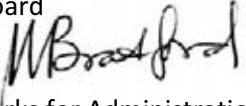







MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director of Parks 
Mike Riley, Deputy Director of Parks for Administration 
John Hench, Chief, Park Planning and Stewardship Division 
Doug Alexander, Acting Chief, Park Development Division

FROM: Lyn Coleman, Park and Trail Planning Supervisor 
Mark S. Wallis, Senior Park Planner

DATE: July 10, 2008

RE: **Randolph Hills Park Activity Building and Future Use Options**
Pubic testimony will be taken

Recommended Planning Board Action

Staff Recommendation 1 – Approve Demolition of the Randolph Hills Park Activity Building

Staff Recommendation 2 – Approve Relocation of Playground to Portion of Building Pad Site

Background and Summary of Staff Findings

The Randolph Hills Local Park is located within the Rock Creek Stream Valley Park (*see Figure 1*). The Randolph Hills Local Park consists of 2 tennis courts, 2 basketball courts, 2 softball fields, 1 soccer overlay field, 1 park activity building, 1 playground and parking for 32 cars (*see Figure 2*).

The park activity building is a pre-fabricated house that was donated to the park system after being declared surplus by the Navy in 1956. A picture is attached as *Figure 3*. Over the past 50 years, it has been rented by the hour for use as meeting space, parties, and classes. Based on recent engineering studies, the building is no longer safe or suitable for public use and has been closed. Department of Parks staff has concluded the building should be demolished. The basis for this recommendation is included as *Attachment 1*.

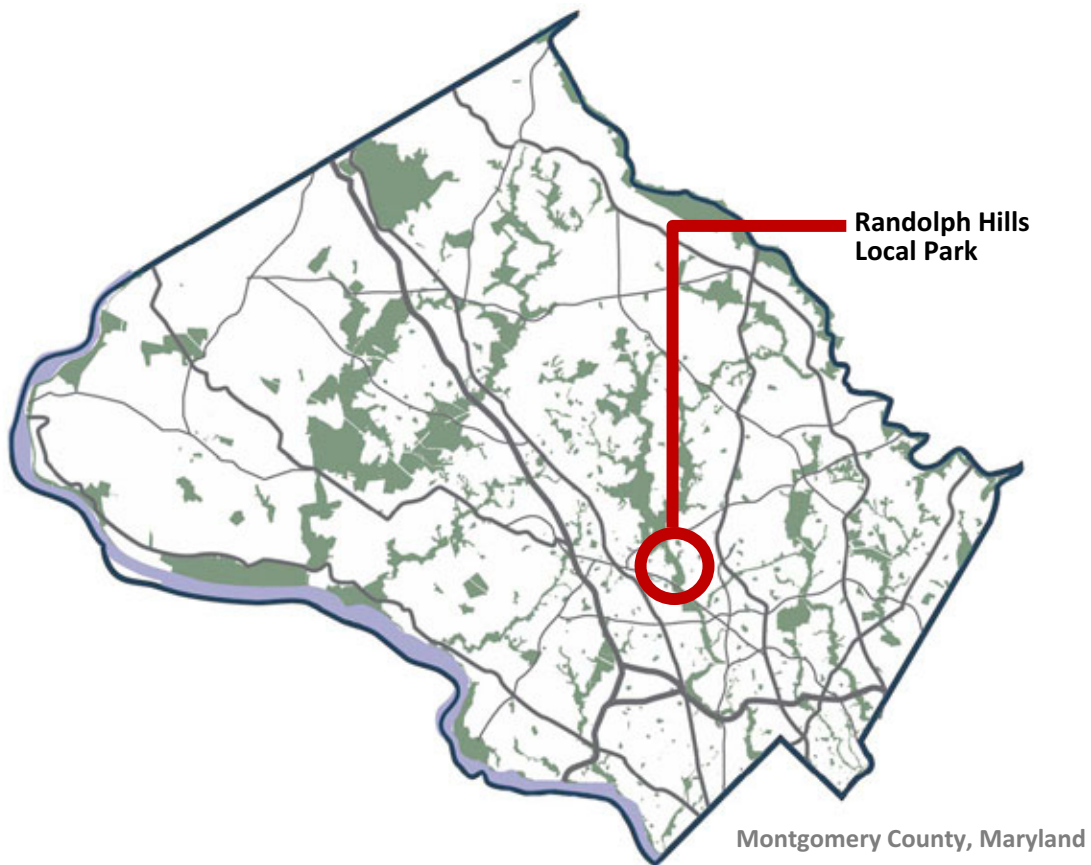
The removal of the park activity building provides an opportunity to relocate the playground already scheduled to be replaced from an environmentally constrained area to the building pad area (*see Figure 4*). The discussion of this option is included as *Attachment 2*. Parks are important civic focal points. The provision of a new playground on a better site will help provide a central meeting place.

Whether a new park activity building should be located in the park needs to be addressed as part of a broader discussion of the future of park activity buildings. At present, the Planning Board has an

approved policy that states no new park activity buildings (formerly referred to as recreation centers) will be built. There is no clear policy guidance addressing whether existing park activity buildings should be replaced.

The proposed site of the new playground includes enough room to replace the park activity building at some point in the future. This is in response to community input from the Randolph Civic Association requesting that the playground relocation not pre-empt the possibility of a future park activity building in the same general area.

Figure 1 - Park Locator Map



Staff Recommendations and Analysis

Approve Demolition of Randolph Hills Park Activity Building

In 2007, Facility Engineering Associates (FEA) identified “severe structural deterioration due to water infiltration” and found “wooden sill plates and studs were in extremely poor condition, and high levels of moisture were found...there appeared potential microbial growth...as well as possible insect damage...our assessment indicated the conditions observed were widespread and not isolated ...”

Based on this analysis, the Department of Parks is recommending demolition of the building (see *Attachment 1*).

Approve Relocation of Playground to Portion of Building Pad Site.

Once the building is removed, the issue of how to use the former building pad site needs to be addressed. During community meetings with the Randolph Civic Association, staff suggested relocating the existing playground to the building pad site. This option, although providing a much better location, was of concern to the Randolph Civic Association because it might “preempt” any consideration of the site for a replacement park activity building.

Staff has addressed this concern as discussed in *Attachment 2* by locating the playground in such a way that a building with the same layout and size of the existing park activity building could still be co-located on the site with a new playground.

Analysis of Community Access to other Park Activity Buildings / Recreation Centers

The Randolph Hills Park activity building was an important focus of community life. The building is now closed due to the structural condition. Its removal will affect community groups who have used the building in the past for meetings and civic events. Staff has prepared an analysis of nearby park activity buildings and recreation centers that provide similar space. *Figure 5* shows similar park activity buildings nearby. Functions once held at the Randolph Hills Park activity building are now occurring at the Viers Mill Park activity building approximately one mile away.

Relation to Previous Planning Board Discussions on Park Activity Buildings

In June 2007, the Planning Board discussed preliminary staff recommendations regarding the future of all 31 park activity buildings (then referred to as recreation buildings). The majority of buildings were recommended to be continued and improved and marketed for wider use. However, a new initiative to provide funding to improve the buildings in the FY 09 operating budget was not funded. Most of the discussion at the Planning Board meeting focused on staff recommendations that five buildings either be demolished or transferred to other public agencies. Randolph Hills was recommended for demolition if subsequent structural studies confirmed deteriorating conditions. Citizens testifying were very concerned that the community value of the five buildings was not adequately addressed.

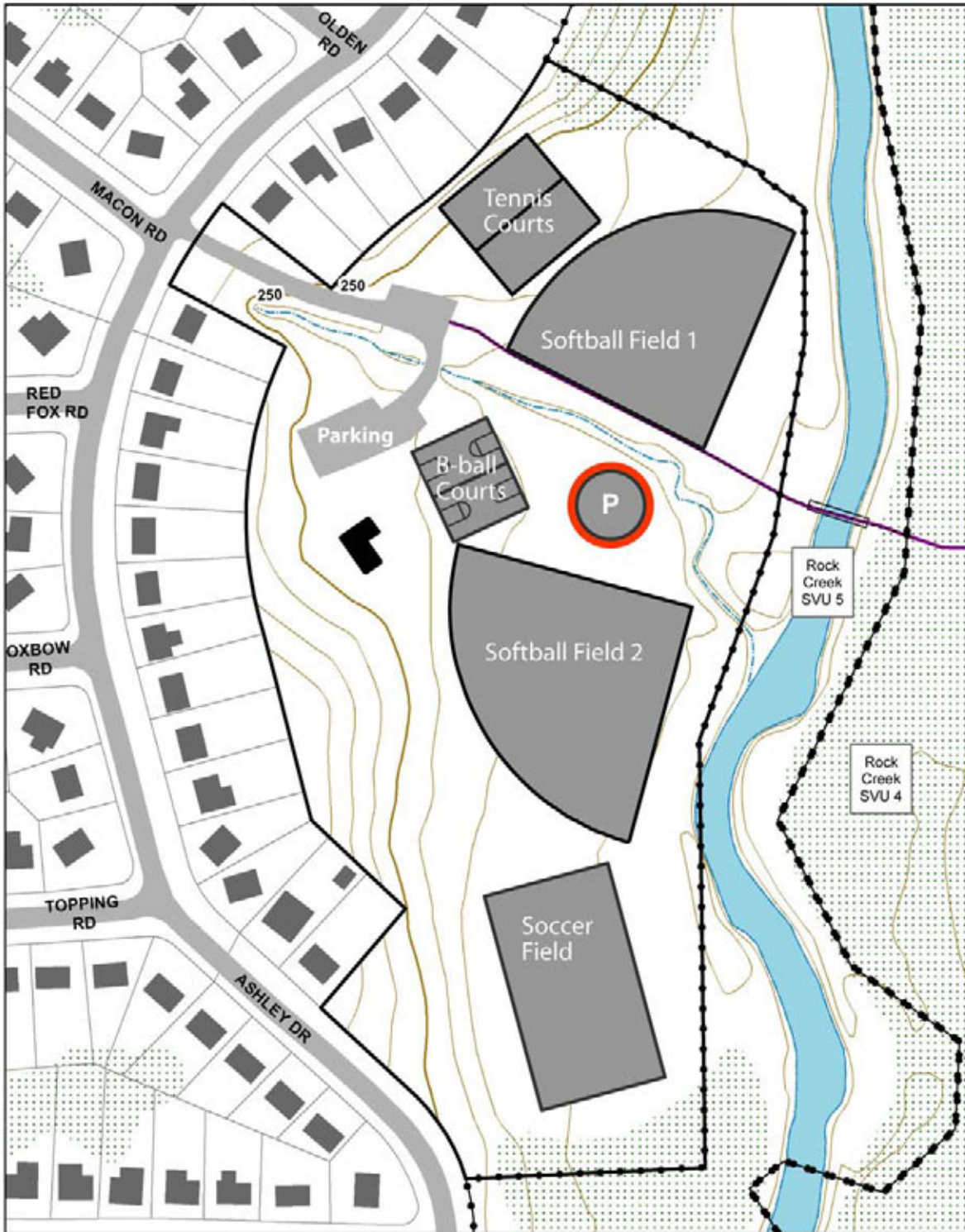
In accord with the Planning Board’s directive, we have since sponsored community wide meetings and met individually with neighborhood groups to understand the “community values” associated with these buildings.

Randolph Hills is being presented to the Planning Board now because it must be demolished. According to recent structural studies, the building fails to meet standards of safety for public use and occupancy.

Figure 2 - Randolph Hills Local Park Facilities Map

Randolph Hills Local Park (13 acres)

11805 Ashley Drive, Randolph Hills, Silver Spring, MD 20852



 Randolph Hills Park Activity Building


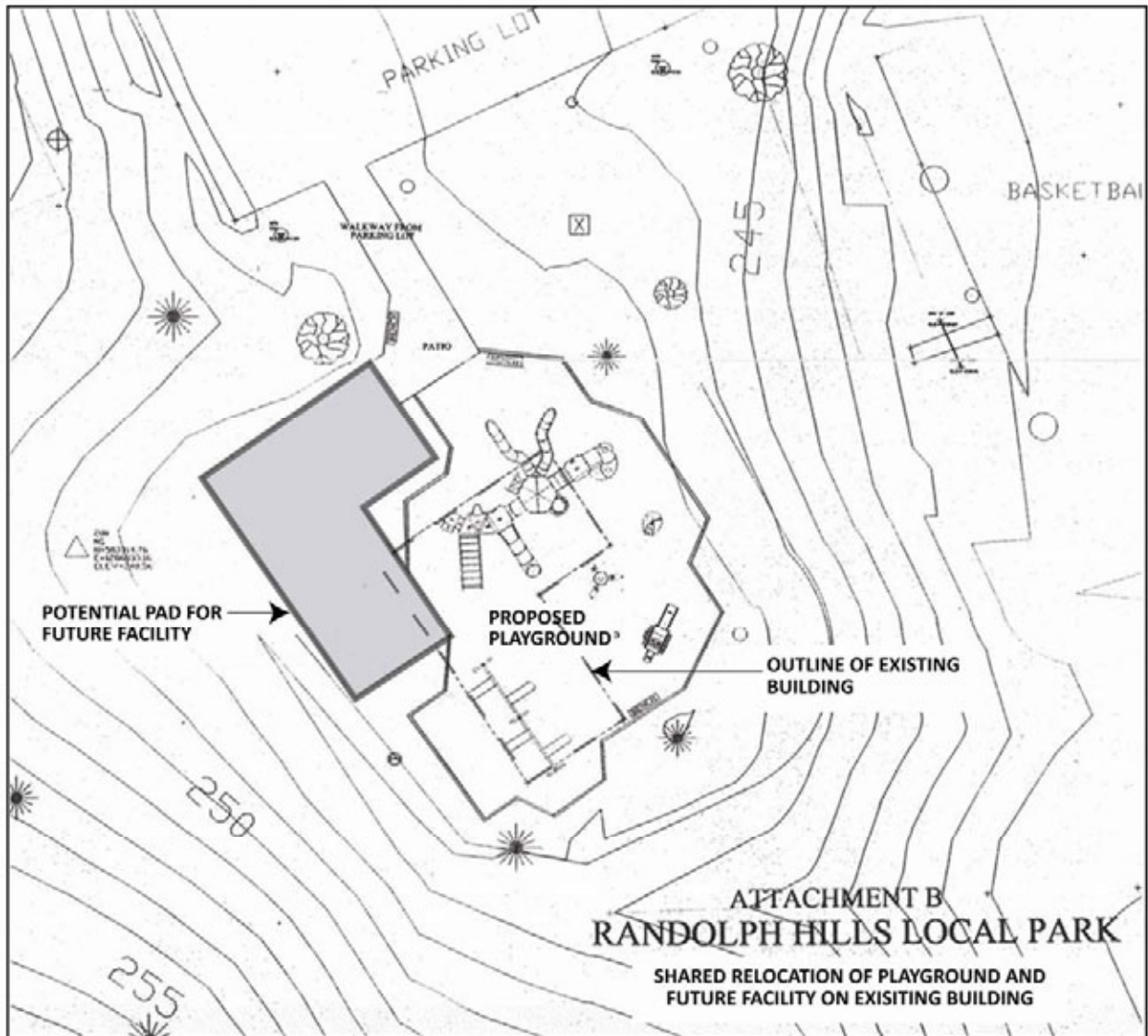

 Playground currently located in the stream buffer.

Figure 3 - Randolph Hills Park Activity Building



Figure 4 - Future Park Concept Plan



 Potential replacement site for Park Activity Building.


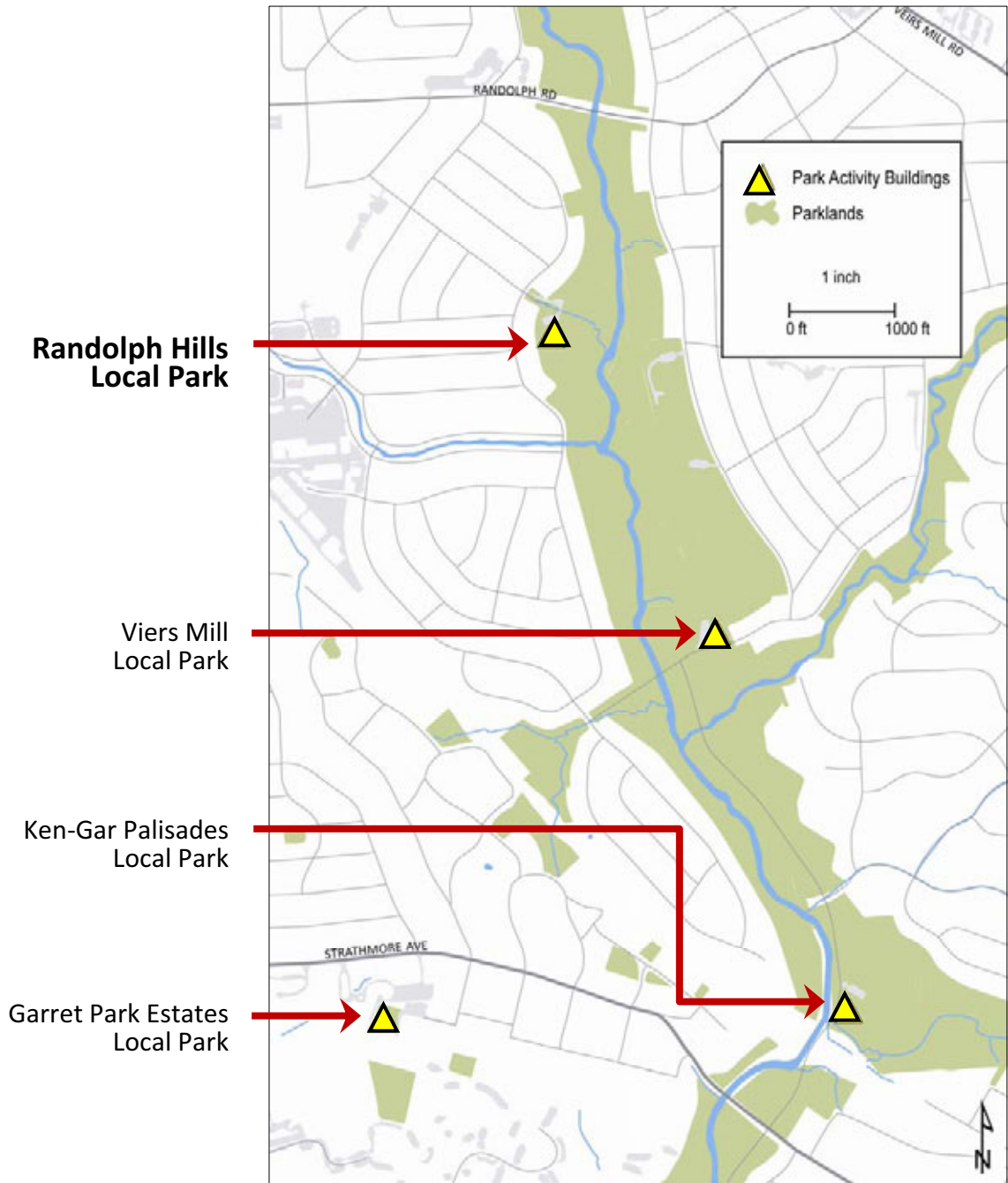
 Building pad site of current Park Activity Building.

Figure 5 - Nearby Park Activity Buildings



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MEMO


DEPARTMENT OF PARK AND PLANNING, CENTRAL MAINTENANCE DIVISION
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Central Maintenance Division, 16641 Crabbs Branch Way, Rockville, MD 20855
Phone 301/670-8100 Fax 301/840-2326



Date: June 30, 2008

TO: Gene Giddens, Deputy Director of Park Operations

FROM: Al Astorga, Chief, Central Maintenance Division 

SUBJECT: Limited Structural Report for Randolph Hills Park Activity Building

Background – General

The Department of Parks contracted with Facility Engineering Associates (FEA) to perform the condition assessment of 31 Park Activity Buildings. Randolph Hills Park Activity Building which is located within the Rock Creek Stream Valley Unit 4 on the West side of the Rock Creek. It is a 1,321 square foot, wood frame and exterior with foundation built slab on grade, with a 3 foot brick skirt. This building was one of the 31 buildings assessed.

Assessment Recommendations

On March 5, 2007 FEA submitted the "Infrastructure Inventory and assessments of Park Components" for the 31 Park activity Buildings. The Randolph Hills Park Activity Building report is Attachment "A". Highlighted in the report on Page 1 last paragraph is the following:

"It was reported but not visually observed by FEA that the exterior walls were rotten and the building has been exposed to water infiltration, which is possibly compromising the integrity of the structure. We recommend a structural evaluation be performed to help determine the cause of the moisture infiltration, the extent of the deterioration and the integrity of the interior wood walls. This type of investigation should include opening and observing the wall system structure and noting the condition of the underlying structural elements."

Based on this recommendation and the other documentations of the poor building condition dating back to 1995, the Department contracted with FEA to do a limited structural analysis of the Randolph Hills Activities Building (Ken-Gar and Westmoreland Hills Activities Buildings were also included in this analysis).

On December 11, 2007 FEA submitted the limited structural evaluation report, see attachment "B". The analysis included removing interior wall sections in three locations and documenting visual observations. Highlighted in this report are the following on page three second paragraph:

"FEA observed severe structural deterioration due to water infiltration. The wooden sill plates and studs were in extremely poor condition, and high levels of moisture were found. There appeared to be potential microbial growth in the wall cavity as well as possible insect damage. Our assessment indicated the conditions observed were widespread and not isolated to the exploration locations."

The third paragraph states:

"To correct the deficiencies noted, the recommended repairs would generally include removal of wall finishes, replacement of structural members, and abatement of hazardous materials. Also modification to roof framing components in order to meet current code requirements may be needed. Essentially, M_NCPC should expect overall removal, reframing and reconstruction of building wall components as well as a possible reconstruction of the foundation in order to restore the building. Based on the extent of deterioration, we recommend reconstruction rather than component repair."

Based on FEA recommendation and this building history, we recommend that this building be closed to the public and demolished.

Randolph Hills Local Park Recreation Building

Attachment 1 - A



Park Facility Code: D93

Center Address: 11805 Ashley Drive
Spring, Maryland 20952

Square Footage: 1,320

Planning Area: 30

GPS: N 39.04871
W 77.09233

Region Area: South-Meadowbrook

CRV: \$95,040

Date Built: 1942 - Army Surplus Building
1955 - Acquired by M-NCPPC

FCI: 0.4152

Discussion

The Randolph Hills Local Park Recreation Building (Property D93) was built in 1942, and has a total area of 1,320 square feet. The building has brick and wood siding at the exterior elevations. The brick is positioned on the lower region of the exterior walls, below the wood siding. Minor cracking was observed in the exterior brick and mortar joints. We recommend tuckpointing and brick repairs be completed in 2007, during the same time as other exterior repairs.

Graffiti was observed on the exterior brick and wood siding wall surface. We have recommend that the graffiti be removed from the brick and wood siding, once any repairs are complete.

Mildew staining was noticed on exterior walls, and a mildew odor was noticed throughout the building. It was reported, but not visually observed by FEA, that the exterior walls were rotting and the building has been exposed to water infiltration, which is possibly compromising the integrity of the structure. We recommend a structural evaluation be performed to help determine the cause of the moisture infiltration, the extent of deterioration, and the integrity of the exterior wood walls. This type of investigation should include opening and observing the wall system construction, and noting the condition of the underlying structural elements. For budgeting purposes, we

Randolph Hills Local Park Recreational Building

have included the replacement and refinishing of the exterior wood walls in 2007, but have not assumed a cost to repair or remediate any structural issues, which would need to be determined as part of the evaluation.

We also recommend that a mold evaluation and air sampling be performed at the time of the structural evaluation. This is so mold samples can be taken from inside the exterior wall cavity. Once the evaluation is complete, recommendations for remediation or repairs should be followed. Actual cost for repairs for any structural findings is not included in capital expenditure forecast due to unknown problems. Any damage to the building prior to and after the evaluation should be repaired. Peeling paint was also observed on the exterior walls (at gable ends) that we recommend be tested for lead before any exterior repairs are performed.

The asphalt-shingle roof system was replaced in 1986, and has a total area of approximately 1,500 square feet. We recommend that the roof is replaced in 2007, due to its age and the observed wear of the shingles. It was reported by Montgomery County Parks that gutters once were installed on the building, but since have been removed. The re-installation of the gutters is projected in 2007, to coincide with the replacement of the roof.

Randolph Hills Recreation Building has several various sized aluminum and wood windows, located at the different elevations.

Interior finishes in the building included wood paneling in the main recreational room, kitchen, and restrooms. The flooring in the main recreational room, kitchen, and restrooms consisted of vinyl floor tiles. The main recreational room ceiling featured painted drywall. In general, the interior finishes were in moderate condition. However, the interior wall and ceiling finishes were stained at several locations.

Heating for the building is provided by a natural gas-fired furnace that was installed in 1998, and appeared to be in overall good condition. The domestic water heater was installed in 2002, and also appeared to be in good condition.

The building is equipped with a security access system, armed and disarmed by a key access pad. The system monitors the interior spaces with door sensors and motion detectors. Fire and life safety elements include smoke detectors, egress lighting and emergency exit lights.

It was observed that the suppression supply line (from the domestic water supply) was not equipped with a backflow preventer. Although not required by code, we recommend that a backflow preventer is installed on the fire suppression water piping in 2007, to reduce potential health concerns with the domestic water serving the building. In addition, we noted that the main shut-off valve for the domestic water service is located prior to the tap for the fire suppression water line. Even though a fire suppression system is not required for the mechanical room, during times that the domestic water supply is closed, there would be no suppression water for a fire. We recommend the fire suppression water line is reconfigured to connect to the domestic water line prior to the main service shut-off valve, so fire suppression is available if needed.

FEA recommends that the domestic water provided from the city water system be tested every five years to ensure water quality. The sanitary system for the building is connected to public sewer. FEA recommends that the waste lines be cleaned every three years.

Immediate Recommendations

The following projects were identified as immediate repairs or replacements, and are recommended for correction in 2007. Typically, projects recommended in 2007 (Year 1) are deficiencies, deferred maintenance items, code violations, or life safety issues.

Randolph Hills Local Park
Recreational Building

Description	FCA Class	Total
Masonry Repairs - Tuckpointing and Brick Replacement	Functionality	\$850
Paint Exterior Wood Siding	Aesthetics	\$982
Replace Exterior Wood Siding	Functionality	\$8,085
Test Exterior Siding at Roof Gable for Lead	Environmental	\$1,200
Structural Investigation (Determine Integrity of Exterior Walls)	Life Safety	\$4,400
Replace Asphalt-shingle Roof	Functionality	\$6,000
Replace or Reinstall Gutters	Functionality	\$1,100
Mold Evaluation and Air Sampling	Environmental	\$1,650
Domestic Water Testing	Functionality	\$500
Install Double-check BFP (3/4") for Fire Suppression System	Environmental	\$780
Reconfigure Fire Suppression Pipe for Connection Before Domestic Water Shut-off	Life Safety	\$1,000
Perform Electrical Inspection and Testing	Functionality	\$500
Clean Waste Lines	Functionality	\$700
Total		\$27,747

Summary

Overall, the Randolph Hills Local Park Recreational Center was in poor condition. The remaining projects recommended throughout the 20-year capital expenditure study period are based on their expected service life.

The facility appeared to have active preventive maintenance programs implemented for the heating system. There was no evidence of active maintenance programs for the exterior or interior building assets, or electrical and plumbing systems. The recommended preventive maintenance program for the Recreation and Ancillary Buildings advises that a building inspection is conducted at each facility every six months to visually observe and note conditions needing repair, for which work requests will be generated. The inspections should also include minimal maintenance on an as-needed basis, such as removing debris from roof gutters and drains, lubricating door and window hardware, and replacing interior lights.

In addition, our maintenance program recommendations include active recurring maintenance tasks for the exterior, interior, electrical, and plumbing components of the buildings.

The cleanliness of the building reflected a custodial level of unkempt neglect.



PHOTOGRAPH 1:
Exterior Paint Peeling on
Gable End Siding



PHOTOGRAPH 2:
Area of Expected Exterior
Wall Water Infiltration



PHOTOGRAPH 3:
Minor Cracks in Exterior
Brick and Mortar Joints

D93 RANDOLPH HILLS LOCAL PARK

Title	Type	Category	EOL	RUI	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11 - 15	Years 16 - 20	Totals
Masonry Repairs - Tuckpointing and Brick Replacement	Operating	P - RM = Planned	10	1	\$830												\$1,700
Paint Exterior Wood Siding	Operating	P - RM = Planned	5	1	\$982												\$3,927
Replace Exterior Wood Siding	CIP	P - CR = Planned	25	1	\$8,085												\$8,085
Test Exterior Siding at Roof Gable for Lead	CIP	P - RM = Planned	N/A	1	\$1,200												\$4,400
Structural Investigation (Determine Integrity of Exterior Walls)	CIP	P - CR = Planned	25	15	\$4,400												\$800
Replace Exterior Windows and Security Screens	Operating	P - RM = Planned	5	2							\$200						\$800
Prepare and Paint Exterior Doors	CIP	P - RM = Planned	50	33													\$0
Replace Exterior Doors	CIP	P - CR = Planned	20	1	\$6,000												\$6,000
Replace Asphalt-shingle Roof	CIP	P - CR = Planned	20	1	\$1,100												\$1,100
Replace or Reinstall Gutters	CIP	P - CR = Planned	20	1	\$1,100												\$667
Prepare and Paint Interior Doors	Operating	P - RM = Planned	5	2							\$117						\$1,200
Replace Interior Doors	CIP	P - RM = Planned	50	2													\$1,200
Prepare and Paint Interior Wood Wall Paneling	Operating	P - RM = Planned	10	2													\$3,800
Men's Restroom Renovation	CIP	P - CR = Planned	15	4	\$1,850												\$1,850
Women's Restroom Renovation	CIP	P - CR = Planned	15	4	\$1,850												\$1,850
Kitchen Renovation	CIP	P - CR = Planned	15	4	\$1,935												\$3,870
Mold Evaluation and Air Sampling	CIP	P - DM = Planned	N/A	1	\$1,650												\$1,650
Replace Interior Vinyl Floor Tile	CIP	P - CR = Planned	15	3													\$5,720
Prepare and Paint Interior Ceilings	Operating	P - RM = Planned	15	4													\$900
Replace Suspended Ceiling Tiles	CIP	P - CR = Planned	20	4													\$3,000
Replace Drinking Fountain	CIP	P - CR = Planned	15	2													\$550
Replace Domestic Water Heater	CIP	P - CR = Planned	15	11													\$14,520
Plumbing Renovations	CIP	P - CR = Planned	50	10													\$726
Allowance for Plumbing Repairs	Operating	P - RM = Planned	5	4													\$500
Domestic Water Testing	Operating	P - RM = Planned	18	10	\$800												\$1,300
Replace Furnace	CIP	P - CR = Planned	15	1	\$780												\$1,400
Install Double-check BFP (3/4") for Fire Suppression System	CIP	P - DM = Planned	N/A	1	\$1,000												\$0
Reconfigure Fire Suppression Pipe for Connection Before Domestic Water Shut-off	CIP	P - DM = Planned	N/A	1													\$0
Replace Panelboard (100-amp)	CIP	P - CR = Planned	50	24													\$500
Perform Electrical Inspection and Testing	Operating	P - RM = Planned	50	10	\$500												\$13,200
Electrical Renovations	CIP	P - CR = Planned	50	10													\$500
Allowance for Electrical Repairs	Operating	P - RM = Planned	5	4													\$1,320
Replace Exterior Lighting	CIP	P - RM = Planned	25	7													\$3,410
Replace Security and Fire Alarm System	CIP	P - CR = Planned	15	14													\$5,400
Resurface Asphalt	CIP	P - CR = Planned	15	2													\$10,800
Clean Waste Lines	Operating	P - RM = Planned	3	1	\$700												\$4,900
Total (Present Value)					\$27,747	\$11,111	\$0	\$12,073	\$2,914	\$1,676	\$2,919	\$0	\$4,235	\$37,741	\$13,984	\$22,849	\$127,843
Total (Including 2.5% Inflation)					\$27,747	\$11,111	\$0	\$12,073	\$2,914	\$1,676	\$2,919	\$0	\$4,235	\$37,741	\$18,808	\$34,768	\$154,890

D93 RANDOLPH HILLS LOCAL PARK
FACILITY CONDITION ASSESSMENT PLANNED WORK REQUESTS



Report of

Engineering Consulting Services
Randolph Hills Recreation Building
Westmoreland Hills Recreation Building
Ken-Gar Palisades Recreation Building



FEA Project No.: R01.2006.004801
December 11, 2007



Facility Engineering Associates
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FACILITY ENGINEERING ASSOCIATES, P.C.
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December 11, 2007

Montgomery County Department of Parks
c/o Park Planning and Resources Division
1109 Spring Street
Silver Spring, MD 20910

ATTN: Mr. Mark Wallis

**SUBJECT: Engineering Consulting Services: Limited Structural Evaluation
Randolph Hills Recreation Building – Spring, Maryland
Westmoreland Hills Recreation Building – Bethesda, Maryland
Ken-Gar Palisades Recreation Building – Kensington, Maryland
FEA Project No. R01.2006.004801**

Dear Mr. Wallis:

Facility Engineering Associates, P.C. (FEA) is pleased to submit our report of the structural evaluation of the above referenced properties to the Maryland-National Capital Park and Planning Commission (M-NCPPC). Our services were performed in general accordance with our proposal dated August 24, 2007 that was authorized by the Montgomery County Department of Parks on November 3, 2007. Included in this report are a property description, a review of our scope of work, observations, repair recommendations, and a corresponding opinion of cost for each of the three park locations.

1.0 INTRODUCTION

FEA had provided M-NCPPC with a report of infrastructure inventory and assessments of park components for recreation and ancillary buildings located at 40 Montgomery County Park properties, for a total of 44 buildings in March 2007. This investigation included the recreation buildings at Randolph Hills Local Park, Westmoreland Hills Local Park, and Ken-Gar Palisades Local Park. The subject buildings were three of the six buildings acquired by M-NCPPC in the 1950s. They had been originally constructed in 1942 and used as residential Army Surplus buildings. After they were acquired by M-NCPPC, they were moved to their current locations and converted for recreational use.

Based on the findings of the general facility condition assessment, FEA's March 2007 report included a recommendation for a structural evaluation for each of the subject buildings. It was reported to FEA, but not previously validated by observation, that the exterior walls of the buildings were rotting and had been exposed to water infiltration, which may have compromised the integrity of the structures.

Our understanding of project background information is based on conversations with Mr. Mark Wallis of M-NCPPC and findings from previous site visits to the facilities.

2.0 PURPOSE

The purpose of our services was to assess the condition of the interior and exterior wall components of the recreation buildings located at Randolph Hills Local Park, Westmoreland Hills Local Park, and Ken-Gar Palisades Local Park to identify deficiencies and to suggest repair options. It was our understanding that opinions of cost for repairs to identified deficiencies would be used by the Planning Division to assist them in their decision to repair or eliminate each of the facilities.

3.0 EVALUATION PROCEDURES

Our scope of service for this evaluation included a drawing and document review, a wall assessment by means of exploratory openings, and the preparation of an assessment report. The evaluation was visual in nature and not destructive to the properties except at the locations of the exploratory openings to gain access to hidden conditions.

FEA personnel Laura Cavanaugh and Duke Hetland met with Mark Wallis of M-NCPPC at each of the subject buildings on November 13, 2007, at which time they gathered information about building history, use, and performance; made observations of the interior and exterior wall finishes; and indicated to the contractor the locations where representative exploratory openings would be made. On November 20, 2007, FEA returned to the sites to observe the openings. During these visits, conditions were explored visually and by means of probing, and photographs were taken as documentation. The openings were then closed by the contractor.

Our scope of services includes only those specifically indicated. The assessments did not include any environmental services such as sampling or testing of asbestos, lead-based paint, lead-in-water, indoor air quality, PCB's, radon, mold, or any other potentially hazardous materials, air-borne toxins or issues not outlined in this scope of services. We did not make any formal comparison of structural components to construction codes, and we did not take cosmetic concerns into consideration as part of our recommendation.

4.0 FINDINGS AND RECOMMENDATIONS

No construction drawings were provided to FEA to review, so the document review portion of the evaluation consisted of a review of the report of existing conditions presented to M-NCPPC by Steven J. Karr, AIA, Inc. on September 25, 1995. The Karr report included observations of Randolph Hills and Ken-Gar Palisades, but Westmoreland Hills was not a part of this study. The study revealed that, at Randolph Hills, the building "exhibits severe deterioration of the perimeter wood sill plate supporting the perimeter wood frame bearing walls." It had been reported to FEA that conditions had not changed and that repairs had not been made since that assessment. The Karr report also included comments that both the Randolph Hills and Ken-Gar Palisades buildings exhibited deflection of the roof members.

The following is a summary of our observations of the conditions at each building, our recommendations for repairs needed to restore structural integrity, and opinions of costs for these repairs. It should be noted that the opinions of cost are based on repairs to address structural deficiencies of the buildings to meet current construction standards with the intent of maintaining the buildings' current use. Opinions of cost are based on our experience with similar projects, our understanding of the local construction industry, the nature of the repairs needed for each building, the size of the buildings, and the average cost for community centers as found in the RS Means Square Foot Costs Manual, 2007 Edition.

4.1 Randolph Hills Recreation Building

Randolph Hills Recreation Building was one-story and had a total area of 1,320 square feet. The building had brick masonry and wood siding at exterior elevations, and it was built on a concrete slab-on-grade. It was reported to FEA that some modifications to the building had been made over the years, including resizing and replacement of windows. During the site visit, a mildew odor was noticed throughout the building's interior.

For the structural evaluation, three exploratory openings were made: one in the wall in the back mechanical room, one in the interior of the north-east wall of the main room, and one in the interior of the south-west wall of the main room. The opening in the mechanical room was made at the reported location of an opening made during the 1995 building study. This opening revealed limited deterioration, but, due to evidence of newer wood from a localized repair, the condition at this location should be considered separately from that of the overall building. In each main room opening, several linear feet of baseboard and wall panels beneath the chair rail were removed. At these locations, FEA observed severe structural deterioration due to water infiltration. The wooden sill plates and studs were in extremely poor condition, and high levels of moisture were found. There appeared to be potential microbial growth in the wall cavity as well as possible insect damage. Our assessment indicated the conditions observed were widespread and not isolated to the exploration locations. Also, deflection of the roof decking was noted, but significant structural defects were not observed.

Photographs of the observed conditions at Randolph Hills can be found in Appendix A.

To correct the deficiencies noted, the recommended repairs would generally include removal of wall finishes, replacement of structural members, and abatement of hazardous materials. Also, modification to roof framing components in order to meet current code requirements may be needed. Essentially, M-NCPPC should expect overall removal, reframing, and reconstruction of building wall elements as well as a possible reconstruction of the foundation in order to restore this building. Based on the extent of deterioration, we recommend reconstruction rather than component repair. Our opinion of cost is based on this approach.

Our opinion of cost for the recommended repairs for the Randolph Hills Recreation Building is \$175,000 to \$200,000.

4.2 Westmoreland Hills Recreation Building

Westmoreland Hills Recreation Building was one-story and had a total area of 1,330 square feet. The building had a stone masonry and vinyl siding exterior. It was reported to FEA that some modifications to the building have been made over the years, including the addition of exterior stone planter boxes adjacent to building walls and the resizing and replacement of windows. A mildew odor was noticed throughout the building during the site visit.

For the structural evaluation, exploratory openings were made at the exterior of the north wall and in three interior locations along the base of the walls for a total of four openings. There was minimal evidence of deterioration at the exterior exploratory opening, but the interior locations showed significant structural deterioration. Based on our assessment, deterioration appeared to be widespread rather than isolated in the building. At the interior openings, FEA observed extensive wood element deterioration due to water infiltration, which could have been caused by several potential sources. There also appeared to be potential microbial growth in the wall cavity and possible insect damage.

The roof framing was observed to be constructed of 2x4 members. Deflection of the roof decking was noted, but significant structural defects were not observed.

Photographs of observed conditions at Westmoreland Hills can be found in Appendix B.

To correct the deficiencies noted, recommended repairs include removal of wall finishes, replacement of structural members, and abatement of hazardous materials. Also, it is possible that modification of roof framing components in order to meet current code requirements is needed. Essentially, M-NCPPC should expect overall removal, reframing, and reconstruction of building wall elements as well as a possible reconstruction of the foundation in order to restore this building. Based on the extent of deterioration, we recommend reconstruction rather than component repair. Our opinion of cost is based on this approach.

Our opinion of cost for the recommended repairs for the Westmoreland Hills Recreation Building is \$175,000 to \$200,000.

4.3 Ken-Gar Palisades Recreation Building

The Ken-Gar Palisades Recreation Building was one-story with a total area of 1,500 square feet. The building had wood siding on exterior elevations, with the exception of vinyl siding at the end gables. The elevated wood floor decks are constructed over a "crawl" space.

During our evaluation, an opening to provide access to the crawl space was installed and an exploratory opening on the exterior of the east wall was made. FEA also observed conditions in the attic. The exterior opening revealed severe deterioration of wood elements at that location of the building perimeter. Foundation sill plates, wall elements, floor elements, and joists supporting the wall plate were all deteriorated where there was close proximity to soil and moisture. However, while the condition was severe, it appeared to be localized; joints and support elements adjacent to deteriorated sections were observed to be in satisfactory condition. There was evidence that modifications to the exterior wall had been made on the east gable. The crawl space investigation revealed that the floor system was well supported by means of a system of concrete block and wood framing. The condition of framing members, as observed from the crawl space, was generally good. Significant deterioration was not observed. Observations from the crawl space indicated that the elevated structure was not exposed to poor drainage on the west half of the building. The deterioration at the east wall was limited to an isolated area.

The presence of soot found in the attic indicated the occurrence of a fire at some point in the building's history. Observations indicated that the roof was not deteriorated. The floor framing was observed to be in good condition.

There was evidence of past displacement of the main room walls. It could not be verified whether this displacement was active or whether it was a condition caused by original construction or relocation.

Photographs of observed conditions at Ken-Gar Palisades can be found in Appendix C.

Overall, this building was in fair condition. To correct the deficiencies noted, we recommend partial-height repairs of the structural framing and replacement of finishes along the east wall (approximately a 20-foot-long area). Also, general framing improvements may be added for stability.

To improve overall long-term performance of the building, ventilation should be improved in the crawl space and attic.

Our opinion of cost for the recommended repairs for the Ken-Gar Palisades Recreation Building is approximately \$25,000.

If you have any questions regarding this report, or require additional information, please do not hesitate to contact us.

Very truly yours,
FACILITY ENGINEERING ASSOCIATES, P.C.



Laura M. Cavanaugh
Staff Engineer



Mark E. Leeman, P.E. (VA)
Associate

Attachments:

- Appendix A – Randolph Hills Photographs
- Appendix B – Westmoreland Hills Photographs
- Appendix C – Ken-Gar Palisades Photographs

APPENDIX A: RANDOLPH HILLS PHOTOGRAPHS



Figure A-1: Randolph Hills Recreation Building



Figure A-2: Interior opening, South-West wall



Figure A-3: Interior opening, South-West wall



Figure A-4: Interior opening, North-East wall



Figure A-6: Significant deterioration

Figure A-5: Interior opening, North-East wall



Figure A-7: Mechanical room wall opening



Figure A-8: Mechanical room wall opening

APPENDIX B: WESTMORELAND HILLS PHOTOGRAPHS



Figure B-1: Westmoreland Hills Recreation Building



Figure B-2: North wall



Figure B-3: North wall exterior opening

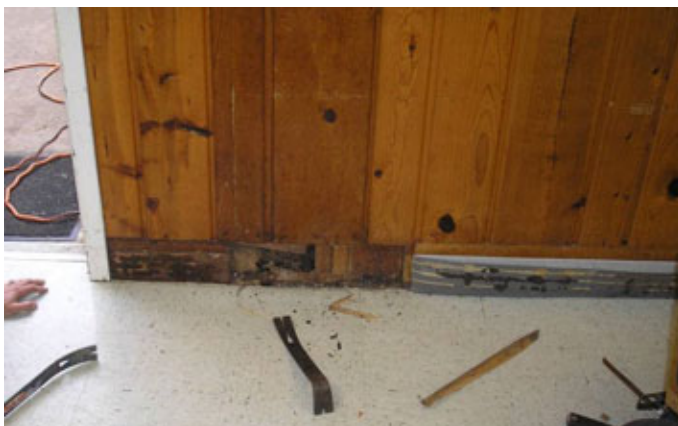


Figure B-4: Interior opening, South of front door



Figure B-5: Interior opening, South of front door



Figure B-6: Interior opening, East wall

Figure B-7: Interior opening, East wall



Figure B-7: Interior opening, North of front door

Figure B-8: Interior opening, North of front door

APPENDIX C: KEN-GAR PALISADES PHOTOGRAPHS



Figure C-1: Ken-Gar Palisades Recreation Building



Figure C-2: Exterior wall opening, East wall



Figure C-3: Exterior opening, East wall



Figure C-4: Exterior opening, East wall

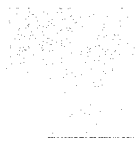


Figure C-6: Crawl space

Figure C-5: Roof framing in attic



Figure C-7: Crawl space wall



July 8, 2008

MEMORANDUM

TO: Mark Wallis, Planner, Park Planning and Stewardship Division

VIA: Douglas Alexander, Acting Chief, Park Development Division *DA*
Patricia McManus, Design Section Supervisor *PM*

FROM: Kathleen Dearstine, Project Manager *KD*

SUBJECT: Relocation of the Playground in Randolph Hills Local Park

Randolph Hills Local Park Playground Replacement

The Randolph Hills Local Park playground was scheduled for replacement in the FY07 PLAR Local Playground Renovation program. In 1987, when the park was previously renovated, the playground was relocated at the request of Park Police from an isolated location near the north side of the creek to a more visible location on the south side. The new location for the playground was the only one available in this park, due to the hilly topography. All the level alternative locations where the playground could be sited were already occupied with ballfields, tennis courts, basketball court and a recreation building.

During the community outreach for the renovation of the existing playground, originally scheduled for last year, the community voiced their concern about the current location being too hot in the direct sunlight and infested with mosquitoes. Staff met with community members on site (August 3, 2006) to discuss other locations. The same site constraints experienced twenty years before are still evident today. The only level areas within the park are occupied by other facilities. With no other site available, staff completed the design for the replacement playground at the existing location, and ordered the equipment. The equipment is being stored at the contractor's yard pending a decision on installation.

As part of the study to determine the viability of community use recreation buildings in the park system, the building at Randolph Hills was recommended for demolition. As part of the recommendation, staff evaluated the playground location to see if it could be placed on the building site. Staff placed the playground installation on hold while the issue of the building was being discussed.

Since then, the community has expressed their concern about losing the building. At a meeting on June 5, 2008, they asked that other locations be examined as sites for relocating the playground and to leave the existing building site open for a replacement building. The space required to replicate the existing building is 1300 square feet. The playground needs more than twice that square footage. Below is a summary of possible locations and why they work or do not work. Attachment A shows, by circled numbers, the locations on the park map.

Current location - #1: The site is highly visible and level. Other advantages are a large enough site for the square footage needed for the new playground and it is immediately available for installation. Its disadvantages are that it is in the stream buffer, out in the open with no shade, near the stream with mosquitoes, and would require a long path for accessibility.

Open area near the tennis courts - #2: This site could accommodate the equipment, it is accessible and visible, with direct access off the parking lot, is mostly out of the stream buffer, and will not impact any trees. The drawback is that it is not large enough for all the equipment. There would not be room for the swings. It is also a long distance from the building with parking in between the two facilities.

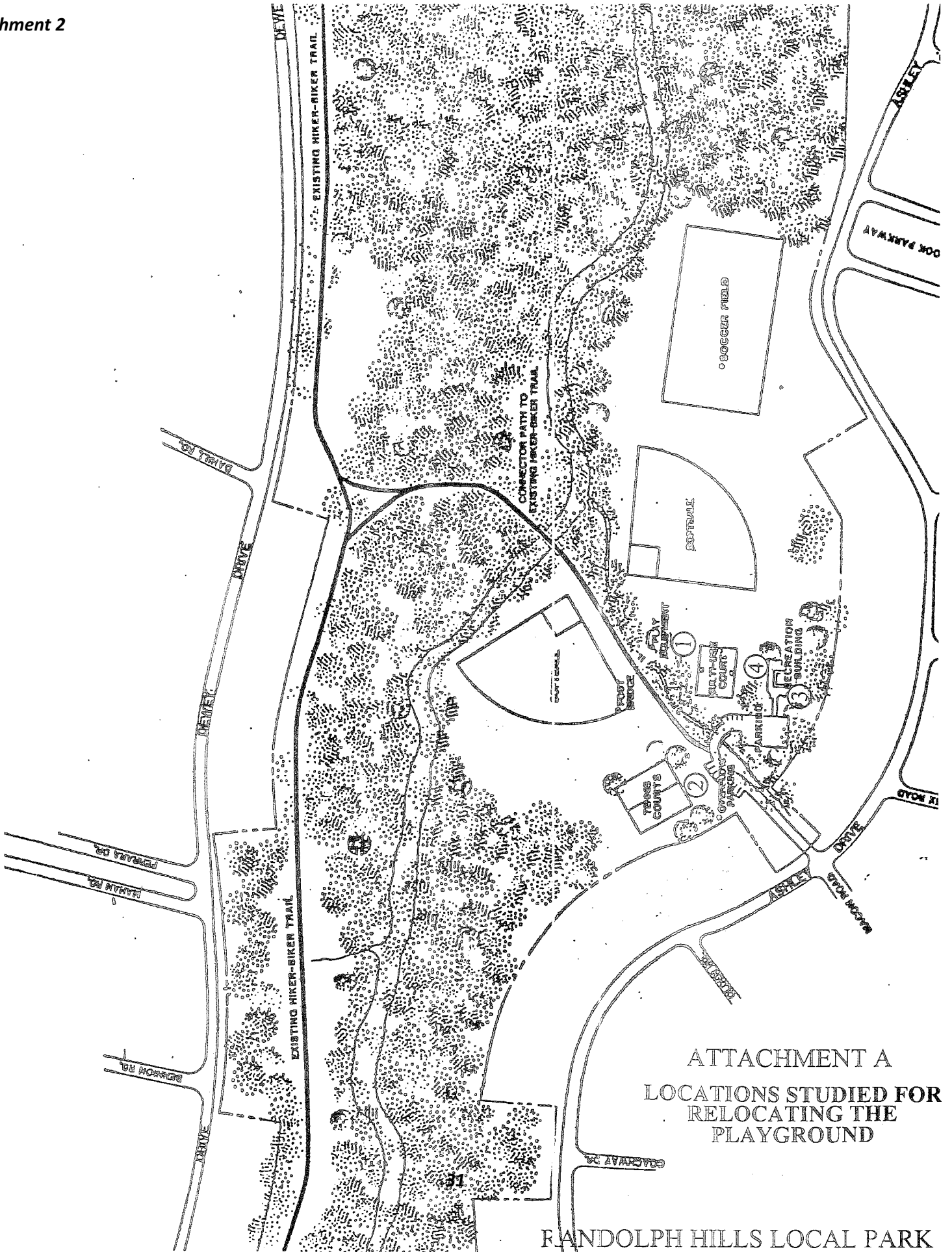
Area next to the existing building - #3: This site would be accessible to the parking lot and would share functions with the building, but topography, mature trees and a storm sewer running through the site ruled this out as a possibility.

The existing building site - #4: The site is large enough to accommodate both the playground and the new building.

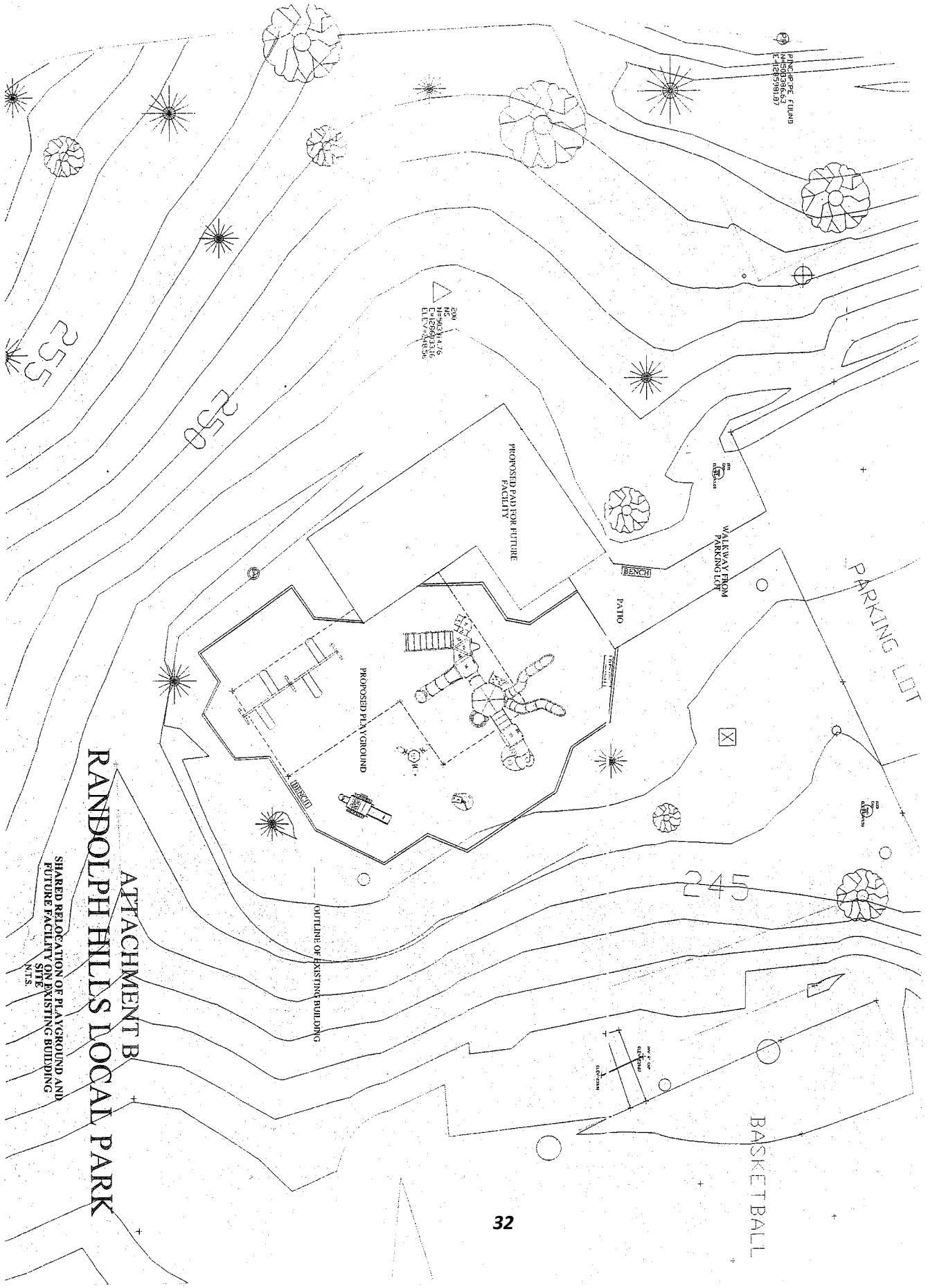
Conclusion

Reconfiguring and sharing the existing building site with the playground (#4) is the best option for both. There is room for a new building and the playground without compromising the planned designs for each (Attachment B). The playground enhances the use of the community building for parties, picnics, and other permitted functions. The area is surrounded by mature trees. It is out of the stream buffer. It is accessible to the parking lot and highly visible. It also offers views of the other park facilities so a parent can watch other activities while supervising their children on the playground. There is maximum use made of the site, without compromising any of the other facilities.

Attachments (2)



ATTACHMENT A
LOCATIONS STUDIED FOR
RELOCATING THE
PLAYGROUND



**ATTACHMENT B
RANDOLPH HILLS LOCAL PARK**