

Kidd Springs Recreation Center Summary

Address	711 West Canty Street Dallas, TX 75208
Building Purpose	Recreation Center
Original Year of Construction	1965
Building Area	39,198 SF
Inspection Date	July 18, 2016
Inspection Conditions	95° F, Sunny

Introduction

The Kidd Springs Recreation Center is located at 711 West Canty Street in Dallas, Texas. Kidd Springs Recreation Center was established in 1965. 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 building consists of two distinct sections: the portion of the building that is original construction and an addition located on the west side of the building. The exterior walls of the new addition consist of light tan brick. The exterior walls of the original building generally consist of brown brick. The lower portions of the walls are painted. The north and east corners of the building consist of a large stone façade.</p> <p>Deficiencies noted included a minor vertical crack on the south side of the west wall, near the new addition. There were several instances of minor cracking of the brick and paint that had chipped on the bricks around the building. There were multiple bricks that were missing and additional bricks that were chipped at the east corner. The ventilation louver on the east wall appeared full of debris. There was damaged or missing mortar between the stones in the columns, as well as between the column and the soffit above.</p>	4 - Good
Exterior Windows	<p>The exterior windows generally consist of floor-to-ceiling windows with aluminum frames.</p> <p>Deficiencies noted included deteriorated or missing caulking between the window frames and the exterior wall. There was minor rust on the frames over the new addition windows.</p>	4 - Good
Exterior Doors	<p>There are two main public entryways located at the west and east sides of the buildings, which consist of glass doors with aluminum frames. The remaining service doors are primarily steel with metal frames and located along the south wall.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
B30 Roofing		
Roof	<p>The roof construction of the original building is metal decking with primarily a built-up tar with gravel ballast. The roof covering of a portion of the original building is preformed metal with a skylight at the top of each elevated section of the roof. The roof covering of the new addition is modified bitumen with a parapet that is also covered in the modified bitumen material. The roof is assumed to be installed in 2012 during the building renovation.</p> <p>Other roofing features include: roof awnings over the service doors on the south side of the building, metal downspouts, an ornamental metal canopy at the new addition, an access hatch to the roof in the built-up section of the roof, and flashing above a few of the windows.</p> <p>Deficiencies noted included gravel that was missing or thinning in some areas on the built-up section of the roof. Facility staff reported water intrusion through the skylights. There were minor rust stains in the metal</p>	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	ceiling under the skylights. Facility staff noted that the skylight had been replaced but it has not rained hard since the replacement. The ornamental canopy at the new addition was stained. Facility personnel reported infrequent leaks in the hallway, in the new addition. The metal flashing above a few of the windows was stained.	
C10 Interior Construction		
Interior Walls	The lobby and activity rooms consist of gypsum board interior walls. It is assumed the walls are constructed of CMU block based on the exposed CMU block observed in closets. The main entry consists of ceramic tiled walls. There are store front windows surround the entryways of multiple rooms, such as the weight room and multi-purpose rooms. There are windows along the hallway that are approximately 4-foot by 5-foot. There are also floor-to-ceiling windows between the hallway and the multipurpose room 110. There are also windows at the check-in desk. No deficiencies were observed or reported at the time of the assessment.	4 - Good
Interior Doors	The majority of the interior doors are glass with metal frames with additional metal doors with metal frames at the storage rooms, restrooms and the gym. The doors to the office and the gymnasium are metal with a metal frame and a glass vision lite. Deficiencies noted included worn paint around the metal push plate on the restroom doors.	4 - Good
Interior Specialties	The building has special interior construction such as lockers in the fitness room and bleachers in the gym. 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 multipurpose room, activity room and fitness room have painted gypsum board interior wall finishes. The main entry walls of the new addition have ceramic tiled interior wall finishes. The fitness room has a floor to ceiling mirror on the wall. There is ceramic tile on the wall around the water fountains in the fitness room. The hallway has several walls and columns that are covered in a stone façade. The electrical room has unfinished CMU block walls. The gym and the gym storage room have painted CMU block walls. The bathrooms have ceramic tiled interior wall finishes with 2-inch square tiles. Deficiencies noted included scuffs on the walls in the fitness room. There was very isolated damage to the gypsum board in the fitness room. The grout between the tiles in the bathroom was stained. There were several faint graffiti markings on the stone façade in the hallway. The paint over the sealant on the gym walls has chipped off.	4 - Good
Interior Floor	The hallways and activity rooms contain vinyl composition tile (VCT) tile	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
Finishes	<p>interior floor finishes. The fitness room contains rubber gym flooring. The gym has finished wood interior flooring. The storage room contains unfinished concrete. The bathrooms have ceramic tile interior floor finishes.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	
Interior Ceiling Finishes	<p>The hallway and activity room contain suspended ceilings with acoustical ceiling tiles (ACT). The main lobby and the multipurpose room 110 have a sloped preformed metal interior ceiling. The perimeter of room 110 has a gypsum board interior ceiling finish. The fitness room and storage room have painted exposed metal decking. The electrical room has exposed metal decking. The gym has a drop down ceiling with cementitious wood fiber tiles.</p> <p>Deficiencies noted included water intrusion stains on the acoustical ceiling tiles in the hallway. There was evidence of rust on the preformed metal in room 110. Facility personnel noted that the stains came from water intrusion from the skylight in the ceiling. There was several damaged cementitious wood fiber ceiling tiles in the gym.</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 on the first floor along the main corridor. These restrooms have counter-mounted hand sinks with automatic sensor faucets, along with wall-hung toilets with auto sensor flushing mechanisms. There is also a wall-hung urinal in the men's restroom with auto sensor flushing mechanisms. The building also has a wall-hung mop sink located in electrical room 111. There are two water coolers located along the main corridor.</p> <p>There were no other plumbing fixtures observed at the time of the assessment.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Domestic Water Distribution	<p>The plumbing system has a domestic water service feed to a Rinnai direct-vent gas-fired instantaneous water heater with 120-MBH gas heating input, located in electrical room 111.</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 and floor drains. Floor drains are located in the restrooms.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
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>There are eight direct-expansion (DX) package rooftop units with gas heating. There are two 5-ton units with 120-MBH gas-heating input, four</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>7.5-ton units with 120- MBH gas-heating input and two 25-ton units with 300-MBH gas-heating input.</p> <p>Supplemental mechanical equipment for the HVAC system includes four roof-mounted gravity ventilators, which accompany the two 25-ton units serving the basketball court, and ceiling-mounted exhaust fans serving the restrooms.</p> <p>Deficiencies noted included non-functioning ceiling-mounted exhaust fans. One 7.5-ton DX unit had damage to its economizer screen, moderate noise and vibration problems and condensation leaking from the unit.</p>	
D40 Fire Protection		
Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as horn/strobe combination devices, pull stations, and detectors.</p> <p>The fire alarm system control equipment includes a single zone fire alarm control panel.</p>	4 - Good
Fire Protection/ Suppression	<p>The building has a wet pipe system for fire protection serving the entire building.</p> <p>The fire protection system service equipment includes a fire riser that is tied to the domestic water supply line and provides approximately 0.10 GPM/SQ.FT of water for suppression.</p> <p>The building also has supplemental, portable fire extinguishers for fire suppression.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
D50 Electrical		
Electrical Distribution	<p>The electrical service enters the building at the main switchgear with capacity – 600-amp 208/120-volt - that is in the electrical room and delivers power throughout the building.</p> <p>Deficiencies noted included aged and out-of-date 600-amp switchgear, which has an estimated construction year of 1979. The aged and out-of-date 400-amp switchgear “A” has an estimated construction year of 1978. Panelboard “C” is missing a breaker cover exposing live parts, which was a life safety issue.</p>	3 - Average
Lighting	<p>The exterior lighting at the building consists of halogen spotlights, exterior wall packs, and exterior canopy/egress lighting. All of the fixtures are located along the entire perimeter.</p> <p>The interior lighting is made up of primarily T12 linear fluorescent lamps located throughout the corridor and office spaces. High-bay linear fluorescents are utilized in the gym. Single lamp fluorescents are used in the workout area.</p> <p>Additionally, exit lights are seen throughout the facility in appropriate locations. There are no signs of emergency lighting unless emergency battery packs are being used.</p>	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	Deficiencies noted included missing or damaged fixture lenses, and lenses that were dirty; compromising lighting output.	
Communications & Security	<p>The building has a communication system that consists of telephone, LAN, and Wi-Fi.</p> <p>The building has a security system that consists of interior and exterior cameras.</p>	3 - Average

Summary of Recommendations and Deficiency Examples

Exterior Enclosure

1. Repair minor cracks in the brick.
2. Repair or replace missing and damaged brick at the east corner of the building.
3. Repaint brick where paint is chipping.
4. Clean ventilation louvers to remove debris.
5. Repair sealant between the stone façade and soffit.
6. Replace caulking between the window frame and wall around the entire perimeter of the building.
7. Monitor rusting on frames above windows.





Roofing

1. Replace missing or thinning gravel on built-up section of the roof.
2. Monitor skylights for water intrusion, and make necessary repairs if problems persist.
3. Clean the metal ornamental canopy.
4. Repair or replace modified bitumen section of the roof above the hallway where water intrusion has been reported.
5. Clean the flashing above the windows.



Interior Construction

1. Paint the bathroom doors.



Interior Finishes

1. Repair damaged gypsum board, and paint walls in fitness room.
2. Clean the grout between the tiles in the bathrooms.
3. Clean the stone façade in the hallway.
4. Paint CMU walls in the gym.
5. Replace stained ceiling tiles.
6. Monitor rust stains on the preformed metal in room 110.
7. Replace damaged cementitious wood fiber tiles in the gym.



Mechanical/HVAC

1. Replace or repair the ceiling mounted exhaust fans in both the men's and women's restrooms.
2. Repair the economizer screen, and determine the cause of excessive noise and vibration and make necessary repairs for the 7.5-ton DX unit.
3. Determine the cause of condensation leaking from the 7.5-ton unit and make necessary repairs.



Electrical

1. Replace aged and out-of-date 600-amp and 400-amp switchgear.
2. Replace missing breaker covers in panelboard "C".
3. Replace all lighting fixture lenses that are missing or damaged. Additionally, clean and maintain all lenses from staining and any residue build-up for sufficient lighting output. This is especially critical for the emergency lighting system.



System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL			100%	\$ 4,608,870	\$ 144,590
A - SUBSTRUCTURE					
A10 Foundations			5.1%	\$ 233,091	\$ -
	A1010	Standard Foundations		\$ 36,670	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 196,421	\$ -
A20 Basement Construction			1.3%	\$ 58,187	\$ -
	A2010	Basement Excavation		\$ 5,024	\$ -
	A2020	Basement Walls		\$ 53,163	\$ -
B - SHELL					
B10 Superstructure			23.4%	\$ 1,079,867	\$ -
	B1010	Floor Construction		\$ -	\$ -
	B1020	Roof Construction		\$ 1,079,867	\$ -
B20 Exterior Enclosure			14.6%	\$ 671,996	\$ 8,176
	B2010	Exterior Walls		\$ 504,879	\$ 4,718
	B2020	Exterior Windows		\$ 141,270	\$ 3,458
	B2030	Exterior Doors		\$ 25,847	\$ -
B30 Roofing			3.8%	\$ 177,406	\$ 68,382
	B3010	Roof Coverings		\$ 177,406	\$ 68,382
	B3020	Roof Openings		\$ -	\$ -
C - INTERIORS					
C10 Interior Construction			3.2%	\$ 149,560	\$ 239
	C1010	Partitions		\$ 57,814	\$ -
	C1020	Interior Doors		\$ 86,017	\$ 239
	C1030	Fittings		\$ 5,729	\$ -
C20 Stairs			0.0%	\$ -	\$ -
	C2010	Stair Construction		\$ -	\$ -
	C2020	Stair Finishes		\$ -	\$ -
C30 Interior Finishes			13.8%	\$ 634,654	\$ 18,238
	C3010	Wall Finishes		\$ 101,390	\$ 17,480

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 500,137	\$ -
	C3030	Ceiling Finishes		\$ 33,127	\$ 758
D - SERVICES					
D10 Conveying			0.0%	\$ -	\$ -
	D1010	Elevators & Lifts		\$ -	\$ -
	D1020	Escalators & Moving Walks		\$ -	\$ -
	D1090	Other Conveying Systems		\$ -	\$ -
D20 Plumbing			10.2%	\$ 470,332	\$ -
	D2010	Plumbing Fixtures		\$ 297,232	\$ -
	D2020	Domestic Water Distribution		\$ 173,100	\$ -
	D2030	Sanitary Waste		\$ -	\$ -
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
D30 HVAC			8.0%	\$ 369,772	\$ 6,131
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ 1,476
	D3050	Terminal & Package Units		\$ 369,772	\$ 4,655
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
D40 Fire Protection			3.1%	\$ 145,021	\$ -
	D4010	Sprinklers		\$ 109,950	\$ -
	D4020	Standpipes		\$ 35,071	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
D50 Electrical			8.2%	\$ 378,115	\$ 43,424
	D5010	Electrical Service & Distribution		\$ 18,125	\$ 37,306
	D5020	Lighting and Branch Wiring		\$ 271,765	\$ 6,118
	D5030	Communication & Security		\$ 80,980	\$ -
	D5090	Other Electrical Systems		\$ 7,245	\$ -
E - EQUIPMENT & FURNISHINGS					

System			Percent of Cost	Replacement Cost	Deficiency Cost
E10 Equipment			5.2%	\$ 240,870	\$ -
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 240,870	\$ -
E20 Furnishings			0.0%	\$ -	\$ -
	E2010	Fixed Furnishings		\$ -	\$ -
	E2020	Movable Furnishings		\$ -	\$ -

Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
TOTAL			\$ 665.00	\$ 82,376.88	\$ 61,548.34	\$ -
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			\$ -	\$ 7,740.60	\$ 435.58	\$ -
	B2010	Exterior Walls	\$ -	\$ 4,282.60	\$ 435.58	\$ -
	B2020	Exterior Windows	\$ -	\$ 3,458.00	\$ -	\$ -
	B2030	Exterior Doors	\$ -	\$ -	\$ -	\$ -
B30 Roofing			\$ -	\$ 65,170.00	\$ 3,211.95	\$ -
	B3010	Roof Coverings	\$ -	\$ 65,170.00	\$ 3,211.95	\$ -
	B3020	Roof Openings	\$ -	\$ -	\$ -	\$ -
C - INTERIORS						
C10 Interior Construction			\$ -	\$ -	\$ 239.40	\$ -
	C1010	Partitions	\$ -	\$ -	\$ -	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ 239.40	\$ -
	C1030	Fittings	\$ -	\$ -	\$ -	\$ -
C20 Stairs			\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
C30 Interior Finishes			\$ -	\$ 3,334.98	\$ 14,902.65	\$ -
	C3010	Wall Finishes	\$ -	\$ 2,576.88	\$ 14,902.65	\$ -
	C3020	Floor Finishes	\$ -	\$ -	\$ -	\$ -
	C3030	Ceiling Finishes	\$ -	\$ 758.10	\$ -	\$ -

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			\$ -	\$ 6,131.30	\$ -	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ 1,476.30	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ 4,655.00	\$ -	\$ -
	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			\$ 665.00	\$ -	\$ 42,758.77	\$ -
	D5010	Electrical Service & Distribution	\$ 665.00	\$ -	\$ 36,640.77	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ -	\$ 6,118.00	\$ -
	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	\$ -	\$ -	\$ -	\$ -