

Fireside Recreation Center Summary

Address	8601 Fireside Drive Dallas, TX 75217
Building Purpose	Recreation Center
Original Year of Construction	1971
Building Area	15,070 SF
Inspection Date	August 17, 2016
Inspection Conditions	77° F, Overcast

Introduction

The Fireside Recreation Center is located at 8601 Fireside Drive in Dallas, Texas. Fireside Recreation Center was established in 1971. 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 of a rough stone façade around the entire perimeter of the building, and a painted stucco façade around the perimeter of the roof, the northwest side and at the main entrance of the building.</p> <p>Deficiencies noted included paint chipping and flaking on the stucco around the perimeter of the building. The paint on the columns at the entry was chipped. Settlement of the ground in multiple locations around the building was observed.</p>	3 - Average
Exterior Windows	<p>The exterior windows near the main entrance consist of floor to ceiling windows that are approximately 4-foot wide with metal frames and a mirrored film on the glass. There are store front window installed around the main entry door. There are additional windows of multiple sizes with metal frames on the west side of the building.</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 entryway located at the south side of the building, which consists of glass doors with a metal frame. The remaining service doors are primarily metal and located along the north and east sides of the building.</p> <p>Deficiencies noted included damage to the handle on the northeast service door. The weather stripping at the bottom of the service doors was worn and damaged.</p>	4 - Good
B30 Roofing		
Roof	<p>The roof was not accessible at the time of the assessment due to lack of a permanent, fixed ladder. The roof is assumed to be a built-up tar with gravel system. The roof is assumed to be installed in 1995, based upon facility feedback and typical design service life of the roofing material.</p> <p>Other roofing features include plaster soffit at the main entry, metal fascia on the west side of the building, six 2-foot by 8-foot skylights, and metal gutters and downspouts.</p> <p>Deficiencies noted included reports from facility staff that water intrusion has been observed throughout the building during rain events.</p>	2 - Poor
C10 Interior Construction		
Interior Walls	<p>The building contains primarily gypsum board interior walls. There are windows, approximately 2-foot by 4-foot in size with metal reinforced glass located in the hallway, classroom and multipurpose room. There is a store front around the check-in desk in the lobby. There is a press box in the gym with approximately 2-foot by 3-foot windows with metal reinforced glass.</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	Deficiencies noted included scuffed and chipped paint on the frame around the press box windows. Two of the windows at the press box had cracked glass. The metal corner of the gypsum board wall was exposed on a corner of the press box. A wall in the kitchen had damage to the gypsum board that was observed to be partially patched.	
Interior Doors	The majority of the interior doors are wood veneer with a metal frame. The doors to the multipurpose room have a window. The storage room and gym have metal doors with a metal frame and metal reinforced glass. There is a manual metal overhead door at the control room. Deficiencies noted included scuffs or paint chipping on the metal frames of most of the metal door frames. The paint on the metal doors was chipping. The metal overhead door was missing a cord to facilitate opening the window and was difficult to operate. The seal under the overhead door was worn and damaged. The wood veneer on the multipurpose room door was damaged along the hinged side of the door.	4 - Good
Interior Specialties	The building has special interior construction such as laminate counters and cabinets in the kitchen and control room, retractable metal bleachers with plastic benches in the gym, a counter in the fitness room, partitions between the stalls in the restrooms, lockers, and a trophy case. Deficiencies noted included damage to the laminate on the counters and cabinets in the kitchen. There was damage behind the sink in the kitchen.	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 walls. The walls in the hallway and fitness room contain ceramic tile finishes. The restrooms and the closet in the kitchen have 3-inch square ceramic tile wall finishes. The gym has 3-inch by 5-inch ceramic tiles from the floor to approximately 6-feet up. There are laminate panels with a metal trim installed in the main entry. Deficiencies noted included grout that was missing or damaged between the ceramic tiles in the fitness room. There were multiple tiles in the fitness room that were worn or damaged. There were large sections of paint chipping in the gym. There was minor damage to the paint finish in other rooms throughout the building.	4 - Good
Interior Floor Finishes	The building contains primarily vinyl composition tile (VCT) interior floor finishes. The fitness room has rubber flooring installed over the VCT. The storage rooms have anti-skid rubber tiles. The closet in the kitchen has 1-inch square ceramic tiles. The electrical room has painted concrete floors. The gym contains sealed wood floors, and painted concrete floors at the entrance of the room. The restrooms and showers have 1-inch square tiles.	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>Deficiencies noted included wear and marks on the VCT in the classroom. The paint on the electrical room and gym floors was chipping and worn. The rubber tiles in the storage room appeared worn.</p>	
Interior Ceiling Finishes	<p>The building primarily contains suspended acoustical ceiling tiles (ACT). The gym has acoustical tiles and the ceiling is exposed to the structure above. The restrooms and storage closets have painted gypsum board ceilings.</p> <p>Deficiencies noted included water stains observed on ACT throughout the building. The gypsum board in the women's restroom was damaged. Facility staff reported the damage was caused by water intrusion during a rain event. Acoustical tile in the gym was stained. Facility staff reported that the water stain in the manager's office appeared the week of the assessment.</p>	4 - Good
D10 Conveying		
Elevators, Lifts, and Escalators	System not present.	N/A
D20 Plumbing		
Plumbing Fixtures	<p>The building has public restrooms for men and women located near the front desk. These restrooms have wall-hung hand sinks with automatic sensor faucets, along with wall-hung toilets with auto sensor flushing mechanisms and wall-hung urinals in the men's restroom with auto sensor flushing mechanisms. The building also has a janitorial closet which has a floor-mounted mop sink. The building has two water coolers; one located near the gymnasium and one located in the workout room.</p> <p>Other plumbing fixtures include: A two-bowl counter-mounted kitchen sink with garbage disposal, and an ice maker. Both fixtures are located in the kitchen area.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Domestic Water Distribution	<p>The plumbing system has a domestic water service feed to an 80-gallon Bradford White tank-type water heater with 4.5-kW electric heating located in the storage room. The water heater is equipped with a circulation pump.</p> <p>Deficiencies noted included the aged and out-of-date water heater which showed signs of corrosion.</p>	3 - Average
Other Plumbing	<p>Other plumbing assets include: floor drains located in the restrooms, and a waste pump serving the ice machine.</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>The package units utilize direct-expansion cooling. The equipment was inaccessible as there was no roof hatch or fixed ladder leading to the roof where the equipment was located. There is assumed to be seven</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	<p>package units on the roof, based upon aerial imagery. They are assumed to be installed in 2014 based upon facility feedback. These units serve all spaces other than the gymnasium, which is served by two package units installed prior to 2009 - based upon facility feedback.</p> <p>Supplemental mechanical equipment for the HVAC system also includes roof mounted exhaust fans serving the restrooms and kitchen hood.</p> <p>Deficiencies noted included condensation dripping in the ductwork in the hallway, causing damage to the ceiling tiles.</p>	
D40 Fire Protection		
Fire Alarm	<p>The building has a fire alarm system consisting of alarm and signaling devices, such as strobes, pull stations, and detectors.</p> <p>The fire alarm system control equipment includes an addressable single zone Harrington fire alarm control panel.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Fire Protection/ Suppression	<p>The fire suppression system consists of an automatic fire extinguishing system for the kitchen hood. This fire suppression system has inspection tags dated within the last year as required. There is no wet pipe system serving the remaining spaces of the building.</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 one missing portable fire extinguisher.</p>	N/A
D50 Electrical		
Electrical Distribution	<p>The electrical service enters the building at the 400-amp 277/408-volt main switchboard which is located in the main electrical room and delivers power throughout the building. There is one 480-volt primary switchboard that steps-down to one 120/208-volt secondary transformers which feeds power to a two-section 120/208-volt panelboards. These transformers and distribution panelboards are primarily located in the storage room.</p> <p>Additionally, the building has an emergency uninterruptible power supply (UPS) that provides back-up power to a small IT rack.</p> <p>Deficiencies noted included the switchgear M and transformer 2661 were aged and out-of-date</p>	3 - Average
Lighting	<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 T5HO high bay fluorescent fixtures observed.</p> <p>Additionally, exit signs and emergency exit lighting are seen throughout the facility in appropriate locations.</p> <p>No deficiencies were observed or reported at the time of the assessment.</p>	4 - Good
Communications & Security	<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</p>	4 - Good

Subsystem	Condition and Deficiency Overview	System Condition Rating
	cameras, keypad access, and a central security monitoring station. Deficiencies noted included that a LAN outlet box was broken.	

Summary of Recommendations and Deficiency Examples

Exterior Enclosure

1. Remove the flaking surface of the stucco and paint the stucco.
2. Paint the entry columns.
3. Conduct a structural assessment to confirm if ground settlement around the building is due to, or affects the building foundation; Make necessary repairs.
4. Replace the handle on the northeast service door.
5. Replace the weather stripping on the service doors.



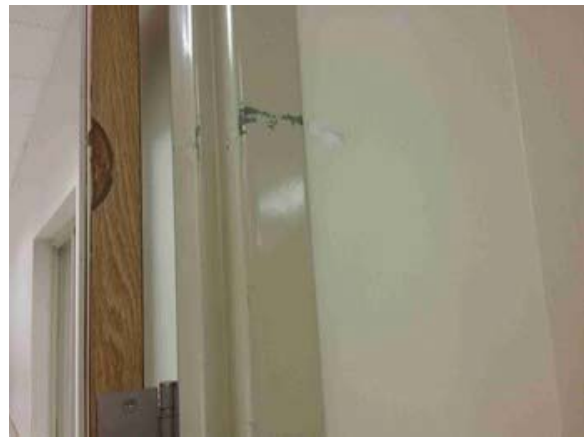
Roofing

1. Replace the roof.



Interior Construction

1. Paint the press box window frames.
2. Replace the cracked glass in the press box windows.
3. Repair damaged gypsum board walls.
4. Paint worn or chipped metal doors and door frames.
5. Replace the metal overhead door at the control room.
6. Replace damaged wood veneer doors.
7. Replace cabinet doors where damage to the laminate is observed.
8. Replace the backsplash and counter in the kitchen.





Interior Finishes

1. Replace damaged and missing grout between ceramic tiles.
2. Replace worn or damaged ceramic tiles in the fitness room.
3. Paint chipping wall finishes.
4. Replace damaged vinyl-composition tiles (VCT).
5. Paint the electrical room and gym concrete floors.
6. Replace the rubber tiles in the storage room.
7. Determine the source of water infiltration and correct the issue. Replace damaged ceiling tiles, gypsum board, and acoustical tiles that are observed to have damage caused by water intrusion.





Plumbing

1. Replace the aged 80-gallon electric water heater, which has surpassed its typical design service life.



Mechanical/HVAC

1. Repair insulation on ductwork above ceiling. Replace ceiling tiles after insulation installation.
2. Plan for replacement on all HVAC using R-22 refrigerant which is being phased out of production in the upcoming years.
3. Replace all of the aged rooftop package units that have exceeded the end of their typical design service life.



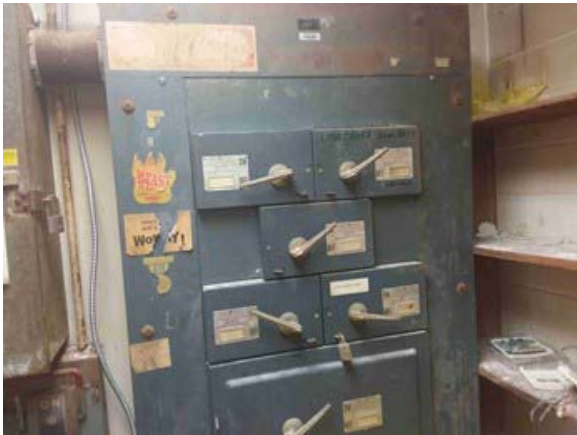
Fire Protection

1. Replace missing portable fire extinguisher.



Electrical

1. Replace the aged electrical distribution panelboard as it appears its typical design service life.
2. Replace the aged transformer as it appears past its typical design service life.



System Budgetary Estimate

System			Percent of Cost	Replacement Cost	Deficiency Cost
TOTAL			100%	\$ 1,974,287	\$ 185,444
A - SUBSTRUCTURE					
A10 Foundations			4.9%	\$ 96,874	\$ -
	A1010	Standard Foundations		\$ 21,358	\$ -
	A1020	Special Foundations		\$ -	\$ -
	A1030	Slab on Grade		\$ 75,516	\$ -
A20 Basement Construction			1.8%	\$ 34,803	\$ -
	A2010	Basement Excavation		\$ 1,931	\$ -
	A2020	Basement Walls		\$ 32,871	\$ -
B - SHELL					
B10 Superstructure			21.0%	\$ 415,164	\$ -
	B1010	Floor Construction		\$ -	\$ -
	B1020	Roof Construction		\$ 415,164	\$ -
B20 Exterior Enclosure			20.7%	\$ 409,459	\$ 3,857
	B2010	Exterior Walls		\$ 312,172	\$ 2,128
	B2020	Exterior Windows		\$ 87,349	\$ -
	B2030	Exterior Doors		\$ 9,937	\$ 1,729
B30 Roofing			3.5%	\$ 68,205	\$ 102,220
	B3010	Roof Coverings		\$ 68,205	\$ 102,220
	B3020	Roof Openings		\$ -	\$ -
C - INTERIORS					
C10 Interior Construction			3.1%	\$ 61,026	\$ 11,998
	C1010	Partitions		\$ 22,227	\$ 1,452
	C1020	Interior Doors		\$ 33,070	\$ 9,217
	C1030	Fittings		\$ 5,729	\$ 1,330
C20 Stairs			0.0%	\$ -	\$ -
	C2010	Stair Construction		\$ -	\$ -
	C2020	Stair Finishes		\$ -	\$ -
Interior Finishes			12.9%	\$ 254,426	\$ 19,365
	C3010	Wall Finishes		\$ 49,409	\$ 9,732

System			Percent of Cost	Replacement Cost	Deficiency Cost
	C3020	Floor Finishes		\$ 192,282	\$ 7,917
	C3030	Ceiling Finishes		\$ 12,736	\$ 1,716
D - SERVICES					
D10 Conveying			0.0%	\$ -	\$ -
	D1010	Elevators & Lifts		\$ -	\$ -
	D1020	Escalators & Moving Walks		\$ -	\$ -
	D1090	Other Conveying Systems		\$ -	\$ -
D20 Plumbing			9.2%	\$ 180,823	\$ 13,661
	D2010	Plumbing Fixtures		\$ 114,273	\$ -
	D2020	Domestic Water Distribution		\$ 66,550	\$ 13,661
	D2030	Sanitary Waste		\$ -	\$ -
	D2040	Rain Water Drainage		\$ -	\$ -
	D2090	Other Plumbing Systems		\$ -	\$ -
D30 HVAC			7.2%	\$ 142,162	\$ -
	D3010	Energy Supply		\$ -	\$ -
	D3020	Heat Generating Systems		\$ -	\$ -
	D3030	Cooling Generating Systems		\$ -	\$ -
	D3040	Distribution Systems		\$ -	\$ -
	D3050	Terminal & Package Units		\$ 142,162	\$ -
	D3060	Controls & Instrumentation		\$ -	\$ -
	D3070	Systems Testing & Balancing		\$ -	\$ -
	D3090	Other HVAC Systems & Equipment		\$ -	\$ -
D40 Fire Protection			2.8%	\$ 55,755	\$ -
	D4010	Sprinklers		\$ 42,271	\$ -
	D4020	Standpipes		\$ 13,483	\$ -
	D4030	Fire Protection Specialties		\$ -	\$ -
	D4090	Other Fire Protection Systems		\$ -	\$ -
D50 Electrical			8.3%	\$ 162,986	\$ 34,342
	D5010	Electrical Service & Distribution		\$ 18,125	\$ 33,278
	D5020	Lighting and Branch Wiring		\$ 104,482	\$ -
	D5030	Communication & Security		\$ 37,594	\$ 1,065
	D5090	Other Electrical Systems		\$ 2,785	\$ -
E - EQUIPMENT & FURNISHINGS					

System			Percent of Cost	Replacement Cost	Deficiency Cost
E10 Equipment			4.7%	\$ 92,605	\$ -
	E1010	Commercial Equipment		\$ -	\$ -
	E1020	Institutional Equipment		\$ -	\$ -
	E1030	Vehicular Equipment		\$ -	\$ -
	E1090	Other Equipment		\$ 92,605	\$ -
E20 Furnishings			0.0%	\$ -	\$ -
	E2010	Fixed Furnishings		\$ -	\$ -
	E2020	Movable Furnishings		\$ -	\$ -

Deficiency Priority Table

System			Priority 1	Priority 2	Priority 3	Priority 4
TOTAL			\$ 1,064.68	\$ 102,884.81	\$ 81,494.19	\$ -
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			\$ -	\$ 665.00	\$ 3,192.00	\$ -
	B2010	Exterior Walls	\$ -	\$ -	\$ 2,128.00	\$ -
	B2020	Exterior Windows	\$ -	\$ -	\$ -	\$ -
	B2030	Exterior Doors	\$ -	\$ 665.00	\$ 1,064.00	\$ -
B30 Roofing			\$ -	\$ 102,219.81	\$ -	\$ -
	B3010	Roof Coverings	\$ -	\$ 102,219.81	\$ -	\$ -
	B3020	Roof Openings	\$ -	\$ -	\$ -	\$ -
C - INTERIORS						
C10 Interior Construction			\$ -	\$ -	\$ 11,998.48	\$ -
	C1010	Partitions	\$ -	\$ -	\$ 1,451.70	\$ -
	C1020	Interior Doors	\$ -	\$ -	\$ 9,216.78	\$ -
	C1030	Fittings	\$ -	\$ -	\$ 1,330.00	\$ -
C20 Stairs			\$ -	\$ -	\$ -	\$ -
	C2010	Stair Construction	\$ -	\$ -	\$ -	\$ -
	C2020	Stair Finishes	\$ -	\$ -	\$ -	\$ -
Interior Finishes			\$ -	\$ -	\$ 19,365.00	\$ -
	C3010	Wall Finishes	\$ -	\$ -	\$ 9,732.28	\$ -
	C3020	Floor Finishes	\$ -	\$ -	\$ 7,917.02	\$ -
	C3030	Ceiling Finishes	\$ -	\$ -	\$ 1,715.70	\$ -

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			\$ -	\$ -	\$ 13,660.91	\$ -
	D2010	Plumbing Fixtures	\$ -	\$ -	\$ -	\$ -
	D2020	Domestic Water Distribution	\$ -	\$ -	\$ 13,660.91	\$ -
	D2030	Sanitary Waste	\$ -	\$ -	\$ -	\$ -
	D2040	Rain Water Drainage	\$ -	\$ -	\$ -	\$ -
	D2090	Other Plumbing Systems	\$ -	\$ -	\$ -	\$ -
D30 HVAC			\$ -	\$ -	\$ -	\$ -
	D3010	Energy Supply	\$ -	\$ -	\$ -	\$ -
	D3020	Heat Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3030	Cooling Generating Systems	\$ -	\$ -	\$ -	\$ -
	D3040	Distribution Systems	\$ -	\$ -	\$ -	\$ -
	D3050	Terminal & Package Units	\$ -	\$ -	\$ -	\$ -
	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			\$ 1,064.68	\$ -	\$ 33,277.81	\$ -
	D5010	Electrical Service & Distribution	\$ -	\$ -	\$ 33,277.81	\$ -
	D5020	Lighting and Branch Wiring	\$ -	\$ -	\$ -	\$ -
	D5030	Communication & Security	\$ 1,064.68	\$ -	\$ -	\$ -
	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	\$ -	\$ -	\$ -	\$ -