

# Campbell Green Recreation Center Summary

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<b>Address</b>	16600 Park Hill Drive Dallas, TX 75248
<b>Building Purpose</b>	Recreation Center
<b>Original Year of Construction</b>	1989
<b>Building Area</b>	18,199 SF
<b>Inspection Date</b>	August 15, 2016
<b>Inspection Conditions</b>	77° F, Light Rain

### Introduction

The Campbell Green Recreation Center is located at 16600 Park Hill Drive in Dallas, Texas. Campbell Green Recreation Center was established in 1989. 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
<b>B20 Exterior Enclosure</b>		
<b>Exterior Walls</b>	<p>The exterior walls consist of a brick façade with rows of stone blocks. There are stone lintels and sills at the door and window openings. Deficiencies noted included mortar that was cracking, missing or separating from the stone blocks. There were minor cracks observed in the stone below the windows. The sealant at the interior wall corners was aged and cracking.</p>	3 - Average
<b>Exterior Windows</b>	<p>The exterior windows consist of a combination of approximately 20-inch square windows with metal frames located around the perimeter of the courtyard and 7-inch glass block windows located around the perimeter of the building. There are metal frames installed over the glass panes on the interior side of the windows on the east side of the gym. Deficiencies noted included missing or damaged sealant between the window frame and wall of multiple windows. The grout was missing between the glass block and wall in several locations.</p>	Good
<b>Exterior Doors</b>	<p>There is one main public entryway located at the south side of the building, which consists of glass doors with a metal frame and storefront windows. The service doors are metal with metal frames and located along the south and east sides of the building. There are additional public access doors at the courtyard that consist of double glass doors with metal frames. Deficiencies noted included damage to the closing hardware on the main entry door. The main entry doors did not close completely without being pulled closed and were difficult to open. The hardware on the main entry doors was worn. The paint on the service doors was chipping or worn. There were multiple dents on one of the service doors.</p>	4 - Good
<b>B30 Roofing</b>		
<b>Roof</b>	<p>Roof construction is a steep-slope standing seam metal system. The roof was inaccessible at the time of the assessment due to the steep slope. The roof construction is formed metal standing seam. The fascia under the main entry overhang is plaster. The roof is assumed to be installed in 1991 based upon facility feedback. Other roofing features include: metal flashing, gutters and downspouts. Deficiencies noted included minor damage to the gutters. The downspout in the courtyard was bulging and appeared to be clogged. Several of the downspouts were damaged. Facility staff reported that water intrusion has been observed in the hallway by activity room c and in the closet in the gym. Facility staff reported that they place trash cans below the known locations of water intrusion during rain events.</p>	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
<b>C10 Interior Construction</b>		
<b>Interior Walls</b>	The building contains primarily concrete unit masonry (CMU) interior walls. The walls in the office are gypsum board. There are windows with metal frames located between the activity rooms and the lobby and hallway. There is a store front with windows with metal frames installed around the lobby office. There are glass block windows installed above the gym entrance. The gym has an automatic-retractable partition wall. The activity room has two manually-retractable fabric partition walls. No deficiencies were observed or reported at the time of the assessment.	4 - Good
<b>Interior Doors</b>	The doors to the main rooms are glass. Doors to the mechanical closets, gym, and the office in the lobby are metal. The doors to the gym are approximately 4-foot wide. The doors to the restrooms and storage closets are press board with a laminate finish. The kitchen has two split painted solid-core wood doors. The doors are set in metal frames. Deficiencies noted included a missing handle on the top of the hatch to the mezzanine level in the activity room storage closet. The laminate was damaged on several doors.	Good
<b>Interior Specialties</b>	The building has special interior construction such as lockers, cabinets in the kitchen, fire extinguisher cabinets in the fitness room and gym and partitions between the stalls in the restrooms. Deficiencies noted included damage to the laminate on the kitchen counter. Several of the cabinet doors in the kitchen did not close properly. The glass door to the shower in the restroom was difficult to close.	4 - Good
<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 walls are primarily painted concrete unit masonry (CMU). There are acoustical panels installed over the CMU in the fitness room. The walls at the office in the lobby and the check-in desk have a laminate finish. There are 2-inch square ceramic tiles installed behind the water fountain. Deficiencies noted included damage to the metal air return covers. The laminate around the check-in desk was damaged.	4 - Good
<b>Interior Floor Finishes</b>	The floors are primarily vinyl-composition tile (VCT). The fitness room and activity room have rubber flooring. The office has carpet flooring. The restrooms have 2-inch by 2-inch square ceramic tile floors. The gym has sealed wood floors in the center of the room with VCT around the perimeter of the room. Deficiencies noted included minor stains on the carpet in the office. There were minor chips on several sections of VCT in the gym. The VCT in the storage room was significantly damaged. The rubber floor in the fitness room was damaged at the closet door.	4 - Good
<b>Interior Ceiling</b>	The fitness room and storage closet, activity room C, main lobby,	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
<b>Finishes</b>	hallways, and gym ceilings are exposed to the structure above. The gym has acoustical panels installed under the roof structure. The office, restrooms, vending machine area and janitorial closet have gypsum board ceilings.  Deficiencies noted included damage to the ceiling in the storage closet in the gym. The gypsum board had been replaced in one section of the storage closet.	
<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 the main corridor. 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 has two water coolers, one located in the main corridor and one located near the gymnasium. The men's and women's restrooms also have shower closets.  Other plumbing fixtures include: a counter-mounted kitchen sink with garbage disposal located in the break room.  No deficiencies were observed or reported at the time of the assessment.	3 - Average
<b>Domestic Water Distribution</b>	The plumbing system has a domestic water service feed to a 40-gallon State tank type water heater with 40-MBH heating input located in the gymnasium storage room.  Deficiencies noted included the water heater was observed with a misaligned gas flue. The piping connections for the water heater were observed with damaged insulation.	3 - Average
<b>Other Plumbing</b>	Other plumbing assets include: floor drains located in the restrooms and gymnasium storage room  Deficiencies noted included the floor drain in the gymnasium storage room was observed with grime built up.	3 - Average
<b>D30 HVAC</b>		
<b>Mechanical / HVAC</b>	The major mechanical equipment consists of condensing units and air handling units to service all of the heating, ventilating, and air conditioning (HVAC) system.  The mechanical system consists of direct-expansion split systems. There are ten condensing units located on grade in a main mechanical area. The condensing units have cooling capacities ranging from 4-ton to 7.5-ton. The air handling units pair with the condensing units. Several of the air-handling units were inaccessible at the time of the assessment.  There was no supplemental equipment for the HVAC system.  Deficiencies noted included aged and out-of-date air handling units that	3 - Average

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>were installed in 1991 and have exceeded their typical design service life. Several condensing were using R22 refrigerant which is being phased out of manufacturing and construction use. Numerous condensing units had debris or damage to their condensing fins, and four had damaged refrigerant insulation. Several condensing units were lacking refrigerant insulation all together. It was reported by the facility staff that the activity room and the gymnasium had cooling issues.</p>	
<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 strobes, horn/strobe combinations, pull stations, and detectors.</p> <p>The fire alarm system control equipment includes an addressable multi-zone Faraday fire alarm control panel.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
<b>Fire Protection/ Suppression</b>	<p>The building has a wet pipe system for fire protection which serves the entire building. The fire protection system service equipment includes a fire riser located in the mechanical room storage closet. This fire protection system does not have an inspection certification within the last year as required.</p> <p>The building also has supplemental, portable fire extinguishers for fire suppression which have inspection tags dated within the last year as required.</p> <p>Deficiencies noted included that the fire riser was last inspected in July of 2013.</p>	3 - Average
<b>D50 Electrical</b>		
<b>Electrical Distribution</b>	<p>The electrical service enters the building at the with 120/208-volt 800-amp switchgear designated "MSB" which is located in the main electrical room and delivers power to throughout the building. The distribution panelboards have capacities ranging from 400-amp to 600-amp.</p> <p>Deficiencies noted included several aged panelboards located throughout the building.</p>	4 - Good
<b>Lighting</b>	<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 primarily of T8 linear fluorescent fixtures with additional T5HO high bay linear fluorescent fixtures observed in the gym area.</p> <p>Additionally, exit signs and interior emergency light fixtures are seen throughout the facility in appropriate locations. Exterior emergency lighting for landings is assumed to be on battery packs.</p> <p>Deficiencies noted included several missing emergency light wire guards which were observed in the gym. Also, the exterior wall pack lenses were extremely dirty compromising the effectiveness of the light.</p>	3 - Average
<b>Communications &amp;</b>	<p>The building has a communication system that consists of telephone,</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
<b>Security</b>	<p>LAN, data points, Wi-Fi, and public address.</p> <p>The building has a security system that consists of interior and exterior cameras and keypad access.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	

## Summary of Recommendations and Deficiency Examples

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### Exterior Enclosure

1. Replace deteriorated mortar between stone blocks and at windows and openings.
2. Monitor the minor cracks in the stone.
3. Replace the sealant at the interior wall corners.
4. Replace the sealant between the window frames and the walls where it is damaged or missing.
5. Replace the grout between the glass block and the wall where it is damaged or missing.
6. Replace the hardware, including the closing hardware, on the main entry doors.
7. Paint the service doors.
8. Replace service doors that have dents.







## Roofing

1. Replace damaged sections of the gutters.
2. Clean downspouts and replace damaged sections.
3. Determine cause and location of water intrusion and repair the roof to prevent future water intrusion.



### Interior Construction

1. Replace the handle on the hatch to the mezzanine level in the activity room storage closet.
2. Replace doors with damaged laminate.
3. Replace the damaged portion of the laminate kitchen counter.
4. Replace malfunctioning kitchen cabinet hardware.
5. Replace the hardware on the glass door in the restroom shower.



## Interior Finishes

1. Replace the damaged metal air return covers.
2. Replace the damaged laminate at the check-in desk.
3. Replace the carpet in the office.
4. Replace damaged vinyl-composition tiles (VCT) throughout the building.
5. Replace the damaged rubber floor in the fitness room.
6. Replace damaged gypsum board in the storage closet in the gym and finish and paint to match surrounding ceiling finish.



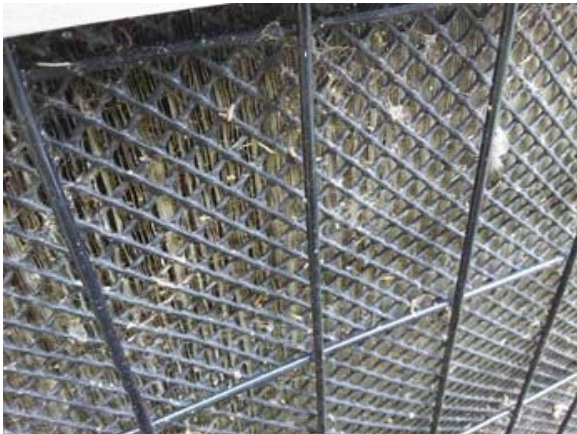
## Plumbing

1. Repair the misaligned gas flue.
2. Repair damaged insulation on water heater piping.
3. Remove debris from gymnasium storage room floor drain to allow for proper drainage.



## Mechanical/HVAC

1. Replace aged air handling units that have surpassed their typical design service life.
2. Plan to replace all equipment that uses R22 refrigerant in the upcoming years.
3. Repair the condenser cooling fins to remove dirt and debris for efficient operation.
4. Replace damaged and cracking insulation on refrigerant lines and install refrigerant insulation on non-insulated lines.



## Fire Protection

1. Perform overdue yearly inspection of the fire riser and replace if needed.



## Electrical

1. Replace all of the aged electrical distribution panelboards as they appear to be past their typical design service life.
2. Replace all lighting fixture lenses that are missing or damaged. 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.



## System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
<b>TOTAL</b>			100%	\$ 2,376,775	\$ 190,935
<b>A - SUBSTRUCTURE</b>					
<b>A10 Foundations</b>			<b>4.9%</b>	<b>\$ 115,955</b>	<b>\$ -</b>
	A1010	Standard Foundations		\$ 24,760	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 91,195	\$ -
<b>A20 Basement Construction</b>			<b>1.7%</b>	<b>\$ 40,261</b>	<b>\$ -</b>
	A2010	Basement Excavation		\$ 2,332	\$ -
	A2020	Basement Walls		\$ 37,928	\$ -
<b>B - SHELL</b>					
<b>B10 Superstructure</b>			<b>21.1%</b>	<b>\$ 501,365</b>	<b>\$ -</b>
	B1010	Floor Construction		\$ -	\$ -
	B1020	Roof Construction		\$ 501,365	\$ -
<b>B20 Exterior Enclosure</b>			<b>19.9%</b>	<b>\$ 472,987</b>	<b>\$ 29,743</b>
	B2010	Exterior Walls		\$ 360,199	\$ 3,581
	B2020	Exterior Windows		\$ 100,787	\$ 23,541
	B2030	Exterior Doors		\$ 12,000	\$ 2,621
<b>B30 Roofing</b>			<b>3.5%</b>	<b>\$ 82,367</b>	<b>\$ 1,644</b>
	B3010	Roof Coverings		\$ 82,367	\$ 1,644
	B3020	Roof Openings		\$ -	\$ -
<b>C - INTERIORS</b>					
<b>C10 Interior Construction</b>			<b>3.1%</b>	<b>\$ 72,507</b>	<b>\$ 6,650</b>
	C1010	Partitions		\$ 26,842	\$ -
	C1020	Interior Doors		\$ 39,936	\$ -
	C1030	Fittings		\$ 5,729	\$ 6,650
<b>C20 Stairs</b>			<b>0.5%</b>	<b>\$ 12,921</b>	<b>\$ -</b>
	C2010	Stair Construction		\$ 12,921	\$ -
	C2020	Stair Finishes		\$ -	\$ -
<b>Interior Finishes</b>			<b>12.9%</b>	<b>\$ 305,770</b>	<b>\$ 1,430</b>
	C3010	Wall Finishes		\$ 58,184	\$ 936

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 232,206	\$ 494
	C3030	Ceiling Finishes		\$ 15,380	\$ -
<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>9.2%</b>	<b>\$ 218,367</b>	<b>\$ 665</b>
	D2010	Plumbing Fixtures		\$ 138,000	\$ -
	D2020	Domestic Water Distribution		\$ 80,367	\$ 665
	D2030	Sanitary Waste		\$ -	\$ -
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
<b>D30 HVAC</b>			<b>7.2%</b>	<b>\$ 171,679</b>	<b>\$ 130,334</b>
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ -
	D3050	Terminal & Package Units		\$ 171,679	\$ 130,334
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
<b>D40 Fire Protection</b>			<b>2.8%</b>	<b>\$ 67,331</b>	<b>\$ -</b>
	D4010	Sprinklers		\$ 51,048	\$ -
	D4020	Standpipes		\$ 16,283	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
<b>D50 Electrical</b>			<b>8.0%</b>	<b>\$ 190,885</b>	<b>\$ 20,469</b>
	D5010	Electrical Service & Distribution		\$ 18,125	\$ -
	D5020	Lighting and Branch Wiring		\$ 126,176	\$ 1,397
	D5030	Communication & Security		\$ 43,220	\$ 19,072
	D5090	Other Electrical Systems		\$ 3,364	\$ -
<b>E - EQUIPMENT &amp; FURNISHINGS</b>					



System			Percent of Cost	Replacement Cost	Deficiency Cost
<b>E10 Equipment</b>			<b>5.2%</b>	<b>\$ 124,379</b>	<b>\$ -</b>
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 124,379	\$ -
<b>E20 Furnishings</b>			<b>0.0%</b>	<b>\$ -</b>	<b>\$ -</b>
	E2010	Fixed Furnishings		\$ -	\$ -
	E2020	Movable Furnishings		\$ -	\$ -

## Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
<b>TOTAL</b>			\$ 665.00	\$ 44,009.70	\$ 145,594.90	\$ 665.00
<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>		\$ -	\$ 24,206.00	\$ 5,537.00	\$ -
	B2010	Exterior Walls	\$ -	\$ -	\$ 3,581.03	\$ -
	B2020	Exterior Windows	\$ -	\$ 23,541.00	\$ -	\$ -
	B2030	Exterior Doors	\$ -	\$ 665.00	\$ 1,955.98	\$ -
	<b>B30 Roofing</b>		\$ -	\$ -	\$ 1,644.21	\$ -
	B3010	Roof Coverings	\$ -	\$ -	\$ 1,644.21	\$ -
	B3020	Roof Openings	\$ -	\$ -	\$ -	\$ -
<b>C - INTERIORS</b>						
	<b>C10 Interior Construction</b>		\$ -	\$ -	\$ 6,650.00	\$ -
	C1010	Partitions	\$ -	\$ -	\$ -	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ -	\$ -
	C1030	Fittings	\$ -	\$ -	\$ 6,650.00	\$ -
	<b>C20 Stairs</b>		\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
	<b>Interior Finishes</b>		\$ -	\$ -	\$ 1,429.75	\$ -
	C3010	Wall Finishes	\$ -	\$ -	\$ 935.99	\$ -
	C3020	Floor Finishes	\$ -	\$ -	\$ 493.76	\$ -
	C3030	Ceiling Finishes	\$ -	\$ -	\$ -	\$ -

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>			\$ -	\$ -	\$ -	\$ 665.00
	D2010	Plumbing Fixtures	\$ -	\$ -	\$ -	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ -	\$ -	\$ 665.00
	D2030	Sanitary Waste	\$ -	\$ -	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ -	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
<b>D30 HVAC</b>			\$ -	\$ -	\$ 130,333.94	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ -	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ -	\$ 130,333.94	\$ -
	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>			\$ 665.00	\$ 19,803.70	\$ -	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ -	\$ -	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ 1,396.50	\$ -	\$ -
	D5030	Communication & Security	\$ 665.00	\$ 18,407.20	\$ -	\$ -
	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>\$ -</b>	<b>\$ -</b>
	E2010	Fixed Furnishings	\$ -	\$ -	\$ -	\$ -
	E2020	Movable Furnishings	\$ -	\$ -	\$ -	\$ -