

Timberglen Recreation Center Summary

Address	3810 Timberglen Road Dallas, TX 75287
Building Purpose	Recreation Center
Original Year of Construction	2003
Building Area	15,000 SF
Inspection Date	August 2, 2016
Inspection Conditions	100° F, Sunny

Introduction

The Timberglen Recreation Center is located at 3810 Timberglen Road in Dallas, Texas. Timberglen Recreation Center was established in 2003. 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 primarily of red and white brick with decorative concrete masonry unit (CMU) blocks.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Exterior Windows	<p>The exterior windows on the north side of the building consist of 4-foot by 5-foot aluminum framed windows, multi paned floor-to-ceiling windows, and 2-foot clerestory windows along the perimeter of the north wall. The exterior windows on the southeast side of the building consist of approximately 3-foot by 4-foot metal framed windows.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Exterior Doors	<p>There is one main public entrance located at the northeast side of the building, which consists of glass doors with a metal frame. There is an exit door located on the northwest side of the building, which is a metal framed glass door. The remaining service doors are primarily steel with a metal frame and located along the southeast and west sides of the building.</p> <p>Deficiencies noted included reports from facility staff that the aluminum front door frames, jambs, thresholds, and locking mechanism are not durable enough to withstand the amount of traffic and are in regular need of repairs.</p>	4 - Good
B30 Roofing		
Roof	<p>Roof construction consists of a built-up with tar and gravel system occurring over three levels. The roof is assumed to be installed in 2003 based upon the original year of building construction.</p> <p>Other roofing features include flashing around the perimeter of the roof, an access hatch at the middle level, ladders to access the lower and upper levels, gutters at the top level, and a parapet at the upper and lower roof levels.</p> <p>Deficiencies noted included thinning gravel on some areas of the roof.</p>	4 - Good
C10 Interior Construction		
Interior Walls	<p>The building consists primarily of gypsum board interior walls. The gymnasium has concrete masonry unit (CMU) interior walls. The entry way contains textured concrete walls. There is a retractable partition wall between the classrooms. There are metal framed windows in the office and fitness room.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Interior Doors	<p>The majority of the interior doors are wood with a metal frame. Several of these doors have small windows. The interior main entrance has metal framed glass doors. There is a 5-foot by 5-foot manual overhead metal</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	retractable door in the kitchen. No deficiencies were observed or reported at the time of the assessment.	
Interior Specialties	The building has special interior construction such as cabinets and countertops in the crafts room and kitchen, fire extinguisher cabinets, an information desk in the main lobby, lockers in the restrooms, and partitions between the stalls in the restrooms. Deficiencies noted included several missing doors on the crafts room cabinets, and worn paint on the fire extinguisher cabinets.	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 building primarily consists of painted gypsum board or painted (CMU) block interior wall finishes. The restrooms contain 4-inch square ceramic tile interior walls finishes. Deficiencies noted included minor damage to the paint on the gypsum board walls in the classrooms.	4 - Good
Interior Floor Finishes	The main entry area, a small area near the exit doors in the gym, the storage room in the crafts room, and the restrooms contain polished concrete flooring. The crafts room, classrooms, and kitchen contain vinyl composite tile (VCT) flooring. The fitness room contains rubber flooring. The office contains carpet. The gymnasium contains finished wood flooring. The polished concrete at the main entry had minor cracking. It was reported by facility staff that the carpeting was in need of replacement; however, the carpet appeared to be in good condition at the time of the assessment.	4 - Good
Interior Ceiling Finishes	The building primarily contains suspended acoustical ceiling tile (ACT) interior finishes. The storage room and the classroom are exposed to the metal decking structure above. The gym has painted metal joists and decking. The restrooms contain painted gypsum board ceilings. Deficiencies noted included minor staining to several ceiling tiles. The gypsum board ceiling in the restroom had a sag in the seam, which appeared to be from water intrusion.	4 - Good
D10 Conveying		
Elevators, Lifts, and Escalators	System not present.	N/A
D20 Plumbing		
Plumbing Fixtures	The building has public restrooms for men and women located near the front desk. These restrooms have wall-hung hand sinks with manually-operated faucets, along with wall-hung toilets with manual-flushing mechanisms. There are also wall-hung urinals in the men's restroom with	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>manual-flushing mechanisms. There are also showers equipped with hand-held showerheads in each restroom. The building also has a janitorial closet which has a floor-mounted mop sink. There are water coolers located in the alcove between the restrooms and the gym.</p> <p>Other plumbing fixtures include a two-bowl counter-mounted kitchen sink and a single-bowl counter-mounted sink located in the crafts room.</p> <p>Deficiencies noted included a damaged mouth guard, on the water cooler located in the gym.</p>	
Domestic Water Distribution	<p>The plumbing system has a domestic water service feed to a 125-gallon PVI tank-type water heater with 199-MBH gas heating input. The water heater is located in the gym storage room and has a manufacture date of 2003.</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, one floor sink, floor drains in the restrooms and water heater room, and a grease trap located in a vault in a storage room.</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 package units are located on the roof which serve the entire building. The package units have direct-expansion cooling and gas heating. The package units have cooling capacities which range from 3-ton to 12.5-ton and heating capacities which range from 72-MBH to 250-MBH.</p> <p>Supplemental mechanical equipment for the HVAC system also includes three roof-mounted exhaust fans and one roof-mounted gravity ventilator.</p> <p>Deficiencies noted included the aged package units that utilized R22 refrigerant, which is being phased out of production and construction use. These package units were observed with corrosion and moderate to severe condenser fin damage. One of the aged package units was observed with a damaged economizer screen. The newer package unit, which was installed in 2013, was observed with a disconnected condensate pipe.</p>	3 - Average
D40 Fire Protection		
Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as annunciators, horns, strobes, horn/strobe combinations, pull stations, and detectors</p> <p>The fire alarm system control equipment includes an addressable single-zone Fire Lite fire alarm control panel (FACP), equipped with voice evacuation.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Fire Protection/	The building's fire suppression system consists of an automatic fire	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
Suppression	<p>extinguishing system for the kitchen-hood. This fire protection system has inspection tags dated within the last year as required.</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>	
D50 Electrical		
Electrical Distribution	<p>The electrical service enters the building at the 800-amp, 120/208-volt main switchgear, which is located in the main electrical room and delivers power throughout the building.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
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 and compact fluorescent lamp (CFL) fixtures, with additional incandescent fixtures observed throughout the building.</p> <p>Additionally, exit signs and interior emergency light fixtures are seen throughout the facility in appropriate locations. Exterior emergency lighting is not being used for landings unless battery packs are being utilized.</p> <p>Deficiencies noted included exterior wall packs were observed with stained lenses, compromising the lighting output; and damaged emergency lighting fixtures within the gym.</p>	3 - Average
Communications & Security	<p>The building has a communication system that consists of LAN, data points, and Wi-Fi.</p> <p>The building has a security system that consists of interior and exterior cameras, keypad access, security monitoring station, and an emergency call button located under the front desk.</p> <p>There is an exterior Wi-Fi antenna, which provides full park coverage on the outside of the building.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good

Summary of Recommendations and Deficiency Examples

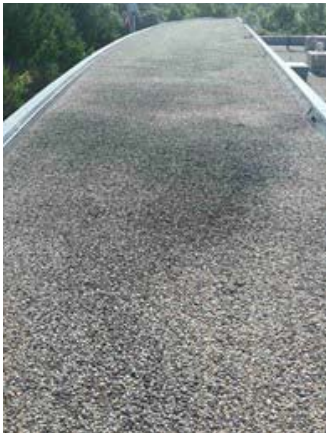
Exterior Enclosure

1. Replace front entry door hardware with a more durable option.



Roofing

1. Place additional gravel in locations where gravel layer appears thin.



Interior Construction

1. Replace missing and damaged cabinet doors in the crafts room.
2. Paint worn fire extinguisher cabinets.



Interior Finishes

1. Repair and paint gypsum board walls in classrooms.
2. Monitor size and length of cracks in the concrete at the main entry, and repair with sealant.
3. Monitor carpeted flooring and plan for future replacement.
4. Replace stained ceiling tiles.
5. Repair and paint damaged gypsum board ceiling in the restroom.



Plumbing

1. Replace the damaged mouth guard on the water cooler in the gym.



Mechanical/HVAC

1. Plan for replacement on all HVAC using R-22 refrigerant, which is being phased out of production.
2. Repair the damaged condenser cooling fins.
3. Complete installation of the disconnected condensate pipe.



Electrical

1. Replace all missing or damaged lighting fixture lenses. 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.
2. Service the exit and emergency lighting to ensure all fixtures work in case of emergency.
3. Repair or replace damaged emergency lighting within gym area and install a wire guard for each fixture.



System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL			100%	\$ 1,967,502	\$ 213,011
A - SUBSTRUCTURE					
A10 Foundations			4.9%	\$ 96,513	\$ -
	A1010	Standard Foundations		\$ 21,348	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 75,165	\$ -
A20 Basement Construction			1.8%	\$ 34,794	\$ -
	A2010	Basement Excavation		\$ 1,922	\$ -
	A2020	Basement Walls		\$ 32,871	\$ -
B - SHELL					
B10 Superstructure			21.0%	\$ 413,235	\$ -
	B1010	Floor Construction		\$ -	\$ -
	B1020	Roof Construction		\$ 413,235	\$ -
B20 Exterior Enclosure			20.8%	\$ 409,412	\$ 4,038
	B2010	Exterior Walls		\$ 312,172	\$ -
	B2020	Exterior Windows		\$ 87,349	\$ -
	B2030	Exterior Doors		\$ 9,891	\$ 4,038
B30 Roofing			3.5%	\$ 67,888	\$ 1,367
	B3010	Roof Coverings		\$ 67,888	\$ 1,367
	B3020	Roof Openings		\$ -	\$ -
C - INTERIORS					
C10 Interior Construction			3.1%	\$ 60,769	\$ -
	C1010	Partitions		\$ 22,124	\$ -
	C1020	Interior Doors		\$ 32,916	\$ -
	C1030	Fittings		\$ 5,729	\$ -
C20 Stairs			0.0%	\$ -	\$ -
	C2010	Stair Construction		\$ -	\$ -
	C2020	Stair Finishes		\$ -	\$ -
C30 Interior Finishes			12.9%	\$ 253,373	\$ 2,477
	C3010	Wall Finishes		\$ 49,307	\$ 1,637

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 191,389	\$ 333
	C3030	Ceiling Finishes		\$ 12,677	\$ 507
D - SERVICES					
D10 Conveying			0.0%	\$ -	\$ -
	D1010	Elevators & Lifts		\$ -	\$ -
	D1020	Escalators & Moving Walks		\$ -	\$ -
	D1090	Other Conveying Systems		\$ -	\$ -
D20 Plumbing			9.1%	\$ 179,983	\$ 346
	D2010	Plumbing Fixtures		\$ 113,742	\$ 346
	D2020	Domestic Water Distribution		\$ 66,241	\$ -
	D2030	Sanitary Waste		\$ -	\$ -
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
D30 HVAC			7.2%	\$ 141,502	\$ 202,364
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ -
	D3050	Terminal & Package Units		\$ 141,502	\$ 202,364
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
D40 Fire Protection			2.8%	\$ 55,496	\$ -
	D4010	Sprinklers		\$ 42,075	\$ -
	D4020	Standpipes		\$ 13,421	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
D50 Electrical			8.3%	\$ 162,362	\$ 1,623
	D5010	Electrical Service & Distribution		\$ 18,125	\$ -
	D5020	Lighting and Branch Wiring		\$ 103,997	\$ 1,463
	D5030	Communication & Security		\$ 37,468	\$ 160
	D5090	Other Electrical Systems		\$ 2,772	\$ -
E - EQUIPMENT & FURNISHINGS					

System			Percent of Cost	Replacement Cost	Deficiency Cost
E10 Equipment			4.7%	\$ 92,175	\$ 798
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 92,175	\$ 798
E20 Furnishings			0.0%	\$ -	\$ -
	E2010	Fixed Furnishings		\$ -	\$ -
	E2020	Movable Furnishings		\$ -	\$ -

Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
TOTAL			\$ 232.75	\$ 1,114.81	\$ 208,673.68	\$ 2,990.11
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			\$ -	\$ -	\$ 4,037.88	\$ -
	B2010	Exterior Walls	\$ -	\$ -	\$ -	\$ -
	B2020	Exterior Windows	\$ -	\$ -	\$ -	\$ -
	B2030	Exterior Doors	\$ -	\$ -	\$ 4,037.88	\$ -
B30 Roofing			\$ -	\$ -	\$ 1,366.58	\$ -
	B3010	Roof Coverings	\$ -	\$ -	\$ 1,366.58	\$ -
	B3020	Roof Openings	\$ -	\$ -	\$ -	\$ -
C - INTERIORS						
C10 Interior Construction			\$ -	\$ -	\$ -	\$ -
	C1010	Partitions	\$ -	\$ -	\$ -	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ -	\$ -
	C1030	Fittings	\$ -	\$ -	\$ -	\$ -
C20 Stairs			\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
C30 Interior Finishes			\$ -	\$ -	\$ 284.62	\$ 2,192.11
	C3010	Wall Finishes	\$ -	\$ -	\$ -	\$ 1,637.23
	C3020	Floor Finishes	\$ -	\$ -	\$ -	\$ 332.50
	C3030	Ceiling Finishes	\$ -	\$ -	\$ 284.62	\$ 222.38

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			\$ -	\$ -	\$ 345.80	\$ -
	D2010	Plumbing Fixtures	\$ -	\$ -	\$ 345.80	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ -	\$ -	\$ -
	D2030	Sanitary Waste	\$ -	\$ -	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ -	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
D30 HVAC			\$ -	\$ 782.31	\$ 201,581.45	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ -	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ 782.31	\$ 201,581.45	\$ -
	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			\$ 232.75	\$ 332.50	\$ 1,057.35	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ -	\$ -	\$ -
	D5020	Lighting and Branch Wiring	\$ 232.75	\$ 332.50	\$ 897.75	\$ -
	D5030	Communication & Security	\$ -	\$ -	\$ 159.60	\$ -
	D5090	Other Electrical Systems	\$ -	\$ -	\$ -	\$ -
E - EQUIPMENT & FURNISHINGS						
E10 Equipment			\$ -	\$ -	\$ -	\$ 798.00
	E1010	Commercial Equipment	\$ -	\$ -	\$ -	\$ -
	E1020	Institutional Equipment	\$ -	\$ -	\$ -	\$ -

System			Priority 1	Priority 2	Priority 3	Priority 4
	E1030	Vehicular Equipment	\$ -	\$ -	\$ -	\$ -
	E1090	Other Equipment	\$ -	\$ -	\$ -	\$ 798.00
	E20 Furnishings		\$ -	\$ -	\$ -	\$ -
	E2010	Fixed Furnishings	\$ -	\$ -	\$ -	\$ -
	E2020	Movable Furnishings	\$ -	\$ -	\$ -	\$ -