

PK and Rec Inventory 2016-2017

PARKS and RECREATION INVENTORY - 2016 - 2017						
Classification Type	Name	Address	Zip Code	School amenities adjacent to Park	Park Friend and/or background info	Property Size in Acres
Athletic Fields	Battery Park/Beard Field Complex	behind Norrell ES School - Fendall Ave	23222	N/A	Behind Norell ES. ONLY Athletic Field is lighted.	8.0
Athletic Fields	Elkhardt MS Athletic Fields	6300 Hull Street Rd.	23235	N/A	Annexation Property. School and surrounding grounds - 1925. Formally Chesterfield HS.	19.6
Ball Diamond	Huguenot HS Ball Diamond	7945 Forest Hill Avenue	23225	N/A	Ball Diamond only. Closed. Under construction for new H.S.	4.5
Cemetery	Barton Heights Cemeteries (AKA Cedarwood Cemetery)	1600 Lamb Avenue	23222	N/A	INACTIVE/6 small Black Cemeteries joined together as one. 1815 earliest date. Gilbert Hunt buried here. Acquired via annexation 1914	13.0
Cemetery	M Street Cemetery (Rear of 2917 M St)	Rear of 2917 M Street	23223	N/A	Small Family Cemetery in rear. No headstones or markers	0.1
Cemetery	Maury & Mt. Olivet Cemeteries	2700 Maury Street	23224	N/A	2 cemeteries. Operated as one.	87.0
Cemetery	Oakwood Cemetery	3101 East Nine Mile Road	23223	N/A	Confederate plots	179.0
Cemetery	"Colored" Paupers Cemetery	1702 Stony Run Parkway	23223	N/A	Memorial placed there - 7/2007	6.0
Cemetery	Riverview Cemetery	1401 S. Randolph Street	23220	Playground(5-12)		85.0
Cemetery	Shockoe Hill Cemetery	200 Bates Street between 2nd & 4th	23219	N/A	MOU Development with FoSHC - 2010	12.0
Cemetery	St. John's Church Cemetery	2401 East Broad Street	23223	N/A	Maintained jointly with Church	4.0
Community Center (school)	Chimborazo Community Center	3000 E. Marshall Street	22223	Playground(5-12)	School Location. Temporarily Closed.	0.0
Community Center(school)	Fisher Community Center(Sch)	3701 Garden Rd.	23225	Playground(5-12)	Annexation Property. School and surrounding grounds - 1965. Formally Chesterfield ES.	9.9
Community Center/PG	Hickory Hill Community Center	3000 Belt Blvd.	23234	N/A	School build 1937. Annexed property 1975. Expansion 1999	7.0
Community Center/PG	Highland Park Plaza Community Center (AKA Anne Hardy Plaza)	3300 First Ave.	23227	N/A	Renamed for long time Park/Rec volunteer. Fountain operational 2004	6.6
Community Center/PG	Hotchkiss Field Community Center	701 E. Brookland Pk. Blvd.	23227	N/A	Named after Capt. Hotchkiss. Baseball Player killed by pitch 1925. Center built 1957. Expansion 1998.	11.3
Community Center/PG	Humphrey Calder Community Center	414 N. Thompson St.	23221	Tennis Courts	Sand Volleyball Ct. Tennis Cts are RPS. Named after 1st Parks Supt.	5.5
Community Center/PG	Thomas B. Smith Community Center/Ruffin Rd PG	2001 Ruffin Road	23234	Playground(5-12)	AKA Ruffin Road PG. Named for long time Dept. volunteer	8.4
Community Center/PG	Westover Community Center/PG	1301 Jahnke Road	23225	Playground(5-12)	6 out of the 10 tennis courts are unusable. Discussion underway to convert to other uses.	15.2
Community Center/PG/ Park	Battery Park Community Center/PG	2803 Dupont Circle	23222	N/A	Center built as WPA Project - 1940. Park acquired 1922. Ginnie Morrow, Pres. FoBP a Civil War era structure in Richmond's outer defense perimeter. Confederate Battery No. 8, which was located at	11.8
Community Center/PG/Pk	Powhatan's Hill Community Center/Playground & park	Williamsburg Road & Northhampton Street (5051 Northampton St)	23223	N/A	Proposed Museum of Native American History never realized. Center redone 1992	12.5

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Classification Type	Name	Address	Zip Code	School amenities adjacent to Park	Park Friend and/or background info	Property Size in Acres
Community Center/PG/Pool	Bellemeade Community Center	1800 Lynhaven Ave.	23234	12), Basketball Court	Center expansion in 1968. Temporarily Closed to Sept. 2012 for new Oakwood School Construction nearby.	12.0
Community Center/PG/Pool	Charlie D. Sydnor Playground @ 15th & Maury)	301 E. 15th St.	23234	Playground(5-12)	Combined RPS/Dept. facility	27.9
Community Center/PG/Pool	Randolph Community Center/PG	1415 Grayland Ave.	23220	N/A	renovations 2001	0.5
Community Center/PG/Special	Pine Camp Park and Arts Center/undeveloped property	4901 Old Brook Rd.	23227	N/A	Additional Basketball Court added 2011.	106.7
Community Center/Fields/Special	Southside Community Center	6255 Old Warwick Rd.	23224	N/A		17.6
Community Park	Gillies Creek Nature Area (AKA Fulton Park)	4425 Williamsburg Ave.	23223	N/A	Carl Otto/Disk Golf Course/Horseshoe Courts/BMX Course/ Tot Lot/Gillies Creek Foundation	22.5
Community Park	Lewis G. Larus Park	8800 W. Huguenot Road	23235	N/A	Jerry Miller - Friends of Larus Park	87.3
Community Park	Pocosham Park (CLOSED)	Pocosham & Hey Rds.	23225	N/A	Street Address: 2850 TEMPLETON ROAD Richmond, VA 23224-6553	76.6
Community Park	Powhite Park	Jahnke & Chippenham Pkwy (7200 Jahnke Road)	23225	N/A		101.0
Facility	Recreation Offices at Pine Camp	4901 Old Brook Rd.	23227	N/A	Offices for Recreation Staff/Outdoor Bathrooms for PG	
Facility	Blanton House Administrative Offices	700 Blanton Avenue	23221	N/A	Dept. Offices. Built 1920. Former school and American Legion Post	1.7
Facility	Byrd Park Roundhouse	800 S. Davis Avenue	23221	N/A	N/A - 1915-16 improvement	0.0
Facility	Carillon Tower in Byrd Park	1300 Blanton Avenue	23221	N/A	State owned/State Operated	2.0
Facility	Chimborazo Roundhouse	3400 East Grace St (intersection of Government Rd/E. Grace St)	23223	N/A	1915-16 downsized version of Byrd Park Roundhouse	
Facility	38th and P Streets - Old East District Pk HQ	1201 1/2 North 38th Street	23223	N/A	Old Park District HQ. Abandoned/Declared Surplus 2007	6.1
Facility	Fairmont Pool	Rogers & N. 20th Street (1501 N. 20th St)	23223	N/A	Season Pool Location	1.8
Facility	Forest Hill Park Stonehouse	Old Rhoades Estate House	23225	N/A	Monica Rumsey/Gina Wolesylk/FOFH Historic Landmark	0.0
Facility	James River - Nature/Visitors Center	4101 Riverside Drive	23225	N/A	Molly Dellinger-Wray	3.0
Facility	Altria (AKA Landmark) Theater	6 N. Laurel Street	23220	N/A	Day to Day operations - SMG Richmond	1.8
Facility	Richmond Coliseum	601 E. Leigh Street	23219	N/A	Managed under contract - SMGJV	3.5
Facility	Richmond Stadium (AKA City Stadium)	600 McCloy Street	23221	N/A	Returned to City - 1 May 2010. Mixed Agency Administration	16.5
Facility	Woodville Pool	25th & Fairfield	23223	Playground(5-12), Youth Fitness course	Entire property is 15.77 acres	2.3

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Classification Type	Name	Address	Zip Code	School amenities adjacent to Park	Park Friend and/or background info	Property Size in Acres
Facility/PG	Swansboro Natatorium & PG	3200 Midlothian Trpk	23225	Playground(5-12)	jointly owned with RPS. School is 1920s era	5.1
Linear Park	Monument Avenue "Linear Park"	Monument Avenue to City Line	23220	N/A	NOT DPR - BUT functions as park...6 Statues/"improved" median/2 canon/Lee Statue owned by State	5.0
Linear Park	Oregon Hill Linear Park (Samuel L. Parsons)	Idlewood & Holly Street	23220	N/A	Partial rename in 2008	5.0
Mini Park	Brookland Park Blvd. Mini Park	1500 E. Brookland Park Blvd.	23222	N/A	Small Triangle with minor improvements	0.1
Mini Park	Forest Hill Park Triangle Park	3300 McDonough Street	23225	N/A	Community Gardening program 2011	0.2
Mini Park	Gabriel's Freedom Park	3100 Meadowbridge Rd	23222	N/A	Ord. 2003-209-311. Remembrance of Gabriel's Rebellion	
Mini-Park	Ashbury Triangle Park (aka Lombardy Tri)	301 N. Lombardy Street	23220	N/A	New Playground equipment installed 8/16	0.1
Mini-Park	Blake Lane Triangle	404 E. Broad Rock Road	23234	N/A	unimproved triangle space	0.2
Mini-Park	Bojangles Triangle Park (AKA Bill Robinson Square)	600 Chamberlayne Parkway	23219	N/A	Cut Stone horse fountain & Bill "bojangles" Robinson Statue	0.1
Mini-Park	Cannonball Triangle Park	3100 E. Main Street (bounded by Ash, Peebles and E. Main Streets)	23223	N/A	Plaque Replaced 7/05	0.2
Mini-Park	Carrington Street Triangle	24th and Carrington Sts	23223	N/A	New Mini Park - 6/2007	0.1
Mini-Park	Christian, James, Jr. Place	Chimborazo Blvd. & Oakwood Ave	23223	N/A	Memorial to Del. Christian.	0.1
Mini-Park	Conrad Street Mini-Park	1901 Conrad Street	23223	N/A	Tennis Court removed 9/05	0.5
Mini-Park	Davee Garden Fitness & Walking Trail	Deerwood & Ryburn Roads (3412 Ryburn Rd)	23234	N/A	Shelter	1.5
Mini-Park	Federal Park	2100 W. Main Street (Rear in Alley)	23220	N/A	Neighborhood agreement for Tot Lot. Ca. 1900 on Property. 2001 on Tot Lot.	0.1
Mini-Park	Grace Park	West Grace St & Allen Avenue	23220	N/A	Small improved median area acting as park	
Mini-Park	Kanawha Plaza Park	801 E. Canal Street	23219	N/A	Substructure issues	2.8
Mini-Park	Library Park	110 E. Main Street	23219	N/A	Fountain. Library owned and maintained	0.2
Mini-Park	Lt. Charles Bland, Sr. Park (Triangle Park)	The Plaza & Fendall Avenue	23223	N/A	Lt. Charles Bland, Jr.	0.5
Mini-Park	Lombardy Street Triangle	301 North Lombardy	23220	N/A	New Playground equipment installed 8/16	0.6
Mini-Park	Meadow St. Triangle Park (AKA Cutshaw Place)	1900 Stuart Avenue	23220	N/A	Fan District Association Concerts	0.6
Mini-Park	North-Central Park area (AKA Atlas Park)	East Ladies Mile Rd & Fendall Ave (3301 Fendall Ave)	23222	N/A	Improved in 2004	1.0
Mini-Park	Ozell Johnson Park	East Ladies Mile Rd near Providence Park		N/A	Dedicated in June 2017.	

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Mini-Park	Paradise Park	1700 Grove Avenue	23221	N/A	Peg Suttentfield/Donna Joyce. Redone 2009	0.6
Mini-Park	Patrick Henry Park	25th & East Broad Streets (2400 E. Broad St.)	23223	N/A	includes parking lot and Nolde's building	0.8
Mini-Park	Samuel Pleasants Mini Park	401 S. Laurel Street	23220	N/A		.3
Mini-Park	Poe's Park	1707 Monteiro St	23222	N/A	Small park area with fitness stations	0.3
Mini-Park	RMA Deck Plaza	Byrd Street & 9th Street	23219	N/A		0.4
Mini-Park	Robert Pleasants Park	Cherry & Laurel Streets (401 S. LAUREL ST)	23220	N/A	Mr. Pleasants founded the Gravelly Hill School, the first school for free blacks in Virginia.	0.3
Mini-Park	Scuffletown Park	404 Strawberry Street (rear)	23221	N/A	Joyce Stargardt	0.3
Mini-Park	Sydney Park	Floyd Avenue at Brunswick	23220	N/A	Pat Daniels AKA 38 Morris St.	0.1
Mini-Park	Thomas Square	400 Block of South Randolph St.	23220	N/A		0.5
Mini-Park	Westhampton Green	519 Libbie Avenue	23226	N/A	Small parcel being developed into mini park	0.5
Mini-Park	Westview Park	Maple Ave. at Fergusson Rd	23229	N/A		0.6
Neighborhood Park/PG	Abner Clay Park	Brook Rd. & West Clay	23219	Basketball Court	Ball Diamond out of service/Gazebo Shelter/old light system	4.6
Neighborhood Park	Bandy Field Nature Park	6701 Three Chopt Road	23226	N/A	Dr. Charles Price	18.0
Neighborhood Park	Canoe Run Park	600 W. 22nd Street	23225	N/A	Safeco Improvements 7/05. Old leaf landfill	4.5
Neighborhood Park	Chimborazo Park	3201 East Broad St.	23223	N/A	Bank damage - Gaston. New Dog Park 8/2008. PH new AC	27.9
Neighborhood Park	Crooked Branch Ravine Park	4200 Crutchfield Street	23225	Tennis, basketball Courts, Baseball, Playground(5-12)	Possible bike/hike trail under consideration	19.9
Neighborhood Park	Ethel Bailey Furman Park	818 N. 28th St.	23223		Gazebo Shelter - named after first black female architect to practice in VA. School built in 1909.	4.3
Neighborhood Park	Fonticello PG/Carter Jones Park	2813 Bainbridge Street	23224	N/A	Rosemarie Wiegand/FOFP/CJP	11.3
Neighborhood Park	Jefferson Park	21st & E. Marshall St.(1921 Princess Anne Ave)	23223	N/A	Train buried under hill 10/1925. AKA Jefferson Hill Park	6.8
Neighborhood Park	Libby Hill Park	2801 E. Franklin Street	23223	N/A	AKA Marshall Square	7.0
Neighborhood Park	Little John Park	1401 Little John Road	23227	N/A	Big Belly install. 2009	1.3
Neighborhood Park	Monroe Park	719 West Franklin Street	23220	N/A	A.Massie/MPAC/Historic marker 4/05. "Checkers House" AKA parkhouse. 1938	9.3
Neighborhood Park	Nina Abady Festival Park	N. 7th & East Marshall Street	23219	N/A	Discussions underway to allow SWG to manage as additional revenue stream to their operations. Historic Marker to Nina Abady, former Director of Downtown Presents. Police and Richmond Light	1.8

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Neighborhood Park	Oakwood Park/PG	Canepa & Melton Streets (3400 Canepa St)	23223	N/A	restored 2001	6.0
Neighborhood Park	Petronius S. Jones Park/Randolph Pool	1400 Idlewood Ave.	23220	N/A	Named for local leader who worked to renew the neighborhood	4.5
Neighborhood Park	Pollard Park	Chamberlayne Ave & Brookland Pk Blvd.	23227	N/A		4.2
Neighborhood Park	Roy West Park (AKA Washington Park)	900 Maggie Walker Avenue	23222	Baseball/Football Field	Horse Head Swamp area. AKA 4200 Piney Road	2.3
Neighborhood Park	Taylor's Hill Park	2100 E. Franklin Street	23223	N/A	overlook area redone in 2011	4.3
Neighborhood Park	Travel Land Park - inactive 6/1/2001	Robin Hood & Hermitage Road	23220	N/A	INACTIVE - Old Westham Station issues	2.0
Neighborhood Park	Washington Square Park (AKA Hustings Square)	Hull Street & 9th Street	23225	N/A	Hustings Court/possible loss due to Circuit Court Expansion issue	0.2
Open Space	Byrd Park Court area	735 Byrd Park Court (median area only and Fountain)	23221	N/A	Fountain maintenance	0.2
Open Space	Walmsley & Castlewood Ave - Undeveloped	Walmsley Blvd & Castlewood Avenue	23225	N/A	Open Space	2.1
Playground	Alice Fitz Playground	13th & Perry Streets	23235	N/A	Playground House removed. AKA as South Richmond PG	0.7
Playground	Bill Robinson Playground	721 N. 35th St.	23223	Soccer Field	no Ball Field Lighting. Minimal PG lighting for security	4.9
Playground	Briel Street Playground	1319 N. 36th Street	23223	N/A	Playground needs to be renovated	0.8
	Broad Rock Playground	4801 Old Warwick Road		N/A		
Playground	Chandler Playground	201 E. Brookland Pk. Blvd.	23222	N/A	New Little League Ball Diamond	6.2
Playground	Chimborazo Playground	N. 29th & E. Grace Street	23223	N/A	Planning underway for renovated PG.	3.0
Playground	Dove St. Playground	509 Dove Street	23222	N/A	To be re-development by RRHA	2.0
Playground	Grayland Avenue Playground	3021 Grayland Avenue	23221	N/A	Ownership issue with VDOT/RMA	0.1
Playground	E.H.S. Greene ES Playground	1745 Catalina Dr.	23225	Playground(5-12)	Annexed 1975. 15 acres including school site. School Ca.1966	8.4
Playground	Holly Street Playground	819 Holly Street	23221	N/A	Pressure to redo from new townhouses 2/2009	1.1
Playground	Horace Edwards/Clark Springs School	1201 Lakeview Avenue	23220	Playground(5-12)	Mixed ownership issues	6.5
Playground	J.L. Francis PG	5146 Snead Road	23224	Playground(5-12)	School Property. Total property 16.6. Annexed 1974	9.9
Playground	Mary M. Scott ES Playground	4011 Moss Side Ave.	23227	Playground(5-12)	Old light system removed. Entire property 9.9 acres. Inactive location.	6.0
Playground	Mary Munford ES Playground	211 Westmoreland Street	23221	ball courts, playground(5-12)	Total property - 9.52 acres.	4.3
Playground	Mashore Playground (Old Pilkington PG)	2310 Decatur St.	23234	N/A	New grill/springers 2009	0.3

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Classification Type	Name	Address	Zip Code	School amenities adjacent to Park	Park Friend and/or background info	Property Size in Acres
Playground	Maymont Playground	1100 South Allen Avenue	23221	Playground(5-12)	Old light system removed. Entire property 7.4 acres. Inactive location.	4.7
Playground	Montrose Heights Playground	Randall & Fenton (2022 Fenton St)	23223	N/A	Tot Lot, Baseball/Soccer Field, BB court, PG house	3.5
Playground	Moore St. Tot Lot	Moore St. & Middlesex (1846 Moore St)	23220	Tennis Courts		0.1
Playground	Oak Grove Playground	Gordon Ave & W. 22nd St. (2200 Gordon Ave)	23234	N/A	New Tot Lot - 2008. Softball field informal use.	2.3
Playground	Parker Field (AKA Luck's Field)	Rogers & T Street (1925 U Street)	23223	N/A		4.5
Playground	Parker Field Annex - Softball Diamond	3101 N. Boulevard	23221	N/A	Parking Lot agreement with Baseball Management	5.4
Playground	Providence Park Playground	421 E. Ladies Mile Rd.	23228	N/A	Boys/Girls Club grounds lease	1.9
Playground	Rueger Playground	3000 Grant Street	23221	Playground(5-12)	Tot lots/Schools. Total acreage 10.55	3.2
Playground	Smith-Peters Playground	900-1000 Catherine Street	23220	N/A		0.9
Playground	Southampton Playground	3333 Cheverly Rd.	23225	Playground(5-12)	Norma Blalock tot lot. Annexed 1975. Entire property is 17.19 acres	9.5
Playground	Swansboro Playground	3055 Logandale Avenue	23225	N/A	New Playground House 1995	5.2
Playground	Third Avenue Tot Lot	2001 Third Avenue at Althea St.	23222	N/A	Small tot lot	0.2
Playground	Thomas Jefferson Tot Lot	4100 W. Grace Street	23230	Baseball, Football, soccer	Pam Brewster	0.1
Playground	Westhampton Green Playground	519 Libbie Avenue	23226	N/A		
Playground	Westwood Playground	5401 Marian Street	23226	N/A		1.3
Playground	Yancey St. Tot Lot	Yancey St. & North Ave (1900 North Ave).	23227	N/A		0.4
Playground	Armstrong Playground (CLOSED)	1505 N. 31st Street	23223	N/A	Playground House removed - inactive light system. Tennis courts unusable. Gym now closed. Site CLOSED	7.0
Playground/Ball Diamond	Summer Hill Softball Diamond	Lambert Ave. & Castlewood Ave.	23225	Playground(5-12)	Entire property is 4.58 acres	2.8
Regional Park	Brown's Island Park	South 7th & Tredegar Street	23219	N/A	Headsmen Statue/City owned. Maintained by Venture Richmond	5.8
Regional Park	Bryan Park (Joseph Bryan Park)	4308 Hermitage Road	23227	N/A	Historic Landmark/New Disc Golf Course. Keeper's House 1911. Tourist Camphouse 1922.	263.8
Regional Park	Byrd Park (& Dogwood Dell)	600 S. Boulevard	23221	N/A	Rob Welch/Mike Dodson/FOWBP	272.0
Regional Park	Forest Hill Park	4021 Forest Hill Ave.	23225	N/A	Curry Nelms/FOFH Historic Landmark/Lake restored/two (2) smaller picnic shelters next to lake	109.8
Regional Park	James River - Ancarrow's Landing	1308 Bander Street	23224	N/A	Possible boathouse and slave trail planning underway. DPU Property	33.0
Regional Park	James River - Belle Isle/Env. Edu Shelter	500 Tredegar Street	23219	N/A	Mary Wickham/Historic Landmark	65.0

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Regional Park	James River - Coopers, Fish & Markham Grants Islands	No Address Shown	23219	N/A	Map numbers: W0001324003/4004/4005	1.0
Regional Park	James River - Archer Island	No Address Shown	23225	N/A	Map numbers: S0002496001/6002/6003	0.3
Access Point	14th St Takeout	321 South 14th ST		N/A		
	James River - Floodwall			N/A		
Regional Park	James River - Great Shiplock Park	Canal Street & Pear Street	23223	N/A	Molly Dellinger-Wray - JROC	2.0
Regional Park	James River - Huguenot Woods Flatwater	Riverside Drive	23235	N/A	Molly Dellinger-Wray	30.0
Regional Park	James River - Main Section	Hillcrest & Riverside Drive between 22nd St. & Blvd. Bridge	23225	N/A	Molly Dellinger-Wray	213.0
	James River - Manchester Climbing Wall			N/A		
Regional Park	James River - North Bank Park (AKA Texas Beach)	Terminus of Texas Avenue (2000 Texas Avenue)	23220	N/A	Molly Dellinger-Wray	8.4
Regional Park	James River - Pony Pasture & Wetlands	6700 Riverside Drive	23225	N/A	Molly Dellinger-Wray. A portions of this property sometimes referred to as the Meadowland.	118.5
Regional Park	James River - Pumphouse Park/3 Mile Lock Park area	1800 block of Pumphouse Drive	23221	N/A	Pumphouse property transferred to P&R 2008.	29.0
Regional Park	James River - Tyler Potterfield Bridge		23221	N/A		
Regional Park	Lewis Ginter Botanical Gardens - Henrico Co.	7000 Lakeside Avenue	23228	N/A	Administered by Foundation. Located in Henrico Co.	
Regional Park	Maymont House & Park	1700 Hampton Street	23221	N/A	Non Profit Foundation Management	109.2
RRHA Community Center/PG	Calhoun Community Center & Playground	436 Calhoun Street	23220	N/A	RRHA owned Dept. Center - 12//05. Property size reflected is Dept. owned Playground area only.	5.2
RRHA Community Center/PG	Hillside Court Community Center	1500 Harwood Avenue	23225	N/A		0.8
RRHA Community Center/PG	Whitcomb Court Community Center/PG	2310 Carmine Street	23223	N/A	INACTIVE PLAYGROUND - Land Fill issues	10.5
Center/School/Playgro	Fairfield Court Community Center/RRHA	2506 Phaup Street	23221	N/A	Mixed ownership issues/RRHA/RPS - Gill GYM	9.4
RRHA Recreation Center & Playground	Creighton Court Community Playground - RRHA	2101 Creighton Rd.	23222	N/A	RRHA property	2.0
School Community Center	Thompson Community Center(Sch)	7825 Forest Hill Avenue	23225	N/A	Closed for renovations of Huguenot HS	11.0
School Community Center/PG	Broad Rock Community Center(Sch site) & PG	4615 Ferguson Ln.	23225	Playground(5-12)	School Community Center - possible CoTF site. Annexed.	5.9
School Community Center/PG	Mosby Court Community Center(Sch)/PG in rear (AKA Martin Luther King MS)	1000 Mosby Street (behind MLK, Jr. MS)	23223	N/A	Playground closed. School Construction to 2014	10.0
School Community Center/PG	Reid Community Center(Sch) & Playground	1301 Whitehead Rd.	23225	Playground(5-12)	3 Tennis Courts removed in 2002. Annexed 1975. School is ca. 1958. Greenhouse joint venture with RPS/Goodwill	26.8

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School Community Center/PG	Westhampton Community Center(Sch) PG	5800 Patterson Avenue	23226	N/A	Surplus Property 2010. No defined use. School 1916. New Tot Lot 2002 and ball diamond/athletic field (still in use).	6.5
School/Tot lot	Norrell ES - Annex (Tot Lot only)	201 W. Graham Road	23222	Playground(5-12)	Small tot lot	0.1
Sports Complex	Broad Rock Sports Complex	4801 Old Warwick Road	23234	N/A	LWCF funding	47.5
Sports Complex	Elson Redmond Golf Complex (1st Tee)	500 School Street	23222	N/A	Glenn Raines/Lloyd Randolph - Contract Operation	45.0
Sports Complex	Gaither Beard Fields	2120 Fendall Avenue	23222	N/A	Behind Norrell ES - area improved 1999	12.8
Sports Complex	Henderson Softball Complex	500 Forest Lawn Dr.	23227	Football	includes Tennis Cts area. Four (4) fields/restrooms/snack bar	27.0
Undeveloped Open Space	Texas Avenue - Rear	1907 Texas Ave	23221	N/A	Undeveloped AKA Fat Albert's Area	0.2
Undeveloped Open Space	Three Chopt Properties (lots)	Three Chopt Road	23226	N/A	Undeveloped. Narrow sliver of land. Irrigation on site.	0.3
Undeveloped Open Space	Washington Park lots	500 Lincoln Avenue (various adjoining addresses)	23222	N/A	Undeveloped Open Space	2.6
Undeveloped Open Space	Wayside Spring Park - not to be developed open space	4805 New Kent Road	23225	N/A	Working Spring	1.3
Undeveloped Open Space	Beaufont Oaks - Undeveloped Open Space	6839 Carnation Street- within development footprint	23225	N/A		1.0
Undeveloped Open Space	Cannon Creek Nature Area	2000 Richmond-Henrico Turnpike	23222	N/A	Linear Pk area - illegal dumping issues. 1914 Annexation	8.0
Undeveloped Open Space	Chelsea Village	1900-1955 Eastview Lane	23223	N/A	Land Fill Issues	2.7
Undeveloped Open Space	Colby Lane property	2100 Colby Lane	23234	N/A	Somewhat Land Locked - remining site from Bellemeade Apartments	3.5
Undeveloped Open Space	Covington Road Properties	201-313 Covington Road	23225	N/A	Flood Prone area	5.0
Undeveloped Open Space	Nestle Avenue property	5942 Nestle Avenue	23224	N/A	Undeveloped	0.5
Undeveloped Open Space	Fourth Avenue Triangle	1610 4TH Avenue	23222	N/A		0.2
Undeveloped Open Space	Gilliam Street Undeveloped Open Space	4601 Gilliam Street	23223	N/A	Undeveloped Open Space close to Fulton Hill Art Studios. Very Hilly	4.9
Undeveloped Open Space	Glenway Drive - Undeveloped Open Space	6033 Glenway Drive	23225	N/A	AKA Westover Park	1.6
Undeveloped Open Space	Government Road Lots	4700-4710 Government Rd	23223	N/A	Undeveloped open space.	3.8
Undeveloped Open Space	North Avenue Undeveloped Open Space	4001 Rear North Avenue	23222	N/A	Unusable property adjacent to stream. Possible Chesapeake Bay issues.	0.2
Undeveloped Open Space	Pooches Park area (undeveloped)	2806 Lanz Road	23234	N/A		8.4
Undeveloped Open Space	Riverside Park	721 S. Pine Street	23220	N/A	North Bank Trail/Greenway development	18.8



PARKS and RECREATION INVENTORY - 2016 - 2017						
Classification Type	Name	Address	Zip Code	School amenities adjacent to Park	Park Friend and/or background info	Property Size in Acres
Undeveloped Open Space	Riverside Hills Park area	South end of Boulevard Bridge	23221	N/A	undeveloped. Some bike and walking trails	6.7
Undeveloped Open Space	Rosemont Road Undeveloped Open Space	620 Rosemont Road (Undeveloped)	23225	N/A		0.9
Undeveloped Open Space	Second Avenue Triangle	2600 2ND Avenue	23222	N/A		0.0
Undeveloped Open Space	Shockoe Slip Triangle	120 Shockoe Slip	23219	N/A	Downtown	0.1
Undeveloped Open Space	Walter Gaines Memorial Park	3244 Woodrow Avenue		N/A	Undeveloped triangle	
<b>TOTALS</b>						<b>2,825.7</b>

# VIRGINIA TOBACCO CONTROL PROGRAM

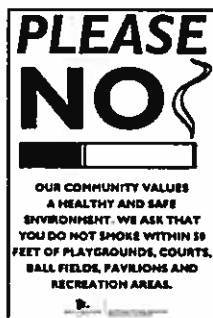
## Tobacco Free Parks, Recreation Centers and Ballfields

### Three main reasons

- Individual health impact to nonsmokers
  - Over 40,000 nonsmokers die each year from secondhand smoke
- Environmental impact of tobacco litter
  - Cigarette butts are not biodegradable; #1 littered item in the world
- Public Health impact of reinforcing tobacco free as social norm/  
Prevention effort

### Comprehensive Tobacco Free

- Includes traditional cigarettes, electronic smoking devices, and smokeless tobacco
- Not only protects from secondhand smoke and vape, but impacts prevention for all tobacco and nicotine products.
  - 90% of adult tobacco users start before age 18
  - 99% start before the age of 26



Helping Virginians choose and maintain **tobacco free** lifestyles.

Questions? Contact Sarah Birkhead, Regional Coordinator for Tobacco Control, Virginia Department of Health  
804-205-3688 sarah.birkhead@vdh.virginia.gov

VIRGINIA  
**TOBACCO**  
 CONTROL PROGRAM

**Virginia Tobacco Free and Smokefree Parks and Recreation Sites**

Park locality	Region	Status	Policy	Links or Information
VRPS Office	Statewide			
State Parks	Statewide	Smokefree Areas	Smoking is prohibited in all public buildings and within 25 feet of their entrances, in all cabins, lodges and meeting facilities, in snack bars, amphitheaters, pool complexes and all beach areas.	<a href="http://www.dcr.virginia.gov/state-parks/rules-and-regulations?rewrite_uri=state_parks/faq">http://www.dcr.virginia.gov/state-parks/rules-and-regulations?rewrite_uri=state_parks/faq</a>  <b>4VAC5-30-230</b> State Parks also have the authority to designate other areas as smokefree.
Alexandria City	Northern Virginia	Voluntary smokefree Parks	100 feet from doors and playground	<a href="http://dockets.alexandriava.gov/fy11/052411rm/di12.pdf">http://dockets.alexandriava.gov/fy11/052411rm/di12.pdf</a>
Arlington	Northern Virginia	Voluntary Smokefree Areas	Since 2011, County asks park patrons to refrain from smoking within 50 feet of areas of congregation in our parks such as ball fields, pavilions and playgrounds.	<a href="https://parks.arlingtonva.us/parksfacilities/smoke-free-park-initiative/">https://parks.arlingtonva.us/parksfacilities/smoke-free-park-initiative/</a>
Chesterfield County Parks and Rec	Central	Voluntary Tobacco Free	After 24/7 campaign at schools, the Parks and Recreation continued the voluntary policy into other parks that were not on school properties.	

VIRGINIA  
**TOBACCO**  
 CONTROL PROGRAM

Park locality	Region	Status	Policy	Links or Information
Danville Parks and Rec	Southwest	Voluntary Tobacco Free	Campus-wide	
Fairfax County	Northern Virginia	Voluntary Tobacco Free		<a href="https://www.fairfaxcounty.gov/parks/rules/tobacco-free-zones.htm">https://www.fairfaxcounty.gov/parks/rules/tobacco-free-zones.htm</a>
Hanover Parks and Rec	Central	Smokefree Playgrounds	Only playgrounds	
Hopewell City Rec and Parks	Central	Voluntary Tobacco Free	Tobacco products prohibited in city parks.	Added to list on park rules.
Luray Rec & Parks	Northwest	Voluntary Tobacco Free Parks		
Portsmouth City Parks, Recreation and Leisure	Eastern		25 feet from doors and playgrounds	<a href="#">Healthy Portsmouth</a> leaders are working with the city to install <i>no smoking</i> signs to create smoke-free areas at city owned/managed facilities to reduce exposure to 2nd hand smoke.
Northern Virginia Regional Park Authority	Northern Virginia	Voluntary Tobacco Free	All parks, camping areas, picnic areas and marinas	
Town of Shenandoah	Northwest	Voluntary Tobacco Free Parks		
Town of Stanley	Northwest	Town smokefree ordinance.		Chapter 122-2 The following areas are designated as non-smoking areas... All Town owned parks, playgrounds, shelters, swimming pools, ball fields and other Open recreational areas.

# VIRGINIA TOBACCO CONTROL PROGRAM

Examples of signs:



Fairfax Parks



Chesterfield County Parks

Arlington County Parks



Hanover County Playgrounds



Hopewell Recreation and Parks

## PRCF Strategic Planning Team

### CREATE A STRATEGIC PLAN TO GOVERN THE DEPARTMENT'S FUTURE DEVELOPMENT:

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### EXPAND WORKFORCE DEVELOPMENT OPPORTUNITIES WITH COMMUNITY PARTNERS:

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Office of Community Wealth Bldg.		
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### REVIEW AND UPDATE POLICIES GOVERNING CONTRACTS & PERMITS WITH PARK USER-GROUPS:

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Allen Rothert	<a href="mailto:Allen.rothert@richmondgov.com">Allen.rothert@richmondgov.com</a>	646-0524

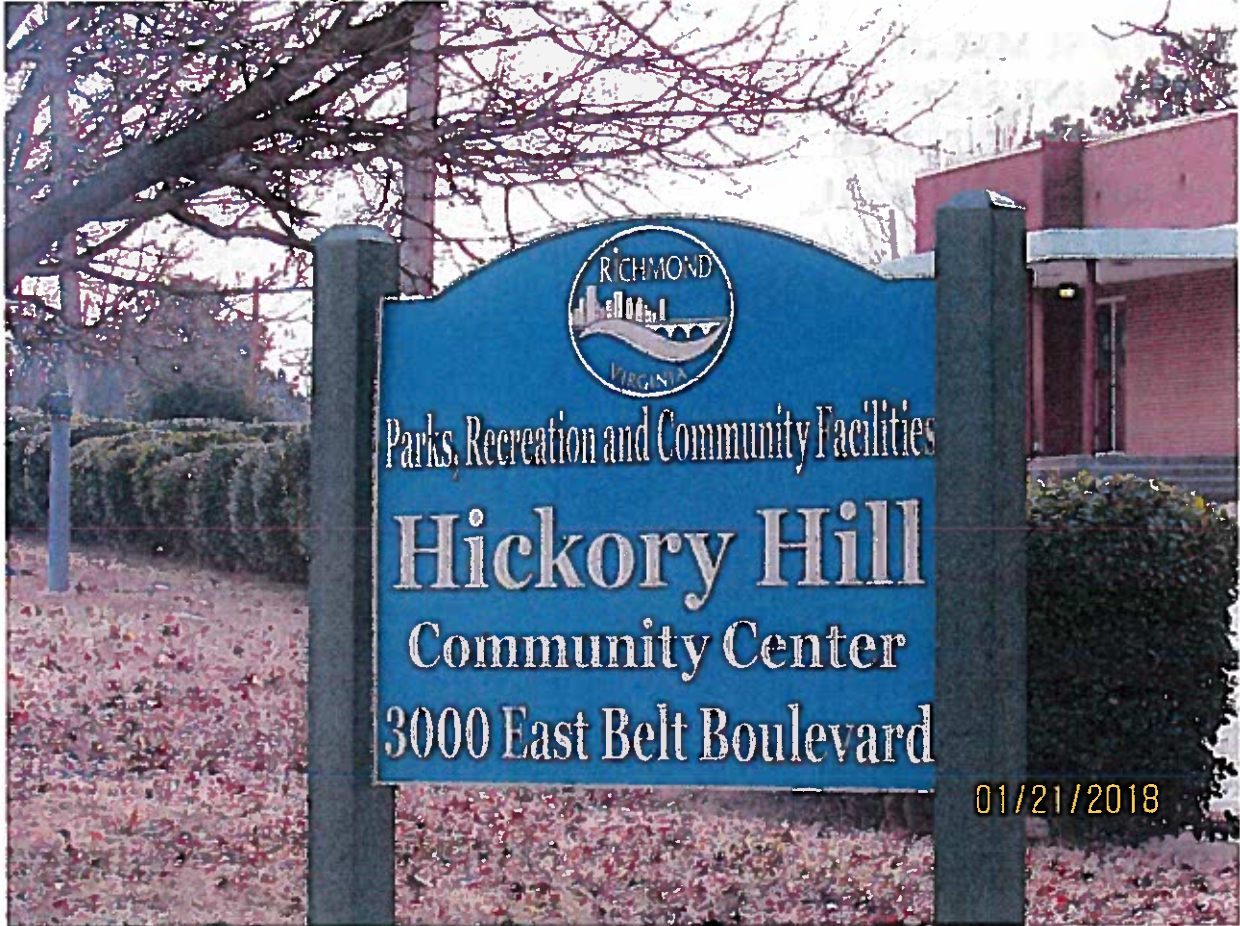
### CALCULATE AND PROMOTE THE ECONOMIC VALUE OF DEPARTMENT'S OFFERINGS:

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Goran Pavlovic	<a href="mailto:Goran.pavlovic@richmondgov.com">Goran.pavlovic@richmondgov.com</a>	646-3156

### EVALUATE AND IMPROVE THE QUALITY OF CITY RECREATION PROGRAMS: STAFF RESOURCES:

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# Property Condition Assessment



**3000 E. Belt Blvd  
Richmond, VA 23224**

**Inspection Date: 01/12/2018**

**Prepared For: Department of Parks, Recreation & Community  
Facilities**

**Report Number: 002**

**Prepared By:**

**Glenn M. Lewis, Sr, FMP  
804 646 3211**

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# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Replace rotten wood around exterior windows	11.0	\$1000.00
Power wash exterior	11.0	\$8000.00
Replace missing joint caulking on exterior concrete step	11.0	
Prep and paint all wood trim on exterior of the building	11.0	\$8000.00
Replace entire HVAC unit for interior offices	5.0/6.0	\$65,000.00
Replace entire HVAC unit for interior multi-purpose rooms	5.0/6.0	\$65,000.00
Replace entire HVAC unit for lobby area	5.0/6.0	\$30,000.00
Service exterior drain line and replace missing cap	8.0	\$500.00
Replace missing mortar and paint and prep exterior wall around lintel	11.0	\$600.00
Replace or remove steel doors from trash area	11.0	\$2500.00
Service all interior plumbing drain lines including all toilets and sinks throughout	8.0	\$4000.00
Interior walls, ceilings and floors need general cleaning, throughout center	10.0	\$10,000.00
Caulk around bathroom sinks prior to interior paint	10.0	\$6,500.00
Replace drain pipes under bathroom sink	8.0	\$200.000
Repair leaking drain line under sink [kitchen]	8.0	\$150.00
Replace cracked floor tile in various areas throughout center	10.0	\$5500.00
Service fire suppression system and inspect system	10.0/7.0	\$2500.00
Clean vent ducts throughout entire building	7.0	\$20,000.00
Repair ceiling in utility room	10.0	\$250.00

Chemically clean and sanitize interior bathroom floors [throughout center]	10.0	\$3000.00

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

Recommendations	Report Reference	Repair Cost (Dollars)
Service heating & cooling Unit	5.0/6.0	\$8000.00
Service electrical panels	4.0	\$1200.00
Service all interior plumbing lines	8.0	\$400.00
<i>Clean out all mechanical rooms</i>	10.0	\$5000.00

### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

Recommendations	Report Reference	Repair Cost (Dollars)
Service HVAC system	5.0/6.0	\$150,000.00

## **2.0 Introduction**

**As per the requested, a visual inspection was performed of the property located at 3000 E. Belt Blvd, Richmond, VA 23224 on 1/22/2018. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

**Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components**

**This assessment meets or exceeds the IFMA standards for Property Condition Assessments.**

**This report provides recommendations, preliminary cost estimates and priorities for:**

- **remediating major deficiencies,**
- **updating ageing major components, and**
- **undertaking further detailed investigations.**

**The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.**

**This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.**

### **INSPECTION AUTHORIZATION AND SCOPE**

**Only the items specifically addressed in this report were examined.**

### **BUILDING DESCRIPTION**

**This is a single story commercial structure covering approximately 21606 square feet. The visible evidence suggests that the building was constructed in early 1937.**

**For the purpose of this report, the front of the building is considered to be facing north.**

### **PLANS**

**No plans or drawings were available at the time of this inspection.**

### **INQUIRIES TO LOCAL AUTHORITIES**

**No inquiries have been made to the local building or fire departments.**

### **GENERAL**

**The building is a gymnasium.**

### **FOUNDATIONS/WALLS**

**The concrete-block foundations support concrete-block exterior walls.**

### **FLOORS**

**The floors are reinforced concrete slabs.**

### **ROOF**

**The material is EPDM (Ethylene Propylene Diene Monomer)/Synthetic Rubber & Metal**

# 3.0 Structure

## **3.2 OBSERVATIONS AND DISCUSSION FOUNDATION/WALL**

- 3.2.1 No major structural defects were noted.
- 3.2.2 Power wash, clean & paint exterior wall surface



## **FLOOR**

- 3.2.3 Interior flooring on has several crack tiles that need to be replaced



## **3.3**

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Repair hallway floor	\$350.00	6 mos

## **3.4 LIMITATIONS**

The examination of the structural components was visual only  
The evaluation of the building's structure was limited because of the exterior finishes.  
The evaluation of the building's structure was limited because of the interior finishes.

## 4.0 Electrical

### 4.1 DESCRIPTION SERVICE

The electrical service to the building is overhead.

The building is equipped with (3) 600 amp, 120/240-volt, single-phase service.

This capacity was determined by the service entrance wiring, on the side of the building.



### 4.2 OBSERVATIONS AND DISCUSSION SERVICE ADEQUACY

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

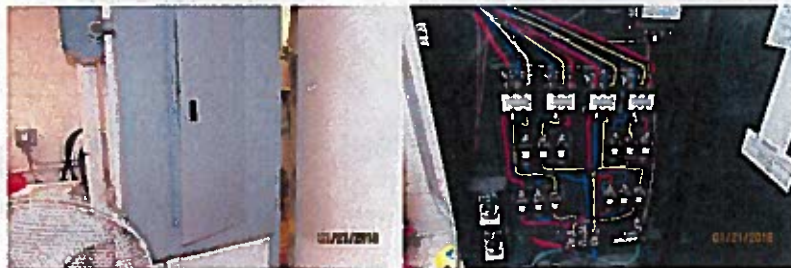
### BRANCH WIRING

4.2.3 All switches tested operated satisfactorily.

4.2.4 No major deficiencies were noted.

4.2.5 The general condition is considered to be good; the following improvements are recommended as follows:

- Service all interior panel
- Repair door on electrical panel



# 5.0 Heating

## 5.1 DESCRIPTION

### FORCED AIR SYSTEM

The heating is provided by a (3) gas-fired, mid-efficiency furnaces and (3)

## CAPACITY

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

## LIFE EXPECTANCY

5.2.2 These units are approximately 1-25 years

## OPERATING STATUS

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

**GAS** The gas lines on the exterior appeared to be in good condition

## HEAT DISTRIBUTION

5.2.5 The distribution of heat throughout the building is through aluminum ductwork

5.2.6 The distribution of heat in individual areas is by several air handlers

## DUCTS IN CEILING

5.2.7 The supply air ducts in the general area are located throughout the building is a cathedral type, which make PMing difficult at times.



5.2.8

Recommendations	COSTS	PRIORITIES (Time Frame)
Replace in-line gas units	\$2500.00 ea.	Immediate
Replace gas furnace	\$30,000.00	12 mos

5.2.9

The average age for the heating units is roughly 20+ years

# 6.0 Air Conditioning

## 6.1 DESCRIPTION

### CENTRAL AIR CONDITIONING

The main section of the building is air-conditioned by a (7) 7-30 ton a/c units. The air is distributed through the same air handling equipment previously mentioned in the heating section.

**Three (3) of these unit is in immediate need of replacement**

### REFRIGERANT

The refrigerant used in the air conditioning systems was identified as R-22.

## 6.2 OBSERVATIONS AND DISCUSSION

### CAPACITY

6.2.1 Routine system cleaning and Freon check needs to be preform during monthly PM check

### AIR DISTRIBUTION

6.2.5 The air distribution is considered to be good in the throughout the building.



## 6.3 RECOMMENDATIONS COSTS, AND PRIORITIES

Recommendations	Costs	PRIORITIES (Time Frame)
Replace main unit in the multi-use areas	\$65,000.00	immediate
Replace main unit in the multi-office areas	\$65,000.00	immediate
Replace 7 ton unit in the office areas	\$30,000.00	immediate

# 7.0 Ventilation

## DESCRIPTION

There are multiple exhaust fan systems throughout the community center. The system is routinely serviced and it's on all of the tradesmen schedule. The entire system needs to be cleaned

## 7.2 OBSERVATIONS AND DISCUSSION

### **Washrooms**

7.2.1 Several exhaust fans or vents in every ceiling of the restrooms

### 7.2.2 FIRE SUPPRESSION SYSTEM

**Unit of electric oven needs to be service, cleaned and inspected**





# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a 1 1/2 inch-diameter, copper, domestic water supply line to the building.  
 (1) 110 gallons electric hot water heater.



### **8.1.1**

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Service all interior drain lines	\$650.00	Quarterly PM
Repair leaking drain line under kitchen sink	\$300.00	immediate
Replace missing cap on drain line in rear yard	\$200.00	immediate
Repair bathroom toilet in older section of the building	\$600.00	immediate
Replace water shut-off valve in bathroom	\$400.00	6 mos.

# **9.0 Roofing**

## **9.1 DESCRIPTION**

---

### **ROOF DRAINAGE**

---

#### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

#### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There are 16 drains on the roof.

# 10.0 Interior

## 10.1 DESCRIPTION

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.2 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.3 There was mildew found on the walls and under the sinks in the kitchen.

Also around toilet fixtures in most of the bathrooms



<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
Replace damaged ceiling tiles as needed	\$1500.00	immediate
General cleaning to CC is needed	\$15,000.00	immediate
Prep, clean, repair and service all interior floor areas	\$15000.00	6 mos

# 11.0 Exterior

## **WALLS**

3.1.1 The exterior walls are solid masonry.

3.1.2 Repair exterior wall surface

3.2.3 Power wash, clean & paint exterior wall surface



## **DOORS**

The front entrance doors are aluminum-framed, single-glazed units.

The exit doors are steel units.

## **WINDOWS**

The windows are wood-framed, single-glazed units.

Most of the windows has rotten wood on the exterior and by needs to be replace.



## **Gutters**

There is evidence of damage exterior gutter system

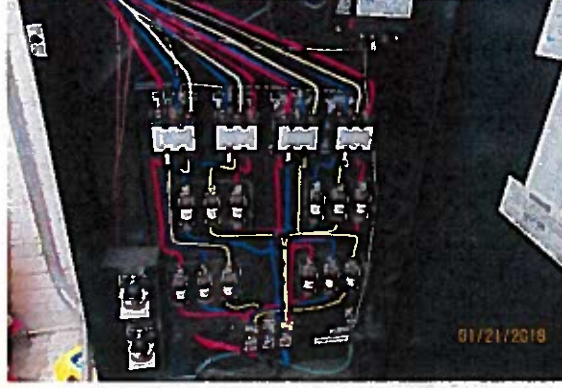
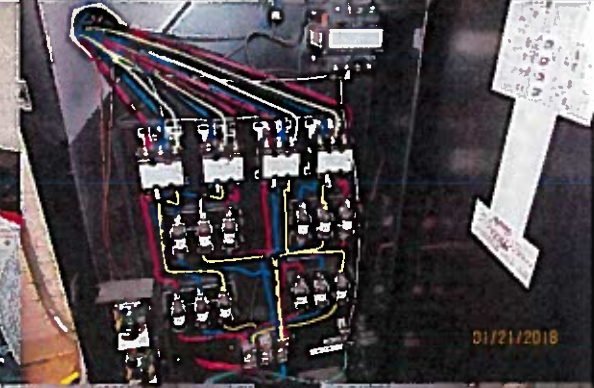
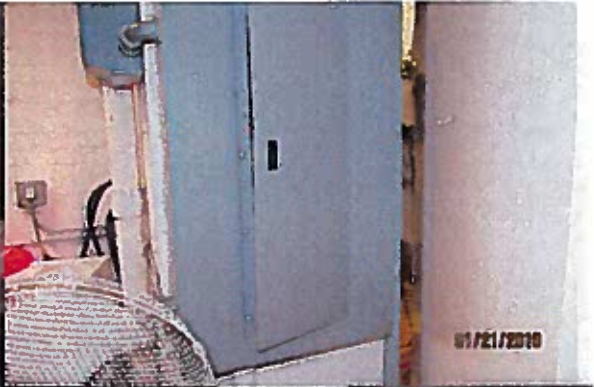
### 10.3 RECOMMENDATIONS, AND

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
Repair exterior gutters	\$2500.00	6 mos
Paint exterior wood trim and window trim	\$5000.00	6 mos
Replace exterior windows, that has rotten wood on the frame	\$75000.00	24 mos.
Replace broken/cracked windows	\$2000.00	10 mos
Replace loose/missing mortar/caulking on exterior steps (side)	\$1500.00	6 mos
Repair gutters downspouts	\$350.00	12 mos.

## 13.0 Closing Comments/Pics

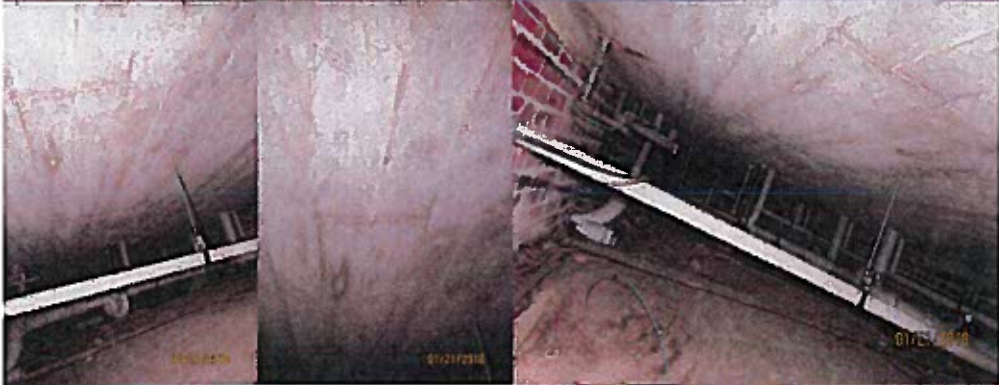
This report provides you with an overview of the condition of the major components in the building. Below are some pictures.....











# Property Condition Assessment



**Westover Community Center  
1301 Jahnke Rd  
Richmond, VA 23225**

**Inspection Date: 01/10/2018**

**Prepared For: Department Of Parks, Recreation & Community  
Facilities**

**Report Number: 008**

**Prepared By:**

**Glenn M. Lewis, Sr, FMP**

**804 646 3211**

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**APPENDIX A:  
PHOTOGRAPHS**

**APPENDIX B:**

# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Replace both male & female bathroom doors including all of the hardware	10.0	\$2500.00
Repair or replace ceramic tile on bathroom floors, both male & female areas	10.0	\$8000.00
Service both bathrooms toilet fixtures	10.0	\$600.00
Remove peeling paint and prep walls, ceilings for interior painting throughout center	10.0	\$11000.00
Repair exterior wall surface and power wash exterior	11.0	\$6,000.00
Repair or replace light fixtures on the exterior of the building	11.0	\$5500.00
Apply waterproofing sealant on exterior walls	11.0	\$5000.00
Service entire HVAC system, including steamed units	5.0/6.0	\$5,000.000
Install drip pan under a/c coil in ceiling	6.0	\$700.00

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service heating & cooling Unit	5.0/6.0	\$2500.00
Service electrical panels	4.0	\$600.00
Service interior elevator	4.0	\$600.00
Clean out mechanical rooms	10.0	\$1200.00

### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service HVAC system	5.0/6.0	\$1500.00

## **2.0 Introduction**

**As per the requested, a visual inspection was performed of the property located at 1301 Jahnke Rd, Richmond, VA 23225 on 1/9/2018. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components

This assessment meets or exceeds the IFMA standards for Property Condition Assessments.

This report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies,
- updating ageing major components, and
- undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.

### **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

### **BUILDING DESCRIPTION**

This is a two-story commercial structure covering approximately 5524 square feet. The visible evidence suggests that the building was constructed in early 1900.

For the purpose of this report, the front of the building is considered to be facing north.

### **PLANS**

No plans or drawings were available at the time of this inspection.

### **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

### **GENERAL**

The building is two story construction.

### **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

### **FLOORS**

The floors are reinforced concrete slabs and ceramic tile in bathrooms.

### **ROOF**

The material is EPDM (Ethylene Propylene Diene Monomer)

# 3.0 Structure

## 3.1 DESCRIPTION

### GENERAL

The building is of slab-on-grade construction.

### FOUNDATIONS/WALLS

The concrete-block foundations support concrete-block exterior walls.

### FLOORS

The floors are reinforced concrete slabs.

### ROOF

The steel roof deck is supported by masonry bearing walls.

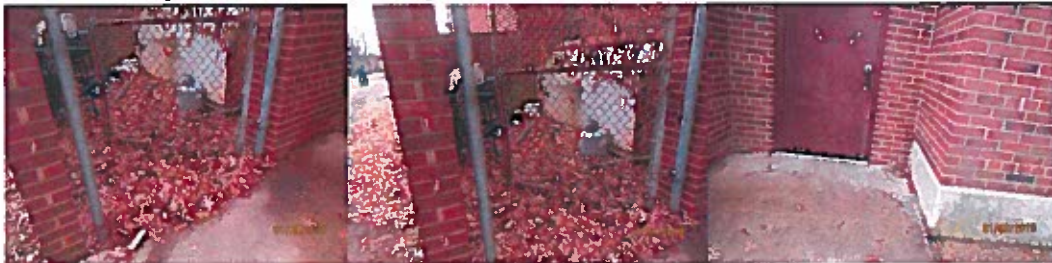
### BALCONIES

There are two concrete balconies in the S.E. unit.  
The balconies are enclosed by steel railings

## 3.2 OBSERVATIONS AND DISCUSSION

### FOUNDATION/WALL

- 3.2.1 No major structural defects were noted.
- 3.2.2 Power wash and clean exterior wall surface
- 3.2.3 Clean up exterior surroundings



### FLOOR

- 3.2.3 Interior flooring in both bathrooms needs to be replaced due to multiple cracks in ceramic floor tiles



## 3.3

Recommendations	COSTS	PRIORITIES (Time Frame)
Power wash exterior	\$4000.00	Routine

Repair cracked floor in bathrooms	\$15,000.00	Immediate
Clean up around exterior of the building	\$2500.00	Immediate

### **3.4 LIMITATIONS**

The examination of the structural components was visual only;

The evaluation of the building's structure was limited because of the exterior finishes.

The evaluation of the building's structure was limited because of the interior finishes.



# 4.0 Electrical

## **4.1 DESCRIPTION SERVICE**

The electrical service to the building is overhead.

The building is equipped with a 400 amp, 120/240-volt, single-phase service.

This capacity was determined by the rating of the main disconnect switch.



## **4.2 OBSERVATIONS AND DISCUSSION SERVICE ADEQUACY**

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

### **BRANCH WIRING**

4.2.3 No major deficiencies were noted.

4.2.7 The general condition is considered to be good; however, improvements are recommended as follows:

- Replace interior ceiling light fixtures in storage closets w/ LED fixtures & bulbs

# 5.0 Heating

## **5.1 DESCRIPTION**

### **FORCED AIR SYSTEM**

The main floor is heated by a gas-fired, boiler with a total output of 800,000 BTUs per hour (total).

The interior is heated by a 4 zoned gas operated 800,000 btu boiler w/ several radiator, which needs to be serviced



## **CAPACITY**

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

## **LIFE EXPECTANCY**

5.2.2 This unit is approximately 16+ years old

## **OPERATING STATUS**

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

## **GAS**

The gas lines on the exterior appeared to be in good condition

## **HEAT DISTRIBUTION**

5.2.5 The distribution of heat on the first floor is through aluminum ductwork

5.2.6 The distribution of heat in the building is by radiators

# **6.0 Air Conditioning**

## **6.1 DESCRIPTION**

### **CENTRAL AIR CONDITIONING**

The main section of the building is air-conditioned by a 5 ton condenser unit.

The air is distributed through the same air handling equipment previously mentioned in the Heating section.

### **REFRIGERANT**

The refrigerant used in the air conditioning systems was identified as R-22.

## **6.2 OBSERVATIONS AND DISCUSSION**

### **CAPACITY**

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

6.2.3 Replace missing covers on basement split units and replace missing condensate pump

### **COILS**

6.2.94 The refrigerant lines are missing insulation. This should be improved.

### **AIR DISTRIBUTION**

6.2.5 The air distribution is considered to be fair.

## **6.3 RECOMMENDATIONS COSTS, AND PRIORITIES**

<b>Recommendations</b>	<b>Costs</b>	<b>PRIORITIES (Time Frame)</b>
Replace older AC units	\$6500.00	24 Monthss

# **7.0 Ventilation**

## **7.1 DESCRIPTION**

There is 1 exhaust fan in the kitchen area.

This fan appear to service the food prep unit.

## **7.2 OBSERVATIONS AND DISCUSSION**

### **ROOF-MOUNTING EXHAUST FANS**

7.2.1 Only other exhaust fan is on the intake of the 1<sup>st</sup> floor heating and cooling system

#### **Washrooms**

7.2.2 There is 1 return exhaust system in the building inter-connected throughout building.

# 8.0 Plumbing

## 8.1 DESCRIPTION

### SUPPLY

There is a 1 1/2 inch-diameter, copper, domestic water supply line to the building.



### 8.1.1

Recommendations	COSTS	PRIORITIES (Time Frame)

# 9.0 Roofing

## **9.1 DESCRIPTION**

---

### **FLAT**

The building is covered by a [Ethylene Propylene Diene Monomer] EPDM material (synthetic rubber)

## **ROOF DRAINAGE**

---

### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There are 13 drains on the roof.

### **CHIMNEYS**

N/A

# 10.0 Interior

## 10.1 DESCRIPTION

---

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.2 Considering the age of the building, walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.3 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.4 There was mildew found on the walls and under the sinks in the kitchen.

## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Install carbon oxide detectors</b>	<b>3@ \$100.00</b>	<b>immediate</b>

# 11.0 Exterior

## **WALLS**

3.2.1 Power wash, clean & paint exterior wall surface



## **DOORS**

The front entrance doors are aluminum-framed, single-glazed units.

The exit doors are steel units.

## **WINDOWS**

The windows are aluminum-framed, single-glazed units.

The operable windows are awning type.

## **RETAINING WALL**

### Gutters

There is evidence of damage exterior gutter system

## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Clean up around exterior of the building</b>	<b>\$2000.00</b>	<b>ASAP</b>



## 13.0 CLOSING COMMENTS/PICS

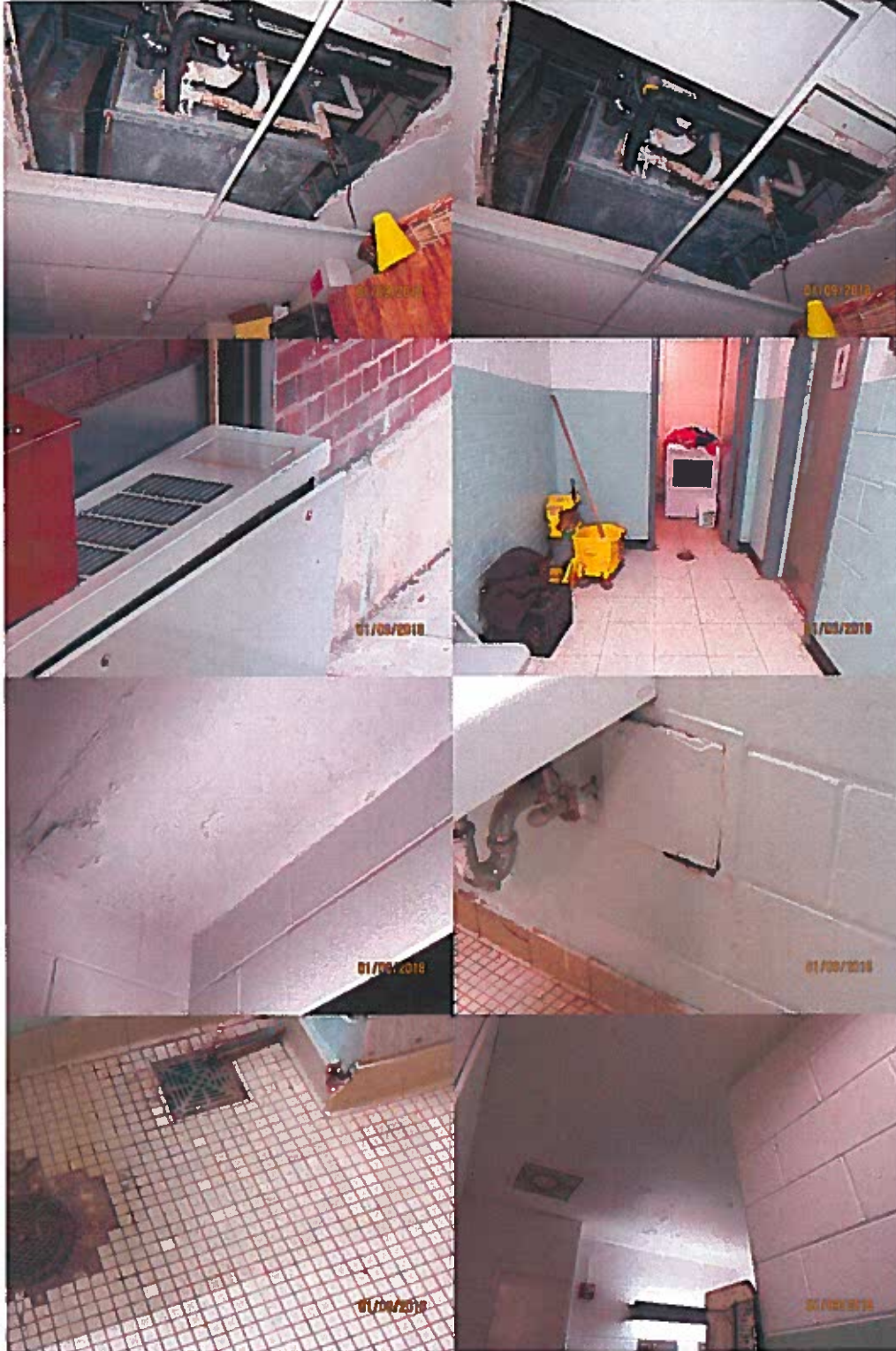
This report provides you with an overview of the condition of the major components in the building.

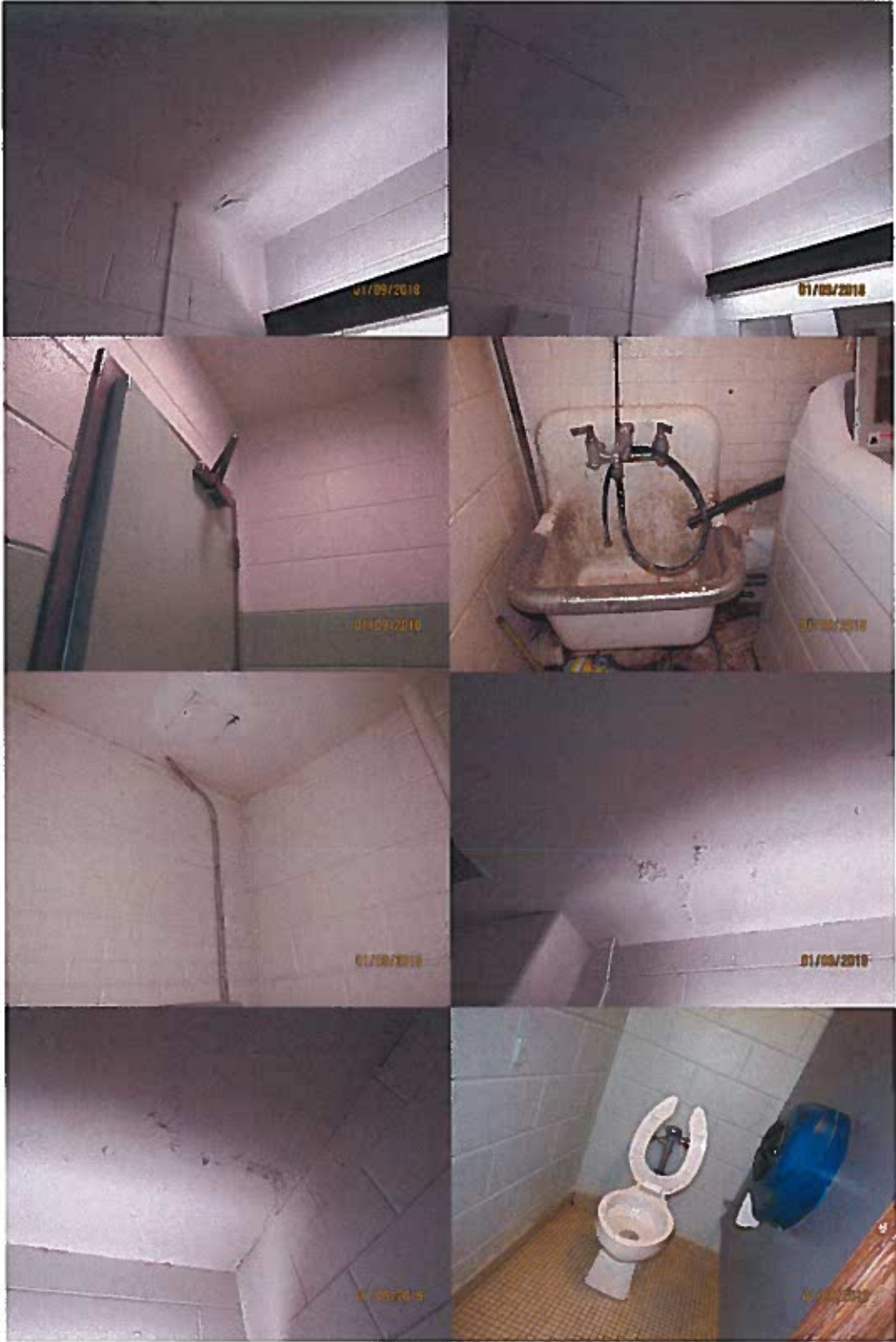






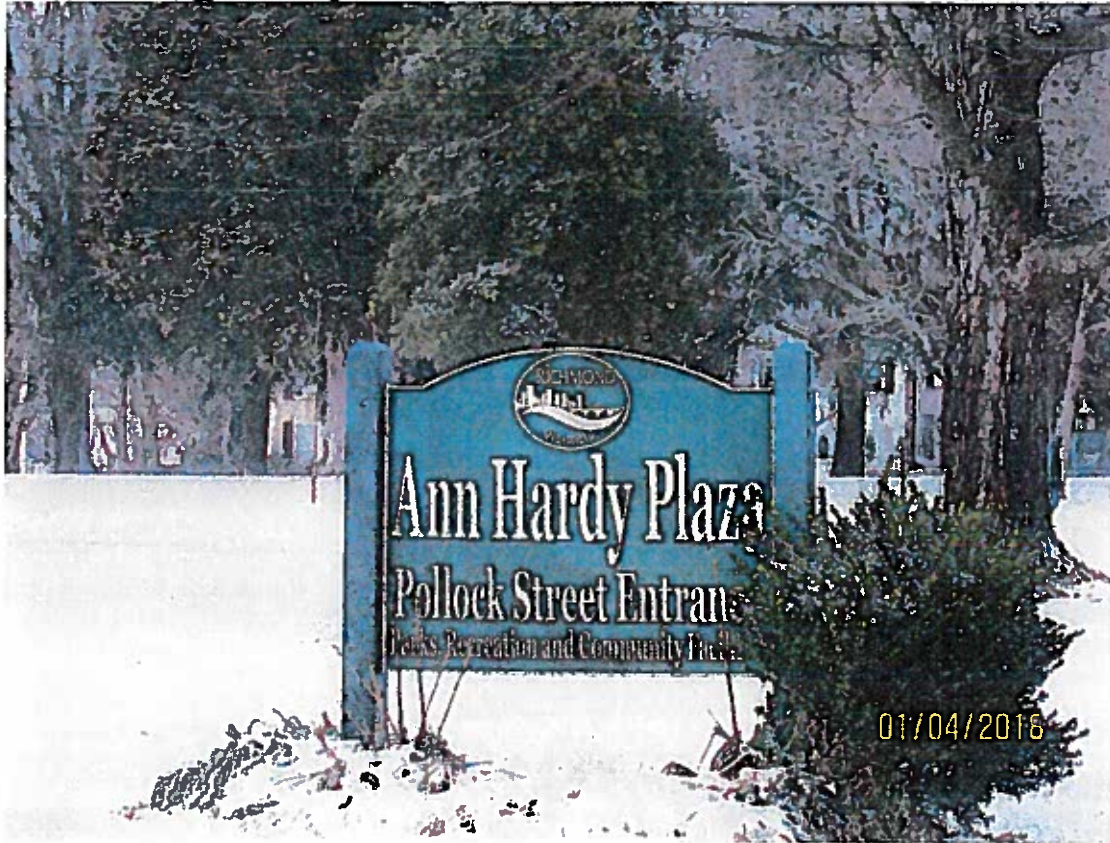








# Property Condition Assessment



**Ann Hardy Community Center  
1000 Pollock St  
Richmond, VA 23222**

**Inspection Date: 01/4/2018**

**Prepared For: Department Of Parks, Recreation & Community  
Facilities**

**Report Number: 007**

**Prepared By:**

**Glenn M. Lewis, Sr, FMP**

**804 646 3211**



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**APPENDIX B:**

# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Replace and repair all plumbing fixtures throughout center	8.0	\$250.00
Replace or repair exterior concrete steps	11.0	\$30,000.00
Apply or resurface exterior blocked walls	11.0	\$10,000.00
Apply or resurface exterior concrete landing	11.0	\$2000.00
Paint exterior walls around entire center	11.0	\$1500.00
Replace existing top floor window a/c units	6.0	3@\$300.00
Replace entire sub floor on main flooring	10.0	\$6000.00
Remove all cabinetry in kitchen area and replace	10.0	\$9000.00
Remove all electrical hazards throughout center	4.0	\$2500.00
Upgrade interior lighting throughout center	4.0	\$2000.00

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service heating & cooling Unit	5.0/6.0	\$600.00
Service electrical panels	4.0	\$600.00
Install locks and door knobs throughout center	10.0	\$600.00

### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Replace interior/exterior windows throughout center	10.0	\$5000.00
Service or tighten up step treads on interior circular stairwell	10.0	\$1500.00

# 2.0 Introduction

---

As per the requested, a visual inspection was performed of the property located at 1000 Pollock St, Richmond, VA 23222 on 12/11/2017. Our inspection was limited to identify the existing conditions of the following readily visible building components:

Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components

This assessment meets or exceeds the IFMA standards for Property Condition Assessments.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.

## **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

## **BUILDING DESCRIPTION**

This is a one-story commercial structure covering approximately 5524 square feet. The visible evidence suggests that the building was constructed in early 1900. For the purpose of this report, the front of the building is considered to be facing north.

## **PLANS**

No plans or drawings were available at the time of this inspection.

## **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

## **GENERAL**

The building is single story construction.

## **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

## **FLOORS**

The floors are reinforced concrete slabs.

## **ROOF**

The material is Asphalt Shingled

# 3.0 Introduction

## 3.2 OBSERVATIONS AND DISCUSSION FOUNDATION/WALL

3.2.1 No major structural defects were noted.

3.2.2 Minor to questionable foundation cracks observed during exterior inspection, which needs to be addressed



## FLOOR

3.2.3 Interior flooring on main level needs to be replaced in kitchen area and repair in the assembly section



## 3.3

Recommendations	COSTS	PRIORITIES (Time Frame)
Paint interior walls, throughout center	\$6000.00	Routine
Replace entire kitchen floor	\$5500.00	Immediate
Repair buckling floor and loose tiles in assembly area	\$15,000.00	Immediate

## 3.4 LIMITATIONS

The examination of the structural components was visual only; a design review was not undertaken.

The evaluation of the building's structure was limited because of the exterior finishes.

The evaluation of the building's structure was limited because of the interior finishes.

# 4.0 Electrical

---

## 4.1 DESCRIPTION SERVICE

The electrical service to the building is overhead.

The building is equipped with a 200 amp, 120/240-volt, single-phase service.

This capacity was determined by the rating of the main disconnect switch.



## 4.2 OBSERVATIONS AND DISCUSSION SERVICE ADEQUACY

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

4.2.3 However, the current occupants indicated that no power interruptions have been encountered.

### BRANCH WIRING

4.2.4 Representative samples of accessible wiring were examined and electrical switches were spot tested in the areas inspected.

4.2.5 All switches tested operated satisfactorily.

4.2.6 No major deficiencies were noted.

4.2.7 The general condition is considered to be good; however, improvements are recommended as follows:

- Replace interior ceiling light fixtures in basement w/ LED fixtures & bulbs

# 5.0 Heating

## 5.1 DESCRIPTION FORCED AIR SYSTEM

The main floor is heated by a gas-fired, mid-efficiency furnaces with a total output of 300,000 BTUs per hour (total).

The basement is heated by a 3 zoned gas operated 500,000 btu boiler w/ several radiator



### CAPACITY

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

### LIFE EXPECTANCY

5.2.2 These units are approximately 1-25 years

### OPERATING STATUS

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

**GAS** The gas lines on the exterior appeared to be in good condition

### HEAT DISTRIBUTION

5.2.6 The distribution of heat on the first floor is through aluminum ductwork

5.2.7 The distribution of heat in the basement is by radiators

Recommendations	COSTS	PRIORITIES (Time Frame)
Replace gas boiler	\$20,000.00	W/I 5+ years
Replace 5 mini split units	\$2000.00 ea.	Immediate

# 6.0 Air Conditioning

---

## 6.1 DESCRIPTION

### CENTRAL AIR CONDITIONING

The main section of the building is air-conditioned by a 5 ton condenser unit.

The air is distributed through the same air handling equipment previously mentioned in the Heating section.

### REFRIGERANT

## 6.2 OBSERVATIONS AND DISCUSSION

### CAPACITY

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

6.2.3 Replace missing covers on basement split units and replace missing condensate pump

### COILS

6.2.94 The refrigerant lines are missing insulation. This should be improved.

## 6.3 RECOMMENDATIONS COSTS, AND PRIORITIES

Recommendations	Costs	PRIORITIES (Time Frame)
Replace older AC units	\$300.00 ea.	Immediate
Replace mini split units	\$2500.00	Immediate



# **7.0 Ventilation**

## **7.1 DESCRIPTION**

---

There is 1 exhaust fan in the kitchen area.

This fan appear to service the food prep unit.

## **7.2 OBSERVATIONS AND DISCUSSION**

---

### **ROOF-MOUNTING EXHAUST FANS**

7.2.1 Only other exhaust fan is on the intake of the 1<sup>st</sup> floor heating and cooling system

### **Washrooms**

7.2.2 Several exhaust fans or vents in every ceiling of the restrooms

# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a ¾-1 inch-diameter, copper, domestic water supply line to the building.

The main shutoff valve is located in front of the building in the front yard.

There is a single water meter for the building.

**8.1.1** Repair leaking drain line under bathroom sink

**8.1.2** Repair or replace toilet tank insert in female bathroom (water continuously runs in tank)

**8.1.3** Replace missing knob on hose bib

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Repair drain line under sink	\$350.00	Immediate
Replace missing knob on outside hose bib	\$45.00	3 mos

# **9.0 Roofing**

## **9.1 DESCRIPTION**

---

### **FLAT**

The building is covered by asphalt shingles.

## **ROOF DRAINAGE**

---

### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

The roof drainage is via an interior collection system. There are 9 drains on the roof.

### **CHIMNEYS**

# 10.0 Interior

## **10.1 DESCRIPTION**

---

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.2 Considering the age of the building, walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.3 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.4 There was mildew found on the walls and under the sinks in the kitchen.

## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Install and replace missing smoke detectors</b>	<b>3@ \$100.00</b>	<b>immediate</b>

# 11.0 Exterior

## **WALLS**

The exterior walls are solid masonry.

## **DOORS**

The front entrance doors are aluminum-framed, single-glazed units.

The exit doors are steel units.

## **WINDOWS**

The windows are aluminum-framed, single-glazed units.

The operable windows are awning type.

## **RETAINING WALL**

Repair damage bricks on the retaining wall

## **Gutters**

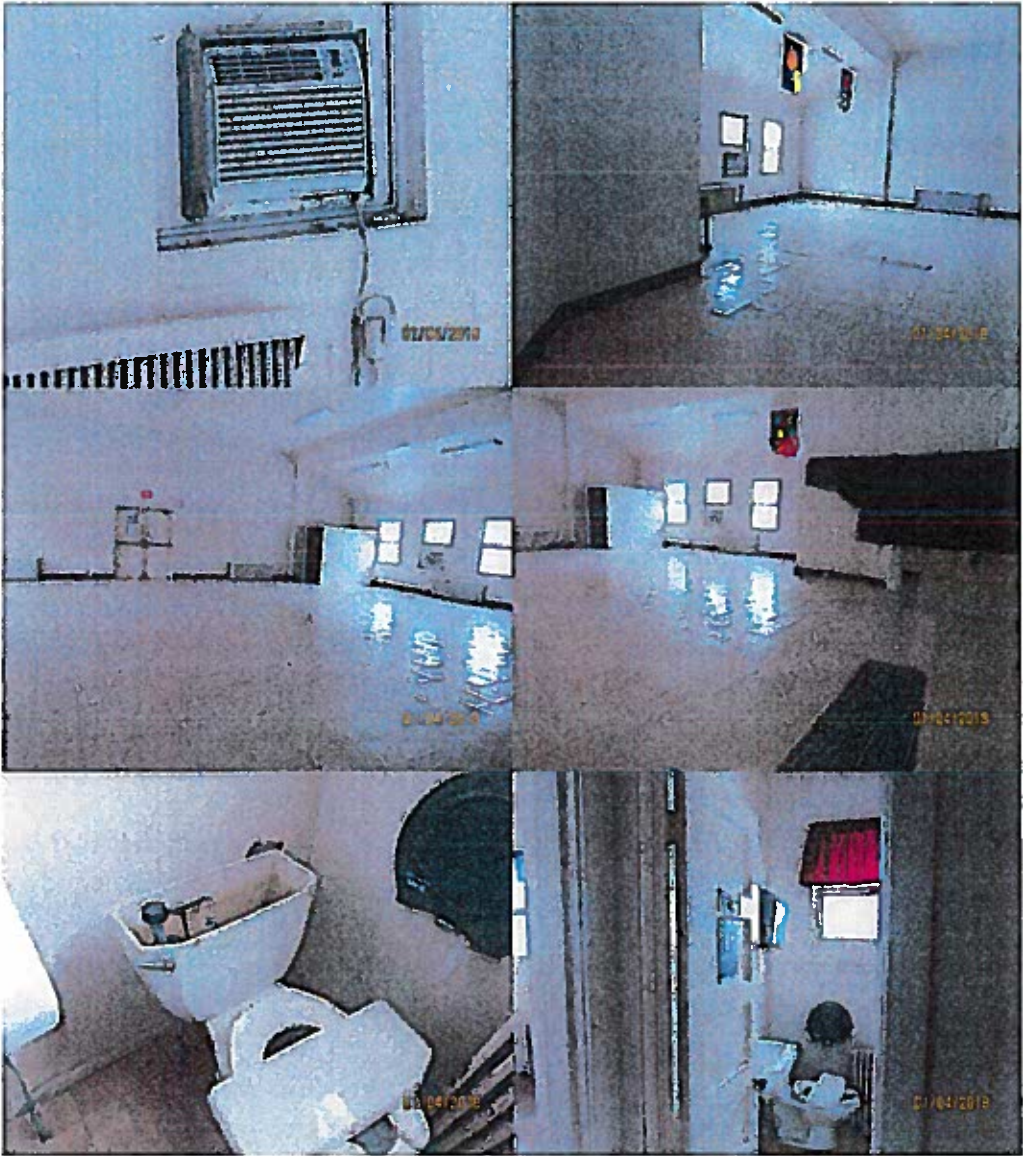
There is evidence of damage exterior gutter system

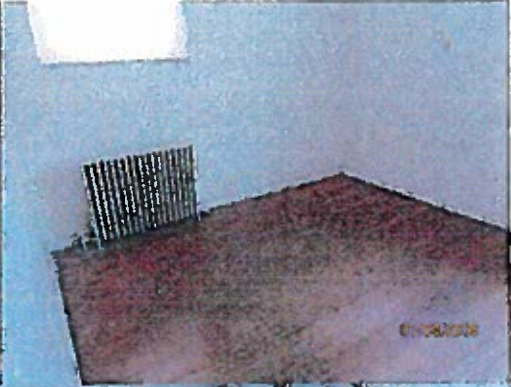
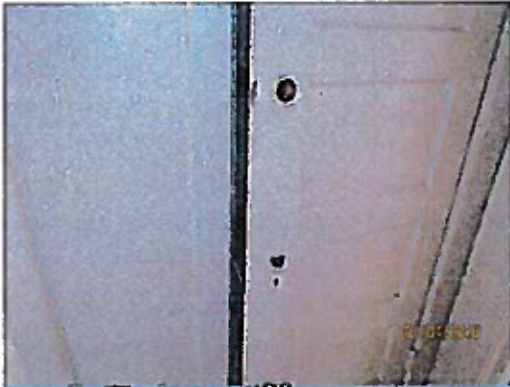
### **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Repair exterior gutters</b>	<b>\$4500.00</b>	<b>6 mos</b>
<b>Paint exterior wood trim and window trim</b>	<b>\$3500.00</b>	<b>6 mos</b>
<b>Re-glaze exterior windows</b>	<b>\$4500.00</b>	<b>10 mos</b>
<b>Replace broken/cracked windows</b>	<b>\$2000.00</b>	<b>10 mos</b>
<b>Repair damage stones on the retaining wall</b>	<b>\$800.00</b>	<b>6 mos</b>

# 13.0 CLOSING COMMENTS

This report provides you with an overview of the condition of the major components in the building.

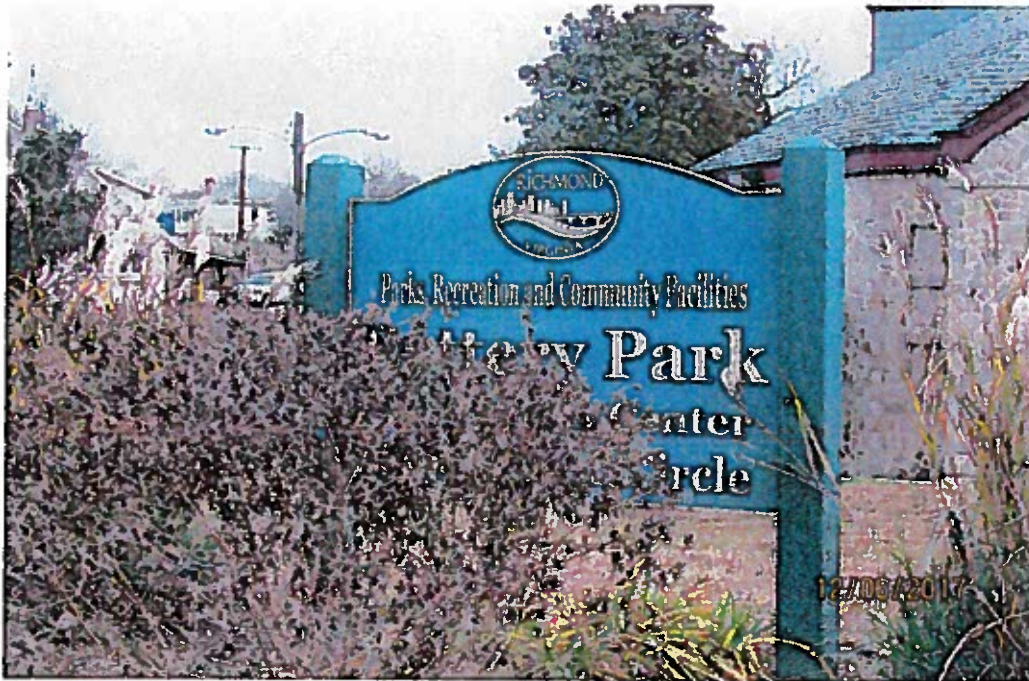








# Property Condition Assessment



## Battery Park Community Center 2803 Dupont Circle Richmond, VA 23227

**Inspection Date:** 12/06/17

**Prepared For:** Department of Parks, Recreation and Community  
Facilities

**Report Number:** 001

**Prepared By:**

Glenn M. Lewis, Sr, FMP

804 646 3211

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**APPENDIX A:  
PHOTOGRAPHS**

**APPENDIX B:**

# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

Recommendations	Report Reference	Repair Cost (Dollars)
Plumbing fixture repairs	8.0	\$250.00
Re-caulk windows and expansion joints	11.0	\$2500.00
Replace cracked or broken windows	11.0	\$1500.00
Paint exterior wood trim around exterior windows	11.0	\$2000.00
Repair or replace interior gutter	11.0	\$1500.00
Secure gas valve on exterior gas line	11.0	\$75.00
Replace missing valve on exterior hose bib	11.0	\$45.00
Replace damage gas detector in ceiling of kitchen	10.0	3@\$75.00
Prep wall and paint interior	10.0	\$2000.00
Remove excessive debris around exterior of building	11.0	\$250.00

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

Recommendations	Report Reference	Repair Cost (Dollars)
Service heating & cooling Unit	6.0	\$500.00
Repair damaged stone wall/railing	11.0	\$2000.00
PM (service electrical panel)	4.0	\$500.00

### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

Recommendations	Report Reference	Repair Cost (Dollars)

## **2.0 Introduction**

**As per the requested, a visual inspection was performed of the property located at 2803 Dupont Circle, Richmond, VA 23227 on 12/6/2017. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components

This assessment meets or exceeds the ASTM standard for Property Condition Assessments. The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.

### **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

### **BUILDING DESCRIPTION**

This is a one-story commercial structure covering approximately 2038 square feet. The visible evidence suggests that the building was constructed in late 1966.

It is felt this constitutes a representative sample.

For the purpose of this report, the front of the building is considered to be facing east.

### **PLANS**

No plans or drawings were available at the time of this inspection.

### **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

### **GENERAL**

The building is single story w/ basement construction.

### **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

### **FLOORS**

The floors are reinforced concrete slabs.

### **ROOF**

The slate roof deck is supported

# 3.0 Introduction

## **3.2 OBSERVATIONS AND DISCUSSION FOUNDATION/WALL**

3.2.1 No major structural defects were noted.

3.2.2 Some settling has occurred as can be expected in any building.

3.2.3 Minor foundation cracks resulting from concrete shrinkage are typical in with poured concrete.

3.2.4 These cracks are not a major structural concern and no remedial action is considered necessary.

## **FLOOR**

3.2.5 Cracking [minor] was noted throughout the concrete floor of the basement. The cracking noted is consistent with shrinkage of the concrete

This cracking is not a major structural concern and no remedial

## **TERMITES**

3.2.8 For preventative measures a termite inspection maybe considered

## **3.3**

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Paint interior basement walls	\$1000.00	Immediate



## **3.4 LIMITATIONS**

The examination of the structural components was visual only; a design review was not undertaken.

The evaluation of the building's structure was limited because of the exterior finishes.

The evaluation of the building's structure was limited because of the interior finishes.

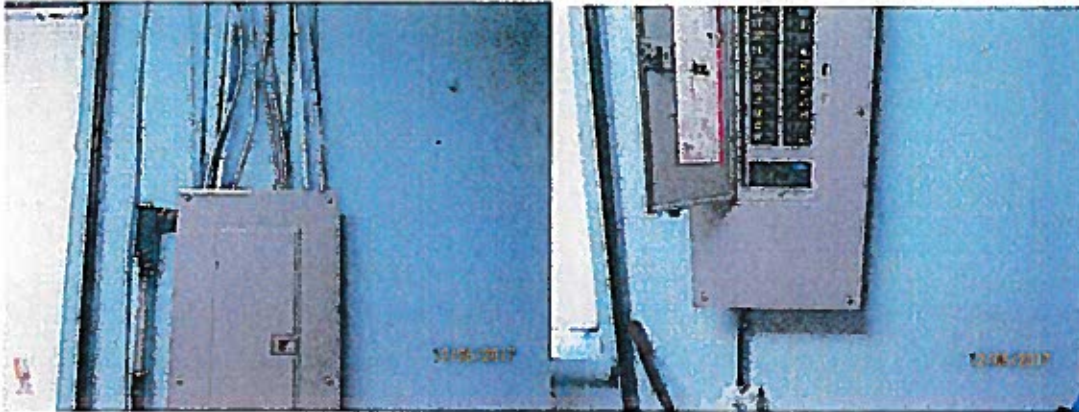
# 4.0 Electrical

## **4.1 DESCRIPTION SERVICE**

The electrical service to the building is overhead.

The building is equipped with a 200 amp, 120/240-volt, single-phase service.

This capacity was determined by the rating of the main disconnect switch.



## **4.2 OBSERVATIONS AND DISCUSSION SERVICE ADEQUACY**

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

4.2.3 However, the current occupants indicated that no power interruptions have been encountered.

### **BRANCH WIRING**

4.2.4 Representative samples of accessible wiring were examined and electrical switches were spot tested in the areas inspected.

4.2.5 All switches tested operated satisfactorily.

4.2.6 No major deficiencies were noted.

4.2.7 The general condition is considered to be good; however, improvements are recommended as follows:

- Replace interior ceiling light fixtures in basement w/ LED fixtures & bulbs

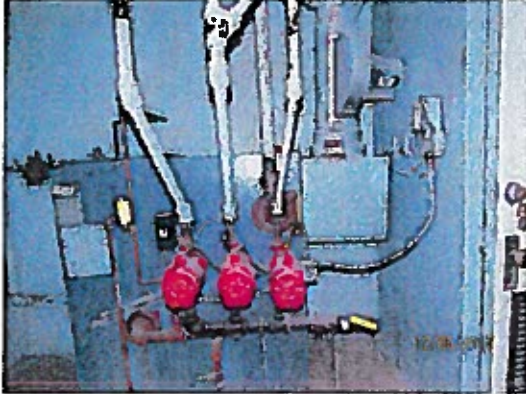
# 5.0 Heating

## **5.1 DESCRIPTION**

### **FORCED AIR SYSTEM**

The main floor is heated by a gas-fired, mid-efficiency furnaces with a total output of 300,000 BTUs per hour (total).

The basement is heated by a 3 zoned gas operated 500,000 btu boiler w/ several radiator



### **CAPACITY**

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

### **LIFE EXPECTANCY**

5.2.2 These units are approximately 1-25 years

### **OPERATING STATUS**

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

**GA5** The gas lines on the exterior appeared to be in good condition

### **HEAT DISTRIBUTION**

5.2.6 The distribution of heat on the first floor is through aluminum ductwork

5.2.7 The distribution of heat in the basement is by radiators

### **DUCTS IN CEILING**

5.2.12 The supply air ducts in the general area are located throughout the building in a cathedral type, which make PMing difficult at times. With this configuration, there is potential for excessive debris in the ductwork from moisture infiltration. Water collecting in the ductwork can support mold growth, which may be a health risk.

# 6.0 Air Conditioning

## 6.1 DESCRIPTION

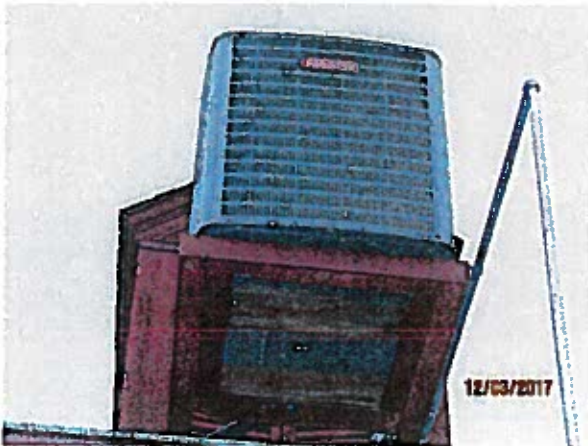
### CENTRAL AIR CONDITIONING

The main section of the building is air-conditioned by a 5 ton condenser unit.

The air is distributed through the same air handling equipment previously mentioned in the Heating section.

### REFRIGERANT

The refrigerant used in the air conditioning systems was identified as R-22.



## 6.2 OBSERVATIONS AND DISCUSSION

### CAPACITY

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

6.2.3 Replace missing covers on basement split units and replace missing condensate pump

### COILS

6.2.94 The refrigerant lines are missing insulation. This should be improved.

### AIR DISTRIBUTION

6.2.5 The air distribution is considered to be fair.

## 6.3 RECOMMENDATIONS COSTS, AND PRIORITIES

Recommendations	Costs	PRIORITIES (Time Frame)
Replace older AC units	\$6500.00	24 Months



# **7.0 Ventilation**

## **7.1 DESCRIPTION**

---

There is 1 exhaust fan in the kitchen area.

This fan appear to service the food prep unit.

## **7.2 OBSERVATIONS AND DISCUSSION**

---

### **ROOF-MOUNTING EXHAUST FANS**

7.2.1 Only other exhaust fan is on the intake of the 1<sup>st</sup> floor heating and cooling system

#### **Washrooms**

7.2.2 Several exhaust fans or vents in every ceiling of the restrooms

# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a ¾-1 inch-diameter, copper, domestic water supply line to the building.

The main shutoff valve is located in front of the building in the front yard.

There is a single water meter for the building.

**8.1.1** Repair leaking drain line under bathroom sink

**8.1.2** Repair or replace toilet tank insert in female bathroom (water continuously runs in tank)

**8.1.3** Replace missing knob on hose bib

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Repair drain line under sink	\$350.00	Immediate
Replace missing knob on outside hose bib	\$45.00	3 months

# **9.0 Roofing**

## **9.1 DESCRIPTION**

---

### **FLAT**

The building is covered by a slate or slate like shingles.

## **ROOF DRAINAGE**

---

### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There is several drains on the roof.

### **CHIMNEYS**

# 10.0 Interior

## 10.1 DESCRIPTION

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.2 Considering the age of the building, walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.3 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.4 There was mildew found on the walls and under the sinks in the kitchen.

## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Install and replace missing smoke detectors</b>	<b>3@ \$100.00</b>	<b>immediate</b>

# 11.0 Exterior

## **WALLS**

The exterior walls are solid masonry.

## **DOORS**

The front entrance doors are aluminum-framed, single-glazed units.

The exit doors are steel units.

## **WINDOWS**

The windows are aluminum-framed, single-glazed units.

The operable windows are awning type.

## **RETAINING WALL**

Repair damage bricks on the retaining wall

## Gutters

There is evidence of damage exterior gutter system

### **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Repair exterior gutters</b>	<b>\$4500.00</b>	<b>6 months</b>
<b>Paint exterior wood trim and window trim</b>	<b>\$3500.00</b>	<b>6 months</b>
<b>Re-glaze exterior windows</b>	<b>\$4500.00</b>	<b>10 months</b>
<b>Replace broken/cracked windows</b>	<b>\$2000.00</b>	<b>10 months</b>
<b>Repair damage stones on the retaining wall</b>	<b>\$800.00</b>	<b>6 months</b>

## 13.0 CLOSING COMMENTS

This report provides you with an overview of the condition of the major components in the building.



# Property Condition Assessment



## **Bellemeade Community Center 1800 Lynhaven Ave Richmond, VA 23234**

**Inspection Date: 01/15/2018**

**Prepared For: Department Of Parks, Recreation & Community  
Facility**

**Report Number: 005**

**Prepared By:**

**Glenn M. Lewis, Sr, FMP**

**804 646 3211**

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**APPENDIX A:  
PHOTOGRAPHS**

**APPENDIX B:**



# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

Recommendations	Report Reference	Repair Cost (Dollars)
Backfill and install landfill in large hole in front of building	11.0	\$800.00
Backfill large holes in rear of building	11.0	\$2,000.00
Clean around exterior of building	11.0	\$3,000.00
Prep and paint damaged lockers in both male & female locker rooms	11.0	\$5000.00
Paint exterior walls around entire center	11.0	\$5500.00
Service all interior drain lines and service all fixtures in bathroom throughout building	5.0/6.0	\$1,000.00
Repair hole in wall of men's shower room	10.0	\$500.00
Service all HVAC units and systems	4.0/5.0	\$15,000.00
Clean out interior vent duct systems	7.0	\$15,000.00
General cleaning needed throughout system	10.0	\$5,000.00

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

Recommendations	Report Reference	Repair Cost (Dollars)
Service heating & cooling Unit		\$6000.00
Service electrical panels	4.0	\$3500.00

### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

# 2.0 Introduction

---

**As per the requested, a visual inspection was performed of the property located at 1800 Lynhaven Ave, Richmond, VA 23234 on 1/18/2018. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components

This assessment meets or exceeds the IFMA standards for Property Condition Assessments.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.

## **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

## **BUILDING DESCRIPTION**

This is a one-story commercial structure covering approximately 100524 square feet. The visible evidence suggests that the building was constructed in early 2000. For the purpose of this report, the front of the building is considered to be facing north.

## **PLANS**

No plans or drawings were available at the time of this inspection.

## **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

## **GENERAL**

The building is single story construction.

## **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

## **FLOORS**

The floors are reinforced concrete slabs.

## **ROOF**

The material is Rubber, metal

# 3.0 Introduction

## 3.2 OBSERVATIONS AND DISCUSSION FOUNDATION/WALL

3.2.1 No major structural defects were noted.



## FLOOR

3.2.2 Interior flooring on main level needs to be cleaned in hallway area



## 3.3

Recommendations	COSTS	PRIORITIES (Time Frame)
Paint interior walls, throughout center	\$6000.00	Routine
Clean flooring in hallway throughout center	\$8000.00	Immediate

## 3.4 LIMITATIONS

The examination of the structural components was visual only; a design review was not undertaken.

The evaluation of the building's structure was limited because of the exterior finishes.

The evaluation of the building's structure was limited because of the interior finishes.

# 4.0 Electrical

## **4.1 DESCRIPTION SERVICE**

The electrical service to the building is overhead.

The building is equipped with a (4) 600 amp, 120/240-volt, single-phase service.

This capacity was determined by the rating of the main disconnect switch.



## **4.2 OBSERVATIONS AND DISCUSSION SERVICE ADEQUACY**

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

### **BRANCH WIRING**

4.2.4 Representative samples of accessible wiring were examined and electrical switches were spot tested in the areas inspected.

4.2.5 All switches tested operated satisfactorily.

4.2.6 No major deficiencies were noted.

4.2.7 The general condition is considered to be good; however, improvements are recommended as follows:

- Service all electrical panels throughout center

# **5.0 Heating**

## **5.1 DESCRIPTION**

### **FORCED AIR SYSTEM**

The main floor is heated by a gas-fired, mid-efficiency furnaces with a total output of 800,000 BTUs per hour (total).

This community center has roughly (7) gas and a/c combo units

1. 1 gas boiler roughly 15+ years old @ a cost of \$30K ea.
2. 2 large combo unit for the gym, 20+ years old @ a cost of \$15K ea.
3. 1 large combo unit for the offices, 15+ years old @ a cost of \$40K
4. 2 new heat & cooling unit for multi-purpose room & kitchen
5. 1 pool pak cost \$550K

### **CAPACITY**

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

### **LIFE EXPECTANCY**

5.2.2 These units are approximately 4-25 years

### **OPERATING STATUS**

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

**GAS** The gas lines on the exterior appeared to be in good condition

### **HEAT DISTRIBUTION**

5.2.6 The distribution of heat on the first floor is through aluminum ductwork

### **DUCTS IN CEILING**

5.2.8 The duct work and entire vent system needs to be cleaned, throughout center. With this configuration and type of ducting, there is potential for excessive debris in the ductwork from moisture infiltration

# 6.0 Air Conditioning

## 6.1 DESCRIPTION

### CENTRAL AIR CONDITIONING

The main section of the building is air-conditioned by a (2) 30 ton condenser unit. The air is distributed through the same air handling equipment previously mentioned in the heating section.

See heating section for unit locates

### REFRIGERANT

The refrigerant used in the air conditioning systems was identified as R-22.

## 6.2 OBSERVATIONS AND DISCUSSION

### CAPACITY

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

6.2.3 Replace missing covers on basement split units and replace missing condensate pump

### COILS

6.2.4 The refrigerant lines are missing insulation. This should be improved.

### AIR DISTRIBUTION

6.2.5 The air distribution is considered to be fair.

## 6.3 RECOMMENDATIONS COSTS, AND PRIORITIES

N/A		

# 7.0 Ventilation

## 7.1 DESCRIPTION

There is 1 exhaust fan in the kitchen area w/ fire suppression system, which needs to be inspected.

This fan appear to service the food prep unit.

## 7.2 OBSERVATIONS AND DISCUSSION

### ROOF-MOUNTING EXHAUST FANS

#### Washrooms

7.2.2 Several exhaust fans or vents in every ceiling of the restrooms



#### 7.2.3

Recommendations	Costs	PRIORITIES (Time Frame)
Service, inspect and clean entire fire suppression system	\$2500.00	immediate

# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a ¾-1 inch-diameter, copper, domestic water supply line to the building.

The main shutoff valve is located in front of the building in the front yard.

There is a single water meter for the building.



<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Service all drain lines under sink	\$350.00	3 mos.



# **9.0 Roofing**

## **9.1 DESCRIPTION**

---

### **FLAT**

The building is covered by a [Ethylene Propylene Diene Monomer] EPDM material (synthetic rubber) & metal.

## **ROOF DRAINAGE**

---

### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There are 9 drains on the roof.

### **CHIMNEYS**

# **10.0 Interior**

## **10.1 DESCRIPTION**

---

Repair HVAC system over clinic area.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.2 Considering the age of the building, walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.3 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.4 There was mildew found on the walls and under the sinks in the kitchen.

# **11.0 Exterior**

## **WALLS**

The exterior walls are solid masonry.

## **DOORS**

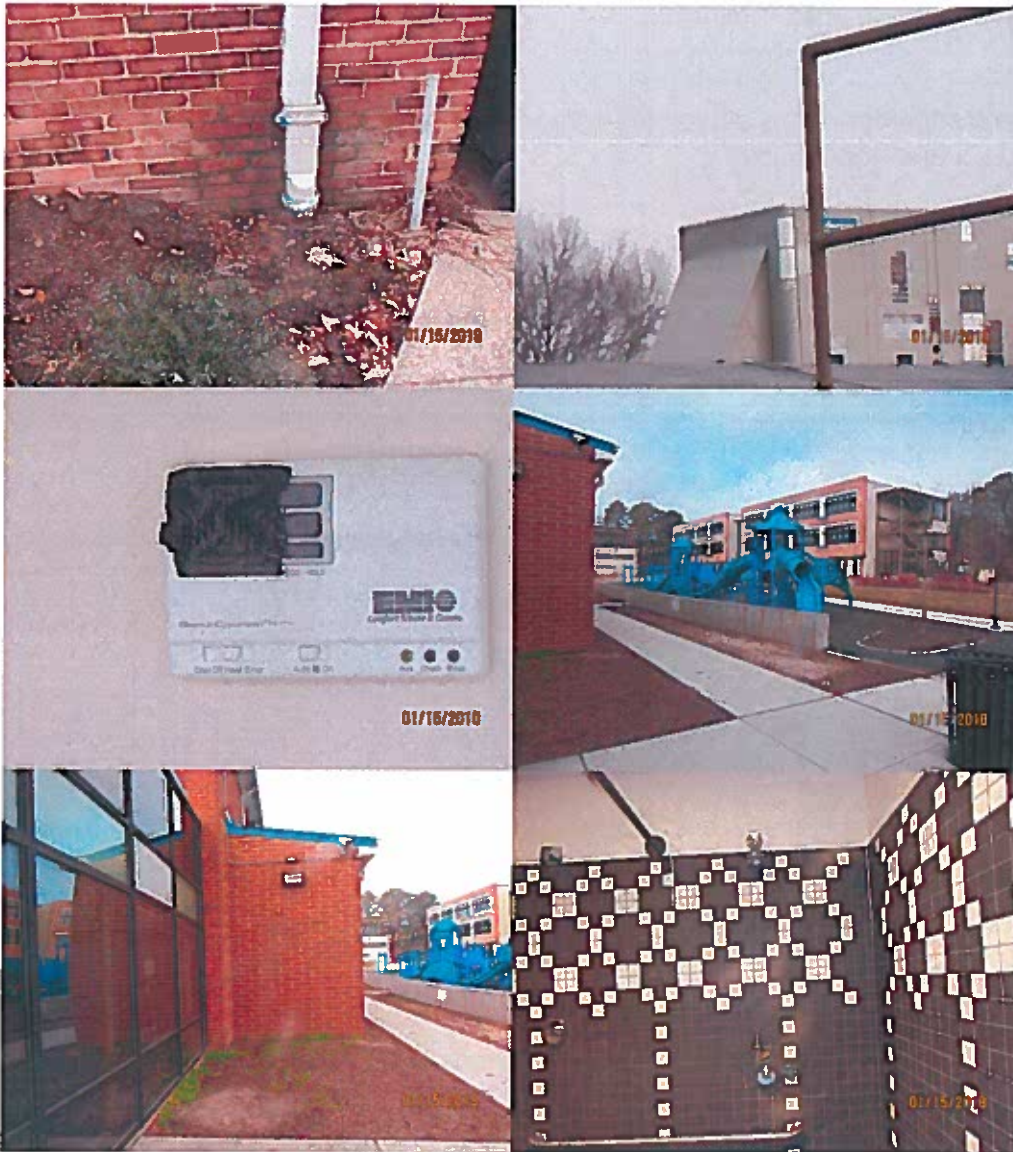
The front entrance doors are aluminum-framed, single-glazed units.  
The exit doors are steel units.

## **Gutters**

There is evidence of damage exterior gutter system

## 13.0 CLOSING COMMENTS/PICS

This report provides you with an overview of the condition of the major components in the building.

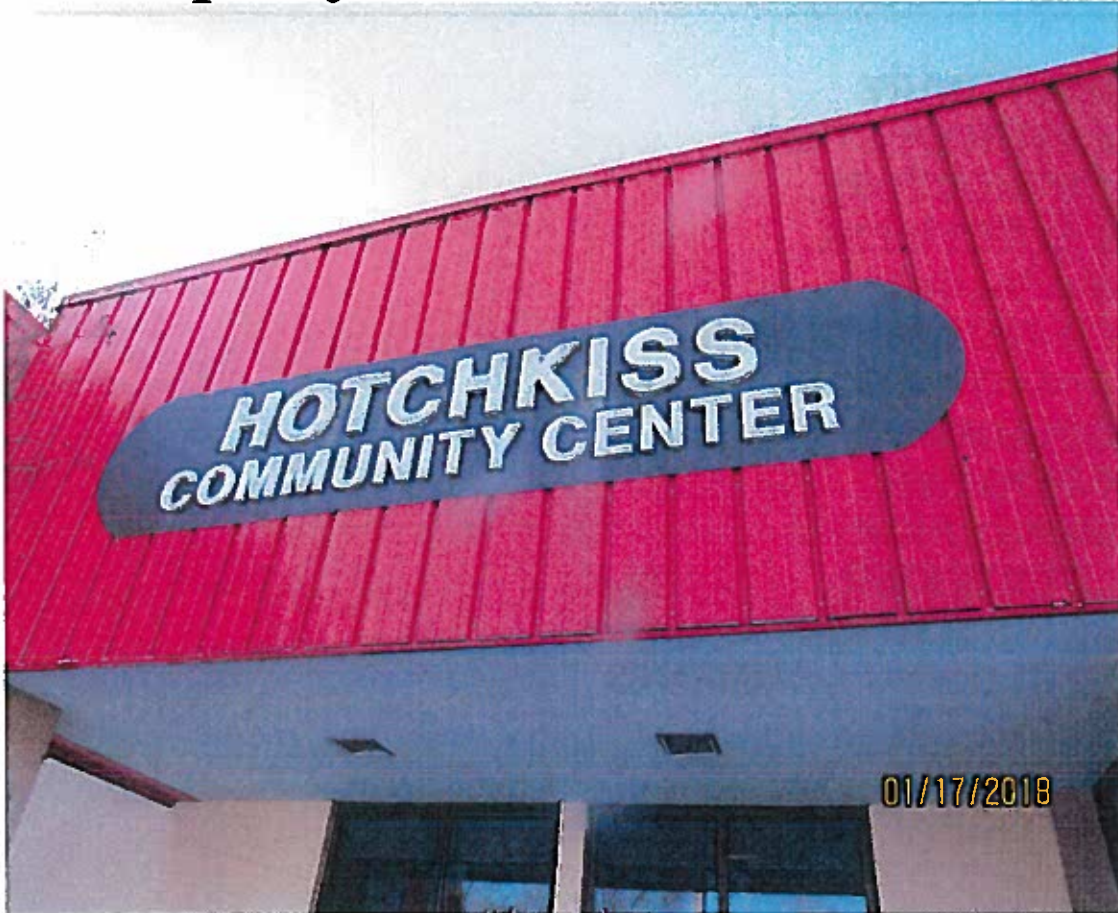








# Property Condition Assessment



**Hotchkiss Community Center  
701 East Brookland Park Blvd  
Richmond, VA 23222**

**Inspection Date: 01/17/2018**

**Prepared For: Department Of Parks, Recreation & Community  
Facilities**

**Report Number: 004**

**Prepared By:**

**Glenn M. Lewis, Sr, FMP**

**804 646 3211**



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**APPENDIX A:  
PHOTOGRAPHS**

**APPENDIX B:**

# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Replace and repair all plumbing fixtures throughout center	8.0	\$250.00
Replace or repair exterior concrete steps	11.0	\$30,000.00
Apply or resurface exterior blocked walls	11.0	\$10,000.00
Apply or resurface exterior concrete landing	11.0	\$2000.00
Paint exterior walls around entire center	11.0	\$1500.00
Replace existing Gym HVAC system	5.0/6.0	\$95,000.00
Replace existing Weight Room HVAC system	5.0/6.0	\$85,000.00
Remove all loose and peeling paint throughout center	10.0	\$15,000.00
Clean out all interior vent ducts as needed	7.0	\$10,000.00

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service heating & cooling Unit		\$2000.00
Service electrical panels	4.0	\$1500.00

### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Replace HVAC Units	5.0	\$90K
Replace HVAC Unit Gym	6.0	\$85K

# 2.0 Introduction

---

**As per the requested, a visual inspection was performed of the property located at 701 E. Brookland Park Blvd, Richmond, VA 23222 on 1/18/2018. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components

This assessment meets or exceeds the IFMA standards for Property Condition Assessments.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.

## **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

## **BUILDING DESCRIPTION**

This is a one-story commercial structure covering approximately 15524 square feet. The visible evidence suggests that the building was constructed in early 1964. For the purpose of this report, the front of the building is considered to be facing north.

## **PLANS**

No plans or drawings were available at the time of this inspection.

## **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

## **GENERAL**

The building is single story construction.

## **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

## **FLOORS**

The floors are reinforced concrete slabs.

## **ROOF**

The material is Rubber, metal

# 3.0 Introduction

## 3.2 OBSERVATIONS AND DISCUSSION FOUNDATION/WALL

3.2.1 No major structural defects were noted.



## FLOOR

3.2.2 Interior flooring on main level needs to be replaced in hallway area



## 3.3

Recommendations	COSTS	PRIORITIES (Time Frame)
Paint interior walls, throughout center	\$6000.00	Routine
Replace or repair hallway flooring	\$2000.00	Immediate

## 3.4 LIMITATIONS

The examination of the structural components was visual only; a design review was not undertaken.

The evaluation of the building's structure was limited because of the exterior finishes.

The evaluation of the building's structure was limited because of the interior finishes.

# 4.0 Electrical

## **4.1 DESCRIPTION SERVICE**

The electrical service to the building is overhead.

The building is equipped with a (2) 600 amp, 120/240-volt, single-phase service.

This capacity was determined by the rating of the main disconnect switch.



## **4.2 OBSERVATIONS AND DISCUSSION SERVICE ADEQUACY**

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

### **BRANCH WIRING**

4.2.4 Representative samples of accessible wiring were examined and electrical switches were spot tested in the areas inspected.

4.2.5 All switches tested operated satisfactorily.

4.2.6 No major deficiencies were noted.

4.2.7 The general condition is considered to be good; however, improvements are recommended as follows:

- Service all electrical panels throughout center
- Replace interior ceiling heater fixtures in ladies bathroom

# **5.0 Heating**

## **5.1 DESCRIPTION**

### **FORCED AIR SYSTEM**

The main floor is heated by a gas-fired, mid-efficiency furnaces with a total output of 300,000 BTUs per hour (total).

This community center has roughly (7) gas and a/c combo units

1. 3 small units roughly 15+ years old @ a cost of \$30K ea.
2. 1 large combo unit for the gym, 20+ years old @ a cost of \$90K
3. 1 large combo unit for the weight room, 15+ years old @ a cost of \$80K
4. 2 new heat & cooling unit for multi-purpose room & kitchen

### **CAPACITY**

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

### **LIFE EXPECTANCY**

5.2.2 These units are approximately 4-25 years

### **OPERATING STATUS**

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

**GAS** The gas lines on the exterior appeared to be in good condition

### **HEAT DISTRIBUTION**

5.2.6 The distribution of heat on the first floor is through aluminum ductwork

5.2.7 The distribution of heat in the bathrooms by way of ceiling tile heaters

### **DUCTS IN CEILING**

5.2.8 The duct work and entire vent system needs to be cleaned, throughout center. With this configuration and type of ducting, there is potential for excessive debris in the ductwork from moisture infiltration

# 6.0 Air Conditioning

## 6.1 DESCRIPTION

### CENTRAL AIR CONDITIONING

The main section of the building is air-conditioned by a (2) 30 ton condenser unit.

The air is distributed through the same air handling equipment previously mentioned in the heating section.

See heating section for unit locates

### REFRIGERANT

The refrigerant used in the air conditioning systems was identified as R-22.

## 6.2 OBSERVATIONS AND DISCUSSION

### CAPACITY

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

6.2.3 Replace missing covers on basement split units and replace missing condensate pump

### COILS

6.2.94 The refrigerant lines are missing insulation. This should be improved.

### AIR DISTRIBUTION

6.2.5 The air distribution is considered to be fair.

## 6.3 RECOMMENDATIONS COSTS, AND PRIORITIES

Recommendations	Costs	PRIORITIES (Time Frame)
Replace older AC units	\$90,000.00	24 Mos
Replace a/c unit in the weight room	\$80,000.00	36 Mos.

# 7.0 Ventilation

## 7.1 DESCRIPTION

There is 1 exhaust fan in the kitchen area.

This fan appear to service the food prep unit.

## 7.2 OBSERVATIONS AND DISCUSSION

### ROOF-MOUNTING EXHAUST FANS

#### Washrooms

7.2.2 Several exhaust fans or vents in every ceiling of the restrooms



#### 7.2.3

Recommendations	Costs	PRIORITIES (Time Frame)
Clean out entire duct system, throughout center	\$15,000.00	24 Months



# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a ¾-1 inch-diameter, copper, domestic water supply line to the building.

The main shutoff valve is located in front of the building in the front yard.

There is a single water meter for the building.

**8.1.1** Repair leaking drain line under bathroom sink

**8.1.2** Repair or replace toilet tank insert in female bathroom (water continuously runs in tank)

**8.1.3** Replace missing knob on hose bib

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Repair drain line under sink	\$350.00	Immediate
Replace missing knob on outside hose bib	\$45.00	3 months

# **9.0 Roofing**

## **9.1 DESCRIPTION**

### **FLAT**

The building is covered by a [Ethylene Propylene Diene Monomer] EPDM material (synthetic rubber) & metal.

## **ROOF DRAINAGE**

### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There are 9 drains on the roof.

### **CHIMNEYS**

# **10.0 Interior**

## **10.1 DESCRIPTION**

---

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambes are square and floors are reasonably level.

10.2.2 Considering the age of the building, walls are relatively plumb, doorjambes are square and floors are reasonably level.

10.2.3 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.4 There was mildew found on the walls and under the sinks in the kitchen.

# **11.0 Exterior**

## **WALLS**

The exterior walls are solid masonry.

## **DOORS**

The front entrance doors are aluminum-framed, single-glazed units.  
The exit doors are steel units.

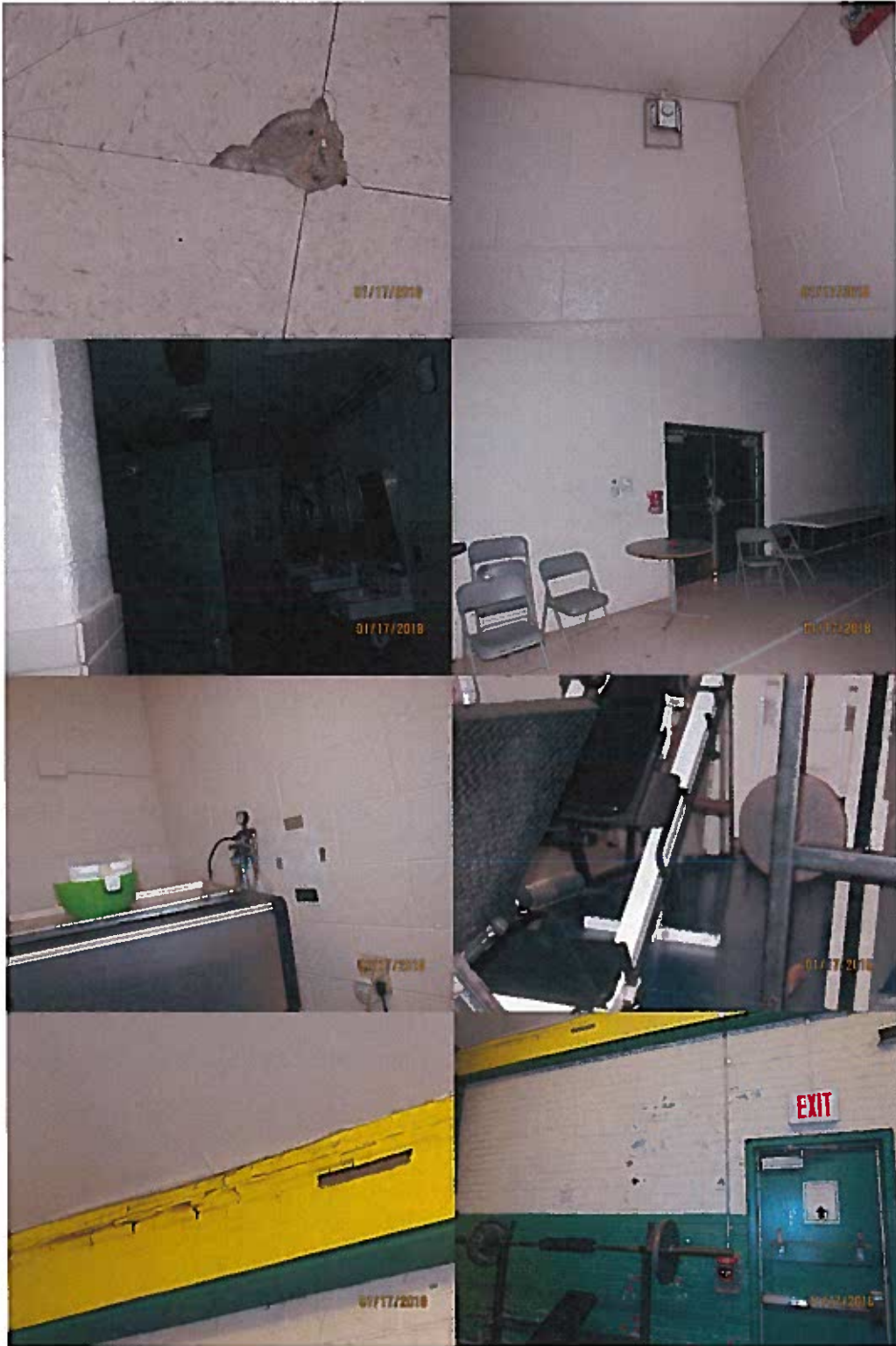
## **Gutters**

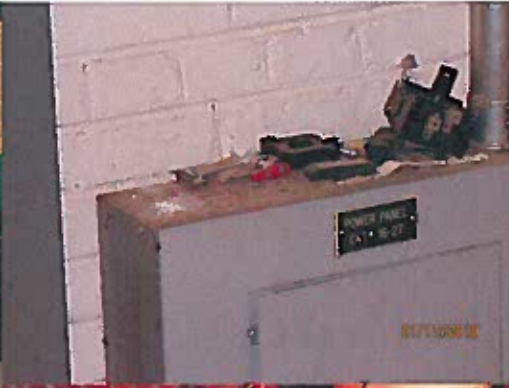
There is evidence of damage exterior gutter system

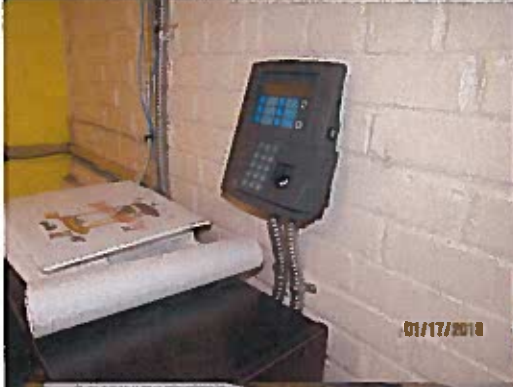
## 13.0 CLOSING COMMENTS/PICS

This report provides you with an overview of the condition of the major components in the building.





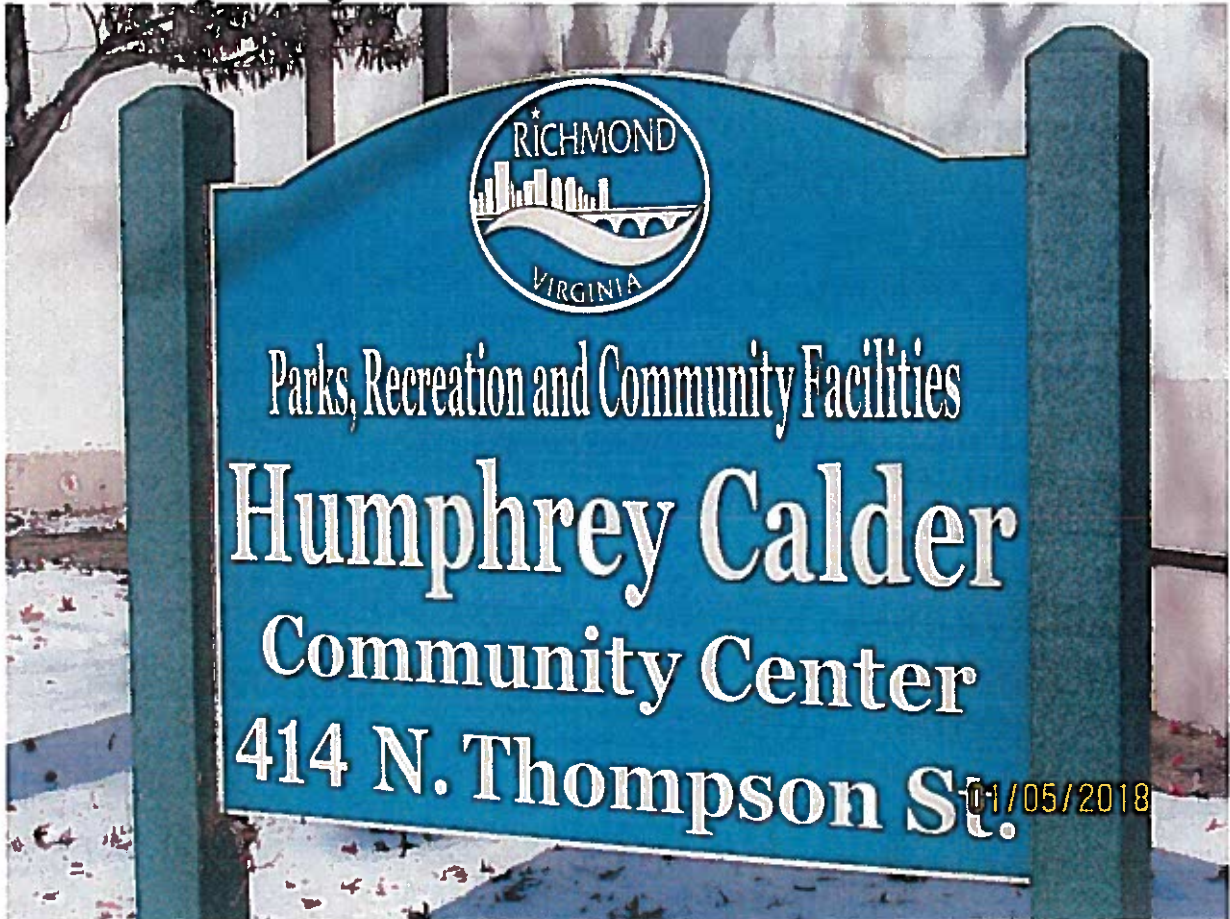








# Property Condition Assessment



**Humphrey Calder Community Center  
414 N. Thompson St  
Richmond, VA 23221**

**Inspection Date:** 01/5/2018

**Prepared For:** Department Of Parks, Recreation & Community  
Facilities

**Report Number:** 003

**Prepared By:**

Glenn M. Lewis, Sr, FMP  
804 646 3211

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PHOTOGRAPHS**

**APPENDIX B:**

# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

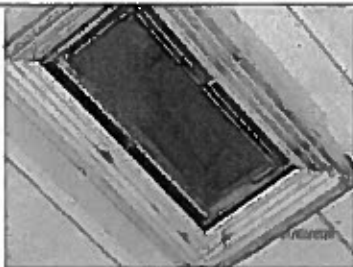
The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Repair electrical outlet on exterior of building rear	8.0	\$50.00
Repair exterior wall surface and power wash exterior	11.0	\$6,000.00
Replace floor tile under urinal in men's restroom	11.0	\$10,000.00
Apply or resurface exterior concrete landing	11.0	\$2000.00
Paint exterior walls around entire center	11.0	\$1500.00

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service heating & cooling Unit		\$4500.00
Service electrical panels		\$800.00
Install grids on vent ducts in gym		\$500.00



### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>

## **2.0 Introduction**

**As per the requested, a visual inspection was performed of the property located at 414 N. Thompson St, Richmond, VA 23222 on 12/11/2017. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

**Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components**

This assessment meets or exceeds the IFMA standards for Property Condition Assessments.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.

### **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

### **BUILDING DESCRIPTION**

This is a one-story commercial structure covering approximately 15524 square feet. The visible evidence suggests that the building was constructed in early 1900.

For the purpose of this report, the front of the building is considered to be facing north.

### **PLANS**

No plans or drawings were available at the time of this inspection.

### **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

### **GENERAL**

The building is single story construction.

### **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

### **FLOORS**

The floors are reinforced concrete slabs.

### **ROOF**

The material is EPDM (Ethylene Propylene Diene Monomer)/Synthetic Rubber

# 3.0 Introduction

## **3.2 OBSERVATIONS AND DISCUSSION FOUNDATION/WALL**

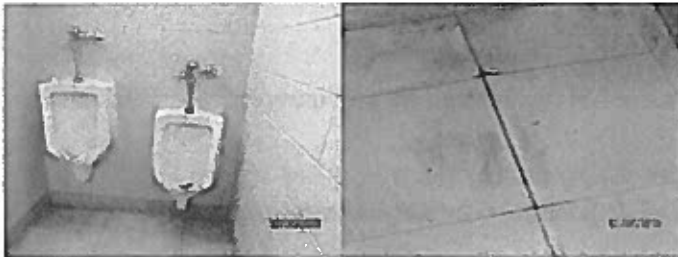
3.2.1 No major structural defects were noted.

3.2.2 Minor exterior cracking to concrete retaining wall



## **FLOOR**

3.2.3 Interior flooring on men restroom needs to be repair or replaced due to warped tiles



## **3.3**

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Paint interior walls, throughout center	\$6000.00	Routine
Repair buckling floor and loose tiles in men's restroom area	\$3,000.00	Immediate

## **3.4 LIMITATIONS**

The examination of the structural components was visual only; a design review was not undertaken.

The evaluation of the building's structure was limited because of the exterior finishes.

The evaluation of the building's structure was limited because of the interior finishes.

# 4.0 Electrical

## 4.1 DESCRIPTION SERVICE

The electrical service to the building is overhead.

The building is equipped with a 400 amp, 120/240-volt, single-phase service.

This capacity was determined by the rating of the main disconnect switch.



## 4.2 OBSERVATIONS AND DISCUSSION SERVICE ADEQUACY

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

4.2.3 However, the current occupants indicated that no power interruptions have been encountered.

### BRANCH WIRING

4.2.4 Representative samples of accessible wiring were examined and electrical switches were spot tested in the areas inspected.

4.2.5 All switches tested operated satisfactorily.

4.2.6 No major deficiencies were noted.

4.2.7 The general condition is considered to be good; however, improvements are recommended as follows:

## **5.0 Heating**

### **5.1 DESCRIPTION**

#### **FORCED AIR SYSTEM**

The main floor is heated by a gas-fired, mid-efficiency furnaces with a total output of 300,000 BTUs per unit (5 units total).

#### **CAPACITY**

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

#### **LIFE EXPECTANCY**

5.2.2 All of the units are approximately 20+ years

#### **OPERATING STATUS**

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

**GA5** The gas lines on the exterior appeared to be in good condition

#### **HEAT DISTRIBUTION**

5.2.6 The distribution of heat throughout the building is through aluminum vent ducts

#### **DUCTS IN CEILING**

5.2.12 The supply air ducts in the general area are located throughout the building in a cathedral type, which make PMing difficult at times. With this configuration, there is potential for excessive debris in the ductwork from moisture infiltration.



# 6.0 Air Conditioning

## **6.1 DESCRIPTION**

### **CENTRAL AIR CONDITIONING**

The main section of the building is air-conditioned by a (5) 15-30 ton condenser units. The air is distributed through the same air handling equipment previously mentioned in the Heating section.

### **REFRIGERANT**

The refrigerant used in the air conditioning systems was identified as R-22.

## **6.2 OBSERVATIONS AND DISCUSSION**

### **CAPACITY**

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

6.2.3 Replace missing covers on basement split units and replace missing condensate pump

### **COILS**

6.2.4 The refrigerant lines are missing insulation. This should be improved.

### **AIR DISTRIBUTION**

6.2.5 The air distribution is considered to be fair.

## **6.3 RECOMMENDATIONS COSTS, AND PRIORITIES**

<b>Recommendations</b>	<b>Costs</b>	<b>PRIORITIES (Time Frame)</b>
Replace older AC units as needed	\$25,000.00 ea.	24 Months

# **7.0 Ventilation**

## **7.1 DESCRIPTION**

There is 4 exhaust fan in the kitchen area.

This fan appear to service the food prep unit.

## **7.2 OBSERVATIONS AND DISCUSSION**

### **ROOF-MOUNTING EXHAUST FANS**

7.2.1 Only other exhaust fan is on the intake of the 1<sup>st</sup> floor heating and cooling system

### **Washrooms**

7.2.2 Several exhaust fans or vents in every ceiling of the restrooms

# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a ¾-1 inch-diameter, copper, domestic water supply line to the building.

The main shutoff valve is located in front of the building in the front yard.

There is a single water meter for the building.

**8.1.1** Repair leaking drain line under bathroom sink

**8.1.2** Repair or replace toilet tank insert in female bathroom (water continuously runs in tank)

**8.1.3** Replace missing knob on hose bib



<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Service all interior drain line throughout center	\$350.00	Immediate

# **9.0 Roofing**

## **9.1 DESCRIPTION**

### **FLAT**

The building is covered by a slate or slate like shingles.

## **ROOF DRAINAGE**

### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There are 9 drains on the roof.

### **CHIMNEYS**

# 10.0 Interior

## 10.1 DESCRIPTION

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.2 Considering the age of the building, walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.3 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.4 There was mildew found on the walls and under the sinks in the kitchen.

10.2.5 General cleaning throughout center is needed.



## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Install and replace missing smoke detectors</b>	<b>3@ \$100.00</b>	<b>immediate</b>
<b>General cleaning throughout</b>	<b>\$4000.00</b>	<b>12 mos.</b>

# 11.0 Exterior

## **WALLS**

The exterior walls are (EIFS) **Exterior Insulation and Finish Systems**.

## **DOORS**

The front entrance doors are aluminum-framed, single-glazed units.

The exit doors are steel units.

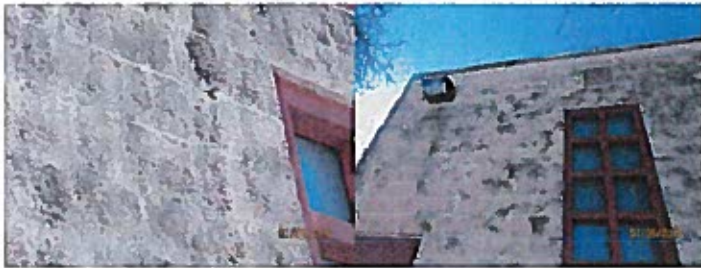
## **WINDOWS**

The windows are aluminum-framed, single-glazed units.

The operable windows are awning type.

## **RETAINING WALL**

Repair damage (EIFS) **Exterior Insulation and Finish Systems** on the retaining wall



1.37

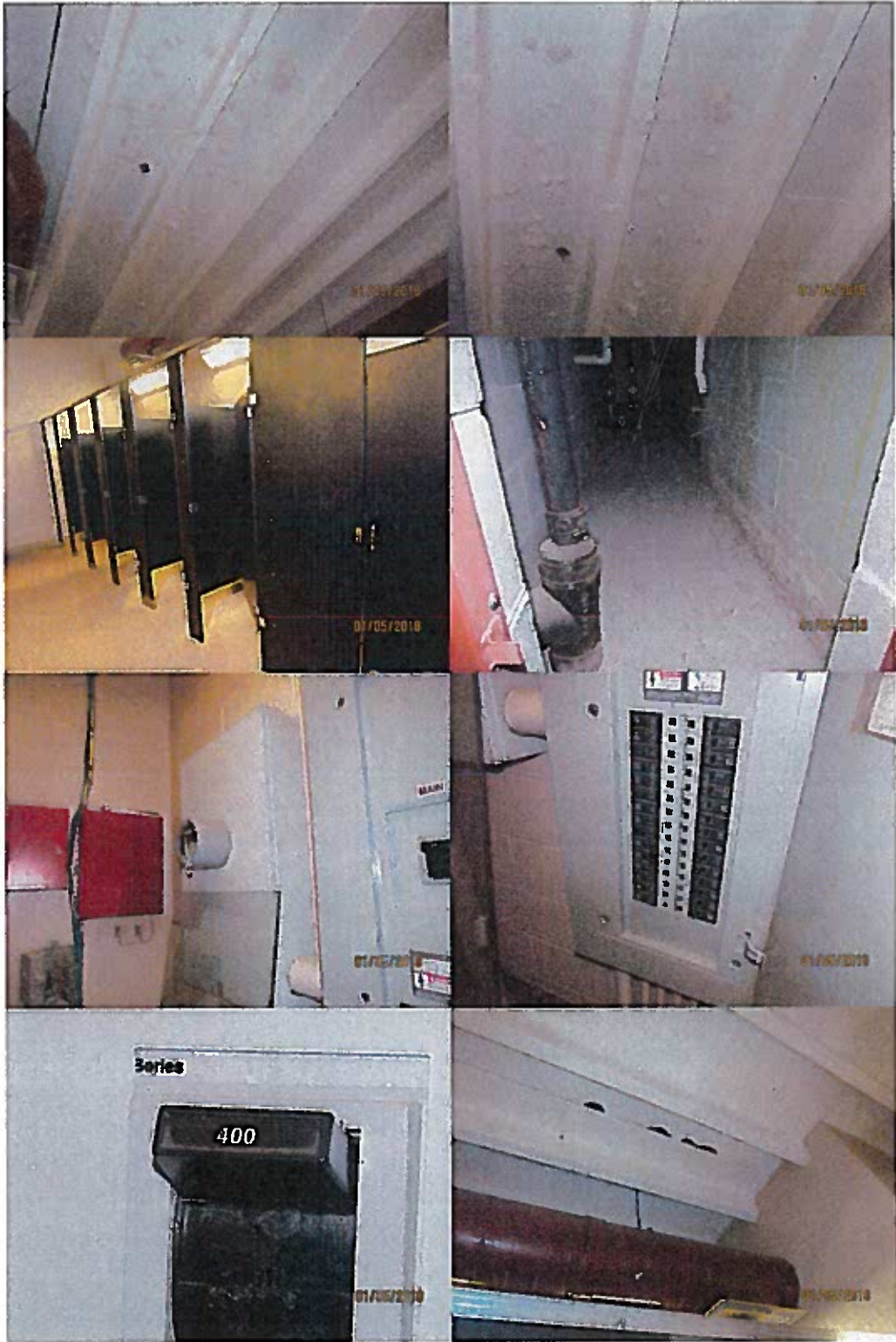
## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Repair exterior gutters</b>	<b>\$4500.00</b>	<b>6 months</b>
<b>Paint exterior wood trim and window trim</b>	<b>\$3500.00</b>	<b>6 months</b>
<b>Repair damage EIFS on the exterior wall</b>	<b>\$2800.00</b>	<b>6 months</b>

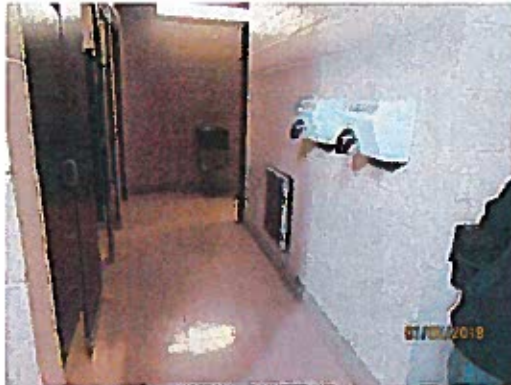
### 13.0 CLOSING COMMENTS/PICS

This report provides you with an overview of the condition of the major components in the building.









# Property Condition Assessment



**Powhatan Community Center**  
**5101 Northhampton St**  
**Richmond, VA 23222**

**Inspection Date:** 01/12/2018

**Prepared For:** Department Of Parks, Recreation & Community  
Facilities

**Report Number:** 008

**Prepared By:**

Glenn M. Lewis, Sr, FMP

804 646 3211

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PHOTOGRAPHS**

**APPENDIX B:**

# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

Recommendations	Report Reference	Repair Cost (Dollars)
Replace damage ceiling tile throughout center	10.0	\$1000.00
Prep and paint walls and ceiling throughout center	10.0	\$8000.00
Repair heat strip on bathroom wall	10.0	\$150.00
Interior walls, ceilings and floors need general cleaning, throughout center	10.0	\$2500.00
Repair exterior ceiling surface and power wash exterior	11.0	\$6,500.00
Replace drain pipes under bathroom sink	8.0	\$200.000
Replace all emergency light fixture on wall in gym	4.0	\$650.00

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

Recommendations	Report Reference	Repair Cost (Dollars)
Service heating & cooling Unit	5.0/6.0	\$2500.00
Service electrical panels	4.0	\$800.00
Service all interior plumbing lines	8.0	\$400.00
Clean out all mechanical rooms	10.0	\$1200.00

### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

Recommendations	Report Reference	Repair Cost (Dollars)
Service HVAC system	5.0/6.0	\$1500.00

## **2.0 Introduction**

**As per the requested, a visual inspection was performed of the property located at 5101 Northampton St, Richmond, VA 23222 on 1/12/2018. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components

This assessment meets or exceeds the IFMA standards for Property Condition Assessments.

This report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies,
- updating ageing major components, and
- undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

**This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.**

### **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

### **BUILDING DESCRIPTION**

This is a single story commercial structure covering approximately 15524 square feet. The visible evidence suggests that the building was constructed in early 1980.

For the purpose of this report, the front of the building is considered to be facing north.

### **PLANS**

No plans or drawings were available at the time of this inspection.

### **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

### **GENERAL**

The building is a gymnasium.

### **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

### **FLOORS**

The floors are reinforced concrete slabs.

### **ROOF**

The material is EPDM (Ethylene Propylene Diene Monomer)/Synthetic Rubber

# 3.0 Structure

## **3.2 OBSERVATIONS AND DISCUSSION FOUNDATION/WALL**

- 3.2.1 No major structural defects were noted.
- 3.2.2 Power wash, clean & paint exterior wall surface



## **FLOOR**

- 3.2.3 Interior flooring on main level needs to be replaced in kitchen area and repair in the assembly section

## **3.3**

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Power wash exterior	\$6000.00	Routine

## **3.4 LIMITATIONS**

The examination of the structural components was visual only  
The evaluation of the building's structure was limited because of the exterior finishes.  
The evaluation of the building's structure was limited because of the interior finishes.

# 4.0 Electrical

## **4.1 DESCRIPTION SERVICE**

The electrical service to the building is overhead.

The building is equipped with a 600 amp, 120/240-volt, single-phase service.

This capacity was determined by the rating of the main disconnect switch.



## **4.2 OBSERVATIONS AND DISCUSSION SERVICE ADEQUACY**

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

4.2.3

## **BRANCH WIRING**

4.2.4 Representative samples of accessible wiring were examined and electrical switches were spot tested in the areas inspected.

4.2.5 All switches tested operated satisfactorily.

4.2.6 No major deficiencies were noted.

4.2.7 The general condition is considered to be good; however, improvements are recommended as follows:

- Replace painted wall outlets
- Paint exterior control box



## **5.0 Heating**

### **5.1 DESCRIPTION**

#### **FORCED AIR SYSTEM**

The main floor is heated by a gas-fired, mid-efficiency furnaces with a total output of 300,000 BTUs per hour (total).

#### **CAPACITY**

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

#### **LIFE EXPECTANCY**

5.2.2 These units are approximately 1-25 years

#### **OPERATING STATUS**

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

**GAS** The gas lines on the exterior appeared to be in good condition

#### **HEAT DISTRIBUTION**

5.2.5 The distribution of heat on the first floor is through aluminum ductwork

5.2.6 The distribution of heat in individual areas is by radiators

#### **DUCTS IN CEILING**

5.2.7 The supply air ducts in the general area are located throughout the building is a cathedral type, which make PMing difficult at times. With this configuration, there is potential for excessive debris in the ductwork from moisture infiltration.

**Water collecting in the ductwork can support mold growth, which may be a health risk.**



# **6.0 Air Conditioning**

## **6.1 DESCRIPTION**

### **CENTRAL AIR CONDITIONING**

The main section of the building is air-conditioned by a (2) 15 ton condenser unit. The air is distributed through the same air handling equipment previously mentioned in the heating section.

### **REFRIGERANT**

The refrigerant used in the air conditioning systems was identified as R-22.

## **6.2 OBSERVATIONS AND DISCUSSION**

### **CAPACITY**

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

### **AIR DISTRIBUTION**

6.2.5 The air distribution is considered to be good in the gym area, except during rain events water sometimes get on the gym floor.

## **6.3 RECOMMENDATIONS COSTS, AND PRIORITIES**

<b>Recommendations</b>	<b>Costs</b>	<b>PRIORITIES (Time Frame)</b>
Routine PM	\$500.00	Monthly



# **7.0 Ventilation**

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## **DESCRIPTION**

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There is 3 exhaust fan systems throughout the community center.  
The system is routinely serviced and it's on all of the tradesmen schedule.

## **7.2 OBSERVATIONS AND DISCUSSION**

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### **ROOF-MOUNTING EXHAUST FANS**

7.2.1 Only other exhaust fan is on the intake of the 1<sup>st</sup> floor heating and cooling system

### **Washrooms**

7.2.2 Several exhaust fans or vents in every ceiling of the restrooms

## **7.3.3 FIRE SUPPRESSION SYSTEM**

---

# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a 1 1/2 inch-diameter, copper, domestic water supply line to the building.  
(1) 50 gallons gas hot water heater.



### **8.1.1**

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Service all interior drain lines	\$250.00	Quarterly PM

# **9.0 Roofing**

## **9.1 DESCRIPTION**

The material is EPDM (Ethylene Propylene Diene Monomer)/Synthetic Rubber & Metal

## **ROOF DRAINAGE**

### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There are 9 drains on the roof.

### **CHIMNEYS**

# 10.0 Interior

## 10.1 DESCRIPTION

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambes are square and floors are reasonably level.

10.2.2 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.3 There was mildew found on the walls and under the sinks in the kitchen.



## **10.3.3**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Replace damaged ceiling tiles as needed</b>	<b>\$1500.00</b>	<b>immediate</b>
<b>Replace emergency light fixtures in the gym</b>	<b><u>5@\$500.00</u></b>	<b>immediate</b>
<b>Replace drain pipe under bathroom sink</b>	<b>\$100.00</b>	<b>6 mos</b>

# 11.0 Exterior

## **WALLS**

3.1.1 The exterior walls are solid masonry.

3.1.2 Repair exterior wall surface

3.2.3 Power wash, clean & paint exterior wall surface



## **DOORS**

The front entrance doors are aluminum-framed, single-glazed units.

The exit doors are steel units.

## **WINDOWS**

The windows are aluminum-framed, single-glazed units.

The operable windows are awning type.

## **Gutters**

There is evidence of damage exterior gutter system

### **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Repair exterior gutters</b>	<b>\$4500.00</b>	<b>6 mos</b>
<b>Paint exterior wood trim and window trim</b>	<b>\$3500.00</b>	<b>6 mos</b>
<b>Re-glaze exterior windows</b>	<b>\$4500.00</b>	<b>10 mos</b>
<b>Replace broken/cracked windows</b>	<b>\$2000.00</b>	<b>10 mos</b>
<b>Repair damage stones on the retaining wall</b>	<b>\$800.00</b>	<b>6 mos</b>

## 13.0 CLOSING COMMENTS

This report provides you with an overview of the condition of the major components in the building. Below are some pictures.....









# Property Condition Assessment



**Randolph Community Center  
1401 Grayland Ave  
Richmond, VA 23220**

**Inspection Date:** 01/8/2018

**Prepared For:** Department Of Parks, Recreation & Community  
Facilities

**Report Number:** 008

**Prepared By:**

Glenn M. Lewis, Sr, FMP

804 646 3211

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**APPENDIX A:  
PHOTOGRAPHS**

**APPENDIX B:**

# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

Recommendations	Report Reference	Repair Cost (Dollars)
Replace flushing valve on men's toilet	8.0	\$500.00
Remove peeling paint and prep walls, ceiling for interior painting throughout	10.0	\$8000.00
Repair exterior wall surface and power wash exterior	11.0	\$6,000.00
Repair or replace light fixtures on the exterior of the building	11.0	\$5500.00
Apply waterproofing sealant on exterior walls	11.0	\$5000.00
<b>Replace Main HVAC Unit including coil [1<sup>st</sup> floor]</b>	<b>5.0/6.0</b>	<b>\$95,000.000</b>

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

Recommendations	Report Reference	Repair Cost (Dollars)
Service Heating & Cooling Unit [throughout]	5.0/6.0	\$7000.00
Service electrical panels	4.0	\$600.00
Service interior elevator	4.0	\$600.00
Clean out all mechanical rooms	10.0	\$1200.00

### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

Recommendations	Report Reference	Repair Cost (Dollars)
Service HVAC system [gym/offices]	5.0/6.0	\$2500.00

## **2.0 Introduction**

**As per the requested, a visual inspection was performed of the property located at 1401 Grayland Ave, Richmond, VA 23220 on 1/8/2018. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components

This assessment meets or exceeds the IFMA standards for Property Condition Assessments.

This report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies,
- updating ageing major components, and
- undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.

### **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

### **BUILDING DESCRIPTION**

This is a two-story commercial structure covering approximately 25524 square feet. The visible evidence suggests that the building was constructed in early 1940.

For the purpose of this report, the front of the building is considered to be facing north.

### **PLANS**

No plans or drawings were available at the time of this inspection.

### **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

### **GENERAL**

The building is two story construction.

### **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

### **FLOORS**

The floors are reinforced concrete slabs.

### **ROOF**

The material is rubber

# 3.0 Structure

## **3.2 OBSERVATIONS AND DISCUSSION FOUNDATION/WALL**

- 3.2.1 No major structural defects were noted.
- 3.2.2 Power wash, clean & paint exterior wall surface



## **FLOOR**

- 3.2.3 Interior flooring on main level looks in satisfactory condition (no issues at present time)



## **3.3**

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Paint interior walls, throughout center	\$6000.00	Routine

## **3.4 LIMITATIONS**

The examination of the structural components was visual only; a design review was not undertaken.

The evaluation of the building's structure was limited because of the exterior finishes.  
The evaluation of the building's structure was limited because of the interior finishes.

# **4.0 Electrical**

## **4.1 DESCRIPTION**

### **SERVICE**

The electrical service to the building is overhead.

The building is equipped with a 600 amp, 120/240-volt, single-phase service.

This capacity was determined by the rating of the main disconnect switch.



## **4.2 OBSERVATIONS AND DISCUSSION**

### **SERVICE ADEQUACY**

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

4.2.3 However, the current occupants indicated that no power interruptions have been encountered.

### **BRANCH WIRING**

4.2.4 Representative samples of accessible wiring were examined and electrical switches were spot tested in the areas inspected.

4.2.5 All switches tested operated satisfactorily.

4.2.6 No major deficiencies were noted.

# **5.0 Heating**

## **5.1 DESCRIPTION**

### **FORCED AIR SYSTEM**

The main floor is heated by a gas-fired, mid-efficiency furnaces with a total output of 300,000 BTUs per hour (total).

The community center is heated by a in-line gas heat unit w/ interior vent ducts



### **CAPACITY**

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

### **LIFE EXPECTANCY**

5.2.2 These units are approximately 15-35 years old

### **OPERATING STATUS**

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted. {age}

### **GAS LINE**

5.2.5 The gas lines on the exterior appeared to be in good condition

### **HEAT DISTRIBUTION**

5.2.6 The distribution of heat on the 1<sup>st</sup> & 2<sup>nd</sup> floor is through aluminum ductwork

### **DUCTS IN CEILING**

5.2.7 The supply air ducts in the general area are located throughout the building in a cathedral type, which make PMing difficult at times. With this configuration, there is potential for excessive debris in the ductwork from moisture infiltration.



# 6.0 Air Conditioning

## 6.1 DESCRIPTION

### CENTRAL AIR CONDITIONING

The main section of the building is air-conditioned by a 30 ton compressor/condenser unit.

This unit is roughly 33 years old and in need of repair or replacement as soon as possible. The air is distributed through the same air handling equipment previously mentioned in the heat section.

### REFRIGERANT

The refrigerant used in the air conditioning systems was identified as R-22.

## 6.2 OBSERVATIONS AND DISCUSSION

### CAPACITY

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

6.2.3 Replace missing covers on basement split units and replace missing condensate pump

### COILS

6.2.94 The refrigerant lines are missing insulation. This should be improved.

### AIR DISTRIBUTION

6.2.5 The air distribution is considered to be fair.

## 6.3 RECOMMENDATIONS COSTS, AND PRIORITIES

Recommendations	Costs	PRIORITIES (Time Frame)
<b>Replace older AC units</b>	<b>\$95,000.00</b>	<b>Immediately</b>
<b>Service 1<sup>st</sup> floor unit</b>	<b>\$5000.00</b>	<b>Routine</b>

# 7.0 Ventilation

## 7.1 DESCRIPTION

There is 1 exhaust fan in the kitchen area.

This fan appear to service the food prep unit.

## 7.2 OBSERVATIONS AND DISCUSSION

### **Washrooms**

7.2.2 Several exhaust fans or vents in every ceiling of the restrooms



<b>Recommendations</b>	<b>Costs</b>	<b>PRIORITIES (Time Frame)</b>
<b>Clean entire ventilation system throughout center</b>	<b>\$15,000.00</b>	<b>12 mos</b>

# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a 1 1/2 inch-diameter, copper, domestic water supply line to the building.

### **8.1.1**



<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Service all interior drain lines	\$500.00	Monthly PM

# **9.0 Roofing**

## **9.1 DESCRIPTION**

### **FLAT**

The building is covered by a [Ethylene Propylene Diene Monomer] EPDM material (synthetic rubber)

## **ROOF DRAINAGE**

### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There are 9 drains on the roof.

### **CHIMNEYS**

# 10.0 Interior

## 10.1 DESCRIPTION

---

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.2 Considering the age of the building, walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.3 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.4 There was mildew found on the walls and under the sinks in the kitchen.

## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Install and replace missing smoke detectors</b>	<b>3@ \$100.00</b>	<b>immediate</b>

# 11.0 Exterior

## **WALLS**

3.1.1 The exterior walls are solid masonry.

3.1.2 Repair exterior wall surface

3.2.3 Power wash, clean & paint exterior wall surface



## **DOORS**

The front entrance doors are aluminum-framed, single-glazed units.

The exit doors are steel units.

## **WINDOWS**

The windows are aluminum-framed, single-glazed units.

The operable windows are awning type.

## **Gutters**

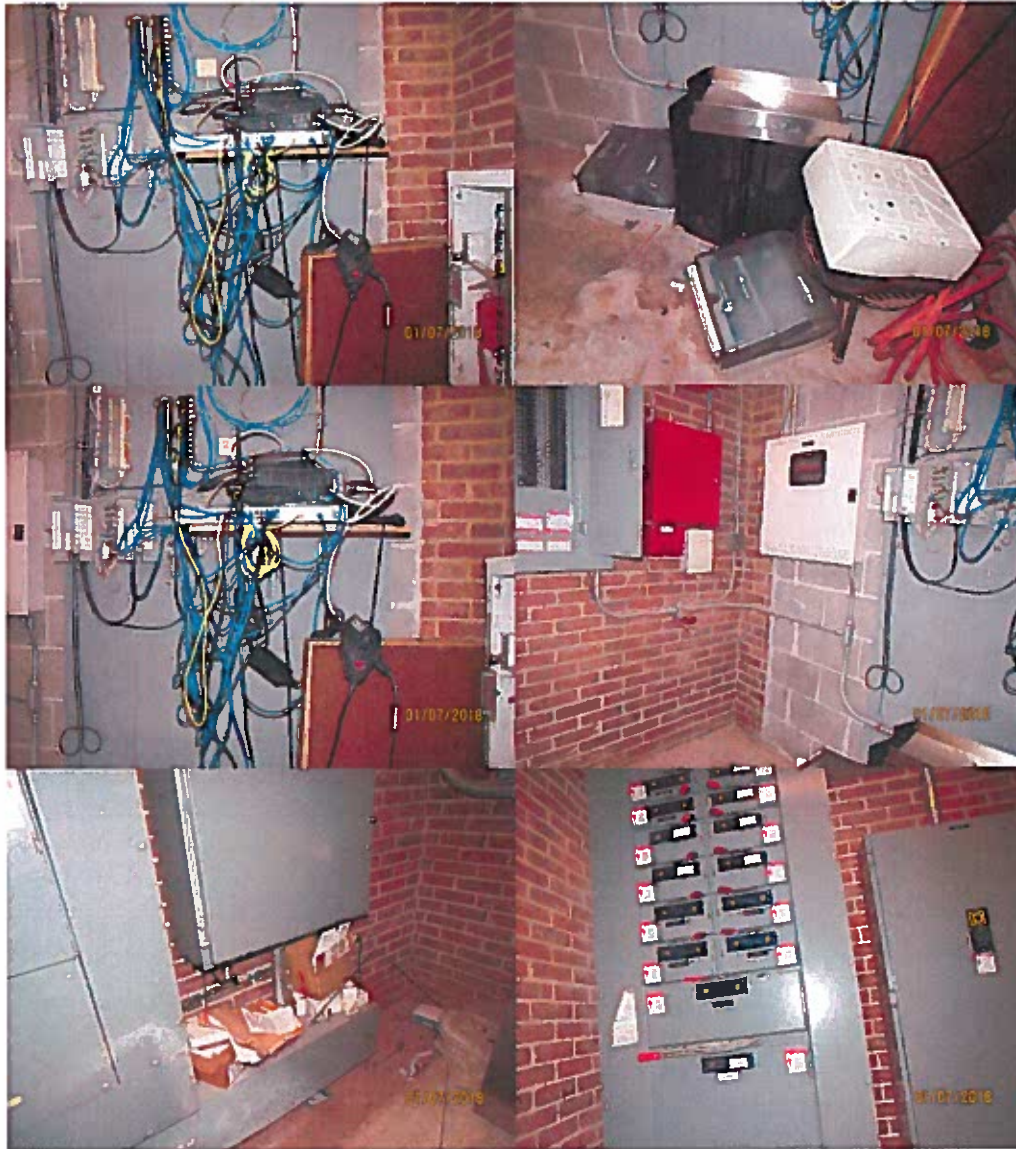
There is evidence of damage exterior gutter system

### **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Repair exterior gutters</b>	<b>\$4500.00</b>	<b>6 months</b>
<b>Paint exterior wood trim and window trim</b>	<b>\$3500.00</b>	<b>6 months</b>
<b>Re-glaze exterior windows</b>	<b>\$4500.00</b>	<b>10 months</b>
<b>Replace broken/cracked windows</b>	<b>\$2000.00</b>	<b>10 months</b>
<b>Repair damage stones on the retaining wall</b>	<b>\$800.00</b>	<b>6 months</b>

# 13.0 CLOSING COMMENTS

This report provides you with an overview of the condition of the major components in the building.









2







# Property Condition Assessment



**T. B. Smith Community Center  
2015 Ruffin Rd  
Richmond, VA 23234**

**Inspection Date: 01/22/2018**

**Prepared For: Department Of Parks, Recreation & Community  
Facilities**

**Report Number: 012**

**Prepared By:**

**Glenn M. Lewis, Sr, FMP**

**804 646 3211**

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**APPENDIX B:**

# 1.0 Summary

## SUMMARY OF REPAIRS

### **1.1 SUMMARY OF NECESSARY REPAIRS**

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service or replace all interior windows	10.0	\$2500.00
Caulk around and tighten up basin in male bathroom	8.0	\$8000.00
Service both bathrooms toilet fixtures	8.0	\$600.00
General cleaning needed	10.0	\$11000.00
Service entire HVAC system	5.0/6.0	\$5,000.000
Repair exterior wall surface and power wash exterior	11.0	\$5,000.00
Replace missing ceiling tile, throughout center	10.0	\$5000.00
Clean out interior vent ducts as needed	7.0	\$700.00
Repair exterior fence gate	11.0	\$600.00

### **1.2 SUMMARY OF SHORT-TERM REPAIRS**

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service heating & cooling Unit	5.0/6.0	\$2500.00
Service electrical panels	4.0	\$400.00
Clean out mechanical rooms	10.0	\$800.00

### **1.3 SUMMARY OF UNPREDICTABLE REPAIRS**

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service HVAC system	5.0/6.0	\$1500.00

## **2.0 Introduction**

**As per the requested, a visual inspection was performed of the property located at 2015 Ruffin Rd, Richmond, VA 23234 on 1/22/2018. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components

This assessment meets or exceeds the IFMA standards for Property Condition Assessments.

This report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies,
- updating ageing major components, and
- undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.

### **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

### **BUILDING DESCRIPTION**

This is a two-story commercial structure covering approximately 8524 square feet. The visible evidence suggests that the building was constructed in early 1970.

For the purpose of this report, the front of the building is considered to be facing north.

### **PLANS**

No plans or drawings were available at the time of this inspection.

### **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

### **GENERAL**

The building is two story construction.

### **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

### **FLOORS**

The floors are reinforced concrete slabs and ceramic tile in bathrooms.

### **ROOF**

The material is metal.

# 3.0 Structure

## 3.1 DESCRIPTION

### GENERAL

The building is of slab-on-grade construction.

### FOUNDATIONS/WALLS

The concrete-block foundations support concrete-block exterior walls.

### FLOORS

The floors are reinforced concrete slabs.

### ROOF

The steel roof deck is supported by masonry bearing walls.

## 3.2 OBSERVATIONS AND DISCUSSION

### FOUNDATION/WALL

3.2.1 No major structural defects were noted.

3.2.2 Power wash and clean exterior wall surface

3.2.3 Clean up exterior surroundings



### FLOOR

3.2.3 Interior flooring needs to be cleaned and strip/wax



## 3.3

Recommendations	COSTS	PRIORITIES (Time Frame)
Power wash exterior	\$4000.00	Routine
Clean interior flooring	\$500.00	Routine
Clean up around exterior of the building	\$2500.00	Immediate



### **3.4 LIMITATIONS**

The examination of the structural components was visual only;

The evaluation of the building's structure was limited because of the exterior finishes.

The evaluation of the building's structure was limited because of the interior finishes.

# 4.0 Electrical

## 4.1 DESCRIPTION SERVICE

The electrical service to the building is overhead.  
The building is equipped with a 400 amp, 120/240-volt, single-phase service.  
This capacity was determined by the rating of the main disconnect switch.



## 4.2 OBSERVATIONS AND DISCUSSION SERVICE ADEQUACY

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

## BRANCH WIRING

4.2.3 No major deficiencies were noted.

4.2.7 The general condition is considered to be good; however, improvements are recommended as follows:

- Replace or remount thermostat on interior wall



# 5.0 Heating

## **5.1 DESCRIPTION FORCED AIR SYSTEM**

The main floor is heated by a gas-fired furnace that's roughly 1+ years old w/ interior aluminum vent ducting



## **CAPACITY**

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

## **LIFE EXPECTANCY**

5.2.2 This unit is approximately 1+ years old

## **OPERATING STATUS**

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

## **GAS**

The gas lines on the exterior appeared to be in good condition

## **HEAT DISTRIBUTION**

5.2.5 The distribution of heat on the first floor is through aluminum ductwork

# 6.0 Air Conditioning

## 6.1 DESCRIPTION

### CENTRAL AIR CONDITIONING

The main section of the building is air-conditioned by a 5 ton condenser unit. The air is distributed through the same air handling equipment previously mentioned in the heating section.

### REFRIGERANT

The refrigerant used in the air conditioning systems was identified as R-22.

## 6.2 OBSERVATIONS AND DISCUSSION

### CAPACITY

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

6.2.3 Replace missing covers on basement split units and replace missing condensate pump

### COILS

6.2.94 The refrigerant lines are missing insulation. This should be improved.

### AIR DISTRIBUTION

6.2.5 The air distribution is considered to be satisfactory.



## 6.3 RECOMMENDATIONS COSTS, AND PRIORITIES

Recommendations	Costs	PRIORITIES (Time Frame)
Service heating and cooling units as needed	\$500.00	Monthly/Annually

# 7.0 Ventilation

## 7.1 DESCRIPTION

There is 1 over the stove exhaust fan in the kitchen area.

## 7.2 OBSERVATIONS AND DISCUSSION

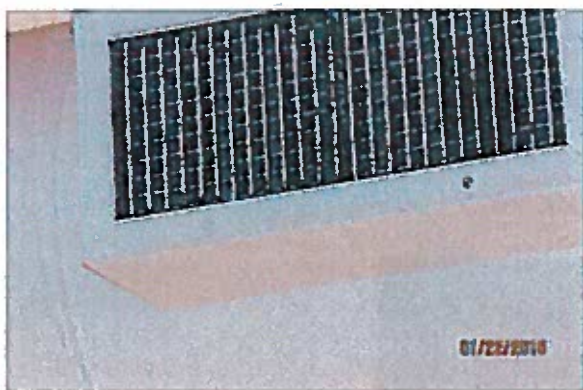
### **ROOF-MOUNTING EXHAUST FANS**

7.2.1 Only other exhaust fan is on the intake of the 1<sup>st</sup> floor heating and cooling system

### **Washrooms**

7.2.2 There is 2 ceiling exhaust fans in the wash rooms.

7.2.3 There is (1) complete vent system throughout the center.



## **7.3 RECOMMENDATIONS COSTS, AND PRIORITIES**

<b>Recommendations</b>	<b>Costs</b>	<b>PRIORITIES (Time Frame)</b>
Clean out entire exhaust/ vent system as needed	\$2500.00	6 mos.

# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a 1 1/2 inch-diameter, copper, domestic water supply line to the building.

### **8.1.1**



<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>
Service all interior drain lines throughout center	\$600.00	<b>3 mos.</b>

# **9.0 Roofing**

## **9.1 DESCRIPTION**

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The building is covered by metal material

## **ROOF DRAINAGE**

---

### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There are 4 drains on the roof.

# **10.0 Interior**

## **10.1 DESCRIPTION**

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.2 Considering the age of the building, walls are relatively plumb, doorjambs are square and floors are reasonably level.

## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Install carbon oxide detectors</b>	<b>3@ \$100.00</b>	<b>immediate</b>



# 11.0 Exterior

## WALLS

### 3.2.1 Power wash, clean & paint exterior wall surface



## DOORS

The front entrance doors are aluminum-framed, single-glazed units.  
The exit doors are steel units.

## WINDOWS

The windows are aluminum-framed, single-glazed units with interior hand cracks that needs to be serviced/replaced

## Gutters

OK

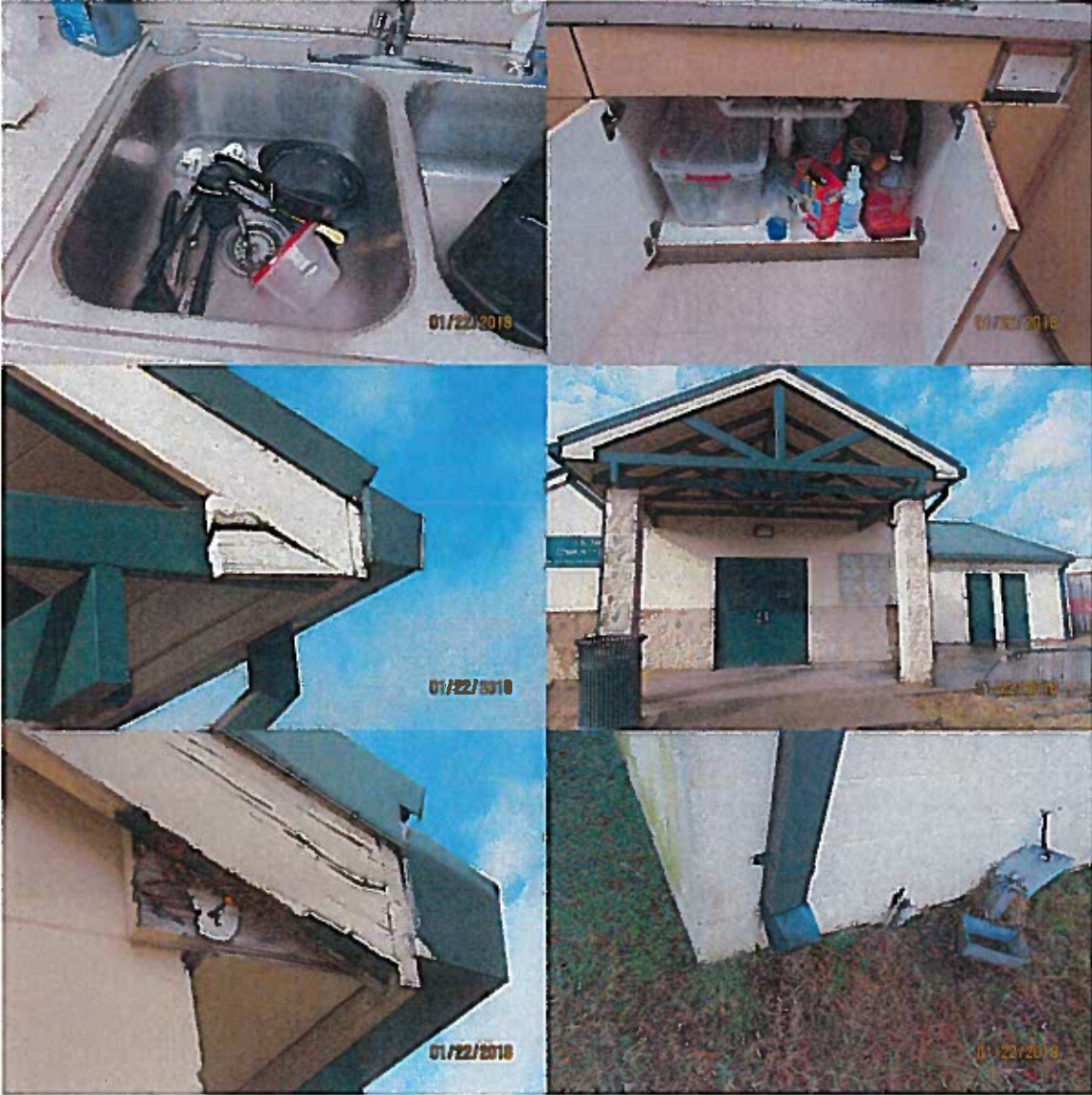


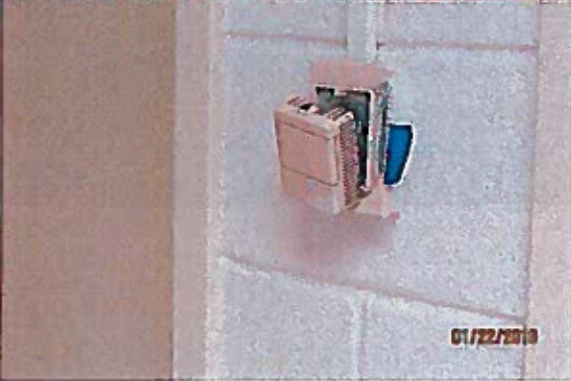
## 10.3 RECOMMENDATIONS, AND

RECOMMENDATIONS	COSTS	Time Frame
Clean up around exterior of the building	\$2000.00	ASAP

### 3.0 CLOSING COMMENTS/PICS

This report provides you with an overview of the condition of the major components in the building.





# Property Condition Assessment



**T. B. Smith Community Center  
2015 Ruffin Rd  
Richmond, VA 23234**

**Inspection Date:**

01/22/2018

**Prepared For: Department Of Parks And Recreations**

**Report Number: 012**

**Prepared By:**

Glenn M. Lewis, Sr, FMP

804 646 3211

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**APPENDIX A:  
PHOTOGRAPHS**

**APPENDIX B:**

# 1.0 Summary

## SUMMARY OF REPAIRS

### 1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service or replace all interior windows	10.0	\$2500.00
Caulk around and tighten up basin in male bathroom	8.0	\$8000.00
Service both bathrooms toilet fixtures	8.0	\$600.00
General cleaning needed	10.0	\$11000.00
Service entire HVAC system	5.0/6.0	\$5,000.000
Repair exterior wall surface and power wash exterior	11.0	\$5,000.00
Replace missing ceiling tile, throughout center	10.0	\$5000.00
Clean out interior vent ducts as needed	7.0	\$700.00

### 1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 12 months.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service heating & cooling Unit	5.0/6.0	\$2500.00
Service electrical panels	4.0	\$400.00
Clean out mechanical rooms	10.0	\$800.00

### 1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

<b>Recommendations</b>	<b>Report Reference</b>	<b>Repair Cost (Dollars)</b>
Service HVAC system	5.0/6.0	\$1500.00

## **2.0 Introduction**

**As per the requested, a visual inspection was performed of the property located at 2015 Ruffin Rd, Richmond, VA 23225 on 1/22/2018. Our inspection was limited to identify the existing conditions of the following readily visible building components:**

Heating System • Air-conditioning System • Plumbing System • Roofing System • Ventilation System • Exterior Components • Insulation • Interior Components

This assessment meets or exceeds the IFMA standards for Property Condition Assessments.

This report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies,
- updating ageing major components, and
- undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs that is provided are for recommendations only and may exceed estimations. The costs are only intended to provide an order of magnitude.

This report is intended for the exclusive use of City Of Richmond/DPR. Use of the information contained within the report by any other party is not intended and, therefore, should not be used.

### **INSPECTION AUTHORIZATION AND SCOPE**

Only the items specifically addressed in this report were examined.

### **BUILDING DESCRIPTION**

This is a two-story commercial structure covering approximately 8524 square feet. The visible evidence suggests that the building was constructed in early 1970.

For the purpose of this report, the front of the building is considered to be facing north.

### **PLANS**

No plans or drawings were available at the time of this inspection.

### **INQUIRIES TO LOCAL AUTHORITIES**

No inquiries have been made to the local building or fire departments.

### **GENERAL**

The building is two story construction.

### **FOUNDATIONS/WALLS**

The concrete-block foundations support concrete-block exterior walls.

### **FLOORS**

The floors are reinforced concrete slabs and ceramic tile in bathrooms.

### **ROOF**

The material is EPDM (Ethylene Propylene Diene Monomer)

# 3.0 Structure

## 3.1 DESCRIPTION

---

### GENERAL

The building is of slab-on-grade construction.

### FOUNDATIONS/WALLS

The concrete-block foundations support concrete-block exterior walls.

### FLOORS

The floors are reinforced concrete slabs.

### ROOF

The steel roof deck is supported by masonry bearing walls.

### BALCONIES

There are two concrete balconies in the S.E. unit.  
The balconies are enclosed by steel railings

## 3.2 OBSERVATIONS AND DISCUSSION

---

### FOUNDATION/WALL

3.2.1 No major structural defects were noted.

3.2.2 Power wash and clean exterior wall surface

3.2.3 Clean up exterior surroundings



### FLOOR

3.2.3 Interior flooring in both bathrooms needs to be replaced due to multiple cracks in ceramic floor tiles



## 3.3

Recommendations	COSTS	PRIORITIES (Time Frame)
Power wash exterior	\$4000.00	Routine



Repair cracked floor in bathrooms	\$15,000.00	Immediate
Clean up around exterior of the building	\$2500.00	Immediate

### **3.4 LIMITATIONS**

The examination of the structural components was visual only;

The evaluation of the building's structure was limited because of the exterior finishes.

The evaluation of the building's structure was limited because of the interior finishes.

# 4.0 Electrical

## **4.1 DESCRIPTION**

### **SERVICE**

The electrical service to the building is overhead.

The building is equipped with a 400 amp, 120/240-volt, single-phase service.

This capacity was determined by the rating of the main disconnect switch.



## **4.2 OBSERVATIONS AND DISCUSSION**

### **SERVICE ADEQUACY**

4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity.

4.2.2 This service should be adequate for the present usage.

### **BRANCH WIRING**

4.2.3 No major deficiencies were noted.

4.2.7 The general condition is considered to be good; however, improvements are recommended as follows:

- Replace interior ceiling light fixtures in storage closets w/ LED fixtures & bulbs

# 5.0 Heating

## **5.1 DESCRIPTION**

### **FORCED AIR SYSTEM**

The main floor is heated by a gas-fired, boiler with a total output of 800,000 BTUs per hour (total).

The interior is heated by a 4 zoned gas operated 800,000 btu boiler w/ several radiator, which needs to be serviced



## **CAPACITY**

5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with heating capacity.

## **LIFE EXPECTANCY**

5.2.2 This unit is approximately 16+ years old

## **OPERATING STATUS**

5.2.3 The heating units were observed while in operation.

5.2.4 No major deficiencies were noted.

## **GAS**

The gas lines on the exterior appeared to be in good condition

## **HEAT DISTRIBUTION**

5.2.5 The distribution of heat on the first floor is through aluminum ductwork

5.2.6 The distribution of heat in the building is by radiators

# **6.0 Air Conditioning**

## **6.1 DESCRIPTION**

### **CENTRAL AIR CONDITIONING**

The main section of the building is air-conditioned by a 5 ton condenser unit.

The air is distributed through the same air handling equipment previously mentioned in the Heating section.

### **REFRIGERANT**

The refrigerant used in the air conditioning systems was identified as R-22.

## **6.2 OBSERVATIONS AND DISCUSSION**

### **CAPACITY**

6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with

6.2.2 Routine system cleaning and Freon check needs to be preform during monthly PM check

6.2.3 Replace missing covers on basement split units and replace missing condensate pump

### **COILS**

6.2.94 The refrigerant lines are missing insulation. This should be improved.

### **AIR DISTRIBUTION**

6.2.5 The air distribution is considered to be fair.

## **6.3 RECOMMENDATIONS COSTS, AND PRIORITIES**

<b>Recommendations</b>	<b>Costs</b>	<b>PRIORITIES (Time Frame)</b>
Replace older AC units	\$6500.00	24 Mos

# **7.0 Ventilation**

## **7.1 DESCRIPTION**

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There is 1 exhaust fan in the kitchen area.

This fan appear to service the food prep unit.

## **7.2 OBSERVATIONS AND DISCUSSION**

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### **ROOF-MOUNTING EXHAUST FANS**

7.2.1 Only other exhaust fan is on the intake of the 1<sup>st</sup> floor heating and cooling system

### **Washrooms**

7.2.2 There is 1 return exhaust system in the building inter-connected throughout building.

# 8.0 Plumbing

## 8.1 DESCRIPTION

### **SUPPLY**

There is a 1 1/2 inch-diameter, copper, domestic water supply line to the building.



### **8.1.1**

<b>Recommendations</b>	<b>COSTS</b>	<b>PRIORITIES (Time Frame)</b>

# 9.0 Roofing

## 9.1 DESCRIPTION

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### **FLAT**

The building is covered by a [Ethylene Propylene Diene Monomer] EPDM material (synthetic rubber)

## ROOF DRAINAGE

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### **9.2 OBSERVATIONS**

9.2.1 Roof inspected by CWM personnel

### **OTHER MEMBRANES**

9.2.2 N/A

The roof drainage is via an interior collection system. There are 13 drains on the roof.

### **CHIMNEYS**

N/A

# 10.0 Interior

## 10.1 DESCRIPTION

The interior ceiling finishes consist of ceiling tile.

The interior walls finishes consist of drywall and the base has brick blocks.

The office floor coverings consist of carpet, vinyl and tile.

## **10.2 OBSERVATIONS AND DISCUSSION**

10.2.1 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.2 Considering the age of the building, walls are relatively plumb, doorjambs are square and floors are reasonably level.

10.2.3 Some of the walls, ceilings, and floors show cosmetic imperfections.

10.2.4 There was mildew found on the walls and under the sinks in the kitchen.

## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Install carbon oxide detectors</b>	<b>3@ \$100.00</b>	<b>immediate</b>



# 11.0 Exterior

## **WALLS**

3.2.1 Power wash, clean & paint exterior wall surface



## **DOORS**

The front entrance doors are aluminum-framed, single-glazed units.  
The exit doors are steel units.

## **WINDOWS**

The windows are aluminum-framed, single-glazed units.  
The operable windows are awning type.

## **RETAINING WALL**

### Gutters

There is evidence of damage exterior gutter system

## **10.3 RECOMMENDATIONS, AND**

<b>RECOMMENDATIONS</b>	<b>COSTS</b>	<b>Time Frame</b>
<b>Clean up around exterior of the building</b>	<b>\$2000.00</b>	<b>ASAP</b>