

Kiest Park Recreation Center Summary

Address	3080 South Hampton Road Dallas, TX 75224
Building Purpose	Recreation Center
Original Year of Construction	1998
Building Area	39,198 SF
Inspection Date	August 1, 2016
Inspection Conditions	100°F, Sunny

Introduction

The Kiest Park Recreation Center is located at 3080 South Hampton Road in Dallas, Texas. The building was established in 1998. 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 generally consist of painted plaster. Deficiencies noted included paint cracking and wear observed on the wood beam attached to the building. The plaster walls were stained in several locations and had mismatched paint. There were multiple chips in the plaster around the perimeter of the building; ranging from 2 inches to 2 foot in diameter. Ivy was growing on the northwest side of the building.</p>	3 - Average
Exterior Windows	<p>The exterior windows at the main entrance consist of floor to ceiling windows on either side of the main entry door. At the roof elevation, there are triangular window panes with metal frames and flashing over the windows. There are floor to ceiling windows with metal frames on the north and west sides of the building. There are store front windows around the south doors, on the west wall. There are four approximately 4-foot by 7-foot windows on the southwest wall. There are windows at the top of the gym walls with triangular glass panes and wood frames. Deficiencies noted included worn metal on the window frames. The wood frames near the roof level on the south side of the building appeared worn and had cracks between the beams. The frame above these windows was damaged.</p>	3 - Average
Exterior Doors	<p>There is one main public entryway located at the north side of the building, which consists of double glass doors with a metal frame. There is a glass door with metal frame and another set of Exit Only glass doors, used for public access on the west wall. The remaining service doors are primarily steel with metal frames and located along the north, south and east walls. Some exterior service doors have a metal mesh reinforced glass window and one door has two windows. Deficiencies noted included wear observed on the service doors and frames. The surface of the doors varied from slightly rusted to large areas of rust. The hinges on several of the doors were slightly rusted. The front entry doors were not equipped with automatic/handicap accessible door hardware.</p>	4 - Good
B30 Roofing		
Roof	<p>The roof covering is primarily modified bitumen. The roof is assumed to be original to construction. There are exposed wooden beams in the lobby and the gym. Several roof sections around the building consist of standing seam metal roofing. There are fixed metal ladders to access the multiple levels of the roof. Other roofing features include access hatches on the lower roof section and the west upper roof section, a parapet around the west section of the roof, flashing between the roof sections, and gutters around the west</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>upper section of the roof.</p> <p>Deficiencies noted included ponding observed on the upper roof level around the mechanical equipment. It was observed that the water originated from the condensate drains on the four air conditioning units. There was dirt accumulated around the roof drains. The facility personnel were not aware of any water intrusion from the roof. It was reported by facility staff that there was water intrusion in the gym, but it has since been repaired.</p>	
C10 Interior Construction		
Interior Walls	<p>Interior wall construction is primarily concrete or concrete unit masonry (CMU). There are windows from the lobby into the fitness center and the small room.</p> <p>The windows to the fitness center and small room have a decorative film over the glass. The office has a store front window surrounding the door. There are windows surrounding the office behind the check-in desk. The large activity room has a partition wall. The gym has a fabric partition wall. There is a retractable metal window between the kitchen and the gym.</p> <p>Deficiencies noted included minor corner damage that was observed at the walls at the entrance of the racquetball court.</p>	4 - Good
Interior Doors	<p>The interior doors are primarily wood with a metal frame. The doors for the fitness center and small room are wood with large windows and a metal frame. The doors to the gym are double wood doors with a window on each door that has frosted Plexiglas. The racquetball court door is wood and approximately 5-feet tall with a double glass window. There is an electric overhead door that separates the east wing from the rest of the building.</p> <p>Facility personnel reported that the overhead door is operable but a key was not available at the time of the assessment to verify operation.</p> <p>Deficiencies noted included wear observed on the wood doors. The veneer on the door to the storage room in the gym was damaged and the paint on the veneer was chipping at the bottom of the door.</p>	4 - Good
Interior Specialties	<p>The building has special interior construction such as cabinets and counters in the two kitchens, metal bleachers in the gym, partitions between the stalls in the restrooms, and a fire extinguisher cabinet in the kitchen.</p> <p>Deficiencies noted included wear observed on the laminate counter in the main kitchen. It appeared that one row of the bleachers in the gym was not able to extend fully. It was unclear if the other bleachers were fully operational. Rust was observed at the bottom of the vertical supports of the partitions in the restroom by the gym. It appeared that the hardware on the partitions in the restrooms near the gym were replaced since their original installation.</p>	3 - Average
C20 Stairs		
Exterior Stairs	System not present.	N/A

Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Stairs	System not present.	N/A
C30 Interior Finishes		
Interior Wall Finishes	<p>Interior wall finishes are primarily painted gypsum board or plaster. The main lobby has wood paneling beginning approximately 8-foot from the floor. The storage closet has painted concrete masonry unit (CMU) walls. The gym has 4-inch square ceramic tiles from the ground up approximately 8-foot. The walls above the tiles are painted plaster. There is wood paneling on the upper portion of the walls. The restrooms have 4-inch square ceramic tiles covering the walls. The racquetball court has a smooth finished plaster over the concrete walls. The kitchen in the fitness center has wallpaper.</p> <p>Deficiencies noted included chips observed on several of the 4-inch square tiles in the restrooms. The paint over the plaster in the fitness center had minor chipping. The walls in the racquetball court had scuffmarks on the paint.</p>	4 - Good
Interior Floor Finishes	<p>The building primarily contains vinyl composition tile (VCT) flooring. The kitchens and restrooms have ceramic tile flooring. The gym and racquetball court have finished wood floor. The fitness center has rubber gym flooring. The storage room behind the gym has unfinished concrete.</p> <p>Deficiencies noted included minor and limited damage observed to the VCT flooring throughout the building. The grout around the tiles in the kitchens and bathrooms was stained.</p>	4 - Good
Interior Ceiling Finishes	<p>The interior ceiling finishes are primarily suspended acoustical ceiling tiles (ACT) ceilings. The ceiling in the main lobby is finished with wood paneling. The ceilings in the bathrooms are painted gypsum board. The gym has wood paneling on the ceilings with exposed wood beams.</p> <p>Deficiencies noted included several instances of isolated staining to ceiling tiles throughout the building. Stains appear to have been caused by water damage in the hallway near the fitness center, and in the office by the small room. Several ceiling tiles appeared worn or did not match the coloring of the other tiles.</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, as well as a single occupant restroom located near the west side restrooms. These restrooms have wall-hung hand sinks with manually-operated faucets, along with floor-mount toilets with manual flushing mechanisms. There are also wall-hung urinals in the male restrooms with manual flushing mechanisms. The building also has a janitorial closet which has a floor-mounted mop sink. Water coolers are located in the entrance vestibule and near the multi-purpose room in the corridor. The male and female</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>restrooms also have single shower closets. The showers are not handicap accessible.</p> <p>Other plumbing fixtures include a two-bowl counter-mounted kitchen sink with garbage disposal and an ice maker located in the break room. The building also has a counter-mounted hand sink located in the west restroom hallway.</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 water heaters; an 82-gallon Lochinvar tank type water heater with 18 KW electric heating and a 40-gallon Lochinvar tank type water heater with 4.5 KW electric heating. The 82-gallon water heater is located in the janitorial closet, while the 40-gallon water heater has a dedicated closet. The 82-gallon water heater was manufactured in 2008 and the 40-gallon water heater was manufactured in 2004. The 40-gallon water heater is equipped with a circulating pump and master mixing valve.</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 a waste pump for the ice maker. Floor drains are located in the public restrooms.</p> <p>Deficiencies noted included a clogged roof drain.</p>	4 - Good
D30 HVAC		
Mechanical / HVAC	<p>The major mechanical equipment consists of electric furnaces, condensing units, air handling units and package units to service all of the heating, ventilating, and air conditioning (HVAC) system.</p> <p>The direct-expansion package units have cooling capacities ranging from 4-ton to 10-ton with heating capacities ranging from 15.9-KW to 27-KW. All eight package units are located on the roof and have electric heating. Both direct-expansion condensing units have 10-ton cooling capacities and are located on the roof. Both air handling units have corresponding condensing units and are located in dedicated closets. Each air handling unit is equipped with 26.2-KW supplemental electric furnaces for heating. Supplemental mechanical equipment for the HVAC system also includes two roof-mounted exhaust fans serving the restrooms.</p> <p>Deficiencies noted included the majority of package units with condensate leakage issues. Several package units also had hail damage to the condenser fins. One package unit had a damaged economizer screen while another unit had its economizer hood completely detached. Both condensing units had refrigerant insulation issues. Along with lacking insulation, one condensing unit did not have its refrigerant piping properly supported. Both air handling units were observed aged and out-of-date. Several pieces of mechanical equipment use R-22 refrigerant, which is being phased out of manufacturing and construction use.</p>	3 - Average
D40 Fire Protection		
Fire Alarm	The building has a fire alarm system that consists of alarm and signaling	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>devices such as horns, annunciators, strobes, horn/strobe combos, pull stations, and detectors.</p> <p>The fire alarm system control equipment includes an addressable single zone Fire Lite fire alarm control panel.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	
Fire Protection/Suppression	<p>The building does not have a fire suppression system. The building has portable fire extinguishers for fire protection.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	N/A
D50 Electrical		
Electrical Distribution	<p>The electrical service enters the building from overhead service on the exterior feeding the 1000A 120/208V main switchgear which is in the main electrical closet and delivers power to sub panelboards throughout the building. Additionally, the building has an emergency UPS located in the control center that provides back-up power to a small IT rack.</p> <p>Deficiencies noted included the aged main switchgear. A missing breaker within the main switchgear exposed live parts and presented a life safety hazard.</p>	3 - Average
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 within lobby areas. T5HO linear fluorescents are being utilized within gym area.</p> <p>Additionally, exit signs are seen throughout the facility in appropriate locations. Emergency lighting is not present unless battery packs are being used.</p> <p>Deficiencies noted included a damaged, protruding exit sign, which should be recessed.</p>	4 - Good
Communications & Security	<p>The building has a communication system that consists of telephone, LAN, data points, Wi-Fi, and public address.</p> <p>The building has a security system that consists of cameras (interior and exterior) and keypad access.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good

Summary of Recommendations and Deficiency Examples

Exterior Enclosure

1. Seal wood beam around gym roof perimeter to prevent any further wear.
2. Repair chips in the plaster and paint the exterior of the building
3. Trim or remove ivy growing up the side of the building.
4. Paint the metal frames around the windows.
5. Patch the holes in the wood frames of the windows around the gym and reseal or paint the wood.
6. Paint the service doors and frames.
7. Replace rusted hinges on all exterior doors.
8. Replace the main entry door hardware with automatic/handicap accessible hardware.





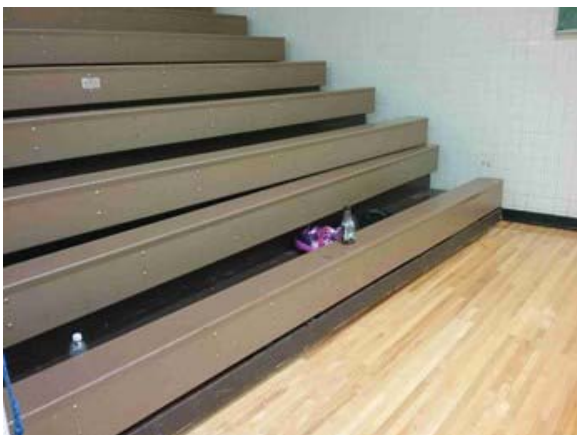
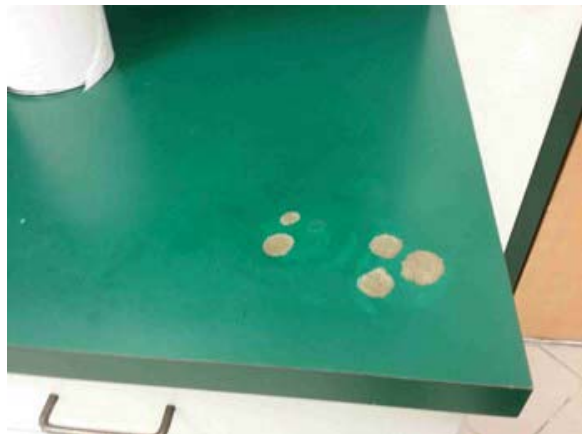
Roofing

1. Confirm source of water from mechanical equipment and route water to a drain.
2. Confirm roof drains are able to freely drain. Clean out roof drains if they are clogged.



Interior Construction

1. Repair the corner damage to the concrete wall at the racquetball court entrance.
2. Monitor the wear observed on the wood doors.
3. Replace the damaged door to the storage room in the gym.
4. Replace the counter section that is damaged in the main kitchen.
5. Repair bleachers so that they are fully operational.
6. Replace the stall partitions in the restroom by the gym.



Interior Finishes

1. Replace the damaged tiles in the restrooms.
2. Paint the fitness center walls.
3. Clean or repaint the scuffed racquetball court walls.
4. Replace damaged VCT.
5. Clean the grout in the kitchens and the restrooms.
6. Replace stained or worn ceiling tiles.



Plumbing

1. Remove leaves and debris from the clogged roof drain.



Mechanical/HVAC

1. Replace condensate piping on all package units with damaged piping.
2. Clean and repair damaged condenser fins.
3. Replace the damaged economizer screen.
4. Replace the damaged economizer hood and accessories.
5. Replace damaged refrigerant pipe insulation to properly insulate and protect the piping.
6. Replace refrigerant line. Install new refrigerant line with proper supports and insulation.
7. Plan to replace both aged air handling units.
8. Plan for replacement on all HVAC using R-22 refrigerant, which is being phased out of production.





Electrical

1. Replace the dated switchgear, as it appears past the end of its typical design service life.
2. Install proper breaker covers in the main switchgear to eliminate safety hazards due to exposing live bussing.
3. Service the exit and emergency lighting to ensure all fixtures work in case of emergency.



System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL			100%	\$ 4,608,870	\$ 315,726
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	\$ 8,939
	B2010	Exterior Walls		\$ 504,879	\$ 1,390
	B2020	Exterior Windows		\$ 141,270	\$ 888
	B2030	Exterior Doors		\$ 25,847	\$ 6,661
B30 Roofing			3.8%	\$ 177,406	\$ -
	B3010	Roof Coverings		\$ 177,406	\$ -
	B3020	Roof Openings		\$ -	\$ -
C - INTERIORS					
C10 Interior Construction			3.2%	\$ 149,560	\$ 22,411
	C1010	Partitions		\$ 57,814	\$ 21,280
	C1020	Interior Doors		\$ 86,017	\$ 1,131
	C1030	Fittings		\$ 5,729	\$ -
C20 Stairs			0.0%	\$ -	\$ -
	C2010	Stair Construction		\$ -	\$ -
	C2020	Stair Finishes		\$ -	\$ -
Interior Finishes			13.8%	\$ 634,654	\$ 28,194
	C3010	Wall Finishes		\$ 101,390	\$ 25,613

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 500,137	\$ 2,181
	C3030	Ceiling Finishes		\$ 33,127	\$ 399
D - SERVICES					
D10 Conveying			0.0%	\$ -	\$ -
	D1010	Elevators & Lifts		\$ -	\$ -
	D1020	Escalators & Moving Walks		\$ -	\$ -
	D1090	Other Conveying Systems		\$ -	\$ -
D20 Plumbing			10.2%	\$ 470,332	\$ 2,660
	D2010	Plumbing Fixtures		\$ 297,232	\$ -
	D2020	Domestic Water Distribution		\$ 173,100	\$ -
	D2030	Sanitary Waste		\$ -	\$ -
	D2040	Rain Water Drainage		\$ -	\$ 2,660
	D2090	Other Plumbing Systems		\$ -	\$ -
D30 HVAC			8.0%	\$ 369,772	\$ 180,306
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ 31,348
	D3040	Distribution Systems		\$ -	\$ -
	D3050	Terminal & Package Units		\$ 369,772	\$ 148,958
	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	\$ 66,035
	D5010	Electrical Service & Distribution		\$ 18,125	\$ 60,449
	D5020	Lighting and Branch Wiring		\$ 271,765	\$ -
	D5030	Communication & Security		\$ 80,980	\$ 3,990
	D5090	Other Electrical Systems		\$ 7,245	\$ 1,596
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%	\$ -	\$ 7,182
E2010	Fixed Furnishings			\$ -	\$ 7,182
E2020	Movable Furnishings			\$ -	\$ -

Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
TOTAL			\$ 598.50	\$ 13,736.24	\$ 127,533.38	\$ 173,857.60
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			\$ -	\$ -	\$ 8,938.93	\$ -
	B2010	Exterior Walls	\$ -	\$ -	\$ 1,389.85	\$ -
	B2020	Exterior Windows	\$ -	\$ -	\$ 888.44	\$ -
	B2030	Exterior Doors	\$ -	\$ -	\$ 6,660.64	\$ -
B30 Roofing			\$ -	\$ -	\$ -	\$ -
	B3010	Roof Coverings	\$ -	\$ -	\$ -	\$ -
	B3020	Roof Openings	\$ -	\$ -	\$ -	\$ -
C - INTERIORS						
C10 Interior Construction			\$ -	\$ 864.50	\$ 21,280.00	\$ 266.00
	C1010	Partitions	\$ -	\$ -	\$ 21,280.00	\$ -
	C1020	Interior Doors	\$ -	\$ 864.50	\$ -	\$ 266.00
	C1030	Fittings	\$ -	\$ -	\$ -	\$ -
C20 Stairs			\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
Interior Finishes			\$ -	\$ 343.14	\$ 26,094.81	\$ 1,755.60
	C3010	Wall Finishes	\$ -	\$ 343.14	\$ 25,270.00	\$ -
	C3020	Floor Finishes	\$ -	\$ -	\$ 425.60	\$ 1,755.60
	C3030	Ceiling Finishes	\$ -	\$ -	\$ 399.21	\$ -

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			\$ -	\$ 2,660.00	\$ -	\$ -
	D2010	Plumbing Fixtures	\$ -	\$ -	\$ -	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ -	\$ -	\$ -
	D2030	Sanitary Waste	\$ -	\$ -	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ 2,660.00	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
D30 HVAC			\$ -	\$ 4,282.60	\$ 7,379.64	\$ 168,644.00
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ 6,344.10	\$ 25,004.00
	D3040	Distribution Systems	\$ -	\$ -	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ 4,282.60	\$ 1,035.54	\$ 143,640.00
	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			\$ 598.50	\$ 5,586.00	\$ 59,850.00	\$ -
	D5010	Electrical Service & Distribution	\$ 598.50	\$ -	\$ 59,850.00	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ -	\$ -	\$ -
	D5030	Communication & Security	\$ -	\$ 3,990.00	\$ -	\$ -
	D5090	Other Electrical Systems	\$ -	\$ 1,596.00	\$ -	\$ -
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		\$ -	\$ -	\$ 3,990.00	\$ 3,192.00
	E2010	Fixed Furnishings	\$ -	\$ -	\$ 3,990.00	\$ 3,192.00
	E2020	Movable Furnishings	\$ -	\$ -	\$ -	\$ -