SHAWNEE COUNTY
PARKS AND RECREATION

RECREATION CENTER ASSESSMENTS

Topeka, Kansas

MAY 2014

TREANOR
ARCHITECTS

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STUDY OVERVIEW

This Study is intended to give an overview of the existing physical conditions and provide general recommendations for work that should be performed at the previously listed Shawnee County Recreation Centers. This report is not intended to address or identify any programmatic deficiencies or possible changes to the programming that is currently present at each of the centers.

The project team that assisted with the reports included the following consultants:

Treanor Architects	Architectural and Site Review
PEC	HVAC, Electrical and Plumbing
Bob D. Campbell	Structural

The initial building surveys were conducted March 28th, 2014. All 9 centers were visited by the team, which included Terry Bertels - Shawnee County P&R, Dave McEntire - Shawnee County P&R, Dustin Hollenbeck - Shawnee County P&R, Bill Naeger – PEC, and Chris Cunningham – Treanor Architects. The Structural review was conducted by Mike Falbe – Bob D. Campbell on March 29th, 2014 under a separate tour.

During the tour the team visited with the facility Administration and Maintenance staff who then shared some overview of the history of the improvements, concerns, operational deficiencies and general overall maintenance of the facility. These items were noted and are included in this report.

This report is not intended to, and does not identify all work that should be performed on an itemized basis.

A brief overview of outward accessibility compliance was noted on each of the buildings. Most buildings appeared to be fairly compliant with current an applicable codes, any major deviations that were observed were noted. A full and more detailed Accessibility study should be performed at each center to ensure compliance with ADAAG regulations.

Code compliance related to egress and life safety items appears to be good at all locations. Minor code compliance items were noted during the walk through, but a further and complete code review of each facility would be required to ensure compliance with International Building Codes.

The buildings were found to be very well maintained with the overall majority of these buildings being in very good condition considering their age and their use. Several buildings show signs of settlement and should be addressed appropriately, while the wood decks at Shawnee North Community Center are of significant structural concern and should be repaired in the near future as a life safety issue is present with these decks.

The mechanical systems of these centers are not standardized and are of different types at most centers. The mechanical, electrical and plumbing systems appeared to be in good working order at these centers. Some of the HVAC systems are reaching the end of their life expectancy and should be replaced with new energy efficient units when replaced. Most electrical and plumbing fixtures are old and outdated, when they are replaced, the new fixtures should meet current ICC energy codes.

In most instances the interior finishes of these centers are dated and should be considered for interior remodel work.

Abbot Community Center – *Not Currently in Use*
1112 SE 10th Avenue
Topeka, KS 66607

Site
Property consists of 2.12acres in the Parkdale Addition Subdivision
The property is located next to Samuel Jackson Park which has playground facilities

Building Access and parking

Access from the parking lot to the building's main entrance is direct and via concrete sidewalks. The main entrance was recently re-worked and appears to be accessible and compliant. The lower level is accessed from the outside via an exterior staircase and drive that extends off the parking lot. There appears to be no acceptable accessible route to the lower level as it is via the drive which appears to exceed maximum allowable slope

Building Data

Date of Construction:	1969
# of Stories:	1 story with full basement
Elevator/lift:	No
Square Footage:	10,656sf
Basement-	5,328sf
1St Floor-	3,459sf
Gymnasium -	1,869sf
Fire Suppression system:	None
Fire Alarm System:	Yes

Known Construction work:

- Children and Youth room addition - 1972
- Gas main has been replaced – date unknown
- Roof and fascia replaced - 1999

Building Description:

Brick veneer exterior, Metal Standing seam fascia and flat roof, with aluminum storefront glazing

Building Program:

Gymnasium-

Synthetic flooring, No air conditioning

Basement-

One large open room under gym with the remainder divided into multiple rooms of various sizes. Partition walls constructed of 6" concrete block non-bearing walls. Large open area was most recently being used as a boxing training center with the remainder last used as a senior center.

Main level-

Reception and lobby area with large area with recreational equipment. The remainder of floor has a mix of rooms to support various functions. Previous use included a daycare facility.

Restrooms-

Appears to have accessible restrooms on first floor but not on main level.

Accessibility (ADA):

Elevator or lift should be installed for accessible communication between levels. Exterior accessibility needs to be improved. A uni-sex accessible bathroom should be installed on the main level. The building appears to generally conform to current and applicable codes.

Notes:

- Gutters and downspouts drain at grade,
- Site drainage appears to be good
- Drive to basement has area drain which has been noted to back up and cause water issues. This is an on-going maintenance issue
- Building layout and design is similar to Rice Community Center
- See appendix for additional interior and exterior photographs of current condition.

Recommendation:

Building should be completely remodeled with an extensive interior renovation. Existing windows should be replaced with a new high performance glass and glazing system

Renovation Budget:

$900 – 1,300,000 should be budgeted for building remodel work.
This is based on a range of $85-$125 per square foot.
Also see Mechanical related recommendations and estimated costs.

Structural Assessment

This structure is not currently in use which limited our review to exterior items only. The building appears to be a reinforced concrete structure. In review of the exterior, a major concern is vegetation growing on the exterior façade which could damage the building if not removed. Photo's #8A through 8E details these conditions in need of corrective action. Outside of this issue our only other item of concern was the usual and expected concrete cracks and spall associated with exterior concrete of this age.

Photo 8A - Vegetation Growing on Structure

Photo 8B - Vegetation Growing on Structure

Photo 8C - Vegetation Growing on Structure

Photo 8D - Vegetation Growing on Structure

Existing mechanical/electrical/plumbing systems:

Plumbing systems consists of vitreous china plumbing fixtures with flush valve controls for urinals and water closets. Domestic water piping is copper with fiberglass insulation. Waste and vent piping is predominantly cast iron. There is a 3-compartment sink in the kitchen which drains through a grease interceptor.

Heating, ventilating and air conditioning systems consist of (3) twinned gas-fired furnaces and a single gas furnace with direct expansion refrigerant coils and outdoor condensing units located on the building roof. All of the furnaces include atmospheric gas burners. The four systems serve four distinct areas of the building through sheet metal ductwork. The two systems which serve the first floor provide supply air through floor diffusers with return air routed from below the floor to wall mounted grilles mounted near the ceiling of the rooms. The systems which serve the basement provide supply air through ceiling diffusers with return air routed to wall mounted grilles mounted near the floor of the rooms.

There is a kitchen hood installed above the range, but there is no provision for make-up air to the air exhausted by the hood.

The basement storage area and the gymnasium are heated only with atmospheric gas-fired unit heaters. The gymnasium is provided with ventilation through wall mounted exhaust fans and an intake louver located on the opposite side of the room.

The lighting in the facility is predominantly T12 fluorescent lighting fixtures. The exception to this is that the gymnasium has high wattage incandescent fixtures and small closet spaces also include incandescent lighting fixtures.

The electrical service is a 500 amp, 120/208-volt, 3-phase, 4-wire system with a circuit breaker main distribution panel serving circuit breaker branch panelboards strategically located in the building. Equipment is provided with local disconnecting means, and the convenience receptacles are grounded typed receptacles.

The building includes a fire alarm system which has been upgraded in recent years. The system includes a main control panel, pull stations, audio/visual alarm units and ceiling smoke detectors in the public areas.

Conditions of existing systems:

The plumbing systems appear to be reasonably good condition. There was not any visual indication of leaking or deteriorated pipe. The plumbing fixtures appear to be original to the building and appear to be functioning properly. However, it is unlikely that the fixtures meet the maximum current water use requirements.

The existing furnaces and condensing units are in fair condition and the equipment is manufactured by multiple companies. This would indicate that at least some of the equipment has been replaced during the life of the building. It was noted by maintenance staff that one of the twinned systems had been replaced in recent years. The other equipment is significantly older and is likely older than its expected useful life of 15 years. There is no ventilation air provided through the HVAC equipment. Combustion air louvers exist but do not meet current Code requirements.

Current building Code requires make-up air provisions for any kitchen hood. Since the existing system does not include such provisions, the building is placed under a negative pressure when the kitchen hood is operated. This can be detrimental to the comfort of the building and could create dangerous situations if make-up air were to be pulled into the building through doors, building openings, combustion air louvers and furnace flues. This situation could make doors difficult to operate, pull flue gas (carbon monoxide) into the building or cause gas pilot lights to extinguish with the risk of inducing raw natural gas into the building.

The existing ventilation fans and louver in the gymnasium requires repairs and replacement in order to provide a weatherproof barrier to the outside of the building. There are significant air gaps which can allow air and moisture into the building.

The lighting fixtures are in fair condition overall. The T12 fluorescent lamps are no longer manufactured and are less energy efficient that T8 fluorescent and other lamps currently available. The incandescent lighting fixtures in the gymnasium are very inefficient and have a short life which requires additional maintenance effort to keep all of the fixtures in operation. The existing exterior lighting consists of building mounted high intensity discharge type fixtures and a few pole mounted fixtures in the parking area.

Unless the functions of the building are changed from its current or past use, the electrical power is likely adequate. This would not be the case if additional functions occurred or if air conditioning was added to the spaces which are currently only heated and ventilated. The condition of the interior components of the electrical equipment should be tested and evaluated to determine the condition and safety of this equipment.

The existing fire alarm system panel has been replaced in recent years. No operating problems were reported for the system.

Recommendations and estimated costs:

While no specific deficiencies were noted in the plumbing systems other than less than current Code required the water efficiency requirements, it is recommended that a general maintenance inspection

occur. This inspection is to include testing each flush valve and faucet for proper operation, cleaning out all drains, traps and sewer piping, completing any leak repairs and repairing any pipe insulation as required. It is assumed that there would be some minimal work recommended to make the plumbing system available to operate at its optimum efficiency.

Estimate of probable construction cost: $40,000 - 50,000
Design fees: $5,000
Priority: Optional or Required if major work occurs in facility

An optional improvement is to replace all of the plumbing fixtures with water-saving fixtures which meet current Code requirements.

Estimate of probable construction cost: $60,000 - $70,000
Design fees: $6,000
Priority: Optional or required if major work occurs in facility

Replace all heating and cooling equipment with high-efficiency, induced combustion furnaces and unit heaters and high EER condensing units to meet current energy codes. Clean all existing duct and connect to new equipment. Provide ducted outside ventilation air to the inlet ducts to the equipment so that conditioned ventilation air can be provided to the occupied spaces, pressurize the building and limit the air infiltration into the building.

Estimate of probable construction cost: $90,000 - $100,000
Design fees: $10,000
Priority: Address within 5 years

Provide gas-fired make-up air handling unit and duct to serve existing kitchen exhaust hood.

Estimate of probable construction cost: $50,000 - $60,000
Design fees: $6,000
Priority: Address within 5 years

Replace existing ventilation fans and louvers in gymnasium with similar equipment, and unit heaters with high-efficiency, induced combustion unit heaters.

Estimate of probable construction cost: $80,000 - $90,000
Design fees: $9,000
Priority: Address within 5 years

Replace existing ventilation fans and louvers in gymnasium with rooftop heating and cooling units. The costs for this alternate include an upgrade to the existing electrical service and electrical distribution systems due the likelihood that the existing service will be inadequate to serve the additional air conditioning equipment.

Estimate of probable construction cost: $100,000 - $110,000
Design fees: $11,000
Priority: Optional or required if major work occurs in facility

Replace existing T12 lighting fixtures in building with similar style T8 fixtures with energy efficient electronic ballasts.

Estimate of probable construction cost: $70,000 - $80,000
Design fees: $8,000
Priority: Address within 5 years

Replace existing incandescent lighting fixtures in gymnasium with T5 HO fluorescent lighting fixtures with electronic ballasts.

Estimate of probable construction cost: $20,000 - $25,000
Design fees: $2,500
Priority: Optional or required if major work occurs in facility

Upgrade and provide additional pole mounted lighting fixtures to provide minimum recommended illumination levels in the parking lot and main entrance sidewalk.

Estimate of probable construction cost:	$20,000 - $25,000
Design fees:	$2,500
Priority:	Optional or required if major work occurs in facility

Perform testing and infrared scanning of all electrical distribution equipment to determine any maintenance required.

Estimate of probable construction cost:	$10,000 - $15,000
Design fees:	Not applicable
Priority:	Address within 1 year

Perform standard testing of fire alarm system to verify proper operation and determine any maintenance required.

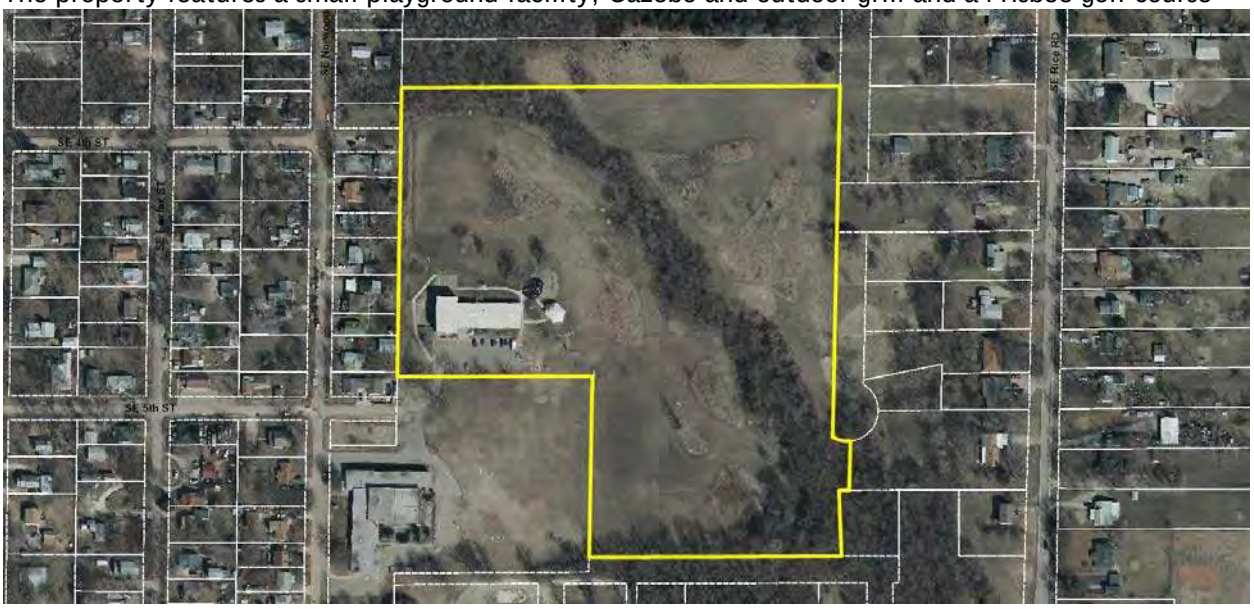
Estimate of probable construction cost:	$5,000 - $8,000
Design fees:	Not applicable
Priority:	Address within 1 year

Provide fire protection sprinkler system for basement areas of building to address Code requirements for new construction of similar facilities. This system would provide additional benefits and life safety protection for the building, but would probably not be triggered as a requirement unless there is significant remodel performed or the use of the basement areas change.

Estimate of probable construction cost:	$55,000 - $65,000
Design fees:	$6,500
Priority:	Optional or required if major work occurs in facility

Rice Community Center
432 SE Norwood
Topeka, KS 66607

Site
Property consists of 16.52acres
The property features a small playground facility, Gazebo and outdoor grill and a Frisbee golf course



Building Access and parking
Access from the parking lot to the building's main entrance is direct and is via concrete sidewalks. There is a series of steps to the main entrance that does not allow for the main entrance to be considered accessible. Wheelchair access is available at the East end of the building on a secondary entrance via the parking lot. There is an exterior walk that leads to a lower level patio which appears to exceed allowable slope.

The building appears to have ample parking, which is constructed of asphaltic paving which appears to be in good condition.

Building Data

Date of Construction:	1967
# of Stories:	1 story with partial basement
Elevator/lift:	No
Square Footage:	7,197sf
Basement-	1,869sf
1St Floor-	3,459sf
Gymnasium -	1,869sf
Fire Suppression system:	None
Fire Alarm System:	Yes

Known Construction work:

- Building was remodeled in late 1990's and re-opened in 2000.
- Work included new accessible restrooms, finishes and electrical upgrades.
- New wood gym floor was installed at some unknown date.
- Roof and fascia replaced - 1998

Building Description:

Brick veneer exterior, Metal Standing seam fascia and flat roof, with aluminum storefront glazing

Building Program:

Gymnasium-

Wood flooring, No air conditioning

Basement-

The basement is comprised of one large open room under gym. Currently used as large multi-purpose room and storage. Some water staining was noted in the ceiling tiles. Cause is unknown and should be investigated further. Basement opens out to a large outdoor patio area.

Main level-

Reception and lobby area with large area with recreational equipment. The remainder of floor has a mix of rooms to support various functions. Primary use is as a Senior Center.

Restrooms-

The accessible restrooms are located on the first floor; no restrooms are located on the lower level.

Accessibility (ADA):

Elevator or lift should be installed for accessible communication between levels. Exterior accessibility needs to be improved at front entrance and a ramp should be installed. The interior of the building appears to generally conform to current and applicable codes.

Notes:

- Gutters and downspouts drain at grade,
- Site drainage appears to be good
- Building appears to have structural issues down hall to south. Primarily due to settlement. Significant cracking and separation of block walls was observed. These gaps have been caulked and/or grouted in the past. Door closure issues are present due to this. See Structural review comments.

- Finishes are in relatively good shape with the exception of the carpet
- Building layout and design is similar to Abbot Community Center
- See appendix for additional interior and exterior photographs of current condition.

Recommendation:

Upgrade and update finishes
Site drainage is poor and should be piped away from building
Structural repairs to settlement issues

Renovation Budget:

$420 – $525,000 should be budgeted for remodel work.
The low end of this budget is intended to address recommendations above while the upper end would include more extensive mechanical work.
This is based on a range of $60 - $75 per square foot.
Also see Mechanical related recommendations and estimated costs.

Structural Assessment

The Rice Community Center is a two level structure on a sloping site. The upper level is constructed of glulam beams atop load bearing masonry. At the west end of the structure a concrete basement structure is present. This split level condition appears to have resulted in part of the second level setting on fill. At the mechanical room located in the center north portion of the second level, significant wall cracks are present. Photo's #7A, 7B and 7C detail this condition.

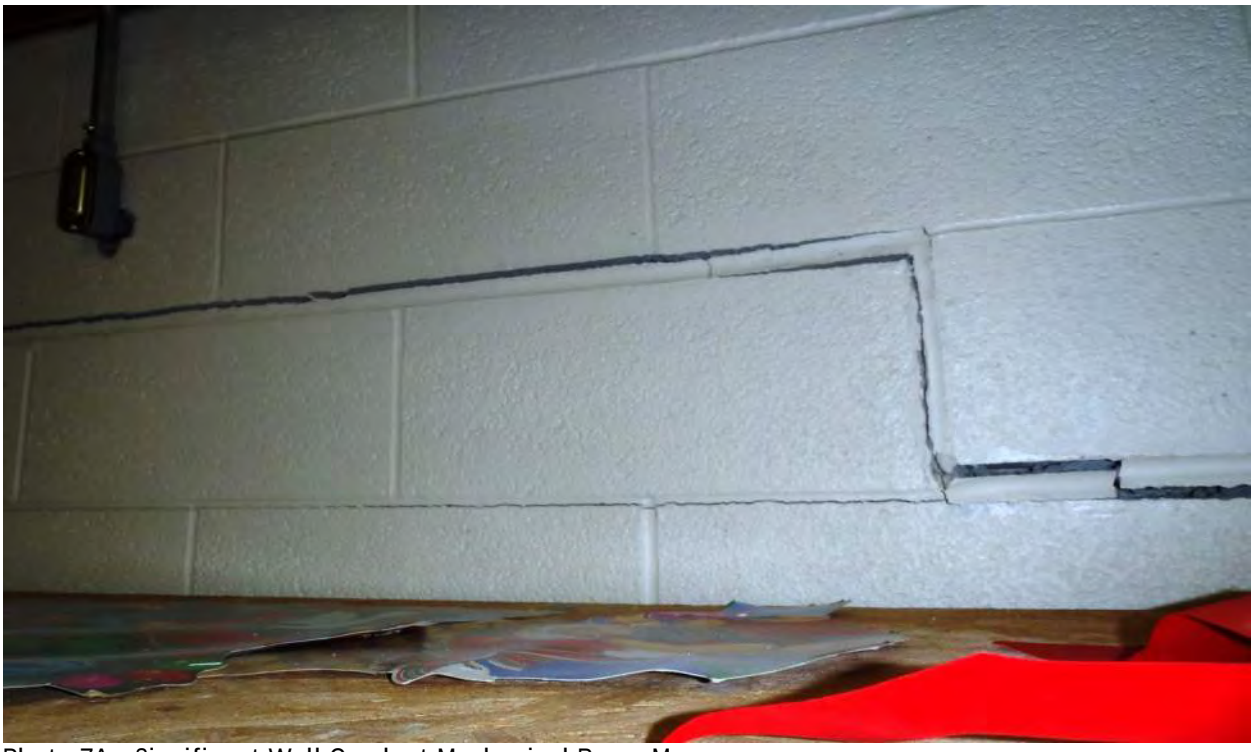


Photo 7A - Significant Wall Crack at Mechanical Room Masonry

Photo 7B - Significant Wall Crack at Mechanical Room Masonry

Photo 7C - Significant Wall Crack at Mechanical Room Masonry

These walls which do not appear to be load bearing are setting on a slab on grade which has settled significantly. The repair at this area is to underpin the masonry walls and tuckpoint at damaged joints in the wall. Photo #7D details the downspout condition at this area which is in need of corrective action. This may be a potential source of the interim slab settlement observed. Some concrete cracking and spalling was also observed at the corners of the west lower level structure. Photo's #7E and 7F detail some of these concrete areas in need of repair.

Photo 7D - Downspout Condition at North Elevation, Second Floor

Photo 7E - Concrete Crack / Spall at Lower Level

Photo 7F - Concrete Crack / Spall at Lower Level

As discussed with other facilities, the lower level concrete structure is the strongest area from a structural standpoint in the event of a severe storm.

Existing mechanical/electrical/plumbing systems:

Plumbing systems consists of vitreous china plumbing fixtures with flush valve controls for urinals and water closets. Domestic water piping is copper with fiberglass insulation. Waste and vent piping is predominantly cast iron.

Heating, ventilating and air conditioning systems consist of one set of twinned gas-fired furnaces and a single gas-fired furnace with a direct expansion refrigerant coils and outdoor condensing units located on the ground. The furnaces include atmospheric gas burners. The system serves the first floor through underfloor supply air ductwork and wall mounted return air grilles mounted near the ceiling of the rooms.

The basement storage area and the gymnasium are heated only with atmospheric gas-fired unit heaters. There is a single window mounted air conditioning unit in the basement. The gymnasium is provided with ventilation through wall mounted exhaust fans and an intake louver located on the opposite side of the room.

The lighting in the facility is predominantly T12 fluorescent lighting fixtures. The exception to this is that the gymnasium has metal halide fixtures and the basement includes incandescent lighting fixtures.

The electrical service is a 400 amp, 120/208-volt, 3-phase, 4-wire system with a circuit breaker main distribution panel serving circuit breaker branch panelboards strategically located in the building. Equipment is provided with local disconnecting means, and the convenience receptacles are grounded typed receptacles.

The building includes a fire alarm system which has been upgraded in recent years. The system includes a main control panel, pull stations and audio/visual alarm units. There are not ceiling smoke detectors in the public areas as exist in the Abbott Community Center.

Conditions of existing systems:

The plumbing systems appear to be reasonably good condition. There was not any visual indication of leaking or deteriorated pipe. The plumbing fixtures appear to be original to the building and appear to be functioning properly. However, it is unlikely that the fixtures meet the maximum current water use requirements.

The existing furnaces and condensing units are in fair condition. The equipment is likely older than its expected useful life of 15 years. There is no ventilation air provided through the HVAC equipment. No immediately apparent concerns were noted regarding the underfloor ductwork connected to the systems. However, the underfloor duct can be susceptible to ground water, undesirable moisture, mold, dirt entering through the floor registers and other factors affecting air quality. There are also instances where leaks occur in the underfloor duct and if the soil under the building is of a composition susceptible to expansion and contraction, the leaking air can dry the soil, causing contraction and contribute to failure of the concrete building components. Combustion air louvers exist but do not meet current Code requirements.

The existing ventilation fans and louver in the gymnasium requires repairs and replacement in order to provide a weatherproof barrier to the outside of the building. There are significant air gaps which can allow air and moisture into the building.

The lighting fixtures are in fair condition overall. The T12 fluorescent lamps are no longer manufactured and are less energy efficient that T8 fluorescent and other lamps currently available. The metal halide lighting fixtures in the gymnasium are inefficient and require warm-up time before reaching full intensity.

Unless the functions of the building are changed from its current or past use, the electrical power is likely adequate. This would not be the case if additional functions occurred or if air conditioning was added to the spaces which are currently only heated and ventilated. The condition of the interior components of the electrical equipment should be tested and evaluated to determine the condition and safety of this equipment.

The existing fire alarm system panel has been replaced in recent years. No operating problems were reported for the system.

Recommendations and estimated costs:

While no specific deficiencies were noted in the plumbing systems other than less than current Code required the water efficiency requirements, it is recommended that a general maintenance inspection occur. This inspection is to include testing each flush valve and faucet for proper operation, cleaning out all drains, traps and sewer piping, completing any leak repairs and repairing any pipe insulation as required. It is assumed that there would be some minimal work recommended to make the plumbing system available to operate at its optimum efficiency.

Estimate of probable construction cost: $40,000 - 50,000
Design fees: $5,000
Priority: Optional or required if major work occurs in facility

An optional improvement is to replace all of the plumbing fixtures with water-saving fixtures which meet current Code requirements.

Estimate of probable construction cost: $35,000 - $40,000
Design fees: $4,000
Priority: Optional or required if major work occurs in facility

Replace all heating and cooling equipment with high-efficiency, induced combustion furnaces and unit heaters and high EER condensing units to meet current energy codes. Clean all existing duct and connect to new equipment. Provide ducted outside ventilation air to the inlet ducts to the equipment so that conditioned ventilation air can be provided to the occupied spaces, pressurize the building and limit the air infiltration into the building.

Estimate of probable construction cost: $50,000 - $60,000
Design fees: $6,000
Priority: Address within 5 years

In an effort to address any current or future air quality concerns, with the underfloor duct, it is recommended to cap and seal the existing underfloor duct and provide new exposed overhead supply air ductwork throughout the building. The replacement of the underfloor duct would also avoid any building concrete failure which might occur if the duct leaked and the soil under the building experiences a significant decrease in moisture content and contracts leaving voids under the building. The estimated cost for this option includes the replacement of the heating and cooling equipment since the airflow arrangement of the equipment would be required to change.

Estimate of probable construction cost: $200,000 - $210,000
Design fees: $21,000
Priority: Address within 5 years

Replace existing ventilation fans and louvers in gymnasium with similar equipment, and unit heaters with high-efficiency, induced combustion unit heaters.

Estimate of probable construction cost: $80,000 - $90,000
Design fees: $9,000
Priority: Address within 5 years

Replace existing ventilation fans and louvers in gymnasium with rooftop heating and cooling units. The costs for this alternate include an upgrade to the existing electrical service and electrical distribution

systems due the likelihood that the existing service will be inadequate to serve the additional air conditioning equipment.

Estimate of probable construction cost: $100,000 - $110,000
Design fees: $11,000
Priority: Optional or required if major work occurs in facility

Replace existing unit heaters in basement with high-efficiency, induced combustion unit heaters.

Estimate of probable construction cost: $25,000 - $35,000
Design fees: $3,500
Priority: Address within 10 years

Replace existing unit heaters in basement with ground mounted packaged heating and cooling units. The costs for this alternate include an upgrade to the existing electrical service and electrical distribution systems due the likelihood that the existing service will be inadequate to serve the additional air conditioning equipment.

Estimate of probable construction cost: $110,000 - $120,000
Design fees: $12,000
Priority: Optional or required if major work occurs in facility

Replace existing T12 lighting fixtures in building with similar style T8 fixtures with energy efficient electronic ballasts.

Estimate of probable construction cost: $40,000 - $50,000
Design fees: $5,000
Priority: Address within 5 years

Replace existing metal halide lighting fixtures in gymnasium with T5 HO fluorescent lighting fixtures with electronic ballasts.

Estimate of probable construction cost: $20,000 - $25,000
Design fees: $2,500
Priority: Optional or required if major work occurs in facility

Upgrade and provide additional pole mounted lighting fixtures to provide minimum recommended illumination levels in the parking lot and main entrance sidewalk.

Estimate of probable construction cost: $20,000 - $25,000
Design fees: $2,500
Priority: Optional or required if major work occurs in facility

Perform testing and infrared scanning of all electrical distribution equipment to determine any maintenance required.

Estimate of probable construction cost: $10,000 - $15,000
Design fees: Not applicable
Priority: Address within 1 year

Perform standard testing of fire alarm system to verify proper operation and determine any maintenance required.

Estimate of probable construction cost: $5,000 - $8,000
Design fees: Not applicable
Priority: Address within 1 year

Provide fire protection sprinkler system for basement areas of building to address Code requirements for new construction of similar facilities. This system would provide additional benefits and life safety protection for the building, but would probably not be triggered as a requirement unless there is significant remodel performed or the use of the basement areas change.

Estimate of probable construction cost: $25,000 - $35,000

Design fees:	$3,500
Priority:	Optional or required if major work occurs in facility

Hillcrest Community Center
1800 SE 21st Street
Topeka, KS 66607

Site
Property consists of 26.31acres located in the Park Hill Subdivision
The property features a playground facility, gazebo, a large multi-purpose field, outdoor tennis (1) and basketball courts (3) and a shelter house with outdoor grill

Building Access and parking

Access from the parking area to the building's main entrance is fairly removed. The building is accessed via a small sidewalk which transverses a grass island which then requires the pedestrians to cross an access drive. There are several adjacent ADA parking stalls which are fairly removed from the main entrance and should be located closer. The concrete sidewalk to the main entrance is in poor to fair condition and should be addressed.

The building appears to have ample parking, which is constructed of asphaltic paving which appears to be in good condition.

Building Data

Date of Construction:	1977
# of Stories:	1 story
Square Footage:	27,933
1St Floor-	18,750sf
Gymnasium -	7,483sf
Health Center-	1,700sf
Fire Suppression system:	None
Fire Alarm System:	Yes

Known Construction work:

- Extensive settlement repair work was performed in the mid 1980's.
- Building addition and repair - 1993,
- Partial building remodel and ADA work – 1997
- HVAC system reworked 4-5 years ago. All units converted from electric to gas

Building Description:

Architectural Block exterior, flat roof, with aluminum storefront glazing. Building has a similar plan and design as the Oakland Community Center

Building Program:

Gymnasium-

Wood Flooring, Air conditioning present

Main level-

Reception and lobby area with large area with recreational equipment. The remainder of floor has a mix of rooms to support various functions. A portion of the building is comprised of office type spaces that are currently being used by the Visiting Nurses Association. This office component shares an entrance to the North of the building but is otherwise separated.

Restrooms-

Appears to have fully accessible restrooms.

Accessibility (ADA):

The building appears to generally conform to current and applicable codes.

Notes:

- VCT flooring in lobby starting to lose adhesion with substrate
- Some water staining in the ceilings were noted, possible roof issues may be present.
- Significant cracking and separation of block was noted in the locker rooms. See structural review comments

- Minor cracking was noted in the block walls in the Visiting Nurses Association office. These should be monitored but do not appear to be significant.
- It was noted that the building is lacking in storage space – the Women's locker room currently stores some equipment
- One racquet ball court has been converted to a Weight room.
- Site drainage on the East side of the building is poor and should be improved. Sidewalk settlement is evident along exterior handball courts.
- The gutters and downspouts appear to be leaking; this continued leaking has created some minor damage to the block walls in some locations. Further investigation of the roof should be performed as its condition is unknown.
- Gutters and downspouts drain at grade.
- Site drainage appears to be marginal
- See appendix for additional interior and exterior photographs of current condition.

Recommendation:

Finishes are relatively old and should be updated.
Gutters and downspouts appear to be leaking and should be replaced. The fascia, downspouts and gutter replacement should be done in a manner similar to the Oakland Community Center.
Exterior of building should be painted.
Repair Structural settlement issues

Renovation Budget:

$280 – 700,000 should be budgeted for remodel work.
The low end of this budget is intended to address recommendations above while the upper end would include more extensive mechanical work.
This is based on a range of $10-$25 per square foot.
Also see Mechanical related recommendations and estimated costs.

Structural Assessment

Hillcrest Community Center is a single level building. The structural frame is a combination of a steel deck atop long span bar joists with exterior load bearing masonry wall. The area west of the gymnasium is framed with glulam beam and load bearing masonry walls. East of the gymnasium a reinforced concrete racket ball structure is present. Overall this building does have some signs of foundation settlement present; however, the level of settlement is nowhere near the settlement issue on the Rice Community Center. Photo's #9A through 9E detail some example of settlement observed at the locker room.

Photo 9A - Masonry Wall Cracking at Locker Room

Photo 9B - Masonry Wall Cracking at Locker Room

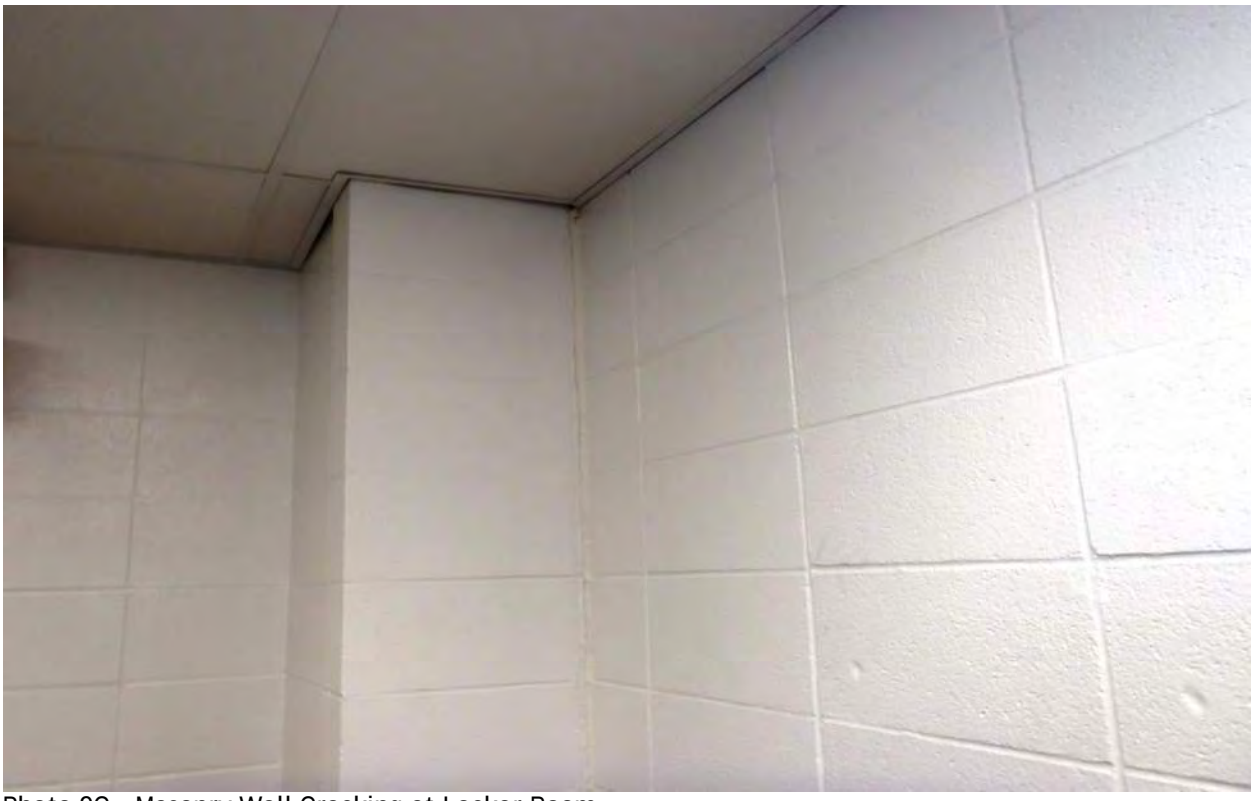


Photo 9C - Masonry Wall Cracking at Locker Room

Photo 9D - Masonry Wall Cracking at Locker Room

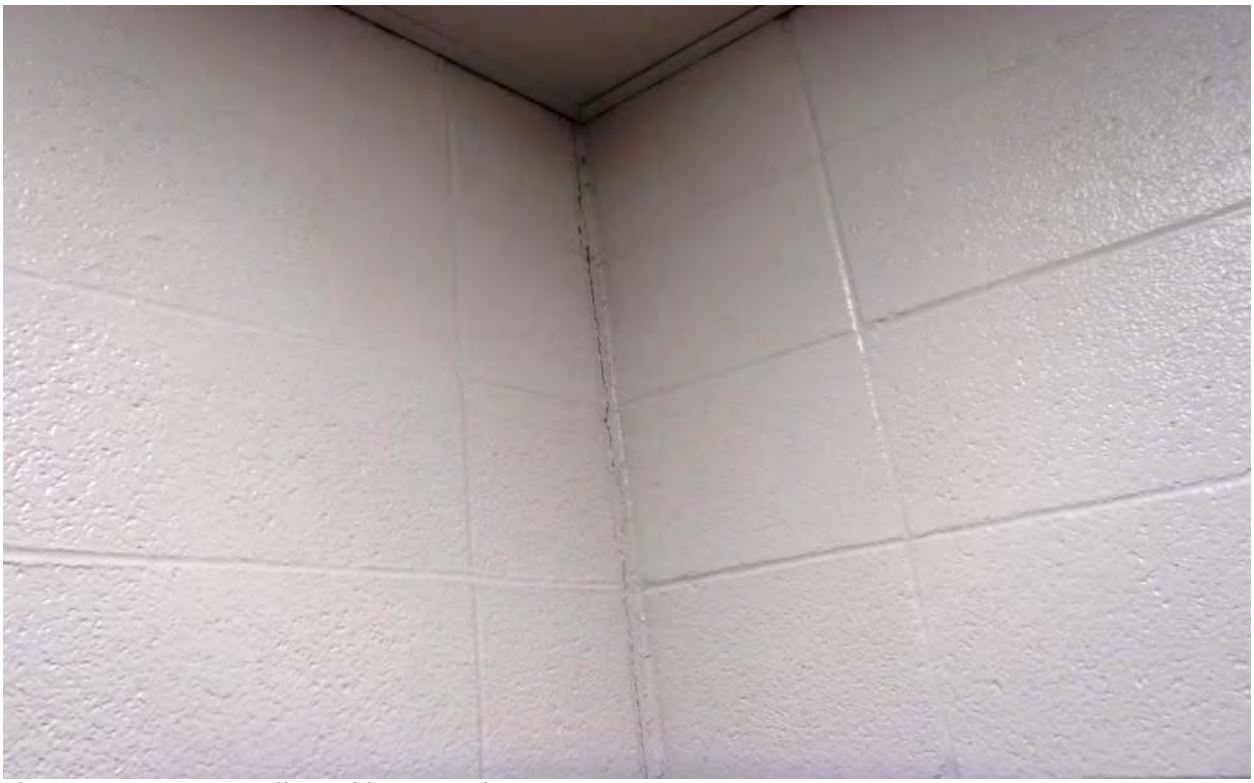


Photo 9E - Masonry Wall Cracking at Locker Room

These repairs are not at a level where foundation underpinning would be recommended. The cosmetic repair of these cracks knowing this repair may be needed in the future is the most cost effective repair at this time.

In addition to this area some minor foundation settlement was observed at the west lobby area. These cracks were similar in nature to the locker room cracking observed. The exterior masonry some masonry cracks in need of repair were present. Photo's #9F through 9I details these areas in need of repair.

Photo 9F - Exterior Masonry Cracking

Photo 9G - Exterior Masonry Cracking

Photo 9H - Exterior Masonry Cracking

Photo 9I - Exterior Masonry Cracking

Existing mechanical/electrical/plumbing systems:

Plumbing systems consists of vitreous china plumbing fixtures with flush valve controls for urinals and water closets. Domestic water piping is copper with fiberglass insulation. Waste and vent piping is predominantly cast iron. There is a 3-compartment sink in the kitchen which drains through a grease interceptor.

Heating, ventilating and air conditioning systems consist of numerous gas heating/electric cooling rooftop units installed within the last 10 years. The systems which were replaced had utilized underfloor supply air duct. The replacement systems utilize centralized combination supply/return air diffusers in larger areas and have reconfigured the original return air duct to be used as supply air duct and installed new return air duct with grilles. A small meeting room addition is served by a single gas furnace with direct expansion refrigerant coil and outdoor condensing units.

There is a kitchen hood installed above the range, but there is no provision for make-up air to the air exhausted by the hood.

The gymnasium is heated and cooled with multiple gas heating/electric cooling rooftop units.

The lighting in the facility is a mixture of T12 and T8 fluorescent lighting fixtures. The gymnasium lighting consists of metal halide lighting fixtures.

The electrical service is a 2000 amp, 120/208-volt, 3-phase, 4-wire system with a fused switch main distribution panel serving circuit breaker branch panelboards strategically located in the building. Equipment is provided with local disconnecting means, and the convenience receptacles are grounded typed receptacles.

The building includes a fire alarm system which has been upgraded in recent years. The system includes a main control panel, pull stations and audio/visual alarm units.

Conditions of existing systems:

The plumbing systems appear to be reasonably good condition. There was not any visual indication of leaking or deteriorated pipe. The plumbing fixtures appear to be original to the building and appear to be functioning properly. However, it is unlikely that the fixtures meet the maximum current water use requirements.

The existing rooftop units are in good condition and provide conditioned ventilation to all areas. The multiple units also provide zoned temperature control.

Current building Code requires make-up air provisions for any kitchen hood. Since the existing system does not include such provisions, the building is placed under a negative pressure when the kitchen hood is operated. This can be detrimental to the comfort of the building and could create dangerous situations if make-up air were to be pulled into the building through doors, building openings, combustion air louvers and furnace flues. This situation could make doors difficult to operate, pull flue gas (carbon monoxide) into the building or cause gas pilot lights to extinguish with the risk of inducing raw natural gas into the building.

The lighting fixtures are in fair condition overall. The T12 fluorescent lamps are no longer manufactured and are less energy efficient that T8 fluorescent and other lamps currently available. The metal halide lighting fixtures in the gymnasium are inefficient and require warm-up time before reaching full intensity. The existing exterior lighting consists of building mounted high intensity discharge type fixtures and a few pole mounted flood light fixtures in the parking area.

Unless the functions of the building are changed from its current or past use, the electrical power is likely adequate. This would not be the case if additional functions were provided. The condition of the interior components of the electrical equipment should be tested and evaluated to determine the condition and safety of this equipment.

The existing fire alarm system panel has been replaced in recent years. No operating problems were reported for the system.

Recommendations and estimated costs:

While no specific deficiencies were noted in the plumbing systems other than less than current Code required the water efficiency requirements, it is recommended that a general maintenance inspection occur. This inspection is to include testing each flush valve and faucet for proper operation, cleaning out all drains, traps and sewer piping, completing any leak repairs and repairing any pipe insulation as required. It is assumed that there would be some minimal work recommended to make the plumbing system available to operate at its optimum efficiency.

Estimate of probable construction cost:	$40,000 - 50,000
Design fees:	$5,000
Priority:	Optional or required if major work occurs in facility

An optional improvement is to replace all of the plumbing fixtures with water-saving fixtures which meet current Code requirements.

Estimate of probable construction cost:	$100,000 - $110,000
Design fees:	$11,000
Priority:	Optional or required if major work occurs in facility

Provide gas-fired make-up air handling unit and duct to serve existing kitchen exhaust hood.

Estimate of probable construction cost: $50,000 - $60,000

Design fees: $6,000
Priority: Address within 5 years

Replace existing T12 lighting fixtures in building with similar style T8 fixtures with energy efficient electronic ballasts.

Estimate of probable construction cost: $75,000 - $85,000
Design fees: $8,500
Priority: Address within 5 years

Replace existing metal halide lighting fixtures in gymnasium with T5 HO fluorescent lighting fixtures with electronic ballasts.

Estimate of probable construction cost: $40,000 - $50,000
Design fees: $5,000
Priority: Optional or required if major work occurs in facility

Upgrade and provide additional pole mounted lighting fixtures to provide minimum recommended illumination levels in the parking lot and main entrance sidewalk.

Estimate of probable construction cost: $20,000 - $25,000
Design fees: $2,500
Priority: Optional or required if major work occurs in facility

Perform testing and infrared scanning of all electrical distribution equipment to determine any maintenance required.

Estimate of probable construction cost: $10,000 - $15,000
Design fees: Not applicable
Priority: Address within 1 year

Perform standard testing of fire alarm system to verify proper operation and determine any maintenance required.

Estimate of probable construction cost: $5,000 - $8,000
Design fees: Not applicable
Priority: Address within 1 year

Oakland Community Center
801 NE Poplar
Topeka, KS 66616

Site
Property consists of 40.75acres
The property features a playground facility, walking trails, baseball fields (2), softball fields (2), an outdoor pool, Skate Park, large open fields and a shelter house with outdoor grill.

Building Access and parking

Access from the parking lot to the building is direct and via concrete sidewalks. The main entrance is at grade and appears to be accessible

The building appears to have ample parking, which is constructed of asphaltic paving which appears to be in good condition.

Building Data

Date of Construction:	1978
# of Stories:	1 story with partial basement
Elevator/Lift:	No
Square Footage:	20,142sf
Basement-	~1,000sf (Mechanical and Storage only)
1St Floor-	9,959sf
Gymnasium -	7,483sf
Other-	1,700sf
Fire Suppression system:	None
Fire Alarm System:	Yes

Known Construction work:

- Partial building remodel and ADA work – 1997
- HVAC system reworked 4-5 years ago. All units converted from electric to gas
- Gym Floor Replacement – 2011
- New windows have been installed – date unknown
- New sheet metal fascia and roof work – date unknown

Building Description:

Architectural Block exterior, flat roof, with aluminum storefront glazing. Building has a similar plan and design as the Hillcrest Community Center

Building Program:

Gymnasium-

Wood flooring, Air conditioning present

Main level-

Reception and lobby area with large area with recreational equipment. Features a recessed conversation pit. The remainder of floor has a mix of rooms to support various functions.

Restrooms-

Appears to have accessible restrooms on main level.

Accessibility (ADA):

The building appears to generally conform to current and applicable codes.

Notes:

- Restrooms are currently sealed concrete.
- Exterior painting is in good condition
- Gutters and downspouts drain at grade
- Site drainage appears to be good
- Sidewalk settling was noted at back of building but not significant
- See appendix for additional interior and exterior photographs of current condition.

Recommendation:

Finishes are relatively old and should be updated.
Epoxy flooring should be installed in the locker rooms.

Renovation Budget:

$200 – 500,000 should be budgeted for remodel work.
The low end of this budget is intended to address finish related work while the upper end would include more extensive mechanical work.
This is based on a range of $10-$25 per square foot.
The low end of this budget is intended to address recommendations above while the upper end would include more extensive mechanical work.
Also see Mechanical related recommendations and estimated costs.

Structural Assessment

The Oakland Community Center was constructed in 1977. The building construction consists of a structural steel gymnasium structure with a glulam frame entry area south of the gymnasium. A concrete structure is present under the stage area at the gymnasium. Overall, this building is in fairly good structural condition for a 37 year old building. Our only comments on this building are the exterior site drainage and the condition of the exterior concrete on the project. Photo's #6A, 6B, and 6C show downspouts adjacent to the building.

Photo 6A - Downspout Adjacent to Building

Photo 6B - Downspout Adjacent to Building

Photo 6C - Downspout Adjacent to Building

Photo 6D shows some exterior masonry spalling at the base of an exterior masonry wall.

Photo 6D - Exterior Concrete Spalling

During our visit of the facility, the manager indicated the locker room was presently utilized as a strong area. The concrete structure below the stage area may be a better area structurally to utilize for this purpose.

Existing mechanical/electrical/plumbing systems:

Plumbing systems consists of vitreous china plumbing fixtures with flush valve controls for urinals and water closets. Domestic water piping is copper with fiberglass insulation. Waste and vent piping is predominantly cast iron. There is a 3-compartment sink in the kitchen which drains through a grease interceptor.

Heating, ventilating and air conditioning systems consist of numerous gas heating/electric cooling rooftop units installed within the last 10 years. The systems which were replaced had utilized underfloor supply air duct. The replacement systems utilize centralized combination supply/return air diffusers in larger areas and have reconfigured the original return air duct to be used as supply air duct and installed new return air duct with grilles.

There is a kitchen hood installed above the range, but there is no provision for make-up air to the air exhausted by the hood.

The gymnasium is heated and cooled with multiple gas heating/electric cooling rooftop units.

The lighting in the facility is a mixture of T12 and T8 fluorescent lighting fixtures. The gymnasium lighting consists of metal halide lighting fixtures.

The electrical service is a 2000 amp, 120/208-volt, 3-phase, 4-wire system with a fused switch main distribution panel serving circuit breaker branch panelboards strategically located in the building.

Equipment is provided with local disconnecting means, and the convenience receptacles are grounded typed receptacles.

The building includes a fire alarm system which has been upgraded in recent years. The system includes a main control panel, pull stations and audio/visual alarm units.

Conditions of existing systems:

The plumbing systems appear to be reasonably good condition. There was not any visual indication of leaking or deteriorated pipe. The plumbing fixtures appear to be original to the building and appear to be functioning properly. However, it is unlikely that the fixtures meet the maximum current water use requirements.

The existing rooftop units are in good condition and provide conditioned ventilation to all areas. The multiple units also provide zoned temperature control.

Current building Code requires make-up air provisions for any kitchen hood. Since the existing system does not include such provisions, the building is placed under a negative pressure when the kitchen hood is operated. This can be detrimental to the comfort of the building and could create dangerous situations if make-up air were to be pulled into the building through doors, building openings, combustion air louvers and furnace flues. This situation could make doors difficult to operate, pull flue gas (carbon monoxide) into the building or cause gas pilot lights to extinguish with the risk of inducing raw natural gas into the building.

The lighting fixtures are in fair condition overall. The T12 fluorescent lamps are no longer manufactured and are less energy efficient that T8 fluorescent and other lamps currently available. The metal halide lighting fixtures in the gymnasium are inefficient and require warm-up time before reaching full intensity. The existing exterior lighting consists of building mounted high intensity discharge type fixtures and a few pole mounted flood light fixtures in the parking area.

Unless the functions of the building are changed from its current or past use, the electrical power is likely adequate. This would not be the case if additional functions were provided. The condition of the interior components of the electrical equipment should be tested and evaluated to determine the condition and safety of this equipment.

The existing fire alarm system panel has been replaced in recent years. No operating problems were reported for the system.

*Recommendations and estimated costs***:**

While no specific deficiencies were noted in the plumbing systems other than less than current Code required the water efficiency requirements, it is recommended that a general maintenance inspection occur. This inspection is to include testing each flush valve and faucet for proper operation, cleaning out all drains, traps and sewer piping, completing any leak repairs and repairing any pipe insulation as required. It is assumed that there would be some minimal work recommended to make the plumbing system available to operate at its optimum efficiency.

Estimate of probable construction cost:	$40,000 - 50,000
Design fees:	$5,000
Priority:	Optional or required if major work occurs in facility

An optional improvement is to replace all of the plumbing fixtures with water-saving fixtures which meet current Code requirements.

Estimate of probable construction cost:	$100,000 - $110,000
Design fees:	$11,000
Priority:	Optional or required if major work occurs in facility

Provide gas-fired make-up air handling unit and duct to serve existing kitchen exhaust hood.

Estimate of probable construction cost:	$50,000 - $60,000
Design fees:	$6,000
Priority:	Address within 5 years

Replace existing T12 lighting fixtures in building with similar style T8 fixtures with energy efficient electronic ballasts.

Estimate of probable construction cost:	$60,000 - $70,000
Design fees:	$7,000
Priority:	Address within 5 years

Replace existing metal halide lighting fixtures in gymnasium with T5 HO fluorescent lighting fixtures with electronic ballasts.

Estimate of probable construction cost:	$40,000 - $50,000
Design fees:	$5,000
Priority:	Optional or required if major work occurs in facility

Upgrade and provide additional pole mounted lighting fixtures to provide minimum recommended illumination levels in the parking lot and main entrance sidewalk.

Estimate of probable construction cost:	$20,000 - $25,000
Design fees:	$2,500
Priority:	Optional or required if major work occurs in facility

Perform testing and infrared scanning of all electrical distribution equipment to determine any maintenance required.

Estimate of probable construction cost:	$10,000 - $15,000
Design fees:	Not applicable
Priority:	Address within 1 year

Perform standard testing of fire alarm system to verify proper operation and determine any maintenance required.

Estimate of probable construction cost:	$5,000 - $8,000
Design fees:	Not applicable
Priority:	Address within 1 year

Garfield Community Center
1600 NE Quincy Street
Topeka, KS 66608

Site

Property consists of 33.11acres.
The property features a shelter house, playground facility, gazebo, picnic pavilion, outdoor grill, walking trails and multi-purpose fields

Building Access and parking

Access from the parking lot is fairly removed from the building's main entrance. It is via concrete sidewalks and requires crossing access drives. Accessible parking is fairly close and but is located across an access drive. The main entrance is at grade and appears to be accessible

The building appears to have ample parking, which is constructed of asphaltic paving which appears to be in good condition.

Building Data

Date of Construction:	
# of Stories:	1 story with partial basement
Elevator:	No
Square Footage:	12,528sf
Basement:	~600sf (Mechanical room only)
1St Floor-	5,630sf
Gymnasium -	6,298sf
Fire Suppression system:	None
Fire Alarm System:	Yes

Known Construction work:

- Minor renovation work - 1983
- Partial building remodel and ADA work – 1997
- Boiler replaced - 2001
- Roof Replacement - 2003
- Windows have been replaced – date unknown
- Gym Floor Replacement - 2011

Building Description:

Brick veneer exterior, flat roof, with aluminum storefront glazing

Building Program:

Gymnasium-

Wood flooring, Air conditioning present

Main level-

Building features a small reception and lobby area with large area adjacent which serves as a multi-purpose room. The remainder of floor has a mix of rooms to support various functions. The stage area has been converted into a daycare. A relatively new computer lab has been built-out.

Restrooms-

Appears to have accessible restrooms on main level.

Accessibility (ADA):

The building appears to generally conform to current and applicable codes.

Notes:

- Building has a utility tunnel under slab for distribution
- Heating/cooling in daycare area is poor
- Ramp at back of building should receive a handrail
- Unused mechanical equipment should be removed from back of building
- Site drainage appears to be good
- Downspouts drain at grade
- See appendix for additional interior and exterior photographs of current condition.

Recommendation:

Finishes are relatively old and should be updated.

Renovation Budget:

$185 – 375,000 should be budgeted for remodel work.
The low end of this budget is intended to address recommendations above while the upper end would include more extensive mechanical work.
This is based on a range of $15-$30 per square foot.
Also see Mechanical related recommendations and estimated costs.

Structural Assessment

The Garfield Community Center was constructed in 1957. In our opinion, this structure is in the best structural condition of the nine buildings observed. The building construction consists of a structural steel deck atop structural steel bar joists with steel frame with masonry infill. A similar structure with load bearing masonry appears to have been added to the original building. This building has been very well maintained and we observed no issues of structural concern with this building.

Existing mechanical/electrical/plumbing systems:

Plumbing systems consists of vitreous china plumbing fixtures with flush valve controls for urinals and water closets. Domestic water piping is copper with fiberglass insulation. Waste and vent piping is predominantly cast iron.

Heating system is a central hot water system consisting of two cast iron boilers (installed in 2001), two hot water circulating pumps and hot water piping routed in tunnels located around the perimeter of the building serving unit ventilators, fan coil units and convection fin tube units. Some of the existing equipment does not operate properly to provide adequate heat. Air conditioning equipment only exists in a few rooms of the building, and some of this equipment doesn't function well or at all. The weight room and game room lounge are served by hot water fan coil units with refrigerant coils and condensing units. However the cooling equipment is not operating properly or at all. The meeting room is also served by a hot water fan coil unit with refrigerant coil and condensing unit. The computer room is not provided by any heating or cooling equipment. The corridor is conditioned by a hot water fan coil unit with refrigerant coil, condensing unit and exposed ductwork routed through the corridor. The afterschool room includes hot water fin tube which provides little heat and no cooling equipment. The gymnasium is served by four gas heating/electric cooling rooftop units and has inoperable hot water fin tube units which has been disconnected and abandoned in place. Several of the areas in the building appear to be serving functions other than the building was originally designed for and do not include appropriate heating or cooling equipment.

The lighting in the facility is a mixture of T12 and T8 fluorescent lighting fixtures. The gymnasium lighting consists of metal halide lighting fixtures.

The electrical service is a 400 amp, 120/208-volt, 3-phase, 4-wire system with a circuit breaker main distribution panel serving circuit breaker branch panelboards strategically located in the building. Equipment is provided with local disconnecting means, and the convenience receptacles are grounded typed receptacles.

The building includes a fire alarm system is an older system of an age comparable to the original building construction. The system includes a main control panel, pull stations and audio/visual alarm units.

Conditions of existing systems:

The plumbing systems appear to be reasonably good condition. There was not any visual indication of leaking or deteriorated pipe. The plumbing fixtures appear to be original to the building and appear to

be functioning properly. However, it is unlikely that the fixtures meet the maximum current water use requirements.

Other than the existing rooftop units serving the gymnasium and the central plant boilers, the other equipment in the building is in poor condition or inoperable condition. It was noted that the heating systems provided little heat. It is likely that the systems require significant maintenance or complete replacement. Considering the poor condition of most of the equipment and the fact that several spaces are inadequately served with heating or cooling equipment because the space is being utilized for a purpose other than the building was originally designed for, it is recommended that the building systems be replaced in their entirety, except for the rooftop units in the gymnasium.

The lighting fixtures are in fair condition overall. The T12 fluorescent lamps are no longer manufactured and are less energy efficient that T8 fluorescent and other lamps currently available. The metal halide lighting fixtures in the gymnasium are inefficient and require warm-up time before reaching full intensity. The existing exterior lighting consists of building mounted high intensity discharge type fixtures and a few pole mounted light fixtures in the parking area.

Unless the functions of the building are changed from its current or past use, the electrical power is likely adequate. This would not be the case if additional functions were provided. The condition of the interior components of the electrical equipment should be tested and evaluated to determine the condition and safety of this equipment.

The age of the existing fire alarm system panel will begin to, if it hasn't already, create a challenge in locating repair and replacement parts. No operating problems were reported for the system.

Recommendations and estimated costs:

While no specific deficiencies were noted in the plumbing systems other than less than current Code required the water efficiency requirements, it is recommended that a general maintenance inspection occur. This inspection is to include testing each flush valve and faucet for proper operation, cleaning out all drains, traps and sewer piping, completing any leak repairs and repairing any pipe insulation as required. It is assumed that there would be some minimal work recommended to make the plumbing system available to operate at its optimum efficiency.

Estimate of probable construction cost:	$40,000 - 50,000
Design fees:	$5,000
Priority:	Optional or required if major work occurs in facility

An optional improvement is to replace all of the plumbing fixtures with water-saving fixtures which meet current Code requirements.

Estimate of probable construction cost:	$90,000 - $100,000
Design fees:	$10,000
Priority:	Optional or required if major work occurs in facility

Replace heating and cooling systems for entire building. The costs for this option include an upgrade to the existing electrical service and electrical distribution systems due the likelihood that the existing service will be inadequate to serve the additional air conditioning equipment.

Estimate of probable construction cost:	$130,000 - $140,000
Design fees:	$14,000
Priority:	Address within 5 years

Replace existing T12 lighting fixtures in building with similar style T8 fixtures with energy efficient electronic ballasts.

Estimate of probable construction cost:	$20,000 - $25,000
Design fees:	$2,500
Priority:	Address within 5 years

Replace existing metal halide lighting fixtures in gymnasium with T5 HO fluorescent lighting fixtures with electronic ballasts.

Estimate of probable construction cost:	$40,000 - $50,000
Design fees:	$5,000
Priority:	Optional or required if major work occurs in facility

Upgrade and provide additional pole mounted lighting fixtures to provide minimum recommended illumination levels in the parking lot and main entrance sidewalk.

Estimate of probable construction cost:	$20,000 - $25,000
Design fees:	$2,500
Priority:	Optional or required if major work occurs in facility

Perform testing and infrared scanning of all electrical distribution equipment to determine any maintenance required.

Estimate of probable construction cost:	$10,000 - $15,000
Design fees:	Not applicable
Priority:	Address within 1 year

Perform standard testing of fire alarm system to verify proper operation and determine any maintenance required.

Estimate of probable construction cost:	$5,000 - $8,000
Design fees:	Not applicable
Priority:	Address within 1 year

Replace existing fire alarm system with new addressable system and new alarm devices.

Estimate of probable construction cost:	$25,000 - $35,000
Design fees:	$3,500
Priority:	Address within 5 years

Central Park Community Center
1534 SW Clay
Topeka, KS 66604

Site

Property consists of 15.43acres.
The property features a playground facility, a large pond with a fishing dock, walking trails, a picnic pavilion, outdoor grill, walking trails and a football and track field

Building Access and parking

Access from the parking lot to the building is direct and via concrete sidewalks. The main entrance is elevated from the parking level. ADA access is via a ramp alongside the building. The ramp appears to

exceed allowable slope and run. The accessible parking area is adjacent to this area and has recently been re-worked. The number of accessible parking appears to be less than what is required by code.

The building appears to have ample parking, which is constructed of asphaltic paving which appears to be in good condition.

Building Data

Date of Construction:	1977
# of Stories:	2 stories with basement
Elevator/lift:	Yes (Internal)
Square Footage:	32,925sf
Basement-	10,913sf
1St Floor-	10,429sf
2nd Floor-	Not included – School District portion only
Gymnasium-	7,752sf
Other-	3,831sf
Fire Suppression system:	None
Fire Alarm System:	Yes

Known Construction work:

- Health Clinic offices were remodeled - 1991
- Mechanical system thermostat upgrades - 2012

Building Description:

Brick veneer exterior, flat roof, with aluminum storefront glazing. A portion of the building is occupied by USD 501 via a shared use agreement.

Building Program:

Gymnasium-

Wood flooring, no air conditioning is present. Gym is shared with USD 501

Basement-

Basement primarily consists of a health clinic and staff offices.

Main level-

Large lobby and reception area adjacent to recreation space, the remainder of the floor has a mix of rooms in various sizes to support different functions.

Restrooms-

All general use restrooms appear to be accessible and compliant. The restroom facilities in the locker rooms do not appear to be compliant

Accessibility (ADA):

Elevator or lift should be installed for accessible communication between levels. Exterior accessibility needs to be improved. The interior of the building appears to generally conform to current and applicable codes.

Notes:

- Staff office areas are relatively small and lacking natural light.
- There is a shared building security surveillance system.
- Roof access is via the interior of the building.
- Roof condition is unknown
- Roof drainage appears to be via internal drains discharged to the storm sewer
- Site drainage appears to be good.

- See appendix for additional interior and exterior photographs of current condition.

Recommendation:

Finishes are relatively old and should be updated.
Existing windows should be replaced with a new high performance glass and glazing system.

Renovation Budget:

$300 – 600,000 should be budgeted for remodel work.
The low end of this budget is intended to address recommendations above while the upper end would include more extensive mechanical work.
This is based on a range of $10-$20 per square foot.
Also see Mechanical related recommendations and estimated costs.

Structural Assessment

The Central Park Community Center appears to be the largest community center out of the 9 buildings. This structure was constructed in 1977. The building construction is a combination of long span steel bar joists with exterior masonry bearing walls in combination with reinforced concrete basement structure at the south end of the building. Based upon consideration of the building's size and age, it appears to be in good condition. At the gym area, several relatively minor settlement cracks were observed in the perimeter masonry gymnasium walls. Photo's #3A through 3C outlines this condition.

Photo 3A - Masonry Cracking at Interior Gymnasium Wall

Photo 3B - Masonry Cracking at Interior Gymnasium Wall


Photo 3C - Masonry Cracking at Interior Gymnasium Wall

At the exterior exposed concrete structure at the south end of the building, some concrete spalling in need of repair was observed. Photo's #3D and 3E outline this condition.

Photo 3D - Concrete Spalling at Exterior Concrete Structure

Photo 3E - Concrete Spalling at Exterior Concrete Structure

In review of the construction, the strongest area of this building is the concrete framed basement area which would be the strongest area of the building in a storm condition although it is not designed as a tornado resistant area.

Existing mechanical/electrical/plumbing systems:

Plumbing systems consists of vitreous china plumbing fixtures with flush valve controls for urinals and water closets. Domestic water piping is copper with fiberglass insulation. There are (4) existing natural gas water heaters located in the equipment room, but only (1) is currently operable and connected to the domestic piping system. The (3) decommissioned water heaters have been taken out of service as they experienced maintenance problems. Since the actual shower use and demand for hot water is low, a single water heater has been capable of providing the domestic hot water needs. Waste and vent piping is predominantly cast iron. There is a 3-compartment sink in the kitchen which drains through a grease interceptor.

The building primary heating and cooling systems have been upgraded in 2004 and consists of a two high-efficiency hot water boiler with primary and (5) secondary hot water loop pumps, a variable-air-volume air handling unit with refrigerant coil and outdoor condensing unit serving VAV terminal units. The boilers, pumps and air handling unit are all located in the basement of the building. Parts of the same room are used for storage.

The gymnasium is served by heating and ventilating air handling units, and roof mounted relief hoods. A furnace serves the mat room from an adjacent room with a return air grill located in and adjacent equipment supply room separated by a wall with a door. An air handling unit with gas duct heater provides heating and ventilation for a second floor physical education and gymnastics room.

Hot water fin tube and fan coil units are located on the perimeter walls of the building.

There is a kitchen hood installed above the range, but there is no provision for make-up air to the air exhausted by the hood.

The lighting in the facility consists of T12 fluorescent lighting fixtures.

The electrical service is a 1200 amp, 120/208-volt, 3-phase, 4-wire system with a fused main distribution panel serving circuit breaker branch panelboards strategically located in the building. Equipment is provided with local disconnecting means, and the convenience receptacles are grounded typed receptacles.

The building includes a fire alarm system is an older system of an age comparable to the original building construction. The system includes a main control panel, pull stations, audio/visual alarm units and ceiling smoke detectors in the public areas.

Conditions of existing systems:

The plumbing systems appear to be reasonably good condition. There was not any visual indication of leaking or deteriorated pipe. The plumbing fixtures appear to be original to the building and appear to be functioning properly. However, it is unlikely that the fixtures meet the maximum current water use requirements.

The existing mechanical systems and components appear to be in very good condition.

Current building Code requires make-up air provisions for any kitchen hood. Since the existing system does not include such provisions, the building is placed under a negative pressure when the kitchen hood is operated. This can be detrimental to the comfort of the building and could create dangerous situations if make-up air were to be pulled into the building through doors, building openings,

combustion air louvers and furnace flues. This situation could make doors difficult to operate, pull flue gas (carbon monoxide) into the building or cause gas pilot lights to extinguish with the risk of inducing raw natural gas into the building.

The lighting fixtures are in good condition, but the T12 fluorescent lamps are no longer manufactured and are less energy efficient that T8 fluorescent and other lamps currently available.

The main electrical equipment is in good condition. Unless the functions of the building are changed from its current or past use, the electrical power is likely adequate. This would not be the case if additional functions were provided. The condition of the interior components of the electrical equipment should be tested and evaluated to determine the condition and safety of this equipment.

The age of the existing fire alarm system panel will begin to, if it hasn't already, create a challenge in locating repair and replacement parts. No operating problems were reported for the system.

Recommendations and estimated costs:

While no specific deficiencies were noted in the plumbing systems other than less than current Code required the water efficiency requirements, it is recommended that a general maintenance inspection occur. This inspection is to include testing each flush valve and faucet for proper operation, cleaning out all drains, traps and sewer piping, completing any leak repairs and repairing any pipe insulation as required. It is assumed that there would be some minimal work recommended to make the plumbing system available to operate at its optimum efficiency.

Estimate of probable construction cost: $40,000 - 50,000
Design fees: $5,000
Priority: Optional or required if major work occurs in facility

An optional improvement is to replace all of the plumbing fixtures with water-saving fixtures which meet current Code requirements.

Estimate of probable construction cost: $110,000 - $120,000
Design fees: $12,000
Priority: Optional or required if major work occurs in facility

Provide gas-fired make-up air handling unit and duct to serve existing kitchen exhaust hood.

Estimate of probable construction cost: $50,000 - $60,000
Design fees: $6,000
Priority: Address within 5 years

Replace existing T12 lighting fixtures in building with similar style T8 fixtures with energy efficient electronic ballasts.

Estimate of probable construction cost: $100,000 - $110,000
Design fees: $11,000
Priority: Address within 5 years

Perform testing and infrared scanning of all electrical distribution equipment to determine any maintenance required.

Estimate of probable construction cost: $10,000 - $15,000
Design fees: Not applicable
Priority: Address within 1 year

Perform standard testing of fire alarm system to verify proper operation and determine any maintenance required.

Estimate of probable construction cost: $5,000 - $8,000
Design fees: Not applicable
Priority: Address within 1 year

Replace existing fire alarm system with new addressable system and new alarm devices.

Estimate of probable construction cost:	$60,000 - $70,000
Design fees:	$7,000
Priority:	Address within 5 years

Provide fire protection sprinkler system for basement areas of building to address Code requirements for new construction of similar facilities. This system would provide additional benefits and life safety protection for the building, but would probably not be triggered as a requirement unless there is significant remodel performed or the use of the basement areas change.

Estimate of probable construction cost:	$400,000 - $450,000
Design fees:	$45,000
Priority:	Optional or required if major work occurs in facility

Shawnee North Community Center
300 NE 43rd Street
Topeka, KS 66617

Site
Property consists of 109.89acres.
The property features playground facilities, shelter house, sand volleyball, gazebo, baseball fields (4) with concessions, outdoor tennis courts (2), a shelter house with outdoor grill, an aquatic center and maintenance facilities.

Building Access and parking

Access from the parking lot to the building is fairly direct and via concrete sidewalks. The main entrance is elevated and is not ADA compliant.

The building appears to have ample parking, which is constructed of asphaltic paving which appears to be in good condition.

Building Data

Date of Construction:	1920
# of Stories:	2 stories with basement
Elevator/lift:	Yes (internal)
Square Footage:	15,555sf
Basement-	5,185sf
1st Floor-	5,185sf
2nd Floor-	5,185sf
Fire Suppression system:	None
Fire Alarm System:	Yes

Known Construction work:

- Mechanical upgrades – 1985
- Window Replacement - 1985
- 1st and Basement Renovation – 1987
- 2nd floor remodel – 1988
- Basement Porch Repair - 1988
- Building remodel - 2005

Building Description:

Brick veneer exterior, Asphalt shingle roof, with aluminum or vinyl double hung windows

Building Program:

Basement-

Basement is partially exposed. Consists of various rooms of different sizes, includes a kitchen and daycare area.

Main level-

Reception and lobby adjacent to main entrance. Features a fairly large open recreation area. Other rooms with different functions are also located on this floor.

Upper Level-

Primary use of this floor was office space for the Parks and Recreation department. Offices were of adequate size. Large Multi-purpose spaces were located at the ends of the hall

Restrooms-

Restrooms do not appear to be accessible on any of the floors.

Accessibility (ADA):

Overall accessibility at this facility is very poor.

Notes:

- Exterior drainage issues are present at the exit from the mechanical room
- Site drainage is poor at the back of the building and should be improved.
- Fire escapes from exterior decks are not compliant
- Exterior decks are in failing condition and should be addressed immediately.
- The exterior of the building is in good shape less the decks.
- Gutters and downspouts drain at grade.
- Site drainage appears to be marginal in some areas.

- See appendix for additional interior and exterior photographs of current condition.

Recommendation:

Further ADA / accessibility should be performed; an exterior and interior lift should likely be installed. Bathrooms should be brought into compliance.
Exterior drainage improvements are needed.
Exterior decks should be re-built

Renovation Budget:

$240 – $480,000 should be budgeted for remodel work.
The low end of this budget is intended to address recommendations above while the upper end would include more extensive mechanical work.
Also see Mechanical related recommendations and estimated costs.

Structural Assessment

The Shawnee North Community Center is the oldest of all of the community centers observed. It was originally constructed in the 1920's as a building for the poor. The three level structure was constructed out of reinforced concrete with east and west exterior wood decks and a concrete stair and second level entry to the south. The interior of this building has performed well over the years; however, all of the exterior elements have experienced some level of distress. At the east and west ends of the buildings, exterior wood decks have significant sign of deterioration. At the west deck, the wood deck substructure was inaccessible for view; however, the wood deck is severely deteriorated and signs are present that this substructure is also probably deteriorated and in need of repair. Photo's 4A through 4H outline the condition of the west deck. This deck has been barricaded from public access and in its condition it is in need of substantial structural repair. It should not be occupied until structural repair is completed. The structural steel fire escape stair at the west deck appears to be significantly undersized and not in compliance with building code. The upper level the east wood deck was observed to be in similar condition to the west deck with a structure in need of repair which should not be occupied at this time. Photo's #4I and 4J detail this condition.

Photo 4A - West Deck Deterioration

Photo 4B - West Deck Deterioration

Photo 4C - West Deck Deterioration

Photo 4D - West Deck Deterioration

Photo 4E - West Deck Deterioration

Photo 4F - West Deck Deterioration

Photo FG - West Deck Deterioration

Photo 4H - West Deck Deterioration

Photo 4I - Top Level Exterior Wood Deck

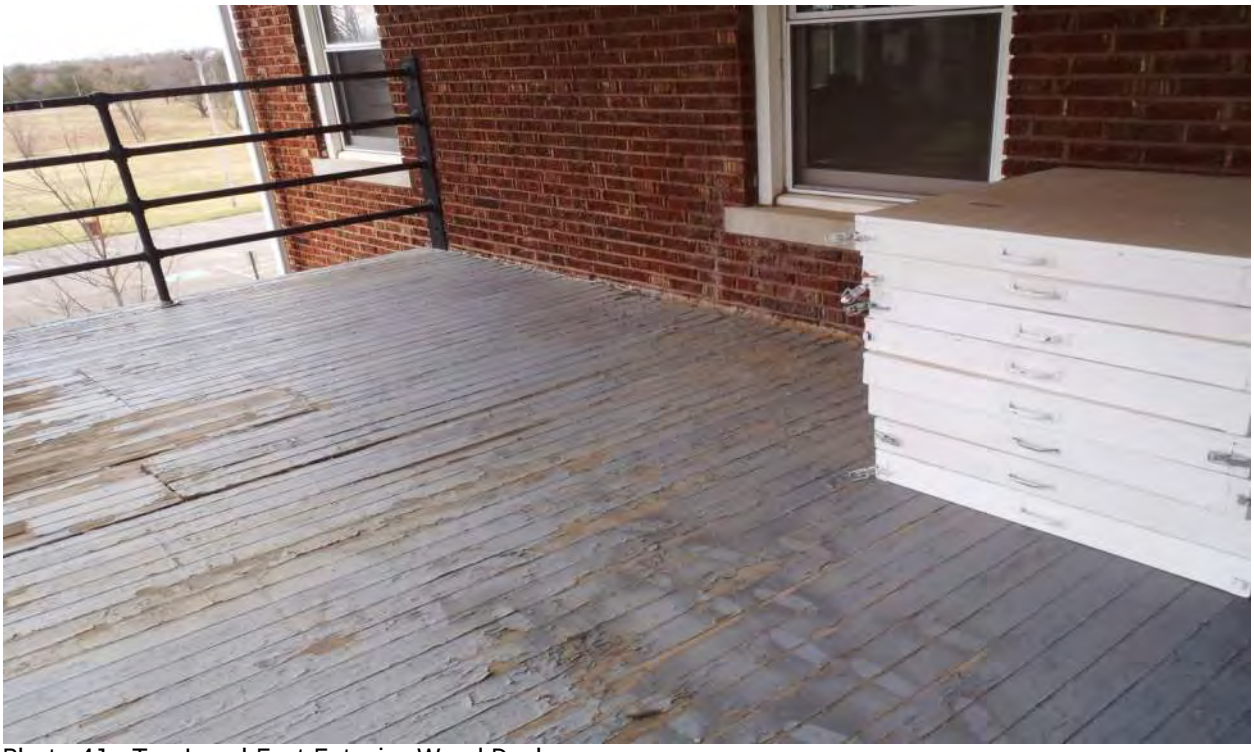


Photo 4J - Top Level East Exterior Wood Deck

The lower level of the east exterior deck has been repaired with new decking observed. This is the only wood deck we would consider safe for occupancy at this point in time. At the south concrete stairs, the metal form deck, which appears to be part of past repairs, has delaminated from the concrete and is in need of repair. Photo's #4K and 4L outline their condition. In addition to issues with metal deck, some initial signs of corrosion deterioration at exterior concrete was observed. Photo's #4M thru 4O detail some examples of these conditions which are nearing the point of needing significant structural repair.

Photo 4K - Deterioration at South Exterior Concrete

Photo 4L - Deterioration at South Exterior Concrete

Photo 4M - Corrosion Deterioration at South Exterior Concrete

Photo 4N - Corrosion Deterioration at South Exterior Concrete

Photo 4O - Corrosion Deterioration at South Exterior Concrete

Existing mechanical/electrical/plumbing systems:

Plumbing systems consists of vitreous china plumbing fixtures with flush valve controls for urinals and water closets. Domestic water piping is copper with fiberglass insulation. Waste and vent piping is predominantly cast iron. There is a 3-compartment sink in the kitchen.

The building heating and cooling systems have been installed in 2006 and consists of a single high-efficiency hot water boiler with primary and secondary hot water pump, 60-ton condensing unit with indoor plate heat exchanger, chilled water pump, air handling units, fan coil units, hot water convection units and a heat recovery ventilation unit. Other system components include cabinet hot water fan coil units located at the exterior walls of the building, two blower coil units and two air handling units with chilled water and hot water coils located in the attic and a heat recovery ventilation unit located in the attic. While all of the blower coil units and air handling units include chilled water and hot water coils, only the west air handling unit hot water coil is connected to the hot water piping. The hot water coils in the blower coil units and the east air handling unit are not currently connected, although hot water piping is available in the attic for future connection.

There are two residential grade kitchen hoods installed above two residential grade ranges, but there is no provision for make-up air to the air exhausted by the hoods.

The lighting in the facility consists of T12 fluorescent lighting fixtures with parabolic reflectors.

The electrical service is a 1200 amp, 120/208-volt, 3-phase, 4-wire system with a main distribution panel serving circuit breaker branch panelboards strategically located in the building. The main service equipment and much of the distribution system were updated in 2006 when the mechanical systems equipment was installed. Equipment is provided with local disconnecting means, and the convenience receptacles are grounded typed receptacles.

The building includes a fire alarm system which has been upgraded in recent years. The system includes a main control panel, pull stations, audio/visual alarm units and ceiling smoke detectors in the public areas.

Conditions of existing systems:

The plumbing systems appear to be reasonably good condition. There was not any visual indication of leaking or deteriorated pipe. The plumbing fixtures appear to be original to the building and appear to be functioning properly. However, it is unlikely that the fixtures meet the maximum current water use requirements.

The existing mechanical systems and components appear to be in very good condition. It appears that the intent of the system design intent is that the older heating fan coil units could be removed in the future and the hot water coils in the east air handling unit and the blower coil units could be connected to the hot water piping to support the entire building with the air handling and blower coil units located in the attic.

The lighting fixtures are in good condition, but the T12 fluorescent lamps are no longer manufactured and are less energy efficient that T8 fluorescent and other lamps currently available.

The main electrical equipment is in good condition. Unless the functions of the building are changed from its current or past use, the electrical power is likely adequate. This would not be the case if additional functions were provided. The condition of the interior components of the electrical equipment should be tested and evaluated to determine the condition and safety of this equipment.

The existing fire alarm system panel has been replaced in recent years. No operating problems were reported for the system.

Recommendations and estimated costs:

While no specific deficiencies were noted in the plumbing systems other than less than current Code required the water efficiency requirements, it is recommended that a general maintenance inspection occur. This inspection is to include testing each flush valve and faucet for proper operation, cleaning out all drains, traps and sewer piping, completing any leak repairs and repairing any pipe insulation as required. It is assumed that there would be some minimal work recommended to make the plumbing system available to operate at its optimum efficiency.

Estimate of probable construction cost: $40,000 - 50,000
Design fees: $5,000
Priority: Optional or required if major work occurs in facility

An optional improvement is to replace all of the plumbing fixtures with water-saving fixtures which meet current Code requirements.

Estimate of probable construction cost: $55,000 - $65,000
Design fees: $6,500
Priority: Optional or required if major work occurs in facility

Provide a grease interceptor to serve the existing 3-comparment sink in the kitchen.

Estimate of probable construction cost: $5,000 - $8,000
Design fees: $800
Priority: Address within 1 year

Replace existing T12 lighting fixtures in building with similar style T8 fixtures with energy efficient electronic ballasts.

Estimate of probable construction cost: $45,000 - $55,000
Design fees: $5,500
Priority: Address within 5 years

Perform testing and infrared scanning of all electrical distribution equipment to determine any maintenance required.

Estimate of probable construction cost: $10,000 - $15,000
Design fees: Not applicable
Priority: Address within 1 year

Perform standard testing of fire alarm system to verify proper operation and determine any maintenance required.

Estimate of probable construction cost: $5,000 - $8,000
Design fees: Not applicable
Priority: Address within 1 year

Crestview Community Center
4801 SW Shunga Drive
Topeka, KS 66614

Site
Property consists of 63.61acres
The property features playground facilities, walking trails, outdoor tennis (2), sand volleyball, baseball field, and a shelter house with outdoor grill

Building Access and parking
Access from the parking lot to the building is fairly removed. Access is via a concrete sidewalk which appears to exceed allowable slope in some areas. The main entrance is at grade and appears to be accessible.
The building appears to have ample parking, which is constructed of asphaltic paving which appears to be in good condition.

Building Data

Date of Construction: 1963

# of Stories:	1 Story
Square Footage:	15,707sf
1St Floor-	7,008sf
Gymnasium-	8,762sf
Fire Suppression system:	None
Fire Alarm System:	Yes

Known Construction work:

- Roof and Siding replacement – 1998
- HVAC system upgrades – 2003
- Addition and partial remodel - 2007
- Exterior windows doors replaced – date unknown

Building Description:

Brick veneer exterior, Asphalt shingle roofing, with aluminum storefront glazing

Building Program notes:

Gymnasium-

Wood flooring, Air conditioning is present

Main level-

Small lobby reception area, with various rooms sizes for different functions throughout. A relatively new Multi-purpose room addition was built in 2007

Restrooms-

Appears to have accessible restrooms on main level.

Accessibility (ADA):

The building appears to generally conform to current and applicable codes.

Notes:

- Building is located in the flood plain and has had flooding issues in the past
- Roof appears relatively new and in good shape
- Gutters and downspouts drain at grade.
- Site drainage appears to be good.
- Air supply to gym is via underground ducts with a high return service
- Site drainage appears to be good.
- The outdoor pool has been removed but the old shower / locker room building remains and would be well served to be re-programmed for another suitable use
- See appendix for additional interior and exterior photographs of current condition.

Recommendation:

Some areas of the building have relatively dated finishes and could be updated

Renovation Budget:

$150 – $375,000 should be budgeted for remodel work.
The low end of this budget is intended to address recommendations above while the upper end would include more extensive mechanical work.
Also see Mechanical related recommendations and estimated costs.

Structural Assessment

The Crestview Community Center was originally constructed in 1963. Several additions have been added to this building over the years. The original building was constructed with glulams and load

bearing masonry bearing walls. The additions appear to be constructed with steel deck atop structural steel bar joists atop wide flange beams in combination with load bearing masonry. This building complex appears to be very well constructed with minimal signs of structural concern observed during the visit. Photo's #2A details some minor corrosion at an exterior building column in need of repair/re-painting. Photo 2B details a minor settlement crack at an interior masonry wall.

Photo 2A - Minor Corrosion at Exterior Column

Photo 2B - Minor Settlement Crack at Interior Non-Bearing Masonry Wall

Photo #2C and 2D detail some exterior wood soffits and fascia boards showing sign of age in need of repair.

Photo 2C - Exterior Exposed Wood

Photo 2D - Exterior Exposed Wood

Existing mechanical/electrical/plumbing systems:

Plumbing systems consists of vitreous china plumbing fixtures with flush valve controls for urinals and water closets. Domestic water piping is copper with fiberglass insulation. Waste and vent piping is predominantly cast iron.

The building heating system has been upgraded in 2004 and consists of a one high-efficiency hot water boiler with hot water pumps providing hot water to fan coil units and an air handling unit. The fan coil units and air handling unit also include refrigerant coils and outdoor condensing units to provide cooling to the spaces served by this equipment. All of the condensing units were installed in 2007. Fan coil units provide heating and cooling for the offices and multipurpose rooms. The air handling unit serves the gymnasium with underfloor supply air duct and wall mounted return air grilles.

Two gas furnaces with refrigerant coil and outdoor condensing units serve a multipurpose room addition constructed in 2007.

The locker rooms associated with a pool, which was recently removed, is served by a high efficiency, gas furnace and distribution ductwork.

The lighting in the facility consists of T12 fluorescent lighting fixtures.

The electrical service is a 600 amp, 120/208-volt, 3-phase, 4-wire system with a fused main distribution panel serving circuit breaker branch panelboards strategically located in the building. Equipment is provided with local disconnecting means, and the convenience receptacles are grounded typed receptacles.

The building includes a fire alarm system is nearly 25 years old. The system includes a main control panel, pull stations, audio/visual alarm units and ceiling smoke detectors in the public areas.

Conditions of existing systems:

The plumbing systems appear to be reasonably good condition. There was not any visual indication of leaking or deteriorated pipe. The plumbing fixtures appear to be original to the building and appear to be functioning properly. However, it is unlikely that the fixtures meet the maximum current water use requirements.

The existing mechanical systems and components appear to be in very good condition.

The lighting fixtures are in good condition, but the T12 fluorescent lamps are no longer manufactured and are less energy efficient that T8 fluorescent and other lamps currently available.

The main electrical equipment is in good condition. Unless the functions of the building are changed from its current or past use, the electrical power is likely adequate. This would not be the case if additional functions were provided. The condition of the interior components of the electrical equipment should be tested and evaluated to determine the condition and safety of this equipment.

The age of the existing fire alarm system panel will begin to, if it hasn't already, create a challenge in locating repair and replacement parts. No operating problems were reported for the system.

Recommendations and estimated costs:

While no specific deficiencies were noted in the plumbing systems other than less than current Code required the water efficiency requirements, it is recommended that a general maintenance inspection occur. This inspection is to include testing each flush valve and faucet for proper operation, cleaning out all drains, traps and sewer piping, completing any leak repairs and repairing any pipe insulation as required. It is assumed that there would be some minimal work recommended to make the plumbing system available to operate at its optimum efficiency.

Estimate of probable construction cost: $40,000 - 50,000
Design fees: $5,000
Priority: Optional or required if major work occurs in facility

An optional improvement is to replace all of the plumbing fixtures with water-saving fixtures which meet current Code requirements.

Estimate of probable construction cost: $75,000 - $85,000
Design fees: $8,500
Priority: Optional or required if major work occurs in facility

Replace existing T12 lighting fixtures in building with similar style T8 fixtures with energy efficient electronic ballasts.

Estimate of probable construction cost: $45,000 - $55,000
Design fees: $5,500
Priority: Address within 5 years

Perform testing and infrared scanning of all electrical distribution equipment to determine any maintenance required.

Estimate of probable construction cost: $10,000 - $15,000
Design fees: Not applicable
Priority: Address within 1 year

Perform standard testing of fire alarm system to verify proper operation and determine any maintenance required.

Estimate of probable construction cost: $5,000 - $8,000
Design fees: Not applicable
Priority: Address within 1 year

Replace existing fire alarm system with new addressable system and new alarm devices.

Estimate of probable construction cost: $25,000 - $35,000
Design fees: $3,500
Priority: Address within 5 years

Velma K. Paris Community Center
6715 SW Westview Road
Topeka, KS 66619

Site
Property consists of 64.06acres
The property features a playground facilities, baseball fields (2) and soccer fields.

Building Access and parking

Access from the parking lot to the building is direct. Access to main entrance is via a concrete sidewalk. The main entrance is at grade and appears to be accessible. Accessible parking is located adjacent to the secondary entrance on the North side of the building.

The building appears to have ample parking, which is constructed of asphaltic paving which appears to be in good condition.

Building Data

Date of Construction:
# of Stories: 1 story
Square Footage: 9,633sf
1St Floor- 5,633sf
GYM- 4,000sf
Fire Suppression system: None
Fire Alarm System: Yes

Known Construction work:
- Classroom addition -1987
- Classroom addition and remodel - 2002

Building Description:
Building structure is a pre-manufactured metal building type structure with metal roofing and siding

Building Program:

Main level-
The reception and lobby area is relatively small with direct access to the large multi-purpose room. The North end of the building has a weight room and daycare facility.

Restrooms-
Appears to have accessible restrooms on main level.

Accessibility (ADA):
The building appears to generally conform to current and applicable codes.

Notes:
- Building is in overall good shape.
- Finishes are relatively new and attractive.
- Gutters and downspouts drain at grade.
- Site drainage appears to be good.
- See appendix for additional interior and exterior photographs of current condition.

Recommendation:
Building could use slight finish upgrades but no major work or needs were noted

Renovation Budget:
$50 – 150,000 should be budgeted for remodel work.
This is based on a range of $5-$15 per square foot.
The low end of this budget is intended to address recommendations above while the upper end would include more extensive mechanical work.
Also see Mechanical related recommendations and estimated costs.

Structural Assessment

The Velma K. Paris Community Center is a single story pre-engineered metal building. This building was constructed in two phases with the first phase being approximately 20 to 30 years old and the second phase being 10 to 20 years old. Due to this building being originally part of Forbes Air Force Base, the exact age of this building could not be determined. Overall, this building appears to be very well maintained and in very good structural condition. The foundation for the structure appears to be in good condition with very minimal signs of differential foundation settlement observed. Our only comment on this facility is the condition of the exterior metal building façade. Several areas of panel damage were observed during our review. Photo's 1A through 1D detail this condition which is in need of repair:

Photo 1A - Metal Facade Panel Impact Damage

Photo 1B - Metal Facade Panel Impact Damage


Photo 1C - Metal Facade Panel Impact Damage

Photo 1D - Metal Facade Panel Impact Damage

*Existing mechanical/electrical/plumbing systems***:**

Plumbing systems consists of vitreous china plumbing fixtures with flush valve controls for urinals and water closets. Domestic water piping is copper with fiberglass insulation.

A single air handling unit with refrigerant coil, outdoor condensing unit and gas-fired duct furnaces serves all of the building except for the west and north additions. This air handling unit serves the large multipurpose room as well as offices and some smaller rooms. There are no air transfer duct provisions to allow return air to flow from these smaller rooms if the doors are closed. The west addition is served by a gas-fired furnace with refrigerant coil and outdoor condensing unit. The north addition is also served by a dedicated gas-fired furnace with refrigerant coil and outdoor condensing unit.

The lighting in the facility consists of T8 fluorescent lighting fixtures throughout except for the large multipurpose room which is illuminated by T5 HO fluorescent fixtures.

The electrical service is a 600 amp, 120/208-volt, 3-phase, 4-wire system with a main distribution panel serving circuit breaker branch panelboards strategically located in the building. Equipment is provided with local disconnecting means, and the convenience receptacles are grounded typed receptacles.

There is no fire alarm system in the building.

Conditions of existing systems:

The plumbing systems appear to be reasonably good condition. There was not any visual indication of leaking or deteriorated pipe. The plumbing fixtures appear to be original to the building and appear to

be functioning properly. However, it is unlikely that the fixtures meet the maximum current water use requirements.

The existing mechanical systems and components appear to be in good condition.

The lighting fixtures are in good condition and the T8 and T5 HO lighting fixtures are the most efficient type of lighting fixtures available for the needs of this building.

The main electrical equipment is in good condition. Unless the functions of the building are changed from its current or past use, the electrical power is likely adequate. This would not be the case if additional functions were provided. The condition of the interior components of the electrical equipment should be tested and evaluated to determine the condition and safety of this equipment.

Recommendations and estimated costs:

An optional improvement is to replace all of the plumbing fixtures with water-saving fixtures which meet current Code requirements.

Estimate of probable construction cost:	$60,000 - $70,000
Design fees:	$6,000
Priority:	Optional or required if major work occurs in facility

Perform testing and infrared scanning of all electrical distribution equipment to determine any maintenance required.

Estimate of probable construction cost:	$10,000 - $15,000
Design fees:	Not applicable
Priority:	Address within 1 year

Provide with new addressable fire alarm system and new alarm devices.

Estimate of probable construction cost:	$15,000 - $20,000
Design fees:	$2,000
Priority:	Address within 5 years