Domestic hot water to the building is provided by an Gas domestic water heater located in the basement. The Gas domestic water heater was manufactured by State. The expected useful life of an Gas domestic water heater is approximately 12 to 15 years. We recommend the Gas domestic water heater be replaced during the report period.

Photographs

Gas domestic water heater

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE WATER HEATER	12	6	6	6 18	$1,000 $1,000
Total					$2,000

3.4.2 HVAC Systems

3.4.2.1 Equipment

EQUIPMENT		
Item	**Description**	**Condition**
Boiler	Located at lower level	Fair
Condenser Units	Located exterior ground level	Good/Fair
Air Handlers	Located in attic and lower level	Good/Fair

Comments

The building is served by Boiler heating with air conditioning and includes a boiler, two condensers, and two air handlers.

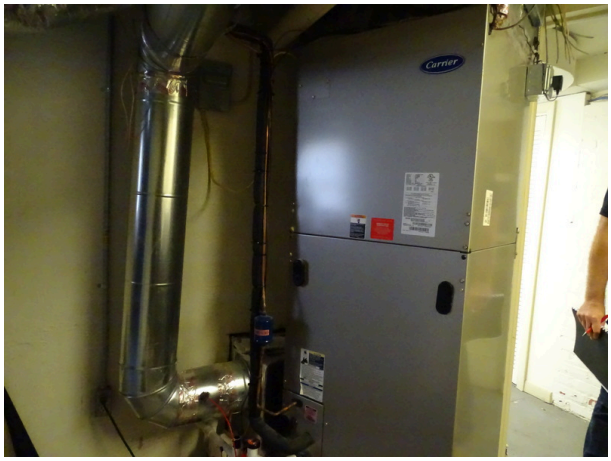
Boiler
A boiler is located on the lower level. The boiler was manufactured by Smith with and unknown manufactured date, however, the boiler appeared to be on the order of 10-15 years of age. The boiler was generally in fair condition. The expected useful life furnace units is 15 years with proper maintenance. We recommend that the boiler be replaced during the report period.

Condenser Units
Two condenser units are located at the ground level on the east side of the building. The condensing units were manufactured by Carrier in 2013. The expected useful life of a condensing unit is 15 years with proper maintenance. The condensing units were observed to be in good to fair condition. We recommend that the condensing units be replaced near the end of the report period.

Air Handler Units
The air handler units were located at the lower level and attic areas. The combination gas furnace and air handler was manufactured by Carrier in 2013. The expected useful life of an air handler is 15 years with proper maintenance. The air handlers were observed to be in good to fair condition. We recommend that the air handlers be replaced during the later part of the report period.

Photographs

Boiler located at lower level



Air Handler unit located in basement

Condensers located on east side of the building

Condensers located on east side of the building

Typical radiator unit with manual control

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
REPLACE BOILER	15	10	5	5 20	$10,000 $10,000
REPLACE AIR HANDLER UNITS	15	8	7	7	$10,000
REPLACE CONDENSERS	15	8	7	7	$5,500
Total					$35,500

3.4.2.2 Distribution System

HVAC DISTRIBUTION		
Item	**Description**	**Condition**
Piping System	Heating system	Fair
Radiators	located throughout the building	Good
Ducts	Sheet metal ductwork	Good
Return Air	Sheet metal ductwork	Good

Comments

The heating distribution system includes copper and steel piping to radiator units, with thermostatic control valves, located throughout the building. The cooling and ventilation distribution system includes ducted supply and a plenum return. The ductwork was observed to be in generally good condition.

3.4.2.3 Control Systems

HVAC CONTROL SYSTEMS		
Item	**Description**	**Condition**
Thermostats	Digital for cooling	Good
Manual Radiator Controls	Located on radiator units	Good

Comments

The thermostats are digital. The thermostats were observed to be in generally good condition.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

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

Comments

Electricity is provided to the building by Dominion Virginia Power through a pole mounted transformer. The main electrical entrance is located on the north side of the building and provides 120/240-volt, single-phase, 3-wire, 200 amps service.

Photographs

Electric meter

3.4.3.2 Distribution

ELECTRICAL DISTRIBUTION SYSTEM		
Item	**Description**	**Condition**
Electrical Sub-panels	In basement	Good
Branch Wiring	Copper	Good
GFCI Devices		Good

Comments

Power is distributed by copper wire from circuit a breaker panel located in a closet. The circuit breaker panel is generally in good condition.

Photographs

Typical circuit breaker panel

3.5 VERTICAL TRANSPORTATION SYSTEMS

Comments

The building does not contain vertical transportation systems.

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 Heads		N/A
Date of Last Inspection (sprinkler system)		N/A
Sprinkler Pipe Material		N/A
Fire Extinguishers	Located throughout the building	Good
Date of Last Inspection (Fire Extinguishers)	June 10, 2021	Good
Fire Standpipes		N/A
Fire Hydrants	Located on High Street	Good

Comments

The fire suppression system consists of Fire extinguishers. The fire suppression system was observed but not tested. Fire extinguishers were observed throughout the building. The fire extinguishers were observed to have inspection tags issued by Fire Solutions in June 2021 . These devices are required to be inspected annually.

Photographs

Typical fire extinguisher

3.6.2 Alarm Systems

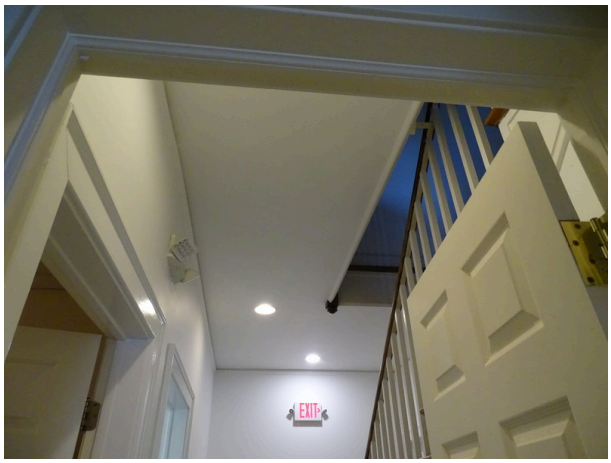
ALARM SYSTEMS		
Item	**Description**	**Condition**
Annunciator Panel		N/A
Central Fire Alarm Control Panel		N/A
Bells		N/A
Strobes		N/A
Exit Signs	Located throughout the building	Good
Exit Lights	Located throughout the building	Good
Pull Stations		N/A
Smoke Detectors	Located throughout the building	Good

Comments

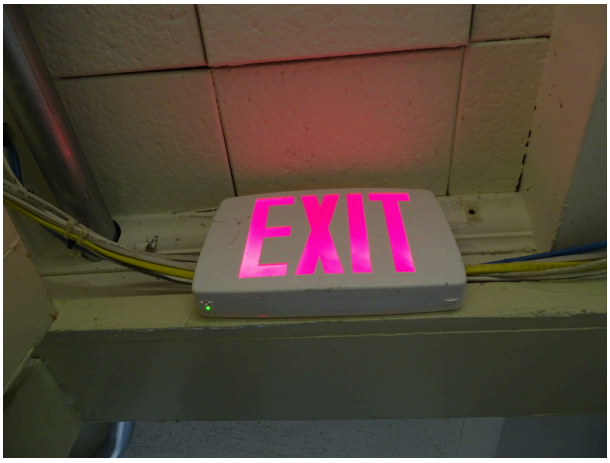
The fire alarm system was observed but not tested. Smoke detectors, exit signs, and emergency lighting are located throughout the building. The smoke alarms were generally in good condition.

Photographs

Typical smoke detector



Exit and emergency lights sign



Typical exit sign

3.6.3 Security and Other Systems

SECURITY AND OTHER SYSTEMS		
Item	**Description**	**Condition**
Alarm System	Located in administrative offices	Good
Access Control		Good

Comments

The building has and electronic alarm system and secure access with hardware locks. The security system was generally in good condition.

Photographs

Security system electronics

3.7 INTERIOR BUILDING COMPONENTS

3.7.1 Tenant Spaces

ENTRANCE AREAS		
Item	**Description**	**Condition**
Floor Finishes	Ceramic tile	Good
Wall Finishes	Painted plaster and/or painted gypsum board	Good
Ceiling Finishes	Painted plaster and/or painted gypsum board	Good
Lighting	Incandescent fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted plaster and/or painted gypsum board	Good
Ceiling Finishes	Painted plaster and/or painted gypsum board	Good
Lighting	Various fixtures	Good

OFFICES		
Item	**Description**	**Condition**
Doors	Wood	Good
Door Hardware	Operable	Good

MEETING ROOM		
Item	**Description**	**Condition**
Floor Finishes	Carpet	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Lighting	Fluorescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

RESTROOMS		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile or ceramic tile	Good
Wall Finishes	Painted gypsum board	Good
Ceiling Finishes	Painted gypsum board	Good
Fixtures	Toilets, wall hung lavatory, vanity	Good
Accessories	Grab bars	Good
Ventilation	Exhaust fans	Good
Lighting	Incandescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

KITCHEN		
Item	**Description**	**Condition**
Floor Finishes	Vinyl	Good
Wall Finishes	Painted plaster and/or painted gypsum board	Good
Ceiling Finishes	Painted plaster and/or painted gypsum board	Good

KITCHEN		
Item	**Description**	**Condition**
Counters	Laminate	Good
Sink	Stainless	Good
Cabinets	Wood	Good
Appliances	Residential	Good
Stove/Range		N/A
Exhaust Vent/Hood		N/A
Refrigerator	Standard	Good
Dishwasher	Built-in	N/A
Microwave Oven	Countertop	Good

CORRIDOR AREA		
Item	**Description**	**Condition**
Floor Finishes	Vinyl tile	Good
Wall Finishes	Painted plaster and/or painted gypsum board	Good
Ceiling Finishes	Painted plaster and/or painted gypsum board	Good
Lighting	Incandescent fixtures	Good
Doors	Wood	Good
Door Hardware	Operable	Good

Comments

The interior common building areas include an entrance area, offices, meeting rooms, restrooms, kitchen, and corridors.

The finishes in the entrance area includes ceramic tile floors, painted plaster and/ or gypsum board walls, and painted plaster and/or gypsum board ceilings. The finishes in the entrance areas were observed to be in generally good condition.

The finishes in the meeting areas Include carpeted floors, painted gypsum board walls, and painted gypsum board ceilings. The finishes in the meeting areas were observed to be in generally good condition.

The office finishes include carpet, painted plaster and/ or gypsum board walls, and painted plaster and/or gypsum board ceilings. The finishes in the offices were observed to be in generally good.

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

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

The finishes in the corridor areas include vinyl tile floors, painted plaster and/ or gypsum board walls, and painted plaster and/or gypsum board ceilings. The finishes in the corridor areas were observed to be in generally good condition.

It should be noted that a significant amount of storage was observed in the basement area consisting of broken furniture, computers, boxes, and other debris. It is recommended that these stored items be removed if not needed to minimize a fire hazard.

Photographs

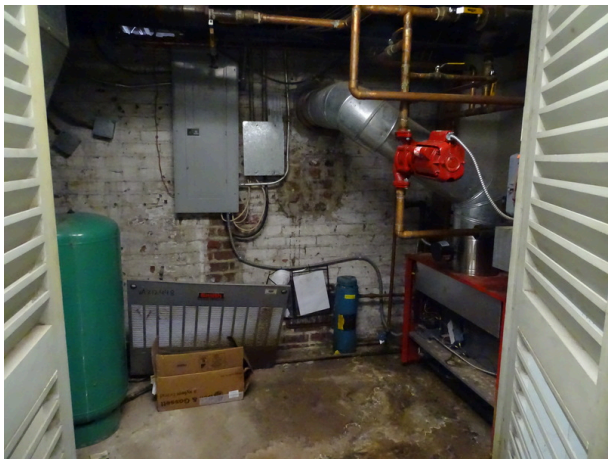
Typical corridor

Interior finishes of kitchen area

Interior finishes of restroom area

Interior finishes of office area

Interior finishes of meeting room area



Utility room

Utility room

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

The parking area serving the property has a total of 18 parking spaces. Of the parking spaces, Four are van accessible. Accessibility requires that one accessible parking space be provided in parking areas with a total of one to 25 spaces. One in six of the accessible parking spaces are required to be van accessible. A minimum of a 60-inch wide access aisle is required to be provided for every two accessible parking spaces. Accessible aisles were observed to be provided. The number of parking spaces provided meets accessibility requirements.

The building contains accessible toilets.

Photographs

Accessible ramp at main entrance

Accessible toilet

Accessible toilet

Asphalt parking north side of the site

Recommendations

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
PROVIDE LEVER DOOR HARDWARE	-	-	0	Immediate	$500
Total					$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?	No	
2.	Have any ADA improvements been made to the property since original construction?	Yes	installation of accessible parking space and accessible toilet
3.	Has building ownership/management reported any ADA complaints or litigation?	N/A	
B.	**Parking**		
1.	Does the required number of standard ADA-designated spaces appear to be provided?	Yes	Four out of the 18 are accessible.
2.	Does the required number of van-accessible designated spaces appear to be provided?	Yes	Four 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?	Yes	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	Yes	
C.	**Exterior Accessible Route**		
1.	Is an accessible route present from public transportation stops and municipal sidewalks in the property?	Yes	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	N/A	
3.	Do curb cut ramps appear to have the proper slope for all components?	N/A	
4.	Do ramps on an accessible route appear to have a compliant slope?	N/A	

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?	N/A	
6.	Do ramps on an accessible route appear to have a compliant end and intermediate landings?	N/A	
7.	Do ramps on an accessible route appear to have compliant handrails?	N/A	
D.	**Building Entrances**		
1.	Do a sufficient number of accessible entrances appear to be provided?	Yes	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	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	accessible ramp at main entrance
E.	**Interior Accessible Routes and Amenities**		
1.	Does an accessible route appear to connect with all public areas inside the building?	N/A	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	Yes	
3.	Do ramps on accessible routes appear to have compliant slope?	N/A	
4.	Do ramps on accessible routes appear to have compliant length and width?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	N/A	
6.	Do ramps on accessible routes appear to have compliant handrails?	N/A	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	N/A	
8.	Do public transaction areas have an accessible, lowered counter section?	N/A	
9.	Do public telephones appear mounted with an accessible height and location?	N/A	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?	N/A	
F.	**Interior Doors**		
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?	No	Lever handles should be provided
3.	Do doors at interior accessible routes appear to have compliant opening force?	Yes	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	Yes	
G.	**Elevators**		
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	N/A	
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	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant floor area?	N/A	

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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	
4.	Is the plumbing piping under lavatories configured to protect against contact?	Yes	
5.	Are grab bars provided at compliant locations around the toilet?	Yes	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	N/A	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	N/A	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	Yes	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	Yes	
I.	**Hospitality Guestrooms**		

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act			
	Item	**Yes/ No**	**Comments**
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.

ECS was provided access to safety inspection records and previous reports.

4.2 INTERVIEW SUMMARY

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

4.3 BUILDING, LIFE SAFETY, AND ZONING COMPLIANCE

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

5.0 ADDITIONAL CONSIDERATIONS

5.1 MOISTURE AND MOLD

Comments

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

6.0 RECOMMENDATIONS AND OPINIONS OF COST

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

Immediate Issues

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

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

Capital Reserves

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

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

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

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

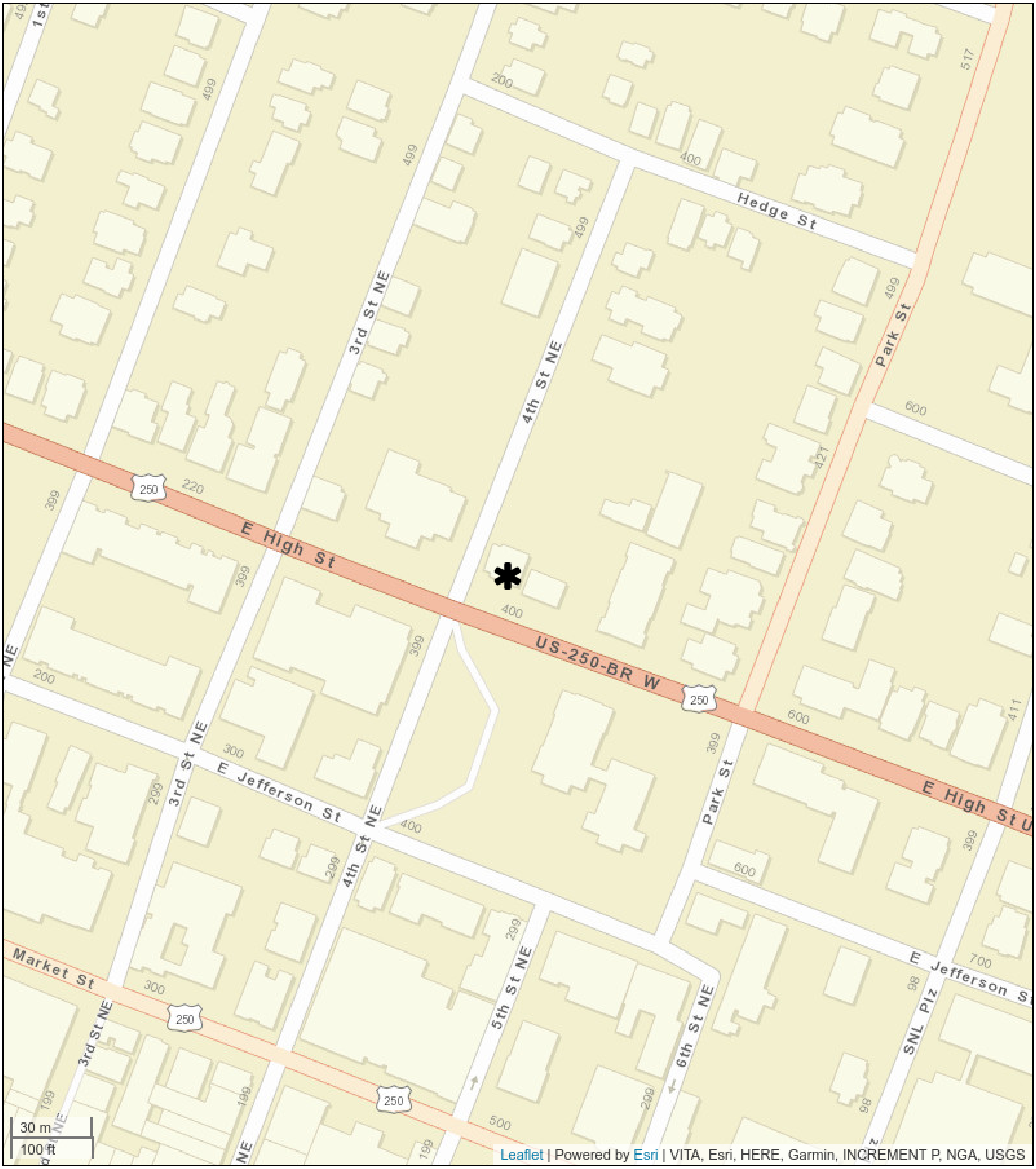
7.0 FACILITY CONDITION INDEX (FCI)

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

Based on our Facility Condition Assessment, the total repair and replacement costs for the Wheeler Building building is $94,980. The replacement construction cost value obtained from the RS MEANS square foot estimator application is $872,416. Please see attached documentation from RS MEANS program output as an appendix to the report. The calculated FCI value is determined to be 0.11. In accordance with the industry standards and methodology sponsored by The National Association of College and University Business Officers (NACUBO), the condition of Wheeler Building is rated as poor.

Appendix I: SITE MAP AND AERIAL PHOTOGRAPH

Untitled Map



Untitled Map

Appendix II: FIRE EXTINGUISHER INSPECTION

Inspection Certificate

For

City of Charlottesville -Wheeler
Building
401 East High Street
Charlottesville, VA 22903

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

Inspection Date
Jun 10, 2021

Building: City of Charlottesville -Wheeler Building
Contact: Jason Davis
Title: Maintenance Tech

Company: Fire Solutions
Contact: Tommy VO
Title: Technician

Executive Summary

Generated by: BuildingReports.com

Building Information

Building: City of Charlottesville -Wheeler Building
Address: 401 East High Street
Address:
City/State/Zip: Charlottesville, VA 22903
Country: United States of America

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

Inspection Performed By

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

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

Inspection Summary

Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Fire	4	100.00%	4	100.00%	4	100.00%	0	0%
Totals	**4**	**100%**	**4**	**100.00%**	**4**	**100.00%**	**0**	**0%**

Verification

Company: Fire Solutions
Inspector: Tommy VO

Building: City of Charlottesville -Wheeler Building
Contact: Jason Davis

Fire Solutions Certifications

Certification Type	Number
WBENC Certified	2005121836

Inspection & Testing

Generated by: BuildingReports.com

Building: City of Charlottesville -Wheeler Building

The Inspection & Testing section lists all of the items inspected in your building. Items are grouped by Passed or Failed /Other. Items are listed by Category. Each item includes the services performed, and the time & date at which testing occurred.

Device Type	Location	ScanID : S/N	Service	Date Time
Passed				
Fire				
Fire Extinguisher, 5 Lbs, A.B.C.	Basement hallway by stairs 155.01	49753005 G17171178	Inspected	06/10/21 9:25:09 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st front entry 155.02	49753008 G17167775	Inspected	06/10/21 9:23:48 AM
Fire Extinguisher, 5 Lbs, A.B.C.	1st kitchen closet 155.03	61768871 G17169729	Inspected	06/10/21 9:24:11 AM
Fire Extinguisher, 5 Lbs, A.B.C.	2nd supply room 155.04	49753006 G17169898	Inspected	06/10/21 9:26:02 AM

Service Summary

Generated by: BuildingReports.com

Building: City of Charlottesville -Wheeler Building

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

Device Type	Service	Quantity
Passed		
Fire Extinguisher, 5 Lbs, A.B.C.	Inspected	4
Total		**4**
Grand Total		**4**

Inventory & Warranty Report

Generated by: BuildingReports.com

Building: City of Charlottesville -Wheeler Building

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%	4

Type	Qty	Model #	Description	Manufacture Date
New (under 90 days)				
Buckeye				
Fire Extinguisher	3	5 HI SA40 ABC	A.B.C.	10/07/2021
PyroChem				
Fire Extinguisher	1	5 HI SA40 ABC	A.B.C.	10/07/2021

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

Square Foot Cost Estimate Report

Date: **11/2/2021**

Estimate Name	**Wheeler Building**
	City of Charlottesville 401 East High Street Charlottesville Charlottesville 22902
Building Type	Office, 2-4 Story (Green) with Brick Veneer / Wood Frame
Location	CHARLOTTESVILLE, VA
	2.00
Stories Height	10.00
Floor Area (S.F.)	4,690.00
LaborType	OPN
Basement Included	Yes
Data Release	Year 2021
Cost Per Square Foot	$186.02
Total Building Cost	**$872,416.52**

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			**5.4%**	**$7.44**	**$34,915.79**
A1010	**Standard Foundations**			**$3.62**	**$16,998.58**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	170.00		$1.31	**$6,154.51**
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep	14.35		$2.31	**$10,844.07**
A1030	**Slab on Grade**			**$2.54**	**$11,923.20**
	Slab on grade, 4" thick, non industrial, reinforced, recycled plastic vapor barrier	2,345.00		$2.54	**$11,923.20**
A2010	**Basement Excavation**			**$1.28**	**$5,994.01**

		Quantity	% of Total	Cost Per SF	Cost
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	2,345.00		$1.28	**$5,994.01**
B Shell			**26.0%**	**$36.15**	**$169,535.14**
B1010	**Floor Construction**			**$11.84**	**$55,520.82**
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	172.24		$2.39	**$11,213.73**
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	2,345.00		$6.46	**$30,312.76**
	Floor, wood joist, 2 x 12 @12" O.C., 1/2" CDX subfloor	2,345.00		$2.98	**$13,994.33**
B1020	**Roof Construction**			**$2.60**	**$12,190.86**
	Wood roof, flat rafter, 2" x 12", 16" O.C.	2,345.00		$2.60	**$12,190.86**
B2010	**Exterior Walls**			**$11.68**	**$54,770.33**
	Brick veneer wall, standard face, 2x6 studs @ 16" back-up, running bond	2,720.00		$11.68	**$54,770.33**
B2020	**Exterior Windows**			**$4.41**	**$20,687.31**
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	29.57		$4.41	**$20,687.31**
B2030	**Exterior Doors**			**$1.28**	**$5,980.81**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.47		$0.67	**$3,123.82**
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	0.47		$0.34	**$1,577.31**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening, low VOC paint	0.47		$0.27	**$1,279.68**
B3010	**Roof Coverings**			**$4.35**	**$20,385.02**
	Roofing, single ply membrane, TPO, 60 mil membrane, heat welded seams, fully adhered	2,345.00		$0.86	**$4,030.96**
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	2,345.00		$1.98	**$9,291.55**
	Roof edges, aluminum, duranodic, .050" thick, 6" face	170.00		$0.91	**$4,277.17**
	Flashing, aluminum, no backing sides, .019"	170.00		$0.15	**$702.68**
	Gravel stop, aluminum, extruded, 4", duranodic, .050" thick	170.00		$0.44	**$2,082.66**
C Interiors			**15.5%**	**$21.57**	**$101,141.01**
C1010	**Partitions**			**$3.17**	**$14,855.21**
	Wood partition, 5/8"fire rated gypsum board face, no base layer, 2x4,@ 16", 5/8" reg gypsum board opposite face, 0 insul	1,876.00		$1.38	**$6,486.53**
	1/2" fire rated gypsum board, taped & finished, painted on metal furring, low VOC paint	2,720.00		$1.78	**$8,368.68**

		Quantity	% of Total	Cost Per SF	Cost
C1020	**Interior Doors**			**$5.42**	**$25,415.93**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8", low VOC paint	23.45		$5.42	**$25,415.93**
C1030	**Fittings**			**$1.29**	**$6,046.76**
	Toilet partitions, cubicles, ceiling hung, stainless steel	5.63		$1.29	**$6,046.76**
C2010	**Stair Construction**			**$1.18**	**$5,551.58**
	Stairs, wood, prefab box type, oak treads, wood rails 3'-6" wide, 14 risers	2.35		$1.18	**$5,551.58**
C3010	**Wall Finishes**			**$1.03**	**$4,836.52**
	Vinyl wall covering, fabric back, medium weight	2,251.20		$0.87	**$4,085.73**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats, low VOC	1,500.80		$0.16	**$750.79**
C3020	**Floor Finishes**			**$4.24**	**$19,904.86**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 24 oz	2,814.00		$2.46	**$11,528.65**
	Tile, ceramic natural clay	469.00		$0.86	**$4,043.79**
	Vinyl, composition tile, 12" x 12" x 1/8" thick, recycled content	1,407.00		$0.92	**$4,332.42**
C3030	**Ceiling Finishes**			**$5.23**	**$24,530.15**
	Acoustic ceilings, 3/4"mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	4,690.00		$5.23	**$24,530.15**
D Services			**53.0%**	**$73.70**	**$345,631.74**
D1010	**Elevators and Lifts**			**$11.31**	**$53,039.87**
	Hydraulic passenger elevator, 3000 lb, 3 floors,12' story height, 2 car group,125 FPM	0.47		$11.31	**$53,039.87**
D2010	**Plumbing Fixtures**			**$4.44**	**$20,804.59**
	Water closet, vitreous china, bowl only w/ auto flush sensor flush valve, wall hung, 1.28 gpf	2.25		$1.69	**$7,904.69**
	Urinal, vitreous china, wall hung, waterless, ADA	1.13		$0.15	**$683.04**
	Lavatory w/trim, vanity top, PE on CI, 20" x 18", faucet w/ hydroelectric powered motion sensor	2.25		$1.09	**$5,103.53**
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	1.13		$1.04	**$4,892.90**
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH, GreenSpec certified, ADA	1.20		$0.47	**$2,220.43**
D2020	**Domestic Water Distribution**			**$0.20**	**$927.75**
	Gas fired water heater, commercial, 100< F rise, tankless, on-demand, natural gas/propane, 8.4 GPM	0.23		$0.20	**$927.75**
D2040	**Rain Water Drainage**			**$0.71**	**$3,327.34**
	Roof drain, CI, soil,single hub, 4" diam, 10' high	0.94		$0.40	**$1,862.35**

		Quantity	% of Total	Cost Per SF	Cost
	Roof drain, CI, soil,single hub, 4" diam, for each additional foot add	34.24		$0.31	**$1,464.98**
D3040	**Distribution Systems**			**$2.77**	**$12,994.77**
	Heat recovery pkgs, air to air, enthalpy recovery wheel, 10000 max CFM	0.70		$2.77	**$12,994.77**
D3050	**Terminal & Package Units**			**$13.92**	**$65,263.93**
	Rooftop, multizone, air conditioner, green offices, 25,000 SF, 50 ton SEER 14	4,690.00		$13.92	**$65,263.93**
D4010	**Sprinklers**			**$3.28**	**$15,389.43**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	1,594.60		$1.41	**$6,611.96**
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	3,095.40		$1.61	**$7,556.92**
	Standard High Rise Accessory Package 3 story	0.23		$0.26	**$1,220.54**
D4020	**Standpipes**			**$1.06**	**$4,961.34**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.28		$0.58	**$2,711.54**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	1.06		$0.48	**$2,249.79**
D5010	**Electrical Service/Distribution**			**$10.48**	**$49,156.94**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 800 A	1.25		$2.71	**$12,698.44**
	Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	100.00		$3.34	**$15,644.50**
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 800 A	1.20		$4.44	**$20,814.00**
D5020	**Lighting and Branch Wiring**			**$12.86**	**$60,307.84**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	4,690.00		$3.49	**$16,377.95**
	Miscellaneous power, 1.2 watts	4,690.00		$0.25	**$1,166.87**
	Central air conditioning power, 3 watts	4,690.00		$0.46	**$2,141.92**
	Motor installation, three phase, 460 V, 15 HP motor size	2.00		$0.79	**$3,714.50**
	LED fixtures recess mounted in ceiling, 0.69 watt per SF	5,393.50		$5.50	**$25,772.30**
	Daylight dimming control system, 5 fixtures per 1000 SF	2,345.00		$0.63	**$2,974.16**
	Lighting on/off control system, 5 fixtures per 1000 SF	4,690.00		$0.82	**$3,822.82**
	Lighting on/off control system, 10 fixtures per 1000 SF	4,690.00		$0.92	**$4,337.31**
D5030	**Communications and Security**			**$7.15**	**$33,541.30**
	Telephone wiring for offices & laboratories, 8 jacks/MSF (cost per MSF)	3.52		$1.17	**$5,495.21**

		Quantity	% of Total	Cost Per SF	Cost
	Communication and alarm systems, fire detection, non-addressable, 100 detectors, includes outlets, boxes, conduit and wire	0.23		$2.52	**$11,831.46**
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	0.23		$1.60	**$7,523.23**
	Fire alarm command center, addressable with voice, excl. wire & conduit	0.23		$0.59	**$2,755.61**
	Internet wiring, 8 data/voice outlets per 1000 S.F.	3.52		$1.27	**$5,935.78**
D5090	**Other Electrical Systems**			**$5.53**	**$25,916.67**
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	0.20		$0.05	**$250.97**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	0.47		$0.00	**$0.51**
	Energy monitoring systems, electrical, three phase, 5 meters	0.50		$2.01	**$9,409.00**
	Energy monitoring systems, mechanical, BTU, 3 meters w/3 duct & 3 space sensors	1.00		$2.45	**$11,477.25**
	Energy monitoring systems, Front end display	3.00		$0.40	**$1,869.45**
	Energy monitoring systems, Computer workstation	1.00		$0.62	**$2,909.50**
E Equipment & Furnishin			**0.2%**	**$0.22**	**$1,050.35**
E1090	**Other Equipment**			**$0.21**	**$984.85**
	Waste handling, recycling, tilt truck, plastic, with wheels, 0.5 C.Y., 850 lb capacity	0.23		$0.21	**$984.85**
E2020	**Moveable Furnishings**			**$0.01**	**$65.50**
	Signage, exterior, surface mounted, 24 ga aluminum, 10" x 7", no smoking	1.41		$0.01	**$65.50**
F Special Construction			**0.0%**	**$0.00**	**$0.00**
G Building Sitework			**0.0%**	**$0.00**	**$0.00**
Sub Total			**100%**	**$139.08**	**$652,274.03**
Contractor's Overhead & Profit			**25.0 %**	**$34.77**	**$163,068.51**
Architectural Fees			**7.0 %**	**$12.17**	**$57,073.98**
User Fees			**0.0 %**	**$0.00**	**$0.00**
Total Building Cost				**$186.02**	**$872,416.52**

Appendix IV: SITE PHOTOGRAPHS

1 - Wheeler building overview

2 - Asphalt parking north side of the site

3 - Asphalt parking north side of the site

4 - Asphalt parking north side of the site

5 - Brick sidewalk south side of the site

6 - Brick sidewalk south side of the site

7 - Concrete sidewalk south side of the site

8 - Building signage

9 - Stair at west side of the building

10 - Retaining wall condition on south west corner of the building

11 - Retaining wall and metal fence at southwest side of the site

12 - Typical gutter overview

13 - Typical gutter overview

14 - Typical downspout

15 - Structural framing

16 - Structural framing

17 - Structural framing

18 - South elevation

19 - Building exterior north side of the building

20 - Building exterior east side of the building

21 - Building exterior east side of the building

22 - Building exterior east side of the building

23 - Building exterior east side of the building

24 - Building exterior east side of the building

25 - Building exterior east side of the building

26 - Building exterior east side of the building

27 - Building exterior east side of the building

28 - Building exterior east side of the building

29 - Stained wall on south side of building

30 - Step cracked on brick wall north

31 - Stained wall on south side of building

32 - Main entrance

33 - Door at north side of the building

34 - Typical exterior window

35 - Typical exterior window

36 - Window condition at south side of building

37 - Typical window on west side

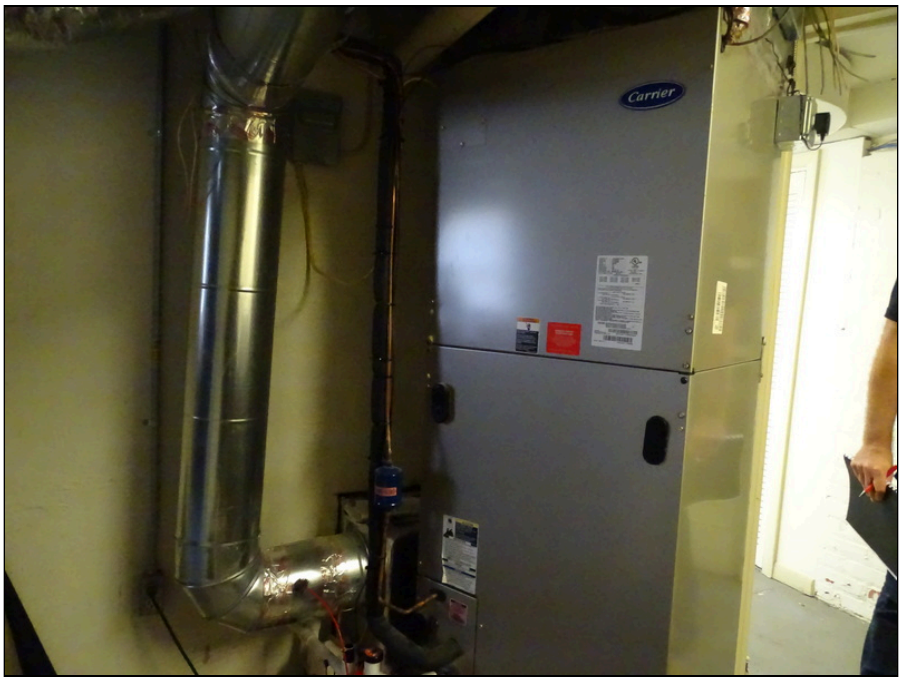
38 - Exterior basement window

39 - Slate shingle roofing system

40 - Slate shingle roofing system - note deterioration

41 - Gas domestic water heater

42 - Boiler located at lower level



43 - Air Handler unit located in basement

44 - Carrier air Handler unit located in attic

45 - Typical radiator unit with manual control

46 - Condensers located on east side of the building

47 - Condensers located on east side of the building

48 - Typical thermostat

49 - Typical mechanical duct

50 - Typical gas meter

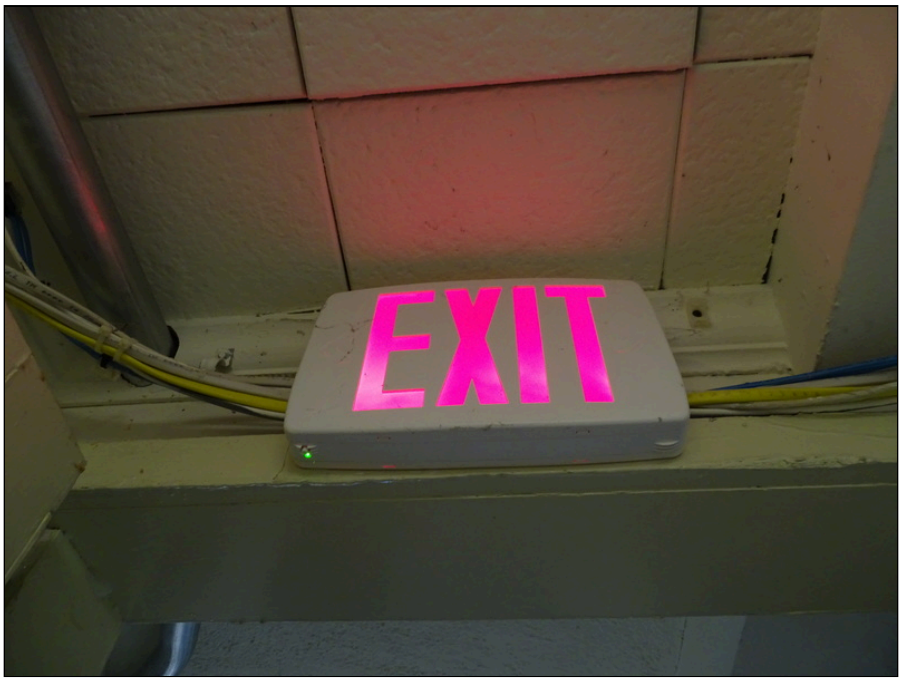
51 - Electric meter

52 - Typical circuit breaker panel

53 - Typical fire extinguisher

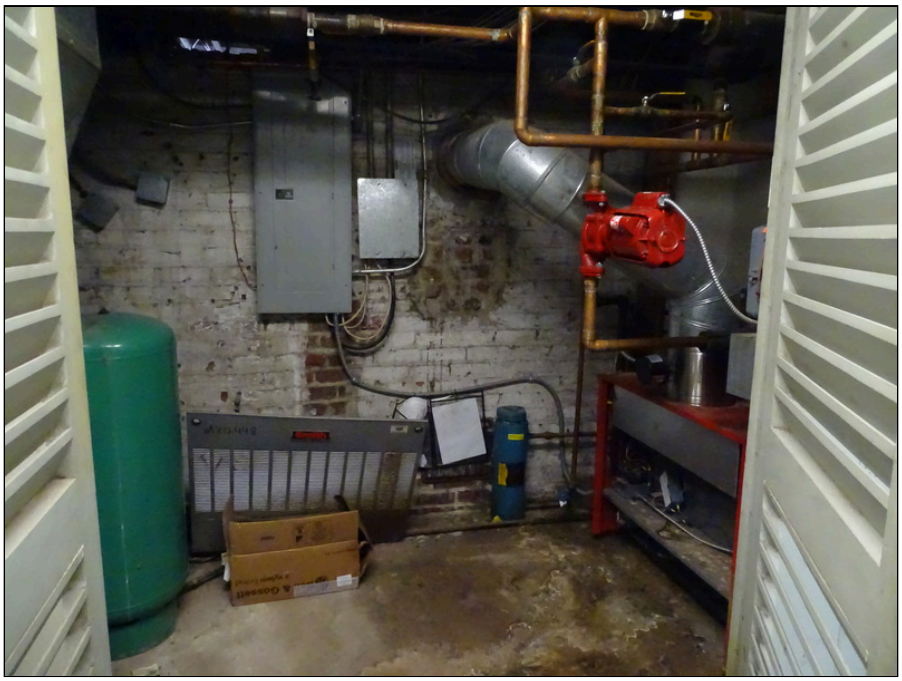
54 - Typical smoke detector

55 - Fire alarm bill



56 - Typical exit sign

57 - Security system electronics



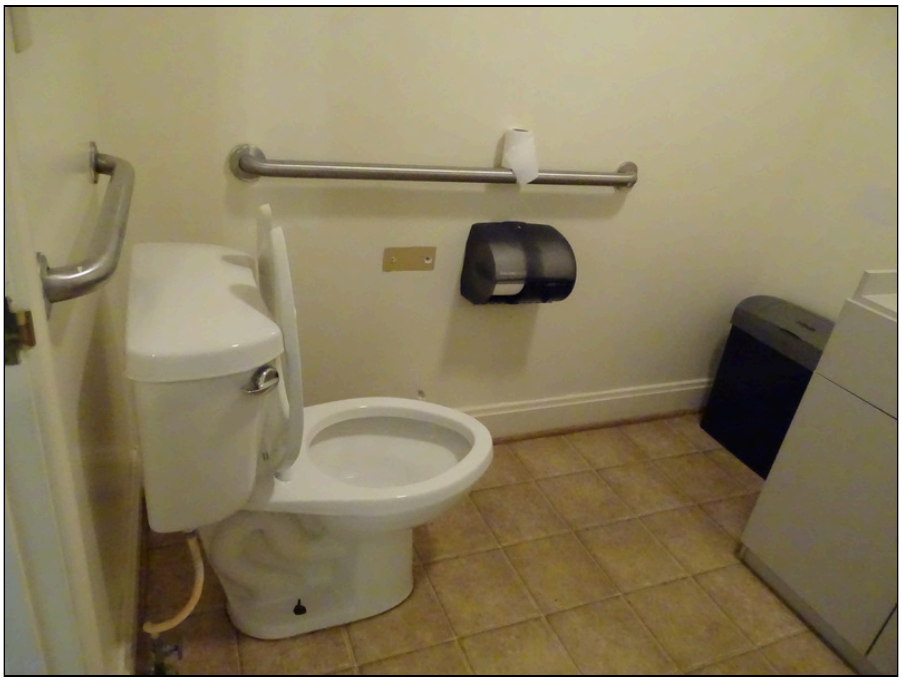
58 - Utility room

59 - Utility room

60 - Stair condition from basement to first floor

61 - Interior finishes of entrance area and stairs

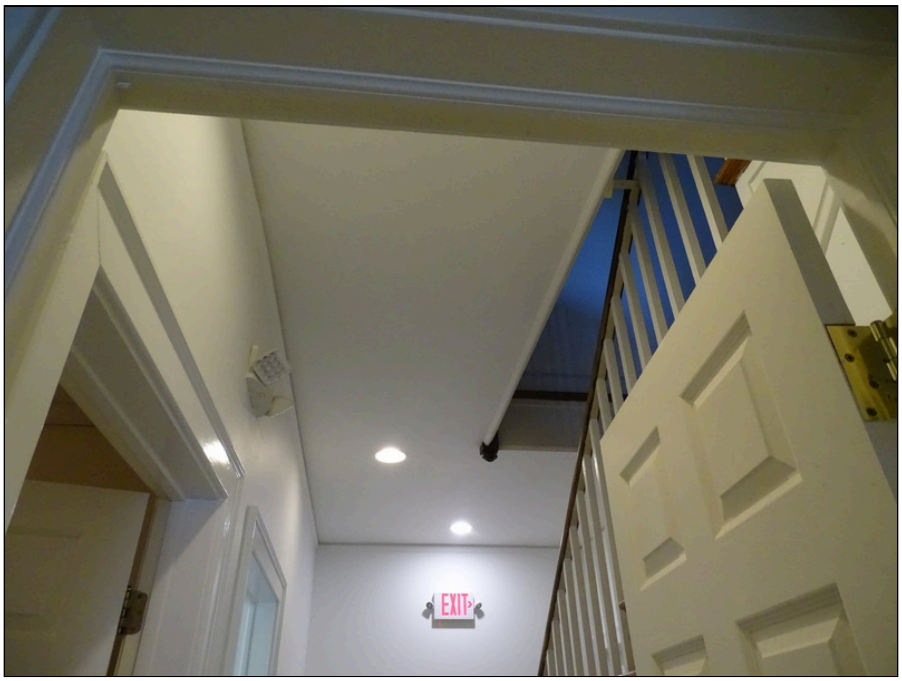
62 - Interior finishes of entrance area and stairs



63 - Accessible toilet

64 - Accessible toilet

65 - Accessible lavatory



66 - Exit and emergency lights sign

67 - Typical corridor

68 - Interior finishes of kitchen area

69 - Interior finishes of kitchen area

70 - Typical fire place

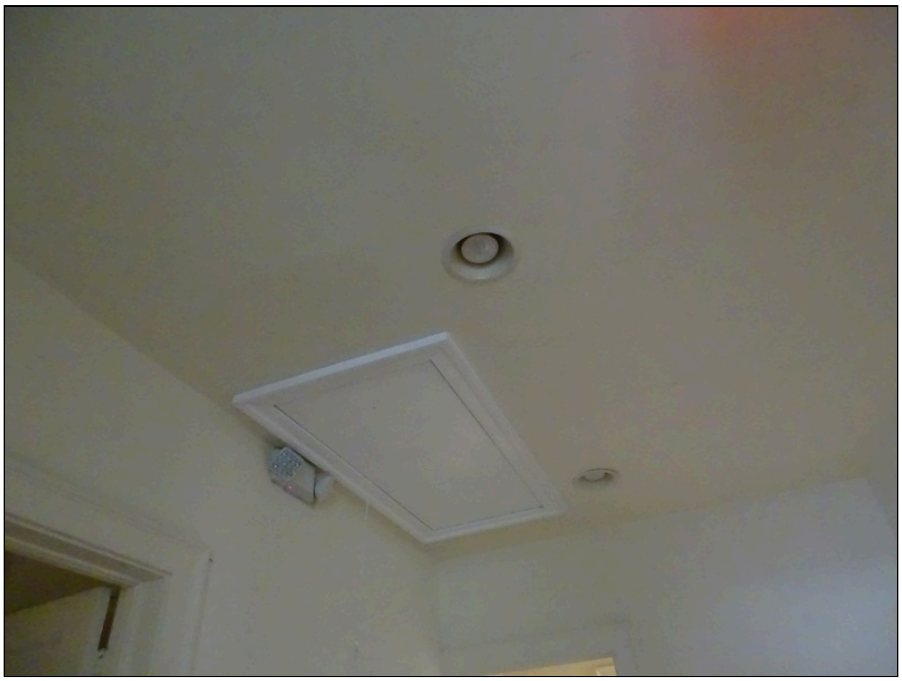
71 - Interior finishes of office area

72 - Interior finishes of restroom area

73 - Interior finishes of restroom area

74 - Interior finishes of meeting room area

75 - Attic access



76 - Attic access

77 - Interior stair and handrail

78 - Basement unfinish floor condition

79 - Accessible ramp at main entrance

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.

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PROFESSIONAL PROFILE

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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