

MID-VALLEY ELECTRIC INC.

1180 South High Street Suite 100

Harrisonburg, Va 22801

(540)433-6815 Fax (540)433-5599

Residential, Commercial, and Industrial Contractors

Date: July 28, 2016

Mr. Travis Layman
Harman Construction
1024 Pleasant Valley Road
Harrisonburg, Va.

RE: BRCS-Proposed purchase of SVEC Office Building in Mt Crawford

As requested we are providing you our opinion on the facilities existing electrical system and any concerns we have with facility being purchased and the liability associated with existing electrical systems during the period facility would be leased back to SVEC.

The existing electrical facilities main electrical service is 480/277volt three phase fed from SVEC transformer. The electrical consist of 480/277volt distribution panels as well as 480/277volt subpanels for lighting and mechanical equipment.

Facility utilizes step down dry type transformers that step power from 480volt to 208Y120 volt for 208volt and 120volt power outlets and specialty lighting that are within the facility via subpanels located throughout.

The facility is also powered by a Kohler standby emergency generator that feeds entire facility.

Critical power is maintained by 30KVA UPS unit that was updated several years ago.

Mechanical systems received some updates several years ago but I cannot speak in confidence of the equipment updated and do not express opinion on that subject.

The electrical distribution is original with exception of a few subpanels added in operations center within the last two years and the UPS system installed several years ago. These systems have been in excellent working

condition and have showed no signs of problems in the years we have helped maintain facility.

Majority of the lighting system is original with a few updates over the last several years primarily within the Operation Center.

Potential areas of concern for maintenance cost:

1. Standby Generator/Automatic transfer switches: Unit should be serviced regularly for optimum performance. If possible you may want to put the maintenance and operation of the generator under tenant's responsibility.
2. UPS System: Unit should be serviced yearly with check of all batteries and operational components. If possible you may want to put the maintenance and operation of the generator under tenant's responsibility.
3. Lighting: Normal maintenance of lamps and ballast.
4. Step down transformers 480v to 208Y/120. These units typically work trouble free for years and years without any maintenance required, but would be a fairly large expense if failure occurred.
5. Fire alarm/security systems. Normal maintenance required.

The facility has been well maintained over the years with no maintenance items neglected that I am aware of. The facility should continue to operate with minimal maintenance for years to come.

Consideration should be given to complete lighting upgrade in the future as an energy savings goal if renovations are planned. The existing light fixtures used serve as supply air fixtures so some consideration may be given to changing the mechanical system for air distribution without utilizing the light fixtures in the future.

Feel free to contact me if I can be of further assistance.

Mid Valley Electric, Inc.
Jeff Gordon
V.P/ Senior Estimator