

## Thurgood Marshall Recreation Center Summary

---

Address	5150 Mark Trail Way Dallas, TX 75232
Building Purpose	Recreation Center
Original Year of Construction	1970
Building Area	21,300 SF
Inspection Date	August 17, 2016
Inspection Conditions	77° F, Overcast

### Introduction

The Thurgood Marshall Recreation Center is located at 5150 Mark Trail Way in Dallas, Texas. This recreation center was established in 1970. 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 of a brick façade with sections of plaster toward the upper wall.</p> <p>Deficiencies noted included isolated areas of cracking in the plaster finish, and deterioration of existing joints at various locations around the perimeter of the building.</p>	4 - Good
<b>Exterior Windows</b>	<p>The exterior windows consist of full length, double paned glass with metal frames. The windows are located on the east and south sides of the building.</p> <p>Deficiencies noted included noticeably worn window frames, with chipped paint.</p>	3 - Average
<b>Exterior Doors</b>	<p>There is one main public entryway located at the east side of the building, which consists of metal framed glass doors. There are additional metal framed glass door entrances at the southwest corner of the building. The remaining service doors are primarily metal and located along the east and north sides of the building.</p> <p>Deficiencies noted included noticeable dents and paint deterioration observed on exterior doors. The weather stripping on several of the doors was torn or corroded.</p>	3 - Average
<b>B30 Roofing</b>		
<b>Roof</b>	<p>The roof construction is a low-slope built-up tar and gravel system occurring over two levels. The roof is assumed to be installed at a later date than the original roof based the condition at the time assessment.</p> <p>Other roofing features include: roof access hatch, metal ladder from the lower level to the upper level of the roof, and metal flashing that surrounds the exterior of the building. Skylights are present in two rows of four on the upper level. There is also a wall on the lower roof level that surrounds the HVAC equipment.</p> <p>Deficiencies noted included safety issues regarding the roof access. The hatch opened into a wall and was located very close to the roof edge. In addition, the ladder that provided access to the second roof level had missing bolts, and was loose and not secured to the structure. The concrete wall that surrounded the HVAC equipment had corrosion.</p>	4 - Good
<b>C10 Interior Construction</b>		
<b>Interior Walls</b>	<p>The main hallways and computer lab contain brick interior walls. The gymnasium has brick and concrete masonry unit (CMU) walls. The activity room, kitchen and weight room have gypsum board walls. The storage closets are predominantly CMU walls.</p> <p>Deficiencies noted included a large crack in the main storage closet CMU wall. There was also chipped paint and scratches on the baseboards in</p>	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	the gymnasium.	
<b>Interior Doors</b>	The majority of the interior doors are wood with metal frames. Several doors have glass viewing windows and metal kick plates. Deficiencies noted included damage to the paint of several of the interior door frames.	4 - Good
<b>Interior Specialties</b>	The building has special interior construction such as bleachers in the gymnasium, partitions in the restrooms, cabinets in the kitchen, and room dividers located in the new addition. Deficiencies noted included moderate rust and corrosion on the restroom partitions.	3 - Average
<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>	The building contains primarily painted interior wall finishes. The restrooms contain ceramic tile interior wall finishes. The gymnasium contains plywood paneling and the new addition contains acoustical and laminate panel interior wall finishes. Deficiencies noted included graffiti on the interior walls of the storage closet.	4 - Good
<b>Interior Floor Finishes</b>	The entryway, main hallway and the new addition contain vinyl composition tile (VCT) interior floor finishes. The weight room contains rubber flooring, and closets and storage rooms contain finished concrete flooring. . The gymnasium is predominantly wood with sections of finished concrete. The large room and office areas contain carpeting, and restrooms contain ceramic tile floor finishes. Deficiencies noted included cracking and staining on the VCT in the hallways. The gymnasium had deteriorating wood around the perimeter of the space. There was evidence of water intrusion in the office areas along the walls, with a report from facility personnel that there was a musty odor coming from under the cabinets at the front desk, presumably from the water damaged carpet flooring.	3 - Average
<b>Interior Ceiling Finishes</b>	The building contains primarily acoustical ceiling tile (ACT) interior ceiling finishes. The ceiling in the gymnasium is exposed to the structure above. The restrooms contain gypsum board interior ceiling finish. Deficiencies noted included isolated areas of water damaged or broken ceiling tiles.	4 - Good
<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 located in both	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>wings of the building. The older restrooms have vitreous china stand-alone hand sinks with manual faucets, along with vitreous china floor-mount toilets with manual flushing mechanisms and vitreous china wall-hung urinals in the men's restroom with manual flushing mechanisms. The newer restrooms have vitreous china counter-mounted hand sinks with manual faucets, along with vitreous china wall-hung toilets with manual flushing mechanisms and vitreous china wall-hung urinals in the men's restroom with manual flushing mechanisms.</p> <p>The building also has two janitorial closets. The newer room has a mop sink and the older room has a service sink. The building also has water coolers in both wings. The older wing has men's and women's showers. Other plumbing fixtures included two double-compartment sinks and one single-compartment sink.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	
<b>Domestic Water Distribution</b>	<p>The plumbing system has a domestic water service feed from two water heaters. The older wing is served by a 50-gallon gas water heater installed in 2013. The newer wing is served by another water heater in the electrical room. Access was blocked by stored materials and an assessment was not feasible.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
<b>Other Plumbing</b>	<p>Other plumbing assets included roof drains and floor drains. The drains showed some age.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
<b>D30 HVAC</b>		
<b>Mechanical / HVAC</b>	<p>The major mechanical equipment consists of six rooftop package units with gas heat to service all of the heating, ventilating, and air conditioning (HVAC) system. The units range in size from 4-tons to 20-tons. The two 20-ton R-410a units were installed in 2011. The other units are 15-20 years old.</p> <p>Supplemental mechanical equipment for the HVAC system also includes exhaust fans.</p> <p>Deficiencies noted included four units used R22 refrigerant, which is being phased out of manufacturing and construction use. The filter access door for 4-ton unit was apart from the unit. Condensate for one of the 20-ton units was discharging on the roof. Several of the units were controlled by pneumatic controls. Exhaust fans showed age and wear.</p>	2 - Poor
<b>D40 Fire Protection</b>		
<b>Fire Alarm</b>	<p>The building has a fire alarm system that consists of alarm and signaling devices such as bells, horns, annunciators, strobes, horn/strobe combinations, pull stations, and detectors.</p> <p>The fire alarm system control equipment includes a fire alarm control panel (FACP) located in an office. The FACP monitors the fire alarm devices throughout the facility.</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	No deficiencies were observed or reported at the time of the assessment.	
<b>Fire Protection/ Suppression</b>	<p>The building does not have a system for fire protection.</p> <p>The building has portable fire extinguishers for fire suppression that have inspection tags dated within the last year as required.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	N/A
<b>D50 Electrical</b>		
<b>Electrical Distribution</b>	<p>The electrical service enters the building at two different locations. The first service enters the building to the main switchgear/board (MP1) – 240/120-volts 600 amps. The main switchgear/board has a second section rated at 240/120-volts 1200 amps. Both sections are located in electrical room 1 and deliver power to portions of the building. The second service enters the building in electrical room 2, which was inaccessible at the time of the assessment due to a blockage caused items that were being stored in that room. The distribution and branch panelboards are primarily located in electrical room 1, electrical room 2 and throughout the interior of the building.</p> <p>This building does not have a backup power system.</p> <p>Deficiencies noted included damaged cover plates on several receptacles. There were several panel covers and junction box covers that were not secured properly. Several pieces of distribution equipment were approaching its typical design service life.</p>	3 - Average
<b>Lighting</b>	<p>The exterior lighting at the building consists of metal halide and high pressure sodium fixtures that are located along the entire perimeter and are mounted on the façade of the building.</p> <p>The interior lighting is made up of primarily fluorescent T8 fixtures with additional compact fluorescent lamp (CFL) fixtures observed.</p> <p>Additionally, exit lights and emergency light fixtures are seen throughout the facility in appropriate locations.</p> <p>Deficiencies noted included cracked or dirty fixture lens. A can fixture was hanging below the ceiling and not sitting flush. Several lamps were burnt out.</p>	3 - Average
<b>Communications &amp; Security</b>	<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 interior and exterior, security control panels, and motion detectors.</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. Repair cracking plaster on exterior walls.
2. Repair the deteriorated wall joint sealant around the perimeter of the building.
3. Paint window frames where paint is chipped.
4. Repair or replace dented and corroded exterior doors.
5. Replace deteriorated or missing weather stripping on bottom of doors.



## Roofing

1. Re-orient the roof access hatch to provide safer roof access.
2. Ensure all bolts are in place and that roof ladders are secure.
3. Repair the roof wall surrounding the HVAC equipment.



### Interior Construction

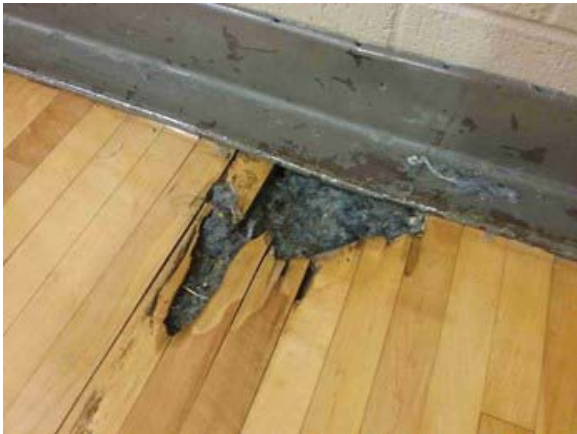
1. Repair cracking in CMU walls in gymnasium and monitor for future damage.
2. Paint the baseboards in the gymnasium or replace if necessary.
3. Paint door frames where paint is chipping or scraped off.
4. Replace restroom partitions where corrosion is present.





### Interior Finishes

1. Paint concrete masonry unit (CMU) walls in storage closets where graffiti was observed.
2. Replace damaged and stained VCT flooring.
3. Repair or replace broken and deteriorated sections of wood flooring in gymnasium.
4. Investigate source of water intrusion and replace water damaged carpeting in the office area.
5. Investigate the source of water intrusion and replace missing and water damaged acoustical ceiling tiles (ACT).



## Mechanical/HVAC

1. Route condensate on roof to approved drain location.
2. Plan for replacement on all HVAC using R-22 refrigerant which is being phased out of production. These units are 15-20 years old.
3. Convert all thermostats to electronic or digital controls.
4. Replace exhaust fans as needed.



## Electrical

1. Replace damaged receptacles.
2. Secure all panel and junction box covers.
3. Replace aging switchgear and distribution panels.
4. Replace lighting lamps as required. Replace incandescent and florescent light fixtures with LED as needed.
5. Replace lighting fixture lenses that are missing or broken. Clean and maintain all lenses from staining and any residue build-up for efficient lighting output.
6. Remount all lighting fixtures that are not flush with ceiling tile or surface.



## System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
<b>TOTAL</b>			100%	\$ 2,861,577	\$ 310,072
<b>A - SUBSTRUCTURE</b>					
<b>A10 Foundations</b>			<b>4.7%</b>	<b>\$ 135,631</b>	<b>\$ -</b>
	A1010	Standard Foundations		\$ 28,896	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 106,734	\$ -
<b>A20 Basement Construction</b>			<b>1.6%</b>	<b>\$ 46,980</b>	<b>\$ -</b>
	A2010	Basement Excavation		\$ 2,730	\$ -
	A2020	Basement Walls		\$ 44,250	\$ -
<b>B - SHELL</b>					
<b>B10 Superstructure</b>			<b>20.5%</b>	<b>\$ 586,794</b>	<b>\$ -</b>
	B1010	Floor Construction		\$ -	\$ -
	B1020	Roof Construction		\$ 586,794	\$ -
<b>B20 Exterior Enclosure</b>			<b>19.3%</b>	<b>\$ 551,863</b>	<b>\$ 13,547</b>
	B2010	Exterior Walls		\$ 420,232	\$ 3,306
	B2020	Exterior Windows		\$ 117,585	\$ 5,985
	B2030	Exterior Doors		\$ 14,045	\$ 4,256
<b>B30 Roofing</b>			<b>3.4%</b>	<b>\$ 96,401</b>	<b>\$ 4,429</b>
	B3010	Roof Coverings		\$ 96,401	\$ -
	B3020	Roof Openings		\$ -	\$ 4,429
<b>C - INTERIORS</b>					
<b>C10 Interior Construction</b>			<b>2.9%</b>	<b>\$ 83,886</b>	<b>\$ 2,993</b>
	C1010	Partitions		\$ 31,416	\$ 998
	C1020	Interior Doors		\$ 46,741	\$ 1,995
	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>12.5%</b>	<b>\$ 357,753</b>	<b>\$ 39,377</b>
	C3010	Wall Finishes		\$ 67,980	\$ 329

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 271,772	\$ 38,384
	C3030	Ceiling Finishes		\$ 18,001	\$ 665
<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>8.9%</b>	<b>\$ 255,576</b>	<b>\$ -</b>
	D2010	Plumbing Fixtures		\$ 161,514	\$ -
	D2020	Domestic Water Distribution		\$ 94,062	\$ -
	D2030	Sanitary Waste		\$ -	\$ -
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
<b>D30 HVAC</b>			<b>7.0%</b>	<b>\$ 200,932</b>	<b>\$ 116,866</b>
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ 4,254
	D3050	Terminal & Package Units		\$ 200,932	\$ 112,612
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
<b>D40 Fire Protection</b>			<b>2.8%</b>	<b>\$ 78,804</b>	<b>\$ -</b>
	D4010	Sprinklers		\$ 59,747	\$ -
	D4020	Standpipes		\$ 19,057	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
<b>D50 Electrical</b>			<b>7.6%</b>	<b>\$ 218,534</b>	<b>\$ 117,686</b>
	D5010	Electrical Service & Distribution		\$ 18,125	\$ 86,381
	D5020	Lighting and Branch Wiring		\$ 147,676	\$ 31,305
	D5030	Communication & Security		\$ 48,796	\$ -
	D5090	Other Electrical Systems		\$ 3,937	\$ -
<b>E - EQUIPMENT &amp; FURNISHINGS</b>					

System			Percent of Cost	Replacement Cost	Deficiency Cost
<b>E10 Equipment</b>			<b>8.7%</b>	<b>\$ 248,423</b>	<b>\$ -</b>
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 248,423	\$ -
<b>E20 Furnishings</b>			<b>0.0%</b>	<b>\$ -</b>	<b>\$ 15,174</b>
	E2010	Fixed Furnishings		\$ -	\$ 15,174
	E2020	Movable Furnishings		\$ -	\$ -

## Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
<b>TOTAL</b>			\$ 31,920.00	\$ 193,787.74	\$ 84,363.96	\$ -
<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>			\$ -	\$ 13,546.85	\$ -	\$ -
	B2010	Exterior Walls	\$ -	\$ 3,305.85	\$ -	\$ -
	B2020	Exterior Windows	\$ -	\$ 5,985.00	\$ -	\$ -
	B2030	Exterior Doors	\$ -	\$ 4,256.00	\$ -	\$ -
<b>B30 Roofing</b>			\$ 4,428.90	\$ -	\$ -	\$ -
	B3010	Roof Coverings	\$ -	\$ -	\$ -	\$ -
	B3020	Roof Openings	\$ 4,428.90	\$ -	\$ -	\$ -
<b>C - INTERIORS</b>						
<b>C10 Interior Construction</b>			\$ -	\$ 997.50	\$ 1,995.00	\$ -
	C1010	Partitions	\$ -	\$ 997.50	\$ -	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ 1,995.00	\$ -
	C1030	Fittings	\$ -	\$ -	\$ -	\$ -
<b>C20 Stairs</b>			\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
<b>Interior Finishes</b>			\$ 27,491.10	\$ 1,995.00	\$ 9,891.28	\$ -
	C3010	Wall Finishes	\$ -	\$ -	\$ 328.58	\$ -
	C3020	Floor Finishes	\$ 27,491.10	\$ 1,995.00	\$ 8,897.70	\$ -
	C3030	Ceiling Finishes	\$ -	\$ -	\$ 665.00	\$ -

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>			\$ -	\$ -	\$ -	\$ -
	D2010	Plumbing Fixtures	\$ -	\$ -	\$ -	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ -	\$ -	\$ -
	D2030	Sanitary Waste	\$ -	\$ -	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ -	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
<b>D30 HVAC</b>			\$ -	\$ 90,867.20	\$ 25,998.84	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ 4,254.46	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ 86,612.74	\$ 25,998.84	\$ -
	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>			\$ -	\$ 86,381.20	\$ 31,304.88	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ 86,381.20	\$ -	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ -	\$ 31,304.88	\$ -
	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>\$ 15,173.97</b>	<b>\$ -</b>
	E2010	Fixed Furnishings	\$ -	\$ -	\$ 15,173.97	\$ -
	E2020	Movable Furnishings	\$ -	\$ -	\$ -	\$ -