



TURNOVER STUDY REPORT

Project:

Richmond Park Master
Richmond Park Lane
Naples, Collier County, Florida
Velocity Project Number: 21-447

Date: August 12, 2022



TABLE OF CONTENTS

SALUTATION	3
1.0 INTRODUCTION & METHODOLOGY	3
1.1 Project Description	3
1.2 Purpose & Scope of Services	3
1.3 Project Plans.....	4
2.0 COMPONENTS	5
2.1 Entry Monuments and Perimeter Wall/Fencing.....	5
2.2 Security and Access Systems	6
2.3 Clubhouse.....	8
2.4 Swimming Pool and Spa	11
2.5 Roadways and Sidewalks.....	14
2.6 Signage and Markings.....	18
2.7 Storm Water Management System	19
2.8 Irrigation System	22
2.9 Landscaping.....	23
3.0 LIMITATIONS.....	24
3.1 Excluded Items	24
3.2 Standard of Care.....	24
4.0 CLOSING & CERTIFICATION	24





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August 12, 2022

Subject: Turnover Study Report
Richmond Park Master
Richmond Park Lane
Naples, Collier County, Florida
Velocity Project Number: 21-447

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

Richmond Park Master Association, Inc. (the Association) will be turned over from the developer (Neal Communities) to the unit owners in the near future. The community includes 13, 2-story condominium buildings. Construction of the community began in 2017 and was completed in 2021.

1.2 Purpose & Scope of Services

The purpose of a Turnover Study is to identify any components of the Common Elements of the Association that are not in compliance with applicable plans and codes or require repair or significant maintenance prior to turnover. This is achieved through visual observations of the Common Elements of the Association. Velocity performed site visits on various dates in October and December of 2021. Items inspected included, but were not limited to, the following:

- ✓ Structures, roofing, building envelopes, painting, and sealants, of the clubhouse;
- ✓ Mechanical, electrical, plumbing, HVAC, and fire protection systems, and ADA compliance;
- ✓ Swimming pool and spa shell, equipment, and decking;
- ✓ Access gate systems;
- ✓ Roadway surfaces, curbing, and sidewalks;

- ✓ Irrigation system, wells, pumps, and controls;
- ✓ Storm management system, storm drains and swales;
- ✓ Lake slopes, erosion, and plantings; and,
- ✓ Landscaping.

1.3 Project Plans

Velocity was provided with the following documentation:

- ✓ Clubhouse Plans
 - Architectural Plans by Williamson-Hinkle Architects LLC, 9 pages, dated 7/25/16
 - Structural Plans by Williamson-Hinkle Architects LLC, 3 pages, dated 7/25/16
 - Mechanical, Electrical, Plumbing Plans by Burgess Brant Consulting Engineers, 6 pages, 5/3/16
- ✓ Richmond Park Land Development – Enhanced Planting Plan by Outside Productions International, 8 pages, dated 2/2/17
- ✓ SDP Construction Plans by Waldrop Engineering, 19 pages, dated 8/17/16
- ✓ Pool Plans by Kimes Engineering and Management Services, Inc., 3 page, dated 6/23/2016

2.0 COMPONENTS

2.1 Entry Monuments and Perimeter Wall/Fencing

2.1.1 Entry Monuments

The entrance into the community includes 2 entry monuments. The monuments appear to consist of concrete masonry unit (CMU) construction with a stucco finish and concrete tile. The monuments were constructed in 2017 and appears to be in good condition.



Photo 2.1.1-1: General view of entry monument



Photo 2.1.1-2: General view of entry monument

2.1.2 Perimeter Wall & Fencing

There is a combination of perimeter wall and fencing along the north and east property perimeters. Velocity observed the condition of the perimeter wall and fencing in multiple locations.

An 8 to 12-foot-tall precast concrete perimeter wall is located along the northern property line of the community (along Immokalee Road) and along a small portion of the east property line (Woodcrest Drive). The concrete wall was installed in approximately 2017 and was in good overall condition at the time of Velocity's inspection.



Photo 2.1.2-1: Typical section of perimeter wall

A 6-foot-tall aluminum perimeter fence is located along the east property line of the community (along Woodcrest Drive) and at the entrance into the community. A 4-foot-tall aluminum fence is located around the pool deck. It is understood that the aluminum fencing was installed in approximately 2017. The aluminum fencing was in good overall condition at the time of Velocity's inspection.



Photo 2.1.2-2: Typical section of perimeter fence

2.2 Security and Access System

The security and access system consist of an Envera virtual guard system, multiple security cameras, a Radio Frequency Identification (RFID) reader, 4 aluminum swing gates and 4 barrier arms operated by LiftMaster operators, and pedestrian gates with Frequency Operated Button (FOB) access.

The gate access system appeared to be functioning properly at the time of Velocity's site visit.



Photo 2.2-1: Virtual guard system



Photo 2.2-2: General view on community entrance



Photo 2.2-3: General view of barrier arm



Photo 2.2-4: General view of barrier arm and swing gate

2.3 Clubhouse



Photo 2.3-1: General view of Clubhouse

2.3.1 Structure

The clubhouse was constructed in approximately 2017 and appeared to be in good overall structural condition at the time of Velocity’s inspection. No issues or problems related to the clubhouse structure were observed during Velocity’s inspection.

2.3.2 Roofing

The clubhouse roof consists of flat concrete tile over a peel and stick underlayment. Velocity performed a visual inspection of the roof.



Photo 2.3.2-1: General view of clubhouse roof

2.3.3 Building Envelopes

Windows and doors at the clubhouse appeared to be adequately sealed.



Photo 2.3.3-1: Windows and doors appeared to be properly caulked

2.3.4 Painting

The exterior of the clubhouse was painted in approximately 2017. The clubhouse's paint appears to be in good overall condition.



Photo 2.3.4-1: Typical clubhouse exterior paint condition

2.3.5 MEP Systems

The clubhouse mechanical, electrical, and plumbing (MEP) systems are primarily concealed within wall and ceiling spaces. The MEP systems appear to be functioning properly at the time of Velocity’s inspection.

The HVAC system at the clubhouse consists of a Trane 5-ton split system air conditioning. The HVAC system appeared to be in good condition and was functioning properly at the time of Velocity’s inspection.



Photo 2.3.5-1: Air conditioning condensor at clubhouse

2.3.6 Fire Protection

The clubhouse does not utilize a fire protection system. However, fire extinguishers were observed within the clubhouse. Current inspection tags were observed on fire extinguishers.



Photo 2.3.6-1: Current inspection tag on fire extinguisher

2.3.7 ADA Compliance

No items that were not in compliance with ADA requirements were identified.

2.4 Swimming Pool

The swimming pool area consist of a swimming pool and spa shell, equipment, decking and fencing located adjacent to the clubhouse.

2.4.1 Swimming Pool

The swimming pool was constructed in 2017 and appeared to be in good overall condition at the time of Velocity's inspection. No cracking or discoloring in the pool shell finish was observed at the time of Velocity's inspections.



Photo 2.4.1-1: Swimming pool

2.4.2 Spa

The spa was constructed in 2017 and appeared to be in good overall condition at the time of Velocity's inspection. No cracking or discoloring in the spa shell finish was observed at the time of Velocity's inspections.



Photo 2.4.2-1: Spa

2.4.3 Pool Deck

The pool deck consists of concrete pavers and associated planters that were installed in approximately 2017. At the time of Velocity's inspection, the pool deck was in good overall condition.



Photo 2.4.3-1: Pool deck

2.4.4 Swimming Pool & Spa Equipment

The swimming pool and spa equipment is located west of the clubhouse and is enclosed by a 4-foot-tall aluminum fence. The swimming pool equipment consists of a 3-HP recirculation pump, a 1.65-HP vacuum pump, a propane heater and associated filtration systems, chemical controllers and feeders. The spa equipment consists of a 1.65-HP recirculation pump, a 3-HP therapy pump, a propane heater, and associated filtration systems, chemical controllers and feeders. Based upon the pool and spa plans provided, it appears that the swimming pool and spa equipment was generally installed per the plans.

Velocity spoke with a representative with Sapphire Pools Florida (Sapphire), the service contractor for the pool and spa equipment, on-site on February 15, 2022. Sapphire informed Velocity that the pool and spa equipment was functioning properly.



Photo 2.4.4-1: Pool and spa equipment



Photo 2.4.4-2: Pool and spa heater

2.4.5 Fencing

There is a 4-foot-tall aluminum picket fence surrounding the pool deck. The aluminum fence appeared to be in good overall condition at the time of Velocity's inspection.



Photo 2.4.5-1: 4-foot-tall aluminum picket fence

2.5 Roadways and Sidewalks

2.5.1 Roadways

There are approximately 6,000 square yards of asphalt pavement (roadways and parking areas) within the community. Construction of the roadways initiated in approximately 2017 and the final lift of asphalt was installed at the time of Velocity's inspection.

The asphalt pavement was in good overall condition at the time of Velocity's inspection. Velocity observed isolated surface damage and staining along Sawyers Hill Road.

Select photographs showing the condition of the asphalt pavement are presented below.



Photo 2.5.1-1: General view asphalt pavement on Priory Lane



Photo 2.5.1-2: Surface damage at Sawyers Hill Road



Photo 2.5.1-3: Surface staining at Sawyers Hill Road



Photo 2.5.1-4: General view asphalt pavement on Sawyers Hill Road



Photo 2.5.1-5: General view asphalt pavement at intersection of Sheen Lane and Sawyers Hill Road

2.5.2 Roadway Pavers

There are roadway pavers located at the entrance to the community. The pavers were in good overall condition at the time of Velocity's inspection.



Photo 2.5.2-1: General condition of pavers at entrance

2.5.3 Sidewalks

There are concrete sidewalks adjacent to the roadways and paver sidewalks around the clubhouse that are approximately 5 ft. in width. The sidewalks were in good overall condition at the time of Velocity's inspections.



Photo 2.5.3-1: Typical view of sidewalk



Photo 2.5.3-2: Typical view of sidewalk



Photo 2.5.3-3: Typical view of sidewalk

2.6 Signage and Markings

Velocity inspected the traffic signage and pavement markings throughout the community. The traffic signage and markings appeared to be installed in general accordance with the provided plans.



Photo 2.6-1: Typical signage

2.7 Storm Water Management System

The storm water runoff system consists of paved and grassed surfaces that flow directly into on-site lakes or a dry detention area or that flow into catch basins that flow into on-site lakes. The storm water runoff system appears to be functioning and in good overall condition.



Photo 2.7-1: General view of Lake 2B



Photo 2.7-2: General view of dry detention area



Photo 2.7-3: General view of Existing Pond – Lake 2C

Velocity observed isolated instances of lake bank escarpment/erosion occurring at the south and west sides of Lake 2B. In addition, Velocity observed plastic drainage structures directly adjacent to the erosion on the south end which are likely connected to the gutter downspouts of the adjacent houses within the Bent Creek community. These drainage structures may be contributing to the observed erosion.

It is understood that the restoration and stabilization of the lake banks is planned once the wet season ends and the water levels within the lake drop.



Photo 2.7-4: Isolated erosion at west side of Lake 2B



Photo 2.7-5: Isolated erosion at south side of Lake 2B



Photo 2.7-6: Drainage structures adjacent to erosion at south side of Lake 2B

The slopes of the lake banks were visually observed. Several areas around each lake were measured using a smart level. In general, the lake bank slopes complied with the provided plans.

2.8 Irrigation System

Irrigation water is supplied by a pumping station located on the east side of the clubhouse. The pump station consists of a 10-HP pumps that draws water from the adjacent lake, and a Yaskawa P1000 Variable Frequency Drive (VFD) controller. Velocity spoke with Raymond Leonard, a representative with Naples Electric Motor Works, Inc., the community's irrigation pump station maintenance contractor. Mr. Leonard informed Velocity that the irrigation pump station is currently functioning properly.

Velocity spoke with Alex Diaz, a representative with Stahlman Landscaping, the community's irrigation maintenance contractor. Mr. Diaz informed Velocity that the community's irrigation system consists of a 2-wire system that is operated by 1 Hunter irrigation controllers. The representative informed Velocity that the irrigation system is currently functioning properly.



Photo 2.8-1: Irrigation pumping station and controller



Photo 2.8-2: Irrigation pumping station equipment



Photo 2.8-3: Recharge well

2.9 Landscaping

Velocity was provided with landscape plans for the community. Velocity observed the landscaping throughout the community, and it appears to meet or exceed the requirements set forth in the plan.

3.0 LIMITATIONS

3.1 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:

- ✓ Sanitary sewer lift stations (maintained by Collier County)
- ✓ Property belonging to Richmond Park Condominium Association I and Richmond Park Condominium Association II

3.2 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.

4.0 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.
Vice President



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.