

APPENDICES

Town of Chili Parks and Recreation Master Plan Update



APPENDIX C: BUILDING CONDITION SURVEYS

BUILDING CONDITION SURVEY

Date	4/25/2013
Park	Davis
Structure	Pavilion
Year constructed	
Arch. significant	NA
No. of stories	One
Sprinklers	NA
Gross SF +/-	
Plans available	No
Exterior wall type	None
Structural system	Wood posts with prefab wood trusses - fair to good
Found. / floor slab	Concrete floor - good condition; Bases for columns all are cracking, one is completely gone, another is breaking apart
Roof	Asphalt shingles; will require reroofing in about 5 years.
Soffits / cornice	Wood stained, all should be restrained including wood siding at pediment with opaque stain
Interior finishes	NA
Plumbing	NA
HVAC	NA
Electrical	Mounted on a board outside the pavilion
Stairs and railings	NA
Doors	NA
Windows	NA
Chimneys	NA
Energy utilization	Limited to electric; seasonal
Handicapped access	Good, from parking over lawn, no walkway fairly level
Toilet facilities	At sessions building which is nearby
General repair notes	Needs standard maintenance
Condition rating	fair to good
Proposed improvement	Stain all wood components to freshen up appearance
	Repair broken or missing concrete bases at columns
	Provide a more substantial stone and mount memorial plaque on it



BUILDING CONDITION SURVEY

Date	4/25/2013
Park	Davis Park
Structure	Concessions and Toilet Building
Year constructed	
Arch. significant	NA
No. of stories	One
Sprinklers	NA
Gross SF +/-	
Plans available	Possible need to verify
Exterior wall type	Split face masonry block painted; no insulation (assumed)
Structural system	Masonry block with wood trusses
Found. / floor slab	Concrete floor; painted in toilet rooms; concrete slab at concessions
Roof	Asphalt shingles; Shingles are missing and need to be replaced. Assume roof replacement in 5 +/- years
Soffits / cornice	Wood painted
Interior finishes	Painted block. Toilets have new FRP wall panels; painted plywood ceilings with grid.
Plumbing	Yes. Toilet fixtures are all new and handicapped accessible.
HVAC	Propane tank for equipment located outside in locked storage; No heat or AC
Electrical	Yes. Door actuators at toilet doors.
Stairs and railings	NA
Doors	Metal painted
Windows	Concessions service counter window shutter is wood and awkward to use. There is a coiling shutter on the inside.
Chimneys	NA
Energy utilization	Limited; seasonal
Handicapped access	Yes
Toilet facilities	Toilet rooms have been renovated within the last year, excellent condition!
Kitchen Equipment	one stove with flat griddle, one three bay sink, one hand sink, two res. exhaust hood; one ref.
General repair notes	Replace missing shingles, power wash kitchen floor Replace shutter at window
Condition rating	Fair
Proposed improvement	Replace missing shingles Replace concessions counter window shutter. At present the kitchen equipment is not up to code, so it could remain as is until major repairs are made. (Commercial exhaust hood, need two bay sink, grease trap?)



BUILDING CONDITION SURVEY

Date	4/25/2013
Park	Hubbard Park
Structure	Lion's Storage Facility
Year constructed	1960 - 70's?
Arch. significant	NA
No. of stories	One
Sprinklers	NA
Gross SF +/-	1,215 S.F.
Plans available	No
Exterior wall type	Concrete block painted
Structural system	Masonry wall with wood trusses
Found. / floor slab	Concrete floor
Roof	Asphalt shingles starting to show age, will need to be replace in the next 5 years. No gutters
Soffits / cornice	Wood painted
Interior finishes	Painted block walls; Gypsum board ceilings; coated panels at toilet rooms
Plumbing	Removed from toilets, didn't observe any in storage, assume there may be one sink.
HVAC	Assume yes, did not view. Gas Service
Electrical	Yes
Stairs and railings	NA
Doors	Metal doors, residential grade
Windows	removed and filled with plywood panels
Chimneys	NA
Energy utilization	year round, low use
Handicapped access	No
Toilet facilities	All plumbing fixtures have been removed and rooms are used for storage. Vandalism primary reson for closing toilets.
General repair notes	Need standard maintenance
Condition rating	fair to good
Proposed improvement	Consider reinstating toilets, will require modfication and build up of grade at doors to be accessible.



BUILDING CONDITION SURVEY

Date	4/25/2013
Park	Memorial Park
Structure	Concessions and Press Box Building
Year constructed	
Arch. significant	NA
No. of stories	two with a roof deck
Sprinklers	NA
Gross SF +/-	14' x 12'-8" = 355 S.F.
Plans available	No
Exterior wall type	First Level-masonry block painted; Second level-wood studs w/ vinyl siding; no insulation(assumed)
Structural system	First Level-Masonry block; Second level wood frame with wood roof joists (flat)
Found. / floor slab	Concrete floor - significant slope to the center of space (assumed floor drain, covered by equip.)
Exterior sidewalk	Has significant settlement cracks; step to grade - trip hazard
Roof	Rolled Asphalt (assumed); Water damage present at underside, assume repair/replacement required. Wood railing on all 4 sides, appears in good condition, assume that the height is probably 36".
Soffits / cornice	NA
Interior finishes	Painted block and wood paneling. Unfinished roof rafters and plywood deck mold is evident on the underside of the roof deck, assume its related to roof condition. Driving rain appears to get in through large openings that have a panel that cises them off.
Plumbing	One three bay sink, small hot water tank
HVAC	Propane tank for equipment located outside in locked storage; No heat or AC
Electrical	Yes
Stairs and railings	Site made ladder of metal angles for roof access.
Doors	Metal, could use replacement
Windows	NA
Chimneys	Exhaust hood for grill
Energy utilization	Limited; seasonal
Handicapped access	No
Toilet facilities	None
Kitchen Equipment	one griddle, one three bay sink, one exhaust hood
General repair notes	Roof and deck need replacement; railing guard is not to code Number of sinks is not up to code
Condition rating	Fair
Proposed improvement	When roof is replaced, railing should be upgraded as well. Kitchen equipment is not up to code, so it could remain as is until major repairs are made. Space is limited.



BUILDING CONDITION SURVEY

Date	4/25/2013
Park	Memorial Park
Structure	Toilet Building / Pee Wee Football Storage
Year constructed	
Arch. significant	NA
No. of stories	One
Sprinklers	NA
Gross SF +/-	
Plans available	No
Exterior wall type	Split face block painted
Structural system	Masonry wall with laminated beam; wood trusses
Found. / floor slab	Concrete floor - exposed in storage, painted in bathrooms, needs repainting
Roof	Asphalt shingles
Soffits / cornice	Wood stained, all should be restained including wood siding at pediment.
Interior finishes	Painted block walls, painted plywood ceilings in grid
Plumbing	Plumbing chase, all porcelain fixtures; piping to sinks is exposed
HVAC	Electric units mounted at top of walls
Electrical	Yes, Fluor. lights
Stairs and railings	NA
Doors	Metal doors painted
Windows	NA
Chimneys	NA
Energy utilization	Limited to electric; seasonal
Handicapped access	No for toilets. - path to rooms, doors into, signage and stalls don't comply.
Toilet facilities	At sessions building which is nearby
General repair notes	Need standard maintenance Stain all wood components to freshen up appearance.
Condition rating	fair to good
Proposed improvement	Renovate toilet rooms: for H.C. access. Provide new exhaust fans, repaint lighter color, utilized energy efficient fixtures. Provide exterior signage, replace doors. Consider adding light tubes for natural light at toilets?



BUILDING CONDITION SURVEY

Date	4/25/2013
Park	Nature Trail Area
Structure	Pavilion
Year constructed	
Arch. significant	NA
No. of stories	One
Sprinklers	NA
Gross SF +/-	250 S.F. approximation
Plans available	No
Exterior wall type	None
Structural system	Wood posts with wood framed roof
Found. / floor slab	Concrete - good, footers for columns all are cracking, one is completely gone, another is breaking apart
Roof	Asphalt Shingles fair to good
Soffits / cornice	Wood stained, all should be restained with opaque stain
Interior finishes	NA
Plumbing	NA
HVAC	NA
Electrical	mounted on a board outside the pavilion
Stairs and railings	NA
Doors	NA
Windows	NA
Chimneys	NA
Energy utilization	Limited to electric; seasonal
Handicapped access	Good, from parking over lawn, no walkway fairly level.
Toilet facilities	At sessions building which is nearby
General repair notes	Building is stable, just need standard maintenance Graffiti is an issue due to remote location
Condition rating	fair to good
Proposed improvement	Stain all wood components to freshen up appearance.
	Consider concrete floor



BUILDING CONDITION SURVEY

Date	4/25/2013
Park	Widener Park
Structure	Pavilion and Toilet Building
Year constructed	2009 +/-
Arch. significant	NA
No. of stories	One
Sprinklers	NA
Gross SF +/-	Enclosed: Approximately 24' x 16' = 384 S.F. Pavilion: Approximately 24' x 32' = 768 S.F.
Plans available	Assume yes
Exterior wall type	Split face masonry block; no insulation (assumed)
Structural system	Masonry block with wood columns and wood framed roof
Found. / floor slab	Concrete floor
Roof	Asphalt shingles
Soffits / cornice	Wood painted
Interior finishes	Painted block. Rough sawn plywood painted at pavilion. Painted drywall ceilings in toilets.
Plumbing	Yes. Toilets, sinks and drinking fountain.
HVAC	NA
Electrical	Yes
Stairs and railings	NA
Doors	Metal painted
Windows	Glass block at toilets
Chimneys	NA
Energy utilization	Limited; seasonal
Handicapped access	Yes
Toilet facilities	Yes. Two separate toilet rooms are handicapped accessible.
General repair notes	Repair damaged to the gutter (minor appears that someone pulled on it) Paint on doors on south side is caulking
Condition rating	Excellent
Proposed improvement	NA

