



FACILITY CONDITION ASSESSMENT

Nelson Field | February 2022



Executive Summary

Nelson Field is located at 7105 Berkman Dr in Austin, Texas. The oldest building is 57 years old (at time of 2020 assessment). It comprises 59,048 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$2,770,666. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Nelson Field the ten-year need is \$5,733,139.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Assessment (FCA) score. A 5-year FCA was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCA calculation. The Nelson Field facility has a 5-year FCA score of 90.79%.

Summary of Findings

The table below summarizes the condition findings at Nelson Field

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$2,466,877	\$1,164,218	\$530,019	\$3,631,095	\$4,161,114	\$0	
Permanent Building(s)								
281A	Field House	\$7,151	\$478,945	\$0	\$486,096	\$486,096	\$898,762	45.91%
281B	Restroom - Women's (Home)	\$52,676	\$49,637	\$0	\$102,313	\$102,313	\$90,811	-12.66%
281C	Concession (Home)	\$13,549	\$139,750	\$0	\$153,299	\$153,299	\$372,616	58.86%
281D	Restroom - Men's (Home)	\$35,755	\$47,092	\$0	\$82,847	\$82,847	\$74,896	-10.62%
281E	Restroom - Men's (Visitor)	\$30,338	\$48,783	\$0	\$79,121	\$79,121	\$74,896	-5.64%
281F	Restroom - Women's (Visitor)	\$52,676	\$57,712	\$0	\$110,388	\$110,388	\$87,535	-26.11%
281G	Concession (Visitor)	\$10,211	\$121,919	\$0	\$132,130	\$132,130	\$372,616	64.54%
281H	Restroom - Men's (Visitor)	\$42,906	\$51,005	\$0	\$93,911	\$93,911	\$81,683	-14.97%
281I	Restroom - Women's (Visitor)	\$40,132	\$34,838	\$0	\$74,970	\$74,970	\$74,896	- .10%
281J	Storage Building	\$0	\$42,128	\$3,585	\$42,128	\$45,713	\$312,072	86.50%
281K	Ticket Booth (North)	\$0	\$7,897	\$287	\$7,897	\$8,184	\$19,972	60.46%
281L	Baseball Pressbox	\$0	\$21,362	\$3,522	\$21,362	\$24,884	\$37,449	42.96%
281M	Ticket Booth (South)	\$0	\$9,980	\$287	\$9,980	\$10,267	\$19,972	50.03%
281N	Stadium Seating (West)	\$18,395	\$107,847	\$0	\$126,242	\$126,242	\$22,796,770	99.45%
281O	Stadium Seating (East)	\$0	\$20,830	\$0	\$20,830	\$20,830	\$20,369,770	99.90%
281P	Baseball Stands	\$0	\$20,830	\$0	\$20,830	\$20,830	\$10,751,850	99.81%
Sub Total for Permanent Building(s):		\$303,789	\$1,260,555	\$7,681	\$1,564,344	\$1,572,025	\$56,436,565	
Total for Site:		\$2,770,666	\$2,424,773	\$537,700	\$5,195,439	\$5,733,139	\$56,436,565	90.79%

Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

Current Deficiencies: Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

Life Cycle Forecast: Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

Priority 1 – Mission Critical Concerns: Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

Priority 2 - Indirect Impact to Educational Mission: Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

Priority 3 - Short-Term Conditions: Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

Priority 4 - Long-Term Requirements: Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

Priority 5 - Enhancements: Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$12,446	\$2,454,431	\$2,466,877	89.04 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Mechanical	\$0	\$5,944	\$13,718	\$0	\$0	\$19,661	0.71 %
Electrical	\$0	\$7,823	\$0	\$0	\$0	\$7,823	0.28 %
Plumbing	\$0	\$0	\$190,978	\$85,327	\$0	\$276,305	9.97 %
Fire and Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Total:	\$0	\$13,767	\$204,696	\$97,773	\$2,454,431	\$2,770,666	

The building systems at the site with the most need include:

Site	-	\$2,466,877
Plumbing	-	\$276,305
Mechanical	-	\$19,661

The chart below represents the building systems and associated deficiency costs.

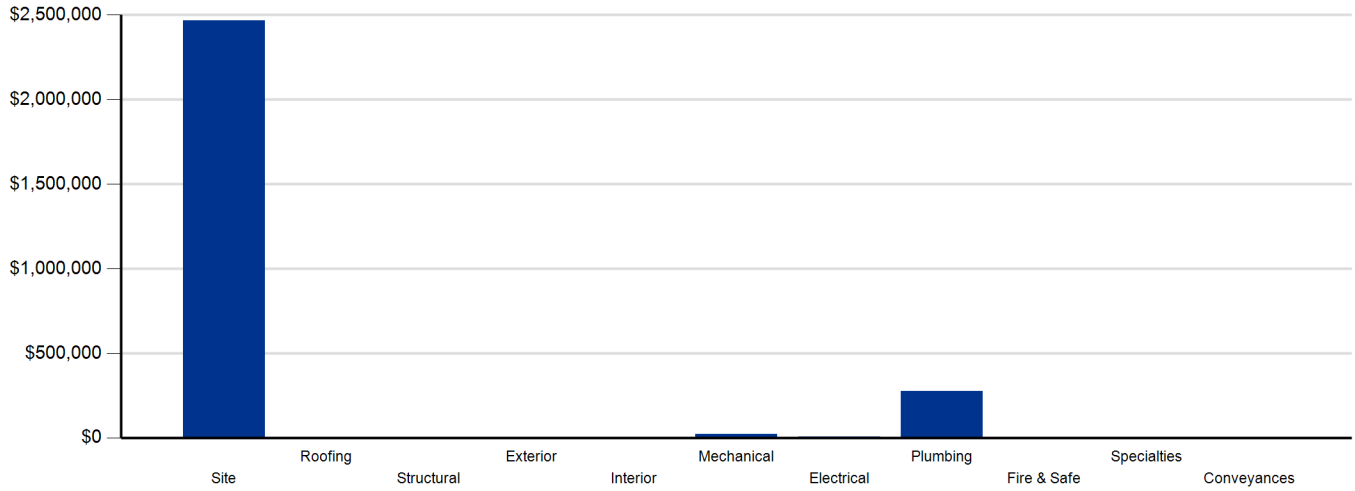


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$0	\$1,164,218	\$1,164,218
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$252,856	\$0	\$0	\$0	\$69,324	\$322,180
Interior	\$6,385	\$33,376	\$71,084	\$100,105	\$130,440	\$341,390
Mechanical	\$0	\$0	\$8,055	\$0	\$8,036	\$16,091
Electrical	\$0	\$0	\$241,249	\$53,382	\$20,566	\$315,197
Plumbing	\$26,039	\$16,984	\$10,834	\$55,653	\$6,384	\$115,894
Fire and Life Safety	\$6,629	\$0	\$8,884	\$50,115	\$1,832	\$67,460
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$41,267	\$26,406	\$0	\$8,802	\$0	\$76,475
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$333,176	\$76,766	\$340,106	\$268,057	\$1,400,800	\$2,418,905

Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$1,164,218	\$454,363	\$0	\$0	\$0	\$0	\$454,363	\$1,618,581
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$322,180	\$0	\$0	\$0	\$3,164	\$0	\$3,164	\$325,344
Interior	\$341,390	\$0	\$0	\$4,159	\$358	\$0	\$4,517	\$345,907
Mechanical	\$16,091	\$0	\$0	\$0	\$0	\$0	\$0	\$16,091
Electrical	\$315,197	\$75,656	\$0	\$0	\$0	\$0	\$75,656	\$390,853
Plumbing	\$115,894	\$0	\$0	\$0	\$0	\$30,988	\$30,988	\$146,882
Fire and Life Safety	\$67,460	\$0	\$0	\$0	\$0	\$0	\$0	\$67,460
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$76,475	\$0	\$0	\$0	\$0	\$0	\$0	\$76,475
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,418,905	\$530,019	\$0	\$4,159	\$3,522	\$30,988	\$568,688	\$2,987,593

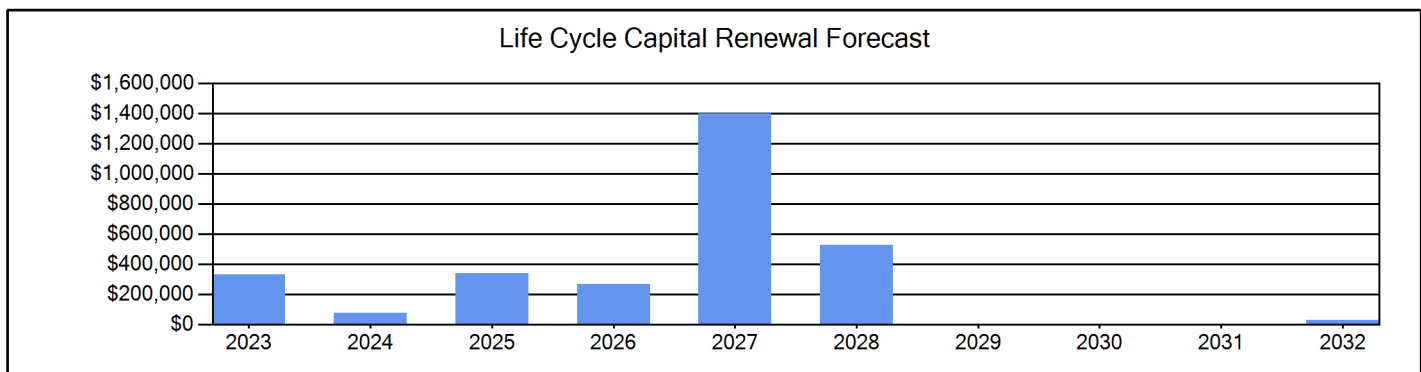


Figure 2: Ten Year Capital Renewal Forecast

Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

$$FCAS = 100 - (\text{Total Repair Cost} / \text{Replacement Cost})$$

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCAS at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCAS is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$56,436,565. For planning purposes, the total 5-year need at the Nelson Field is \$5,195,439 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Nelson Field facility has a 5-year FCA of 90.79%.

5-Year Need vs. Replacement

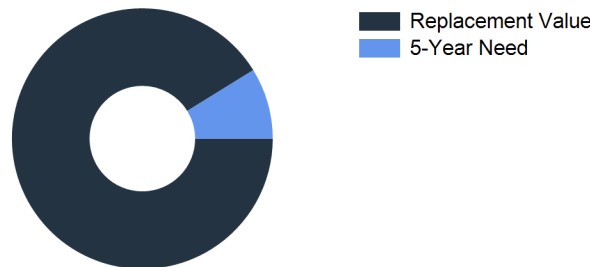


Figure 3: 5-Year FCA

Nelson Field - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backstop Replacement	Capital Renewal	1	Ea.	4	\$7,510	4708
Gate Replacement	Deferred Maintenance	8	Ea.	4	\$4,937	4707
Location: Site wide						
PROGRAM DEFICIENCIES	ADA Compliance	662,933	EACH	5	\$1,138,243	4705
PUBLIC DEFICIENCIES	ADA Compliance	513,838	EACH	5	\$882,250	4704
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	252,733	EACH	5	\$433,938	4706
Sub Total for System		5	items		\$2,466,877	
Sub Total for School and Site Level		5	items		\$2,466,877	

Building: 281A - Field House

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3	Ea.	4	\$7,151	4337
Sub Total for System		1	items		\$7,151	
Sub Total for Building 281A - Field House		1	items		\$7,151	

Building: 281B - Restroom - Women's (Home)

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	4347
Sub Total for System		1	items		\$1,960	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	7	Ea.	3	\$35,416	4345
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3	Ea.	4	\$7,151	4346
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	3	Ea.	4	\$8,149	4344
Sub Total for System		3	items		\$50,716	
Sub Total for Building 281B - Restroom - Women's (Home)		4	items		\$52,676	

Building: 281C - Concession (Home)

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	1	Ea.	3	\$5,059	4364
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	4363
Replace classroom lavatory	Capital Renewal	3	Ea.	4	\$7,693	4362
Sub Total for System		3	items		\$13,549	
Sub Total for Building 281C - Concession (Home)		3	items		\$13,549	

Building: 281D - Restroom - Men's (Home)

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	4368
Sub Total for System		1	items		\$1,960	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	4	Ea.	3	\$20,238	4366
Urinal Replacement	Capital Renewal	6	Ea.	3	\$8,125	4367
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	4365
Sub Total for System		3	items		\$33,795	
Sub Total for Building 281D - Restroom - Men's (Home)		4	items		\$35,755	

Building: 281E - Restroom - Men's (Visitor)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	4372
Sub Total for System		1	items		\$1,960	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	4	Ea.	3	\$20,238	4370
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,708	4371
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	4369
Sub Total for System		3	items		\$28,379	
Sub Total for Building 281E - Restroom - Men's (Visitor)		4	items		\$30,338	

Building: 281F - Restroom - Women's (Visitor)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	4376
Sub Total for System		1	items		\$1,960	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	7	Ea.	3	\$35,416	4374
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3	Ea.	4	\$7,151	4375
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	3	Ea.	4	\$8,149	4373
Sub Total for System		3	items		\$50,716	
Sub Total for Building 281F - Restroom - Women's (Visitor)		4	items		\$52,676	

Building: 281G - Concession (Visitor)
Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$7,823	4254
Note: original to building						
Sub Total for System		1	items		\$7,823	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Custodial Mop Or Service Sink Replacement	Capital Renewal	3	Ea.	4	\$2,388	4377
Sub Total for System		1	items		\$2,388	
Sub Total for Building 281G - Concession (Visitor)		2	items		\$10,211	

Building: 281H - Restroom - Men's (Visitor)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	4382
Sub Total for System		1	items		\$1,960	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	4	Ea.	3	\$20,238	4379
Urinal Replacement	Capital Renewal	6	Ea.	3	\$8,125	4380
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3	Ea.	4	\$7,151	4381
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	4378
Sub Total for System		4	items		\$40,947	
Sub Total for Building 281H - Restroom - Men's (Visitor)		5	items		\$42,906	

Building: 281I - Restroom - Women's (Visitor)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	4712

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Beyond useful life						
Sub Total for System		1	items		\$1,960	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	6	Ea.	3	\$30,356	4710
Note: Beyond useful life						
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	\$2,384	4711
Note: Beyond useful life						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	4709
Note: Beyond useful life						
Sub Total for System		3	items		\$38,173	
Sub Total for Building 2811 - Restroom - Women's (Visitor)		4	items		\$40,132	

Building: 281N - Stadium Seating (West)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil HVAC Component Replacement	Capital Renewal	4	Ea.	2	\$5,944	4715
Note: Beyond useful life						
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	4716
Note: Beyond useful life						
Sub Total for System		2	items		\$7,903	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	1	Ea.	3	\$5,059	4714
Note: Beyond useful life						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	4713
Note: Beyond Life						
Sub Total for System		2	items		\$10,492	
Sub Total for Building 281N - Stadium Seating (West)		4	items		\$18,395	
Total for Campus		40	items		\$2,770,666	

Buildings with no reported deficiencies

- 281J - Storage Building
- 281K - Ticket Booth (North)
- 281L - Baseball Pressbox
- 281M - Ticket Booth (South)
- 281O - Stadium Seating (East)
- 281P - Baseball Stands

Nelson Field - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	793	CAR	\$1,150,486	5
Roadway Pavement	Concrete Driveways	1,100	SF	\$13,732	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)	3,300	LF	\$258,538	6
Pedestrian Pavement	Sidewalks - Concrete	17,288	SF	\$195,825	6
Sub Total for System		4	items	\$1,618,581	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	13	Ea.	\$75,656	6
Sub Total for System		1	items	\$75,656	
Sub Total for Building -		5	items	\$1,694,237	

Building: 281A - Field House

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	96	SF	\$13,876	1
Note: 4' X 4'					
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$37,070	1
Exterior Utility Doors	Overhead Door	2	Door	\$16,615	1
Sub Total for System		3	items	\$67,561	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	29	SF	\$237	1
Suspended Plaster and	Painted ceilings	2,880	SF	\$5,998	2
Compartments and Cubicles	Toilet Partitions	8	Stall	\$16,132	2
Tile Flooring	Ceramic Tile	259	SF	\$4,576	3
Tile Wall Finish	Ceramic Tile wall	288	SF	\$2,391	4
Stone Facing	CMU Wall	29	SF	\$977	4
Note: Glazed					
Stone Facing	CMU Wall	2,563	SF	\$86,345	4
Sub Total for System		7	items	\$116,656	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	3
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	5
Sub Total for System		2	items	\$11,956	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	2,880	SF	\$2,039	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	8	Ea.	\$16,664	3
Lighting Fixtures	Light Fixtures (Bldg SF)	2,880	SF	\$52,815	3
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	4
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$7,823	4
Sub Total for System		6	items	\$101,379	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	9	Ea.	\$24,447	1
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,592	1
Plumbing Fixtures	Showers	13	Ea.	\$16,984	2
Plumbing Fixtures	Urinals	8	Ea.	\$10,834	3
Plumbing Fixtures	Toilets	11	Ea.	\$55,653	4
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	5

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	10
		Sub Total for System		\$123,044	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	2,880	SF	\$6,629	1
		Sub Total for System		\$6,629	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	85	Ea.	\$41,267	1
Casework	Fixed Cabinetry	2	Room	\$17,604	2
		Sub Total for System		\$58,871	
		Sub Total for Building 281A - Field House		\$486,095	

Building: 281B - Restroom - Women's (Home)

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	32	SF	\$4,625	1
Note: 4' X 4'					
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	1
		Sub Total for System		\$8,332	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	387	SF	\$806	2
Compartments and Cubicles	Toilet Partitions	7	Stall	\$14,115	3
Stone Facing	CMU Wall	387	SF	\$13,038	5
		Sub Total for System		\$27,959	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	3	Ea.	\$6,249	3
Lighting Fixtures	Light Fixtures (Bldg SF)	387	SF	\$7,097	3
		Sub Total for System		\$13,346	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	10
		Sub Total for System		\$7,151	
		Sub Total for Building 281B - Restroom - Women's (Home)		\$56,789	

Building: 281C - Concession (Home)

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	16	SF	\$2,313	1
Note: 4' X 4'					
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	1
Exterior Utility Doors	Overhead Door	3	Door	\$24,922	1
Exterior Wall Veneer	CMU - Bldg SF Basis	796	SF	\$17,904	5
		Sub Total for System		\$52,553	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	796	SF	\$1,658	3
Interior Swinging Doors	Metal Door (Steel)	5	Door	\$14,469	3
Interior Door Supplementary Components	Door Hardware	5	Door	\$7,423	4
Stone Facing	CMU Wall	796	SF	\$26,816	5
		Sub Total for System		\$50,366	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	796	SF	\$563	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	4	Ea.	\$8,332	3

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	3	Ea.	\$2,705	3
Lighting Fixtures	Light Fixtures (Bldg SF)	796	SF	\$14,597	3
		Sub Total for System		\$26,198	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	796	SF	\$1,832	3
		Sub Total for System		\$1,832	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$8,802	2
		Sub Total for System		\$8,802	
		Sub Total for Building 281C - Concession (Home)		\$139,752	

Building: 281D - Restroom - Men's (Home)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	32	SF	\$4,625	1
Note: 4' X 4'					
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	1
Exterior Wall Veneer	CMU - Bldg SF Basis	320	SF	\$7,198	5
		Sub Total for System		\$15,530	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	5	Stall	\$10,082	2
Suspended Plaster and	Painted ceilings	320	SF	\$666	3
Stone Facing	CMU Wall	320	SF	\$10,780	5
Note: Glazed					
		Sub Total for System		\$21,529	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	3
Lighting Fixtures	Light Fixtures (Bldg SF)	320	SF	\$5,868	3
		Sub Total for System		\$10,034	
		Sub Total for Building 281D - Restroom - Men's (Home)		\$47,094	

Building: 281E - Restroom - Men's (Visitor)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	32	SF	\$4,625	1
Note: 4' X 4'					
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	1
Exterior Wall Veneer	CMU - Bldg SF Basis	320	SF	\$7,198	5
		Sub Total for System		\$19,237	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	320	SF	\$666	3
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	3
Stone Facing	CMU Wall	320	SF	\$10,780	5
Note: Glazed					
		Sub Total for System		\$19,513	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	3
Lighting Fixtures	Light Fixtures (Bldg SF)	320	SF	\$5,868	3
		Sub Total for System		\$10,034	
		Sub Total for Building 281E - Restroom - Men's (Visitor)		\$48,784	

Building: 281F - Restroom - Women's (Visitor)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	32	SF	\$4,625	1
Note: 4' X 4'					
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	1
Exterior Wall Veneer	CMU - Bldg SF Basis	373	SF	\$8,390	5
		Sub Total for System		3 items	\$20,429

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	373	SF	\$777	3
Compartments and Cubicles	Toilet Partitions	7	Stall	\$14,115	3
Stone Facing	CMU Wall	373	SF	\$12,566	5
		Sub Total for System		3 items	\$27,458

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	3
Lighting Fixtures	Light Fixtures (Bldg SF)	373	SF	\$6,840	3
		Sub Total for System		3 items	\$9,825

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	10
		Sub Total for System		1 items	\$7,151
		Sub Total for Building 281F - Restroom - Women's (Visitor)		10 items	\$64,864

Building: 281G - Concession (Visitor)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	1
Exterior Utility Doors	Overhead Door	3	Door	\$24,922	1
Exterior Wall Veneer	CMU - Bldg SF Basis	796	SF	\$17,904	5
		Sub Total for System		3 items	\$57,654

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	796	SF	\$1,658	3
Interior Door Supplementary Components	Door Hardware	2	Door	\$2,969	4
Stone Facing	CMU Wall	796	SF	\$26,816	5
Interior Swinging Doors	Metal Door (Steel)	2	Door	\$5,788	5
		Sub Total for System		4 items	\$37,231

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	5
Lighting Fixtures	Light Fixtures (Bldg SF)	796	SF	\$14,597	5
		Sub Total for System		2 items	\$16,401

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	796	SF	\$1,832	5
		Sub Total for System		1 items	\$1,832

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$8,802	4
		Sub Total for System		1 items	\$8,802
		Sub Total for Building 281G - Concession (Visitor)		11 items	\$121,921

Building: 281H - Restroom - Men's (Visitor)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	32	SF	\$4,625	1
Note: 4' X 4'					
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	1
Exterior Wall Veneer	CMU - Bldg SF Basis	349	SF	\$7,850	5
			Sub Total for System	3 items	\$19,889

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	349	SF	\$727	3
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	3
Stone Facing	CMU Wall	349	SF	\$11,757	5
Note: Glazed					
			Sub Total for System	3 items	\$20,550

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	3
Lighting Fixtures	Light Fixtures (Bldg SF)	349	SF	\$6,400	3
			Sub Total for System	2 items	\$10,566

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	3	Ea.	\$7,151	10
			Sub Total for System	1 items	\$7,151
			Sub Total for Building 281H - Restroom - Men's (Visitor)	9 items	\$58,157

Building: 281I - Restroom - Women's (Visitor)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	32	SF	\$4,625	1
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	1
			Sub Total for System	2 items	\$12,039

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	320	SF	\$666	3
Compartments and Cubicles	Toilet Partitions	6	Stall	\$12,099	5
			Sub Total for System	2 items	\$12,765

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$4,166	5
			Sub Total for System	1 items	\$4,166

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,384	10
			Sub Total for System	1 items	\$2,384
			Sub Total for Building 281I - Restroom - Women's (Visitor)	6 items	\$31,354

Building: 281J - Storage Building
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	800	SF	\$2,858	1
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	1
Exterior Utility Doors	Overhead Door	2	Door	\$16,615	1
			Sub Total for System	3 items	\$23,179

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	800	SF	\$3,585	1
Acoustical Suspended Ceilings	Ceiling Exposed Metal Structure	800	SF	\$692	3

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	800	SF	\$3,585	8
Sub Total for System			3 items	\$7,861	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	800	SF	\$14,671	3
Sub Total for System			1 items	\$14,671	
Sub Total for Building 281J - Storage Building			7 items	\$45,712	

Building: 281K - Ticket Booth (North)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	8	SF	\$1,156	1
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	1
Exterior Wall Veneer	CMU - Bldg SF Basis	64	SF	\$1,440	5
Sub Total for System			3 items	\$6,303	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	64	SF	\$133	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	64	SF	\$287	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	64	SF	\$287	8
Sub Total for System			3 items	\$707	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	64	SF	\$1,174	4
Note: Original to Building					
Sub Total for System			1 items	\$1,174	
Sub Total for Building 281K - Ticket Booth (North)			7 items	\$8,183	

Building: 281L - Baseball Pressbox
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	80	SF	\$1,036	1
Exterior Operating Windows	Wood - Windows per SF	60	SF	\$8,970	1
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	1
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	9
Sub Total for System			4 items	\$16,333	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wood Flooring	Wood Flooring - All Types	80	SF	\$1,723	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	80	SF	\$358	2
Suspended Plaster and	Painted ceilings	80	SF	\$167	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	80	SF	\$358	9
Sub Total for System			4 items	\$2,607	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	80	SF	\$1,467	4
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	80	SF	\$57	4
Sub Total for System			3 items	\$5,759	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	80	SF	\$184	3
Sub Total for System			1 items	\$184	
Sub Total for Building 281L - Baseball Pressbox			12 items	\$24,883	

Building: 281M - Ticket Booth (South)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	8	SF	\$1,156	1
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	1
Exterior Wall Veneer	CMU - Bldg SF Basis	64	SF	\$1,440	5
		Sub Total for System		3 items	\$6,303

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	64	SF	\$133	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	64	SF	\$287	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	64	SF	\$287	8
		Sub Total for System		3 items	\$707

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$2,083	3
Lighting Fixtures	Light Fixtures (Bldg SF)	64	SF	\$1,174	4
		Sub Total for System		2 items	\$3,257
		Sub Total for Building 281M - Ticket Booth (South)		8 items	\$10,266

Building: 281N - Stadium Seating (West)
Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)	2	Ea.	\$4,136	3
		Sub Total for System		1 items	\$4,136

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	13	Ea.	\$27,079	3
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	4
Note: Original to Building					
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	21,773	SF	\$15,413	4
		Sub Total for System		3 items	\$46,727

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
Security System Component	Security Alarm System	21,773	SF	\$50,115	4
		Sub Total for System		2 items	\$56,983
		Sub Total for Building 281N - Stadium Seating (West)		6 items	\$107,846

Building: 281O - Stadium Seating (East)
Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	10	Ea.	\$20,830	3
		Sub Total for System		1 items	\$20,830
		Sub Total for Building 281O - Stadium Seating (East)		1 items	\$20,830

Building: 281P - Baseball Stands
Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	10	Ea.	\$20,830	3
		Sub Total for System		1 items	\$20,830
		Sub Total for Building 281P - Baseball Stands		1 items	\$20,830
		Total for: Nelson Field		149 items	\$2,987,595

Supporting Photos

General Site Photos



Ticket booth/concession



Storage building



Main building



Electrical panel is rusted



Electrical panel is past useful life