

# FACILITY CONDITION

## ASSESSMENT

### ARLINGTON COUNTY GOVERNMENT

Facilities Maintenance  
1400 North Uhle Street, Suite 602  
Arlington, Virginia 22201



### COMPREHENSIVE FACILITY CONDITION ASSESSMENT

OF

### LUBBER RUN RECREATION CENTER

300 North Park Drive  
Arlington, Virginia 22209

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**PREPARED BY:**

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## CERTIFICATION

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EMG has completed an update of the 2004 Comprehensive Facility Condition Assessment of the subject property, Lubber Run Recreation Center, located at 300 North Park Drive in Arlington, Arlington County, Virginia.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This evaluation did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of Arlington County Government for the purpose stated within Section 2.0 of this report. The report, or any excerpt thereof, shall not be used by any party other than Arlington County Government or for any other purpose than that specifically stated in our agreement or within Section 2.0 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at Arlington County Government and the recipient's sole risk, without liability to EMG.

Any questions regarding this report should be directed to Edward Beeghly at ebeeghly@emgcorp.com or at (800) 733-0660, Extension 7607.

**Prepared by:** John McLeod, Field Observer

**Reviewed by:** 

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# 1. EXECUTIVE SUMMARY

## 1.1. SUMMARY OF FINDINGS

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	300 North Park Drive, Arlington, Arlington County, Virginia 22203
Year Constructed:	1956
Current Owner of Property:	Arlington County
Department Occupying Building:	Recreation Center
Current Usage of Property:	Recreation Facility
Management Point of Contact:	Arlington County, Virginia – Facilities Management Bureau Richard Krumenacker, Construction Manager 703.228.4395 phone
Site Area:	Information not available
Gross Floor Area:	19,302 Square Feet
Number of Buildings:	1
Number of Stories:	2
Parking Type and Number of Spaces:	99 spaces plus 2 HC in open lots
Building Construction:	Masonry bearing walls, metal framing and concrete decks
Bay Column Spacing:	NA
Interior Vertical Clearance:	Approximately 7 Feet
Roof Construction:	Flat roofs with built-up membrane
Exterior Finishes:	Brick and wood trim
Heating and/or Air-Conditioning:	Common areas: Central system with boiler, condenser, chiller and cooling tower
Fire and Life/Safety:	Fire extinguishers, hydrants, smoke detectors, alarms
Dates of Visit:	July 31, 2008
Building Coordinator:	Mr. Peter Alchin, 703-228-1872

Generally, the property appears to have been constructed within industry standards in force at the time of construction. According to Arlington County Government personnel, the property has had a limited capital improvement expenditure program over the past three years.

EMG has also included a cost to replace the building as a Priority 1 in the Deficiency Cost Table.

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## 1.2. FOLLOW-UP RECOMMENDATIONS

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No additional evaluation is necessary.

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## 1.3. OPINIONS OF PROBABLE COST

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The estimates for the repair and capital reserves items noted within this PCR are attached in the appendices of this report.

These estimates are based on invoices and/or bid documents provided by the Owner and/or facility, construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

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### 1.3.1. Methodology

Based upon our observations, research and judgment, along with consulting commonly accepted empirical Expected Useful Life (EUL) tables; EMG will render our opinion as to when a system or component will most probably necessitate replacement. Accurate historical replacement records provided by the facility manager are typically the best source for this data. Exposure to the weather elements, initial system quality and installation, extent of use, the quality and amount of preventive maintenance exercised are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

In addition to determining the EUL and the RUL for each major prime system and building component, EMG will categorize each cited deficiency with in one of the following six Priorities:

#### **Priority 1: Currently Critical (Immediate)**

Items in this category require immediate action and include corrective measures to:

- Return a building component to normal operation
- Stop accelerated deterioration
- Replace items that have reached or exceeded their useful service life
- Correct a cited safety hazard

#### **Priority 2: Potentially Critical (Years 1-2)**

Items in this category require action in the next 1-2 years and include corrective measures to:

- Return a building component to normal operation
- Stop rapid deterioration
- Correct potential life safety issues and/or code hazards
- Correct building components that are experiencing Intermittent operations

#### **Priority 3: Necessary – Not Yet Critical (Years 3-5)**

Items in this category require appropriate attention to preclude predictable deterioration, potential downtime, additional damage and higher costs to remediation if deferred further.

### **Priority 4: Recommended (Years 6-10)**

Items in this category represent a sensible improvement to the existing conditions. These are not required for the most basic function of the facility; however, Priority 4 projects will improve overall usability and/or reduce long-term maintenance costs.

### **Priority 5: Recommended (Years 11-20)**

Items in this category represent anticipated required capital expenditures due to Estimated Useful Life (EUL) only. These systems are generally in good operational condition, but will require replacement due to the system(s) finite life expectancy.

### **Priority 6: Inventory Items (Years 21 and beyond)**

Items in this category represent systems or components present at a building that have been included as part of the Comprehensive Facility Condition Assessment.

In addition to identifying and prioritizing all of the observed deficiencies, EMG will also provide the physical conditions of building components. The physical condition is typically defined as being in one of four categories: Good, Fair, Poor and Not Applicable. For the purposes of our assessments, the following definitions are used:

Good (G) = Component or system is sound and performing its function. However, it may show signs of normal wear and tear, commensurate with its age; some minor remedial work may be required.

Fair (F) = Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical expected useful life. Repair or replacement is required to prevent further deterioration, restore it to good condition, prevent premature failure, or to prolong its expected useful life. Component or system exhibits an inherent deficiency of which the cost to remedy is not commensurate with the deficiency but is best remedied by a program of increased preventative maintenance or periodic repairs.

Poor (P) = Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical expected useful life, excessive deferred maintenance, state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute or cause the deterioration of contiguous elements or systems. Repair or replacement is required.

N/A = Not Applicable



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## **2. PURPOSE AND SCOPE**

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### **2.1. PURPOSE**

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The purpose of this report is to assist the Client in evaluating the physical aspects of this property and how its condition may affect the Client's financial decisions over time. For this update of the 2004 Comprehensive Facility Condition Assessment, the major independent building components were observed and their physical conditions were evaluated in accordance with ASTM E2018-01. These components include the site and building exteriors and representative interior areas. The estimated costs for repairs and/or capital reserve items are included in the enclosed cost tables. All findings relating to these opinions of probable costs are included in the relevant narrative sections of this Report.

The property management staff and code enforcement agencies were interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings, and other documentation.

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### **2.2. SCOPE**

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ASTM E2018-01 requires that any deviations from the Guide be so stated within the report. EMG's probable cost threshold limitation is reduced from the Guide's \$3,000 to \$1,000, thus allowing for a more comprehensive assessment on smaller scale properties. Therefore, EMG's opinions of probable costs that are individually less than a threshold amount of \$1,000 are typically omitted from this PCR. However, comments and estimated costs regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

In lieu of providing written record of communication forms, personnel interviewed from the facility and government agencies are identified in Section 2.3. Relevant information based on these interviews is included in Sections 2.3, 3.1, and other applicable report sections.

The assessment team will visit each identified property to evaluate the general condition of the building(s) and site improvements, review available construction documents in order to become familiar with and be able to comment on the in-place construction systems, life safety, mechanical, electrical and plumbing systems, and the general built environment. The assessment team will conduct a walk-through survey of the building(s) in order to observe building systems and components, identify physical deficiencies and formulate recommendations to remedy the physical deficiencies.

- As a part of the walk-through survey, the assessment team will survey 100% of the facility's interior. In addition, EMG will survey the exterior of the properties including the building exterior, roofs, and sidewalk/pavement.
- The assessment team will interview the building maintenance staff so as to inquire about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements.

- The assessment team will develop opinions based on their site assessment, interviews with Arlington County's building maintenance staff, and interviews with relevant maintenance contractors, municipal authorities, and experience gained on similar properties previously evaluated. The assessment team may also question others who are knowledgeable of the subject property's physical condition and operation or knowledgeable of similar systems to gain comparative information to use in evaluation of the subject property.
- The assessment team may review documents and information provided by Arlington County's building maintenance staff that could also aid the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions.
- EMG will complete and update the provided Arlington County Government's equipment inventory of each building identifying the component, model, serial number, and any noted deficiencies. EMG will include the building(s) major systems and components, but will focus primarily on the electrical and mechanical equipment.

### 2.3. PERSONNEL INTERVIEWED

The following personnel from the facility and government agencies were interviewed in the process of conducting the Comprehensive Facility Condition Assessment:

Name and Title	Organization	Phone Number
Ms. Robin MacEwen	Facility Manager	703-228-4712
Mr. Beau Woods Equipment Mechanic	Arlington County Government, Dept. of Environmental Services, Facilities Management Bureau	240-691-6770

EMG was escorted by Mr. Woods during the Comprehensive Facility Condition Assessment. EMG interviewed Arlington County Maintenance Supervisors as part of the information gathering process.

### 2.4. DOCUMENTATION REVIEWED

Prior to the Comprehensive Facility Condition Assessment, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review while performing the Comprehensive Facility Condition Assessment:

- Floor plan

### 2.5. PRE-SURVEY QUESTIONNAIRE

Information obtained from the 2004 Pre-survey Questionnaire has been used in preparation of this PCR.



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## 3. ACCESSIBILITY & MOLD

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### 3.1. ADA ACCESSIBILITY

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Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the Comprehensive Facility Condition Assessment, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance. ADA compliance issues inside spaces are not within the scope of the survey.

The facility generally appears to be accessible as stated within the defined priorities of Title II of the Americans with Disabilities Act. A full ADA Compliance Survey may reveal some aspects of the property that are not in compliance.

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### 3.2. MOLD

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EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the property.

No suspect mold was observed, but according to Arlington County officials, the roof, cooling tower, and carpet were replaced in 2005 due to mold.

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## 4. EXISTING BUILDING EVALUATION

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### 4.1. UNIT TYPES

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The following table identifies the reported unit types and mix at the subject property.

Unit Types and Mix			
Quantity	Type	Vacant Units	Down Units
4	Office	0	0
1	Activity	0	0
1	Auditorium	0	0
<b>6</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>

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### 4.2. UNITS OBSERVED

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100 percent of the building interior was observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the exterior of the property, a representative sample of the roofs, and the interior common areas. All areas of the property were available for observation during the site visit. A "down unit" is a term used to describe a non-rentable unit due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. According to the POC, there are no down units. No down units were observed during the site visit.

## 5. SITE IMPROVEMENTS

### 5.1. UTILITIES

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition & Adequacy
Sanitary Sewer	Arlington Public Works	Good
Storm Sewer	Arlington Public Works	Good
Domestic Water	Arlington Public Works	Good
Electric Service	Dominion Virginia Power	Good
Natural Gas Service	Washington Gas	Good

**Observations/Comments:**

- The utilities provided appear to be adequate for the property. There are no unique, on site utility systems such as emergency generators, septic systems, water or waste water treatment plants, or propane gas tanks.

### 5.2. PARKING, PAVING, AND SIDEWALKS

The main entrance drive is located along North Park Drive on the north side of the property. Based on a physical count, parking is provided for approximately 101 cars. The parking ratio is 5.23 spaces per thousand square feet of floor area. All of the parking stalls are located in open lots. The sidewalks throughout the property are constructed of cast-in-place concrete. Cast-in-place concrete steps with metal handrails are located at grade changes. The curbs are constructed of cast-in-place concrete.

**Observations/Comments:**

- The pavement is in fair to poor condition with cracking and potholes. In order to maximize the pavement life pothole patching and a pavement mill and overlay will be required during the evaluation period (20 years). The estimated cost of this work is included in the Deficiency Cost Table.
- The concrete sidewalks will require repair and replacement during the evaluation period. They have cracked sections with several displaced areas of concrete. The estimated cost of this work is included in the Deficiency Cost Table.
- The concrete curbs, and steps throughout the property are in good condition. Routine cleaning and maintenance will be required during the evaluation period.

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### 5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

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Storm water from the roof, landscaped areas, and paved areas flows across the surface into the adjacent public street.

**Observations/Comments:**

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

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### 5.4. TOPOGRAPHY AND LANDSCAPING

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The property slopes gently downward from the north side of the property toward the south property line. The landscaping consists of trees, shrubs, and grasses. Surrounding properties include residential neighborhoods.

**Observations/Comments:**

- The topography and adjacent uses do not appear to present conditions detrimental to the property.
- The landscape materials are in good condition and will require routine maintenance during the evaluation period.

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### 5.5. GENERAL SITE IMPROVEMENTS

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Property identification is provided by signage displayed on the exterior building elevation. Site lighting is provided by exterior building illumination is provided by surface-mounted light fixtures on the exterior walls. Site lighting is provided by property-owned, metal, streetlight standards. The light standards are spaced along the drive aisles throughout the parking areas. Exterior building illumination is provided by surface-mounted light fixtures on the exterior walls. An asphalt-paved volleyball and basketball court is located adjacent to the parking area. There is high-intensity lighting mounted on metal poles for night-time court use. Also adjacent to the parking area is a children's play area containing plastic and metal playground equipment.

**Observations/Comments:**

- The property and identification signs are in good condition. Routine maintenance will be required during the evaluation period.
- The exterior site and building light fixtures are in good condition. Routine maintenance will be required during the evaluation period.
- The children's playground equipment was observed to be in good condition. Based on the Estimated Useful Life and the observed conditions, replacement is recommended during the reserve term. The estimated cost of this work is included in the Deficiency Cost Table.
- The tennis court surface was observed to be in good condition. Based on the Estimated Remaining Useful life, resurfacing is recommended during the reserve term. The estimated cost of this work is included in the Deficiency Cost Table.

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## 6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

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### 6.1. FOUNDATIONS

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Based on structures of similar size, configuration, and geographic location, it is assumed that the foundations consist of cast-in-place concrete perimeter wall footings with masonry foundation walls. The basement has load-bearing masonry perimeter retaining walls.

**Observations/Comments:**

- The foundations and footings could not be directly observed during the site visit. There is no evidence of movement that would indicate excessive settlement.

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### 6.2. SUPERSTRUCTURE

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The building has load-bearing concrete masonry unit (CMU) exterior walls supporting the upper floors and roof. The upper floors are constructed with metal framing with poured concrete. The roofs are constructed of metal decks supported by steel beams.

**Observations/Comments:**

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

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### 6.3. ROOFING

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The primary roof is classified as a flat roof. The roof is finished with gravel over a multi-ply, bituminous, built-up membrane with stone topping. The roof is insulated with rigid insulation boards. The roof has sheet metal flashing elements. The roof drains over the eaves to sheet metal gutters and downspouts that discharge onto paved and landscaped areas. There are no attics.

**Observations/Comments:**

- The roof was replaced in 2005 and is in good condition. Information regarding roof warranties or bonds is not available. The roof is maintained by an outside contractor. Based on its Remaining Useful Life (RUL), the roof will require replacement near the end of the assessment period. The estimated cost of this work is included in the Deficiency Cost Table.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.

- There is no evidence of fire retardant treated plywood (FRT) and, according to the POC, FRT plywood is not used.
- The roof flashings are in good condition and will require routine maintenance during the evaluation period.
- The roof vents are in good condition and will require routine maintenance during the evaluation period.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.

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#### 6.4. EXTERIOR WALLS

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The building has exposed brick exterior walls. Portions of the exterior walls have wood trim. Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

***Observations/Comments:***

- The exterior finishes are in good to fair condition. Brick walls have sections of brittle joints, cracked brick, and loose mortar. These areas require repair. The estimated cost of this work is included in the Deficiency Cost Table.
- The sealant is in poor condition and should be replaced as part of the brick wall repairs during the evaluation period.

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#### 6.5. EXTERIOR AND INTERIOR STAIRS

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The interior stairs are constructed of steel and have closed risers and concrete-filled, steel pan treads. The handrails are constructed of metal and are attached to the stairway walls.

***Observations/Comments:***

- The interior stairs and handrails are in good condition and will require routine maintenance during the evaluation period.

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#### 6.6. WINDOWS AND DOORS

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The windows are metal-framed, single-pane glazed, hopper units. The entrance doors are fully-glazed, aluminum-framed doors set in the metal framing system with panic hardware. The service doors are painted, metal doors set in metal frames. The doors have cylindrical locksets with lever handle hardware.

***Observations/Comments:***

- The windows are in good condition. According to the Building Coordinator, the property does not experience a significant number of complaints regarding window leaks or window condensation. There is no evidence of window leaks or condensation. Based on the estimated Remaining Useful Life (RUL), the windows will require replacement during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table.



- The storefront entrance doors are in good condition. Based on the estimated Remaining Useful Life (RUL), the doors will require replacement during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table.
- The exterior doors and door hardware are in good condition and will require routine maintenance during the evaluation period.

**6.7. PATIO, TERRACE, AND BALCONY**

Not applicable. There are no patios, terraces, or balconies.

**6.8. COMMON AREAS, ENTRANCES, AND CORRIDORS**

The entrance contains snack machines, corridors, and a stairway to the second floor. Common area restrooms located on the first floor. There are a total of two common area restrooms. The following table identifies the interior common areas and generally describes the finishes in each common area.

Common Area	Floors	Walls	Ceilings
Entrance	Vinyl tile	Ceramic tile and Painted drywall	Suspended acoustic tiles
Corridor	Vinyl tile	Ceramic tile and Painted drywall	Suspended acoustic tiles
Common Area Restroom	Ceramic tile	Ceramic tile and painted drywall	Suspended acoustic tiles

**Observations/Comments:**

- The common areas were last renovated approximately 14 years ago.
- The interior finishes in the common areas are in good condition. Based on its estimated Remaining Useful Life (RUL), the common area vinyl flooring will require replacement during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table.
- Interior painting will also be required during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table.
- Suspended ceiling tile replacement will also be required during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table.

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## 7. BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

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### 7.1. BUILDING HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

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Hot water for the central heating system is supplied by one gas-fired boiler. The boiler has a rated input capacity of 2,160 MBH and is located in the basement. Chilled water for the central cooling system is supplied by an air-cooled chiller and a cooling tower. The chiller has a nominal rating of 50 tons and uses R-22 as a refrigerant. The cooling tower is constructed of galvanized steel and is located on the roof. The cooling tower has a capacity of 47 tons. Circulating pumps provide hot and chilled water to each temperature-controlled space via a four-pipe distribution system. The hot and chilled water supplies the air handling units. Air distribution is provided to supply air registers via ducts concealed above the ceilings.

The building automation system is an all Direct Digital Control (Invensys BAS) serviced by Pritchett Controls.

#### **Observations/Comments:**

- The HVAC systems are maintained by an outside contractor. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment have been maintained since the property was first occupied.
- The HVAC equipment varies in age. Based on their estimated Remaining Useful Life (RUL), the associated air handlers and compressor will require replacement during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table.
- The cooling tower is relatively new and in good condition. Based on its estimated Remaining Useful Life (RUL), the cooling tower will require replacement during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table.
- The chiller is obsolete and appears to be leaking. According to its builder's plate, it was built in 1989. Based on its estimated Remaining Useful Life (RUL) and current condition, the chiller will require replacement during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table.
- The boiler appears to be in good condition. Based on the estimated Remaining Useful Life (RUL), the boiler will require replacement during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table.
- The temperature control system will require routine maintenance during the assessment period.

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### 7.2. BUILDING PLUMBING

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The plumbing systems include the incoming water service, the cold water piping system, and the sanitary sewer and vent system. The risers and the horizontal distribution piping are reported to be copper. The sanitary sewer and vent systems are reported to be cast iron. The water meter is located in a vault adjacent to the street. Domestic hot water is supplied by one 50-gallon gas-fired water heater. The water heater is located in the basement.

**Observations/Comments:**

- The plumbing system appears to be well maintained and in good condition. The water pressure appears to be adequate. The plumbing system will require routine maintenance during the evaluation period.
- There is no evidence that the property uses polybutylene piping for the domestic water distribution system. According to the Building Coordinator, polybutylene piping is not used at the property.
- The pressure and quantity of hot water appear to be adequate.
- The water heater appears to be in good condition. Based on its estimated Remaining Useful Life (RUL), the water heaters will require replacement during the evaluation period. The cost to replace the water heaters is included in the Deficiency Cost Table.

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**7.3. BUILDING GAS DISTRIBUTION**

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Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator are located along the exterior wall of the building. The gas distribution piping within the building is malleable steel (black iron).

**Observations/Comments:**

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be in good condition and will require routine maintenance during the evaluation period.
- Only limited observation of the gas distribution piping can be made due to hidden conditions. The gas piping is in good condition and, according to the Building Coordinator; there have been no gas leaks.

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**7.4. BUILDING ELECTRICAL**

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The electrical supply lines run overhead to a pole-mounted transformer that feeds the interior-mounted electrical meter. The main electrical service size is 400-Amps, 277/480-Volt three-phase, four-wire alternating current (AC). The electrical wiring is reportedly copper, installed in metallic conduit. Circuit breaker panels are located throughout the building.

Interior lighting is provided by fluorescent light fixtures.

The property has an automated system which coordinates the buildings electrical and some of the mechanical operations.

**Observations/Comments:**

- The on site electrical systems are owned and maintained by the utility company. This includes transformers, meters, and all elements of the on site systems.
- The electrical power appears to be adequate for the property's demands.
- The switchgear, circuit breaker panels, and electrical meter appear to be in good condition and will require routine maintenance during the evaluation period.
- The interior lighting was converted to two lamp T-8 fixtures in 2005. Based on RUL, replacement of lighting will be required late in the assessment period.

- The automated system is antiquated and in fair condition. EMG recommends replacement early during the term. The estimated cost of this work is included in the Deficiency Cost Table.

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### 7.5. ELEVATORS AND CONVEYING SYSTEMS

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Not applicable. There are no elevators.

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### 7.6. FIRE PROTECTION SYSTEMS

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The fire protection systems consist of portable fire extinguishers, smoke detectors, pull stations, and alarm horns. Hardwired smoke detectors are located throughout the common areas. The nearest fire hydrants are located along the public streets bordering the property and are approximately 75 feet from the building. Common areas and corridors are equipped with battery back-up exit lights, illuminated exit signs, pull stations, alarm horns, and strobe light alarms. A central fire alarm panel is being located in the lobby and will monitor the pull stations, smoke detectors, and flow switches. The alarm panel, located in the basement, also sounds the alarm and automatically notifies the monitoring service or the fire department in the event of trouble.

**Observations/Comments:**

- Smoke detector replacement is considered to be routine maintenance.
- Exit sign and emergency light replacement is considered to be routine maintenance.
- The central alarm panel was replaced in 2007 and appears to be in good condition. Equipment testing is not within the scope of a Facility Condition Assessment.
- The fire extinguishers are serviced annually and appear to be in good condition. The fire extinguishers were serviced and inspected within the last year.

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## 8. SPACES

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### 8.1. INTERIOR FINISHES

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The following table generally describes the interior finishes in units:

Typical Space Finishes			
Room	Floor	Walls	Ceiling
Offices	Vinyl tile, carpet	Painted drywall	Suspended acoustic tiles

The interior doors are painted, hollow-core, wood doors set in metal frames. The interior doors have cylindrical locksets with knob handle hardware.

**Observations/Comments:**

- The interior finishes are in good condition. Based on the Estimated Useful Life and the observed conditions, replacement of the vinyl tile, carpeting and painting is recommended during the term. The costs are included in the Deficiency Cost Table.
- The interior doors and door hardware are in good condition and will require routine maintenance during the evaluation period.

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### 8.2. COMMERCIAL KITCHEN EQUIPMENT

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Not applicable. There is no commercial kitchen.

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### 8.3. HVAC

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The spaces are heated and cooled by the central heating and cooling system described in Section 7.1.

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### 8.4. PLUMBING

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Hot water is supplied by the system described in Section 7.2.

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## **9. OTHER STRUCTURES**

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Not applicable. There are no major accessory structures.



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## **10. APPENDICES**

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APPENDIX A: Deficiency Cost Table

APPENDIX B: Photographic Record

APPENDIX C: Site Plan

APPENDIX D: Supporting Documentation

APPENDIX E: EMG Abbreviated Accessibility Checklist

APPENDIX F: Acronyms and Out of Scope Items

APPENDIX G: Resumes for Report Reviewer and Field Observer

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**APPENDIX A:  
DEFICIENCY COST TABLE**

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## Deficiency Cost Table

Zone Name: Zone 2 Project #: \_\_\_\_\_  
 Building Name: Lubber Run Recreation Center Local Factor: 1  
 Site Address: 300 Park Dr. N. Arlington , VA Inflation Rate: 5.5

Deficiency	Item #	EUL	Age	RUL	Quantity	Cost per Unit	Replacement Year	Total Cost	Escalated Cost
<b>Priority 1</b>									
<b>Priority 1 Totals:</b>								<b>\$0.00</b>	<b>\$0.00</b>

Deficiency	Item #	EUL	Age	RUL	Quantity	Cost per Unit	Replacement Year	Total Cost	Escalated Cost
<b>Priority 2</b>									
Replace 3'-0" x 7'-0" aluminum storefront doors	2072	50	49	1	3	\$47.24 ea	2009	\$141.72	\$149.51
Energy Management System	2597	15	14	1	1	\$15,000.00 ea	2009	\$15,000.00	\$15,825.00
Replace fan coil with cooling and heat 10 ton	2080	15	14	1	4	\$12,090.30 ea	2009	\$48,361.20	\$51,021.07
Replace water cooled reciprocating chillers 50 ton	2078	20	19	1	1	\$102,901.25 ea	2009	\$102,901.25	\$108,560.82
Overlay asphalt	2084	10	9	1	42000	\$1.50 sf	2009	\$63,000.00	\$66,465.00
Remove & replace 4' wide concrete sidewalk	2184	25	24	1	150	\$58.20 lf	2009	\$8,730.00	\$9,210.15
Replace acoustical ceiling tiles - partial	2076	9	7	2	19000	\$11.83 sf	2010	\$224,770.00	\$250,174.63
<b>Priority 2 Totals:</b>								<b>\$462,904.17</b>	<b>\$501,406.18</b>

Deficiency	Item #	EUL	Age	RUL	Quantity	Cost per Unit	Replacement Year	Total Cost	Escalated Cost
<b>Priority 3</b>									
Replace 3' x 4' aluminum window operable	2071	40	37	3	112	\$1,503.15 ea	2011	\$168,352.80	\$197,686.82
Point brick wall first floor	2069	40	36	4	900	\$30.53 sf	2012	\$27,477.00	\$34,039.18
Point brick wall upper floor	2070	40	36	4	900	\$37.13 sf	2012	\$33,417.00	\$41,397.80
Replace carpet - standard commercial	2523	8	4	4	800	\$58.87 sy	2012	\$47,096.00	\$58,343.69
Paint interior walls, drywall	2074	5	1	4	18650	\$1.98 sf	2012	\$36,927.00	\$45,746.08
<b>Priority 3 Totals:</b>								<b>\$313,269.80</b>	<b>\$377,213.58</b>

Deficiency	Item #	EUL	Age	RUL	Quantity	Cost per Unit	Replacement Year	Total Cost	Escalated Cost
<b>Priority 4</b>									
Replace Vinyl tile	2075	18	12	6	425	\$129.06 sy	2014	\$54,850.50	\$75,630.22
Fills cracks, seal coat and restrripe	2083	10	4	6	42000	\$0.78 sf	2014	\$32,760.00	\$45,170.89
Replace gas water heater, residential 50 gal	2596	15	7	8	1	\$1,411.20 ea	2016	\$1,411.20	\$2,165.75
Paint interior walls, drywall	2074	5	1	4	18650	\$1.98 sf	2017	\$36,927.00	\$59,788.29
Replace pumps & piping for chiller	2079	25	16	9	50	\$183.36 ton	2017	\$9,168.00	\$14,843.86
<b>Priority 4 Totals:</b>								<b>\$135,116.70</b>	<b>\$197,599.01</b>

Deficiency	Item #	EUL	Age	RUL	Quantity	Cost per Unit	Replacement Year	Total Cost	Escalated Cost
<b>Priority 5</b>									
Replace acoustical ceiling tiles - partial	2076	9	7	2	19000	\$11.83 sf	2019	\$224,770.00	\$405,056.31
Overlay asphalt	2084	10	9	1	42000	\$1.50 sf	2019	\$63,000.00	\$113,531.82
Replace galvanized steel cooling tower 50 ton	2081	15	3	12	1	\$17,782.10 ea	2020	\$17,782.10	\$33,807.46
Replace carpet - standard commercial	2523	8	4	4	800	\$58.87 sy	2020	\$47,096.00	\$89,539.27
Paint interior walls, drywall	2074	5	1	4	18650	\$1.98 sf	2022	\$36,927.00	\$78,140.91
Replace fan coil with cooling and heat 10 ton	2080	15	14	1	4	\$12,090.30 ea	2024	\$48,361.20	\$113,903.33
replace playground equipment (med)	2186	18	2	16	1	\$183,750.00 ea	2024	\$183,750.00	\$432,779.52
Energy Management System	2597	15	14	1	1	\$15,000.00 ea	2024	\$15,000.00	\$35,328.94
Fills cracks, seal coat and restrripe	2083	10	4	6	42000	\$0.78 sf	2024	\$32,760.00	\$77,158.41
Replace Interior Lights	2082	20	3	17	300	\$299.00 ea	2025	\$89,700.00	\$222,886.75
Built-up roofing. Total roof replacement	2073	20	3	17	84	\$1,552.00 sq	2025	\$130,368.00	\$323,938.69
Overlay Sport Court	2185	20	2	18	5400	\$9.45 sf	2026	\$51,030.00	\$133,773.42
Paint interior walls, drywall	2074	5	1	4	18650	\$1.98 sf	2027	\$36,927.00	\$102,127.04
Replace carpet - standard commercial	2523	8	4	4	800	\$58.87 sy	2028	\$47,096.00	\$137,414.71
Replace steam boiler, gas 1875 MBH	2077	35	15	20	1	\$53,657.00 ea	2028	\$53,657.00	\$156,558.11
Replace acoustical ceiling tiles - partial	2076	9	7	2	19000	\$11.83 sf	2028	\$224,770.00	\$655,824.35
<b>Priority 5 Totals:</b>								<b>\$1,302,994.30</b>	<b>\$3,111,769.05</b>
<b>GRAND TOTALS:</b>								<b>\$2,214,284.97</b>	<b>\$4,187,987.81</b>

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**APPENDIX B:  
PHOTOGRAPHIC RECORD**

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**EMG PHOTOGRAPHIC RECORD**

**Project No.: 88516.08R-048.017**

**Project Name: Lubber Run Recreation Center**



Photo #1:	Building entrance
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Photo #2:	Building front elevation left side
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Photo #3:	Building front elevation right side
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Photo #4:	Building left side elevation
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Photo #5:	Building rear elevation
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Photo #6:	Building signage
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**EMG PHOTOGRAPHIC RECORD**

**Project No.: 88516.08R-048.017**

**Project Name: Lubber Run Recreation Center**



Photo #7:	Playground
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Photo #8:	Volleyball and basketball court
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Photo #9:	Parking lot and dumpsters
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Photo #10:	Parking lot
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Photo #11:	Entrance doors
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Photo #12:	Corridor
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EMG PHOTOGRAPHIC RECORD

Project No.: 88516.08R-048.017

Project Name: Lubber Run Recreation Center



Photo #13: Bathroom



Photo #14: Bathroom



Photo #15: Roof

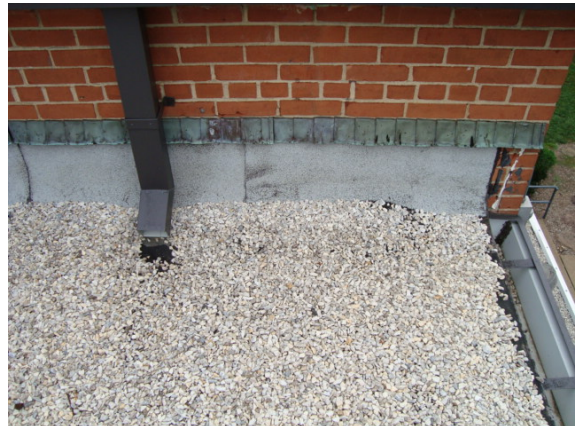


Photo #16: Roof detail



Photo #17: Cooling tower



Photo #18: Chimney - note deteriorated masonry





EMG PHOTOGRAPHIC RECORD

Project No.: 88516.08R-048.017

Project Name: Lubber Run Recreation Center



Photo #19: Mechanical room



Photo #20: Boiler



Photo #21: Air handler



Photo #22: Air handler



Photo #23: Compressor



Photo #24: Electrical switchgear

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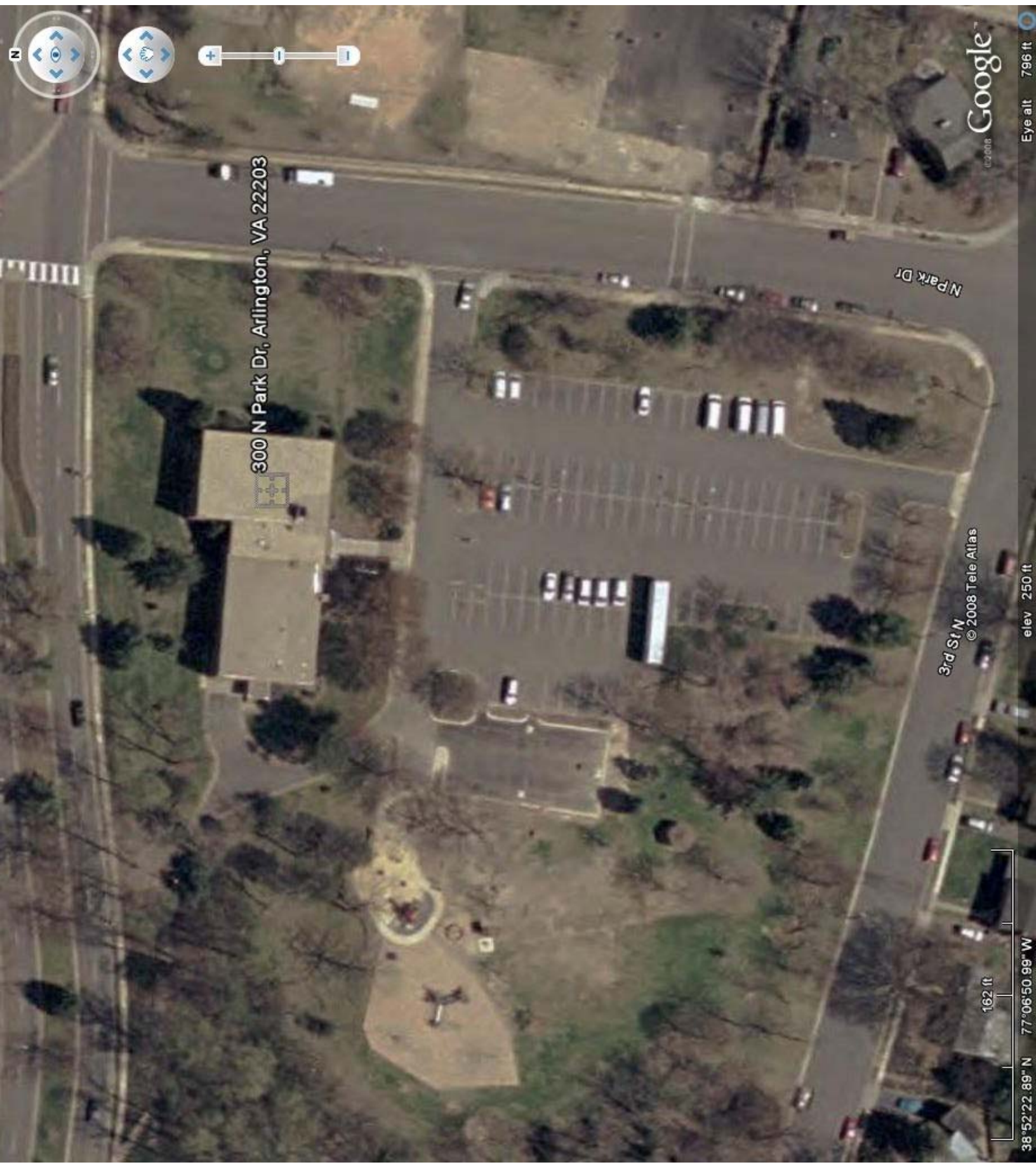
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**APPENDIX C:  
SITE PLAN**

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300 N Park Dr, Arlington, VA 22203

N Park Dr

3rd St N  
© 2008 Tele Atlas

162 ft

38°52'22.89" N 77°06'50.99" W

elev 250 ft

Eye alt

796 ft

Google™



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**APPENDIX D:  
SUPPORTING DOCUMENTATION**

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LUBBER RUN, 300 NORTH PARK STREET

#	QTY	EQUIPMENT TYPE	MANUFACTURER, MODEL, SERIAL	REMARKS
1	4	AIR HANDLING UNIT	MAGICAIRE M/N 91/120-BMW-BMX S/N	
2	1	CHILLER	CARRIER M/N 30HK050-530 S/N S999290	
3	1	BOILER	BRYAN M/N CL270-W-FDG-KD-1 S/N 74387	
4	1	AIR COMPRESSOR	CHAMPION M/N N/A S/N N/A	WITH DRIER
5	1	PUMP	MANUFACTURER: N/A M/N N/A S/N N/A	DUAL TEMP
6	1	PUMP	MANUFACTURER: N/A M/N N/A S/N N/A	CONDENSER WATER PUMP
7	1	COOLING TOWER	BAC M/N FXT047 S/N N/A	ROOF

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**APPENDIX E:  
EMG ABBREVIATED ACCESSIBILITY CHECKLIST**

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**Property Name:** Lubber Run Recreation Center

**Date:** July 31, 2008

**Project Number:** 88516.08R-048.017

<b>EMG Abbreviated Accessibility Checklist</b>					
	<b>Building History</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
1.	Has the management previously completed an ADA review?		X		
2.	Have any ADA improvements been made to the property?		X		
3.	Does a Barrier Removal Plan exist for the property?		X		
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?			X	
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
6.	Is any litigation pending related to ADA issues?		X		
	<b>Parking</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	X			
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?			X	
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?			X	
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			X	
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			X	
6.	Does signage exist directing you to accessible parking and an accessible building entrance?			X	



<b>EMG Abbreviated Accessibility Checklist</b>					
	<b>Ramps</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)			X	
2.	Are ramps longer than 6 ft complete with railings on both sides?			X	
3.	Is the width between railings at least 36 inches?			X	
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	<b>Entrances/Exits</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
1.	Is the main accessible entrance doorway at least 32 inches wide?	X			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3.	Can the alternate accessible entrance be used independently?			X	
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?			X	
5.	Are main entry doors other than revolving door available?	X			
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			X	
	<b>Paths of Travel</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	X			
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		X		
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?	X			
4.	Is at least one wheelchair-accessible public telephone available?		X		
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			

EMG Abbreviated Accessibility Checklist					
6.	Is there a path of travel that does not require the use of stairs?	X			
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?	X			
	<b>Elevators</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?			X	
2.	Is the "UP" button above the "DOWN" button?			X	
3.	Are there visual and audible signals inside cars indicating floor change?			X	
4.	Are there standard raised and Braille marking on both jambs of each host way entrance?			X	
5.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
6.	Do elevator lobbies have visual and audible indicators of car arrival?			X	
7.	Does the elevator interior provide sufficient wheelchair turning area (51" x 68")?			X	
8.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			X	
9.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			X	
10.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	
	<b>Restrooms</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
1.	Are common area public restrooms located on an accessible route?	X			
2.	Are pull handles push/pull or lever type?	X			
3.	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	X			

EMG Abbreviated Accessibility Checklist					
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?	X			
6.	In unisex toilet rooms, are there safety alarms with pull cords?	X			
7.	Are stall doors wheelchair accessible (at least 32" wide)?	X			
8.	Are grab bars provided in toilet stalls?	X			
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?	X			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11.	Are exposed pipes under sink sufficiently insulated against contact?	X			
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?	X			
13.	Is the base of the mirror no more than 40" from the floor?	X			

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**APPENDIX F:  
ACRONYMS AND OUT OF SCOPE ITEMS**

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## **ASTM E2018-01 ACRONYMS**

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*ADA - The Americans with Disabilities Act*  
*ASTM - American Society for Testing and Materials*  
*BOMA - Building Owners & Managers Association*  
*BUR - Built-up Roofing*  
*DWV – Drainage, Waste, Ventilation*  
*EIFS - Exterior Insulation and Finish System*  
*EMF – Electro Magnetic Fields*  
*EMS - Energy Management System*  
*EUL - Expected Useful Life*  
*FEMA - Federal Emergency Management Agency*  
*FFHA - Federal Fair Housing Act*  
*FIRMS - Flood Insurance Rate Maps*  
*FRT- Fire Retardant Treated*  
*FOIA - U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.*  
*FOIL - Freedom of Information Letter*  
*FM - Factory Mutual*  
*HVAC - Heating, Ventilating and Air-conditioning*  
*IAQ - Indoor Air Quality*  
*MEP – Mechanical, Electrical & Plumbing*  
*NFPA - National Fire Protection Association*  
*PCR - Property Condition Report*  
*PML - Probable Maximum Loss*  
*RTU - Rooftop Unit*  
*RUL - Remaining Useful Life*  
*STC – Sound Transmission Class*  
*UBC – Uniform Building Code*



Ref #	Section 8: ASTM E 2018-01 Out of Scope Items
8.4.1.8	<b>Utilities:</b> Operating conditions of any systems or accessing manholes or utility pits.
8.4.2.2	<b>Structural Frame and Building Envelope:</b> Entering of crawl or confined space areas (however, field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
8.4.3.2	<b>Roofs:</b> Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
8.4.4.2	<b>Plumbing:</b> Determining adequate pressure and flow rate, fixture-unit values and counts, or verifying pipe sizes and verifying the point of discharge for underground systems.
8.4.5.2	<b>Heating:</b> Observation of flue connections, interiors of chimneys, flues or boiler stacks, or -owned or maintained equipment.
8.4.6.2	<b>Air-conditioning and Ventilation:</b> Evaluation of process related equipment or condition of owned/maintained equipment.
8.4.7.2	<b>Electrical:</b> Removing of electrical panel covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices. Process related equipment or owned equipment.
8.4.8.2	<b>Vertical Transportation:</b> Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts
8.4.9.1	<b>Life Safety / Fire Protection:</b> Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.
8.4.10.2	<b>Interior Elements:</b> Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Ref #	Section 11: ASTM E 2018-01 Out of Scope Items
11.1	<b>Activity Exclusions -</b> The activities listed below are generally excluded from or otherwise represent limitations to the scope of a Comprehensive Facility Condition Assessment prepared in accordance with this <i>guide</i> . These should not be construed as all-inclusive or implying that any exclusion not specifically identified is a Comprehensive Facility Condition Assessment requirement under this <i>guide</i> .
11.1.1	Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; <i>dismantling</i> or operating of equipment or appliances; or disturbing personal items or <i>property</i> which obstructs access or visibility.
11.1.2	Preparing <i>engineering</i> calculations (civil, structural, mechanical, electrical, etc.) to determine any <i>system's</i> , <i>component's</i> , or equipment's adequacy or compliance with any specific or commonly accepted design requirements or <i>building codes</i> , or preparing designs or specifications to remedy any <i>physical deficiency</i> .
11.1.3	Taking measurements or quantities to establish or confirm any information or representations provided by the <i>owner</i> or <i>user</i> such as: size and dimensions of the <i>subject property</i> or <i>subject building</i> , any legal encumbrances such as easements, dwelling unit count and mix, building <i>property</i> line setbacks or elevations, number and size of parking spaces, etc.
11.1.4	Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the <i>field observer's walk-through survey</i> or such information is provided to the <i>consultant</i> by the <i>owner</i> , <i>user</i> , property manager, etc. The <i>consultant</i> is not required to provide a <i>suggested remedy</i> for treatment or remediation, determine the extent of infestation, nor provide <i>opinions of probable costs</i> for treatment or remediation of any deterioration that may have resulted.
11.1.5	Reporting on the condition of subterranean conditions such as underground utilities, separate sewage disposal <i>systems</i> , wells; <i>systems</i> that are either considered process-related or peculiar to a specific tenancy or use; waste water treatment plants; or items or <i>systems</i> that are not permanently installed.

Ref #	Section 11: ASTM E 2018-01 Out of Scope Items
11.1.6	Entering or accessing any area of the premises deemed to pose a threat of <i>dangerous or adverse conditions</i> with respect to the <i>field observer</i> or to perform any procedure, which may damage or impair the physical integrity of the <i>property, any system, or component</i> .
11.1.7	Providing an opinion on the condition of any <i>system or component</i> , which is <i>shutdown</i> , or whose operation by the <i>field observer</i> may significantly increase the registered electrical demand-load. However, <i>consultant</i> is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.
11.1.8	Evaluating acoustical or insulating characteristics of <i>systems or components</i> .
11.1.9	Providing an opinion on matters regarding security of the <i>subject property</i> and protection of its occupants or <i>users</i> from unauthorized access.
11.1.10	Operating or witnessing the operation of lighting or other <i>systems</i> typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
11.1.11	Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.
11.2	<b>Warranty, Guarantee and Code Compliance Exclusions</b> - By conducting a Comprehensive Facility Condition Assessment and preparing a PCR, the <i>consultant</i> is merely providing an opinion and does not warrant or guarantee the present or future condition of the <i>subject property</i> , nor may the Comprehensive Facility Condition Assessment be construed as either a warranty or guarantee of any of the following:
11.2.1	Any <i>system's or component's</i> physical condition or use, nor is a Comprehensive Facility Condition Assessment to be construed as substituting for any <i>system's or equipment's</i> warranty transfer inspection;
11.2.2	Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, <i>building codes</i> , safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. However, should there be any conspicuous <i>material</i> present violations <i>observed</i> or reported based upon <i>actual knowledge</i> of the <i>field observer</i> or the <i>PCR reviewer</i> , they should be identified in the PCR;
11.2.3	Compliance of any material, equipment, or <i>system</i> with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval such as FM, State Board of Fire Underwriters, etc.
11.3	<b>Additional/General Considerations:</b>
11.3.1	Further Inquiry - There may be physical condition issues or certain physical improvements at the <i>subject property</i> that the parties may wish to assess in connection with a <i>commercial real estate transaction</i> that are outside the scope of this <i>guide</i> . Such issues are referred to as non-scope considerations and if included in the PCR, should be identified under Section 10.9.
11.3.2	<b>Non-Scope Considerations</b> - Whether or not a <i>user</i> elects to inquire into non-scope considerations in connection with this <i>guide</i> is a decision to be made by the <i>user</i> . No assessment of such non-scope considerations is required for a Comprehensive Facility Condition Assessment to be conducted in compliance with this <i>guide</i> .

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**APPENDIX G:  
RESUMES FOR REPORT REVIEWER AND FIELD  
OBSERVER**

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# EMG RESUME

## EDWARD BEEGHLY

*Quality Assurance Manager*

### *Education*

- Pursuing Masters of Engineering in Project Management – UMD College Park
- Ohio Northern University; Bachelor of Science, Civil Engineering, May 1995
- Valley Forge Military College; Associate Degree in Business, May 1991

### *Project Experience*

- ***Charlottesville Department of Public Works, Charlottesville, NC*** – Mr. Beeghly, as the Program Manager on this project, which includes the assessment of eight sites encompassing over 161,000 SF. Projects under this contract include office buildings, a county health center, a fire station, an historic center and an opera house. EMG was responsible for assisting the DPW in developing their capital facilities plan for major rehabilitation projects at these buildings. EMG performed ADA assessments, facility assessments, and completed cost estimates per the RS Means model, adjusted to the location of the projects. Mr. Beeghly was responsible for management of the assessment teams and technical review of deliverables.
- ***Atlanta Housing Authority, Atlanta, GA*** – Mr. Beeghly is serving as the Program Manager for this ADA and Section 504 Assessment. He is responsible for managing the EMG team, as well as technical oversight and facilitating communication between EMG and AHA. Mr. Beeghly's knowledge of multifamily housing will lead the team to provide ADA assessments. EMG will provide AHA with design solutions to bring each facility in compliance with UFAS, and HUD Section 504 standards.
- ***MDSHA District 3, Greenbelt, MD (Chief of Engineering Systems)*** – Mr. Beeghly served as the Chief of Engineering. During this time he managed a staff of seven, including four project managers, two engineering technicians, and one administrative assistant. Their projects included 10 consulting contracts valued at \$12 million dollars. Additionally, he served as Program Manager for District 3's (Suburban Washington D.C.) system preservation programs. He was fiscally responsible for multiple programs valued upwards to \$90 million dollars. He tracked asset management performance goals, program budget, network condition, and public commitments in determining individual project scope and program priority.

### *Industry Tenure*

- A/E: 1995
- EMG: October, 2006

### *Related Experience*

### *Industry Experience*

- Government
- Office
- Industrial
- Affordable/Multi-family Housing
- Healthcare
- Retail
- Hospitality

### *Active Licenses/Registration*

- Engineer in Training – Maryland

### *Special Skills & Training*

- Dean L. H Archer Senior Design Award (Ohio Northern University)
- Geometric Design
- Highway Materials
- Pavement Design
- Project Management

### *Memberships*

- Association of State Highway Engineers

**JOHN HUGH MCLEOD III, AIA***Project Manager***Education**

- BS, Architecture, Cornell University, 1981
- BA, Architecture, Rice University, 1976

**Project Experience**

- **Fairfax County Public Schools, Reston, VA** – Mr. McLeod was project manager for the design of this major renovation and addition to a 405,163 square foot high school. He oversaw the programming, design and creation of the construction documents, as well as the code analysis, working closely with the Fairfax County code authorities to bring the non-conforming building into compliance with the current codes.
- **Magazine Clean, Leesburg, VA** – Mr. McLeod was project manager for the design and construction of this 5,288 square foot car wash building and a 9,027 square foot detailing building on a 2.176 acre site in Old Town Leesburg. The facility has state of the art equipment and building materials chosen for the desired aesthetic, along with durability, low maintenance and energy efficiency.
- **Prince William County DPW, Solid Waste Division, Manassas, VA** – Mr. McLeod was project architect, responsible for programming, design and production of contract documents. The new 400 square foot scale house has transaction stations, administrative area, break area and kitchen, lockers and restroom. The site plan accommodates the level scales and approach ramps on the sloped site.
- **Fairfax County DPWES, Herndon, VA** – Mr. McLeod was project manager for design and construction, including layout of the exposed MPE systems. This new state-of-the-art facility is a 13,858 square foot type C-2 station with offices, training and living quarters for three shifts of 13 firefighters each. There are four apparatus bays capable of housing up to six pieces of equipment, ready gear lockers and a hose-drying tower. Significant challenges were met in designing to a tight budget, which restricted the palette of materials, and in the integration and architectural expression of the exposed structural and mechanical systems.

*Industry Tenure*

- A/E: 1976
- EMG: 2006

*Related Experience*

- Educational Facility Design and Construction
- Postal Facility Design, Construction and Condition Assessment reports
- Commercial and Institutional Design and Construction
- Multi-family Assessments

*Industry Experience*

- Government Facilities
- Office Buildings
- Civic and Public Facilities
- Housing/Multi-family
- K-12

*Active Licenses/Registration*

- Registered Architect, District of Columbia #3657 1984, Virginia #7953 1991, Maryland #9501 1993
- Member, American Institute of Architects, International Code Council

*Special Skills & Training*

- Autodesk Architectural Desktop R2

*Regional Location*

- Fairfax, VA