



FACILITY CONDITION ASSESSMENT

House Park | February 2022



Executive Summary

House Park is located at 1301 Shoal Creek Blvd in Austin, Texas. The oldest building is 84 years old (at time of 2020 assessment). It comprises 31,896 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 \$1,150,358. 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 House Park the ten-year need is \$3,501,638.

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 House Park facility has a 5-year FCA score of 87.54%.

Summary of Findings

The table below summarizes the condition findings at House Park

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	\$1,072,993	\$268,335	\$0	\$1,341,328	\$1,341,328	\$0	
Permanent Building(s)								
280A	Field House	\$0	\$139,245	\$23,546	\$139,245	\$162,791	\$973,658	85.70%
280B	Storage Building	\$0	\$76,311	\$0	\$76,311	\$76,311	\$821,530	90.71%
280C	Restroom - Men's (East)	\$4,768	\$49,784	\$0	\$54,552	\$54,552	\$49,853	-9.43%
280D	Restroom - Women's (East)	\$4,768	\$80,920	\$443	\$85,688	\$86,131	\$59,449	-44.14%
280E	Concessions (East) (has no roof)	\$0	\$30,472	\$424	\$30,472	\$30,896	\$167,583	81.82%
280F	Ticket Booth (North)	\$0	\$0	\$0	\$0	\$0	\$34,952	100.00%
280G	Ticket Booth (South)	\$3,085	\$8,494	\$651	\$11,579	\$12,230	\$24,966	53.62%
280H	Concession (West)	\$3,707	\$29,430	\$0	\$33,137	\$33,137	\$112,346	70.50%
280I	Restroom - Men's (West)	\$4,768	\$61,222	\$7,414	\$65,990	\$73,404	\$50,321	-31.14%
280J	Restroom - Women's (West)	\$4,768	\$51,322	\$0	\$56,090	\$56,090	\$58,044	3.37%
280K	Stadium Seating (East)	\$0	\$699,241	\$0	\$699,241	\$699,241	\$13,059,480	94.65%
280L	Stadium Seating (West)	\$0	\$637,107	\$0	\$637,107	\$637,107	\$11,863,780	94.63%
280M	Pressbox (East)	\$13,492	\$100,802	\$3,845	\$114,294	\$118,139	\$268,227	57.39%
280N	Pressbox (West)	\$38,010	\$81,591	\$681	\$119,601	\$120,282	\$268,227	55.41%
Sub Total for Permanent Building(s):		\$77,364	\$2,045,941	\$37,004	\$2,123,305	\$2,160,309	\$27,812,421	
Total for Site:		\$1,150,358	\$2,314,276	\$37,004	\$3,464,634	\$3,501,638	\$27,812,421	87.54%

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	\$5,792	\$0	\$1,067,201	\$1,072,993	93.27 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$6,871	\$0	\$0	\$0	\$6,871	0.60 %
Interior	\$0	\$0	\$0	\$12,342	\$0	\$12,342	1.07 %
Mechanical	\$0	\$9,012	\$0	\$21,598	\$0	\$30,610	2.66 %
Electrical	\$0	\$8,471	\$0	\$0	\$0	\$8,471	0.74 %
Plumbing	\$0	\$0	\$0	\$19,070	\$0	\$19,070	1.66 %
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	\$24,354	\$5,792	\$53,010	\$1,067,201	\$1,150,358	

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

Site	-	\$1,072,993
Mechanical	-	\$30,610
Plumbing	-	\$19,070

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

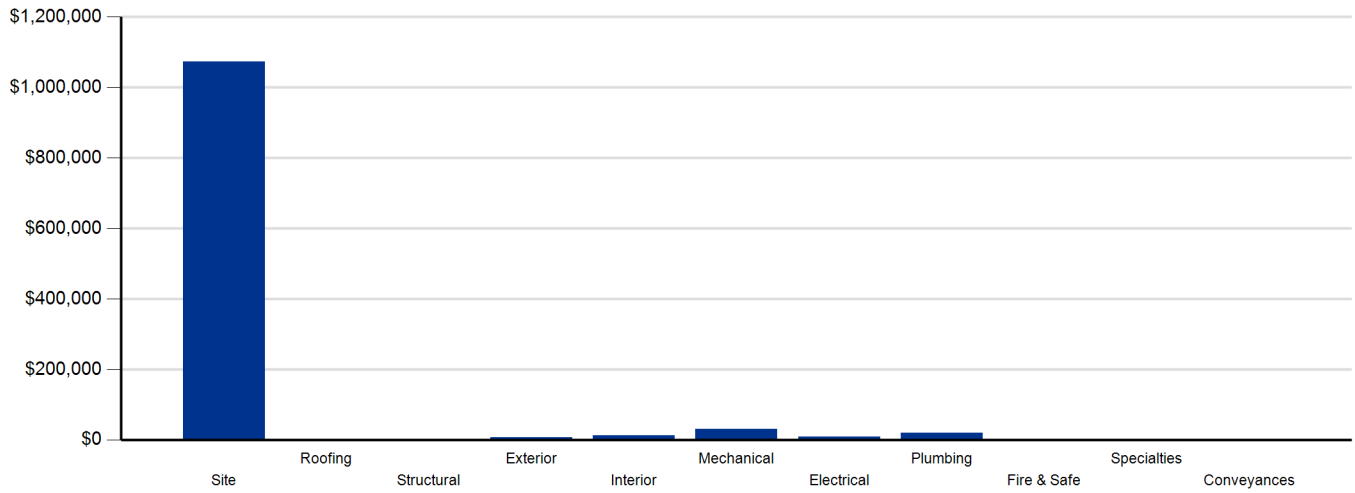


Figure 1: System Deficiencies

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	\$52,803	\$0	\$198,073	\$0	\$250,876
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$7,447	\$0	\$1,421	\$635,644	\$644,512
Interior	\$0	\$0	\$3,145	\$29,873	\$966,043	\$999,061
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$21,065	\$94,564	\$115,629
Plumbing	\$0	\$0	\$4,215	\$125,591	\$102,657	\$232,463
Fire and Life Safety	\$0	\$0	\$0	\$1,319	\$0	\$1,319
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$52,812	\$17,604	\$70,416
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$60,250	\$7,360	\$430,154	\$1,816,512	\$2,314,276

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	\$250,876	\$0	\$0	\$0	\$0	\$0	\$0	\$250,876
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$644,512	\$0	\$0	\$3,164	\$576	\$11,096	\$14,836	\$659,348
Interior	\$999,061	\$0	\$0	\$0	\$0	\$0	\$0	\$999,061
Mechanical	\$0	\$0	\$0	\$4,828	\$0	\$18,718	\$23,546	\$23,546
Electrical	\$115,629	\$0	\$0	\$0	\$0	\$1,786	\$1,786	\$117,415
Plumbing	\$232,463	\$0	\$0	\$0	\$0	\$19,072	\$19,072	\$251,535
Fire and Life Safety	\$1,319	\$0	\$0	\$0	\$0	\$0	\$0	\$1,319
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$70,416	\$0	\$0	\$0	\$0	\$0	\$0	\$70,416
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,314,276	\$0	\$0	\$7,992	\$576	\$50,672	\$59,240	\$2,373,516

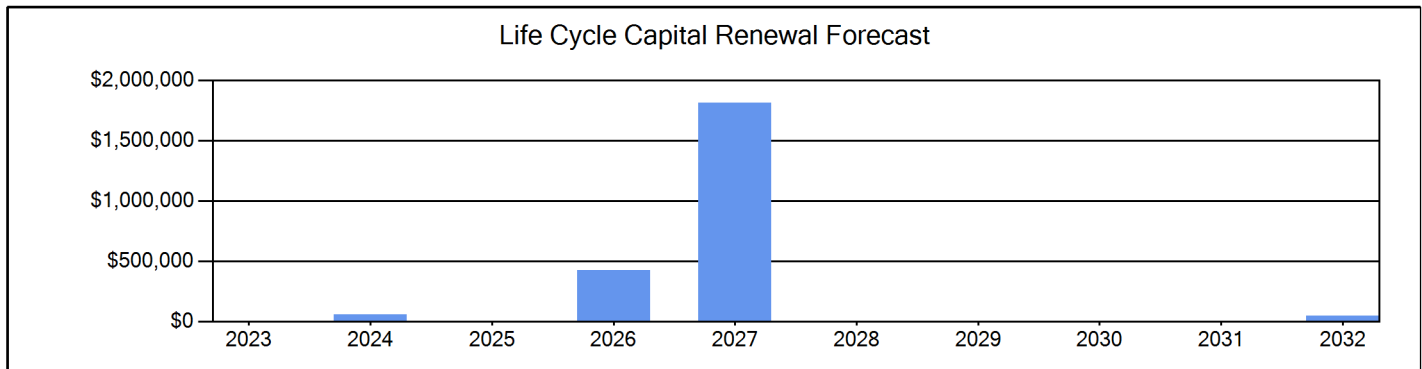


Figure 2: Ten Year Capital Renewal Forecast

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 \$27,812,421. For planning purposes, the total 5-year need at the House Park is \$3,464,634 (Life Cycle Years 1-5 plus the FCA deficiency cost). The House Park facility has a 5-year FCA of 87.54%.

5-Year Need vs. Replacement

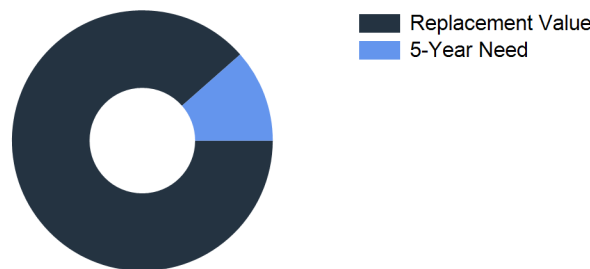


Figure 3: 5-Year FCA

House Park - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Walks Replacement	Capital Renewal	1,000	SF	3	\$5,792	4686
Note: Cracked asphalt						
PROGRAM DEFICIENCIES	ADA Compliance	432,789	EACH	5	\$743,090	4732
PUBLIC DEFICIENCIES	ADA Compliance	188,768	EACH	5	\$324,111	4731
	Sub Total for System	3	items		\$1,072,993	
	Sub Total for School and Site Level	3	items		\$1,072,993	

Building: 280C - Restroom - Men's (East)

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	2	Ea.	4	\$4,768	4675
	Sub Total for System	1	items		\$4,768	
	Sub Total for Building 280C - Restroom - Men's (East)	1	items		\$4,768	

Building: 280D - Restroom - Women's (East)

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	2	Ea.	4	\$4,768	4681
	Sub Total for System	1	items		\$4,768	
	Sub Total for Building 280D - Restroom - Women's (East)	1	items		\$4,768	

Building: 280G - Ticket Booth (South)

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$3,085	4678
	Sub Total for System	1	items		\$3,085	
	Sub Total for Building 280G - Ticket Booth (South)	1	items		\$3,085	

Building: 280H - Concession (West)

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,707	4689
	Sub Total for System	1	items		\$3,707	
	Sub Total for Building 280H - Concession (West)	1	items		\$3,707	

Building: 280I - Restroom - Men's (West)

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	2	Ea.	4	\$4,768	4679
	Sub Total for System	1	items		\$4,768	
	Sub Total for Building 280I - Restroom - Men's (West)	1	items		\$4,768	

Building: 280J - Restroom - Women's (West)

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	2	Ea.	4	\$4,768	4680
	Sub Total for System	1	items		\$4,768	
	Sub Total for Building 280J - Restroom - Women's (West)	1	items		\$4,768	

Building: 280M - Pressbox (East)
Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window AC Unit Component Replacement	Capital Renewal	3	Ea.	4	\$9,256	4682
Sub Total for System		1	items		\$9,256	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$4,236	4683
Sub Total for System		1	items		\$4,236	
Sub Total for Building 280M - Pressbox (East)		2	items		\$13,492	

Building: 280N - Pressbox (West)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Exterior Door Replacement	Capital Renewal	1	Door	2	\$3,164	4687
Sub Total for System		1	items		\$3,164	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Wood Flooring Replacement	Capital Renewal	573	SF	4	\$12,342	4688
Sub Total for System		1	items		\$12,342	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Ductless Split System AC Replacement	Capital Renewal	3	Ea.	2	\$9,012	4676
Window AC Unit Component Replacement	Capital Renewal	3	Ea.	4	\$9,256	4677
Sub Total for System		2	items		\$18,268	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$4,236	4684
Sub Total for System		1	items		\$4,236	
Sub Total for Building 280N - Pressbox (West)		5	items		\$38,010	
Total for Campus		16	items		\$1,150,358	

Buildings with no reported deficiencies

- 280A - Field House
- 280B - Storage Building
- 280E - Concessions (East) (has no roof)
- 280F - Ticket Booth (North)
- 280K - Stadium Seating (East)
- 280L - Stadium Seating (West)

House Park - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways	6,500	SF	\$41,798	2
Pedestrian Pavement	Sidewalks - Asphalt	1,900	SF	\$11,005	2
Fences and Gates	Fencing - Chain Link (4 Ft)	1,281	LF	\$60,460	4
Fences and Gates	Fencing - Chain Link (8-10 Ft)	1,583	LF	\$124,020	4
Pedestrian Pavement	Sidewalks - Concrete	1,200	SF	\$13,593	4
Sub Total for System		5	items	\$250,875	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	3	Ea.	\$17,459	4
Sub Total for System		1	items	\$17,459	
Sub Total for Building -		6	items	\$268,334	

Building: 280A - Field House

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	7	Door	\$25,949	5
Sub Total for System		1	items	\$25,949	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	12	Door	\$17,815	5
Sub Total for System		1	items	\$17,815	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	3,120	SF	\$4,828	8
Air Distribution	Energy Recovery Unit (1,000 CFM)	1	Ea.	\$13,500	10
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	10
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$487	10
Sub Total for System		4	items	\$23,545	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 200 Gallon	1	Ea.	\$53,424	5
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	5
Plumbing Fixtures	Showers	6	Ea.	\$7,839	5
Plumbing Fixtures	Toilets	5	Ea.	\$25,297	5
Plumbing Fixtures	Urinals	6	Ea.	\$8,125	5
Sub Total for System		5	items	\$95,481	
Sub Total for Building 280A - Field House		11	items	\$162,790	

Building: 280B - Storage Building

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	2,105	SF	\$33,011	5
Interior Swinging Doors	Metal Door (Steel)	1	Door	\$2,894	5
Sub Total for System		2	items	\$35,905	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	4
Lighting Fixtures	Light Fixtures (Bldg SF)	2,105	SF	\$38,603	5
Sub Total for System		2	items	\$40,406	
Sub Total for Building 280B - Storage Building		4	items	\$76,311	

Building: 280C - Restroom - Men's (East)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Sub Total for System			1 items	\$7,414	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	213	SF	\$1,484	5
Wall Paneling	Wood Panel wall	107	SF	\$1,678	5
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	5
Sub Total for System			3 items	\$11,228	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	3
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	4
Plumbing Fixtures	Toilets	3	Ea.	\$15,178	4
Plumbing Fixtures	Urinals	6	Ea.	\$8,125	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	213	SF	\$765	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	213	SF	\$236	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	10
Sub Total for System			7 items	\$35,910	
Sub Total for Building 280C - Restroom - Men's (East)			11 items	\$54,552	

Building: 280D - Restroom - Women's (East)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	253	SF	\$443	2
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	253	SF	\$443	9
Sub Total for System			3 items	\$8,300	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	253	SF	\$527	3
Interior Door Supplementary Components	Door Hardware	8	Door	\$11,877	4
Wall Coverings	FRP Wall Finish	25	SF Wall	\$192	5
Compartments and Cubicles	Toilet Partitions	8	Stall	\$16,132	5
Sub Total for System			4 items	\$28,728	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	253	SF	\$4,640	5
Sub Total for System			1 items	\$4,640	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	3	Ea.	\$8,149	4
Plumbing Fixtures	Toilets	6	Ea.	\$30,356	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	253	SF	\$909	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	253	SF	\$281	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	10
Sub Total for System			5 items	\$44,463	
Sub Total for Building 280D - Restroom - Women's (East)			13 items	\$86,130	

Building: 280E - Concessions (East) (has no roof)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	357	SF	\$625	4
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	5
Sub Total for System			2 items	\$4,332	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	357	SF	\$2,487	5

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Coiling Doors	Interior Overhead Doors	2	Ea.	\$10,573	5
		Sub Total for System		\$13,060	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	4
Power Distribution	Power Wiring	357	SF	\$424	10
		Sub Total for System		\$2,227	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	357	SF	\$1,283	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	357	SF	\$396	5
		Sub Total for System		\$2,475	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$8,802	5
		Sub Total for System		\$8,802	
		Sub Total for Building 280E - Concessions (East) (has no roof)		\$30,897	

Building: 280G - Ticket Booth (South)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	76	SF	\$133	2
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	2
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,393	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	76	SF	\$133	9
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	40	SF	\$518	10
		Sub Total for System		\$6,885	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	80	SF	\$167	3
Wall Paneling	Wood Panel wall	40	SF	\$627	5
		Sub Total for System		\$794	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	80	SF	\$1,467	5
		Sub Total for System		\$1,467	
		Sub Total for Building 280G - Ticket Booth (South)		\$9,146	

Building: 280H - Concession (West)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	240	SF	\$420	4
		Sub Total for System		\$420	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Coiling Doors	Interior Overhead Doors	2	Ea.	\$10,573	4
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	240	SF	\$1,672	5
		Sub Total for System		\$12,245	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	2	Ea.	\$1,803	5
		Sub Total for System		\$6,039	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	240	SF	\$862	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	240	SF	\$266	5
Sub Total for System		3	items	\$1,925	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$8,802	5
Sub Total for System		1	items	\$8,802	
Sub Total for Building 280H - Concession (West)		9	items	\$29,431	

Building: 280I - Restroom - Men's (West)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	215	SF	\$376	4
Exterior Wall Veneer	Brick - Bldg SF basis	215	SF	\$6,040	5
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	10
Sub Total for System		3	items	\$13,831	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Stone Facing	CMU Wall	215	SF	\$7,243	5
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	5
Interior Swinging Doors	Wooden Door	1	Door	\$1,876	5
Interior Door Supplementary Components	Door Hardware	5	Door	\$7,423	5
Acoustical Suspended Ceilings	Ceilings - Adhered acoustical tiles	215	SF	\$1,498	5
Sub Total for System		5	items	\$26,106	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Power Wiring	215	SF	\$255	5
Sub Total for System		1	items	\$255	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	3
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	4
Plumbing Fixtures	Toilets	3	Ea.	\$15,178	4
Plumbing Fixtures	Urinals	4	Ea.	\$5,417	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	215	SF	\$773	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	215	SF	\$239	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	10
Sub Total for System		7	items	\$33,211	
Sub Total for Building 280I - Restroom - Men's (West)		16	items	\$73,403	

Building: 280J - Restroom - Women's (West)
Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	248	SF	\$516	3
Interior Door Supplementary Components	Door Hardware	5	Door	\$7,423	4
Compartments and Cubicles	Toilet Partitions	5	Stall	\$10,082	5
Sub Total for System		3	items	\$18,022	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	3
Plumbing Fixtures	Restroom Lavatory	2	Ea.	\$5,433	4
Plumbing Fixtures	Toilets	5	Ea.	\$25,297	4
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	248	SF	\$891	5
Sanitary Sewerage Piping	Sanitary Sewer Piping	248	SF	\$275	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$4,768	10
Sub Total for System		6	items	\$38,068	
Sub Total for Building 280J - Restroom - Women's (West)		9	items	\$56,090	

Building: 280K - Stadium Seating (East)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	CMU - Bldg SF Basis	12,472	SF	\$280,532	5
Sub Total for System		1	items	\$280,532	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Flooring Treatment	Concrete Floor - Finished	12,472	SF	\$407,888	5
Sub Total for System		1	items	\$407,888	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	12	Ea.	\$10,821	5
Sub Total for System		1	items	\$10,821	
Sub Total for Building 280K - Stadium Seating (East)		3	items	\$699,241	

Building: 280L - Stadium Seating (West)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	CMU - Bldg SF Basis	11,330	SF	\$254,845	5
Sub Total for System		1	items	\$254,845	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Flooring Treatment	Concrete Floor - Finished	11,330	SF	\$370,539	5
Sub Total for System		1	items	\$370,539	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	13	Ea.	\$11,723	5
Sub Total for System		1	items	\$11,723	
Sub Total for Building 280L - Stadium Seating (West)		3	items	\$637,107	

Building: 280M - Pressbox (East)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	2
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	573	SF	\$7,420	5
Exterior Operating Windows	Aluminum - Windows per SF	163	SF	\$16,255	5
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	10
Sub Total for System		4	items	\$30,003	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	573	SF	\$1,935	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	573	SF	\$2,386	5
Wall Paneling	Wood Panel wall	573	SF	\$8,986	5
Wood Flooring	Wood Flooring - All Types	573	SF	\$12,342	5
Interior Swinging Doors	Wooden Door	3	Door	\$5,627	5
Interior Door Supplementary Components	Door Hardware	3	Door	\$4,454	5
Sub Total for System		6	items	\$35,730	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	573	SF	\$10,508	5
Power Distribution	Power Wiring	573	SF	\$681	10
Sub Total for System		2	items	\$11,189	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	573	SF	\$1,319	4
Sub Total for System		1	items	\$1,319	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$26,406	4
		Sub Total for System		\$26,406	
		Sub Total for Building 280M - Pressbox (East)		\$104,646	

Building: 280N - Pressbox (West)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	573	SF	\$7,420	5
Exterior Operating Windows	Aluminum - Windows per SF	163	SF	\$16,255	5
Exterior Entrance Doors	Wooden Door	1	Door	\$3,164	8
		Sub Total for System		\$26,839	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	573	SF	\$1,935	5
Wall Paneling	Wood Panel wall	573	SF	\$8,986	5
Interior Swinging Doors	Wooden Door	3	Door	\$5,627	5
Interior Door Supplementary Components	Door Hardware	3	Door	\$4,454	5
		Sub Total for System		\$21,001	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	573	SF	\$10,508	5
Power Distribution	Power Wiring	573	SF	\$681	10
		Sub Total for System		\$11,189	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$26,406	4
		Sub Total for System		\$26,406	
		Sub Total for Building 280N - Pressbox (West)		\$85,435	
		Total for: House Park		\$2,373,513	

Supporting Photos

General Site Photos



Window unit is beyond service life.



Metal door is rusted and damaged.



Wood floor is damaged, worn, and paint is flaking.



Asphalt pavement is cracked.