

# Jaycee Zaragoza Recreation Center Summary

<b>Address</b>	3114 Clymer Street Dallas, TX 75211
<b>Building Purpose</b>	Recreation Center
<b>Original Year of Construction</b>	1962
<b>Building Area</b>	20,320 SF
<b>Inspection Date</b>	August 3, 2016
<b>Inspection Conditions</b>	90° F, Sunny and Hot

### Introduction

The Jaycee Zaragoza Recreation Center is located at 3114 Clymer Street in Dallas, Texas. This recreation center was established in 1962 and underwent an expansions and renovations in 1998 and 2012 to better handle the increased use. This facility is a single, permanent facility whose main use is to provide activities and recreation to the local community.



## 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
<b>B20 Exterior Enclosure</b>		
<b>Exterior Walls</b>	<p>The exterior of the building consists primarily of a brick façade with decorative brick designs. The north exterior wall contains sections with a painted plaster finish.</p> <p>Deficiencies noted included chips in the paint on the plaster finish. There is also vertical cracking in the walls that surround the HVAC unit.</p>	4 - Good
<b>Exterior Windows</b>	<p>The exterior windows consist of double-paned glass windows with anodized aluminum frames, typically arranged in groups of three. There are also small square aluminum framed windows arranged together on the south side of the building. Several windows have metal bars installed in front of the windows.</p> <p>Deficiencies noted included rusted bars on one of the windows on the south side.</p>	4 - Good
<b>Exterior Doors</b>	<p>There is one main public entryway and secondary entrance located at the south side of the building; these doors are glass with anodized aluminum frames. The remaining doors of the facility are painted metal doors on the east and north side.</p> <p>Deficiencies noted included a broken glass door on the south side of the building that was temporarily covered with plywood.</p>	4 - Good
<b>B30 Roofing</b>		
<b>Roof</b>	<p>The roof construction consists primarily of a low-slope modified bitumen system encompassing approximately 90% of the building. There is also a section of the roof construction that is a steep-slope standing seam metal system, which appears to be constructed at a later date than the building's original construction. There is also a large wooden overhang over the main entrance with a decorative stone trim.</p> <p>Deficiencies noted included large areas of ponding on the modified bitumen portions of the roof. The metal flashing on the east side of the building had chipping paint.</p>	3 - Average
<b>C10 Interior Construction</b>		
<b>Interior Walls</b>	<p>The building contains primarily gypsum board interior walls. There is exposed brick on the walls between the gymnasium and adjacent rooms, and in the boxing room. Showers and the gymnasium contain concrete masonry unit (CMU) interior walls.</p> <p>Deficiencies noted included two holes in the east hallway gypsum board walls.</p>	4 - Good
<b>Interior Doors</b>	<p>The main interior doors are glass with anodized aluminum frames. There are also painted metal doors; several have kick plates and small glass viewing windows.</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
<b>Interior Specialties</b>	A large kitchen is present with built in cabinetry. Partitions and lockers are located in the restrooms. The gymnasium contains collapsible bleachers.  No deficiencies were observed or reported at the time of the assessment.	4 - Good
<b>C20 Stairs</b>		
<b>Exterior Stairs</b>	System not present.	N/A
<b>Interior Stairs</b>	System not present.	N/A
<b>C30 Interior Finishes</b>		
<b>Interior Wall Finishes</b>	Wall finishes consist primarily of painted gypsum board interior wall finishes. The gymnasium and weight room have a painted CMU finish. The restrooms contain tiled interior wall finishes. Exposed brick is also present in small sections throughout the building.  Deficiencies noted included minor signs of scuffing to wall surfaces, and small areas with worn paint.	4 - Good
<b>Interior Floor Finishes</b>	Hallways and closets and office area contain vinyl composition tile (VCT) interior floor finishes. The gymnasium and activity rooms B and C contain wood flooring. The weight room and boxing room have a rubber mat finish.  Deficiencies noted included reports of sinking issues with the VCT in the office area.	4 - Good
<b>Interior Ceiling Finishes</b>	The building primarily contains acoustical ceiling tile (ACT) interior ceiling finishes. The gymnasium has an exposed metal ceiling, and the main activity room and boxing room have gypsum board ceilings with wood beams.  Deficiencies noted included water damage to the ACT in the hallways and janitorial closet. Several ceiling tiles and the metal framing were misaligned in the office area. There was a broken piece of metal framing that was hanging from the ceiling in the gymnasium. In the boxing room, there was apparent water damage to the gypsum board at the edge of the room	3 - Average
<b>D10 Conveying</b>		
<b>Elevators, Lifts, and Escalators</b>	System not present.	N/A
<b>D20 Plumbing</b>		
<b>Plumbing Fixtures</b>	The building has public restrooms for men and women. The restrooms have vitreous china fixtures throughout, consisting of floor-mounted water closets and wall-mounted urinals. The restrooms have counter-mounted vitreous china hand sinks. There is also a private restroom and shower for staff use. The staff water closet is wall-mounted. All fixtures are manually operated.  The building has wall-mounted water coolers located in the corridors of the facility.  Other plumbing fixtures include: A stainless steel three-compartment sink and two service sinks located in the kitchen.	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	Deficiencies noted included the men's public shower does not have a complete head. One electric water cooler is out-of-order, and the other has excessive wear.	
<b>Domestic Water Distribution</b>	The plumbing system has a domestic water service feed from a 50-gallon, 4.5-kW water heater located in a laundry room. No deficiencies were observed or reported at the time of the assessment.	4 - Good
<b>Other Plumbing</b>	Other plumbing assets include floor drains for the water heaters, floor sinks, and roof drains. Deficiencies noted included deteriorated insulation on the interior portion of the roof drain piping above the gymnasium.	4 - Good
<b>D30 HVAC</b>		
<b>Mechanical / HVAC</b>	The major mechanical equipment consists of seven rooftop package air conditioning units and one ground mounted unit. The rooftop units are air-cooled with gas heat, range in size from 5-ton to 17.5-ton, and were installed between 2009 to 2013. The ground-mounted unit, serving the gym, is 50-ton. There is also a 3-ton air-cooled heat pump with a wall mounted indoor unit. Supplemental mechanical equipment for the HVAC system also includes roof mounted exhaust fans serving the restrooms and general exhaust. Deficiencies noted included backup in primary condensate causing the unit to leak. One condensate line had a gap in it. Two units had condensate discharging onto the roof. The 50-ton unit serving the gym is eight years old, but uses R-22, which is being phased out of manufacturing and construction use. Insulation was missing on the heat pump unit refrigerant lines.	4 - Good
<b>D40 Fire Protection</b>		
<b>Fire Alarm</b>	The building has a fire alarm system that consists of alarm and signaling devices such as bells, horn/strobe combinations, pull stations, and detectors. The fire alarm system control equipment includes a fire alarm control panel (FACP) located in electrical room 1 and a fire annunciator panel located in the entrance. The FACP monitors the fire alarm devices throughout the facility. No deficiencies were observed or reported at the time of the assessment.	4 - Good
<b>Fire Protection/ Suppression</b>	System not present. The building has supplemental, portable fire extinguishers for fire suppression. Inspections were not dated within the last year, as required.	N/A
<b>D50 Electrical</b>		
<b>Electrical Distribution</b>	The electrical service enters the building at the main switchgear panelboard (SB3) which is located in electrical room 1. SB3 is rated at 120/208-volt, 3 phase 1200-amp. SB3 delivers power to SB2. No panelboard labeled SB1 was identified at the time of the assessment. SB2 is rated at 120/208-volt, 3 phase 1000-amp. SB2 serves distribution and	3 - Average

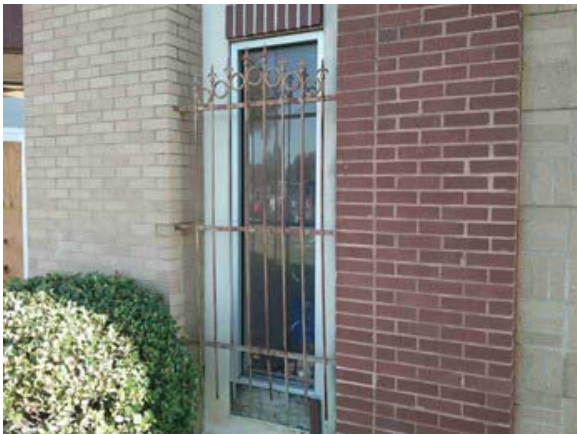
Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>branch panels throughout the building. Panel B and Panel A are manufactured by Federal Pacific.</p> <p>Deficiencies noted included Panels A and B were from the original installation (approx. 1963) and were Federal Pacific panels which are obsolete and potential life safety hazards. SB2 was approaching the end of its service life.</p>	
<b>Lighting</b>	<p>The exterior lighting at the building consists of compact fluorescent (CFL) wall pack fixtures that are mounted to the exterior façade, and 1-foot by 1-foot in-lay fixtures mounted underneath the canopy.</p> <p>The interior lighting is made up of fluorescent lamps that vary on size depending on the space; 2-foot by 4-foot, six-lamp, surface mounted fixtures are located in the high gym bays; 2-foot by 4-foot florescent, 1-foot by 4-foot florescent, 2-foot by 2-foot florescent and CFL can lights are located throughout the rest of the interior. Lighting controls consist of standard and secure switches located in each room.</p> <p>Additionally, exit lights and emergency light fixtures are seen throughout the facility in appropriate locations.</p> <p>Deficiencies noted included several fixture lenses that were cracked or broken. Several lamps were burnt out or broken. One of the shower light fixtures was missing its lens.</p>	4 - Good
<b>Communications &amp; Security</b>	<p>The building has a communication system that consists of telephone, LAN, Wi-Fi ports, and public address.</p> <p>The building also had a security system with security cameras located throughout the building. These security cameras can be monitored on a screen at the front desk. There were also motion detectors located in the main hallway and a security keypad located in the front office.</p> <p>Deficiencies noted included the security camera system was inoperable.</p>	2 - Poor

## Summary of Recommendations and Deficiency Examples

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### Exterior Enclosure

1. Paint the exterior plaster wall section observed with chipping paint.
2. Repair vertical cracking on walls surrounding HVAC unit.
3. Restore or replace rusted metal bars on window on the south side of building.
4. Replace broken glass door on south side of building.



## Roofing

1. Repaint or replace metal flashing on the east side of the building, as necessary.
2. Repair and level modified bitumen roofing to eliminate ponding issues.



## Interior Construction

1. Repair holes in wall at east end of main hallway.



## Interior Finishes

1. Repaint gypsum board and CMU walls in building as necessary
2. Investigate sinking VCT in office area and make necessary repairs.
3. Replace broken and water damaged ACT throughout building.
4. Repair broken metal framing in gymnasium.
5. Investigate water damage in boxing room and janitorial closet, replace tile and repair gypsum board.





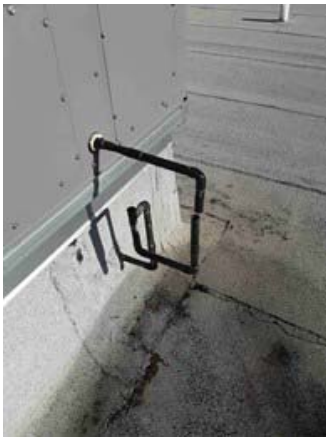
## Plumbing

1. Replace missing shower head.
2. Repair or replace electric water cooler that was out-of-order.
3. Replace electric water cooler that had shown excessive wear.
4. Repair roof drain piping insulation.



## Mechanical/HVAC

1. Investigate primary condensate lines for blockage.
2. Route condensate to approved drain.
3. Repair condensate line on roof.
4. Plan to replace units using R-22 refrigerant which is being phased out of production.
5. Insulate the heat pump refrigerant lines.



## Fire Protection

1. Perform overdue annual inspections of portable fire extinguishers, and continue regular inspections.



## Electrical

1. Replace distribution panelboards A and B which were manufactured by Federal Pacific.
2. Plan to replace aged panelboard SB2.
3. Replace lighting lamps as needed. Replace incandescent and florescent light fixtures with LED as needed.
4. Replace lighting fixture lenses that are missing or broken. Additionally, clean and maintain all lenses from staining and any residue build-up for efficient lighting output.
5. Replace security camera system.



## System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
<b>TOTAL</b>			100%	\$ 2,528,050	\$ 307,633
<b>A - SUBSTRUCTURE</b>					
<b>A10 Foundations</b>			<b>5.3%</b>	<b>\$ 134,095</b>	<b>\$ -</b>
	A1010	Standard Foundations		\$ 32,272	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 101,824	\$ -
<b>A20 Basement Construction</b>			<b>1.9%</b>	<b>\$ 46,854</b>	<b>\$ -</b>
	A2010	Basement Excavation		\$ 2,604	\$ -
	A2020	Basement Walls		\$ 44,250	\$ -
<b>B - SHELL</b>					
<b>B10 Superstructure</b>			<b>17.2%</b>	<b>\$ 435,283</b>	<b>\$ -</b>
	B1010	Floor Construction		\$ 48,501	\$ -
	B1020	Roof Construction		\$ 386,782	\$ -
<b>B20 Exterior Enclosure</b>			<b>21.8%</b>	<b>\$ 551,216</b>	<b>\$ 16,454</b>
	B2010	Exterior Walls		\$ 420,232	\$ 7,914
	B2020	Exterior Windows		\$ 117,585	\$ 971
	B2030	Exterior Doors		\$ 13,399	\$ 7,569
<b>B30 Roofing</b>			<b>3.6%</b>	<b>\$ 91,966</b>	<b>\$ 10,901</b>
	B3010	Roof Coverings		\$ 91,966	\$ 10,901
	B3020	Roof Openings		\$ -	\$ -
<b>C - INTERIORS</b>					
<b>C10 Interior Construction</b>			<b>3.2%</b>	<b>\$ 80,290</b>	<b>\$ -</b>
	C1010	Partitions		\$ 29,970	\$ -
	C1020	Interior Doors		\$ 44,591	\$ -
	C1030	Fittings		\$ 5,729	\$ -
<b>C20 Stairs</b>			<b>0.0%</b>	<b>\$ -</b>	<b>\$ -</b>
	C2010	Stair Construction		\$ -	\$ -
	C2020	Stair Finishes		\$ -	\$ -
<b>Interior Finishes</b>			<b>13.6%</b>	<b>\$ 343,001</b>	<b>\$ 2,062</b>
	C3010	Wall Finishes		\$ 66,560	\$ 761

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 259,268	\$ 229
	C3030	Ceiling Finishes		\$ 17,173	\$ 1,071
<b>D - SERVICES</b>					
<b>D10 Conveying</b>			<b>0.0%</b>	<b>\$ -</b>	<b>\$ -</b>
	D1010	Elevators & Lifts		\$ -	\$ -
	D1020	Escalators & Moving Walks		\$ -	\$ -
	D1090	Other Conveying Systems		\$ -	\$ -
<b>D20 Plumbing</b>			<b>9.6%</b>	<b>\$ 243,817</b>	<b>\$ 5,423</b>
	D2010	Plumbing Fixtures		\$ 154,083	\$ 5,423
	D2020	Domestic Water Distribution		\$ 89,734	\$ -
	D2030	Sanitary Waste		\$ -	\$ -
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
<b>D30 HVAC</b>			<b>7.6%</b>	<b>\$ 191,688</b>	<b>\$ 255,140</b>
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ -
	D3050	Terminal & Package Units		\$ 191,688	\$ 255,140
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
<b>D40 Fire Protection</b>			<b>3.0%</b>	<b>\$ 75,178</b>	<b>\$ -</b>
	D4010	Sprinklers		\$ 56,998	\$ -
	D4020	Standpipes		\$ 18,181	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
<b>D50 Electrical</b>			<b>8.3%</b>	<b>\$ 209,796</b>	<b>\$ 17,653</b>
	D5010	Electrical Service & Distribution		\$ 18,125	\$ 16,565
	D5020	Lighting and Branch Wiring		\$ 140,881	\$ 1,089
	D5030	Communication & Security		\$ 47,034	\$ -
	D5090	Other Electrical Systems		\$ 3,756	\$ -
<b>E - EQUIPMENT &amp; FURNISHINGS</b>					

System			Percent of Cost	Replacement Cost	Deficiency Cost
<b>E10 Equipment</b>			<b>4.9%</b>	<b>\$ 124,866</b>	<b>\$ -</b>
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 124,866	\$ -
<b>E20 Furnishings</b>			<b>0.0%</b>	<b>\$ -</b>	<b>\$ -</b>
	E2010	Fixed Furnishings		\$ -	\$ -
	E2020	Movable Furnishings		\$ -	\$ -

## Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
<b>TOTAL</b>			\$ 12,332.58	\$ 33,966.34	\$ 260,572.67	\$ 761.43
<b>A - SUBSTRUCTURE</b>						
	<b>A10 Foundations</b>		\$ -	\$ -	\$ -	\$ -
	A1010	Standard Foundations	\$ -	\$ -	\$ -	\$ -
	A1020	Special Foundations	\$ -	\$ -	\$ -	\$ -
	A1030	Slab on Grade	\$ -	\$ -	\$ -	\$ -
	<b>A20 Basement Construction</b>		\$ -	\$ -	\$ -	\$ -
	A2010	Basement Excavation	\$ -	\$ -	\$ -	\$ -
	A2020	Basement Walls	\$ -	\$ -	\$ -	\$ -
<b>B - SHELL</b>						
	<b>B10 Superstructure</b>		\$ -	\$ -	\$ -	\$ -
	B1010	Floor Construction	\$ -	\$ -	\$ -	\$ -
	B1020	Roof Construction	\$ -	\$ -	\$ -	\$ -
	<b>B20 Exterior Enclosure</b>		\$ 7,569.43	\$ 7,155.40	\$ 1,729.00	\$ -
	B2010	Exterior Walls	\$ -	\$ 6,184.50	\$ 1,729.00	\$ -
	B2020	Exterior Windows	\$ -	\$ 970.90	\$ -	\$ -
	B2030	Exterior Doors	\$ 7,569.43	\$ -	\$ -	\$ -
	<b>B30 Roofing</b>		\$ -	\$ 10,900.68	\$ -	\$ -
	B3010	Roof Coverings	\$ -	\$ 10,900.68	\$ -	\$ -
	B3020	Roof Openings	\$ -	\$ -	\$ -	\$ -
<b>C - INTERIORS</b>						
	<b>C10 Interior Construction</b>		\$ -	\$ -	\$ -	\$ -
	C1010	Partitions	\$ -	\$ -	\$ -	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ -	\$ -
	C1030	Fittings	\$ -	\$ -	\$ -	\$ -
	<b>C20 Stairs</b>		\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
	<b>Interior Finishes</b>		\$ -	\$ 322.79	\$ 977.95	\$ 761.43
	C3010	Wall Finishes	\$ -	\$ -	\$ -	\$ 761.43
	C3020	Floor Finishes	\$ -	\$ -	\$ 229.43	\$ -
	C3030	Ceiling Finishes	\$ -	\$ 322.79	\$ 748.52	\$ -



System			Priority 1	Priority 2	Priority 3	Priority 4
<b>D - SERVICES</b>						
<b>D10 Conveying</b>			\$ -	\$ -	\$ -	\$ -
	D1010	Elevators & Lifts	\$ -	\$ -	\$ -	\$ -
	D1020	Escalators & Moving Walks	\$ -	\$ -	\$ -	\$ -
	D1090	Other Conveying Systems	\$ -	\$ -	\$ -	\$ -
<b>D20 Plumbing</b>			\$ 4,763.16	\$ 659.63	\$ -	\$ -
	D2010	Plumbing Fixtures	\$ 4,763.16	\$ 659.63	\$ -	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ -	\$ -	\$ -
	D2030	Sanitary Waste	\$ -	\$ -	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ -	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
<b>D30 HVAC</b>			\$ -	\$ 1,995.00	\$ 253,145.26	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ -	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ 1,995.00	\$ 253,145.26	\$ -
	D3060	Controls & Instrumentation	\$ -	\$ -	\$ -	\$ -
	D3070	Systems Testing & Balancing	\$ -	\$ -	\$ -	\$ -
	D3090	Other HVAC Systems & Equipment	\$ -	\$ -	\$ -	\$ -
<b>D40 Fire Protection</b>			\$ -	\$ -	\$ -	\$ -
	D4010	Sprinklers	\$ -	\$ -	\$ -	\$ -
	D4020	Standpipes	\$ -	\$ -	\$ -	\$ -
	D4030	Fire Protection Specialties	\$ -	\$ -	\$ -	\$ -
	D4090	Other Fire Protection Systems	\$ -	\$ -	\$ -	\$ -
<b>D50 Electrical</b>			\$ -	\$ 12,932.84	\$ 4,720.46	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ 11,844.12	\$ 4,720.46	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ 1,088.72	\$ -	\$ -
	D5030	Communication & Security	\$ -	\$ -	\$ -	\$ -
	D5090	Other Electrical Systems	\$ -	\$ -	\$ -	\$ -
<b>E - EQUIPMENT &amp; FURNISHINGS</b>						
<b>E10 Equipment</b>			\$ -	\$ -	\$ -	\$ -
	E1010	Commercial Equipment	\$ -	\$ -	\$ -	\$ -
	E1020	Institutional Equipment	\$ -	\$ -	\$ -	\$ -

System			Priority 1	Priority 2	Priority 3	Priority 4
	E1030	Vehicular Equipment	\$ -	\$ -	\$ -	\$ -
	E1090	Other Equipment	\$ -	\$ -	\$ -	\$ -
	<b>E20 Furnishings</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	E2010	Fixed Furnishings	\$ -	\$ -	\$ -	\$ -
	E2020	Movable Furnishings	\$ -	\$ -	\$ -	\$ -