



TURNOVER STUDY REPORT

Project:

Richmond Park Condo II
2295, 2303, 2304 and 2319 Sawyers Hill Road
2280 and 2281 Priory Lane
Naples, Collier County, Florida
Velocity Project Number: 21-446

Date: Revised July 7, 2022



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Mr. Mathew Lavish

Revised July 7, 2022

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Subject: Turnover Study Report

Richmond Park Condo II

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2280 and 2281 Priory Lane

Naples, Collier County, Florida

Velocity Project Number 21-446

Dear Mr. Lavish:

Velocity Engineering Services, LLC (Velocity) is pleased to submit this Turnover Study Report for the Association referenced above. It has been our pleasure to work with you on this project.

1.0 INTRODUCTION & METHODOLOGY

1.1 Project Description

Velocity understands that the Client is scheduled to turn over control of the subject Condominium Association to the owners in the near future. The Association includes 6, 2-story condominium buildings. The buildings were constructed between 2019 and 2021. The Client requested a turnover inspection report in accordance with Florida Statutes Chapter 718.301.

1.2 Purpose and Scope of Work

Velocity has performed a turnover inspection and prepared a turnover inspection report in accordance with Florida Statutes Chapter 718.301. This report identifies any required maintenance, the useful life, and the estimated replacement costs of the following common elements, as applicable:

- ✓ Roofs
- ✓ Structures
- ✓ Fireproofing and fire protection systems
- ✓ Heating and cooling systems
- ✓ Plumbing
- ✓ Electrical Systems
- ✓ Pavement and parking areas

- ✓ Drainage system
- ✓ Painting
- ✓ Irrigation system

It should be noted that Richmond Park II does not have elevators, seawalls, irrigation systems, drainage systems and a swimming pool which are components included in a turnover inspection in accordance with Florida Statutes Chapter 718.301. Velocity understands that the irrigation and drainage system surrounding the buildings and the community's swimming pool is the responsibility of the Richmond Park Master Condominium Association, Inc. Therefore, these items have been excluded from the Turnover Study.

1.3 Project Plans

Velocity was provided with the following plans for the project. This report is based in part upon the information provided on these plans.

- ✓ Building Plans for Building 10 (2295 Sawyers Hill Road) by Hinkle Architecture, Inc., dated 10/7/20
 - Architectural Plans (15 pages)
 - Structural Plans (6 pages)
 - Mechanical Plans (2 pages)
 - Electrical Plans (2 pages)
 - Plumbing Plans (6 pages)



2.0 TURNOVER COMPONENTS

2.1 Roofs

The condominium roofing consists of concrete tile with a self-adhered underlayment. The roof systems were constructed in approximately 2020 and 2021 and appear to be in good overall condition, consistent with their age.



Photograph 1: Overall roof condition



Photograph 2: Attic at 2280 Priory Lane, Unit 1107

The condominium buildings each have a cross sectional roof area of approximately 12,000 sq. ft. with slopes ranging from 4/12 to 6/12 and therefore have a total roof area of 13,000 sq. ft. (130 squares of roof). The total roof area for the community is therefore approximately 780 squares of roof. At \$1,015 per square, the estimated total replacement cost of the roofs is approximately \$791,700.



2.2 Structures

The building structures appeared to be in good condition, consistent with their age. No deficiencies were observed at the time of Velocity's inspection. The building structures are considered to have an indefinite useful life (i.e., they exceed 30 years).

2.3 Fireproofing and fire protection systems

There is fire alarm system equipment located on the side of the condominium buildings addressed as 2319, 2303, and 2304 Sawyers Hill Road. The fire alarm system equipment at 2295 Sawyers Hill Road and 2280 and 2281 Priory Lane is located in an air-conditioned room located within the "Service Court" of each condominium building. The fire alarm system consists of a Potter PFC Series Fire Alarm Control Panel (FACP) and an AES Intellinet communicator. Current inspections tags and reports were observed inside the FACP.

The system is maintained by Wayne Automatic Fire Sprinklers, Inc (Wayne). Velocity reached out to Wayne to discuss the condition of the equipment; however, Wayne did not get back to Velocity at the time of this report.

Based upon Velocity's experience with similar project, the fire control communicators have a life expectancy of approximately 10 years with a replacement cost of approximately \$4,000 per building.



Photograph 3: Fire Alarm Control Panel located within air-conditioned space



Photograph 4: Fire Alarm Control Panel located on side of condominium building



Current inspection tags were observed on the fire standpipes located on the sides of the buildings.

There are fire backflow preventers for the fire lines located near each building. The backflow preventers appeared to be functioning properly and are considered to have an indefinite useful life (i.e., they exceed 30 years).

2.4 Heating and cooling systems

There are separate air conditioning systems for each unit, and they are property of each individual unit owner (i.e., they are not owned by the association). Therefore, the air conditioning system for each individual unit has been excluded from this Turnover Study.

There is a mini-split air conditioning system located at the FACP rooms located at 2295 Sawyers Hill Road and 2280 and 2281 Priory Lane. These air condition systems appeared to be functioning correctly at the time of Velocity's site visit.



Photograph 5: Main electrical panel and meter bank at 2295 Sawyers Hill Road

Based upon Velocity's experience with similar project, the mini split air conditioning systems have a life expectancy of approximately 12 years with a replacement cost of approximately \$2,000 per unit.

2.5 Plumbing

Plumbing for the condominium buildings is primarily concealed within wall and ceiling spaces. The plumbing observed appeared to be in good condition and consistent with the building's age. Backflow preventers for the potable water are located outside of each building and appeared to be functioning properly. Plumbing is considered to have an indefinite useful life.

2.6 Electrical Systems

The electrical systems consist of a main panel for each building with an electric meter for each individual unit. The electrical system appeared to be functioning properly at the time of Velocity's inspection. The electrical systems are considered to have an indefinite useful life.





Photograph 6: Main electrical panel and meter bank at 2281 Priory Lane

2.7 Sidewalks

Velocity has been informed that the concrete sidewalks located in front of each condominium building are maintained by Richmond Park Master Condominium Association, Inc. As such, they have not been evaluated for the purposes of this report.

2.8 Asphalt pavement

Velocity has been informed that the roadway within the community is maintained by Richmond Park Master Condominium Association, Inc. As such, they have not been evaluated for the purposes of this report.

2.9 Paver driveway and walkway areas

The paver driveways and walkways for each building appeared to be in good overall condition, consistent with their age.

The total area of paver driveways and walkways for all 6 buildings is approximately 2,680 square yards. At \$72 per square yard, the estimated total replacement cost of the pavers is approximately \$192,960. It is typical for this to be performed approximately every 25 years.

2.10 Drainage system

The drainage system consists of concrete valley gutters and sloped surfaces that discharge to storm water catch basins that convey water into the adjacent lake. Velocity has been informed that the drainage system is maintained by Richmond Park Master Condominium Association, Inc. As such, it has not been evaluated for the purposes of this report.

2.11 Painting

The exterior of the 6 condominium buildings were painted as construction for each building was nearing completion. The paint appeared to be in good overall condition at the time of Velocity's inspection.



In Southwest Florida, it is typical to paint the exterior of buildings every 7 years. Velocity estimates that the cost of repainting all 6 buildings will be approximately \$90,000.

2.12 Irrigation System

Velocity has been informed that the irrigation within the community is maintained by Richmond Park Master Condominium Association, Inc. As such, they have not been evaluated for the purposes of this report.

3.0 COMPONENT REPLACEMENT COST & SCHEDULE

Description	Quantity	Units	Cost Per Unit	Estimated Replacement Cost	Estimated Useful Life (Years)	Estimated Remaining Life (Years)	Projected Replacement Year
Roofs	780	squares	\$1,015	\$791,700	25	23	2045
Fire Protection	6	each	\$4,000	\$24,000	10	8	2030
Cooling System	3	each	\$2,000	\$6,000	12	10	2032
Pavers	2,680	Sq. Yds.	\$72	\$192,960	25	23	2045
Painting	6	each	\$18,000	\$108,000	7	5	2027

4.0 LIMITATIONS

4.1 Excluded Items

Certain items within the community are considered to not be within the scope of this turnover study. Such items include but are not limited to:

- ✓ Asphalt roadways and parking areas and concrete walkways (maintained by Richmond Park Master Condominium Association, Inc.)
- ✓ Irrigation system (maintained by Richmond Park Master Condominium Association, Inc.)
- ✓ Drainage System (maintained by Richmond Park Master Condominium Association, Inc.)
- ✓ Heating and Cooling Systems other than the mini-split units (property of the individual unit owners)
- ✓ Buildings 1-6, and 8 (belongs to separate Association)

4.2 Standard of Care

Any information obtained from the Association's vendors or other 3rd parties was assumed to be true and correct. However, Velocity cannot assume responsibility for the accuracy of such information.

These services have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the location where the Work was performed. No other warranty, expressed or implied, is made including, without limitation, any warranty of fitness for a particular purpose other than those expressly stated herein.



5.0 CLOSING & CERTIFICATION

We appreciate the opportunity to be of service to you on this project. Please do not hesitate to contact us if you have any questions or if we may further assist you.

Sincerely,

Velocity Engineering Services, LLC
12821 Commerce Lakes Drive, Suite 7
Fort Myers, FL 33913
FBPE CA# 30362

Christopher M. Ingram, P.E.
Project Manager



This item has been digitally signed and sealed by



on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

