

## Cummings Recreation Center Summary

---

Address	2900 Cummings Street Dallas, TX 75216
Building Purpose	Recreation Center
Original Year of Construction	1970 (Renovated in 2014)
Building Area	19,752 SF
Inspection Date	August 17, 2016
Inspection Conditions	77° F, light rain

### Introduction

The Cummings Recreation Center is located at 2900 Cummings Street in Dallas, Texas. The Cummings Recreation Center was established in 1970. 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>There are two distinct sections of the building, a section original to the construction of the building and a new addition constructed in 2014. The exterior of the original building consists of stucco walls. The exterior of the new addition consists of a brick facade with metal panels located in the middle section of the wall, at the same elevation as the windows. There is a column with a stone tile façade and decorative metal awning at the main entry.</p> <p>Deficiencies noted included a piece of stone tile that was chipped on the column at the building entrance.</p>	4 - Good
<b>Exterior Windows</b>	<p>The exterior windows on the north and east sides of the new addition have approximately 6-foot by 2-foot glass panes and metal frames. There are aluminum extruded louver sunshades installed over these windows. There are two windows at the south east corner of the building with metal frames. There are glass block windows, consisting of 7.5-inch glass blocks, on the east side of the building.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
<b>Exterior Doors</b>	<p>There are two main public entryways located at the north and northeast sides of the building, which consist of double glass doors with metal frames. The remaining doors are metal service and emergency exit doors, located on the south, east and west sides of the building.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
<b>B30 Roofing</b>		
<b>Roof</b>	<p>The roof covering over the new addition is modified bitumen. The roof is assumed to be installed in 2014, the year the new addition was constructed. The roof covering over the original building is a built-up tar and gravel system. The roof is assumed to be installed in 1995 based on the condition at the time of the assessment, and the typical design service life of the roofing material.</p> <p>Other roofing features include: downspouts around the perimeter of the original building, metal fascia at the new addition, six skylights in the gym, an access hatch and ladder, and metal flashing.</p> <p>Deficiencies noted included reports from facility staff of water intrusion throughout the building. Facility staff reported that the water intrusion was the origin of staining to the interior ceiling finishes in the multi-purpose room. During the assessment water dripping from the ceiling was observed. Water was observed to be ponding on the built-up section of the roof. Several downspouts were damaged at the outlet or separated at a connection point. The ladder to access the roof had several bolts that were loose or missing.</p>	2 - Poor

Subsystem	Condition and Deficiency Overview	System Condition Rating
<b>C10 Interior Construction</b>		
<b>Interior Walls</b>	<p>The building contains primarily gypsum board walls. The hallway and gym contain concrete masonry unit (CMU) walls. There are floor to ceiling windows with metal frames in the hallway, located at the fitness room and activity center. There are additional various sized windows in the hallway. The control room has store front windows.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
<b>Interior Doors</b>	<p>The majority of the interior doors are wood veneer with metal frames. The multipurpose room has double doors and the door to the computer room is 4-foot wide. The doors to the gym and fitness room are metal with a metal frame. The fitness room doors have a window. There is an automatically operated metal gate in the computer room. There is a manually operated metal overhead door that is approximately 3-foot by 4-foot in the control room.</p> <p>Deficiencies noted included paint that was chipping on the metal door frames.</p>	4 - Good
<b>Interior Specialties</b>	<p>The building has special interior construction such as stainless steel counters in the kitchen, partitions between the stalls in the restrooms, retractable metal bleachers with plastic benches and wood floor boards in the gym, built-in laminate desks in the computer room and check-in desk, and fire extinguisher cabinets.</p> <p>Deficiencies noted included paint that was chipping on the wood floor boards on the bleachers.</p>	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>	<p>The building has primarily painted wall finishes. The kitchen has 6-inch square ceramic tiles. There are acoustical panels installed over the CMU block walls in the gym. The restrooms and showers have 1-foot by 2-foot ceramic tiles. The hallway has decorative acoustical panels. The foyer has a column with a stone tile façade.</p> <p>Deficiencies noted included water stains on the wall in an activity room where facility staff reported that water runs down the wall during rain events.</p>	4 - Good
<b>Interior Floor Finishes</b>	<p>The flooring in the new addition is primarily 2-foot square and 1-foot by 2-foot ceramic tile. The flooring in the original building is primarily vinyl composition tile (VCT) flooring. The office, the conference room, and the area behind the check-in desk have carpeted floors. The kitchen has 6-inch square ceramic tiles. The fitness room has rubber floors. The gym has sealed wood flooring. The restrooms, shower and janitorial closet have 2-foot square ceramic tiles.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
<b>Interior Ceiling Finishes</b>	<p>The building has a combination of painted gypsum board and suspended acoustical ceiling tile (ACT) interior ceiling finishes. The hallway by the activity rooms has gypsum board ceilings with a popcorn finish and a decorative metal frame suspended below the ceiling. The gym and a storage closet have acoustical panels installed on ceilings that are otherwise exposed to the structure above.</p> <p>Deficiencies noted included water stains observed on the ACT in multiple rooms.</p>	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>	<p>The building has public restrooms for men and women as well as a single occupant restroom. These restrooms have wall-hung hand sinks with manually-operated faucets, along with wall-hung toilets with manual flushing mechanisms and wall-hung urinals in the men's restroom with manual flushing mechanisms. The building also has a janitorial closet which has a floor-mounted mop sink. The single occupant restroom also has a shower. The water cooler is located near the gymnasium.</p> <p>Other plumbing fixtures include: A three-bowl scullery kitchen sink, single-bowl hand wash sink, washing machine wall box and an ice maker. All additional fixtures other than the washing machine wall box are located in the kitchen. The washing machine wall box is located in the utility room.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
<b>Domestic Water Distribution</b>	<p>The plumbing system has a domestic water service feed from a 2-inch reduced pressure zone backflow preventer located in the fire riser room to two water heaters; both water heaters are 50-gallon State tank-type water heaters with 100-MBH gas heating input. WH 1 is located in the room Janitor 128, and WH 2 is located in the utility room Both water heaters were installed in 2014 and are equipped with expansion tanks.</p> <p>Deficiencies noted included water dripping through the roof from one of the water heater's dual vent roof penetrations.</p>	4 - Good
<b>Other Plumbing</b>	<p>Other plumbing assets include: roof drains, floor drains and floor sinks. Floor drains are located in restrooms, janitorial closet and kitchen. Floor sinks are located in the kitchen and utility room.</p> <p>Deficiencies noted included a missing roof drain dome, and a broken main branch condensate pipe that was leaking water directly onto the roof.</p>	4 - Good
<b>D30 HVAC</b>		
<b>Mechanical / HVAC</b>	<p>The major mechanical equipment consists of package units to service all of the heating, ventilating, and air conditioning (HVAC) system.</p> <p>The package units utilize direct-expansion cooling and gas heating. The package units have cooling capacities ranging from 4-ton to 20-ton and</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>heating capacities ranging from 60-MBH to 400-MBH. All package units are located on the roof. Six package units were manufactured in 2014 by Trane while the other three were manufactured in 2005 by York. The York units serve the basketball court while the Trane units serve all other areas. There is also an evaporative cooler located on the roof.</p> <p>Supplemental mechanical equipment for the HVAC system also includes three roof-mounted exhaust fans and four roof-mounted gravity ventilators. There is also a remote condenser for the ice maker located on the roof.</p> <p>Deficiencies noted included obstructed airflow due to a crushed exhaust duct on the dryer, condensate leaking from the York rooftop units and the use of R22 refrigerant in the York units; which is being phased out of manufacturing and construction use.</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 annunciators, strobes, horn/strobe combinations, pull stations, and detectors.</p> <p>The fire alarm system control equipment includes an addressable single zone Silent Knight 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 serving all of the building.</p> <p>The fire protection system service equipment includes a fire riser. The fire suppression system includes an automatic fire extinguishing system for the kitchen hood.</p> <p>The building also has supplemental, portable fire extinguishers for fire suppression with inspection tags dated within the last year as required.</p> <p>Deficiencies noted included outdated inspection on the fire riser, as it was last inspected in September of 2014 which exceeds the annual inspection requirement.</p>	3 - Average
<b>D50 Electrical</b>		
<b>Electrical Distribution</b>	<p>The electrical service enters the building at the 1200-Amp 120/240-Volt B-phase high leg main switchgear which is located in the main electrical room and delivers power throughout the entire building.</p> <p>Deficiencies noted included that panelboard "A", panelboard "B", and switchgear "MP" are aged and out-of-date.</p>	4 - Good
<b>Lighting</b>	<p>The exterior lighting at the building consists of metal halide wall pack fixtures that are located along the entire perimeter.</p> <p>The interior lighting is made up of primarily T8 linear fluorescent fixtures with additional metal halide high bay fixtures observed.</p> <p>Additionally, exit signs are seen throughout the facility in appropriate locations. No emergency lighting was present.</p> <p>Deficiencies noted included a broken floodlight on the exterior.</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
<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 cameras, keypad access, and a security monitoring station located in control center 109.</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 the chipped stone tile on the main entrance column.



## Roofing

1. Determine the source of the water intrusion into the building addition, and repair the roof to prevent future water intrusion.
2. Replace the built-up roof system over the original building.
3. Address various sloping and drainage issues on the roof of the original building.
4. Replace or repair damaged downspouts.
5. Repair roof access ladder.





### Interior Construction

1. Paint the metal door frames.
2. Paint the wood floor boards on the bleachers in the gym.



### Interior Finishes

1. Determine the source of water intrusion into the building and correct the issue. Paint walls where markings from water intrusion are observed.
2. Replace acoustical ceiling tiles (ACT) where water stains are observed.



## Plumbing

1. Repair dual vent roof penetration.
2. Replace missing roof drain dome.
3. Replace broken condensate piping.



## Mechanical/HVAC

1. Replace crushed dryer exhaust ductwork.
2. Install condensate piping for units PKGAC 2, PKGAC 3 and PKGAC 4 and discharge at a code compliant receptacle.
3. Plan to replace all equipment using R22 refrigerant in the upcoming year.



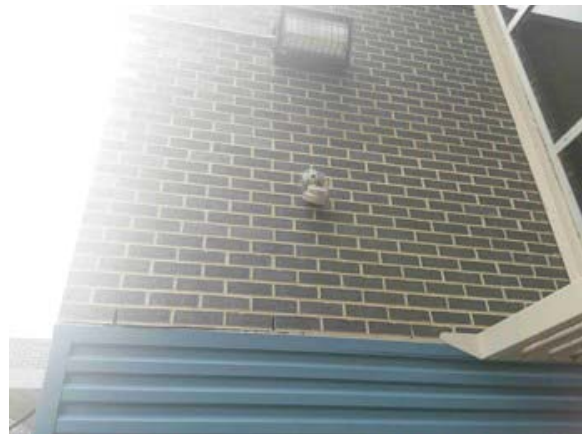
## Fire Protection

1. Perform overdue yearly inspection of the fire riser and continue regular inspections of all fire protection equipment, as required. .



## Electrical

1. Replace all aged electrical distribution panelboards as they are past their typical design service life.
2. Repair or replace the broken exterior floodlight.



## System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
<b>TOTAL</b>			100%	\$ 2,628,023	\$ 253,483
<b>A - SUBSTRUCTURE</b>					
<b>A10 Foundations</b>			<b>4.7%</b>	<b>\$ 123,960</b>	<b>\$ -</b>
	A1010	Standard Foundations		\$ 24,983	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 98,977	\$ -
<b>A20 Basement Construction</b>			<b>1.5%</b>	<b>\$ 40,460</b>	<b>\$ -</b>
	A2010	Basement Excavation		\$ 2,531	\$ -
	A2020	Basement Walls		\$ 37,928	\$ -
<b>B - SHELL</b>					
<b>B10 Superstructure</b>			<b>20.7%</b>	<b>\$ 544,148</b>	<b>\$ -</b>
	B1010	Floor Construction		\$ -	\$ -
	B1020	Roof Construction		\$ 544,148	\$ -
<b>B20 Exterior Enclosure</b>			<b>18.0%</b>	<b>\$ 474,011</b>	<b>\$ 1,330</b>
	B2010	Exterior Walls		\$ 360,199	\$ 1,330
	B2020	Exterior Windows		\$ 100,787	\$ -
	B2030	Exterior Doors		\$ 13,024	\$ -
<b>B30 Roofing</b>			<b>3.4%</b>	<b>\$ 89,395</b>	<b>\$ 117,502</b>
	B3010	Roof Coverings		\$ 89,395	\$ 116,837
	B3020	Roof Openings		\$ -	\$ 665
<b>C - INTERIORS</b>					
<b>C10 Interior Construction</b>			<b>3.0%</b>	<b>\$ 78,206</b>	<b>\$ 2,993</b>
	C1010	Partitions		\$ 29,132	\$ -
	C1020	Interior Doors		\$ 43,344	\$ 2,993
	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>\$ 329,148</b>	<b>\$ 7,155</b>
	C3010	Wall Finishes		\$ 60,435	\$ 4,057

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 252,021	\$ 2,434
	C3030	Ceiling Finishes		\$ 16,693	\$ 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>9.0%</b>	<b>\$ 237,002</b>	<b>\$ 665</b>
	D2010	Plumbing Fixtures		\$ 149,776	\$ -
	D2020	Domestic Water Distribution		\$ 87,226	\$ -
	D2030	Sanitary Waste		\$ -	\$ 665
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
<b>D30 HVAC</b>			<b>7.1%</b>	<b>\$ 186,330</b>	<b>\$ 58,768</b>
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ 665
	D3050	Terminal & Package Units		\$ 186,330	\$ 58,103
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
<b>D40 Fire Protection</b>			<b>2.8%</b>	<b>\$ 73,077</b>	<b>\$ -</b>
	D4010	Sprinklers		\$ 55,404	\$ -
	D4020	Standpipes		\$ 17,672	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
<b>D50 Electrical</b>			<b>7.8%</b>	<b>\$ 204,732</b>	<b>\$ 65,071</b>
	D5010	Electrical Service & Distribution		\$ 18,125	\$ 63,076
	D5020	Lighting and Branch Wiring		\$ 136,943	\$ 665
	D5030	Communication & Security		\$ 46,013	\$ 1,330
	D5090	Other Electrical Systems		\$ 3,651	\$ -
<b>E - EQUIPMENT &amp; FURNISHINGS</b>					

System			Percent of Cost	Replacement Cost	Deficiency Cost
<b>E10 Equipment</b>			<b>9.4%</b>	<b>\$ 247,555</b>	<b>\$ -</b>
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 247,555	\$ -
<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>			\$ 12,036.50	\$ 176,653.71	\$ 64,792.93	\$ -
<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>			\$ -	\$ -	\$ 1,330.00	\$ -
	B2010	Exterior Walls	\$ -	\$ -	\$ 1,330.00	\$ -
	B2020	Exterior Windows	\$ -	\$ -	\$ -	\$ -
	B2030	Exterior Doors	\$ -	\$ -	\$ -	\$ -
<b>B30 Roofing</b>			\$ 8,645.00	\$ 108,856.51	\$ -	\$ -
	B3010	Roof Coverings	\$ 7,980.00	\$ 108,856.51	\$ -	\$ -
	B3020	Roof Openings	\$ 665.00	\$ -	\$ -	\$ -
<b>C - INTERIORS</b>						
<b>C10 Interior Construction</b>			\$ -	\$ -	\$ 2,992.50	\$ -
	C1010	Partitions	\$ -	\$ -	\$ -	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ 2,992.50	\$ -
	C1030	Fittings	\$ -	\$ -	\$ -	\$ -
<b>C20 Stairs</b>			\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
<b>Interior Finishes</b>			\$ -	\$ 4,056.50	\$ 3,098.90	\$ -
	C3010	Wall Finishes	\$ -	\$ 4,056.50	\$ -	\$ -
	C3020	Floor Finishes	\$ -	\$ -	\$ 2,433.90	\$ -
	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>			\$ 665.00	\$ -	\$ -	\$ -
	D2010	Plumbing Fixtures	\$ -	\$ -	\$ -	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ -	\$ -	\$ -
	D2030	Sanitary Waste	\$ 665.00	\$ -	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ -	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
<b>D30 HVAC</b>			\$ 731.50	\$ 665.00	\$ 57,371.53	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ 665.00	\$ -	\$ -
	D3050	Terminal & Package Units	\$ 731.50	\$ -	\$ 57,371.53	\$ -
	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>			\$ 1,995.00	\$ 63,075.70	\$ -	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ 63,075.70	\$ -	\$ -
	D5020	Lighting and Branch Wiring	\$ 665.00	\$ -	\$ -	\$ -
	D5030	Communication & Security	\$ 1,330.00	\$ -	\$ -	\$ -
	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	\$ -	\$ -	\$ -	\$ -