

Walnut Hill Recreation Center Summary

Address	10011 Midway Road Dallas, TX 75229
Building Purpose	Recreation Center
Original Year of Construction	1960
Building Area	30,000 SF
Inspection Date	August 1, 2016
Inspection Conditions	90° F, Sunny and Hot

Introduction

The Walnut Hill Recreation Center is located at 10011 Midway Road in Dallas, Texas. This recreation center was established in 1960 and was renovated in 2013. 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
B20 Exterior Enclosure		
Exterior Walls	<p>The exterior of the building consists primarily of a brick façade. There are also sections of split-face block and decorative metal siding on the exterior of the gymnasium.</p> <p>Deficiencies noted included approximately 200-foot of joint sealant that was deteriorating at the base of the wall near the southwest corner of the building.</p>	4 - Good
Exterior Windows	<p>The exterior windows consist of double paned glass windows with metal and anodized aluminum frames on the north side of the building. The gymnasium has small metal framed, glass windows that surround the perimeter on the upper portion of the building.</p> <p>Most of the windows appear to have been repaired or replaced during the 2013 renovations. No deficiencies were observed or reported at the time of the assessment.</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 an anodized aluminum frame. The remaining service doors on the west and east sides of the facility are painted metal with metal frames or glass with metal frames. There are also two glass doors with metal frames on the northwest corner of the building.</p> <p>Deficiencies noted included reports from facility staff of water intrusion at the northeast emergency exit door.</p>	4 - Good
B30 Roofing		
Roof	<p>The roof construction is built-up asphalt with a granular topping and single-ply membrane occurring over two levels. The lower level consists of both roofing materials and the higher level, located above the gym, is strictly a single ply membrane system. Each level comprises approximately half of the building square footage. There is a covered metal walkway near the main entryway and several door coverings on the west side of the building.</p> <p>Deficiencies noted included isolated areas of ponding, and locations where patching was evident on the single ply membrane roof. Facility staff reported that several punctures in the roof caused by the contractor have been discovered.</p>	4 - Good
C10 Interior Construction		
Interior Walls	<p>Hallways, offices and activity rooms consist of predominately of gypsum board interior walls. The storage rooms, gymnasium and weight room walls consist of concrete masonry units (CMU), with some areas of exposed brick. There is a large partition that separates the main activity room into room A and room B.</p> <p>Deficiencies noted included cracking that was observed at the corner of</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	the northwest CMU wall in the gymnasium. Facility staff reported that water intrusion occurs where the walls meet the foundation in the ballroom, fitness room and northeast emergency exit.	
Interior Doors	The majority of the interior doors are painted wood doors with metal frames. Some of the doors have a small viewing window and a kick plate installed. The doors that separate the hallway from the gym consist of anodized aluminum framed glass doors. No deficiencies were observed or reported at the time of the assessment.	4 - Good
Interior Specialties	The building has special interior construction such as a small kitchen with wood cabinets and collapsible bleachers located in the gymnasium. Stall partitions are located in the restrooms, and extinguisher cabinets are located throughout the building. Deficiencies noted included reports from facility staff that the kitchen was never completed as part of the renovation that took place from 2012-2014.	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 recreation center has undergone a major renovation, completed from 2012-2014. The building primarily contains painted CMU and gypsum board interior wall finishes. Restrooms contain ceramic tile interior wall finishes. Deficiencies noted included minor paint cracking and chipping throughout all wall surfaces. The metal shroud around an exit sign in the gym was broken.	4 - Good
Interior Floor Finishes	Linoleum floor tile is found throughout the building in the main hallways and activity rooms (rooms A-D). Wood flooring is present in the gymnasium and the large meeting room (room E). The restroom has a ceramic tile floor finish. No deficiencies were observed or reported at the time of the assessment.	4 - Good
Interior Ceiling Finishes	The building contains primarily acoustical ceiling tile (ACT) interior ceiling finishes. Office areas and storage rooms contain gypsum board interior ceiling finishes. The gymnasium and weight area have an exposed metal ceiling. Deficiencies noted included water damaged ACT in the eastern most storage room and activity rooms.	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. There is also a private restroom for staff. The restrooms have vitreous china fixtures	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>throughout with wall-mounted water closets and urinals and counter-mounted vitreous china hand sinks. The ADA fixtures located in the public restrooms are electronically operated.</p> <p>The building contains a stainless steel service sink, located in electrical room 1, and wall-mounted ADA water coolers located in the corridors of the facility.</p> <p>Other plumbing fixtures include: a kitchen stainless steel double compartment sink that has manual controls.</p> <p>Deficiencies noted included signs of a clog in the drain piping of the double compartment sink. It was reported by facility staff that the plumbing system had been backed up twice since 2014, both times requiring a sewer line cleanout and once requiring an environmental impact statement due to the backup of sewage into the facility.</p>	
Domestic Water Distribution	<p>The plumbing system has a domestic water service feed from an 80-gallon, 199.9 MBH gas water heater located in an electrical room. There is another 30-gallon electric water heater in good condition.</p> <p>Deficiencies noted included the 80-gallon water heater was installed in 1998 and had surpassed its typical design service life.</p>	2 - Poor
Other Plumbing	<p>Other plumbing assets include floor drains associated with the water heaters, and roof drains.</p> <p>Deficiencies noted included a clogged roof drain with a missing dome.</p>	4 - Good
D30 HVAC		
Mechanical / HVAC	<p>The major mechanical equipment consists of rooftop package air condition units to service all of the heating, ventilating, and air conditioning (HVAC) system.</p> <p>There are 16 rooftop package air conditioning units. The rooftop units are air cooled with gas heat and range in capacity from 3-ton to 7.5-ton and have install dates ranging from 2004 to 2013.</p> <p>Supplemental mechanical equipment for the HVAC system also includes roof mounted exhaust fans serving the restrooms and general exhaust, and a split-system heat pump unit.</p> <p>Deficiencies noted included a failed compressor on one of the rooftop units, and one unit had disconnected condensate piping allowing it to drain on the roof. Five units were using R-22 refrigerant; which is being phased out of construction and manufacturing use. One of the rooftop units appeared to be non-functional at the time of the assessment.</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 bells, horn/strobe combinations, pull stations, and detectors.</p> <p>The fire alarm system control equipment includes a fire alarm control panel (FACP) located in electrical room 1, and a fire alarm annunciator panel located in the entrance. The FACP monitors the fire alarm devices</p>	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>throughout the facility.</p> <p>It was reported by facility staff that they received frequent calls from the alarm company that indicates a “periodic test with system failure” on the automated message. The error message was not observed at the time of the assessment.</p>	
Fire Protection/ Suppression	<p>The building has a system for fire protection which serves the entire building. The fire protection system service equipment includes a fire riser.</p> <p>The building did not have supplemental, portable fire extinguishers. Deficiencies noted included an expired inspection certification that did not meet the annual inspection requirement, it was reported by facility staff that the system was yellow-tagged by the fire inspector due to a missing duct detector cover on one of the units in the gymnastics gym.</p>	1 - Fail
D50 Electrical		
Electrical Distribution	<p>The electrical service enters the building at the 120/208-volt, 3 phase 800-amp main switchgear panelboard (MP) which is located in electrical room 1, and delivers power throughout the building. There are six 120/208-volt panelboards. These distribution and branch panelboards are primarily located in electrical room 1 & 2, the exterior mechanical room, and in one of the assembly rooms. Panel NA appears to be original to building construction in 1960; all other distribution equipment appears to be installed during the 2012-2014 building renovation.</p> <p>The building contains an uninterruptible power supply that serves the IT/server equipment.</p> <p>Deficiencies noted included aged and out-of-date Panel NA which was a Federal Pacific panel and had exceeded its typical design service life. The front cover on Panel AC was not secured. It was reported by facility staff that the gymnasium lacks accessible electrical outlets, and that several groups utilizing the facility for private reservations had frequently tripped the circuit breakers when they had only a few things plugged in at the same time.</p>	3 - Average
Lighting	<p>The exterior lighting at the building consists of compact fluorescent lamp (CFL) wall-mounted sconce fixtures.</p> <p>The interior lighting is made up of primarily fluorescent lamps that vary in size depending on the space; 2-foot by 4-foot, 6-lamp, surface-mounted fixtures are located in the high gym bays; 2-foot by 4-foot fluorescent and CFL can lights are located throughout the remaining spaces. Lighting controls consist of a lighting control panel for entry and hallway lights, occupancy wall switches, and standard single pole light switches.</p> <p>Additionally, exit lights and emergency light fixtures are seen throughout the facility in appropriate locations.</p> <p>Deficiencies noted included several cracked fixture lenses and several lamps that were broken and burnt out.</p>	4 - Good
Communications &	The building has a communication system that consists of telephone,	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
Security	<p>LAN, Wi-Fi ports, and public address.</p> <p>The building also has a security system with cameras located throughout the building. These security cameras can be monitored on a screen at the front desk and in electrical room 1. There are also motion detectors located in the main hallway and a security keypad that control access to one of the assembly rooms.</p> <p>Deficiencies noted included reports from facility staff that the digital video recording (DVR) system no longer allows downloads of video due to the operating software being incompatible with facility computers. Facility staff also reported the amount of cameras in the building and in the parking lot and lack of low-light cameras in all spaces was not sufficient to building needs.</p>	

Summary of Recommendations and Deficiency Examples

Exterior Enclosure

1. Repair approximately 200-feet of sealant that has deteriorated along northwest side of building at base of wall.
2. Investigate cause of water intrusion reported by facility staff at northeast entry door, and make necessary repairs.



Roofing

3. Address various roof sloping issues to allow for proper drainage and continue to monitor for additional ponding.



Interior Construction

1. Repair cracked and damaged CMU wall in gym.



Interior Finishes

1. Repair chipped and damaged finish to walls as necessary.
2. Repair metal shroud around exit sign in gymnasium.
3. Replace damaged ACT and investigate water intrusion source.



Plumbing

1. Perform inspection on sanitary sewer system serving the facility, make necessary repairs.
2. Replace the 80-gallon water heater, which has surpassed its typical design service life.
3. Remove debris from clogged roof drain and install new dome.



Mechanical/HVAC

1. Plan to replace all units using R-22 refrigerant in the upcoming years.
2. Repair condensate piping on roof.
3. Replace non-functional rooftop unit.
4. Repair rooftop unit with failed compressor.



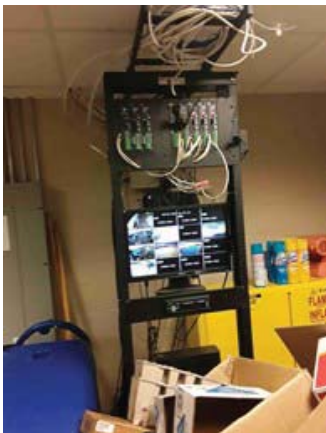
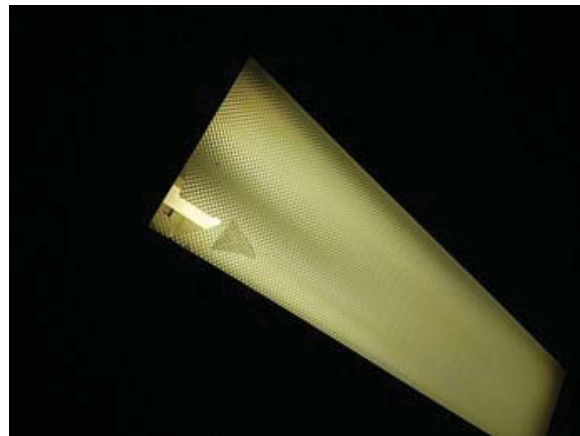
Fire Protection

1. Investigate cause of frequent system failure alarm on fire alarm equipment and make necessary repairs or replacement.
2. Repair duct detector cover in gymnastic gym and have fire inspector conduct inspections of the system.



Electrical

1. Replace Federal Pacific Distribution Panelboard NA.
2. Replace missing screws on panelboard housing enclosures.
3. Replace lighting fixture lamps as needed. Replace incandescent and florescent light fixtures with LED as needed.
4. Replace lighting fixture lenses that are missing or broken. Additionally, clean and maintain all lenses from staining and any residue build-up for efficient lighting output.
5. Replace outdated security DVR system and install additional cameras to cover entire building.



System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL			100%	\$ 3,594,728	\$ 143,153
A - SUBSTRUCTURE					
A10 Foundations			5.0%	\$ 180,770	\$ -
	A1010	Standard Foundations		\$ 30,440	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 150,330	\$ -
A20 Basement Construction			1.4%	\$ 48,600	\$ -
	A2010	Basement Excavation		\$ 3,845	\$ -
	A2020	Basement Walls		\$ 44,756	\$ -
B - SHELL					
B10 Superstructure			23.0%	\$ 826,471	\$ -
	B1010	Floor Construction		\$ -	\$ -
	B1020	Roof Construction		\$ 826,471	\$ -
B20 Exterior Enclosure			15.7%	\$ 563,746	\$ -
	B2010	Exterior Walls		\$ 425,035	\$ -
	B2020	Exterior Windows		\$ 118,929	\$ -
	B2030	Exterior Doors		\$ 19,782	\$ -
B30 Roofing			3.8%	\$ 135,777	\$ 6,650
	B3010	Roof Coverings		\$ 135,777	\$ 6,650
	B3020	Roof Openings		\$ -	\$ -
C - INTERIORS					
C10 Interior Construction			3.2%	\$ 115,809	\$ -
	C1010	Partitions		\$ 44,247	\$ -
	C1020	Interior Doors		\$ 65,833	\$ -
	C1030	Fittings		\$ 5,729	\$ -
C20 Stairs			0.0%	\$ -	\$ -
	C2010	Stair Construction		\$ -	\$ -
	C2020	Stair Finishes		\$ -	\$ -
Interior Finishes			13.6%	\$ 489,141	\$ 2,739
	C3010	Wall Finishes		\$ 81,010	\$ 715

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 382,777	\$ -
	C3030	Ceiling Finishes		\$ 25,354	\$ 2,025
D - SERVICES					
D10 Conveying			0.0%	\$ -	\$ -
	D1010	Elevators & Lifts		\$ -	\$ -
	D1020	Escalators & Moving Walks		\$ -	\$ -
	D1090	Other Conveying Systems		\$ -	\$ -
D20 Plumbing			10.0%	\$ 359,966	\$ 16,981
	D2010	Plumbing Fixtures		\$ 227,485	\$ -
	D2020	Domestic Water Distribution		\$ 132,481	\$ 15,099
	D2030	Sanitary Waste		\$ -	\$ 1,882
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
D30 HVAC			7.9%	\$ 283,004	\$ 94,914
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ -
	D3050	Terminal & Package Units		\$ 283,004	\$ 94,914
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
D40 Fire Protection			3.1%	\$ 110,991	\$ -
	D4010	Sprinklers		\$ 84,150	\$ -
	D4020	Standpipes		\$ 26,841	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
D50 Electrical			8.2%	\$ 296,104	\$ 21,869
	D5010	Electrical Service & Distribution		\$ 18,125	\$ 8,261
	D5020	Lighting and Branch Wiring		\$ 207,994	\$ 11,798
	D5030	Communication & Security		\$ 64,440	\$ 1,809
	D5090	Other Electrical Systems		\$ 5,545	\$ -
E - EQUIPMENT & FURNISHINGS					

System			Percent of Cost	Replacement Cost	Deficiency Cost
E10 Equipment			5.1%	\$ 184,349	\$ -
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 184,349	\$ -
E20 Furnishings			0.0%	\$ -	\$ -
	E2010	Fixed Furnishings		\$ -	\$ -
	E2020	Movable Furnishings		\$ -	\$ -

Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
TOTAL			\$ 1,808.80	\$ 32,662.34	\$ 108,682.28	\$ -
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			\$ -	\$ -	\$ -	\$ -
	B2010	Exterior Walls	\$ -	\$ -	\$ -	\$ -
	B2020	Exterior Windows	\$ -	\$ -	\$ -	\$ -
	B2030	Exterior Doors	\$ -	\$ -	\$ -	\$ -
B30 Roofing			\$ -	\$ 6,650.00	\$ -	\$ -
	B3010	Roof Coverings	\$ -	\$ 6,650.00	\$ -	\$ -
	B3020	Roof Openings	\$ -	\$ -	\$ -	\$ -
C - INTERIORS						
C10 Interior Construction			\$ -	\$ -	\$ -	\$ -
	C1010	Partitions	\$ -	\$ -	\$ -	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ -	\$ -
	C1030	Fittings	\$ -	\$ -	\$ -	\$ -
C20 Stairs			\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
Interior Finishes			\$ -	\$ -	\$ 2,739.47	\$ -
	C3010	Wall Finishes	\$ -	\$ -	\$ 714.54	\$ -
	C3020	Floor Finishes	\$ -	\$ -	\$ -	\$ -
	C3030	Ceiling Finishes	\$ -	\$ -	\$ 2,024.93	\$ -

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			\$ -	\$ 16,980.78	\$ -	\$ -
	D2010	Plumbing Fixtures	\$ -	\$ -	\$ -	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ 15,098.83	\$ -	\$ -
	D2030	Sanitary Waste	\$ -	\$ 1,881.95	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ -	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
D30 HVAC			\$ -	\$ 555.94	\$ 94,358.51	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ -	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ 555.94	\$ 94,358.51	\$ -
	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			\$ 1,808.80	\$ 8,475.62	\$ 11,584.30	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ 8,261.49	\$ -	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ 214.13	\$ 11,584.30	\$ -
	D5030	Communication & Security	\$ 1,808.80	\$ -	\$ -	\$ -
	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	\$ -	\$ -	\$ -	\$ -