Fretz Park Recreation Center Summary

Address	6950 Belt Line Road Dallas, TX 75254
Building Purpose	Recreation Center
Original Year of Construction	1971
Building Area	14,815 SF
Inspection Date	August 2, 2016
Inspection Conditions	100° F, Sunny

Introduction

The Fretz Park Recreation Center is located at 6950 Belt Line Road in Dallas, Texas. Fretz Park Recreation Center was established in 1971. This facility is a single, permanent facility whose main use is for a recreation center.

System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

Subsystem	Condition and Deficiency Overview	System Condition Rating
B20 Exterior Enclosure		
Exterior Walls	The exterior walls are constructed of a brick façade with a concrete foundation around the perimeter of the building. Deficiencies noted included several cracks in the foundation around the perimeter of the building. There were several locations where the concrete had spalled at the foundation, exposing reinforcing bars. There were several instances were previous repairs had been made to the mortar between bricks, but they appear to have been repaired correctly and there were no deficiencies observed.	4 - Good
Exterior Windows	The exterior windows consist of metal framed multi paned windows ranging in size from approximately 12-foot by 10-foot to 20-foot by 16-foot on the east, west and north sides of the building. Deficiencies noted included cracks in the glass in the east windows with tape placed over the crack.	4 - Good
Exterior Doors	There are two main public entrances located on the east and west sides of the building, consisting of metal framed glass doors. The remaining service doors are primarily metal and located along the southeast and west sides of the building. No deficiencies were observed or reported at the time of the assessment.	4 - Good
B30 Roofing		
Roof	The roof construction is built-up with gravel ballast system occurring over three levels. The roof is assumed to be installed in 1990 based upon the condition at the time of the assessment, and the typical design service life of the roofing material. Other roofing features include: Metal flashing around the perimeter of the roof, an access hatch at the lower level, and downspouts around the perimeter of the building. Deficiencies noted included standing water present at the lower roof level near the mechanical equipment. The gravel layer appeared thin in several areas.	3 - Average
C10 Interior Construction		
Interior Walls	The building generally consists of concrete masonry unit (CMU) interior walls. The main entry consists of a combination of brick, CMU block and gypsum board interior walls. There are several multi paned windows with metal frames, which are approximately 3-foot by 5-foot each located in the lobby at the east entry. There is a partition wall dividing the activity room. Deficiencies noted included large cracks in the CMU block walls in the multi-purpose storage room and electrical room. There were several approximately 1-inch circular holes in the CMU walls and two large holes	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	in the CMU walls in the activity room storage closet.	
Interior Doors	The interior doors leading from the lobby into the gym and the activity rooms are glass with a metal frame. The interior doors leading to storage areas are primarily wood or metal with a metal frame. Deficiencies noted included deterioration of the paint on the gym entrance doors.	4 - Good
Interior Specialties	The building has special interior construction such as counters in the kitchen, fire extinguisher cabinets throughout, a counter at the check-in desk with decorative back-lit panels, bleachers, and partitions between the bathroom stalls. No deficiencies were observed or reported at the time of the assessment.	4 - Good
C20 Stairs		
Exterior Stairs	System not present.	N/A
Interior Stairs	System not present.	N/A
C30 Interior Finishes		
Interior Wall Finishes	The building contains primarily painted concrete masonry unit (CMU) and gypsum board interior wall finishes. The restrooms contain ceramic tiled walls that extend onto the lobby walls. The kitchen contains both painted gypsum board and ceramic tiled walls. The janitorial closest contains painted CMU blocks and approximately 2-inch by 6-inch ceramic tile. No deficiencies were observed or reported at the time of the assessment.	4 - Good
Interior Floor Finishes	The activity rooms and the lobby contain vinyl composite tile (VCT) flooring. The gymnasium contains finished wood flooring and polished concrete. The storage closet in the gymnasium contains carpeted flooring. The restrooms and the janitorial closet contain approximately 24-inch by 12-inch ceramic tile flooring. Deficiencies noted included several minor cracks in the concrete flooring throughout the facility.	3 - Average
Interior Ceiling Finishes	The entry way and the electrical room contain acoustical ceiling tiles (ACT). The gymnasium contains exposed roof joists with acoustical panels. The activity rooms contain a metal suspended metal framing with metal acoustical panels. The ceiling in the storage closet in the activity room is exposed to the metal roof structure above. The restrooms have a painted gypsum board ceiling. Deficiencies noted included several missing ceiling tiles in the electrical room. There were metal ceiling tiles missing in the activity room.	4 - Good
D10 Conveying		
Elevators, Lifts, and Escalators	System not present.	N/A
D20 Plumbing		
Plumbing Fixtures	The building has public restrooms for men and women located near the front desk. These restrooms have wall-mounted marble slab hand sinks	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	with automatic sensor faucets, along with wall-hung toilets with manual flushing mechanisms. There are also wall-hung urinals in the men's restroom with manual flushing mechanisms. The janitorial closet has a floor-mounted mop sink. The water coolers are located in the alcove between the restrooms and in the gym. Other plumbing fixtures include: A three-bowl kitchen sink with two faucets, and a one-bowl hand wash sink; both located in the kitchen. Deficiencies noted included faucets located in both the men's and women's restrooms are loosely fastened to the wall.	
Domestic Water Distribution	The plumbing system has a domestic water service feed from a 2-inch reduced pressure zone backflow preventer to an 80-gallon PVI tank-type water heater with 199-MBH gas heating input, located in the janitorial closet. The water heater is equipped with a circulation pump and was manufactured in 2011. Deficiencies noted included a condensate neutralizer which was detached from the water heater with damaged connections.	4 - Good
Other Plumbing	Other plumbing assets include: roof drains, floor drains and a floor sink. The floor drains are located in the public restrooms while the floor sink is used as a waste receptacle for the three-bowl kitchen sink. No deficiencies were observed or reported at the time of the assessment.	4 - Good
D30 HVAC		
Mechanical / HVAC	The major mechanical equipment consists of package units to service all of the heating, ventilating, and air conditioning (HVAC) system. There are six package rooftop units with direct-expansion cooling and gas heating. All but one unit have horizontal discharge with exposed ductwork on the roof. Four of the six units are elevated on supports. All six units have unique cooling and heating capacities which range from 3-ton with 75-MBH heat to 30-ton with 466-MBH heat. Supplemental mechanical equipment for the HVAC system includes two roof-mounted exhaust fans and two sidewall propeller exhaust fans. One exhaust fan serves the kitchen while the other serves restrooms. Deficiencies noted included three package rooftop units which were observed with moderate damage to their exposed ductwork; allowing water to pool in the indentions. Several package rooftop units were observed with moderate condenser fin hail damage and were utilizing R22 refrigerant which is being phased out of manufacturing and construction use. Several package rooftop units had corrosion issues on either their supports, condenser fan covers or the units themselves. Two package rooftop units were observed with excessive noise and vibration. The 30-ton unit had condensate leaking directly onto the roof and also had damaged refrigerant insulation.	3 - Average
D40 Fire Protection		
Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns, strobes, horn/strobe combinations, pull stations,	2 - Poor

Subsystem	Condition and Deficiency Overview	System Condition Rating
	and detectors. The fire alarm system control equipment includes a single-zone Simplex fire alarm control panel (FACP) which is not addressable. Deficiencies noted included many fire alarm devices which were not installed throughout the building. The fire alarm control panel appeared to be aged and potentially non-functional. It was reported by facility staff that the facility fire alarm system was under renovation but is currently in poor condition.	
Fire Protection/ Suppression	The building has an automatic fire extinguishing system for the kitchen hood; the recreation area does not have a wet pipe system for all other spaces. The building also has supplemental, portable fire extinguishers for fire suppression. No deficiencies were observed or reported at the time of the assessment.	4 - Good
D50 Electrical		
Electrical Distribution	The electrical service enters the building at the 400-amp 277/480-volt main switchgear, which is located in the main electrical room and delivers power throughout the building. There are three 480-volt primary transformers that step-down to 120/208-volt secondary transformers; which feed power to 120/208-volt panelboards. These transformers and distribution panelboards are all located in the main electrical room. Deficiencies noted included several aged and out-of-date distribution panelboards, and an aged and out-of-date distribution transformer.	3 - Average
Lighting	The exterior lighting at the building consists of halogen spotlight fixtures that are located along most of the entire perimeter to light parking and walking areas. The interior lighting is made up of primarily T8 linear fluorescent fixtures with additional T12 linear fluorescent fixtures observed. Additionally, exit signs are seen throughout the facility in appropriate locations. Emergency lighting is not present unless battery packs are being used. Deficiencies noted included an exterior halogen spotlight was observed with a broken lens.	4 - Good
Communications & Security	The building has a communication system that consists of telephone, LAN, data points, and Wi-Fi. The building has a security system that consists of interior and exterior cameras, keypad access, and a security monitoring station which was located at the front desk. No deficiencies were observed or reported at the time of the assessment.	4 - Good

Summary of Recommendations and Deficiency Examples

Exterior Enclosure

1. Conduct a structural assessment of the building foundation and make any necessary repairs.
2. Coat exposed rebar and repair spalled concrete on the building foundation.
3. Paint the metal window frames.
4. Replace the broken glass in the east windows.




Roofing

1. Determine source of ponding near mechanical equipment, make necessary repairs.
2. Replace the missing sections of gravel ballast on the built-up roof sections.

Interior Construction

1. Investigate origin of cracking in cement masonry unit (CMU) walls, and make necessary repairs.
2. Repair holes in the CMU block with sealant.
3. Repaint the hardware on the gym doors.

Interior Finishes

1. Repair the crack observed in the finished concrete floor; continue to monitor the area for further degradation as the structural integrity could be affected.
2. Replace the missing ceiling tiles throughout the facility.

Plumbing

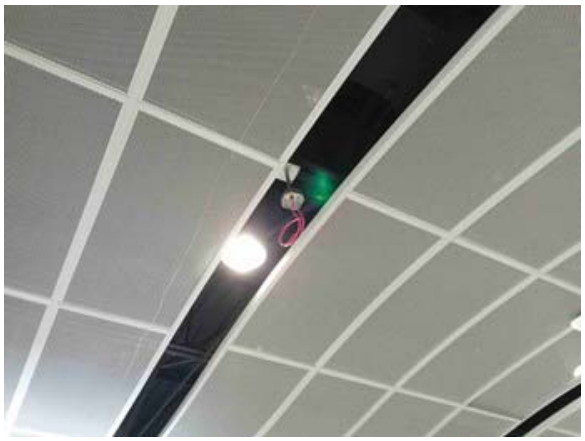
1. Repair the hand sink faucets to securely fit on wall.
2. Replace the condensate neutralizer for water heater.

Mechanical/HVAC

1. Repair or replace the damaged exposed rooftop ductwork.
2. Repair hail damaged condenser fins.
3. Plan for replacement of all HVAC equipment utilizing R-22 refrigerant, which is being phased out of manufacturing and construction use.
4. Repair and repaint the surface rusted package units.
5. Determine the cause of excessive noise and vibration of two rooftop units, and make necessary repairs.
6. Terminate condensate piping for the 30-ton unit at a code approved location.
7. Replace the damaged refrigerant pipe insulation to properly insulate and protect the piping.

Fire Protection

1. Install fire alarm devices and notification devices such as horn/strobe combinations, pull stations, and detectors in proper locations, to finish current renovation.
2. Replace the aged fire alarm control panel.



Electrical

1. Replace the aged electrical distribution panelboards as they appear past their typical design service life.
2. Replace the aged interior distribution transformer that is past its typical design service life.
3. Replace the damaged exterior halogen spotlight.

System Budgetary Estimate

System				Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL				100%	$ 2,550,560	$ 160,096
A - SUBSTRUCTURE						
	A10 Foundations			**4.9%**	**$ 125,239**	**$ 1,330**
		A1010	Standard Foundations		$ 25,019	$ 1,330
		A1020	Special Foundations		$ -	$ -
		A1030	Slab on Grade		$ 100,220	$ -
	A20 Basement Construction			**1.6%**	**$ 40,492**	**$ -**
		A2010	Basement Excavation		$ 2,563	$ -
		A2020	Basement Walls		$ 37,928	$ -
B - SHELL						
	B10 Superstructure			**21.6%**	**$ 550,980**	**$ -**
		B1010	Floor Construction		$ -	$ -
		B1020	Roof Construction		$ 550,980	$ -
	B20 Exterior Enclosure			**18.6%**	**$ 474,174**	**$ 1,294**
		B2010	Exterior Walls		$ 360,199	$ 154
		B2020	Exterior Windows		$ 100,787	$ 1,140
		B2030	Exterior Doors		$ 13,188	$ -
	B30 Roofing			**3.5%**	**$ 90,518**	**$ 6,650**
		B3010	Roof Coverings		$ 90,518	$ 6,650
		B3020	Roof Openings		$ -	$ -
C - INTERIORS						
	C10 Interior Construction			**3.1%**	**$ 79,116**	**$ -**
		C1010	Partitions		$ 29,498	$ -
		C1020	Interior Doors		$ 43,889	$ -
		C1030	Fittings		$ 5,729	$ -
	C20 Stairs			**0.0%**	**$ -**	$ -
		C2010	Stair Construction		$ -	$ -
		C2020	Stair Finishes		$ -	$ -
	Interior Finishes			**13.1%**	**$ 332,881**	**$ 303**
		C3010	Wall Finishes		$ 60,794	$ -

System				Percent of Cost	Replacement Cost	Deficiency Cost
		C3020	Floor Finishes		$ 255,185	$ 303
		C3030	Ceiling Finishes		$ 16,903	$ -
D - SERVICES						
	D10 Conveying			**0.0%**	**$ -**	**$ -**
		D1010	Elevators & Lifts		$ -	$ -
		D1020	Escalators & Moving Walks		$ -	$ -
		D1090	Other Conveying Systems		$ -	$ -
	D20 Plumbing			**9.4%**	**$ 239,977**	**$ -**
		D2010	Plumbing Fixtures		$ 151,657	$ -
		D2020	Domestic Water Distribution		$ 88,321	$ -
		D2030	Sanitary Waste		$ -	$ -
		D2040	Rain Water Drainage		$ -	$ -
		D2090	Other Plumbing Systems		$ -	$ -
	D30 HVAC			**7.4%**	**$ 188,669**	**$ 127,375**
		D3010	Energy Supply		$ -	$ -
		D3020	Heat Generating Systems		$ -	$ -
		D3030	Cooling Generating Systems		$ -	$ -
		D3040	Distribution Systems		$ -	$ -
		D3050	Terminal & Package Units		$ 188,669	$ 127,375
		D3060	Controls & Instrumentation		$ -	$ -
		D3070	Systems Testing & Balancing		$ -	$ -
		D3090	Other HVAC Systems & Equipment		$ -	$ -
	D40 Fire Protection			**2.9%**	**$ 73,994**	**$ -**
		D4010	Sprinklers		$ 56,100	$ -
		D4020	Standpipes		$ 17,894	$ -
		D4030	Fire Protection Specialties		$ -	$ -
		D4090	Other Fire Protection Systems		$ -	$ -
	D50 Electrical			**8.1%**	**$ 206,943**	**$ 23,145**
		D5010	Electrical Service & Distribution		$ 18,125	$ 22,945
		D5020	Lighting and Branch Wiring		$ 138,663	$ 200
		D5030	Communication & Security		$ 46,459	$ -
		D5090	Other Electrical Systems		$ 3,697	$ -
E - EQUIPMENT & FURNISHINGS						

System				Percent of Cost	Replacement Cost	Deficiency Cost
	E10 Equipment			**5.8%**	**$ 147,577**	**$ -**
		E1010	Commercial Equipment		$ -	$ -
		E1020	Institutional Equipment		$ -	$ -
		E1030	Vehicular Equipment		$ -	$ -
		E1090	Other Equipment		$ 147,577	$ -
	E20 Furnishings			**0.0%**	**$ -**	**$ -**
		E2010	Fixed Furnishings		$ -	$ -
		E2020	Movable Furnishings		$ -	$ -

Deficiency Priority Table

System				Priority 1	Priority 2	Priority 3	Priority 4
TOTAL				$ -	$ 7,789.74	$ 152,003.43	$ 302.58
A - SUBSTRUCTURE							
	A10 Foundations			**$ -**	**$ -**	**$ 1,330.00**	**$ -**
		A1010	Standard Foundations	$ -	$ -	$ 1,330.00	$ -
		A1020	Special Foundations	$ -	$ -	$ -	$ -
		A1030	Slab on Grade	$ -	$ -	$ -	$ -
	A20 Basement Construction			**$ -**	**$ -**	**$ -**	**$ -**
		A2010	Basement Excavation	$ -	$ -	$ -	$ -
		A2020	Basement Walls	$ -	$ -	$ -	$ -
B - SHELL							
	B10 Superstructure			**$ -**	**$ -**	**$ -**	**$ -**
		B1010	Floor Construction	$ -	$ -	$ -	$ -
		B1020	Roof Construction	$ -	$ -	$ -	$ -
	B20 Exterior Enclosure			**$ -**	**$ 1,139.74**	**$ 153.81**	**$ -**
		B2010	Exterior Walls	$ -	$ -	$ 153.81	$ -
		B2020	Exterior Windows	$ -	$ 1,139.74	$ -	$ -
		B2030	Exterior Doors	$ -	$ -	$ -	$ -
	B30 Roofing			**$ -**	**$ 6,650.00**	**$ -**	**$ -**
		B3010	Roof Coverings	$ -	$ 6,650.00	$ -	$ -
		B3020	Roof Openings	$ -	$ -	$ -	$ -
C - INTERIORS							
	C10 Interior Construction			**$ -**	**$ -**	**$ -**	**$ -**
		C1010	Partitions	$ -	$ -	$ -	$ -
		C1020	Interior Doors	$ -	$ -	$ -	$ -
		C1030	Fittings	$ -	$ -	$ -	$ -
	C20 Stairs			**$ -**	**$ -**	**$ -**	**$ -**
		C2010	Stair Construction	$ -	$ -	$ -	$ -
		C2020	Stair Finishes	$ -	$ -	$ -	$ -
	Interior Finishes			**$ -**	**$ -**	**$ -**	**$ 302.58**
		C3010	Wall Finishes	$ -	$ -	$ -	$ -
		C3020	Floor Finishes	$ -	$ -	$ -	$ 302.58
		C3030	Ceiling Finishes	$ -	$ -	$ -	$ -

System			Priority 1	Priority 2	Priority 3	Priority 4
D - SERVICES						
	D10 Conveying		**$ -**	**$ -**	**$ -**	**$ -**
	D1010	Elevators & Lifts	$ -	$ -	$ -	$ -
	D1020	Escalators & Moving Walks	$ -	$ -	$ -	$ -
	D1090	Other Conveying Systems	$ -	$ -	$ -	$ -
	D20 Plumbing		**$ -**	**$ -**	**$ -**	**$ -**
	D2010	Plumbing Fixtures	$ -	$ -	$ -	$ -
	D2020	Domestic Water Distribution	$ -	$ -	$ -	$ -
	D2030	Sanitary Waste	$ -	$ -	$ -	$ -
	D2040	Rain Water Drainage	$ -	$ -	$ -	$ -
	D2090	Other Plumbing Systems	$ -	$ -	$ -	$ -
	D30 HVAC		**$ -**	**$ -**	**$ 127,374.63**	**$ -**
	D3010	Energy Supply	$ -	$ -	$ -	$ -
	D3020	Heat Generating Systems	$ -	$ -	$ -	$ -
	D3030	Cooling Generating Systems	$ -	$ -	$ -	$ -
	D3040	Distribution Systems	$ -	$ -	$ -	$ -
	D3050	Terminal & Package Units	$ -	$ -	$ 127,374.63	$ -
	D3060	Controls & Instrumentation	$ -	$ -	$ -	$ -
	D3070	Systems Testing & Balancing	$ -	$ -	$ -	$ -
	D3090	Other HVAC Systems & Equipment	$ -	$ -	$ -	$ -
	D40 Fire Protection		**$ -**	**$ -**	**$ -**	**$ -**
	D4010	Sprinklers	$ -	$ -	$ -	$ -
	D4020	Standpipes	$ -	$ -	$ -	$ -
	D4030	Fire Protection Specialties	$ -	$ -	$ -	$ -
	D4090	Other Fire Protection Systems	$ -	$ -	$ -	$ -
	D50 Electrical		**$ -**	**$ -**	**$ 23,144.98**	**$ -**
	D5010	Electrical Service & Distribution	$ -	$ -	$ 22,945.48	$ -
	D5020	Lighting and Branch Wiring	$ -	$ -	$ 199.50	$ -
	D5030	Communication & Security	$ -	$ -	$ -	$ -
	D5090	Other Electrical Systems	$ -	$ -	$ -	$ -
E - EQUIPMENT & FURNISHINGS						
	E10 Equipment		**$ -**	**$ -**	**$ -**	**$ -**
	E1010	Commercial Equipment	$ -	$ -	$ -	$ -
	E1020	Institutional Equipment	$ -	$ -	$ -	$ -

System				Priority 1	Priority 2	Priority 3	Priority 4
		E1030	Vehicular Equipment	$ -	$ -	$ -	$ -
		E1090	Other Equipment	$ -	$ -	$ -	$ -
	E20 Furnishings			**$ -**	**$ -**	**$ -**	**$ -**
		E2010	Fixed Furnishings	$ -	$ -	$ -	$ -
		E2020	Movable Furnishings	$ -	$ -	$ -	$ -