

Mount Rainier Artist Lofts Capital Needs Assessment Phase I

MARCH 20, 2026



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Executive Summary

COMBO Solutions, LLC (COMBO) was retained by the Redevelopment Authority of Prince George's County to undertake a Capital Needs Assessment (CNA) for the Mount Rainier Artist Lofts, located at 3311 Rhode Island Ave, Mount Rainier MD.

The CNA is a qualified professional's opinion of a property's current physical condition. It identifies deferred maintenance, physical needs, remaining useful life of key components, building material deficiencies and material building code violations that affect the property use, structural and mechanical integrity, and the future physical and financial needs.

The purpose of this CNA is to determine the property's physical capital needs over the next 20 years based upon the observed current physical conditions of the property.

This report is phase 1 of the capital needs assessment and is being provided to the Authority to help make immediate and stop gap decisions on the property. Overall, although the building envelope appears generally serviceable, the assessment identified major structural and code compliance risks, including the absence of a valid Certificate of Occupancy and failed third-floor trusses that make portions of the second and third floors unsafe and require immediate evacuation and restricted access until repairs are completed.

Scope of Work

The CNA was carried out by COMBO and The Bethel Group and The Shepherd Company (subcontractors) and included a complete and thorough visual, nondestructive assessment of the facility. The subcontractor followed the American Society for Testing and Materials standards ("ASTM E2018-08") for conducting property condition assessments. The CNA phase 1 Report summarizes the CNA process, which included the following:

- Review of existing documentation provided by the River View Residential Property Management and interviews with property personnel regarding aspects of the facility.
- Physical assessment to include a limited non-intrusive visual assessment of the buildings and their components.

- Identify and categorize each major component for predictive maintenance, testing and/or inspection, preventative maintenance, emergency maintenance and/or routine maintenance needs.

Subcontractor assessed and surveyed:

Core and shell: These elements include superstructure, floors, bearing walls, columns, beams, and exterior envelope components.

Interiors: These elements include interior finishes of floors, walls, ceilings, stairways, etc.

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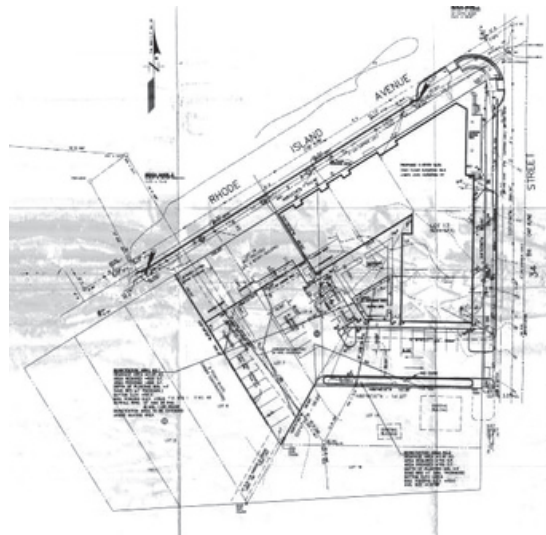
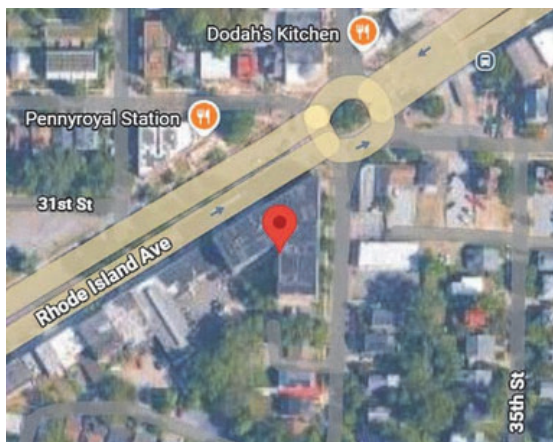
The recommendations and cost estimates associated with these findings, as presented in this phase 1 report, are based on walk-through, non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported.

Building Summary

Items	Description
Project Name	Mount Rainier Artist Lofts
Full Address	3311 Rhode Island Ave, Mt. Rainier MD
Year Built	2005
Total Area	68,411 sq. ft.
Units	45 units Residential
Commercial / Ground-Floor space	3,000-6,000 SF non – residential/flex space

The artist live-work affordable housing project was the first phase of new construction in a Master Plan developed by the Maryland National Capital Park and Planning Commission, along with the Prince George's County Council.

The intent of the facility was to create affordable housing, along with arts-oriented venues and services, to draw artists from local colleges and neighborhoods to the Arts District. Each unit is adaptable with layouts maximizing flexible open space-allowing for living changes, as well as, work and exhibit needs. Two-story central commons areas and a large workshop on the lower level provide space for exhibits and interaction.



The property consists of a mid-rise residential building containing approximately 45 apartment units on a developed urban parcel constructed in 2005, with approximately 68,441 square feet of above-grade building area.

The site includes typical urban residential improvements such as pedestrian sidewalks and building access along Rhode Island Avenue, surface circulation and service access areas, utility connections, stormwater infrastructure, and exterior lighting. Based on visual observations, the site infrastructure appears generally functional, though routine maintenance of paved areas, drainage systems, and site lighting will be required to support safe access and long-term operational performance. Below are the floor plans of the property.



Key Findings and Recommendations

Structural Systems Failure

Inspection of the third-floor framing system identified failure of several wood floor trusses at the metal connector plate joints. These failures have compromised the structural integrity of portions of the floor system and have created conditions that may present a significant life-safety hazard to occupants.

Based on these observations, it is the professional opinion of the structural engineer that all residential units located on the second and third floors should be evacuated until a comprehensive structural investigation is completed and adequate structural repairs and reinforcements are designed and implemented.

Immediate follow-up actions should include:

- A detailed structural engineering investigation of the floor framing system
- Exposure of concealed structural elements to further determine the extent of truss failure
- Development of engineered repair/replacement or reinforcement details
- Implementation of structural stabilization measures prior to re-occupancy

Code Compliance and Violations

The building currently has numerous unresolved building code violations affecting multiple residential units. These violations must be corrected before a valid Certificate of Occupancy can be issued for the property.

At present, the building does not possess an active Certificate of Occupancy, which places the property in a state of non-compliance with local occupancy regulations.

A licensed general contractor should be engaged to correct all outstanding violations

identified in this report and in the violation notices issued by the local jurisdiction. Corrective actions and associated cost estimates are summarized within the unit-specific reports.

Roof System Upgrades

The roofing system was observed to experience significant water ponding in multiple areas, primarily due to inadequate roof slopes that prevent effective drainage of stormwater to the roof drainage system.

It is recommended that a full roof replacement be considered, including corrective modifications to the roof slope and drainage configuration to ensure proper water discharge and long-term system performance.

Mechanical System Optimization

The rooftop HVAC units were observed to be in fair overall condition but appear to be operating below optimal performance levels. Evidence of deferred maintenance and minor code-related deficiencies was noted during the inspection.

It is recommended that a licensed HVAC contractor perform comprehensive servicing and maintenance and replacement where needed of all rooftop mechanical units.

Electrical System Upgrades

Several electrical deficiencies were observed that may present potential fire and life-safety hazards if not corrected. Corrective actions should include:

- **Replacement of defective lighting fixtures throughout the building.**
- **Inspection and repair of electrical outlets and circuits where deficiencies have been identified.**
- **Inspection and verification that smoke detectors are properly installed and fully operational throughout the building.**

Plumbing System

Multiple plumbing deficiencies were observed within individual residential units. These include missing plumbing fixtures in certain units and water leakage from plumbing fixtures and piping connections.

A licensed master plumber should be engaged to:

- **Install missing plumbing fixtures in affected units.**
- **Repair all leaking plumbing fixtures and connections.**
- **Inspect plumbing systems within affected units for additional deficiencies.**

Elevator / Vertical Transportation Systems

The building's elevator system was operational during times of inspection, and a valid elevator inspection certificate was observed posted within the elevator cab.

However, tenants reported periodic operational malfunctions and service interruptions.

To ensure safe and reliable operation, it is recommended that a licensed elevator inspection and service company conduct a comprehensive inspection and functional evaluation of the elevator system.

Rough Order of Magnitude (ROM) Cost Estimate

A Rough Order of Magnitude (ROM) cost estimate has been developed to support capital planning and financial underwriting for the property. See following Executive Matrix.

The ROM estimate includes anticipated costs associated with:

- Structural engineering investigation and structural repairs
- Correction of building code violations
- Roof drainage improvements and potential roof replacement
- HVAC system servicing and long-term replacement planning

- Life and safety system inspections and corrective work
- Interior architectural repairs and maintenance

Future Assessments and Next Steps

Based on the findings of this assessment, several follow-up evaluations are recommended to fully understand the capital needs of this property.

These include:

- **A comprehensive structural engineering investigation of the floor framing system**
- **Detailed mechanical and electrical system evaluations conducted by licensed contractors**

Completion of these evaluations will enable the Redevelopment Authority to refine the property's capital improvement plan and develop a phased investment strategy to stabilize the building, restore regulatory compliance, and ensure long-term operational safety and sustainability.



Conclusions and Recommendations

Structural System Assessment

- Based on the structural engineer's visual inspection of the building and other relevant information obtained during the field inspection, several structural deficiencies were observed. These include compromised trusses currently supported by temporary steel beams, visible stress cracks in walls, and uneven floor conditions.
- Unit 312 contains compromised trusses that are presently supported by a temporary steel beam. The floor system above this unit has visibly buckled and poses a significant risk of structural failure or collapse. Based on these observations, it is reasonable to assume that additional trusses serving the third floor may also be defective and subject to similar structural risks.
- Cracks were observed in both walls and floor surfaces throughout portions of the building. These cracks are indicative of potential structural distress and may suggest ongoing failure within the gravity load-bearing system of the structure.



Picture showing temporary support of failed ceiling trusses

Mechanical System Assessment

The building inspection team observed that the mechanical air conditioning systems are in poor condition and require substantial servicing to restore optimal operation and ensure code compliance.

Observed Conditions

- General wear and deterioration of rooftop mechanical equipment
- Degraded refrigerant line insulation
- Deteriorated protective insulation due to prolonged weather exposure
- Inadequate equipment labeling for clear identification

Mechanical System Recommendation

A licensed HVAC contractor should be engaged to establish a comprehensive maintenance program. This program should include inspection, repair, and servicing of all rooftop mechanical units to restore operational efficiency and ensure code compliance.



Picture showing rooftop units with exposed wires

Occupancy and Code Compliance Assessment

The property located at 3311 Rhode Island Avenue has not been issued a permanent Certificate of Occupancy by either Prince George's County or the City of Mount Rainier due to multiple outstanding code violations.

Since the completion of construction, the building has been operating under temporary occupancy certificates. Recently, however, the City of Mount Rainier declined to extend the temporary certificate of occupancy due to unresolved violations. The violations documented by the City include multiple issues affecting individual units.

Observed Code Violations

Observed violations include, but are not limited to:

- Broken windows in several units
- Caulking deficiencies
- Oxidation-related drywall deterioration
- Mold growth in damp areas
- Minor interior maintenance deficiencies

Most of these violations are minor in scope and readily correctable.



Illegal spiral staircase installed

Electrical System Assessment

During the inspection, the electrical systems were observed to be generally functional and in acceptable condition.

However, several deficiencies were identified:

- Some lighting fixtures were non-operational or defective.
- Several ground fault circuit interrupter (GFCI) outlets were not functioning properly and are not compliant with electrical code requirements.
- Electrical panels were not opened or tested during the inspection.

Electrical Recommendations

1. Replace all defective lighting fixtures throughout the building.
2. Engage a licensed master electrician to inspect and service all GFCI outlets and confirm compliance with applicable electrical codes.



Exposed electrical outlets and lines

Plumbing Systems

The building inspector observed that the primary plumbing systems, including water supply and sewer connections, appear to be in generally good condition.

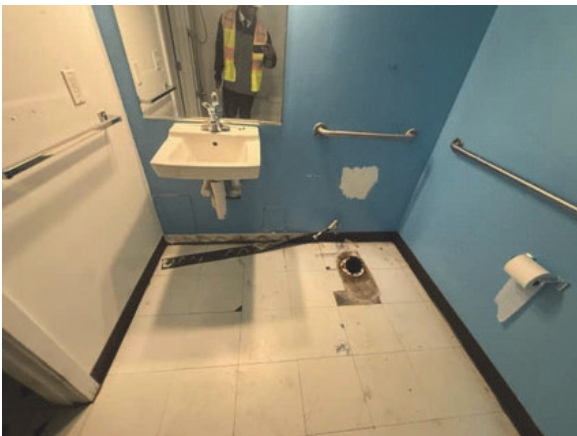
However, several minor plumbing fixture leaks were observed in individual units.

Observed Issues:

- Leaking toilets
- Leaking faucets
- Leaks throughout building pipes
- Minor fixture deficiencies
- The water heating systems were not tested during the inspection.

Plumbing Recommendations

1. Engage a licensed master plumber to repair all leaking plumbing fixtures.
2. Conduct a full inspection of the water heating systems and implement routine plumbing maintenance.



Missing plumbing fixtures



Leaks in residential units

Roofing Assessment

The roofing system was observed to have significant ponding issues in multiple areas. Standing water on the roof appears to result from inadequate roof slope, which may eventually lead to water infiltration into the units below.

Some sections of the roof appear to have undergone recent patching or maintenance.

Roofing Recommendation

A qualified roofing contractor should conduct a comprehensive roof inspection and develop a corrective plan to improve roof drainage and eliminate ponding conditions.



Major ponding on entire roof



Inadequate slope for proper drainage

Building Envelope Assessment

Based on visual observation, the brick and metal exterior building envelope appears to be generally in good condition.

Localized areas of surface deterioration were observed, which are consistent with normal aging and weathering of building materials.

Recommendation

Property management should implement a routine exterior maintenance program, including annual caulking inspections and repairs to maintain the integrity of the building envelope.



Building envelope in good condition

Life Safety and Fire Protection Assessment

The inspection included a visual review of the building's life safety systems, including:

- Means of egress
- Emergency lighting
- Fire protection components

At the time of inspection, these components appeared to be in generally good condition. However, the fire alarm and sprinkler systems were not operationally tested. All exit corridors and stairwells were accessible during the inspection.

Recommendations:

1. Annual testing and maintenance should be conducted by a licensed fire protection contractor to ensure proper operation of all life safety systems.
2. Inspect sprinkler heads to ensure they are not painted, obstructed, or leaking.
3. Correct any damaged or improperly installed fire protection components.
4. Property management should remove any stored materials that obstruct egress paths.



Defective smoke detectors throughout building



Defective and non-functional sprinkler systems

Occupied Unit Assessment

Several code violations were identified in units and are detailed in the Notice of Violations issued by the City of Mount Rainier.

Observed issues include:

- Wall damage caused by oxidation
- Mold in humid areas
- Plumbing fixture leaks
- Electrical outlet malfunctions
- Broken windows
- Additional maintenance deficiencies

Overall, the condition of several units reflects poor maintenance and deferred repair by building management.

Recommendations

1. Immediately engage a qualified general contractor to correct all violations noted by the City of Mount Rainier.
2. Engage a structural engineer to perform a comprehensive structural analysis once the affected units have been evacuated and structural elements exposed.



Obstructed walkways



Ghosting repainting required



Drywall oxidation

Conclusion

Immediate evacuation of second and third floors to make emergency repairs to flooring and other structural components

The building and structural inspection identified **serious structural concerns involving compromised trusses**, which present potential safety risks to occupants of the second and third floors.

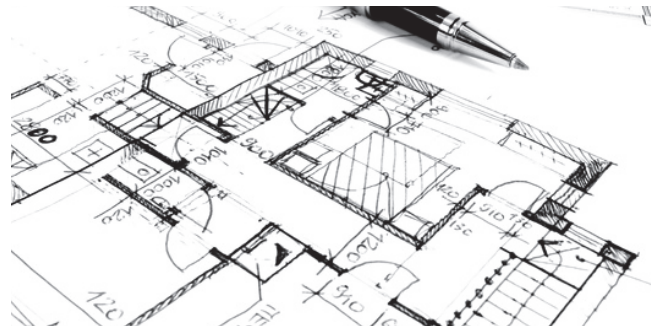
Immediate structural investigation and repair planning are required to stabilize the building and restore safe occupancy.

Additional deficiencies identified during the inspection primarily involve **maintenance and code compliance issues**, which can be addressed through appropriate repair work and contractor engagement.

Corrective action addressing both structural and non-structural deficiencies will be required in order to obtain a **permanent Certificate of Occupancy and ensure long-term building safety and functionality**.



**STOP GAP REPAIRS
TIMELINE 4-6 Months**



DETAILED COST BREAKDOWN OF FAILING INFRASTRUCTURE (BUILDING)

Category	Description	Estimated Cost
ROOF	Repair /replace roofing systems	\$175,000
EXTERIOR ENVELOPE	Repair to wall cracks/trusses/drywall/sealant	\$65,000
HVAC	Repairs to the HVAC units on roof	\$98,000
STRUCTURAL	Repairs to flooring (2nd and 3rd Floors)	\$375,000
TOTAL ESTIMATED COST	Combined cost of all categories	\$713,000

Additional Cost

Category	Description	Estimated Cost
Relocation of Residents	Estimated cost to relocate Residents	\$500,000
*Unpaid Utility Service	Cost to pay off utility balances and arrears on property	\$500,000
TOTAL ESTIMATED COST	Combined cost of all categories	\$1,000,000

PERMIT AND ADDITIONAL UNFORSEEN COST NOT ACCOUNTED IN PRELIMINARY ESTIMATE

This cost estimate provides a realistic, financial and scheduling framework for stop gap repairs in order to get the required Certificate of Occupancy. In order to make repairs to the second and third floors, residents will need to be relocated. We have accounted for this in our additional cost estimates.

The final capital needs report will detail funding and replacement needs for a 20-year investment.

Further refinements on cost may be performed once additional site-specific assessments have been completed. This document serves as a reliable baseline reference.

***The property is currently at risk of losing access to all life and safety utilities for residents- trash, electrical, water and plumbing services will soon be discontinued or disconnected due to unpaid balances. This report identifies it as an urgent need and thus is included in our preliminary cost estimates.**



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