

Umphress Recreation Center Summary

Table 1: Umphress Recreation Center

Address	7616 Umphress Road, Dallas, TX 75215
Building Purpose	Recreation Center
Original Year of Construction	1978
Building Area	17,402 SF
Inspection Date	August 4, 2016
Inspection Conditions	101° F, Clear Skies

Introduction

The Umphress Recreation Center is located at 7616 Umphress Road in Dallas, Texas. It was established in 1978. This facility is a single, permanent facility whose main use is for recreation activities for children.



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	The exterior walls consist of primarily brick façade around the entire perimeter. East side wall consists of up of wood panels. There is a metal screen on the south side of the building covering rear exterior windows. The portion of the wall above the west side door has wood siding. Deficiencies noted included severe discoloration on the walls caused by rain water. It was noted that the metal screen wall in the back was noted to be leaning toward the glass windows. The wood paneled wall on the east side of the building was damaged and had insulation foam exposed.	3 - Average
Exterior Windows	The exterior windows consist of single pane glass panels in metal frames on the exterior. The same exterior windows contain wood frames on the interior side. Deficiencies noted included significantly deteriorated frames on the north wall. Facility staff reported that water intrusion occurs through the windows during rain events. The sealant between the window frames and the exterior walls was deteriorated on the south side of the building.	3 - Average
Exterior Doors	There is one main entryway located at the north side of the building. All the doors with the exception of the utility room doors are single pane glass in a metal frame. Utility room doors are metal. Deficiencies noted included significantly corroded metal doors for the utility rooms. . It was observed that the west door frame had loose gasket.	3 - Average
B30 Roofing		
Roof	The roof construction is sloped asphalt shingles and appears to consist of three different levels. However, the roof was inaccessible at the time of the assessment due to the slope of the roof. Based on the condition of the roof materials at the time of the assessment, it is estimated that the original roof may have been replaced in 2000. No signs of water intrusion were observed on the interior ceiling finishes so the roof was assumed to be in average condition. Deficiencies noted included moderately deteriorated wood fascia at several locations.	3 - Average
C10 Interior Construction		
Interior Walls	The building consists of concrete masonry units (CMU) interior walls. The partition walls are gypsum board walls. No deficiencies were observed or reported at the time of the assessment.	4 - Good
Interior Doors	The majority of the interior doors are wood doors with wood frames. The doors in the corridor connecting to other areas of the building are single pane glass panel doors in metal frames. There is a sliding wood door for the play area. Deficiencies noted included the sliding wood panel door was non-	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	functional due to the damaged panel.	
Interior Specialties	The building has special interior construction such as cabinets, shelves. 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 building primarily contains painted walls. The restroom contains ceramic tile wall finishes. Deficiencies noted included minor cosmetic deficiencies on the painted walls.	4 - Good
Interior Floor Finishes	The building primarily contains linoleum floor finishes. The restrooms floors are covered with ceramic tiles. Utility rooms have unfinished cement floors. The fitness center floor has rubber floor finish. Deficiencies noted included minor scratches on all floor surfaces.	4 - Good
Interior Ceiling Finishes	The majority of the interior spaces are finished with acoustical ceiling tiles (ACT). The ceiling of the lobby has gypsum board ceiling finished with vinyl cover. Deficiencies noted included several loose ACT panels facility staff reported that the lobby ceiling was repaired but the vinyl cover finishing on the gypsum board ceiling was not restored properly.	3 - Average
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 in the workout room and near the interior electrical room. These 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 men's restroom with manual flushing mechanisms. The building also has a janitorial closet which has a wall-hung mop sink. The water coolers are located in the workout room and near the interior electrical room. Showers are located in both restrooms. Other plumbing fixtures include a two bowl counter-mounted kitchen sink with a garbage disposal and a counter-mounted single bowl sink located in the crafts room. Deficiencies noted included that one lavatory drain was clogged in the men's restroom.	3 - Average
Domestic Water Distribution	The plumbing system has a domestic water service feed to a 30-gallon Lochinvar tank type water with 4.5-KW electric heating. The water heater is located in the electrical room and was manufactured in 2007.	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	No deficiencies were observed or reported at the time of the assessment.	
Other Plumbing	<p>Other plumbing assets include floor drains located in the restrooms and one floor sink located in the electrical room.</p> <p>Deficiencies noted included the floor sink that was clogged and corroded in the electrical room.</p>	3 - Average
D30 HVAC		
Mechanical / HVAC	<p>The major mechanical equipment consists of electric furnaces, condensing units and air handling units to service all of the heating, ventilating, and air conditioning (HVAC) system.</p> <p>The condensing units have direct-expansion cooling and 10-ton cooling capacities. The condensing units are located on grade and serve the entire building. The air handling units pair with the condensing units to complete the split systems and are equipped with 25-KW electric furnaces. The air handling units are located in dedicated closets. All HVAC equipment was manufactured by Trane in 2009.</p> <p>There was no supplemental mechanical equipment observed or reported at the time of assessment.</p> <p>Deficiencies noted included the HVAC equipment that uses R22 refrigerant which is being phased out of manufacturing and construction use.</p>	4 - Good
D40 Fire Protection		
Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as strobes, horn/strobe combos, and detectors.</p> <p>The fire alarm system control equipment includes a single zone addressable fire alarm control panel.</p> <p>Deficiencies noted included a broken detector device and devices which were not appropriately placed throughout the building.</p>	2 - Poor
Fire Protection/ Suppression	<p>The building does not have a fire suppression system.</p> <p>The building has portable fire extinguishers for fire suppression.</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 fed from an exterior meter located on the north side within the parking lot feeding a 400-amp 120/240-volt B-phase high leg switchgear "A" which is in the main electrical room and delivers power throughout the building.</p> <p>Deficiencies noted included five panelboards which were aged beyond their typical design service lives. The majority of the panelboards were manufactured by federal pacific and identified as potential fire hazards.</p>	2 - Poor
Lighting	<p>The exterior lighting at the building consists of metal halide wallpack fixtures that are located along the perimeter of the building.</p> <p>The interior lighting is made up of primarily T8 linear fluorescent fixtures with additional incandescent pendant fixtures observed in the lobby.</p>	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<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 dirty lenses on exterior fixtures which compromises the light output.</p>	
Communications & Security	<p>The building has a communication system that consists of telephone, LAN, data points, and Wi-Fi.</p> <p>The building has a security system that consists of cameras (interior and exterior), keypad access, and a security camera monitoring station. The devices can also be monitored over internet protocol.</p> <p>No deficiencies were observed at the time of the assessment.</p>	4 - Good

Summary of Recommendations and Deficiency Examples

Exterior Enclosure

1. Clean the exterior walls to remove discoloration.
2. Stabilize the metal screen located at the rear windows.
3. Investigate the exposed foam on the east walls. Monitor the east wall.
4. Replace the deteriorated north window frames.
5. Repair or replace weather stripping and sealants on rear windows.
6. Apply protective coating to rear window frames.
7. Replace the mechanical room doors.
8. Replace the gaskets for window panels on the west door.





Roofing

1. Replace the roof fascia.



Interior Construction

1. Repair the sliding wood door in the play area.



Interior Finishes

1. Repaint the walls.
2. Monitor the floors for further deterioration of the tile surfaces. Replace when required.
3. Replace the loose acoustical ceiling tiles.
4. Repair and finish patched gypsum board ceiling in the lobby to match the rest of the ceiling.



Plumbing

1. Unclog the lavatory drain in the men's restroom.
2. Unclog the drain piping and replace the corroded floor sink in electrical room.



Mechanical/HVAC

1. Plan for replacement on all HVAC using R-22 refrigerant which is being phased out of production.

Fire Protection

1. Replace the broken detector device.



Electrical

1. Replace the aged distribution panelboards as they appear past the end of their typical design service life.
2. Clean all exterior lighting fixtures.



System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL			100%	\$ 2,387,545	\$ 188,449
A - SUBSTRUCTURE					
A10 Foundations			4.7%	\$ 111,847	\$ -
	A1010	Standard Foundations		\$ 24,646	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 87,201	\$ -
A20 Basement Construction			1.7%	\$ 40,159	\$ -
	A2010	Basement Excavation		\$ 2,230	\$ -
	A2020	Basement Walls		\$ 37,928	\$ -
B - SHELL					
B10 Superstructure			20.1%	\$ 479,408	\$ -
	B1010	Floor Construction		\$ -	\$ -
	B1020	Roof Construction		\$ 479,408	\$ -
B20 Exterior Enclosure			19.8%	\$ 472,461	\$ 99,831
	B2010	Exterior Walls		\$ 360,199	\$ 11,932
	B2020	Exterior Windows		\$ 100,787	\$ 84,907
	B2030	Exterior Doors		\$ 11,475	\$ 2,993
B30 Roofing			3.3%	\$ 78,759	\$ 64,585
	B3010	Roof Coverings		\$ 78,759	\$ 164,416
	B3020	Roof Openings		\$ -	\$ -
C - INTERIORS					\$ -
C10 Interior Construction			2.9%	\$ 69,583	\$ 399
	C1010	Partitions		\$ 25,666	\$ -
	C1020	Interior Doors		\$ 38,187	\$ 399
	C1030	Fittings		\$ 5,729	\$ -
C20 Stairs			0.0%	\$ -	\$ -
	C2010	Stair Construction		\$ -	\$ -
	C2020	Stair Finishes		\$ -	\$ -
Interior Finishes			12.3%	\$ 293,773	\$ 1,357
	C3010	Wall Finishes		\$ 57,030	\$ -

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 222,036	\$ 346
	C3030	Ceiling Finishes		\$ 14,707	\$ 1,011
D - SERVICES					
D10 Conveying			0.0%	\$ -	\$ -
	D1010	Elevators & Lifts		\$ -	\$ -
	D1020	Escalators & Moving Walks		\$ -	\$ -
	D1090	Other Conveying Systems		\$ -	\$ -
D20 Plumbing			8.7%	\$ 208,804	\$ 1,330
	D2010	Plumbing Fixtures		\$ 131,956	\$ 1,330
	D2020	Domestic Water Distribution		\$ 76,848	\$ -
	D2030	Sanitary Waste		\$ -	\$ -
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
D30 HVAC			6.9%	\$ 164,161	\$ 16,891
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ 16,891
	D3050	Terminal & Package Units		\$ 164,161	\$ -
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
D40 Fire Protection			2.7%	\$ 64,382	\$ 1,663
	D4010	Sprinklers		\$ 48,813	\$ -
	D4020	Standpipes		\$ 15,570	\$ -
	D4030	Fire Protection Specialities		\$ -	\$ 1,663
	D4090	Other Fire Protection Systems		\$ -	\$ -
D50 Electrical			7.7%	\$ 183,779	\$ 2,394
	D5010	Electrical Service & Distribution		\$ 18,125	\$ -
	D5020	Lighting and Branch Wiring		\$ 120,651	\$ 2,394
	D5030	Communication & Security		\$ 41,787	\$ -
	D5090	Other Electrical Systems		\$ 3,216	\$ -
E - EQUIPMENT & FURNISHINGS					

System			Percent of Cost	Replacement Cost	Deficiency Cost
E10 Equipment			9.2%	\$ 220,428	\$ -
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 220,428	\$ -
E20 Furnishings			0.0%	\$ -	\$ -
	E2010	Fixed Furnishings		\$ -	\$ -
	E2020	Movable Furnishings		\$ -	\$ -

Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
TOTAL			\$ 21,798.70	\$ -	\$ 166,650.60	\$ -
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			\$ 1,915.20	\$ -	\$ 97,916.20	\$ -
	B2010	Exterior Walls	\$ -	\$ -	\$ 11,931.70	\$ -
	B2020	Exterior Windows	\$ 1,915.20	\$ -	\$ 82,992.00	\$ -
	B2030	Exterior Doors	\$ -	\$ -	\$ 2,992.50	\$ -
B30 Roofing			\$ -	\$ -	\$ 64,584.80	\$ -
	B3010	Roof Coverings	\$ -	\$ -	\$ 64,584.80	\$ -
	B3020	Roof Openings	\$ -	\$ -	\$ -	\$ -
C - INTERIORS						
C10 Interior Construction			\$ -	\$ -	\$ 399.00	\$ -
	C1010	Partitions	\$ -	\$ -	\$ -	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ 399.00	\$ -
	C1030	Fittings	\$ -	\$ -	\$ -	\$ -
C20 Stairs			\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
Interior Finishes			\$ -	\$ -	\$ 1,356.60	\$ -
	C3010	Wall Finishes	\$ -	\$ -	\$ -	\$ -
	C3020	Floor Finishes	\$ -	\$ -	\$ 345.80	\$ -

System			Priority 1	Priority 2	Priority 3	Priority 4
	C3030	Ceiling Finishes	\$ -	\$ -	\$ 1,010.80	\$ -
D - SERVICES						
D10 Conveying			\$ -	\$ -	\$ -	\$ -
	D1010	Elevators & Lifts	\$ -	\$ -	\$ -	\$ -
	D1020	Escalators & Moving Walks	\$ -	\$ -	\$ -	\$ -
	D1090	Other Conveying Systems	\$ -	\$ -	\$ -	\$ -
D20 Plumbing			\$ 1,330.00	\$ -	\$ -	\$ -
	D2010	Plumbing Fixtures	\$ 1,330.00	\$ -	\$ -	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ -	\$ -	\$ -
	D2030	Sanitary Waste	\$ -	\$ -	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ -	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
D30 HVAC			\$ 16,891.00	\$ -	\$ -	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ 16,891.00	\$ -	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ -	\$ -	\$ -
	D3060	Controls & Instrumentation	\$ -	\$ -	\$ -	\$ -
	D3070	Systems Testing & Balancing	\$ -	\$ -	\$ -	\$ -
	D3090	Other HVAC Systems & Equipment	\$ -	\$ -	\$ -	\$ -
D40 Fire Protection			\$ 1,662.50	\$ -	\$ -	\$ -
	D4010	Sprinklers	\$ -	\$ -	\$ -	\$ -
	D4020	Standpipes	\$ -	\$ -	\$ -	\$ -
	D4030	Fire Protection Specialities	\$ 1,662.50	\$ -	\$ -	\$ -
	D4090	Other Fire Protection Systems	\$ -	\$ -	\$ -	\$ -
D50 Electrical			\$ -	\$ -	\$ 2,394.00	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ -	\$ -	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ -	\$ 2,394.00	\$ -
	D5030	Communication & Security	\$ -	\$ -	\$ -	\$ -
	D5090	Other Electrical Systems	\$ -	\$ -	\$ -	\$ -
E - EQUIPMENT & FURNISHINGS						
E10 Equipment			\$ -	\$ -	\$ -	\$ -

System			Priority 1	Priority 2	Priority 3	Priority 4
	E1010	Commercial Equipment	\$ -	\$ -	\$ -	\$ -
	E1020	Institutional Equipment	\$ -	\$ -	\$ -	\$ -
	E1030	Vehicular Equipment	\$ -	\$ -	\$ -	\$ -
	E1090	Other Equipment	\$ -	\$ -	\$ -	\$ -
	E20 Furnishings		\$ -	\$ -	\$ -	\$ -
	E2010	Fixed Furnishings	\$ -	\$ -	\$ -	\$ -
	E2020	Movable Furnishings	\$ -	\$ -	\$ -	\$ -