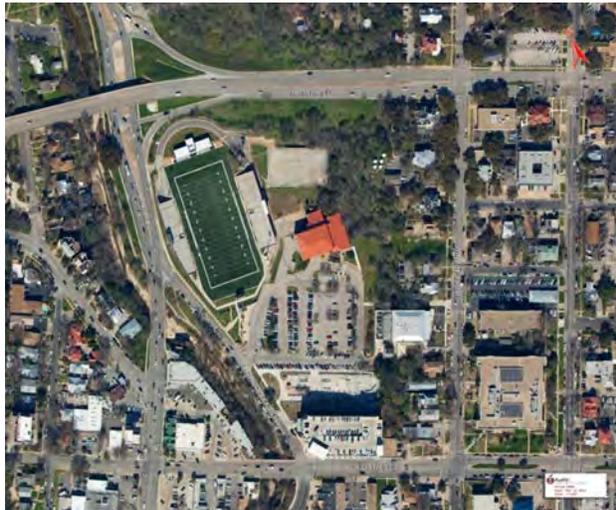


House Park Athletic Facility Site Summary

Address	1301 Shoal Creek Boulevard Austin TX, 78701
Number of Permanent Campus Facilities	14
Original Year of Construction	1938
Total Campus Building Area (combined)	31,881 SF



Introduction

The House Park Athletic Facility is located at 1301 Shoal Creek Boulevard, Austin, TX 78701. The 14 buildings at this facility were established between 1938 and 2009. The permanent buildings include a field house (BLDG-280A), a storage building (BLDG-280B), men's east restroom (BLDG-280C), women's east restroom (BLDG-280D), east concessions (BLDG-280E), north ticket booth (BLDG-280F), south ticket booth (BLDG-280G), west concessions (BLDG-280H), men's west restroom (BLDG-280I), women's east restroom (BLDG-280J), east stadium seating (BLDG-280K), west stadium seating (BLDG-280L), east press box (BLDG-280M), and west press box (BLDG-280N). BLDG-280B VISSTO and BLDG-280E VISCONC structures are constructed and connected to the actual areas beneath visitor seating. No other structures are connected to each other by any means.

Meeting Log		Revision Log		
Date	Meeting	Revision	Date	Summary of Content
8/15/16	Interview	00	10/6/16	Draft Issue
8/15/16	Assessment	01	12/18/16	Added comments from CM Randall Sakai as indicated on email dated 10/28/16. See pages 5 and 51.
		02	1/13/17	Added comments from PM Kathy Genet as indicated on email dated 10/31/16. See pages 16, 26, and 51-55.

Main Field House – BLDG-280A

Building Purpose	Lockers and Offices
Building Area	3,120 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F -Cloudy, rain
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	The exterior of the building consists of CMU (concrete masonry units) construction. The exterior façade system was observed to be in good condition and the latest addition to this complex. The exterior façade was reported in good condition.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with aluminum metal frames. The windows only exist above the doors and upper portions of locker rooms. The exterior windows were observed to be in good condition.	Good
	Exterior Doors	The exterior doors are hollow metal with metal door frames. The door to room 003 has glazing in it. This system was observed to be in average condition. Staff reported that some exterior doors stick and door hardware is showing signs of wear.	Average
Roofing	The roof material covering consists of modified bitumen roofing where HVAC (heating, ventilation, and air conditioning) equipment is stationed and standing seam metal roofing on all other sections. The roofing system was observed to be in average condition. The modified bitumen section showed evidence of wear, including water ponding, staining, and blistering.		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Construction	Interior Walls	The interior walls are CMU. A newly constructed storage space in room 003 consists of wood and gypsum board. The interior walls were observed to be in good condition.	Good
	Interior Doors	The interior door system consists of hollow steel doors with glazing on one window with metal frames. The interior doors and frames were observed to be in average condition. Staff reported some doors sticking after heavy rain events.	Average
	Interior Specialties	There are wall-hung metal lockers for both visiting and home teams. The lockers were observed to be in good condition.	Good
Stairs	Exterior Stairs	Stairs consist of fabricated aluminum sections with aluminum handrails. Fabricated aluminum ramp access is provided on both east and west sides of this facility. The stairs and ramps were observed to be structurally in good condition. It was reported that aluminum stairs and ramps are a safety hazard when walked upon with cleats.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls consist of painted CMU. Painted finishes were observed to be in good condition.	Good
	Interior Floor Finishes	Floors are composed of sealed concrete with glazed finishes. The floors were observed to be in good condition. Some minor cracks were present. Staff reported that these surfaces present a slip and trip safety hazard when walked on with cleats.	Good
	Interior Ceiling Finishes	The interior ceiling consists of standard 2'x2' acoustical fiberglass suspended ceiling panels in office spaces. Restroom facilities and locker rooms consist of exposed painted metal trusses and metal panels. The ceiling finishes were observed to be in good condition. There was minor evidence of acoustical panel staining.	Good
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	The building has restrooms for athletes and a separate staff restroom. This facility has restrooms for male and female athlete restrooms that consist of vitreous china vanity mounted hand sinks with manual faucets, along with vitreous china, floor-mounted toilets with manual	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>flushing mechanisms, and vitreous china, wall-hung urinals in the men's restrooms with manual flushing mechanisms. There is a service sink in the janitorial closet.</p> <p>The plumbing fixtures were observed to be in good condition. Staff reported that restroom plumbing fixtures have periodic debris clogging since a repair was made to the main water line in May and July 2015. It was suggested that debris entered the line during these activities and has yet to be completely corrected.</p>	
	Domestic Water Distribution	<p>Hot and cold water are distributed throughout this facility. Hot water is supplied to all restrooms by an electric water heater located in room 004.</p> <p>This system was observed to be in good condition. It was reported that water pressure was good throughout this facility.</p>	Good
	Other Plumbing	<p>A floor drain exists in the mechanical room, locker rooms and bathrooms</p> <p>This system was observed to be in good condition. Staff reported that there has been a periodic occurrence of odor from the floor drain in mechanical room, but the odor was not present at the time of survey.</p>	Good
Mechanical/ HVAC		<p>This facility's system consists of three EWHs (electric water heaters), two fan coil units, one roof top unit, and one compressor unit. Room 003 has a small air conditioning unit mounted on the wall.</p> <p>The system was observed to be in good condition. Staff reported that the controls for this facility system are accessible to teams utilizing these rooms and are adjusted at times without permission. It was suggested a locking cover could correct these issues.</p>	Good
Fire Protection	Fire Alarm	This facility does not have a fire alarm system.	N/A
	Fire Protection/ Suppression	<p>This building does not have a mechanical fire protection or suppression system. Fire extinguishers are present in proportional areas.</p> <p>The fire protection system was observed to be in average condition. Fire extinguisher certification tags were all current.</p>	Average
Electrical	Electrical Distribution	The electrical service enters the facility at the 480/277 volt 1,600-amp service from the south west corner of the home side of the facility. This facility does not have a lightning protection system but does have a GFI on main service panel boards supporting all electrical needs. This includes visitor and home sides and press boxes. This service also feeds transformers and high-	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>voltage panel boards proportionally stationed on the east and west sides of this complex. These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary 4-wire 3-phase.</p> <p>The electrical distribution equipment was observed to be in average condition. Staff reported that there are not enough isolated outlets for supplemental field needs during group activities and they have tripped breakers while using inflatable tunnels. Staff also reported that the electrical service is old and power has proven inadequate when breakers trip.</p> <p>CM Randall Sakai reported that a transformer (near the fields) is located within the flood plain and needs to be raised above the 100-year flood plain level.</p>	
	Lighting	<p>The building's exterior lighting consists of wall pack type halite luminaries located along perimeter walls. The interior lighting consists of primarily 2'x2' T8 fluorescent luminaries set in troffers in offices, and an assortment of low bay fluorescent fixtures with standard T-8 florescent luminaries in storage rooms, restrooms, and locker rooms. Emergency lighting is located in this facility.</p> <p>The lighting was observed to be in average condition. Staff reported that building operators have trouble with lighting and ballasts even though it was reported that electricians have some of these replacement parts.</p>	Average
	Communications & Security	<p>The facility has one phone in room 003 that is hard wired as well as internet service to this line. Cameras on the exterior of this complex cover gates and entrance ways. This facility does not have a security alarm system. The facility has a PA (public address) system.</p> <p>This system was observed to be in average condition. Staff reported that Wi-Fi was added in 2015 and works well. Staff reported that there are not enough cameras supporting this system and the resolution has been found to be poor. Staff reported that the PA system works well.</p>	Average

Roofing Deficiency Examples



Interior Finishes Deficiency Examples

Interior Floor Finishes



Storage – BLDG-280B

Building Purpose	Storage
Building Area	2,106 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building is CMU. The exterior façade system was observed to be in good condition	Good
	Exterior Windows	System not present.	N/A
	Exterior Doors	The exterior doors are manual coiling roll up doors with metal door frame and roller guides. This system was observed to be in average condition due to the appearance of aging door components.	Average
Roofing	System not present.		N/A
Interior Construction	Interior Walls	The interior walls consist of CMU. The interior walls were observed in average condition due to dirty old appearance of walls. No structural issues regarding walls were observed. This facility was constructed to underside of stadium visitor seating.	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	The walls consist of painted finishes on CMU. Painted finishes throughout this facility were observed to be in average condition due to dirty wall finishes.	Average
	Interior Floor Finishes	Interior floors are composed of non-sealed concrete finishes. The floors appeared to be in average condition. Minor	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		chipping and cracking was observed. This facility is a storage facility and these conditions should be expected here.	
	Interior Ceiling Finishes	The interior ceiling consists of exposed portions of concrete stairs under the east visitor stadium stairs. This system appeared to be in average condition due to older appearance of existing material.	Average
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 system consists of power supplying outlets and interior lights from an 800-amp sub-service. These assets are rated at 480/277-volt primary that step-down to 120/208-volt secondary 4-wire 3-phase, located under the stadium seating in the middle area. This system was observed to be in good condition.	Good
	Lighting	The building's exterior lighting consists of drop-down type halite luminaries. The interior lighting consists of low bay fluorescent fixtures with standard T-8 florescent luminaries. The lighting for the building was observed to be in average condition due to aging fixtures.	Average
	Communications & Security	System not present.	N/A

Restroom Men's East – BLDG-280C

Building Purpose	Men's Restroom
Building Area	213 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building consists of CMU-common brick. Recent upgrades include enlarging this facility with newly installed metal framing for restroom stalls. The exterior façade system was observed to be in average condition with minor stress cracks observed in the brick and appeared to be a work in progress.	Average
	Exterior Windows	Two screwed shut casement windows with frosted glass are on the upper portion of this facility. These windows are used primarily for ventilation. This system was observed to be in average condition due to worn appearance.	Average
	Exterior Doors	The exterior doors consist of metal doors with metal door frames. This system was observed to be in average condition. Doors functioned as intended and were observed as old and worn.	Average
Roofing	The roofing consists of built-up bitumen roofing. This structure is located below the bleachers and does not get severely impacted by bad weather or any extreme elements... This system was observed to be in average condition. The roofing system appeared aged		Average
Interior Construction	Interior Walls	The interior walls are CMU. The interior walls were observed to be in average condition with signs of age.	Average
	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	Concrete constructed ramps with metal hand rails are located on the north side and functioning as intended. The system was observed to be in good	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls consist of painted finishes of CMU. Painted finishes were observed to be in average condition with dingy appearance on some surfaces.	Average
	Interior Floor Finishes	The interior floors are composed of smooth concrete finishes. The floors were observed to be in average condition. Some minor cracking was present.	Average
	Interior Ceiling Finishes	The ceiling finishes consist of painted hardwood paneled sections (plywood). This system was observed to be in average condition, but aged.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	This facility has restrooms for male use, that consist of vitreous china wall mounted hand sinks with manual faucets, along with vitreous china, floor-mounted toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals with manual flushing mechanisms. This system was observed to be in average condition. The fixtures are aged.	Average
	Domestic Water Distribution	This system has cold water supply. It was observed to be in average condition.	Average
	Other Plumbing	Water fountains are present on the exterior of this facility. This facility was observed as having floor drains No deficiencies were observed although drainage appeared to be original to this older facility and in average condition.	Average
Mechanical/ HVAC	System not present.		N/A
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Electrical	Electrical Distribution	The electrical distribution system consists of power supplying interior lights from an 800-amp sub-service. These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary four wire three phase, located under the stadium seating in the middle area. This system was observed to be in good condition.	Good
	Lighting	The interior lighting consists of ceiling mounted box (LED) luminaries and low bay fluorescent luminaries with standard T-8 florescent located over sinks. Some LED fixtures are new. The lighting was observed to be in good condition with lighting functioning as intended.	Good
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Walls



Restroom Women's East – BLDG-280D

Building Purpose	Women's Restroom
Building Area	254 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building consists of CMU. The exterior façade system was observed to be in average condition.	Average
	Exterior Windows	Two screwed shut casement windows with frosted glass are on the upper portion of this facility. These windows are used for ventilation purposes only. This system was observed to be in average condition.	Average
	Exterior Doors	The exterior doors consist of metal doors with metal door frames. This system was observed to be in average condition. The doors were aged and difficult to close.	Average
Roofing	The roofing consists of built-up bitumen roofing. This structure is located below the bleachers and does not get severely impacted by bad weather. This system was observed to be in average condition.		Average
Interior Construction	Interior Walls	The interior walls consist of CMU. CMU was observed to be in average condition.	Average
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	Concrete constructed ramps with metal hand rails are located on the north side and functioning as intended. The system was observed to be in average condition.	Average
	Interior Stairs	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	The interior walls consist of painted finishes of CMU. Painted finishes were observed to be in average condition.	Average
	Interior Floor Finishes	Interior floors are composed of smooth concrete finishes. The floors were observed in average condition. Some minor cracking was present.	Average
	Interior Ceiling Finishes	The ceiling finishes consist of old painted hardwood paneled sections (plywood). This system was observed to be in average condition, but aged.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	This facility has restrooms for female use, that consist of vitreous china wall mounted hand sinks with manual faucets, along with vitreous china, floor-mounted toilets with manual flushing mechanisms. This system was observed to be in average condition. Some fixtures appeared aged.	Average
	Domestic Water Distribution	This system has cold water supply provided to it. This system was observed to be in average condition due to observed weak water pressure from sinks. Staff had reported poor water pressure here.	Average
	Other Plumbing	Water fountains are present on the exterior of this facility. This facility was observed as having floor drains, No deficiencies were observed although drainage appeared to be original to this older facility and in average condition.	Average
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 system consists of power supplying interior lights from an 800-amp sub-service These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary four wire three phase, located under the stadium seating in the middle area. This system was observed to be in good condition. This system has electric power to illuminate internal lights only.	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Lighting	The interior lighting consists of ceiling mounted box fluorescent lights with standard T-8 florescent luminaries. LED fixtures are new. The lighting was observed to be in average condition.	Average
	Communications & Security	System not present.	N/A

Concessions East – BLDG-280E

Building Purpose	Concessions
Building Area	358 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building is CMU- common brick with a small segment of metal panel fascia above the roll-up doors. The exterior façade system was observed to be in average condition.	Average
	Exterior Windows	This facility has two manual coiling roll-up metal counter windows with metal roller tracks. This system was observed functioning as intended in good condition. PM Kathy Genet reported that all of the roll-down window gates have reached their typical design service life.	Good
	Exterior Doors	The exterior door consists of a hollow metal door with metal door frames. This system was observed to be in average condition. The entry door was worn and had to be forced closed.	Average
Roofing	System not present.		N/A
Interior Construction	Interior Walls	The interior walls consist of CMU. The system was observed to be in average condition.	Average
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	A small inclined concrete ramp with metal hand railing is present. This system was observed to be in average condition due to the appearance of aged hand railing.	Average
	Interior Stairs	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	Interior walls consist of painted finishes over CMU. Painted finishes throughout this facility were observed to be in average condition with signs of lack luster paint finishes here.	Average
	Interior Floor Finishes	Floors are composed of smooth concrete finishes. The floors were observed to be in average condition. Staining was evident over the entire concrete floor surface, resembling iron oxide from a potential water heater problem. Minor cracking was also present.	Average
	Interior Ceiling Finishes	System not present.	N/A
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	This facility consists of standard plumbing fixtures to include sinks. This system was observed to be in average condition but aged.	Average
	Domestic Water Distribution	A small water heater under the sink supplies hot water to this facility. Cold water supply is also present. The system was observed to be in average condition. Some evident leakage has occurred under the sink area from the water heater.	Average
	Other Plumbing	This facility was observed as having a floor drain, No deficiencies were observed although drainage appeared to be original to this older facility and in average condition.	Average
Mechanical/ HVAC	This facility has a small EWH that supplies hot water to this system. This system was observed to be in average condition.		Average
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	This facility does not have a fire suppression system but portable fire extinguishers are present with current inspection tags. This system was observed to be in average condition.	Average
Electrical	Electrical Distribution	The electrical distribution system consists of power supplying interior lights and supporting equipment from an 800 amp sub-service These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary four wire three phase, located under the stadium seating in the middle area. This system was observed to be in good condition. This system has electric power supplying its service with a small breaker panel inside this structure. All outlets were being utilized with no spare capacity	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		available. It appeared to be overburdened with the types of equipment utilized for concession operations.	
	Lighting	The interior lighting consists of low bay fluorescent fixtures with standard T-8 florescent luminaries. The lighting for the building was observed to be in average condition.	Average
	Communications & Security	System not present.	N/A

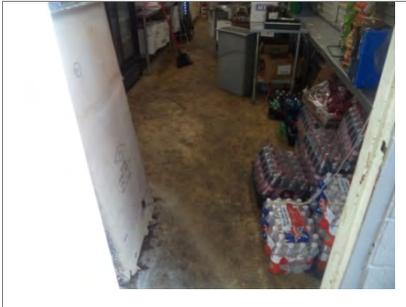
Exterior System Deficiency Examples

Exterior Doors



Interior Finishes Deficiency Examples

Interior Floor Finishes



Plumbing System Deficiency Examples

Domestic Water Distribution



Electrical System Deficiency Examples

Electrical Distribution



Ticket Booth (North) – BLDG-280F

Building Purpose	Ticket Booth
Building Area	96 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building consists of masonry stone construction. The exterior façade system was observed to be in average condition due to this structure being built in 1938.	Average
	Exterior Windows	Exterior windows consist of ticket portals with one-quarter inch rebar imbedded in grout. The system was observed to be in average condition due to its age and the ability of element impact from ticket portals not having closing off ability	Average
	Exterior Doors	There is one exterior door to this facility. This door is a hollow metal door with metal door frame. This system was observed to be in average condition.	Average
Roofing	Roofing for this structure consists of built-up bitumen. This system was observed to be in average condition. It has exceeded its typical design service life. A segment of drip edge showed signs of wear.		Average
Interior Construction	Interior Walls	The interior walls consist of CMU and stone. The interior walls appeared to be in average condition.	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 walls consist of raw finishes of masonry stone. These finishes were observed to be in average condition.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Floor Finishes	Interior floors are composed of un-sealed smooth concrete finishes. Interior floors were observed to be in average condition. Minor settling/cracking was present.	Average
	Interior Ceiling Finishes	The interior ceiling consists of exposed wood, painted joists and plywood. This system was observed to be in average condition.	Average
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 system illuminates lighting fixtures and supports the wall mounted 110V air conditioning unit. This system was observed to be average condition.	Average
	Lighting	The interior lighting consists of low bay fluorescent fixtures with standard T-8 florescent luminaries. The lighting system was observed to be in average condition. The ballasts are aged.	Average
	Communications & Security	System not present.	N/A

Roofing Deficiency Examples



Electrical System Deficiency Examples

Lighting



Ticket Booth (South) – BLDG-280G

Building Purpose	Ticket Booth
Building Area	80 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building consists of CMU and wood composite siding. The exterior façade system was observed to be in good condition.	Good
	Exterior Windows	Exterior windows consist of aluminum frames with single pane glazing. These windows were observed be in good condition.	Good
	Exterior Doors	There is one exterior door to this facility that consists of a hollow metal door with metal door frame. This system was observed to be in good condition.	Good
Roofing	Roofing for this structure consists of standing seam metal. This system was observed to be in good condition.		Good
Interior Construction	Interior Walls	The interior walls consist of CMU on the lower section and wood composite siding. The interior walls appeared to be in average condition.	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	The interior walls consist of painted finishes of CMU and composite wood siding surfaces. Painted finishes were observed to be in good condition.	Good
	Interior Floor Finishes	Interior floors are composed of smooth concrete finishes.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The floors were observed to be in average condition with minor settling/cracking.	
	Interior Ceiling Finishes	The interior ceiling consists of plywood paneling. This system was observed to be in good condition.	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 system illuminates lighting fixtures and supports a wall-mounted 110V air conditioning unit. This system was observed to be in average condition.	Average
	Lighting	The building's exterior lighting consists of drop down type halite luminaries. The interior lighting consists of low bay fluorescent fixtures with standard T-8 florescent luminaries. The lighting for the building was observed to be in average condition.	Average
	Communications & Security	A security camera is located inside this ticket booth. It was observed as operational at the time of survey and in average condition. It had been reported that resolution on all cameras for this complex was poor. This condition could not be verified at the time of this survey so it will be rated as average.	Average

Concessions West – BLDG-280H

Building Purpose	Concessions
Building Area	240 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
Facility Condition Index	



System Deficiency Overview

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

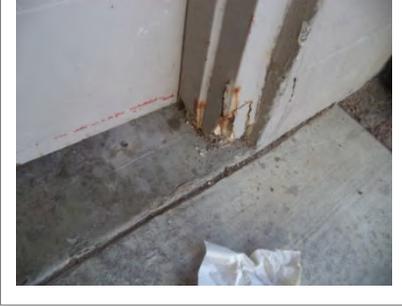
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of CMU. The exterior façade system was observed to be in average condition.	Average
	Exterior Windows	This facility has two manual coiling counter roll-up metal windows with metal wheel tracks. These units were observed functioning as intended and in good condition. PM Kathy Genet reported that all of the roll-down window gates have reached their typical design service life.	Good
	Exterior Doors	The exterior door consists of a hollow metal door with metal door frames. The system was observed to be in average condition. The exterior door had to be forced closed. The lower portion of the door frame was deteriorating where the frame and ground interface.	Average
Roofing	The roofing consists of built-up bitumen roofing. This structure is located below the bleachers and does not get severely impacted by bad weather or the elements. The system was observed to be in average condition due to its apparent age.		Average
Interior Construction	Interior Walls	The interior walls consist of CMU. The system was observed to be in average condition.	Average
	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 were not present here. Ramps with steel railing are in place at the front and along the side of the building. This system was functioning as intended in good condition.	Good
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls consist of painted finishes of CMU. Painted finishes throughout this facility were observed to be in average condition with the appearance of aged painted surfaces.	Average
	Interior Floor Finishes	Interior floors are composed of smooth concrete finish. The floors were observed to be in average condition with minor settling cracks to mention and age factor of this structure.	Average
	Interior Ceiling Finishes	The ceiling finishes consist of painted plywood panels. This system was observed to be in average condition, with the appearance of aged plywood ceiling panels.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	This facility contains a dual pan stainless steel sink for washing dishes with manual faucets, a single pan stainless steel hand wash sink with manual faucets and a larger poly panned sink used for mops and larger facility supporting equipment with manual faucets. This system was observed to be average condition showing signs of aged equipment.	Average
	Domestic Water Distribution	This system has a hot and cold water supply. Hot water is supplied with an inline 10-gallon water heater located underneath the vanity of main sink. This system was observed to be in good condition overall.	Good
	Other Plumbing	This facility was observed as having floor drain, No deficiencies were observed although drainage appeared to be original to this older facility and in average condition.	N/A
Mechanical/ HVAC	This facility has a small EWH that supplies hot water to this system. The system was observed to be in average condition.		Average
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	This facility does not have a fire suppression system but portable fire extinguishers are present with current inspection tags. This system was observed to be in average condition.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Electrical	Electrical Distribution	The electrical service enters the facility at the 480/277 volt 800-amp sub service from the middle of the home side of the facility underneath stadium seating. This facility did have a small breaker box inside facility. This facility does not have a lightning protection system but does have a GFI on main service panel boards supporting all electrical needs. This service also feeds transformers and high-voltage panel boards proportionally stationed on the west side of this complex. These assets are rated at 480/277-volt primary that step-down to 120/208-volt secondary 4-wire 3-phase. This system was observed as functioning and in average condition but may be overburdened by concession staff use at times.	Average
	Lighting	The interior lighting consists of low bay fluorescent fixtures with standard T-8 florescent luminaries. The lighting was observed to be in average condition with signs of aging equipment.	Average
	Communications & Security	System not present.	N/A

Exterior System Deficiency Examples

Exterior Doors



Restroom Men's West – BLDG-280 I

Building Purpose	Men's Restroom
Building Area	215 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building consists of CMU- brick. This system appeared to have recent upgrades, enlarging this facility and obvious new metal framing for the bathroom stalls. The exterior façade system was observed to be in average condition with minor stress cracks on older sections of facility.	Average
	Exterior Windows	Casement windows with frosted glass are on the upper portion of this facility. This system was observed to be in average condition due to appearance of old windows.	Average
	Exterior Doors	The exterior doors consist of hollow metal doors with metal door frames. This system was observed to be in average condition with doors showing evidence of aged equipment.	Average
Roofing	The roofing consists of built-up bitumen roofing. This structure is located below the bleachers and does not get severely impacted by bad weather or the elements. This system was observed to be in average condition.		Average
Interior Construction	Interior Walls	The interior walls consist of CMU. The system was observed to be in average condition.	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

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	The interior walls consist of painted finishes of CMU. Painted finishes throughout this facility were observed to be in average condition.	Average
	Interior Floor Finishes	Interior floors are composed of smooth un-sealed concrete finishes. The floors were observed to be in average condition with minor cracks on floor surfaces.	Average
	Interior Ceiling Finishes	The ceiling finishes consist of painted plywood paneling. This system was observed to be in average condition and an aged system.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	This facility has restrooms for male use, that consist of vitreous china wall mounted hand sinks with manual faucets, along with vitreous china, floor-mounted toilets with manual flushing mechanisms, and vitreous china, wall-hung urinals with manual flushing mechanisms. This system was observed to be in average condition. The fixtures are aged.	Average
	Domestic Water Distribution	This system has a cold water supply only. The system was observed to be in average condition due to average water pressure.	Average
	Other Plumbing	Water fountains are present on the exterior of this facility. This facility was observed as having floor drains. No deficiencies were observed although drainage appeared to be original to this older facility and in average condition.	Average
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 service supports the facility at the 480/277 volt 800-amp sub service from the middle of the home side of this complex underneath stadium seating. This facility does not have a lightning protection system but does have a GFI on main service panel boards supporting all electrical needs. This service also feeds transformers and high-voltage panel boards proportionally stationed on the west side of this complex. These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary 4wire 3-phase. This system was observed as functioning and	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		in good condition. This facility only requires power to illuminate interior lighting.	
	Lighting	The interior lighting consists of low bay fluorescent fixtures with standard T-8 florescent luminaries. The lighting was observed to be in average condition. The fixtures are aged.	Average
	Communications & Security	System not present.	N/A

Restroom Women's West – BLDG-280J

Building Purpose	Women's Restroom
Building Area	249 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building consists of CMU. The exterior façade system was observed to be in average condition.	Average
	Exterior Windows	System not present.	N/A
	Exterior Doors	The exterior doors consist of metal doors with metal door frames. This system was observed to be in average condition. It was observed that the doors required more force than typical to close them entirely.	Average
Roofing	The roofing consists of built-up bitumen roofing. This structure is located below the bleachers and does not get severely impacted by bad weather or the elements. This system was observed to be in average condition.		Average
Interior Construction	Interior Walls	The interior walls consist of CMU block. The system was observed to be in average condition.	Average
	Interior Doors	System not present.	N/A
	Interior Specialties	System not present.	N/A
Stairs	Exterior Stairs	Concrete constructed ramps with metal hand rails are located on the north side and were observed to be functioning as intended. The system was observed to be in average condition due to the appearance aged hand railing.	Average
	Interior Stairs	System not present.	N/A

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Interior Finishes	Interior Wall Finishes	The interior walls consist of paint over CMU. Painted finishes throughout this facility were observed to be in good condition.	Good
	Interior Floor Finishes	The interior floors are composed of smooth non-sealed concrete finishes. The floors were observed to be in average condition with minor cracking.	Average
	Interior Ceiling Finishes	The ceiling finishes consist of old painted hardwood paneled sections (plywood). This system was observed to be in average condition but aged.	Average
Conveying	System not present.		N/A
Plumbing	Plumbing Fixtures	This facility has restrooms for female use, that consist of vitreous china wall mounted hand sinks with manual faucets, along with vitreous china, floor-mounted toilets with manual flushing mechanisms. This system was observed to be in average condition. The fixtures are aged.	Average
	Domestic Water Distribution	This system has a cold water supply distributed to it only. The system was observed to be in average condition due to low pressure from faucets.	Average
	Other Plumbing	Water fountains are present on the exterior of this facility. This facility was observed as having floor drains. No deficiencies were observed although drainage appeared to be original to this older facility and in average condition.	Average
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 service supports this side of facility with 480/277 volt 800-amp sub service from the middle of the home side of this complex underneath stadium seating. This facility does not have a lightning protection system but does have a GFI on main service panel boards supporting all electrical needs. This service also feeds transformers and high-voltage panel boards proportionally stationed on the west side of this complex. These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary 4-	Good

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		wire 3-phase. This system was observed as functioning and in good condition. This facility only requires power to illuminate interior lighting.	
	Lighting	<p>The interior lighting consists of low bay fluorescent fixtures with standard T-8 florescent luminaries over sinks and newer box LED luminaries mounted on ceilings.</p> <p>The lighting for the building was observed to be in average condition due to some older luminaries still mounted right next to newer luminaries.</p>	Average
	Communications & Security	System not present.	N/A

Stadium Seating (East) – BLDG-280K

Building Purpose	Stadium Seating
Building Area	12,473 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building consists of concrete construction. The exterior façade system was observed to be in average condition with signs of aging.	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	System not present.	N/A
Stairs	Exterior Stairs	Exterior stairs consist of concrete stairs that support visitor side seating. Concrete ramps and metal hand rails are located at both ends of the stadium seating as well as in the center of the stadium stands. The concrete stairs were observed to be in average condition but lacking appropriate railing from the bottom of stadium seating to the top of stadium seating which raised safety concerns during survey.	Average
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls consist of CMU with painted stucco finishes at passages to the concession and restroom areas. Painted finishes throughout this facility were observed to be in average condition with the appearance of lack luster finishes.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	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	<p>The electrical service enters the facility at the 480/277volt 800-amp service from the south west corner of the home side of the facility. This facility does not have a lightning protection system but does have a GFI on main service panel boards supporting all electrical needs on the east side of the stadium seating. This includes visitor sides and press boxes. This service also has booster transformers and high-voltage panel boards proportionally stationed beneath stadium seating. These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary 4-wire 3-phase.</p> <p>The electrical distribution equipment was observed to be in average condition. Staff reported that the electrical service is inadequate at times.</p>	Average
	Lighting	<p>The facility exterior stadium lighting consists of Musco lighting that supports stadium seating and field lighting. It was reported that Musco also maintains this equipment currently. The lighting under stadium seating and thoroughfares consists of low bay fluorescent fixtures with standard T-8 florescent luminaries. The lighting for facility was observed to be in average condition overall. It was reported that two drop lights behind this side of structure do not function, and an electrician is attempting to have these luminaries replaced with LED luminaries. It was also reported that other exterior lighting functions well but are dim. The controls and switches were reported as old and difficult to operate.</p>	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Communications & Security	The system includes a PA system. The system was observed to be in average condition.	Average

Stair Deficiency Examples

Exterior Stairs



Stadium Seating (West) – BLDG-280L

Building Purpose	Stadium Seating
Building Area	11,331 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
Facility Condition Index	



System Deficiency Overview

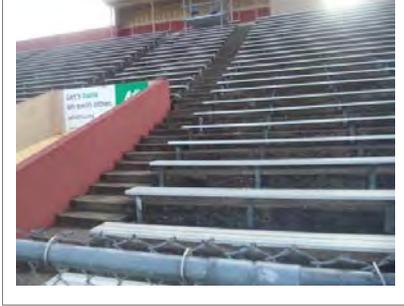
The following table provides a summary of the systems and their respective conditions found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of concrete construction. The exterior façade system was observed to be in average condition with signs of aging.	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	System not present.	N/A
Stairs	Exterior Stairs	Exterior stairs consist of concrete stairs that support visitor side seating. Concrete ramps and metal hand rails are located at both ends of the stadium seating as well as in the center of the stadium stands. The concrete stairs were observed to be in average condition but lacking appropriate railing from the bottom of stadium seating to the top of stadium seating. This raised safety concerns during survey.	Average
	Interior Stairs	System not present.	N/A
Interior Finishes	Interior Wall Finishes	The interior walls consist of CMU with painted stucco finishes at the passages to concession and restroom areas. Painted finishes throughout this facility were observed to be in average condition.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	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	<p>The electrical service enters the facility at the 480/277 volt 800-amp service from the south west corner of the home side of the facility. This facility does not have a lightning protection system but does have a GFI on main service panel boards supporting all electrical needs on the west side of stadium seating. This includes home sides and press boxes. This service also has booster transformers and high-voltage panel boards proportionally stationed beneath stadium seating. These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary 4-wire 3-phase.</p> <p>The electrical distribution equipment was observed to be in average condition. Staff reported that the electrical service is inadequate at times.</p>	Average
	Lighting	<p>The facility exterior stadium lighting consists of Musco lighting that supports stadium seating and field lighting. It was reported that Musco also maintains this equipment currently. The lighting under stadium seating and thoroughfares consists of low bay fluorescent fixtures with standard T-8 florescent luminaries. The lighting for facility was observed to be in average condition overall. It was also reported that other exterior lighting functions well but are dim. The controls and switches were reported as old and difficult to operate.</p>	Average
	Communications & Security	<p>This facility contains a PA system.</p> <p>The system was observed to be in average condition.</p>	Average

Stair Deficiency Examples

Exterior Stairs



Press Box (East) – BLDG-280M

Building Purpose	Press Box
Building Area	573 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F cloudy, rain
Facility Condition Index	



System Deficiency Overview

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

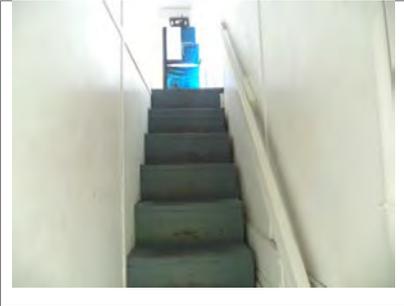
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of wood construction. This system appeared to be in average condition.	Average
	Exterior Windows	The windows to this facility consist of single pane glazing with aluminum frames. These windows were observed to be in average condition.	Average
	Exterior Doors	The exterior door is an undersized hollow wood door with a wood frame. This door was functioning as intended but had to be locked with a hasp and pad lock. This system was observed in average condition.	Average
Roofing	This roof consists of built-up bitumen roofing. The system appeared to be in average condition. Staff reported that the roof leaks when it rains. Access could not be obtained to observe the system.		Average
Interior Construction	Interior Walls	The interior walls consist of stud construction finished with gypsum board. All walls appeared to be in average condition.	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	This system consists of 24-inch wide wood stairs leading from stadium seating up to press box. These stairs were observed to be functioning as	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		intended although spacing was inadequate. This system was observed to be in average condition.	
Interior Finishes	Interior Wall Finishes	The interior walls consist of painted gypsum board. Painted finishes throughout this facility were observed to be in average condition.	Average
	Interior Floor Finishes	The interior floors are composed of wood plank. The floors were observed to be in average condition but aged.	Average
	Interior Ceiling Finishes	The interior ceiling consists of painted plywood paneling. This system was observed to be in average condition.	Average
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	110V air conditioning wall units are located within this facility. They were observed as functioning as intended and in good condition.		Good
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical service enters the facility at the 480/277 volt 800-amp service from the middle of East side of the facility. This facility does not have a lightning protection system but does have a GFI on main service panel boards supporting all electrical needs for the Eastside of stadium seating. This includes press boxes. This service also has booster transformers and high-voltage panel boards proportionally stationed beneath stadium seating. These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary 4-wire three-phase. The electrical distribution equipment was observed to be in average condition. Staff reported that the electrical service is inadequate at times. 110V electrical power supports lighting and air conditioning units within this structure.	Average
	Lighting	The facility exterior stadium lighting consists of Musco lighting that supports stadium seating and field lighting. It was reported that Musco also maintains this equipment currently. The lighting under stadium seating and thoroughfares consists of low bay fluorescent	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		<p>fixtures with standard T-8 florescent luminaries. The lighting for facility was observed to be in average condition overall. It was also reported that other exterior lighting functions well but are dim. The controls and switches were reported as old and difficult to operate.</p>	
	<p>Communications & Security</p>	<p>This facility contains a PA system. The PA system was observed to be in average condition.</p>	<p>Average</p>

Stair Deficiency Examples

Interior Stairs



Press Box (West) – BLDG-280N

Building Purpose	Press Box
Building Area	573 SF
Inspection Date	August 15, 2016
Inspection Conditions	74°F - Cloudy, rain
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	The exterior of the building consists of wood construction. The façade was showing signs of worn materials on the exterior. This facility was observed to be in average condition with signs of deteriorating wood panels.	Average
	Exterior Windows	The windows to this facility consist of single pane glazing aluminum framed construction. These windows were observed to be in average condition.	Average
	Exterior Doors	The exterior door is an undersized hollow wood door with a wood door frame. This door was functioning as intended but had to be locked with a hasp and pad lock. This system was observed to be in average condition.	Average
Roofing	This roof consists of built-up bitumen roofing. Staff reported that this roof leaks when it rains. The upper railed section built on top of the roof is no longer suitable for occupancy due to health and safety concerns. This system was observed to be in average condition with obvious issues to address.		Average
Interior Construction	Interior Walls	The interior walls consist of stud construction and gypsum board. All walls appeared to be in average condition.	Average
	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	The system consists of 24-inch wide wood stairs leading from the stadium seating up to the press box. These stairs were observed to be functioning as intended although spacing between walls was 24" at the most and inadequate when an individual has to carry anything wider than 24" up them. This system was observed to be in average condition.	Average
Interior Finishes	Interior Wall Finishes	The interior walls consist of painted gypsum board. Painted finishes throughout this facility were observed to be in average condition.	Average
	Interior Floor Finishes	The interior floors are composed of wood plank. The floors were observed to be in average condition, but aged.	Average
	Interior Ceiling Finishes	The interior ceiling consists of painted plywood paneling. This system was observed to be in average condition.	Average
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	110V air conditioning wall units are located within this facility in support of older equipment present. This facility also had 3 Fan coil units as well as a compressor unit on roof top. They were observed as functioning but appeared from a poor angle of sight to be outdated. This system is rated in average condition.		Average
Fire Protection	Fire Alarm	System not present.	N/A
	Fire Protection/ Suppression	System not present.	N/A
Electrical	Electrical Distribution	The electrical distribution services this facility at the 480/277 volt 800-amp service from the middle of the home side of the facility beneath the stadium seating. This facility does not have a lightning protection system but does have a GFI on main service panel boards supporting all electrical needs on the west side of stadium seating. This includes home sides and press boxes. This service also has booster transformers and high-voltage panel boards proportionally stationed beneath stadium seating. These assets are rated at 480/277 volt primary that step-down to 120/208-volt secondary 4-wire 3-phase. The electrical distribution equipment was observed to	Average

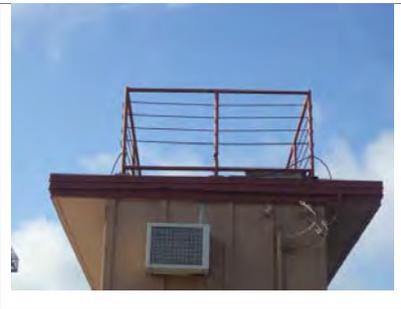
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		be in average condition. Staff reported that the electrical service is inadequate at times.110V electrical power supports lighting and air conditioning units.	
	Lighting	The interior lighting consists of low bay fluorescent fixtures with standard T-8 florescent luminaries. The lighting for this facility was observed to be in average condition with lighting having the appearance of aged equipment.	Average
	Communications & Security	The facility contains a PA system. The PA system was observed to be in average condition.	Average

Exterior System Deficiency Examples

Exterior Walls

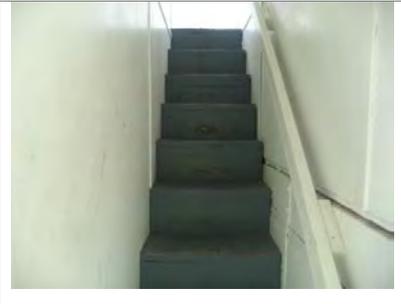


Roofing Deficiency Examples



Stair Deficiency Examples

Interior Stairs



House Park Athletic Facility 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. Provide adequate support for the goalposts and substrate (requested by PM Kathy Genet).

Plumbing

1. Install hose bid near scoreboard due to water leads and ponding in the area under the scoreboard (requested by PM Kathy Genet).

Mechanical/HVAC

1. Install exhaust fans in all restrooms (requested by PM Kathy Genet).

Electrical

1. Recommend additional security cameras be installed.
2. Plan all current camera system be replaced consult facility staff.
3. Upgrade and add lighting under stands and at perimeter of stadium (requested by PM Kathy Genet).
4. Replace scoreboards due to age (requested by PM Kathy Genet).
5. Improve lighting under grandstands (requested by PM Kathy Genet).

Main Field House – BLDG-280A Recommendations

Exterior

1. Repair exterior doors that stick.
2. Plan to replace door hardware as it ages.

Roofing

1. Replace roofing TPO / Membrane Material Only.

Interior Construction

1. Repair or replace doors.

Interior Finishes

1. Install supplemental floor matting on all smooth concrete surfaces in locker rooms to prevent slips trips and falls when athletes are wearing football cleats or the floor is wet...
2. Repair cracked floor.
3. Replace stained acoustical tile.

Plumbing

1. Determine cause of clogged plumbing fixtures and repair.
2. Determine cause of odor coming from the floor drain in the mechanical room and repair.

Mechanical/HVAC

1. Consider installing locking covers on system controls.

Electrical

1. Evaluate system for potential power upgrades.
2. Install more lighting for better field illumination.
3. Continue replacing HID luminaries with more efficient LED luminaries.
4. [Raise outdoor transformer above the 100-year flood level, as requested by Randall Sakai.](#)

Storage – BLDG-280B Recommendations

Interior Finishes

1. Repair chipped concrete floor.

Restroom Men's East – BLDG-280C Recommendations

Exterior

1. Repair stress cracks in façade.
2. Repair or replace aged/worn doors.

Interior Construction

1. Refinish interior walls.

Interior Finishes

1. Repair cracked floor finish.
2. Replace aged ceiling.

Plumbing

1. Replace aged plumbing fixtures.

Electrical

1. [Improve lighting in restrooms \(requested by PM Kathy Genet\).](#)

Restroom Women's East – BLDG-280D Recommendations

Exterior

1. Repair or replace exterior doors that do not close properly.

Interior Finishes

1. Repair cracked floor finish.
2. Replace aged ceiling.

Plumbing

1. Determine the cause of the low water pressure and repair.
2. Replace aged plumbing fixtures.

Electrical

1. [Improve lighting in restrooms \(requested by PM Kathy Genet\).](#)

Concessions East – BLDG-280E Recommendations

Exterior

1. Repair/replace worn exterior door that would not close.
2. [Consider replacement of all roll-down window gates due to age \(requested by PM Kathy Genet\).](#)

Interior Finishes

1. Repaint interior walls.
2. Remove stain on floor.
3. Repair floor crack.

Plumbing

1. Replace aged fixtures.
2. Determine cause of leak under sink and repair.

Electrical

1. Expand electrical capacity.

Ticket Booth (North) – BLDG-280F Recommendations

Roofing

1. Replace modified bitumen roofs by a professional roofer.

Interior Finishes

1. Repair cracked floor.

Electrical

1. Replace aged ballasts.

Ticket Booth (South) – BLDG-280G Recommendations

Interior Finishes

1. Repair cracked floor.

Concessions West – BLDG-280H Recommendations

Exterior

1. Repair exterior door that will not close.
2. Repair or replace door frame.
3. Consider replacement of all roll-down window gates due to age (requested by PM Kathy Genet).

Interior Finishes

1. Repair cracked floor.
2. Replace aged ceiling.

Restroom Men's West – BLDG-280I Recommendations

Exterior

1. Repair stress cracks in exterior walls.

Interior Finishes

1. Repair cracked floor.
2. Replace aged ceiling.

Plumbing

1. Replace aged fixtures.

Electrical

1. Replace aged lighting.
2. Improve lighting in restrooms (requested by PM Kathy Genet).

Restroom Women's West – BLDG-280J Recommendations

Exterior

1. Repair stuck doors.

Interior Finishes

1. Repair cracked floor.
2. Replace aged ceiling.

Plumbing

1. Replace aged fixtures.

Electrical

1. Improve lighting in restrooms (requested by PM Kathy Genet).

Stadium Seating (East) – BLDG-280K Recommendations

Stairs

1. Install hand railing on all row passages from bottom to top areas of stadium seating.

Electrical

1. Expand electrical capacity.

Stadium Seating (West) – BLDG-280L Recommendations

Stairs

1. Install hand railing on all row passages from bottom to top areas of stadium seating.

Electrical

1. Expand electrical capacity.

Press Box (East) – BLDG-280M Recommendations

Exterior

1. Depending on Districts concerns for this complex. Recommendations could be made to re-build both Visitor and Home press boxes completely and make them more accommodating and sturdier. I would not recommend being in these press boxes during high wind events.
2. Replace or reseal windows (requested by PM Kathy Genet).
3. Enlarge entrance to press box (requested by PM Kathy Genet).

Roofing

1. Replace modified bitumen roofs by a professional roofer.

Press Box (West) – BLDG-280N Recommendations

Exterior

1. Replace wood panel and repaint walls.

2. Depending on Districts concerns for this complex. Recommendations could be made to re-build both Visitor and Home press boxes completely and make them more accommodating and sturdier. I would not recommend being in these press boxes during high wind events.
3. [Replace or reseal windows \(requested by PM Kathy Genet\).](#)
4. [Enlarge entrance to press box \(requested by PM Kathy Genet\).](#)

Roofing

1. Replace modified bitumen roofs by a professional roofer.
2. Remove railing mounted on roof section.