

Harry Stone Recreation Center Summary

Address	2400 Millmar Drive Dallas, TX 75228
Building Purpose	Recreation Center
Original Year of Construction	1957 (Expansion 2013)
Building Area	22,281 SF
Inspection Date	August 16, 2016
Inspection Conditions	78° F, Overcast

Introduction

The Harry Stone Recreation Center is located at 2400 Millmar Drive in Dallas, Texas. Harry Stone Recreation Center was established in 1957. 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	<p>The exterior walls consist of a brick façade with corrugated metal panels installed around the top perimeter of the gym. There are metal air louvers installed on the west side of the building.</p> <p>Deficiencies noted included paint markings observed on the brick on the west patio. There were bricks that were chipped or damaged in multiple locations around the perimeter of the building. Multiple bricks around the perimeter of the building were stained. There was a crack observed in the bricks near the air louver on the west side of the building and in multiple locations on the south side of the building.</p>	3 - Average
Exterior Windows	<p>There are floor to ceiling windows of various shapes and sizes with tinted glass in multiple colors at the south east corner of the building near the main entrance. There is a 2-foot by 3-foot window on the north side with a metal frame. There are three windows on the east side of the building that are approximately 3-foot tall with varying width glass panes. There are windows at the roof elevation that have metal frames.</p> <p>Deficiencies noted included worn paint on the metal frame and missing or cracked grout between the glass and the metal frame; and the frame and the wall at the window on the north side of the building.</p>	4 - Good
Exterior Doors	<p>There is one main public entryway located at the south side of the building, which consists of glass doors with a metal frame. The right public entry door is equipped with handicap accessible automatic door hardware. The remaining service doors are metal and located along north, west and south sides of the building.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
B30 Roofing		
Roof	<p>The roof construction is a modified bitumen system occurring over multiple levels. The roof section over the gym was not accessible at the time of the assessment due to the high slope of the roof. The roof is assumed to be installed in 2013 based upon the date of the building expansion. There are four patio overhangs located on the north, west and south sides of the building each with a modified bitumen covering and supported by a brick wall.</p> <p>Other roofing features include: metal flashing, gutters and downspouts, painted concrete soffit under the patio overhangs, an access hatch and a chimney.</p> <p>Deficiencies noted included water ponding at the lower level of the roof. It was observed that the roof did not appear to be sloped towards the existing roof drains or there may not be sufficient roof drains installed to drain standing water on the roof. There were leaves accumulated in</p>	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>multiple locations and tree branches were observed to be growing over the roof. Facility staff reported that water intrusion has been observed throughout the new addition of the building. Facility staff noted that repairs to the roof have been unsuccessful with regard to water intrusion observed in the building when it rains. Facility staff reported there were no leaks over the gym which is the roof over the original structure. At the patio on the south side of the building, there were cracks observed and deterioration of the concrete near the column supporting the roof. The gutters at the overhangs were clogged. The paint over the concrete fascia at the patio overhangs was chipping. There were stains observed around a downspout and it was assumed that the downspout was clogged.</p>	
C10 Interior Construction		
Interior Walls	<p>The building primarily consists of a combination of brick and gypsum board walls. The gym and custodial closet have concrete masonry unit (CMU) walls. The front desk has a store front supported by a counter and a stone countertop. There are store front windows above the interior entry doors, outside the gym office supported by a wall and around the check-in desk. There is a window with a mirrored film on the glass in the lobby. The multipurpose room has a storage closet constructed of gypsum board that does not extend the full height of the ceiling in the rest of the space. The gym has a retractable carpeted partition wall.</p> <p>Deficiencies noted included damage to the particle board wall above the partition in the gym, and cracks observed in the grout between multiple CMU blocks in the gym.</p>	4 - Good
Interior Doors	<p>The interior doors are primarily metal doors or painted wood doors with a metal frame. The doors to the office, dance studio, multipurpose room and gym have a window. The doors to the storage closets in the multipurpose room are press board with a wood veneer. The interior doors at the main entry are glass with a metal frame. The right public entry door is equipped with handicap accessible automatic door hardware. There are two approximately 4-foot by 8-foot manual metal roll up doors in the multipurpose room.</p> <p>Deficiencies noted included worn and damaged paint on the gym doors, missing hardware on the wood veneer doors, and a chipped wood door in the multipurpose room.</p>	4 - Good
Interior Specialties	<p>The building has special interior construction such as lockers in the fitness room, a folding fabric retractable partition wall in the multipurpose room, a fire extinguisher cabinet, stainless steel counters and cabinets in the kitchen and retractable metal bleachers with plastic benches in the gym.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
C20 Stairs		
Exterior Stairs	System not present.	N/A
Interior Stairs	System not present.	N/A

Subsystem	Condition and Deficiency Overview	System Condition Rating
C30 Interior Finishes		
Interior Wall Finishes	<p>The building contains a combination of painted brick, ceramic tile, painted concrete unit masonry (CMU) and painted gypsum board interior wall finishes. The restrooms and kitchen have 1-foot by 2-foot ceramic tiles. The gym has ceramic tiled walls approximately 7-foot high and the remainder of the walls are painted CMU. The storage area in the gym has fiberglass reinforced plastic (FRP) panels and painted gypsum board walls. The dance studio has mirrors installed around the perimeter of the room. The counter at the front desk has ceramic tile installed on the face of the counter.</p> <p>Deficiencies noted included minor damage to the paint in several locations. There was minor damage to multiple sections of the tiles in the gym.</p>	4 - Good
Interior Floor Finishes	<p>The building has primarily polished concrete floors. The fitness room has rubber floors. The restrooms have 1-foot square ceramic tiles. The multipurpose room has vinyl-composition tile (VCT) floors. The kitchen has 6-inch square ceramic tiles. The custodial closet has unfinished concrete floors. The gym and dance studio have sealed wood floors. No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Interior Ceiling Finishes	<p>The hallways and fitness room have perforated metal panel ceilings. The restrooms have painted gypsum board ceilings. The gym lobby, multipurpose room, and dance studio have suspended acoustical ceiling tiles (ACT). The custodial closet and the gym ceilings are exposed to the structure above.</p> <p>Deficiencies noted included peeling or falling insulation panels in the gym. The metal frame for the ACT around the vent hood in the kitchen was detached. There were water stains observed on multiple ACT throughout the building.</p>	4 - Good
D10 Conveying		
Elevators, Lifts, and Escalators	System not present.	N/A
D20 Plumbing		
Plumbing Fixtures	<p>The building has public restrooms for men and women located along the main entry corridor. These restrooms have counter-mounted hand sinks with manually-operated faucets, along with wall-hung toilets with manual flushing mechanisms and wall-hung urinals in the men's restroom with manual flushing mechanisms. Both restrooms are also equipped with showers. The building also has a custodial closet which has a floor-mounted mop sink. The water cooler is located near the restrooms and has a bottle filling accessory.</p> <p>Other plumbing fixtures include: Three bowl scullery kitchen sink equipped with an unplugged garbage disposal, a single bowl wall-hung hand sink and an ice maker. All additional fixtures are located in the</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>kitchen.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	
Domestic Water Distribution	<p>The plumbing system has a domestic water service feed to a 100-gallon AO Smith tank-type water heater with 199-MBH gas heating input located in the janitorial/storage room. The hot water distribution system is equipped with a circulation pump and master mixing valve which are also located in the custodial/storage room.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Other Plumbing	<p>Other plumbing assets include: Roof drains, floor drains and floor-sinks. Floor drains are located in the janitorial/storage room and all restrooms. Floor sinks are located in the kitchen.</p> <p>Deficiencies noted included significant water pooling on the rooftop and roof leakage reported by the facility staff. The roof drainage system was inadequate. Two floor-sinks serving as indirect waste receptacles (for the hand sink and kitchen sink) had water clogging, a pungent odor, and flies in their vicinities.</p>	2 - Poor
D30 HVAC		
Mechanical / HVAC	<p>The major mechanical equipment consists of package units to service all of the heating, ventilating, and air conditioning (HVAC) system.</p> <p>The package units contain direct-expansion cooling and gas heating. There are seven units which were all manufactured in 2012 by Carrier. There are two 25-ton units with 310-MBH gas heating input, two 8.5-ton units with 125-MBH gas heating input, two 3-ton units with 72-MBH gas heating input and one 10-ton unit with 180-MBH gas heating input.</p> <p>Supplemental mechanical equipment for the HVAC system also includes three roof-mounted exhaust fans, a kitchen hood, a unit heater and two plug-in space coolers. Two exhaust fans serve the restrooms while the third serves the kitchen. The unit heater is used for freeze protection in the fire riser room. The plug-in space coolers are located in the manager's office and the weight room.</p> <p>Deficiencies noted included a misaligned/damaged economizer screen on one of the rooftop units. Air conditioning control issues were reported by the facility staff; an alarm had been triggered each morning and shut down the mechanical system. The plug-in space coolers are used as a result of subpar comfort in the manager's office and weight room.</p>	4 - Good
D40 Fire Protection		
Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as annunciators, voice evacuation, strobes, horn/strobe combinations, pull stations, and detectors.</p> <p>The fire alarm system control equipment includes an addressable single zone Silent Knight fire alarm control panel.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
Fire Protection/ Suppression	<p>The building has a wet pipe system for fire protection, serving all of the building.</p> <p>The fire protection system service equipment includes a fire riser. The fire suppression system includes an automatic fire extinguishing system for the kitchen hood.</p> <p>The building also has supplemental, portable fire extinguishers for fire suppression, which have inspection tags dated within the last year as required.</p> <p>Deficiencies noted included outdated inspection on the fire riser, as it was last inspected in January of 2015 which exceeds the annual inspection requirement.</p>	3 - Average
D50 Electrical		
Electrical Distribution	<p>The electrical service enters the building at the 1200-Amp 120/208-Volt main switchgear which is located in the main electrical room and delivers power throughout the entire building</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Lighting	<p>The exterior lighting at the building consists of metal halide fixtures that are located along the entire perimeter.</p> <p>The interior lighting is made up of primarily T8 linear fluorescent fixtures with additional compact fluorescent fixtures observed along with T5HO high-bay linear fluorescents within the gym area.</p> <p>Additionally, exit lights and emergency light fixtures are seen throughout the facility in appropriate locations.</p> <p>Deficiencies noted included damaged emergency lighting and exit signs within the gym area, along with damaged exit sign lighting wire guards.</p>	4 - Good
Communications & Security	<p>The building has a communication system that consists of telephone, LAN, data points, and Wi-Fi.</p> <p>The building has a security system that consists of interior and exterior cameras and keypad access.</p> <p>Deficiencies noted included two damaged exterior cameras. The cameras are detached from the exterior wall.</p>	3 - Average

Summary of Recommendations and Deficiency Examples

Exterior Enclosure

1. Power-wash the brick where paint markings or stains are observed.
2. Replace damaged or chipped bricks.
3. Repair cracking near the air louver on the west side of the building and on the south side of the building and monitor for further degradation.
4. Replace the window on the north side of the building.



Roofing

1. Address various roof sloping issues to allow for proper drainage and continue to monitor for additional ponding.
2. Remove accumulated debris on the roof, such as leaves.
3. Trim the trees that have grown over the building to prevent further debris accumulation.
4. Determine the source of water intrusion into the new addition of the building and make necessary repairs.
5. Repair the cracked concrete at the patio overhang on the south side of the building.
6. Clean all of the gutters around the perimeter of the building.
7. Paint the soffit under the patio overhangs.
8. Clean the clogged downspouts.
9. Replace damaged downspouts.
10. Replace damaged gutters.





Interior Construction

1. Replace the damaged particle boards above the partition in the gym.
2. Monitor the cracks in the grout between the concrete unit masonry (CMU) in the gym.
3. Paint the metal gym doors.
4. Replace the missing hardware on the multipurpose room doors.
5. Replace the chipped wood door.



Interior Finishes

1. Repair damaged gypsum board and paint to match surrounding finishes.
2. Replace the damaged ceramic tiles in the gym.
3. Replace damaged insulation panels in the gym.
4. Repair the suspended acoustical ceiling tile (ACT) frame in the kitchen.
5. Determine the source of water intrusion into the building and replace stained ACT.



Plumbing

1. Unclog floor sinks located in the kitchen.
2. Reassess roof drain system. Additional roof drains are needed to properly drain the roof.



Mechanical/HVAC

1. Replace the economizer screen for RTU 1.
2. Repair alarm controls issue.
3. Repair or replace cooling equipment servicing the manager's office and weight room. Make adjustments to the system as necessary.



Fire Protection

1. Perform overdue yearly inspection of the fire riser, and continue annual inspections on all fire protection equipment as required.



Electrical

1. Repair or replace the damaged emergency lighting, exit sign and wire guards.
2. Replace the damaged exterior cameras.



System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL			100%	\$ 3,625,306	\$ 67,141
A - SUBSTRUCTURE					
A10 Foundations			4.8%	\$ 172,385	\$ -
	A1010	Standard Foundations		\$ 47,110	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 125,275	\$ -
A20 Basement Construction			1.8%	\$ 63,623	\$ -
	A2010	Basement Excavation		\$ 3,702	\$ -
	A2020	Basement Walls		\$ 59,921	\$ -
B - SHELL					
B10 Superstructure			20.9%	\$ 758,620	\$ -
	B1010	Floor Construction		\$ 116,871	\$ -
	B1020	Roof Construction		\$ 641,749	\$ -
B20 Exterior Enclosure			19.9%	\$ 719,660	\$ 15,322
	B2010	Exterior Walls		\$ 559,381	\$ 15,322
	B2020	Exterior Windows		\$ 142,096	\$ -
	B2030	Exterior Doors		\$ 18,183	\$ -
B30 Roofing			3.2%	\$ 116,171	\$ 9,322
	B3010	Roof Coverings		\$ 115,381	\$ 9,322
	B3020	Roof Openings		\$ 791	\$ -
C - INTERIORS					
C10 Interior Construction			4.0%	\$ 143,682	\$ -
	C1010	Partitions		\$ 75,677	\$ -
	C1020	Interior Doors		\$ 62,276	\$ -
	C1030	Fittings		\$ 5,729	\$ -
C20 Stairs			0.0%	\$ -	\$ -
	C2010	Stair Construction		\$ -	\$ -
	C2020	Stair Finishes		\$ -	\$ -
Interior Finishes			11.9%	\$ 430,498	\$ 37,069
	C3010	Wall Finishes		\$ 65,755	\$ 35,707

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 291,498	\$ -
	C3030	Ceiling Finishes		\$ 73,244	\$ 1,361
D - SERVICES					
D10 Conveying			0.0%	\$ -	\$ -
	D1010	Elevators & Lifts		\$ -	\$ -
	D1020	Escalators & Moving Walks		\$ -	\$ -
	D1090	Other Conveying Systems		\$ -	\$ -
D20 Plumbing			8.0%	\$ 290,492	\$ -
	D2010	Plumbing Fixtures		\$ 185,511	\$ -
	D2020	Domestic Water Distribution		\$ 99,810	\$ -
	D2030	Sanitary Waste		\$ -	\$ -
	D2040	Rain Water Drainage		\$ 5,170	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
D30 HVAC			10.0%	\$ 362,294	\$ 2,993
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ -
	D3050	Terminal & Package Units		\$ 362,294	\$ 2,993
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
D40 Fire Protection			2.9%	\$ 106,065	\$ -
	D4010	Sprinklers		\$ 79,575	\$ -
	D4020	Standpipes		\$ 26,490	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
D50 Electrical			9.3%	\$ 338,917	\$ 2,436
	D5010	Electrical Service & Distribution		\$ 39,414	\$ -
	D5020	Lighting and Branch Wiring		\$ 225,146	\$ 1,116
	D5030	Communication & Security		\$ 68,427	\$ 1,320
	D5090	Other Electrical Systems		\$ 5,930	\$ -
E - EQUIPMENT & FURNISHINGS					

System			Percent of Cost	Replacement Cost	Deficiency Cost
E10 Equipment			3.4%	\$ 122,899	\$ -
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 122,899	\$ -
E20 Furnishings			0.0%	\$ -	\$ -
	E2010	Fixed Furnishings		\$ -	\$ -
	E2020	Movable Furnishings		\$ -	\$ -

Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
TOTAL			\$ 1,228.92	\$ 16,942.66	\$ 13,214.59	\$ 35,755.19
A - SUBSTRUCTURE						
A10 Foundations			\$ -	\$ -	\$ -	\$ -
	A1010	Standard Foundations	\$ -	\$ -	\$ -	\$ -
	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			\$ -	\$ 8,778.00	\$ 6,544.20	\$ -
	B2010	Exterior Walls	\$ -	\$ 8,778.00	\$ 6,544.20	\$ -
	B2020	Exterior Windows	\$ -	\$ -	\$ -	\$ -
	B2030	Exterior Doors	\$ -	\$ -	\$ -	\$ -
B30 Roofing			\$ -	\$ 6,650.00	\$ 2,672.37	\$ -
	B3010	Roof Coverings	\$ -	\$ 6,650.00	\$ 2,672.37	\$ -
	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			\$ -	\$ 399.00	\$ 914.44	\$ 35,755.19
	C3010	Wall Finishes	\$ -	\$ -	\$ 914.44	\$ 34,792.80
	C3020	Floor Finishes	\$ -	\$ -	\$ -	\$ -
	C3030	Ceiling Finishes	\$ -	\$ 399.00	\$ -	\$ 962.39

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			\$ -	\$ -	\$ 2,992.50	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ -	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ -	\$ 2,992.50	\$ -
	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			\$ 1,228.92	\$ 1,115.66	\$ 91.08	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ -	\$ -	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ 1,115.66	\$ -	\$ -
	D5030	Communication & Security	\$ 1,228.92	\$ -	\$ 91.08	\$ -
	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	\$ -	\$ -	\$ -	\$ -