

Burger Athletic Complex Site Summary

Address	3200 Jones Road Austin, TX 78745
Number of Permanent Campus Facilities	15
Original Year of Construction	1977
Total Campus Building Area (combined)	180,614 SF



Introduction

The Burger Athletic Complex is located at 3200 Jones Road in Austin, TX. The complex was established in 1977 on a large parcel of land. The 15 facilities are used for diverse athletic events with a Field House (BLDG-951A) which houses a wood floor court for basketball and volleyball. This building appears to have had an addition on the north side that contains administration functions. The stadium containing bleachers and support functions is the largest combined structure within the complex. This stadium contains four restrooms and storage buildings (BLDGs-951B, -951D, -951F, and -951H), two concession and storage buildings (BLDGs-951C and -951G), two ticket booths (BLDGs-951E and -951I), two stadium seating areas (BLDGs-951M and -951N), and the press box (BLDG-951O). The athletic complex site also includes a baseball diamond that is comprised of two ticket booths (BLDGs-951J and -951L), a press box (BLDG-951 K), and the bleachers (BLDG-951P). There are three recently constructed new structures on the west end of the property that were not included in this assessment. They are a new building with restrooms and a concession area, new bleachers, and a new press box. The exterior athletic fields and play areas were not a part of the scope of this assessment.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
8/16/16	Interview	00	10/25/16	Draft Issue
9/14/16	Assessment	01	11/21/16	Added comments from PM Rick Kaven as indicated on email dated 10/28/16. See page 9.
		02	1/12/16	Added comments from PM Kathy Genet as indicated on email dated 10/31/16. See pages 4-9, 21, 35, 64, 66, 73-75, and 77-78.

Field House – BLDG-951A

Building Purpose	Interior Athletic Court, Associated Viewing Stands, and Administration Support Areas
Building Area	70,370 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the systems and their respective conditions found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	<p>The exterior walls are brick with metal panels mechanically fastened with exposed fasteners covering the upper portions of the walls. At the entrance lobby, the building is primarily brick with metal panels that have a concealed fastener system.</p> <p>The exterior walls were observed to be in poor condition. The mechanically fastened metal panel system with exposed fasteners was observed with loose and rusting fasteners, evidence of water infiltration, and insulation that was, largely, no longer in place. Evidence of previous attempts to make the metal panel system water tight was noted on the south side. Brickwork at the addition on the north side of the building was noted to have staining due to uncontrolled run-off from the roof. There was rusting noted at steel imbeds at the four main entrance points. The sidewalks at the south side of the building were noted as being insufficiently supported by the grade underneath and one hole was noted adjacent to and in the foundation wall in this same area. There was one hole noted in the metal wall panel system. A condensate line was noted on the south side of the building routed into a crawlspace ventilation well. A pool had formed inside the well and was noted to be putting water into the crawlspace.</p>	Poor

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Exterior Windows	<p>The exterior windows are aluminum frame with single pane glazing at the ticket booths and aluminum storefront systems at the administrative addition.</p> <p>The exterior windows were observed to be in average condition. The original window systems in the ticket booths were in poor condition and the windows at the administration addition were in good condition. All of the ticket booth windows contained acrylic glazing that was aged and opaque. The sealants at these units were aged and cracked. Frames also had physical damage.</p>	Average
	Exterior Doors	<p>The exterior doors are hollow metal doors set in hollow metal frames and overhead sectional metal service bay doors.</p> <p>The exterior doors were observed to be in average condition. The finish system on the doors was typically aged, chalky, or faded. The doors were noted with rust and physical damage to the door panels. One door was noted to be rubbing the door frame. The doors with windows contained acrylic glazing that was clouded and discolored. PM Kathy Genet reported that the entry door frames and doors are nearing their 40-year typical design service life. It was also reported that some door closers are in need of replacement.</p>	Average
Roofing	<p>The roofing system is modified bitumen. The roof areas are split between the top of the main portion of the field house (surfaces A01 to A08) and the addition with the administration functions (A09 - A14).</p> <p>The roofing was observed to be in poor condition. The main portion of the field house roof was observed as aged and damaged in areas. Conditions included ponding, damaged sealants, and exposed fibers in the cap sheet. One section of gutter was observed as damaged. The lower roof area was noted with extensive blistering and cracking in the system. The gutter system had two down spouts from the upper roof depositing water on to the lower roof area. It appeared that the lower roof was not designed to handle the additional volume of water from the upper roof. There was evidence of the roof surface being over run by water and the collection heads not being able to handle the additional volume of water. The ground at the front of the building was noted as having erosion and excavation from water falling from the roof. Brick work was noted as stained at areas where water was running down its surface. There was a substantial amount of water-damaged materials observed at the mechanical mezzanines. This included insulation, gypsum board wall systems, and wood fiber acoustical panels at the underside of the roof.</p>		Poor
Interior Construction	Interior Walls	Interior walls are comprised of painted CMU (concrete masonry unit) in the main portion of the field house with gypsum board partition systems used in the	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>administration addition.</p> <p>The interior walls were noted to be in good condition. The toilet partitions in the restrooms were noted to be in average condition. Cracks in the wall system were noted in two locations in the building. The pitting of unfinished and finished CMU was noted in two locations. This appeared to be the result of an impurity in the concrete expanding in areas of high humidity. This was noted in a janitorial closet with a non-functional exhaust fan, crawl space access, and unfinished CMU. It was also noted in a corridor that linked the inner circulation corridor to an exterior exit. In the janitorial closet, it appeared that the CMU infill may have been under structural load at a beam on either side of a crack that had formed. It was reported that the doors for the toilet partitions are constantly being replaced due to damage from visitors. The hinges on these doors appeared to be light duty and, along with the laminated partitions, are inappropriate for the facility in which they are installed.</p>	
	Interior Doors	<p>Interior doors are solid core wood veneer door slabs set in hollow metal frames. There are a limited number of hollow metal doors inside the facility. Access panels from the interior to the crawlspace are located throughout the facility.</p> <p>The interior doors were observed to be in poor condition. The wood veneer on all doors exhibited physical damage to the veneer. This ranged from a limited number of scratches to missing or chipped veneer over the entire door surface. The crawl space access doors were noted to be metal access hatches rather than an insulated or weatherproof door system to reduce the loss of conditioned air. A substantial amount of cooling appears to be lost to the crawlspace as evidenced when standing on the north side of the building by the crawlspace ventilation well.</p>	Poor
	Interior Specialties	<p>Interior specialties are metal lockers and bleacher seating constructed out of wood seats with metal support brackets.</p> <p>The lockers appeared to be in good condition. The wood bleacher seating is in average condition. The seating was noted as being in various states of refinish and with edge damage to the wood in the form of chipping. PM Kathy Genet reported the gymnasium</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		bleachers have original wood seats that are a safety hazard due to splintering.	
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	The interior stairs are cast in place concrete risers and treads integral to the structural decking creating the bleacher seating areas. The interior stairs were noted to be in average condition. The stairs were observed with uneven surfaces and patched edges. Handrails were not present at most stairs.	Average
Interior Finishes	Interior Wall Finishes	Interior wall finishes are paint systems over gypsum board partitions or CMU. Ceramic tile is present in restrooms or shower areas. The interior wall finishes were observed to be in good condition. Paint was noted as crazed in several locations due to age, heat, or number of coats on the substrate. Physical damage in the form of dents or tears to the finish system was noted in the lobby.	Good
	Interior Floor Finishes	Most of the interior floor is exposed structural concrete. Ceramic tile is in shower areas, the lobby, and lobby restrooms. The restrooms in the main portion of the building have a paint system applied to the concrete. The basketball court is comprised of strip wood flooring coated in a urethane finish. Fluid applied epoxy flooring is in one locker room. The interior floors appeared to be in average condition. The paint system applied to restroom floors was in poor condition. The tile floors were in good condition. Carpet in the facility was in poor condition. The painted floors were noted with peeling paint and heavy wear and tear. The carpets were noted to be stained and aged. The wood flooring was noted with the beginnings of adhesion issues in the urethane finish.	Average
	Interior Ceiling Finishes	Ceiling systems are 2'x4' acoustic ceiling tiles mounted in a suspended ceiling system in the administration areas and the seating areas. Exposed structural elements comprise the remainder of the facility ceiling systems. In the mechanical spaces and above the play court wood fiber acoustical treatment is mounted to the underside of the roof structure. The interior ceiling finishes were observed to be in average condition. The suspended ceiling system was noted in good condition. The wood fiber ceiling treatment is in poor condition. Water or liquid damaged	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		ceiling tiles were noted in two locations. The staff reported some of this damage was due to pests and not water leaks. Wood fiber acoustical treatment was noted with signs of significant moisture damage. The underside of the seating area was noted with some degradation of the concrete surface.	
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	<p>The facility contains public restrooms, staff restrooms, male/female column type locker room showers, and janitorial closets with service sinks.</p> <p>The facility's restrooms have vitreous china sinks with manual or metering faucets, along with vitreous china floor/wall-mount toilets and urinals with manually operated flushing valves. There are also wall-mounted service sinks found in the janitorial closets.</p> <p>The restroom plumbing fixtures were observed to be in good condition. Though the fixtures were typically aged, they were all still operational. The specific deficiencies observed were in regards to the janitorial closet's service sinks and the building's external water fountains. All of the janitorial closets contained old wall-mounted service sinks and the building's external stainless steel water fountains were inoperable.</p>	Good
	Domestic Water Distribution	<p>The fixtures in this facility appear to be serviced by four GWHs (gas water heaters) that are predominantly located on the mezzanine level. Additionally, there is one EWH (electric water heater) located on the first floor that services the west concession stand (CONCESSW).</p> <p>The domestic water distribution plumbing and equipment were viewed to be in average condition. All of the GWHs and the EWH had surpassed their typical design service life. The four GWHs appeared to be in good condition; however, they were installed in 2006. Additionally, the EWH located in CONCESSW was installed in 2000 and had visible corrosion on the base of its external shell. PM Kathy Genet reported there is not hot water in the conference room.</p>	Average
	Other Plumbing	<p>The building is serviced by multiple types of drainage systems, including area floor drains and equipment floor drains. Multiple floor drains are stationed throughout the building for either equipment condensation drains or as area drains for plumbing fixtures.</p> <p>The drainage system was observed to be in good condition. However, the floor drains that service the</p>	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		AHUs (air handling units) on the mezzanine level had excessive corrosion and appeared to be draining slowly.	
Mechanical/ HVAC	<p>This building has 23 HVAC system components. The major mechanical equipment consists of indoor modular AHUs, large indoor axial/small wall-mounted exhaust fans, and split system AC (air conditioning) units. Many of the indoor modular AHUs are supported by the two centrifugal water chiller systems that are individually serviced by two one-cell external cooling towers and three gas-fired boilers. The estimated capacities of the AHU range from 2,500 to 10,000 CFM (cubic feet per minute). The refrigeration capacities of HVAC units range from 3- to 300-TON.</p> <p>The facility's HVAC system was upgraded in the summer of 2016. The upgrades included: installation of additional chiller capacity, additional AHUs, replacement of HVAC cold and hot water circulation piping, circulation pumps, and boilers. This HVAC system for this facility was rated to be in good condition. PM Kathy Genet reported poor air balance within the conference room that has caused mold growth.</p>		Good
Fire Protection	Fire Alarm	<p>The building has a fire alarm system that consists of alarm and signaling devices such as horns/annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system is controlled by the Silent Knight control panelboard. The remote monitor indicated all systems normal.</p> <p>The fire alarm system equipment was observed to be in good condition.</p>	Good
	Fire Protection/ Suppression	<p>The building is not equipped with a fire sprinkler/suppression system; however, it is protected by portable fire extinguishers that are stationed throughout the building.</p> <p>All portable fire extinguishers observed were inspected within the last year.</p>	Good
Electrical	Electrical Distribution	<p>The electrical service utility transformer is located on the southwest side of the complex adjacent to the main mechanical/electrical room. The utility feeds an Eaton Pow-R-Line 480 VAC, 1,600-amp switchboard. The switchboard distributes power to a transformer, a MCC (motor control center), and additional panelboards throughout the building and complex.</p> <p>The electrical distribution equipment was observed to be in average condition. Panelboards DP, BBF, and BBF-2, located in the main mechanical room, were nearing the end of their typical expected design service life and showed signs of corrosion on the enclosure. Panelboard DP did not have breaker filler plates installed leaving voids in panel. This is a life safety</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>issue.</p> <p>Panelboards LA and HA, located in the southeast concession room were nearing the end of their typical expected design service life.</p> <p>A dual gang box had the receptacle removed in the southern dressing room.</p> <p>It was reported by facility staff that upgrades to the electrical system were completed summer of 2016, upgrades should be monitored to ensure the improvements are a sufficient solution.</p>	
	Lighting	<p>The exterior of the building is outfitted with what appears to be wall-mounted LED fixtures located halfway up the wall between finish grade and the roof line of the building. Exterior entranceways are illuminated by ceiling-mounted surface fluorescent fixtures. The interior lighting consists of suspended fluorescent fixtures illuminating corridors, storage rooms, and dressing rooms. The gymnasium is illuminated by both suspended and flush-mounted fluorescent fixtures. There are exit signs at every exit.</p> <p>The lighting was observed to be in good condition.</p>	Good
	Communications & Security	<p>Interior and exterior surveillance cameras are installed in the field house in corridors, entrances, and exterior corners. An alarm system was not located in the building. A storage room on the north side of the building houses network switches, hubs, and routers in a rack-style configuration. The facility has wireless routers installed strategically throughout the building.</p> <p>The equipment was observed to be in good condition.</p> <p>PM Kathy Genet reported that the Wi-Fi router does not meet the facility needs.</p>	Good

Exterior System Deficiency Examples

Exterior Walls



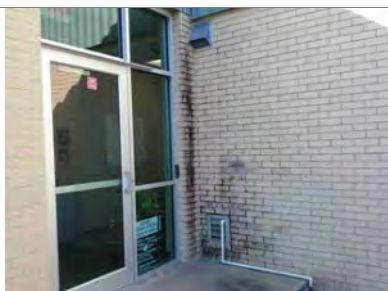
Exterior Windows



Exterior Doors

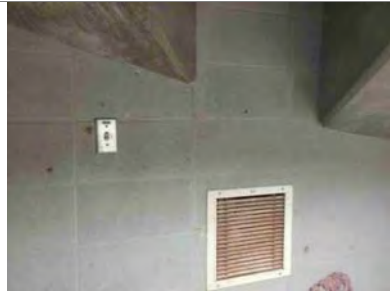
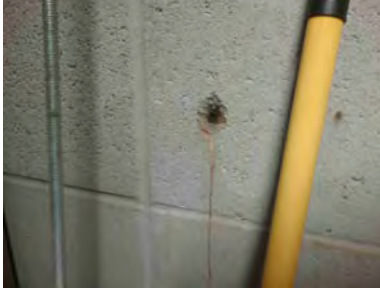


Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Walls



Interior Doors



Stairs Deficiency Examples

Interior Stairs

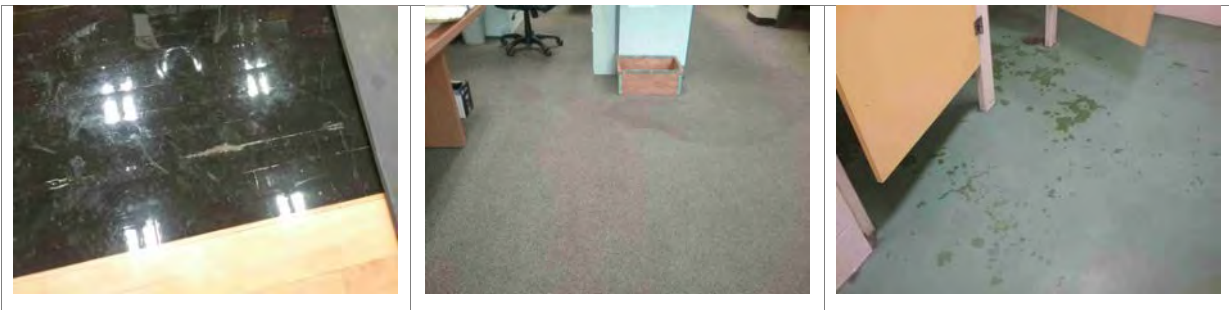


Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Floor Finishes



Interior Ceiling Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures

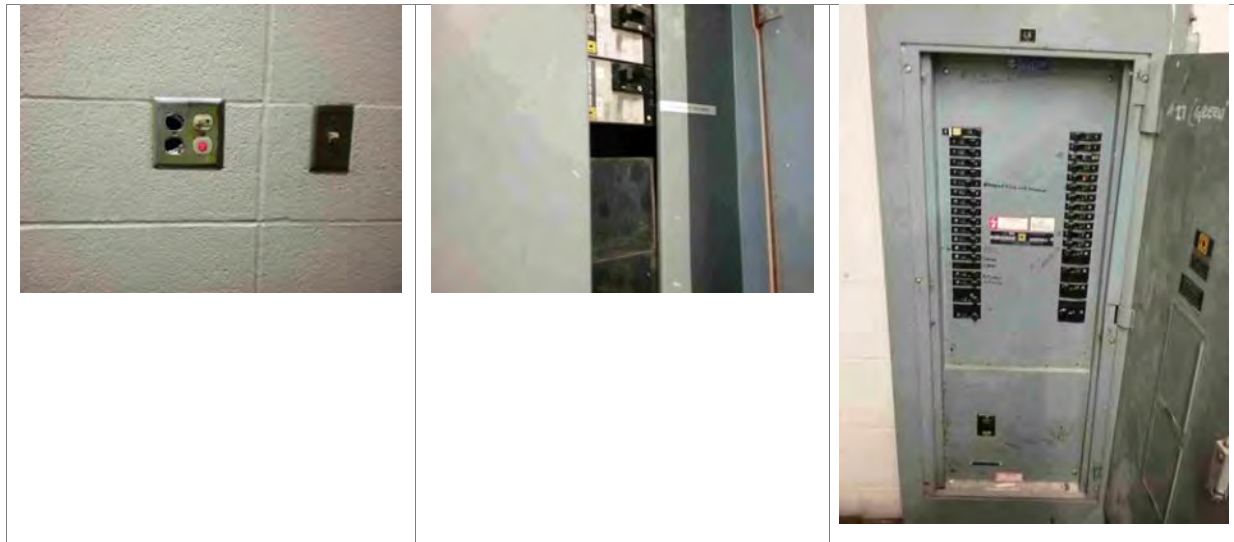


Other Plumbing



Electrical System Deficiency Examples

Electrical Distribution



Restrooms and Storage – BLDG-951B

Building Purpose	Restrooms and Storage
Building Area	5,832 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

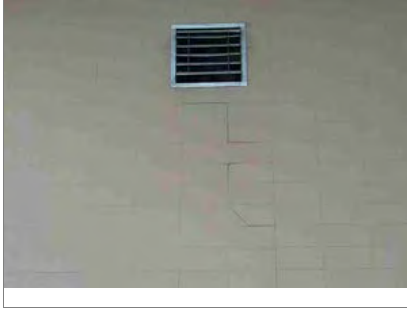
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted CMU. The exterior walls were observed to be in average condition. The CMU wall system was noted with cracking in multiple locations and moisture infiltration was evident in the storage area from the roof and from the east wall. Damage in the form of peeling paint was noted on the exterior paint system.	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	Exterior doors are hollow metal set in hollow metal frames and overhead sectional metal garage type doors. The exterior doors were observed to be in average condition. All exterior doors were noted with aged and chalky finish systems.	Average
Roofing	The roof was inaccessible. The roofing was noted to be in average condition. The assessment was based on evidence of water infiltration in the storage area and the lack of water damage in the ceiling finishes of the bathrooms.		Average
Interior Construction	Interior Walls	Interior walls are comprised of painted CMU construction. The interior walls were noted to be in good condition. The wall system was noted with cracking in two locations which included separation between the wall system and the floor slab.	Good
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Interior wall finishes are paint systems over CMU. The interior wall finishes were observed to be in good condition. No deficiencies were noted.	Good
	Interior Floor Finishes	The interior floor finishes are exposed concrete. The interior floors were observed to be in good condition. The floor slab was noted to be cracked in the male restroom.	Good
	Interior Ceiling Finishes	The interior ceiling finishes are paint systems applied to plywood paneling. The interior ceiling finishes were observed to be in average condition. The paint was observed peeling from the plywood.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility contains public female and male restrooms. The facility's restrooms have vitreous china sinks with manual or metering faucets, along with vitreous china floor/wall-mount toilets and porcelain trough style urinals with manually operated flushing valves. The restroom plumbing fixtures were observed to be in average condition. The plumbing fixtures in both the male and female restrooms were aged and out of date. Many of the fixtures were operational; however, the fixtures typically had signs of corrosion on their surface and/or flushed/drained inefficiently. The external stainless steel water fountain was inoperable.	Average
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	The lighting in the storage unit consists of flush-mounted fluorescent fixtures with an occasional suspended fluorescent fixture. Restrooms are illuminated by flush-mounted ceiling fixtures. The lighting was observed to be in average condition due to the general age of the fixtures.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls

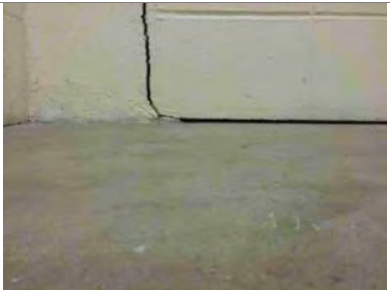
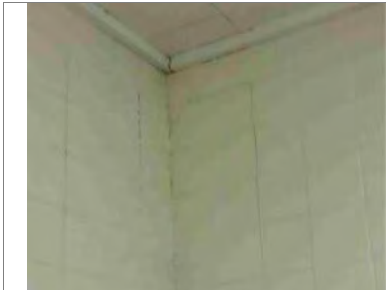


Exterior Doors



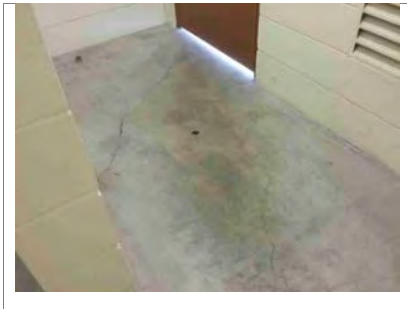
Interior Construction Deficiency Examples

Interior Walls



Interior Finishes Deficiency Examples

Interior Floor Finishes



Interior Ceiling Finishes



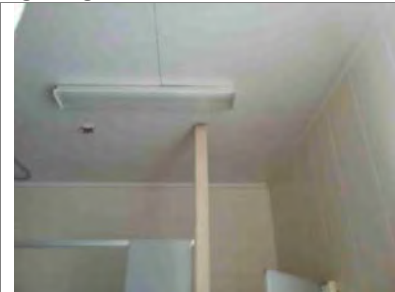
Plumbing System Deficiency Examples

Plumbing Fixtures



Electrical System Deficiency Examples

Lighting



Concession (East) and Storage – BLDG-951C

Building Purpose	Concessions and Storage
Building Area	4,927 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

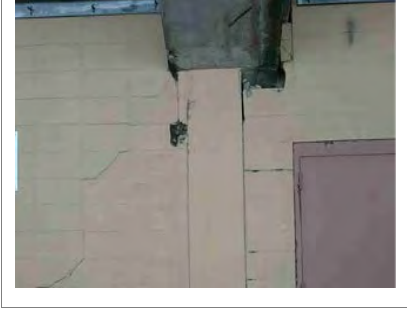
The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted CMU. The exterior walls were observed to be in average condition. Substantive cracks were noted on the east and west ends of this structure.	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	Exterior doors area hollow metal set in hollow metal frames and roll-up metal shutter type doors at concession windows. The exterior doors were observed to be in poor condition. There was significant rusting noted on the double doors and the roll-up shutters at the concession area all had chipped or peeling paint. PM Kathy Genet reported that the roll down screens for concessions have exceeded their typical design service life.	Poor
Roofing	Roof was inaccessible and the spaces that are under the roofing system were inaccessible as well. The storage areas, which was accessible, was located directly under the bleachers.		N/A
Interior Construction	Interior Walls	Only the storage area was accessible at the time of the assessment. The interior wall between the storage and concession area is unpainted CMU. The interior walls that were accessed were observed to be in good condition. No deficiencies were noted.	Good
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Only the storage area was accessible at the time of the assessment and the CMU is unfinished in this area.	N/A
	Interior Floor Finishes	Only the storage area was accessible at the time of the assessment and the floor is an unfinished concrete slab.	N/A
	Interior Ceiling Finishes	Only the storage area was accessible at the time of the assessment and there are no ceiling finishes in that area. The ceiling was comprised of the underside of the bleachers.	N/A
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	This concession stand is believed to contain service sinks that are utilized for general sanitation purposes when serving either hot or cold concessions. A rating of the system could not be given at the time of assessment due to an additional security pad lock installed on the entrance of the building.	N/A
	Domestic Water Distribution	The fixtures in this concession stand are believed to be serviced by a small EWH. The water heater servicing this building is more than likely smaller than 25-gallon in capacity and is potentially located inside the concession stand. A rating of the system could not be given at the time of assessment due to an additional security pad lock installed on the entrance of the building.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical distribution consists of one transformer and five panelboards located in the storage area of this building. This equipment appears to supply power to the lighting and concession areas for east side of the complex. The electrical distribution was observed to be in average condition.	Average
	Lighting	Lighting in the storage unit consists of flush-mounted fluorescent fixtures with an occasional suspended fluorescent fixture. The lighting was observed to be in average condition due to the general age of the fixtures.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors

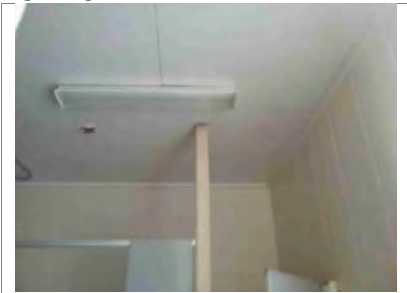


Electric System Deficiency Examples

Electrical Distribution



Lighting



Restrooms and Storage – BLDG-951D

Building Purpose	Restrooms and Storage
Building Area	5,839 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted. The exterior walls were observed to be in good condition. No deficiencies were noted.	Good
	Exterior Windows	System not present.	N/A
	Exterior Doors	Exterior doors are hollow metal set in hollow metal frames and overhead sectional metal garage type doors. The exterior doors were observed to be in average condition. The doors all had faded and chalky finish systems.	Average
Roofing	The roof was inaccessible. The roofing was noted to be in good condition. This assessment was based on a lack of evidence of water infiltration in the storage area and the lack of water damage in the ceiling finishes of the restrooms.		Good
Interior Construction	Interior Walls	Interior walls are comprised of painted CMU construction. The interior walls were observed to be in good condition. No deficiencies were noted.	Good
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Interior wall finishes are paint systems over CMU. The interior wall finishes were observed to be in good condition. No deficiencies were noted.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Floor Finishes	The interior floors are exposed concrete. The exposed concrete was observed to be in good condition.	Good
	Interior Ceiling Finishes	The interior ceiling finishes are paint systems applied to plywood paneling. The interior ceiling finishes were observed to be in average condition. The ceiling was noted with peeling paint.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility contains public female and male restrooms. The facility's restrooms have vitreous china sinks with manual or metering faucets, along with vitreous china floor/wall-mount toilets and porcelain trough style urinals with manually operated flushing valves. The restroom plumbing fixtures were observed to be in average condition. The plumbing fixtures in both the male and female restrooms were aged and out of date. Many of the fixtures were operational; however, the fixtures typically had signs of corrosion on their surface and/or flushed/drained inefficiently. The external stainless steel water fountain was inoperable.	Average
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A
	Lighting	Lighting in the storage unit consists of flush-mounted fluorescent fixtures with an occasional suspended fluorescent fixture. Restrooms are illuminated by flush-mounted ceiling fixtures. The lighting was observed to be in average condition due to the general age of the fixtures.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



Interior Finishes Deficiency Examples

Interior Wall Finishes



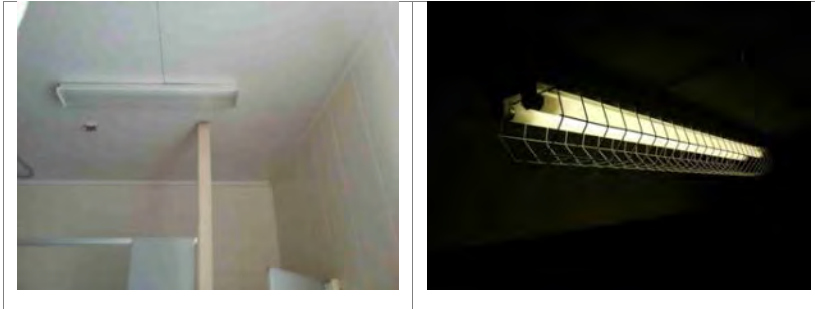
Plumbing System Deficiency Examples

Plumbing Fixtures



Electrical System Deficiency Examples

Lighting



Ticket Booth (East) – BLDG-951E

Building Purpose	Ticket Booth
Building Area	142 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted CMU. The exterior walls were observed to be in good condition. No deficiencies were noted.	Good
	Exterior Windows	The exterior windows are single hung aluminum frame units with acrylic glazing. The windows were observed to be in poor condition. The sealants were aged and cracking, the acrylic glazing was discolored and clouded, and frames were damaged.	Poor
	Exterior Doors	The exterior door is hollow metal set in hollow metal frame. The exterior door was observed to be in good condition. The hardware was noted as sticking when operated such that the hardware does not engage with the door frame.	Good
Roofing	Roof was inaccessible but viewed from the top of the adjacent bleachers. The roofing system is built-up roof system. The roofing was observed to be in poor condition. The roofing system show signs of degradation. Staff reported substantive leaks in the roofing system and that the ceiling finishes were consistently being replaced.		Poor
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior wall finishes are paint system applied to the interior face of the exterior CMU wall. The wall finishes were observed to be in good condition. No deficiencies were noted.	Good
	Interior Floor Finishes	System not present.	N/A
	Interior Ceiling Finishes	The interior ceiling finishes are paint systems applied to plywood paneling. The interior ceiling finishes were observed to be in good condition. Staff reported that the ceiling finishes are regularly replaced due to roof leaks. No deficiencies were noted.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical distribution consists of a small panelboard less than 100-amp. This feeds power to the lighting and buildings end devices. The system was observed to be in good condition.	Good
	Lighting	Lighting in the ticket booth consists of ceiling flush-mounted fluorescent fixtures. The lighting was observed to be in good condition.	Good
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Windows



Roofing Deficiency Examples



Restrooms and Storage – BLDG-951F

Building Purpose	Restrooms and Storage
Building Area	5,839 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted CMU. The exterior walls were observed to be in good condition. No deficiencies were noted.	Good
	Exterior Windows	System not present.	N/A
	Exterior Doors	Exterior doors are hollow metal set in hollow metal frames and overhead sectional metal garage type doors. The exterior doors were noted to be in average condition. The doors all had faded and chalky finish systems	Average
Roofing	The roof was inaccessible. The roofing was noted to be in average condition. The assessment was based on evidence of water infiltration at the storage area and the lack of water damage in the ceiling finishes of the restrooms.		Average
Interior Construction	Interior Walls	Interior walls are comprised of painted CMU construction. The interior walls were observed to be in good condition. The toilet partition supports were noted with rust the base.	Average
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Interior wall finishes are paint systems over CMU. The interior wall finishes were observed to be in good	Good

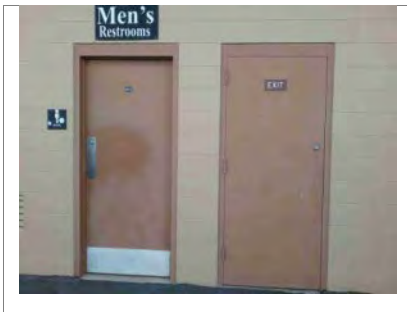
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		condition. No deficiencies were noted.	
	Interior Floor Finishes	System not present.	N/A
	Interior Ceiling Finishes	The interior ceiling finishes are paint systems applied to plywood paneling. The interior ceiling finishes were observed to be in good condition. No deficiencies were noted.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility contains public female and male restrooms. The facility's restrooms have vitreous china sinks with manual or metering faucets, along with vitreous china floor/wall-mount toilets and porcelain trough style urinals with manually operated flushing valves. The restroom plumbing fixtures were observed to be in average condition. The plumbing fixtures in both the male and female restrooms were aged and out of date. Many of the fixtures were operational; however, the fixtures typically had signs of corrosion on their surface and/or flushed/drained inefficiently. The external stainless steel water fountain was inoperable.	Average
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A
	Lighting	Lighting in the storage unit consists of flush-mounted fluorescent fixtures with an occasional suspended fluorescent fixture. Restrooms are illuminated by flush-mounted ceiling fixtures. The lighting was observed to be in average condition due to the general age of the fixtures.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls

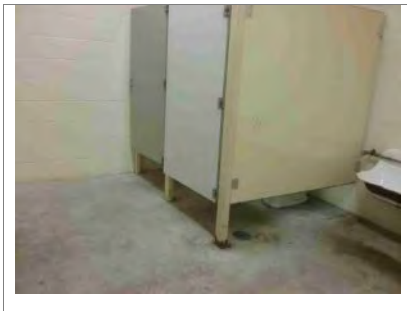


Exterior Doors



Interior Construction Deficiency Examples

Interior Walls



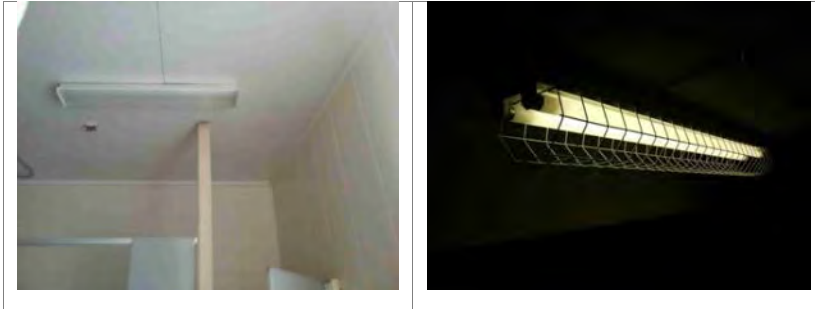
Plumbing System Deficiency Examples

Plumbing Fixtures



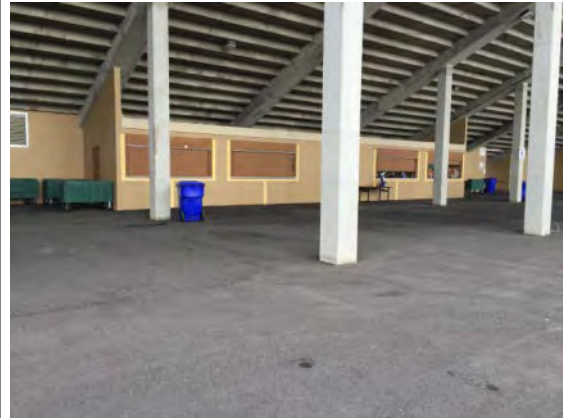
Electrical System Deficiency Examples

Lighting



Concession (West) and Storage – BLDG-951G

Building Purpose	Concessions and Storage
Building Area	4,927 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

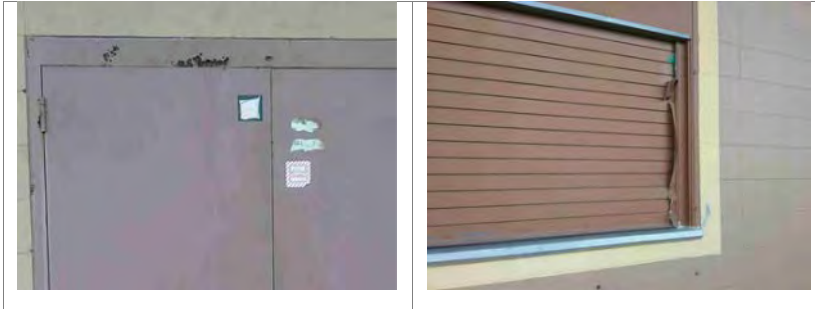
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted CMU. The exterior walls were observed to be in good condition. No deficiencies were noted.	Good
	Exterior Windows	System not present.	N/A
	Exterior Doors	Exterior doors area hollow metal set in hollow metal frames and overhead sectional metal garage type doors. The exterior doors were observed to be in average condition. The doors were noted with aged finishes and rust along with clouded acrylic glazing. The seals on the roll-up shutters were noted as damaged. PM Kathy Genet reported that the roll down screens for concessions have exceeded their typical design service life.	Average
Roofing	Roof was inaccessible and the spaces that are under the roofing system were inaccessible as well. The storage area, which was accessible, has no roofing system but is located directly under the bleachers.		N/A
Interior Construction	Interior Walls	Only the storage area was accessible at the time of the assessment. The interior wall between the storage and concession area is unpainted CMU. The interior walls were observed to be in good condition. No deficiencies were noted.	Good
	Interior Doors	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Only the storage area was accessible at the time of the assessment and the CMU is unfinished in this area.	N/A
	Interior Floor Finishes	Only the storage area was accessible at the time of the assessment and there are no floor finishes in that area.	N/A
	Interior Ceiling Finishes	Only the storage area was accessible at the time of the assessment and there are no ceiling finishes in that area given that the ceiling is the underside of the bleachers.	N/A
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	This concession stand is believed to contain service sinks that are utilized for general sanitation purposes when serving either hot or cold concessions. A rating of the system could not be given at the time of assessment due to an additional security pad lock installed on the entrance of the building.	N/A
	Domestic Water Distribution	The fixtures in this concession stand are believed to be serviced by a small EWH. The water heater servicing this building is more than likely smaller than 25-gallon in capacity and is potentially located inside the concession stand. A rating of the system could not be given at the time of assessment due to an additional security pad lock installed on the entrance of the building.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical distribution consists of one transformer and five panelboards located in the storage area of this building. This equipment appears to supply power to the lighting and concession areas for west side of the complex. The electrical distribution was observed to be in average condition.	Average
	Lighting	Lighting in the storage unit consists of flush-mounted fluorescent fixtures with an occasional suspended fluorescent fixture. The lighting was observed to be in average condition due to the general age of the fixtures.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Doors

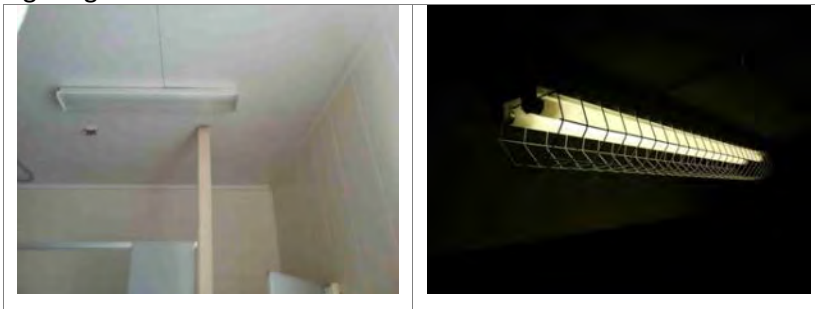


Electrical System Deficiency Examples

Electrical Distribution



Lighting



Restrooms and Storage – BLDG-951H

Building Purpose	Restrooms and Storage
Building Area	5,832 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted CMU. The exterior walls were observed to be in good condition. The CMU was stained in the storage area suggesting moisture infiltration. The wall system was noted as cracked.	Good
	Exterior Windows	System not Present	N/A
	Exterior Doors	The exterior doors are hollow metal set in hollow metal frames and overhead sectional metal garage type doors. The exterior doors were observed to be in average condition. The finish systems on the doors were noted as faded and chalky. The steel garage door was dented.	Average
Roofing	The roof was inaccessible. The roofing was observed to be in average condition. This assessment was based on evidence of water infiltration in the storage area and lack of evidence of water damage in the ceiling finishes of the restrooms.		Average
Interior Construction	Interior Walls	Interior walls are comprised of painted CMU construction. The interior walls were observed to be in good condition. The male restroom was noted with cracking at the wall between the restroom and the storage area. This was observable from inside the storage area.	Good
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A

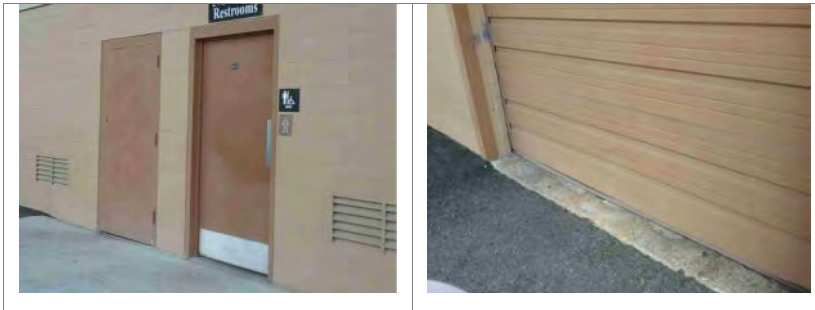
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Interior wall finishes are paint systems over CMU. The interior wall finishes were observed to be in good condition. No deficiencies were noted.	Good
	Interior Floor Finishes	System not present.	N/A
	Interior Ceiling Finishes	The interior ceiling finishes are paint systems applied to plywood paneling. The interior ceiling finishes were observed to be in average condition. The paint system was noted in the male restroom with peeling paint.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility contains public female and male restrooms. The facility's restrooms have vitreous china sinks with manual or metering faucets, along with vitreous china floor/wall-mount toilets and porcelain trough style urinals with manually operated flushing valves. The restroom plumbing fixtures were observed to be in average condition. The plumbing fixtures in both the male and female restrooms were aged and out of date. Many of the fixtures were operational; however, the fixtures typically had signs of corrosion on their surface and/or flushed/drained inefficiently. The external stainless steel water fountain was inoperable.	Average
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A
	Lighting	Lighting in the storage unit consists of flush-mounted fluorescent fixtures with an occasional suspended fluorescent fixture. Restrooms are illuminated by flush-mounted ceiling fixtures. The lighting was observed to be in average condition due to the general age of the fixtures.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



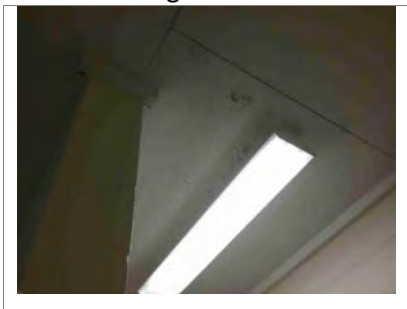
Interior Construction Deficiency Examples

Interior Walls



Interior Finishes Deficiency Examples

Interior Ceiling Finishes



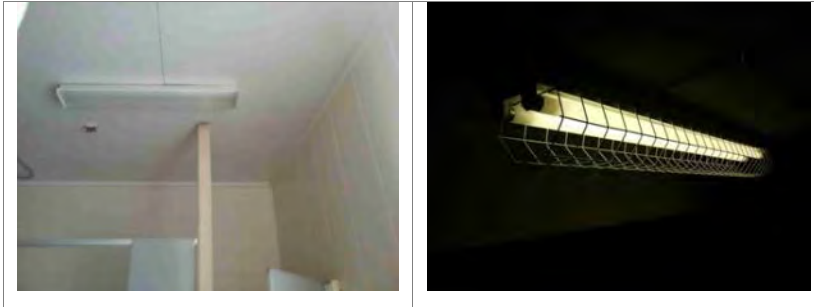
Plumbing System Deficiency Examples

Plumbing Fixtures



Electrical System Deficiency Examples

Lighting



Ticket Booth (West) – BLDG-951I

Building Purpose	Ticket Booth
Building Area	142 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted concrete masonry units. The exterior walls were observed to be in good condition. No deficiencies were noted.	Good
	Exterior Windows	The exterior windows are single hung aluminum frame units with acrylic glazing. The windows were observed to be in poor condition. The sealants are aged and cracking, the acrylic glazing is discolored and clouded, and frames have damage.	Poor
	Exterior Doors	The exterior door is hollow metal set in hollow metal frame. The exterior door was observed to be in good condition. No deficiencies were noted.	Good
Roofing	The roof was inaccessible but viewed from the top of the adjacent bleachers. The roofing system is built-up. The roofing was noted to be in poor condition. The roofing system show signs of degradation. Staff reports that the roof leaks consistently and the ceiling finishes are replaced regularly.		Poor
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A

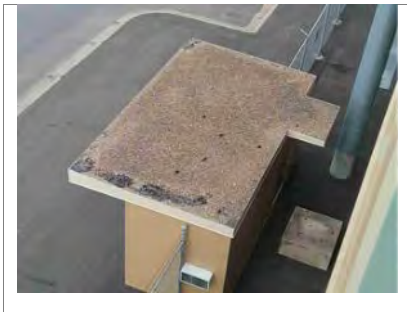
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	The interior wall finishes are paint system applied to CMU. The wall finishes were observed to be in poor condition. The paint was observed cracked throughout.	Poor
	Interior Floor Finishes	The interior flooring is exposed structural concrete. The finish of the concrete was noted to be in good condition.	Good
	Interior Ceiling Finishes	The interior ceiling finishes are paint systems applied to plywood paneling. The interior ceiling finishes were observed to be in good condition. No deficiencies were noted.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical distribution consists of a small panelboard less than 100-amp. This feeds power to the lighting and buildings end devices. The system was observed to be in good condition.	Good
	Lighting	Lighting in the ticket booth consists of ceiling flush-mounted fluorescent fixtures. The lighting was observed to be in good condition.	Good
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Windows



Roofing Deficiency Examples



Interior Finishes Deficiency Examples

Interior Wall Finishes



Ticket Booth (Baseball) – BLDG-951J

Building Purpose	Ticket Booth
Building Area	59 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted concrete masonry units. The exterior walls were noted to be in good condition. No deficiencies were noted.	Good
	Exterior Windows	The openings have inset metal grills with acrylic panels attached.	N/A
	Exterior Doors	The exterior door is hollow metal set in hollow metal frame. The exterior door was noted to be in average condition. The door panel was noted with rust and the door rubs on the strike side of the jamb.	Average
Roofing	Roof was inaccessible. The roofing was noted to be in average condition. Staff reported substantive leaks in the roofing system and that the ceiling finishes were consistently being replaced. At the time of this review, no damage was present to the ceiling finishes.		Average
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior wall finishes are a paint system applied to CMU. The wall finishes were noted to be in good condition. No deficiencies were noted.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Floor Finishes	The interior floor is exposed structural concrete. The finish of the concrete was noted in good condition.	Good
	Interior Ceiling Finishes	The interior ceiling finishes are paint systems applied to plywood paneling. The interior ceiling finishes were observed to be in good condition. The light appeared to have been replaced exposing an old paint system.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The facility has one small wall-mounted packaged air conditioning unit. The HVAC system for this building was in average condition. The packaged air conditioning unit was aged and out of date and had damage to its compressor fins.		Average
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A
	Lighting	Lighting in the ticket booth consists of ceiling flush-mounted LED fixtures. The lighting was observed to be in good condition.	Good
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Doors



Interior Finishes Deficiency Examples

Interior Ceiling Finishes



Mechanical/HVAC System Deficiency Examples



Pressbox (Baseball) – BLDG-951K

Building Purpose	Pressbox
Building Area	100 SF (est)
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are constructed of plywood board and batten over a wood frame. The exterior walls were observed to be in average condition. The plywood paneling was noted with delamination of the outer ply.	Average
	Exterior Windows	Windows are single hung wood frames with acrylic glazing. The exterior windows were observed to be in poor condition. The acrylic was observed as damaged and aging. The glazing putty on the frames was noted as missing and damaged. The paint system was noted as scraped and inconsistent on the operable sash.	Poor
	Exterior Doors	The exterior door is hollow metal set in wood frame. The exterior door was observed to be in average condition. The door panel was noted with rust and decay was noted at the frame.	Average
Roofing	System not present.		N/A
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Stairs	Exterior Stairs	Exterior stairs are cast in place concrete treads and risers with a pipe railing. The exterior stairs were observed to be in average condition. The railing was observed with rust. Railings do not appear to be in a code compliant configuration.	Average
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	Interior wall finishes are paint systems on the back side of exterior plywood and wood framing. The interior wall finishes were observed to be in good condition. No deficiencies were noted.	Good
	Interior Floor Finishes	The interior floor finish is VCT. The floor finishes were observed to be in average condition. The floor tiles were noted with observable wear and tear and some tiles appeared to have failing adhesive with the substrate.	Average
	Interior Ceiling Finishes	The interior ceiling finish is a paint system applied to plywood paneling. The interior ceiling finishes were observed to be in good condition. No deficiencies were noted.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The facility has one small wall-mounted packaged air conditioning unit. The HVAC system for this building was in average condition. The packaged air conditioning unit was aged and out of date and had damage to its compressor fins.		Average
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical distribution for the building consisted of a main disconnect and small subpanel to power the building's lighting and end devices. The panel could not be opened but the equipment was observed to be in good condition.	Good
	Lighting	The lighting consists of ceiling flush-mounted fluorescent fixtures. The lighting was observed to be in good condition.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	A network switch and modem appear to be mounted in the ceiling along with a wireless internet router. The equipment was observed to be in good condition.	Good

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors



Stairs Deficiency Examples

Exterior Stairs



Interior Finishes Deficiency Examples

Interior Wall Finishes



Mechanical/HVAC System Deficiency Examples



Ticket Booth (Baseball) – BLDG-951L

Building Purpose	Ticket Booth
Building Area	59 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are painted concrete masonry units. The exterior walls were observed to be in good condition. The finish system at the fascia was noted as peeling and flaking.	Good
	Exterior Windows	The openings are covered with metal grills.	N/A
	Exterior Doors	The exterior door is hollow metal set in hollow metal frame. The exterior door was observed to be in average condition. The door and frame were noted with rust. The acrylic glazing is clouded and discolored.	Average
Roofing	Roof was inaccessible. The roofing was noted to be in average condition. Staff reported substantive leaks in the roofing system and that the ceiling finishes were consistently being replaced. At the time of this review, no damage was present to the ceiling finishes.		Average
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	The interior wall finishes are a paint system applied to CMU. The wall finishes were observed to be in good condition. A significant number of mud dauber wasp nests were noted in the building.	Good
	Interior Floor Finishes	System not present.	N/A
	Interior Ceiling Finishes	The interior ceiling finishes are paint systems applied to plywood paneling. The interior ceiling finishes were observed to be in good condition. A significant number of mud dauber wasp nests were observed in the building.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A
	Lighting	Lighting in the ticket booth consists of a ceiling flush-mounted fluorescent fixture. The lighting was observed to be in poor condition.	Poor
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Exterior Doors



Interior Finishes Deficiency Examples

Interior Wall Finishes



Interior Ceiling Finishes



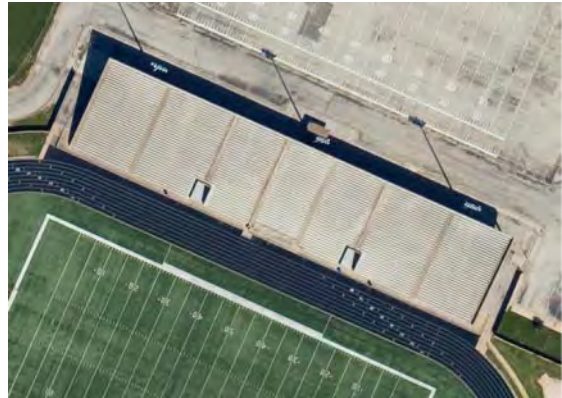
Electrical System Deficiency Examples

Lighting



Stadium Seating (East) – BLDG-951M

Building Purpose	Stadium Seating
Building Area	31,119 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The entire structure is constructed of cast in place concrete. The concrete structure was observed to be in average condition. The structure had cracks in the concrete at walls and decking. The adjacent walls were damaged taking the form of cracking. The gaps at beam connections suggest possible movement in the structure. At the deck to beam connection, flaking of the concrete was observed. The structure has signs of water migration through the concrete.	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	System not present.	N/A
Roofing	System not present.		N/A
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	Specialties are limited to the bleacher seating system which is aluminum benches bolted to the concrete structure. The seating system were observed to be in average condition. The bolts holding the seating to the concrete structure were noted as rusting.	Average
Stairs	Exterior Stairs	The exterior stairs are cast in place concrete integral to the seating area. One stair run was coated in a fluid applied anti-slip coating.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The exterior stairs were observed to be in average condition. The railings were noted with rust in more than one location and unsupported in one location. The presence of anti-slip coatings was suggestive that the treads are worn and smooth to be a possible hazard.	
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	System not present.	N/A
	Interior Floor Finishes	System not present.	N/A
	Interior Ceiling Finishes	System not present.	N/A
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A
	Lighting	System not present.	N/A
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Interior Construction Deficiency Examples

Interior Specialties



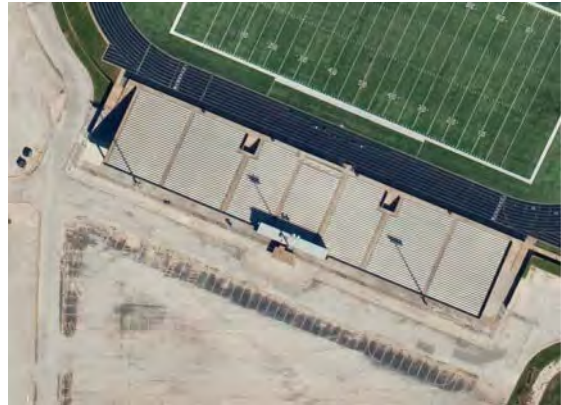
Stairs Deficiency Examples

Exterior Stairs



Stadium Seating (East) – BLDG-951N

Building Purpose	Stadium Seating
Building Area	31,266 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The entire structure is constructed of cast in place concrete. The concrete structure was observed to be in average condition. The decking and a beam were noted with spalling and evidence of water migration through the structure. The expansion joint filler was noted as missing or aged. There was one instance of an exposed rebar noted on the west end of the structure.	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	System not present.	N/A
Roofing	System not present.		N/A
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	Specialties are limited to the bleacher seating system which is aluminum benches bolted to the concrete structure. The seating system was noted to be in average condition. The bolts holding the seating to the concrete structure were noted as rusting.	Average
Stairs	Exterior Stairs	The exterior stairs are cast in place concrete integral to the seating area. The exterior stairs were observed to be in average condition. The railings were noted with rust developing on them.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	System not present.	N/A
	Interior Floor Finishes	System not present.	N/A
	Interior Ceiling Finishes	System not present.	N/A
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A
	Lighting	System not present.	N/A
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Interior Construction Deficiency Examples

Interior Specialties



Stairs Deficiency Examples

Exterior Stairs



Pressbox (West) – BLDG-9510

Building Purpose	Pressbox
Building Area	2,005 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

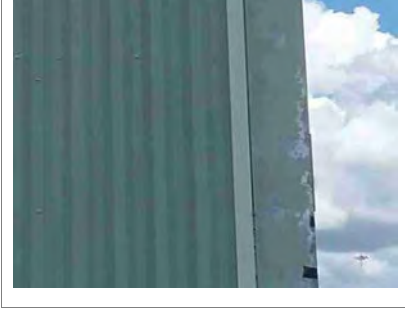
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior walls are constructed with mechanical fastened coated metal panels. The exterior walls were observed to be in average condition. Finish system condition issues were noted at the corner trim panels and the corrugated metal wall panels.	Average
	Exterior Windows	The windows are single hung aluminum frames with glass and acrylic glazing. The exterior windows were observed to be in average condition. The acrylic was observed as damaged in locations. The sealants were aged and cracked. The window frames were noted with corrosion. <i>It was reported that the windows are not able to be opened (PM Kathy Genet).</i>	Average
	Exterior Doors	The exterior door is hollow metal set in hollow metal frame. The exterior door was observed to be in average condition. The finish system on the doors was noted as chalky and faded. The acrylic glazing was noted as discolored and clouded.	Good
Roofing	The roofing system is modified bitumen. The roofing was in average condition. The roofing sealants at the edge of the roof area were observed as aged and cracked. The roof was noted with previous repairs at the same area.		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior wall systems are gypsum board wall assemblies with a limited use of metal panels. The interior walls were observed to be in good condition. No deficiencies were noted.	Good
	Interior Doors	The interior doors are solid core wood veneer door slabs set in hollow metal frames. The interior doors were observed to be in average condition. The doors were noted with damage to the veneer.	Average
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior wall finishes are paint systems on the gypsum board partitions or metal paneling. The interior wall finishes were observed to be in good condition. The paint was noted with chipping. The sealants were noted as aged at columns in the interior.	Good
	Interior Floor Finishes	The interior floor finish is VCT. The floor finishes were observed to be in poor condition. The VCT was noted as lifting from the substrate through out along with physical damage in the form of chips and scratches.	Poor
	Interior Ceiling Finishes	The interior ceiling finishes are a mixture of 2'x4' ceiling tiles mounted in a suspended ceiling system and gypsum board construction. The interior ceiling finishes were observed to be in good condition. No deficiencies were noted.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The facility contains one unisex restroom. The facility's restroom has one vitreous china sink with manual faucets and one vitreous china two-piece style floor-mounted toilet with a manually actuated flush valve. The restroom plumbing fixtures observed at the time of the assessment were in average working condition. The toilet was flushing inefficiently and continually cycled water when trying to replenish the water reservoir. Additionally, an aged and outdated porcelain water fountain was observed	Average
	Domestic Water Distribution	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	<p>This building has one roof top split system air conditioning unit, two indoor air handling units, and two wall-mounted packaged air condition</p> <p>The estimated refrigeration capacities of the roof top air conditioning units and indoor AHU range from 3- to 4-TON.</p> <p>The system was rated to be in average condition. The HVAC system observed was installed in 2000 and had surpassed its typical expected design service life. PM Kathy Genet reported that the humidity at the press box is unbearable.</p>		Average
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	<p>Panelboard LEP, a 208/120 VAC, 225-amp, distributes power throughout the pressbox to lighting, mechanical equipment, and end devices. The electrical equipment was observed to be in average condition.</p> <p>Panelboard LEP is nearing the end of its typical expected design service life. There are two junction boxes in the open air section of the press box that do not have enclosure covers installed. This is a life safety issue. PM Kathy Genet reported unreliable service for press box (broadcast, play clocks, and other data and electrical).</p>	Average
	Lighting	<p>Flush-mounted fluorescent fixtures are ceiling-mounted throughout the pressbox. There are flush-mounted ceiling and wall fixtures mounted in the exterior sections of the pressbox. The lighting was observed to be in average condition.</p> <p>Lighting in the exterior section of the pressbox is nearing the end of its typical expected design service life.</p>	Average
	Communications & Security	<p>An IDF rack exists on the northeast corner of the pressbox. This rack houses the networking equipment assumed for the pressbox and scoreboard. Wireless routers are installed on both floors of the pressbox and a specialized public address system is installed for athletic event announcers. The equipment was observed to be in good condition. PM Kathy Genet reported unreliable service for Wi-Fi.</p>	Good

Exterior System Deficiency Examples

Exterior Walls



Exterior Windows



Exterior Doors

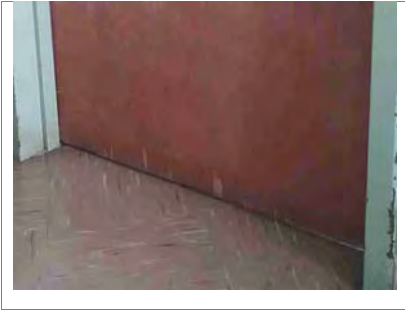


Roofing Deficiency Examples



Interior Construction Deficiency Examples

Interior Doors



Interior Finishes Deficiency Examples

Interior Wall Finishes

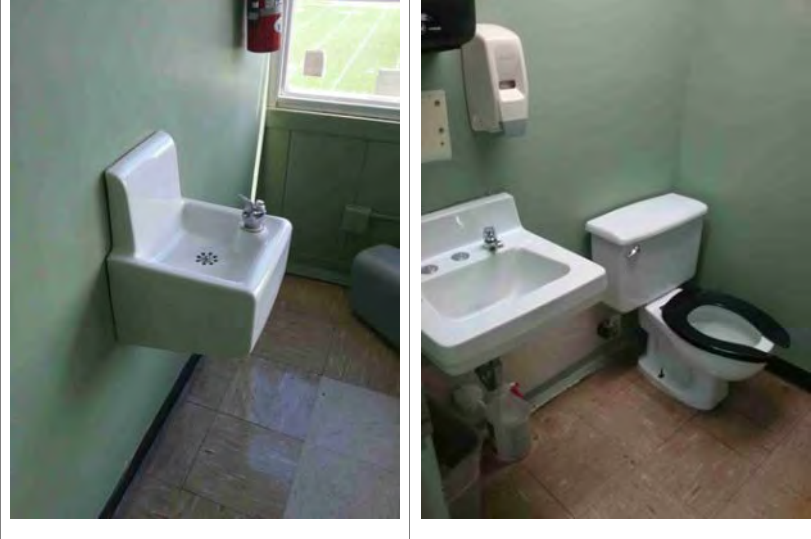


Interior Floor Finishes



Plumbing System Deficiency Examples

Plumbing Fixtures



Mechanical/HVAC System Deficiency Examples



Electrical System Deficiency Examples

Electrical Distribution



Lighting



Stadium Seating (BaseBall) – BLDG-951P

Building Purpose	Stadium Seating
Building Area	12,225 SF
Inspection Date	September 14, 2016
Inspection Conditions	92°F - Sunny
Facility Condition Index	



System Deficiency Overview

The following table provides a summary of the conditions and deficiencies found by each discipline.

The stadium seating at the baseball field is metal bleachers installed on a concrete structure. The seating has no habitable space. It was observed to be in good condition.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	System not present.	N/A
	Exterior Windows	System not present.	N/A
	Exterior Doors	System not present.	N/A
Roofing	System not present.		N/A
Interior Construction	Interior Walls	System not present.	N/A
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	System not present.	N/A
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	System not present.	N/A
	Interior Floor Finishes	System not present.	N/A
	Interior Ceiling Finishes	System not present.	N/A
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	System not present.	N/A
	Domestic Water Distribution	System not present.	N/A
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	System not present.		N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	System not present.	N/A
	Lighting	System not present.	N/A
	Communications & Security	System not present.	N/A

Burger Athletic Complex Summary of Recommendations

This document is based on current conditions observed during fieldwork and provides recommendations for corrective actions by each discipline. The following recommendations provide a summary of the findings.

Campus Recommendations

Exterior

1. Replace or refinish hollow metal doors and hollow metal frames. This should include the removal of existing layers of finish. Extremely poor condition doors and frames should be replaced.
2. Replace existing single hung window systems at stand-alone ticket booths and those parts of the field house. Where no windows exist, install new to provide a completed building envelope.
3. Replace acrylic glazing at exterior doors.
4. Replace toilet partitions with vandal resistant heavy-duty partitions.
5. Replace non-functional door closers (requested by PM Kathy Genet).

Interior Construction

1. Redesign restroom floors to allow for positive slope (requested by PM Kathy Genet).
2. Renovate concession stands (requested by PM Kathy Genet).
3. Regrade at yellow door entry flatwork (requested by PM Kathy Genet).

Plumbing

1. Add restroom/locker/shower facility at end of football stadium near soccer field (where loop road was removed) to serve soccer games and eliminate need to open gymnasium building (requested by PM Kathy Genet).

Mechanical/HVAC

1. Provide working exhaust fans in restrooms (requested by PM Kathy Genet).

Electrical

1. Replace lighting fixtures that are nearing the end of their typical design service life.
2. Evaluate lighting required for security cameras to be effective (requested by PM Kathy Genet).
3. Replace scoreboards due to age (requested by PM Kathy Genet).

Field House - BLDG-951A Recommendations

Exterior

1. Replace mechanically fastened metal panels at the main portion of the building. This shall include a rigid board or spray foam insulation system along with a proper moisture barrier.
4. Once water run-off issues from the roof are resolved, clean exterior brick at the single story portion of the building.
5. Clean and coat rusting embeds with rust inhibiting finish system.
6. Removed sidewalks at south side of the building. Re-level existing grade to provide proper support and reinstall sidewalks.
7. Reroute condensate line on the south side of the building to drain to grade and not into the crawl space.

Roofing

1. Replace roofing.
2. Redirect downspouts that deposit water onto the lower roof or install appropriate measures on the lower roof to handle the volume and velocity of the water coming from the upper roof.

Interior Construction

1. Investigate implications of impurities in CMU in COR E and CCSE. Provide proper humidity control in areas where it is lacking.
2. Investigate cracked CMU wall systems at northeast mezzanine and CCSE.
3. Investigate shifting of structure placing load on infill CMU walls.
4. Replace all interior doors in the main portion of the building.
5. Replace existing wood bleacher seating.
6. Review stairs at seating. Install anti-slip nosings and railings.
7. Refinish the wood surface of the gymnasium bleachers (consider flipping and refinishing) or cover bleachers with a new surface (requested by PM Kathy Genet).

Interior Finishes

1. Where paint is crazed, remove previous finish systems. Apply new finish systems.
2. Replace carpet at RECEPT and OFCNE.
3. Plan to refinish the wood court within two years.
4. Replace ceiling tiles in OFCNE.
5. Investigate water damage to wood fiber acoustical treatment. Repair or replace product as needed.
6. Investigate degradation at concrete deck. Repair as required.
7. Replace flooring in the student locker room showers and the official's restrooms with epoxy flooring (requested by PM Kathy Genet).

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and plan for replacement of the fixtures in the future as they continue to age.
2. Replace old wall-mounted service sinks with floor-mounted mop sinks.
3. Replace EWH in the west concession stand. Plan for replacement of all GWHs on the mezzanine level.
4. Repair or replace all corroded equipment floor drains on the mezzanine level.
5. Consider the addition of hot water to the conference room (requested by Kathy Genet).

Mechanical/HVAC

1. Investigate HVAC issues in the conference room area to prevent further mold growth.

Electrical

1. Install breaker void covers or install spare breakers in panels with exposed buses.
2. Install receptacle or switch covers in boxes missing equipment.
3. Replace the panelboards nearing the end of their typical design service life.
4. Repair/replace/upgrade Wi-Fi router (requested by PM Kathy Genet).

Restrooms and Storage - BLDG-951B Recommendations

Exterior

1. Investigate cracking at CMU walls in conjunction with separation between interior wall and floor slab and cracks at the floor slab. Repair as required.

Roofing

1. Review roofing and repair areas that are the source of water infiltration.

Interior Construction

1. Investigate cracks in CMU wall system.

Interior Finishes

1. Refinish plywood ceilings.

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and/or begin planning for replacement of the fixtures in the future as they continue to age.

Concession (East) - BLDG-951C Recommendations

Exterior

1. Review cracks at CMU walls and repair as required.
2. Replace or refinish roll-down [screens](#) at concession area.

Roofing

1. Investigate the condition of the roof.

Restrooms and Storage - BLDG-951D Recommendations

Roofing

1. Investigate water infiltration. Repair or replace roofing system.

Interior Finishes

1. Refinish the plywood ceilings.

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and/or begin planning for replacement of the fixtures in the future as they continue to age.

Ticket Booth - BLDG-951E Recommendations

Exterior

1. Repair or replace hardware at the exterior door.

Roofing

1. Replace the roofing system.

[Mechanical/HVAC](#)

1. [Replace aging HVAC window units \(requested by PM Kathy Genet\).](#)

Restrooms and Storage - BLDG-951F Recommendations

Roofing

1. Repair or replace roofing system.

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and/or begin planning for replacement of the fixtures in the future as they continue to age.

Concession - BLDG-951G Recommendations

Exterior

1. Repair seals at concession stands.
2. Replace of refinish roll-down screens at concession area (requested by PM Kathy Genet).

Roofing

1. Investigate the condition of the roof.

Restrooms & Storage - BLDG-951H Recommendations

Exterior

1. Investigate cracks at exterior CMU walls.
2. Remove exterior finish system, seal wall system, and apply finish system.
3. Repair damaged garage door.

Roofing

1. Investigate water infiltration. Repair or replace roofing system.

Interior Construction

1. Investigate cracks at interior CMU walls.

Interior Finishes

1. Refinish plywood ceilings.

Plumbing

1. Continue preventive maintenance on aged plumbing fixtures and/or begin planning for replacement of the fixtures in the future as they continue to age.

Ticket Booth (West) - BLDG-951I Recommendations

Roofing

1. Replace the roofing system.

Interior Finishes

1. Remove existing wall finishes and apply new paint system

Mechanical/HVAC

1. Replace aging HVAC window units (requested by PM Kathy Genet).

Ticket Booth (Baseball) - BLDG-951J Recommendations

Roofing

1. Replace the roofing system.

Interior Finishes

1. Refinish plywood ceilings.

Mechanical/HVAC

1. Replace aged and outdated HVAC systems.

Pressbox (Baseball) - BLDG-951K Recommendations

Exterior

1. Replace window system with a more durable product.
2. Replace damaged plywood paneling.
3. Replace the wooden door frame with a hollow metal frame.

Exterior Stairs

1. Review railing configuration at exterior stairs and assess risk of current configuration.

Interior Finishes

1. Replace flooring.

Mechanical/HVAC

1. Replace aged and outdated HVAC systems.

Ticket Booth (Baseball) - BLDG-951L Recommendations

Exterior

1. Refinish fascia.
2. Install window systems in openings in exterior wall.

Roofing

1. Replace the roofing system.

Interior Finishes

1. Remove insect nest from interior of structure. Refinish walls and ceiling.

Electrical

1. Replace lighting.

Stadium Seating (East) - BLDG-951M Recommendations

Exterior

1. Investigate cracking, water infiltration, flaking at the deck and beams, and movement of the structure.

Exterior Stairs

1. Review stairs for risk of slipping. Install anti-skid coating or aluminum anti-slip treads.
2. Remove rust and repair finish at railings.

Interior

1. Replace rusting fasteners with galvanized or stainless steel bolts.

Electrical

1. Provide site lighting on northside grandstands (requested by PM Kathy Genet).

Stadium Seating (West) - BLDG-951N Recommendations

Exterior

1. Investigate cracking, water infiltration, flaking at the deck and beams, and movement of the structure.
2. Replace expansion joint filler.

Exterior Stairs

1. Review stairs for risk of slipping. Install anti-skid coating or aluminum anti-slip treads.
2. Remove rust and repair finish at railings.

Interior

1. Replace rusting fasteners with galvanized or stainless steel bolts.

Electrical

1. Provide site lighting on stadium exterior (Jones Road side) and under grandstands (requested by PM Kathy Genet).

Pressbox (West) - BLDG-9510 Recommendations

Exterior

1. Repaint the exterior of the structure.
2. Remove existing sealants at windows and re-install new.
3. Replace acrylic glazing.
4. Repair areas of corrosion on window frames.
5. Provide operable windows at press box (requested by PM Kathy Genet).

Roofing

1. Repair sealants at the edge of the roof.

Interior

1. Replace interior doors with damaged veneer.
2. Remove interior sealants and install new.
3. Repaint interior of the structure.
4. Replace the VCT floor finish.

Plumbing

1. Maintenance or replace plumbing fixtures that are continually consuming excess water.

Mechanical/HVAC

1. Replace aged and outdated HVAC systems.
2. Provide adequate HVAC (requested by PM Kathy Genet).

Electrical

1. Install enclosure covers on junction boxes with exposed conductors.
2. Replace panelboards nearing the end of their typical design service life.
3. Replace lighting nearing the end of its typical expected design service life.
4. Upgrade audio and video equipment (requested by PM Kathy Genet).

CRAWL SPACE – Burger Athletic Complex – Field House (BLDG-951A)

Building Purpose	Field House & Gym
Inspection Date	September 23, 2016, (Morning)
Inspection Conditions	94° - Overcast

Crawl Space System Deficiency Overview

The following table provides a summary of the systems and their respective conditions found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Soil, Drainage, Ventilation & Access	Soil Below Building, Site Drainage in Crawl Space	<p>No drains were observed in the crawl space during the inspection, but drains were present at the bottoms of the areaways. Soil in crawl space was sloped at the exterior and then became less sloped near the interior of the building. The soil ranged from dry in the north area of the crawl space to heavily saturated in the south area of the crawl space. Water infiltration into the crawl space was observed to be from three primary sources: around the building perimeter, at areaway openings and around pipes passing under exterior beams. Evidence of termite presence was observed in one location in the crawlspace.</p> <p>Soil/Drainage deficiencies:</p> <ul style="list-style-type: none"> • Saturated soil • No drainage system in crawl space • Water infiltration around building perimeter, at areaways and where pipes pass under exterior beams • Insect infestation 	Poor
	Soil Retainers	<p>Concrete soil retainers were found throughout the crawl space at the outside of exterior beams. Cracked and failed soil retainers were found sporadically throughout the crawl space. Soil retainers that had caved in or slipped from position were found in the southern side of the crawl space and light was visible from the outside.</p> <p>Describe any soil retainer deficiencies.</p> <ul style="list-style-type: none"> • Cracked soil retainers • Slipped/caved/displaced soil retainers 	Average
	Areaways/Ventilation	Ventilation was achieved through two areaways and multiple fans throughout the crawl space. Airflow was adequate throughout the crawl space with the air only being stagnant	Average

		<p>near the southern areaway. The southern areaway's drain was clogged and the areaway was full of algae filled water. The southern areaway also had vent fans that were not found at the northern areaway. However, the southern areaways fans were not operating. One interior vent was inoperable near the southeast access hatch. In addition, the interior vent fan adjacent to the inoperable fan was missing its cage.</p> <p>Areaway/ventilation deficiencies:</p> <ul style="list-style-type: none"> • Drain in south areaway is clogged and areaway is holding stagnant water • Inoperable ventilation fans • Missing safety cages at ventilation fans • Areaway grates bent, some have minor rust 	
	Access Hatches	Access hatches were found on all four sides of the field house. All access hatches appeared to be functional and no damage to the hatch or surrounding structure was observed.	Good
Exposed Structure	Exposed Columns & Tops of Foundations	<p>Per original plans, the field house is founded on drilled piers. Typically the top of the piers were below grade and could not be observed. Columns extended from the tops of the piers to the underside of the beams. Honeycombing that ranged from half an inch to an inch deep was prevalent. A column near the southeast access hatch, to the right of the door was cracked.</p> <p>Column/Foundation deficiencies:</p> <ul style="list-style-type: none"> • Mushrooming concrete at tops of exposed piers • Honeycombing in columns • Crack in column near southeast access hatch 	Average
	Exposed Faces of Perimeter Walls / Beams	<p>The perimeter beams for the crawl space are suspended cast-in-place concrete. Soil had accumulated under the exterior beams in a several locations throughout the crawl space, and the beams were no longer properly suspended. During the casting of the exterior beams, the formwork had frequently blown out and spilled concrete on to the soil below. In some cases the concrete spillage was touching the soil below, thus the beams were no longer suspended.</p> <p>Perimeter wall/beam deficiencies:</p> <ul style="list-style-type: none"> • Soil touching the underside of suspended exterior beams • Formwork blowouts prevalent on exterior beams throughout crawl space. In some instances concrete spillage was extended from beam to soil. • Honeycombing 	Average

	Exposed Portions of Interior Floor Beams Above	<p>Interior floor beams for the structure consisted of suspended cast-in-place concrete beams. Along the perimeter of the basketball court, some of the interior beams were more than five feet deep. Honeycombing was prevalent in the interior beams throughout the crawl space. In the deep beams reinforcing was sometimes visible due to deep honeycombing.</p> <p>Beam deficiencies:</p> <ul style="list-style-type: none"> • Honeycombing prevalent in the interior beams • Reinforcing visible & rusted in some of the honeycombed areas 	Average
	Underside of Suspended Floor Slabs Above	<p>The floor slab system consists of cast-in-place slab at the interior of the building. Around the outer edges of the building, the slab consists of cast-in-place pan joists. The bottoms of pan joists were spalled and had exposed/corroded reinforcing. In the slab of the pan joists, there was exposed reinforcing and spalling. Concrete repair patchwork was prevalent on many of the joists and some patches appeared to be separating from the base concrete and fall off.</p> <p>Slab deficiencies:</p> <ul style="list-style-type: none"> • Exposed/corroded reinforcing in joists • Repair patches falling off the pan joists • Exposed/corroded slab reinforcing at pipe penetrations 	Average
Pipes, Ducts, Equipment & Fireproofing	Suspended Pipes & Hangers	<p>Most of the pipes in the crawl space were PVC pipes with a few cast iron and copper pipes also present. Rust was prevalent in the cast iron pipes. Broken and rusted hanger rods were found primarily in the southern sections of the crawl space. Pipe insulation was degrading and detaching from multiple pipes throughout the crawl space. The insulation tended to be more damaged in the southern section of the crawl space where there was more moisture due to the clogged areaway drain.</p> <p>Pipe deficiencies:</p> <ul style="list-style-type: none"> • Rusted pipes & pipe hangers • Broken pipe hangers • Degraded/missing/moldy pipe insulation 	Average
	Exposed Ductwork	No ductwork was found in the crawl space area observed.	N/A
	MEP Equipment	<p>Equipment deficiencies:</p> <ul style="list-style-type: none"> • Separated electrical conduit with exposed wires 	Good

	Spray Fireproofing/ Insulation	Spray fireproofing and/or insulation was not found in the crawl space area observed.	N/A
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Crawl Space Deficiency Examples

Soil, Drainage, Ventilation & Access

		
Saturated soils	Water infiltration around pipes at exterior beam	Water infiltrating into crawl space from areaway
		
Water infiltration from around perimeter of building	Displaced soil retainers	Cracked soil retainer
		
Areaway full of water and fan not working	Interior vent fan not working	Termite line in crawl space

Exposed Structure

		
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Concrete mushrooming at top of pier	Cracked column on left side	Soil touching bottom of the exterior beam
		
Poor forming of original perimeter beam	Honeycombing with exposed/rusted reinforcing at interior beam	Spalling with exposed/rusted reinforcing in bottom of pan joist
		
Patches falling off the pan joist leg	Exposed/corroded slab rebar at pipe penetration	

Pipes, Ducts, Equipment & Fireproofing

		
Rusted cast iron pipe	Rusted pipe hanger	Broken pipe hanger (missing left rod), moldy/degraded pipe insulation
		
Degraded pipe insulation falling off pipe	Separated electrical conduit	Suspended pipe resting on ground

 <p>Interior vent fan missing its cover</p>	 <p>Interior vent fan not working</p>	
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Burger Athletic Complex – Campus Summary of Crawl Space Recommendations

This document is based on current conditions observed during fieldwork and provides recommendations for corrective actions by each discipline. The following recommendations provide a summary of the findings.

Field House Building Recommendations

Soil, Drainage, Ventilation & Access

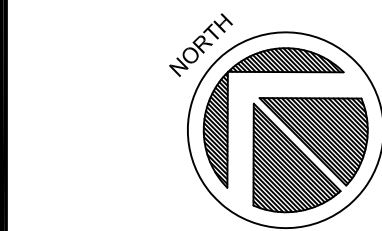
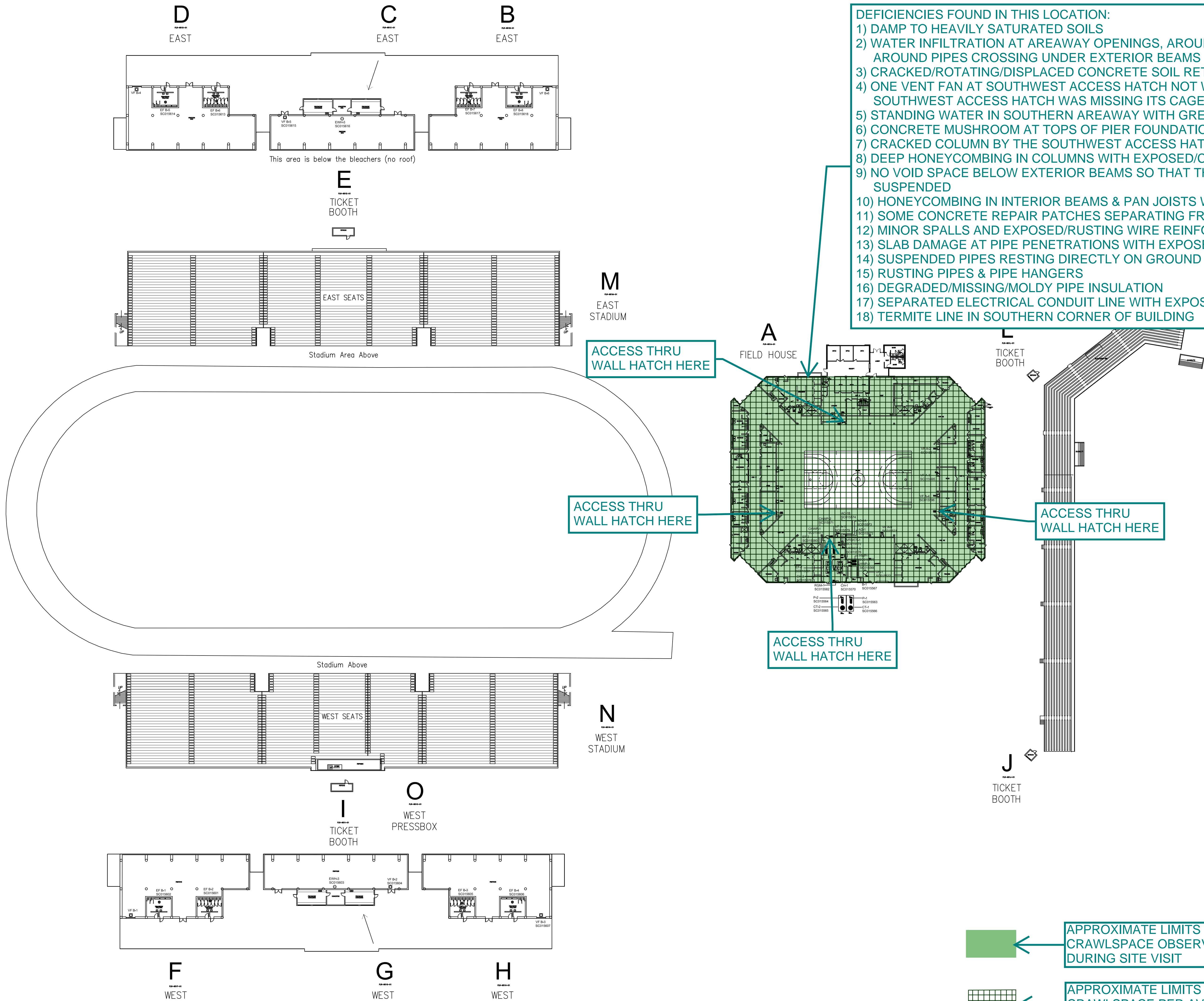
1. Investigate need for site re-grading to promote drainage away from building & limit damp soils in crawl space.
2. Replace displaced and badly broken soil retainers
3. Unclog south areaway drain
4. Repair broken ventilation fans
5. Investigate need for ventilation in crawl space areas
6. Treat building and crawl space for termites

Exposed Structure

1. Repair badly spalled/cracked/honeycombed areas of the columns, beams, slabs and joists
2. Clean exposed slab reinforcement and protect from corrosion

Pipes, Ducts, Equipment & Fireproofing

1. Re-hang pipes resting on ground so they are fully suspended
2. Clean and protect rusted cast iron pipes from further corrosion
3. Replace heavily corroded and/or broken hangers
4. Replace moldy, degraded, and missing pipe insulation
5. Re-attach separated conduit line



AUSTIN I.S.D.



DEPARTMENT OF
CONSTRUCTION MANAGEMENT

**BURGER
ACTIVITY
CENTER**

3200 Jones Rd.
Austin, Texas

**FLOOR PLAN
1st FLOOR**

APPROVALS		
DRAWN	CHECKED	APPROVED
J.R.		
09/15/11		
DWG: 951-FLR-01	SHEET	
DRAWING SCALE	1" = 40'-0"	
	1 OF 3	