

Reverchon Recreation Center Summary

Address	3505 Maple Avenue Dallas, TX 75219
Building Purpose	Recreation Center
Original Year of Construction	1975
Building Area	14,357 SF
Inspection Date	July 19, 2016
Inspection Conditions	97° F, Sunny

Introduction

The Reverchon Recreation Center is located at 3505 Maple Avenue in Dallas, Texas. Reverchon Recreation Center was established in 1975. 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 masonry veneer and a concrete foundation around the entire perimeter of the building.</p> <p>Deficiencies noted included minor discoloration of the bricks in several locations. The bricks at the northeast corner of the building were chipped. The mortar around several bricks was worn or separating from the brick and sealant had been installed in these locations. There was minor cracking at the west corner of the foundation. The concrete facade on the building foundation was delaminating.</p>	4 - Good
Exterior Windows	<p>The exterior windows consist of floor to ceiling windows with metal frames.</p> <p>Deficiencies noted included limited locations where caulking was missing around the windows.</p>	4 - Good
Exterior Doors	<p>There is one main public entryway located at the north side of the building, which consists of glass doors with a metal frame. The remaining service doors are primarily steel with a metal frame and located along the entire perimeter of the building.</p> <p>Deficiencies noted included discoloration of the main door hardware. The frame for the service door on the west wall was severely damaged and corroded. The paint and the hardware on the service doors were generally worn. The emergency exit door on the west wall was difficult to open.</p>	4 - Good
B30 Roofing		
Roof	<p>The roof construction is metal decking with a single-ply membrane system. The roof covering is assumed as the roof was inaccessible at the time of the assessment. The roof is assumed to be installed in 2000 based upon the condition at the time of the assessment, and the typical design service life of the roofing material.</p> <p>Other roofing features include skylights over the gym and the lobby, painted metal flashing, gutters, and downspouts.</p> <p>Deficiencies noted included minor damage to the flashing around the perimeter of the building. Water intrusion from the skylights in the gym and the lobby was reported by facility staff. Facility staff noted that the skylight in the lobby was replaced approximately three months prior to the assessment date. Facility staff noted that the gym skylight was replaced but water intrusion is still occurring.</p>	3 - Average
C10 Interior Construction		
Interior Walls	<p>The building contains concrete masonry unit (CMU) interior walls, with the exception of the lobby which consists of brick interior walls. There are metal wire reinforced windows between the main lobby and the assembly room, weight room and game rooms. There are windows with a metal</p>	2 - Poor

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>frames around the check-in desk.</p> <p>Deficiencies noted included substantial cracks that were observed in the CMU blocks in the north wall of the gym, in the men's shower wall, and in the south wall of the office. Instances of patched gypsum board and corner damage were observed in the game room.</p>	
Interior Doors	<p>The majority of the interior doors are wood doors with metal frames. The doors to the gym are double wood doors with a metal frame. The doors to the weight room are glass with a metal frame.</p> <p>Deficiencies noted included wear and scuffs on the wooden doors. The metal hardware on the double wood doors to the gym was worn and aged. The paint on the metal door frames was generally chipped.</p>	4 - Good
Interior Specialties	<p>The building has special interior construction such as bleachers in the gym and partitions between the stalls in the restrooms.</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
C30 Interior Finishes		
Interior Wall Finishes	<p>The building primarily contains painted interior wall finishes. The activity and game rooms have carpet installed on the walls from approximately 6-foot from the ground up to the ceiling. The walls in the main entry are unfinished brick. The walls in the restrooms have ceramic tile interior wall finishes.</p> <p>Deficiencies noted included scuffs and chipping paint on the gypsum board in limited locations throughout the building. Several of the ceramic tiles in the restroom were observed to be damaged, cracked, missing grout, or missing entirely. The paint on the frame around the lobby check-in desk exhibited moderate wear.</p>	4 - Good
Interior Floor Finishes	<p>The building generally contains vinyl composition tile (VCT) interior floor finishes. The gym contains a finished wood floor and has painted concrete under the bleachers. The bathrooms contain ceramic tile interior floor finishes. The mechanical rooms have unfinished concrete floors. The weight room has a rubber floor. The office has carpeted flooring.</p> <p>Deficiencies noted included generally worn and cracking VCT tile throughout the building. The paint on the concrete under the bleachers in the gym was worn and chipped. The bathroom tile had cracks or missing tiles.</p>	3 - Average
Interior Ceiling Finishes	<p>The building primarily contains acoustical ceiling tiles (ACT). Interior ceiling finishes The ceilings near lobby skylights, in the activity room, the game room, the restroom, and weight room have a popcorn texture applied over the gypsum board. The ceiling in the gym is painted but exposed to the structure above.</p> <p>Deficiencies noted included the metal decking at the west wall in gym was</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	discolored. There was minor damage to the ceiling in the restroom where it appears the previous bathroom stall partitions were installed.	
D10 Conveying		
Elevators, Lifts, and Escalators	System not present.	N/A
D20 Plumbing		
Plumbing Fixtures	<p>The building has public restrooms for male and female as well as a single occupant restroom; all restrooms are located along a main corridor near the lobby. The male and female restrooms have counter-mounted hand sinks with manually-operated faucets; along with wall-hung toilets with manual flushing mechanisms. There are also wall-hung urinals in the male restroom with manual flushing mechanisms. The single occupant restroom has a wall-mounted hand sink with a manually-operated faucet, along with wall-hung toilet with manual flushing mechanisms. The building also has janitorial closet which has a floor-mounted mop sink. There is also a water cooler located in the main restroom corridor</p> <p>Other plumbing fixtures include a two bowl kitchen sink with a manually-operated faucet and sprayer attachment located in the break room</p> <p>Deficiencies noted included aged plumbing fixtures that are approaching their typical design service life.</p>	3 - Average
Domestic Water Distribution	<p>The plumbing system has a domestic water service feed to an 82-gallon Lochinvar tank-type water heater with 12-kW electric heating, located in a closet in the electrical 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 floor drains. Floor drains are located in the restrooms and in the water heater closet.</p> <p>Deficiencies noted included the floor drain accompanying the water heater was observed with corrosion and was clogged with dirt and grime.</p>	3 - Average
D30 HVAC		
Mechanical / HVAC	<p>The major mechanical equipment consists of furnaces, condensing units, air handling units and package units to service all of the heating, ventilating, and air conditioning (HVAC) system.</p> <p>The package units are all located on the roof and have direct-expansion cooling and gas heating. The package units were inaccessible due to safety concerns in reaching the roof hatch. The package units have approximate cooling and heating capacities of 10-ton and 150-MBH. The direct-expansion condensing units are also located on the roof and have cooling capacities ranging from 5-ton to 7-1/2-ton. The accompanying air handling units are located above the ceiling throughout the building.</p> <p>There was no supplemental mechanical equipment observed or reported at the time of the assessment.</p> <p>Deficiencies noted included that the rooftop was reported to generally be accessed using a non-fixed ladder on the side of the building; making it</p>	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	difficult for maintenance and access of equipment. The facility staff reported that there was no exhaust system serving the restrooms.	
D40 Fire Protection		
Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as horn/strobe combos and detectors.</p> <p>The fire alarm system control equipment includes a single zone fire alarm control panel.</p> <p>Deficiencies noted included the gypsum board wall surrounding the fire alarm annunciator panel was severely damaged, causing damage to the annunciator. A pull station located below the annunciator was damaged.</p>	3 - Average
Fire Protection/Suppression	<p>System not present.</p> <p>The building has portable fire extinguishers for fire suppression.</p>	N/A
D50 Electrical		
Electrical Distribution	<p>The electrical service enters the building at the 800-amp 208/120-volt main switchgear which is located in the electrical room and delivers power throughout the building. There are also two 225-amp distribution panelboards serving the facility.</p> <p>Deficiencies noted included the main switchgear and panelboards were estimated to be installed in 1971-1976; around the time of building construction. All of these assets were aged past their typical design service life.</p>	2 - Poor
Lighting	<p>The exterior lighting at the building consists of compact fluorescent lamp (CFL) canopy lights that are located along the entryways, as well as metal halide wall packs utilized as egress lighting.</p> <p>The interior lighting consists primarily of T8 linear fluorescents. The gym lighting consists of T5HO high bay fixtures.</p> <p>Additionally, exit lights and emergency light fixtures were present throughout the facility in appropriate locations.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Communications & Security	<p>The building has a communication system that consists of telephone, LAN, Wi-Fi, and public address.</p> <p>The building has a security system that consists of interior cameras, and a security control panel located in the main office.</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. Pressure-wash discolored bricks.
2. Patch chipped bricks.
3. Repair concrete foundation corners.
4. Repair delaminating concrete on foundation.
5. Remove sealant and repair grout where grout has separated from the bricks.
6. Caulk around windows where caulk is missing or worn.
7. Replace hardware on main entry door.
8. Replace door frame for the service door on the west wall.
9. Paint the service doors and replace the hardware on these doors.
10. Replace the emergency exit door on the west side of the building or correct deficiency causing door to be difficult to open.





Roofing

1. Repair or replace damaged sections of flashing.
2. Determine cause of water intrusion at skylights and make necessary repairs.



Interior Construction

1. Conduct a structural investigation of the building foundation to determine the cause of the large cracks in the walls, and make necessary repairs.
2. Repair the corners of the walls where the metal is exposed in the game room.
3. Repair damaged gypsum board in the game room.
4. Replace the hardware on the double wood doors leading to the gym.
5. Paint metal door frames throughout the building.



Interior Finishes

1. Paint walls to cover markings and locations where the gypsum board has been patched.
2. Repair or replace missing grout between wall tiles in the restroom.
3. Determine source of damage to tiles under the toilet and then replace all damaged or missing tiles on the walls in the restroom.
4. Paint the frame around the lobby check-in desk.
5. Monitor VCT for further deterioration and plan for replacement.
6. Paint the concrete under the bleachers in the gym.
7. Replace damaged or missing floor tiles in the restroom.
8. Clean metal decking in the gym.
9. Repair damaged ceiling in the restroom.





Plumbing

1. Plan for the replacement of aged plumbing fixtures throughout the building.
2. Unclog floor drain that accompanies water heater, and replace floor drain grate.



Mechanical/HVAC

1. Install a permanent fixed ladder either on the exterior of the building or near the roof hatch.
2. Install ceiling-mounted exhaust fans in each restroom.



Fire Alarm

1. Repair or replace fire alarm annunciator
2. Repair damaged pull station.



Electrical

1. Replace aged switchgears and panelboards due to the fact that most replacements parts have been discontinued and are very difficult to maintenance.



System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL			100%	\$ 1,905,174	\$ 205,185
A - SUBSTRUCTURE					
A10 Foundations			4.9%	\$ 93,198	\$ 3,658
	A1010	Standard Foundations		\$ 21,256	\$ 3,658
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 71,943	\$ -
A20 Basement Construction			1.8%	\$ 34,711	\$ -
	A2010	Basement Excavation		\$ 1,840	\$ -
	A2020	Basement Walls		\$ 32,871	\$ -
B - SHELL					
B10 Superstructure			20.8%	\$ 395,521	\$ -
	B1010	Floor Construction		\$ -	\$ -
	B1020	Roof Construction		\$ 395,521	\$ -
B20 Exterior Enclosure			21.5%	\$ 408,988	\$ 23,975
	B2010	Exterior Walls		\$ 312,172	\$ 14,698
	B2020	Exterior Windows		\$ 87,349	\$ 3,491
	B2030	Exterior Doors		\$ 9,467	\$ 5,786
B30 Roofing			3.4%	\$ 64,978	\$ 7,315
	B3010	Roof Coverings		\$ 64,978	\$ 7,315
	B3020	Roof Openings		\$ -	\$ -
C - INTERIORS					
C10 Interior Construction			3.1%	\$ 58,410	\$ 28,795
	C1010	Partitions		\$ 21,175	\$ 26,201
	C1020	Interior Doors		\$ 31,505	\$ 2,594
	C1030	Fittings		\$ 5,729	\$ -
C20 Stairs			0.0%	\$ -	\$ -
	C2010	Stair Construction		\$ -	\$ -
	C2020	Stair Finishes		\$ -	\$ -
C30 Interior Finishes			12.8%	\$ 243,693	\$ 69,433
	C3010	Wall Finishes		\$ 48,375	\$ 13,007

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 183,184	\$ 43,092
	C3030	Ceiling Finishes		\$ 12,133	\$ 13,333
D - SERVICES					
D10 Conveying			0.0%	\$ -	\$ -
	D1010	Elevators & Lifts		\$ -	\$ -
	D1020	Escalators & Moving Walks		\$ -	\$ -
	D1090	Other Conveying Systems		\$ -	\$ -
D20 Plumbing			9.0%	\$ 172,268	\$ 1,330
	D2010	Plumbing Fixtures		\$ 108,867	\$ -
	D2020	Domestic Water Distribution		\$ 63,401	\$ -
	D2030	Sanitary Waste		\$ -	\$ 1,330
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
D30 HVAC			7.1%	\$ 135,436	\$ 5,320
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ 5,320
	D3050	Terminal & Package Units		\$ 135,436	\$ -
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
D40 Fire Protection			2.8%	\$ 53,117	\$ 1,330
	D4010	Sprinklers		\$ 40,271	\$ 1,330
	D4020	Standpipes		\$ 12,845	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
D50 Electrical			8.2%	\$ 156,629	\$ 64,031
	D5010	Electrical Service & Distribution		\$ 18,125	\$ 64,031
	D5020	Lighting and Branch Wiring		\$ 99,539	\$ -
	D5030	Communication & Security		\$ 36,312	\$ -
	D5090	Other Electrical Systems		\$ 2,654	\$ -
E - EQUIPMENT & FURNISHINGS					

System			Percent of Cost	Replacement Cost	Deficiency Cost
E10 Equipment			4.6%	\$ 88,223	\$ -
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 88,223	\$ -
E20 Furnishings			0.0%	\$ -	\$ -
	E2010	Fixed Furnishings		\$ -	\$ -
	E2020	Movable Furnishings		\$ -	\$ -

Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
TOTAL			\$ 31,521.00	\$ 94,323.33	\$ 58,692.90	\$ 20,648.25
A - SUBSTRUCTURE						
	A10 Foundations		\$ -	\$ 3,657.50	\$ -	\$ -
	A1010	Standard Foundations	\$ -	\$ 3,657.50	\$ -	\$ -
	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		\$ -	\$ 23,974.58	\$ -	\$ -
	B2010	Exterior Walls	\$ -	\$ 14,697.83	\$ -	\$ -
	B2020	Exterior Windows	\$ -	\$ 3,491.25	\$ -	\$ -
	B2030	Exterior Doors	\$ -	\$ 5,785.50	\$ -	\$ -
	B30 Roofing		\$ 5,320.00	\$ -	\$ -	\$ 1,995.00
	B3010	Roof Coverings	\$ 5,320.00	\$ -	\$ -	\$ 1,995.00
	B3020	Roof Openings	\$ -	\$ -	\$ -	\$ -
C - INTERIORS						
	C10 Interior Construction		\$ 26,201.00	\$ -	\$ 2,593.50	\$ -
	C1010	Partitions	\$ 26,201.00	\$ -	\$ -	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ 2,593.50	\$ -
	C1030	Fittings	\$ -	\$ -	\$ -	\$ -
	C20 Stairs		\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
	C30 Interior Finishes		\$ -	\$ -	\$ 56,099.40	\$ 13,333.25
	C3010	Wall Finishes	\$ -	\$ -	\$ 13,007.40	\$ -
	C3020	Floor Finishes	\$ -	\$ -	\$ 43,092.00	\$ -
	C3030	Ceiling Finishes	\$ -	\$ -	\$ -	\$ 13,333.25

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			\$ -	\$ 1,330.00	\$ -	\$ -
	D2010	Plumbing Fixtures	\$ -	\$ -	\$ -	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ -	\$ -	\$ -
	D2030	Sanitary Waste	\$ -	\$ 1,330.00	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ -	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
D30 HVAC			\$ -	\$ -	\$ -	\$ 5,320.00
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ -	\$ -	\$ 5,320.00
	D3050	Terminal & Package Units	\$ -	\$ -	\$ -	\$ -
	D3060	Controls & Instrumentation	\$ -	\$ -	\$ -	\$ -
	D3070	Systems Testing & Balancing	\$ -	\$ -	\$ -	\$ -
	D3090	Other HVAC Systems & Equipment	\$ -	\$ -	\$ -	\$ -
D40 Fire Protection			\$ -	\$ 1,330.00	\$ -	\$ -
	D4010	Sprinklers	\$ -	\$ 1,330.00	\$ -	\$ -
	D4020	Standpipes	\$ -	\$ -	\$ -	\$ -
	D4030	Fire Protection Specialties	\$ -	\$ -	\$ -	\$ -
	D4090	Other Fire Protection Systems	\$ -	\$ -	\$ -	\$ -
D50 Electrical			\$ -	\$ 64,031.25	\$ -	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ 64,031.25	\$ -	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ -	\$ -	\$ -
	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	\$ -	\$ -	\$ -	\$ -