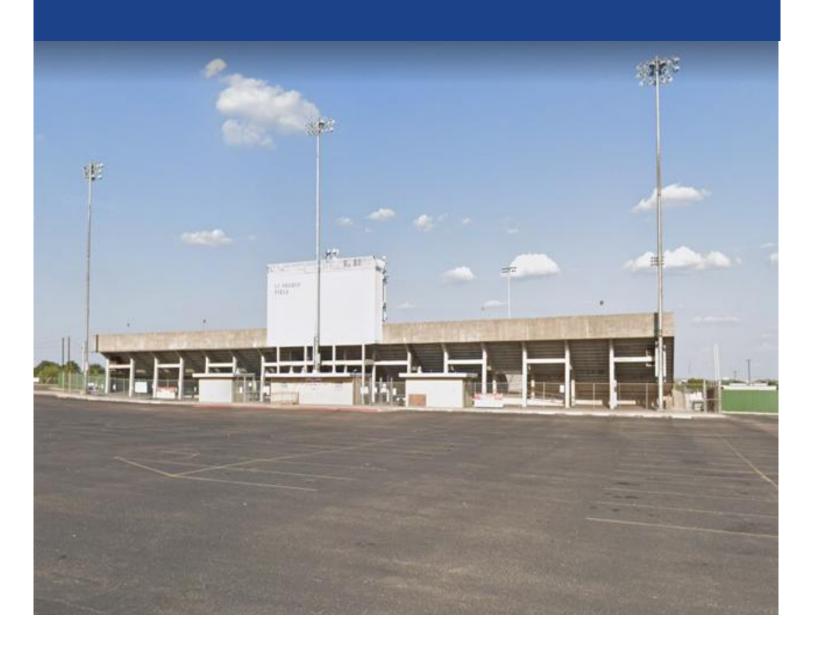


# **FACILITY CONDITION ASSESSMENT**

Nelson Field | February 2022





#### **Executive Summary**

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

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

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

## **Summary of Findings**

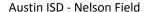
The table below summarizes the condition findings at Nelson Field

Table 1: Facility Condition by Building

Normalian	Pulliffer Manage	Current	5-Year Life	Yrs 6-10 Life	Total 5 Yr Need (Yr 1-5 + Current	Total 10 Yr Need (Yr 1-10 + Current	Replacement	5-Year
Number Exterior Sit	Building Name	Deficiencies	Cycle Cost	Cycle Cost	Defs)	Defs)	Cost	FCA
<u> </u>	Exterior Site	\$2,466,877	\$1,164,218	\$530,019	\$3,631,095	\$4,161,114	\$0	
Permanent	t Building(s)			-		· · ·		
281A	Field House	\$7,151	\$478,945	\$0	\$486,096	\$486,096	\$898,762	45.91%
281B	Restroom - Women's (Home)	\$52,676	\$49,637	\$0	\$102,313	\$102,313	\$90,811	-12.66%
281C	Concession (Home)	\$13,549	\$139,750	\$0	\$153,299	\$153,299	\$372,616	58.86%
281D	Restroom - Men's (Home)	\$35,755	\$47,092	\$0	\$82,847	\$82,847	\$74,896	-10.62%
281E	Restroom - Men's (Visitor)	\$30,338	\$48,783	\$0	\$79,121	\$79,121	\$74,896	-5.64%
281F	Restroom - Women's (Visitor)	\$52,676	\$57,712	\$0	\$110,388	\$110,388	\$87,535	-26.11%
281G	Concession (Visitor)	\$10,211	\$121,919	\$0	\$132,130	\$132,130	\$372,616	64.54%
281H	Restroom - Men's (Visitor)	\$42,906	\$51,005	\$0	\$93,911	\$93,911	\$81,683	-14.97%
2811	Restroom - Women's (Visitor)	\$40,132	\$34,838	\$0	\$74,970	\$74,970	\$74,896	10%
281J	Storage Building	\$0	\$42,128	\$3,585	\$42,128	\$45,713	\$312,072	86.50%
281K	Ticket Booth (North)	\$0	\$7,897	\$287	\$7,897	\$8,184	\$19,972	60.46%
281L	Baseball Pressbox	\$0	\$21,362	\$3,522	\$21,362	\$24,884	\$37,449	42.96%
281M	Ticket Booth (South)	\$0	\$9,980	\$287	\$9,980	\$10,267	\$19,972	50.03%
281N	Stadium Seating (West)	\$18,395	\$107,847	\$0	\$126,242	\$126,242	\$22,796,770	99.45%
2810	Stadium Seating (East)	\$0	\$20,830	\$0	\$20,830	\$20,830	\$20,369,770	99.90%
281P	Baseball Stands	\$0	\$20,830	\$0	\$20,830	\$20,830	\$10,751,850	99.81%
	Sub Total for Permanent Building(s):	\$303,789	\$1,260,555	\$7,681	\$1,564,344	<i>\$1,572,025</i>	<i>\$56,436,565</i>	
	Total for Site:	\$2,770,666	\$2,424,773	\$537,700	\$5,195,439	\$5,733,139	\$56,436,565	90.79%

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#### **Facility Condition Assessment**





#### Approach and Methodology

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

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

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

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

#### **Facility Deficiency Priority Levels**

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

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

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

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

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

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

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

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

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

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

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



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

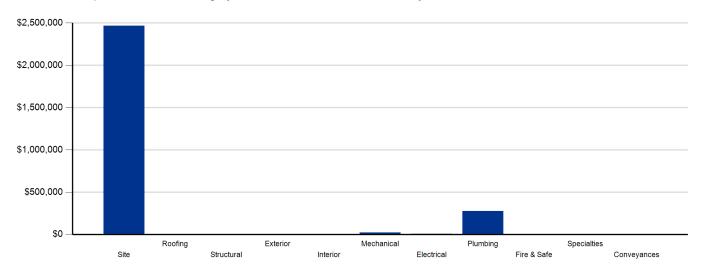


Figure 1: System Deficiencies



#### **Life Cycle Capital Renewal Forecast**

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

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

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

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

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

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

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

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

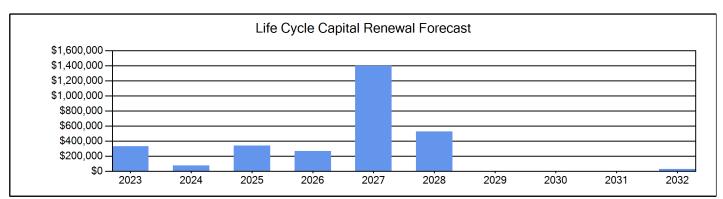


Figure 2: Ten Year Capital Renewal Forecast



#### **Facility Condition Assessment Score**

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

FCAS = 100 - (Total Repair Cost/ Replacement Cost)

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



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

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

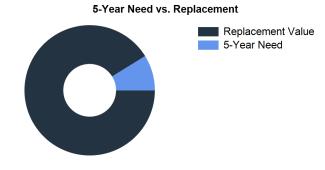


Figure 3: 5-Year FCA

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# Nelson Field - Deficiency Summary Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Backstop Replacement	Capital Renewal	1	Ea.	4	\$7,510	4708
Gate Replacement	Deferred Maintenance	8	Ea.	4	\$4,937	4707
Location: Site wide						
PROGRAM DEFICIENCIES	ADA Compliance	662,933	EACH	5	\$1,138,243	4705
PUBLIC DEFICIENCIES	ADA Compliance	513,838	EACH	5	\$882,250	4704
TAS ACCESSIBILITY DEFICIENCIES	ADA Compliance	252,733	EACH	5	\$433,938	4706
	Sub Total for System	5	items		\$2,466,877	
	Sub Total for School and Site Level	5	items		\$2,466,877	
Building: 281A - Field House						
Plumbing						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3	Ea.	4	\$7,151	4337
	Sub Total for System	1	items		\$7,151	
Sub	Total for Building 281A - Field House	1	items		\$7,151	
Building: 281B - Restroom - Women's (Ho	me)					
Mechanical	•					
Deficiency	Category	Ωtv	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal		Ea.	3	\$1,960	4347
Onlan Diamoto, Emaster, 10000 (topiconio).	Sub Total for System		items	Ü	\$1,960	
Plumbing					* 1,000	
Deficiency	Category	Otv	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal		Ea.	3	\$35,416	4345
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal		Ea.	4	\$7,151	4346
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal		Ea.	4	\$8,149	4344
Trootroom Earatorioo Flambing Fixturoo Replacement	Sub Total for System		items	•	\$50,716	1011
Sub Total for Building	281B - Restroom - Women's (Home)		items		\$52,676	
<b>Building: 281C - Concession (Home)</b>						
. ,						
Plumbing						
Deficiency	Category		UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal		Ea.	3	\$5,059	4364
Custodial Mop Or Service Sink Replacement	Capital Renewal		Ea.	4	\$796	4363
Replace classroom lavatory	Capital Renewal		Ea.	4	\$7,693	4362
0.1.7(6.)	Sub Total for System		items		\$13,549	
	Building 281C - Concession (Home)	3	items		\$13,549	
Building: 281D - Restroom - Men's (Home	)					
Mechanical						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	4368
	Sub Total for System	1	items		\$1,960	
Plumbing						
Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
•	9-7		Ea.	3	\$20,238	4366
Toilet Replacement	Capital Renewal	4	La.			
Urinal Replacement	Capital Renewal Capital Renewal		Ea.	3	\$8,125	4367
·	·	6				4367 4365
Urinal Replacement	Capital Renewal	6 2	Ea.	3	\$8,125	



Small Diameter Exhausts/Hoods Replacement

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

hanical

Mechanical					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1 Ea.	3	\$1,960	4372
	Sub Total for System	1 items		\$1,960	
Plumbing					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Foilet Replacement	Capital Renewal	4 Ea.	3	\$20,238	4370
Jrinal Replacement	Capital Renewal	2 Ea.	3	\$2,708	437
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2 Ea.	4	\$5,433	4369
Cult Tatal for Duil	Sub Total for System	3 items		\$28,379	
	ding 281E - Restroom - Men's (Visitor)	4 items		\$30,338	
Building: 281F - Restroom - Women's (Vi	isitor)				
Mechanical					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1 Ea.	3	\$1,960	437
	Sub Total for System	1 items		\$1,960	
Plumbing					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	7 Ea.	3	\$35,416	437
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3 Ea.	4	\$7,151	437
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	3 Ea.	4	\$8,149	437
	Sub Total for System	3 items		\$50,716	
Sub Total for Buildin	g 281F - Restroom - Women's (Visitor)	4 items		\$52,676	
Deficiency Panelboard Replacement  Note: original to building	Category Capital Renewal	Qty UoM 1 Ea.	Priority 2	Repair Cost \$7,823	1D 425
Note: original to building	Sub Total for System	1 items		\$7,823	
Plumbing					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Custodial Mop Or Service Sink Replacement	Capital Renewal	3 Ea.	4	\$2,388	437
	Sub Total for System	1 items		\$2,388	
Sub Total fo	r Building 281G - Concession (Visitor)	2 items		\$10,211	
Building: 281H - Restroom - Men's (Visito	or)				
Mechanical					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1 Ea.	3	\$1,960	438
	Sub Total for System	1 items		\$1,960	
Plumbing					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID
Foilet Replacement	Capital Renewal	4 Ea.	3	\$20,238	437
Jrinal Replacement	Capital Renewal	6 Ea.	3	\$8,125	438
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3 Ea.	4	\$7,151	438
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2 Ea.	4	\$5,433	437
	Sub Total for System	4 items		\$40,947	
Sub Total for Buil	ding 281H - Restroom - Men's (Visitor)	5 items		\$42,906	
Building: 281I - Restroom - Women's (Vis	sitor)				
·	J. ( )				
Mechanical					
Deficiency	Category	Qty UoM	Priority	Repair Cost	ID

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Capital Renewal

1 Ea.

\$1,960 4712







#### Mechanical

Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Note:	Beyond useful life						
		Sub Total for Sy	stem 1	items		\$1,960	
Plumbing							
Deficiency		Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement		Capital Renewal	1 6	Ea.	3	\$30,356	4710
Note:	Beyond useful life						
Non-Refrigerated D	rinking Fountain Replacement	Capital Renewal	l 1	Ea.	4	\$2,384	4711
Note:	Beyond useful life						
Restroom Lavatorie	s Plumbing Fixtures Replacement	Capital Renewal	1 2	Ea.	4	\$5,433	4709
Note:	Beyond useful life						
		Sub Total for Sy	stem 3	items		\$38,173	
	Si	ub Total for Building 281I - Restroom - Women's (Vi	isitor) 4	items		\$40,132	
Building: 2		ing (West)					
Building: 2 Mechanical	81N - Stadium Seat	ing (West)					
_		ing (West)	Qty	, UoM	Priority	Repair Cost	ID
Mechanical Deficiency				UoM Ea.	Priority 2	Repair Cost \$5,944	
Mechanical Deficiency	81N - Stadium Seat	Category					
Mechanical Deficiency Fan Coil HVAC Cor Note:	81N - Stadium Seat	Category	I 4				4715
Mechanical Deficiency Fan Coil HVAC Cor Note:	181N - Stadium Seat	Category Capital Renewal	I 4	Ea.	2	\$5,944	4715
Mechanical Deficiency Fan Coil HVAC Cor Note: Small Diameter Exh	nponent Replacement Beyond useful life nausts/Hoods Replacement	Category Capital Renewal	1 1	Ea.	2	\$5,944	4715
Mechanical Deficiency Fan Coil HVAC Cor Note: Small Diameter Exh	nponent Replacement Beyond useful life nausts/Hoods Replacement	Category Capital Renewal Capital Renewal	1 1	Ea.	2	\$5,944 \$1,960	4715
Mechanical Deficiency Fan Coil HVAC Cor Note: Small Diameter Exh	nponent Replacement Beyond useful life nausts/Hoods Replacement	Category Capital Renewal Capital Renewal	1 4 I 1 ystem 2	Ea.	2	\$5,944 \$1,960	4715
Mechanical Deficiency Fan Coil HVAC Cor Note: Small Diameter Exh Note: Plumbing	nponent Replacement Beyond useful life nausts/Hoods Replacement Beyond useful life	Category Capital Renewal Capital Renewal Sub Total for Sy	1 4 I 1 ystem 2	Ea.	3	\$5,944 \$1,960 \$7,903	4715 4716 ID
Mechanical Deficiency Fan Coil HVAC Cor Note: Small Diameter Exh Note: Plumbing Deficiency	nponent Replacement Beyond useful life nausts/Hoods Replacement Beyond useful life	Category Capital Renewal Capital Renewal Sub Total for Sy	1 4 I 1 ystem 2	Ea. Ea. titems	2 3 Priority	\$5,944 \$1,960 <b>\$7,903</b> Repair Cost	4715 4716 ID
Mechanical Deficiency Fan Coil HVAC Cor Note: Small Diameter Ext Note:  Plumbing Deficiency Toilet Replacement Note:	nponent Replacement Beyond useful life nausts/Hoods Replacement Beyond useful life	Category Capital Renewal Capital Renewal Sub Total for Sy	4   1   2	Ea. Ea. titems	2 3 Priority	\$5,944 \$1,960 <b>\$7,903</b> Repair Cost	4715 4716 ID 4714
Mechanical Deficiency Fan Coil HVAC Cor Note: Small Diameter Ext Note:  Plumbing Deficiency Toilet Replacement Note:	nponent Replacement Beyond useful life nausts/Hoods Replacement Beyond useful life Beyond useful life	Category Capital Renewal Capital Renewal Sub Total for Sy Category Capital Renewal	4   1   2	Ea.  titems UoM Ea.	2 3 Priority 3	\$5,944 \$1,960 <b>\$7,903</b> Repair Cost \$5,059	4715 4716 ID 4714
Mechanical Deficiency Fan Coil HVAC Cor Note: Small Diameter Exh Note:  Plumbing Deficiency Toilet Replacement Note: Restroom Lavatorie	nponent Replacement Beyond useful life nausts/Hoods Replacement Beyond useful life Beyond useful life Beyond prize Replacement	Category Capital Renewal Capital Renewal Sub Total for Sy Category Capital Renewal	Qty 1	Ea.  titems UoM Ea.	2 3 Priority 3	\$5,944 \$1,960 <b>\$7,903</b> Repair Cost \$5,059	4715 4716 ID 4714
Mechanical Deficiency Fan Coil HVAC Cor Note: Small Diameter Exh Note:  Plumbing Deficiency Toilet Replacement Note: Restroom Lavatorie	nponent Replacement Beyond useful life nausts/Hoods Replacement Beyond useful life Beyond useful life Beyond prize Replacement	Category Capital Renewal Capital Renewal Sub Total for Sy Category Capital Renewal Capital Renewal	Qty Qty 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Ea.  Ea.  UoM Ea.	2 3 Priority 3 4	\$5,944 \$1,960 <b>\$7,903</b> Repair Cost \$5,059 \$5,433	4715 4716 ID 4714

#### Buildings with no reported deficiencies

281J - Storage Building

281K - Ticket Booth (North)

281L - Baseball Pressbox

281M - Ticket Booth (South)

2810 - Stadium Seating (East)

281P - Baseball Stands



# Nelson Field - Life Cycle Summary Yrs 1-10 Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	1	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt		793	CAR	\$1,150,486	5
Roadway Pavement	Concrete Driveways		1,100	SF	\$13,732	5
Fences and Gates	Fencing - Chain Link (8-10 Ft)		3,300	LF	\$258,538	6
Pedestrian Pavement	Sidewalks - Concrete		17,288	SF	\$195,825	6
		Sub Total for System	4	items	\$1,618,581	
Electrical						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	1	13	Ea.	\$75,656	6
		Sub Total for System	1	items	\$75,656	
		Sub Total for Building -	5	items	\$1,694,237	
Building: 2014 - Fiol	ld House					
Building: 281A - Fiel	iu nouse					
Exterior						
Uniformat Description	LC Type Description		Qtv	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF			SF	\$13,876	1
	Note: 4' X 4'				• -,-	
Exterior Entrance Doors	Steel - Insulated and Painted		10	Door	\$37,070	1
Exterior Utility Doors	Overhead Door			Door	\$16,615	1
,		Sub Total for System	3	items	\$67,561	
Interior		·				
Uniformat Description	LC Type Description			UoM	-	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring			SF	\$237	1
Suspended Plaster and	Painted ceilings		2,880		\$5,998	2
Compartments and Cubicles	Toilet Partitions			Stall	\$16,132	2
Tile Flooring	Ceramic Tile		259		\$4,576	3
Tile Wall Finish	Ceramic Tile wall		288		\$2,391	4
Stone Facing	CMU Wall		29	SF	\$977	4
Ctone Feeine	Note: Glazed CMU Wall		0.500	C.F.	<b>POC 245</b>	4
Stone Facing	CIVIO VVali	Sub Total for System	2,563	items	\$86,345	4
		Sub Total for System	,	items	\$116,656	
Mechanical						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small		2	Ea.	\$3,919	3
Exhaust Air	Roof Exhaust Fan - Large		1	Ea.	\$8,036	5
		Sub Total for System	2	items	\$11,956	
Electrical						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 100A		1	Ea.	\$4,236	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)		2,880	SF	\$2,039	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		8	Ea.	\$16,664	3
Lighting Fixtures	Light Fixtures (Bldg SF)		2,880	SF	\$52,815	3
Power Distribution	Distribution Panels (600 Amps)		1	Ea.	\$17,802	4
Power Distribution	Panelboard - 120/240 225A		1	Ea.	\$7,823	4
		Sub Total for System	6	items	\$101,379	
Plumbing		•				
<u>-</u>	LC Tuna Description		٥.	HeM	Den ein Out	Damainin - LY
Uniformat Description	LC Type Description			UoM	<u> </u>	Remaining Life
Plumbing Fixtures	Restroom Lavatory			Ea.	\$24,447 \$1,500	1
Plumbing Fixtures	Sink - Service / Mop Sink			Ea.	\$1,592	1
Plumbing Fixtures	Showers			Ea.	\$16,984	2
Plumbing Fixtures	Urinals			Ea.	\$10,834	3
Plumbing Fixtures	Toilets			Ea.	\$55,653	4
Domestic Water Equipment	Water Heater - Gas - 100 Gallon		1	Ea.	\$6,384	5







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Plumbing						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain		3	Ea.	\$7,151	10
		Sub Total for System	7	items	\$123,044	
Fire and Life Safety						
Uniformat Description	LC Type Description		Otv	UoM	Renair Cost	Remaining Life
Security System Component	Security Alarm System		2,880		\$6,629	1
Socially System Compension	Coounty / name Cycloni	Sub Total for System		items	\$6,629	·
Charioltica		oub rotal for cystem	•	items	ψ0,023	
Specialties						
Uniformat Description	LC Type Description			UoM		Remaining Life
Casework	Lockers, Gym			Ea.	\$41,267	1
Casework	Fixed Cabinetry	0.17.16.0		Room	\$17,604	2
	0.17.11	Sub Total for System		items	\$58,871	
	Sub Total for	Building 281A - Field House	28	items	\$486,095	
<b>Building: 281B - Restroo</b>	m - Women's (Home)					
Firtonion						
Exterior						
Uniformat Description	LC Type Description			UoM		Remaining Life
Exterior Operating Windows	Steel - Windows per SF		32	SF	\$4,625	1
	4' X 4'			_		
Exterior Entrance Doors	Steel - Insulated and Painted			Door	\$3,707	1
		Sub Total for System	2	items	\$8,332	
Interior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings		387	SF	\$806	2
Compartments and Cubicles	Toilet Partitions		7	Stall	\$14,115	3
Stone Facing	CMU Wall		387	SF	\$13,038	5
		Sub Total for System	3	items	\$27,959	
Electrical						
Uniformat Description	LC Type Description		Otv	UoM	Renair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)			Ea.	\$6,249	3
Lighting Fixtures	Light Fixtures (Bldg SF)			SF	\$7,097	3
3 - 3 - 4 - 4	3	Sub Total for System		items	\$13,346	
Plumbing		•				
<del>-</del>	LO Toma Bassintan		01	11-14	Danie Oast	Demoisium Life
Uniformat Description	LC Type Description			UoM	<u>.</u>	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	Cub Total for Custom		Ea.	\$7,151	10
	Cub Total for Building 204B	Sub Total for System		items	\$7,151 \$50,700	
	Sub Total for Building 281B - F	Restroom - Women's (Home)	•	items	\$56,789	
<b>Building: 281C - Concess</b>	sion (Home)					
Exterior						
Uniformat Description	LC Type Description			UoM	<u>_</u>	Remaining Life
Exterior Operating Windows	Steel - Windows per SF		16	SF	\$2,313	1
	4' X 4'				<b>^-</b> ***	
Exterior Entrance Doors	Steel - Insulated and Painted			Door	\$7,414	1
Exterior Utility Doors	Overhead Door			Door	\$24,922	1
Exterior Wall Veneer	CMU - Bldg SF Basis	0.17.16.0		SF	\$17,904	5
		Sub Total for System	4	items	\$52,553	
Interior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings		796	SF	\$1,658	3
Interior Swinging Doors	Metal Door (Steel)		5	Door	\$14,469	3
Interior Door Supplementary Components	Door Hardware		5	Door	\$7,423	4
Stone Facing	CMU Wall		796	SF	\$26,816	5
		Sub Total for System	4	items	\$50,366	
Electrical						
Uniformat Description	LC Type Description		Qtv	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)		796		\$563	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)			Ea.	\$8,332	3
Jg			7		ψ0,002	~

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Electrical							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures		Building Mounted Fixtures (Ea.)		3	Ea.	\$2,705	3
Lighting Fixtures		Light Fixtures (Bldg SF)		796	SF	\$14,597	3
		Sub	Total for System	4	items	\$26,198	
Fire and Life Safety							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Security System Component		Security Alarm System	-	796		\$1,832	3
, , , ,			Total for System	1	items	\$1,832	
Specialties			•				
=							
Uniformat Description		LC Type Description			UoM		Remaining Life
Casework		Fixed Cabinetry			Room	\$8,802	2
			Total for System		items	\$8,802	
		Sub Total for Building 281C - Co	ncession (Home)	14	items	\$139,752	
Building: 281D - Re	stroo	n - Men's (Home)					
Fortestan		, ,					
Exterior							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows		Steel - Windows per SF		32	SF	\$4,625	1
	Note:	4' X 4'					
Exterior Entrance Doors		Steel - Insulated and Painted		1	Door	\$3,707	1
Exterior Wall Veneer		CMU - Bldg SF Basis		320	SF	\$7,198	5
		Sub	Total for System	3	items	\$15,530	
Interior							
Uniformat Description		LC Type Description		Otv	UoM	Renair Cost	Remaining Life
Compartments and Cubicles		Toilet Partitions			Stall	\$10,082	2
Suspended Plaster and				320			3
•		Painted ceilings CMU Wall		320		\$666 \$10,780	5
Stone Facing	Notes	Glazed		320	OI .	φ10,700	3
	Note:		Total for System	•		\$24 F20	
=		Sub	Total for System	3	items	\$21,529	
Electrical							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures		Canopy Mounted Fixtures (Ea.)		2	Ea.	\$4,166	3
Lighting Fixtures		Light Fixtures (Bldg SF)		320	SF	\$5,868	3
		Sub	Total for System	2	items	\$10,034	
		Sub Total for Building 281D - Restroo	m - Men's (Home)	8	items	\$47,094	
Building: 281E - Res	strooi	n - Men's (Visitor)					
_							
Exterior							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows		Steel - Windows per SF		32	SF	\$4,625	1
	Note:	4' X 4'					
Exterior Entrance Doors		Steel - Insulated and Painted		2	Door	\$7,414	1
		Otoci ilibalatea aria i alintea		_			5
Exterior Wall Veneer		CMU - Bldg SF Basis		320	SF	\$7,198	
Exterior Wall Veneer		CMU - Bldg SF Basis	Total for System	320	SF items	\$7,198 <b>\$19,237</b>	
Exterior Wall Veneer  Interior		CMU - Bldg SF Basis	Total for System	320			
Interior		CMU - Bldg SF Basis	Total for System	320 <b>3</b>	items	\$19,237	Remaining Life
Interior Uniformat Description		CMU - Bldg SF Basis Sub LC Type Description	Total for System	320 <b>3</b> Qty	<b>items</b> UoM	\$19,237 Repair Cost	Remaining Life
Interior Uniformat Description Suspended Plaster and		CMU - Bldg SF Basis  Sub  LC Type Description  Painted ceilings	Total for System	320 <b>3</b> Qty 320	UoM SF	\$19,237 Repair Cost \$666	3
Interior Uniformat Description Suspended Plaster and Compartments and Cubicles		CMU - Bldg SF Basis  Sub  LC Type Description  Painted ceilings  Toilet Partitions	Total for System	320 3 Qty 320 4	UoM SF Stall	\$19,237  Repair Cost \$666 \$8,066	3
Interior Uniformat Description Suspended Plaster and	Note	CMU - Bldg SF Basis  Sub  LC Type Description  Painted ceilings  Toilet Partitions  CMU Wall	Total for System	320 <b>3</b> Qty 320	UoM SF Stall	\$19,237 Repair Cost \$666	3
Interior Uniformat Description Suspended Plaster and Compartments and Cubicles	Note:	CMU - Bldg SF Basis  Sub  LC Type Description  Painted ceilings  Toilet Partitions  CMU Wall  Glazed		320 3 Qty 320 4 320	UoM SF Stall SF	\$19,237  Repair Cost  \$666 \$8,066 \$10,780	3
Interior Uniformat Description Suspended Plaster and Compartments and Cubicles Stone Facing	Note:	CMU - Bldg SF Basis  Sub  LC Type Description  Painted ceilings  Toilet Partitions  CMU Wall  Glazed	Total for System	320 3 Qty 320 4 320	UoM SF Stall	\$19,237  Repair Cost \$666 \$8,066	3
Interior Uniformat Description Suspended Plaster and Compartments and Cubicles	Note:	CMU - Bldg SF Basis  Sub  LC Type Description  Painted ceilings  Toilet Partitions  CMU Wall  Glazed		320 3 Qty 320 4 320	UoM SF Stall SF	\$19,237  Repair Cost  \$666 \$8,066 \$10,780	3
Interior Uniformat Description Suspended Plaster and Compartments and Cubicles Stone Facing	Note:	CMU - Bldg SF Basis  Sub  LC Type Description  Painted ceilings  Toilet Partitions  CMU Wall  Glazed		320 3 Qty 320 4 320	UoM SF Stall SF	\$19,237  Repair Cost \$666 \$8,066 \$10,780 \$19,513	3
Interior Uniformat Description Suspended Plaster and Compartments and Cubicles Stone Facing  Electrical	Note:	CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Toilet Partitions  CMU Wall  Glazed  Sub		320 3 Qty 320 4 320 3 Qty	UoM SF Stall SF items	\$19,237  Repair Cost \$666 \$8,066 \$10,780 \$19,513	3 3 5
Interior Uniformat Description Suspended Plaster and Compartments and Cubicles Stone Facing  Electrical Uniformat Description	Note:	CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Toilet Partitions  CMU Wall  Glazed  Sub		320 3 Qty 320 4 320 3 Qty	UoM SF Stall SF items UoM Ea.	\$19,237  Repair Cost \$666 \$8,066 \$10,780  \$19,513  Repair Cost	3 3 5 Remaining Life
Interior Uniformat Description Suspended Plaster and Compartments and Cubicles Stone Facing  Electrical Uniformat Description Lighting Fixtures	Note:	CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Toilet Partitions  CMU Wall  Glazed  Sub  LC Type Description  Canopy Mounted Fixtures (Ea.)  Light Fixtures (Bldg SF)		320 3 Qty 320 4 320 3 Qty 2 320	UoM SF Stall SF items UoM Ea.	\$19,237  Repair Cost \$666 \$8,066 \$10,780  \$19,513  Repair Cost \$4,166	3 3 5 Remaining Life



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

#### **Exterior**

Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	'	32	SF	\$4,625	1
Note:	4' X 4'					
Exterior Entrance Doors	Steel - Insulated and Painted		2	Door	\$7,414	1
Exterior Wall Veneer	CMU - Bldg SF Basis		373	SF	\$8,390	5
		Sub Total for System	3	items	\$20,429	
Interior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings		373		\$777	3
Compartments and Cubicles	Toilet Partitions		7	Stall	\$14,115	3
Stone Facing	CMU Wall		373	SF	\$12,566	5
		Sub Total for System	3	items	\$27,458	
Electrical						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	'	1	Ea.	\$2,083	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)		1	Ea.	\$902	3
Lighting Fixtures	Light Fixtures (Bldg SF)		373	SF	\$6,840	3
		Sub Total for System	3	items	\$9,825	
Plumbing						
Uniformat Description	LC Type Description		Ot :	UoM	Popoir Cost	Domaining I :fa
· · · · · · · · · · · · · · · · · · ·	LC Type Description			Ea.		Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	Sub Total for System			\$7,151 \$7,151	10
	Sub Tatal for Building 2045. De	Sub Total for System		items	\$7,151	
	Sub Total for Building 281F - Re	estroom - women's (visitor)	10	items	\$64,864	
<b>Building: 281G - Conces</b>						
Exterior	sion (Visitor)					
•	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior	,			UoM Door	Repair Cost \$14,828	Remaining Life
Exterior Uniformat Description	LC Type Description		4			
Exterior Uniformat Description Exterior Entrance Doors	LC Type Description Steel - Insulated and Painted		4	Door Door	\$14,828	1
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors	LC Type Description Steel - Insulated and Painted Overhead Door	Sub Total for System	4 3 796	Door Door	\$14,828 \$24,922	1
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors	LC Type Description Steel - Insulated and Painted Overhead Door	Sub Total for System	4 3 796	Door Door SF	\$14,828 \$24,922 \$17,904	1
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer	LC Type Description Steel - Insulated and Painted Overhead Door	Sub Total for System	4 3 796 3	Door Door SF	\$14,828 \$24,922 \$17,904 <b>\$57,654</b>	1
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description	LC Type Description Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis	Sub Total for System	4 3 796 3	Door Door SF items	\$14,828 \$24,922 \$17,904 <b>\$57,654</b>	1 1 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description	LC Type Description Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description	Sub Total for System	4 3 796 <b>3</b> Qty	Door Door SF items	\$14,828 \$24,922 \$17,904 <b>\$57,654</b> Repair Cost	1 1 5 Remaining Life
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and	LC Type Description Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description Painted ceilings	Sub Total for System	4 3 796 <b>3</b> Qty	Door Door SF items UoM SF Door	\$14,828 \$24,922 \$17,904 <b>\$57,654</b> Repair Cost \$1,658	1 1 5 Remaining Life
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components	LC Type Description  Steel - Insulated and Painted  Overhead Door  CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Door Hardware	Sub Total for System	4 3 796 3 Qty 796 2 796	Door Door SF items UoM SF Door	\$14,828 \$24,922 \$17,904 <b>\$57,654</b> Repair Cost \$1,658 \$2,969	1 1 5 Remaining Life 3 4
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing	LC Type Description Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description Painted ceilings Door Hardware CMU Wall	Sub Total for System  Sub Total for System	4 3 796 <b>3</b> Qty 796 2 796 2	Door Door SF items  UoM SF Door SF	\$14,828 \$24,922 \$17,904 <b>\$57,654</b> Repair Cost \$1,658 \$2,969 \$26,816	1 1 5 Remaining Life 3 4 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors	LC Type Description Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description Painted ceilings Door Hardware CMU Wall		4 3 796 <b>3</b> Qty 796 2 796 2	Door Door SF items  UoM SF Door SF Door	\$14,828 \$24,922 \$17,904 <b>\$57,654</b> Repair Cost \$1,658 \$2,969 \$26,816 \$5,788	1 1 5 Remaining Life 3 4 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing	LC Type Description Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description Painted ceilings Door Hardware CMU Wall		4 3 796 3 Qty 796 2 796 2 4	Door Door SF items  UoM SF Door SF Door	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231	1 1 5 Remaining Life 3 4 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical	LC Type Description  Steel - Insulated and Painted  Overhead Door  CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Door Hardware  CMU Wall  Metal Door (Steel)		4 3 796 3 Qty 796 2 796 2 4 Qty	Door Door SF items  UoM SF Door SF Door items	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231	1 1 5 Remaining Life 3 4 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description	LC Type Description  Steel - Insulated and Painted  Overhead Door  CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Door Hardware  CMU Wall  Metal Door (Steel)  LC Type Description		4 3 796 3 Qty 796 2 796 2 4 Qty	Door Door SF items  UoM SF Door SF Door items  UoM Ea.	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231	1 1 5 5 Remaining Life 3 4 5 5 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description Lighting Fixtures	LC Type Description  Steel - Insulated and Painted  Overhead Door  CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Door Hardware  CMU Wall  Metal Door (Steel)  LC Type Description  Building Mounted Fixtures (Ea.)		4 3 796 3 Qty 796 2 796 2 4 Qty 2 796	Door Door SF items  UoM SF Door SF Door items  UoM Ea.	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231 Repair Cost \$1,803	1 1 5 S Remaining Life 3 4 5 5 S Remaining Life 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description	LC Type Description  Steel - Insulated and Painted  Overhead Door  CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Door Hardware  CMU Wall  Metal Door (Steel)  LC Type Description  Building Mounted Fixtures (Ea.)	Sub Total for System	4 3 796 3 Qty 796 2 796 2 4 Qty 2 796	Door Door SF items  UoM SF Door SF Door items  UoM Ea. SF	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231 Repair Cost \$1,803 \$14,597	1 1 5 S Remaining Life 3 4 5 5 S Remaining Life 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description Lighting Fixtures	LC Type Description  Steel - Insulated and Painted  Overhead Door  CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Door Hardware  CMU Wall  Metal Door (Steel)  LC Type Description  Building Mounted Fixtures (Ea.)	Sub Total for System	4 3 796 3 Qty 796 2 796 2 4 Qty 2 796 2 796 2 4	Door Door SF items  UoM SF Door SF Door items  UoM Ea. SF	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231 Repair Cost \$1,803 \$14,597 \$16,401	1 1 5 S Remaining Life 3 4 5 5 S Remaining Life 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description Lighting Fixtures Lighting Fixtures  Fire and Life Safety	LC Type Description  Steel - Insulated and Painted  Overhead Door  CMU - Bldg SF Basis  LC Type Description  Painted ceilings  Door Hardware  CMU Wall  Metal Door (Steel)  LC Type Description  Building Mounted Fixtures (Ea.)  Light Fixtures (Bldg SF)	Sub Total for System	4 3 796 3 Qty 796 2 796 2 4 Qty 2 796 2 796 2 4	Door Door SF items  UoM SF Door SF Door items  UoM Ea. SF items	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231 Repair Cost \$1,803 \$14,597 \$16,401	1 1 5 S Remaining Life 3 4 5 5 S Remaining Life 5 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description Lighting Fixtures Lighting Fixtures Fire and Life Safety Uniformat Description	LC Type Description  Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description  Painted ceilings Door Hardware CMU Wall Metal Door (Steel)  LC Type Description  Building Mounted Fixtures (Ea.) Light Fixtures (Bldg SF)  LC Type Description	Sub Total for System	4 3 796 3 Qty 796 2 796 2 4 Qty 2 796 2 Cty 796 2 Cty 796	Door Door SF items  UoM SF Door SF Door items  UoM Ea. SF items	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231 Repair Cost \$1,803 \$14,597 \$16,401	1 1 5 5 Remaining Life 3 4 5 5 5 Remaining Life 5 5 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description Lighting Fixtures Lighting Fixtures Fire and Life Safety Uniformat Description	LC Type Description  Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description  Painted ceilings Door Hardware CMU Wall Metal Door (Steel)  LC Type Description  Building Mounted Fixtures (Ea.) Light Fixtures (Bldg SF)  LC Type Description	Sub Total for System  Sub Total for System	4 3 796 3 Qty 796 2 796 2 4 Qty 2 796 2 Cty 796 2 Cty 796	Door Door SF items  UoM SF Door SF Door items  UoM Ea. SF items	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231 Repair Cost \$1,803 \$14,597 \$16,401 Repair Cost	1 1 5 5 Remaining Life 3 4 5 5 5 Remaining Life 5 5 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description Lighting Fixtures Lighting Fixtures Fire and Life Safety Uniformat Description Security System Component	LC Type Description  Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description  Painted ceilings Door Hardware CMU Wall Metal Door (Steel)  LC Type Description  Building Mounted Fixtures (Ea.) Light Fixtures (Bldg SF)  LC Type Description	Sub Total for System  Sub Total for System	4 3 796 3 Cty 796 2 796 2 4 Qty 2 796 2 Qty 796 1	Door Door SF items  UoM SF Door SF Door items  UoM Ea. SF items	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231 Repair Cost \$1,803 \$14,597 \$16,401 Repair Cost \$1,832 \$1,832	1 1 5 5 Remaining Life 3 4 5 5 5 Remaining Life 5 5 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description Lighting Fixtures Lighting Fixtures Fire and Life Safety Uniformat Description Security System Component  Specialties	LC Type Description  Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description  Painted ceilings Door Hardware CMU Wall Metal Door (Steel)  LC Type Description  Building Mounted Fixtures (Ea.) Light Fixtures (Bldg SF)  LC Type Description  Security Alarm System	Sub Total for System  Sub Total for System	4 3 796 3 Cty 796 2 796 2 4 Qty 2 796 2 Qty 796 1 Qty	Door Door SF items  UoM SF Door SF Door items  UoM Ea. SF items	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231 Repair Cost \$1,803 \$14,597 \$16,401 Repair Cost \$1,832 \$1,832	1 1 5 5 Remaining Life 5 5 Remaining Life 5 5
Exterior Uniformat Description Exterior Entrance Doors Exterior Utility Doors Exterior Wall Veneer  Interior Uniformat Description Suspended Plaster and Interior Door Supplementary Components Stone Facing Interior Swinging Doors  Electrical Uniformat Description Lighting Fixtures Lighting Fixtures Fire and Life Safety Uniformat Description Security System Component  Specialties Uniformat Description	LC Type Description  Steel - Insulated and Painted Overhead Door CMU - Bldg SF Basis  LC Type Description  Painted ceilings Door Hardware CMU Wall Metal Door (Steel)  LC Type Description  Building Mounted Fixtures (Ea.) Light Fixtures (Bldg SF)  LC Type Description  Security Alarm System	Sub Total for System  Sub Total for System	4 3 796 3 Cty 796 2 796 2 4 Qty 2 796 2 Qty 796 1 Qty 1	Door Door SF items  UoM SF Door SF Door items  UoM Ea. SF items  UoM	\$14,828 \$24,922 \$17,904 \$57,654 Repair Cost \$1,658 \$2,969 \$26,816 \$5,788 \$37,231 Repair Cost \$1,803 \$14,597 \$16,401 Repair Cost \$1,832 \$1,832	1 1 5 5 Remaining Life 5 5 Remaining Life 5 Remaining Life 5 Remaining Life 5 The state of the s

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

#### Exterior

Wall Painting and Coating

Acoustical Suspended Ceilings

Painting/Staining (Bldg SF)

Ceiling Exposed Metal Structure

Exterior							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows		Steel - Windows per SF	'	32	SF	\$4,625	1
	Note:	4' X 4'					
Exterior Entrance Doors		Steel - Insulated and Painted		2	Door	\$7,414	1
Exterior Wall Veneer		CMU - Bldg SF Basis		349	SF	\$7,850	5
			Sub Total for System	3	items	\$19,889	
Interior							
Uniformat Description		LC Type Description		Otv	UoM	Repair Cost	Remaining Life
Suspended Plaster and		Painted ceilings		349		\$727	3
Compartments and Cubicles		Toilet Partitions			Stall	\$8,066	3
Stone Facing		CMU Wall		349		\$11,757	5
g	Note:	Glazed			-	<b>.</b> ,	-
			Sub Total for System	3	items	\$20,550	
Electrical						,	
		107		0.		5 . 6 .	5
Uniformat Description		LC Type Description			UoM		Remaining Life
Lighting Fixtures		Canopy Mounted Fixtures (Ea.)			Ea.	\$4,166	3
Lighting Fixtures		Light Fixtures (Bldg SF)	Out Tarable Co.	349		\$6,400	3
			Sub Total for System	2	items	\$10,566	
Plumbing							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures		Non-Refrigerated Drinking Fountain		3	Ea.	\$7,151	10
			Sub Total for System	1	items	\$7,151	
		Sub Total for Building 2	81H - Restroom - Men's (Visitor)	9	items	\$58,157	
_	stroom	n - Women's (Visitor)					
Exterior							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows		Steel - Windows per SF		32	SF	\$4,625	1
Exterior Entrance Doors		Steel - Insulated and Painted		2	Door	\$7,414	1
			Sub Total for System	2	items	\$12,039	
Interior							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and		Painted ceilings		320		\$666	3
Compartments and Cubicles		Toilet Partitions		6	Stall	\$12,099	5
·			Sub Total for System	2	items	\$12,765	
Electrical							
		107		0.		5 . 6 .	Demodele e 1 %
Uniformat Description		LC Type Description			UoM		Remaining Life
Lighting Fixtures		Canopy Mounted Fixtures (Ea.)	Cub Tatal fan Carata		Ea.	\$4,166	5
			Sub Total for System	1	items	\$4,166	
Plumbing							
Uniformat Description		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures		Non-Refrigerated Drinking Fountain		1	Ea.	\$2,384	10
			Sub Total for System	1	items	\$2,384	
		Sub Total for Building 281	I - Restroom - Women's (Visitor)	6	items	\$31,354	
Building: 281J - Sto	orage l	Building					
_							
Exterior		LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Uniformat Description		LC Type Description  Metal Panel - Bldg SF basis		Qty 800		Repair Cost \$2,858	Remaining Life
Exterior Uniformat Description Exterior Wall Veneer				800			
Exterior Uniformat Description Exterior Wall Veneer Exterior Entrance Doors		Metal Panel - Bldg SF basis		800	SF	\$2,858	1
Exterior Uniformat Description Exterior Wall Veneer Exterior Entrance Doors		Metal Panel - Bldg SF basis Steel - Insulated and Painted	Sub Total for System	800 1 2	SF Door	\$2,858 \$3,707	1
Exterior Uniformat Description Exterior Wall Veneer Exterior Entrance Doors Exterior Utility Doors Interior		Metal Panel - Bldg SF basis Steel - Insulated and Painted	Sub Total for System	800 1 2	SF Door Door	\$2,858 \$3,707 \$16,615	1

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800 SF

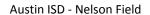
800 SF

\$3,585

\$692

3







n			

interior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)		800		\$3,585	8
		Sub Total for System	3	items	\$7,861	
Electrical						
Uniformat Description	LC Type Description			UoM	•	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)		800		\$14,671	3
		Sub Total for System		items	\$14,671	
	Sub Total for Build	ling 281J - Storage Building	7	items	\$45,712	
Building: 281K - Tic	ket Booth (North)					
Exterior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF			SF	\$1,156	1
Exterior Entrance Doors	Steel - Insulated and Painted		1	Door	\$3,707	1
Exterior Wall Veneer	CMU - Bldg SF Basis		64	SF	\$1,440	5
		Sub Total for System	3	items	\$6,303	
Interior						
Uniformat Description	LC Type Description		Ωtv	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings			SF	\$133	1
Wall Painting and Coating	Painting/Staining (Bldg SF)			SF	\$287	1
Wall Painting and Coating	Painting/Staining (Bldg SF)			SF	\$287	8
ů ů		Sub Total for System	3	items	\$707	
Electrical		ŕ				
Uniformat Description	LC Type Description		Qtv	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	1		SF	\$1,174	4
	Note: Original to Building					
		Sub Total for System	1	items	\$1,174	
	Sub Total for Building	281K - Ticket Booth (North)	7	items	\$8,183	
Building: 281L - Bas	sehall Presshov					
_	Sepan i ressbox					
Exterior						
Uniformat Description	LC Type Description			UoM	-	Remaining Life
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis			SF	\$1,036	1
Exterior Operating Windows	Wood - Windows per SF			SF	\$8,970	1
Exterior Entrance Doors	Wooden Door			Door	\$3,164	1
Exterior Entrance Doors	Wooden Door	0.17.16.0		Door	\$3,164	9
_		Sub Total for System	4	items	\$16,333	
Interior						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Wood Flooring	Wood Flooring - All Types		80	SF	\$1,723	1
Wall Painting and Coating	Painting/Staining (Bldg SF)		80	SF	\$358	2
Suspended Plaster and	Painted ceilings		80	SF	\$167	3
Wall Painting and Coating	Painting/Staining (Bldg SF)		80	SF	\$358	9
		Sub Total for System	4	items	\$2,607	
Electrical						
Uniformat Description	LC Type Description		Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)			SF	\$1,467	4
Power Distribution	Panelboard - 120/240 100A			Ea.	\$4,236	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)		80	SF	\$57	4
		Sub Total for System	3	items	\$5,759	
Fire and Life Safety						
Uniformat Description	LC Type Description		Otv	UoM	Renair Coet	Remaining Life
Security System Component	Security Alarm System			SF	\$184	3
ossum, oyotom component	Goodiny Audin Gyotom	0.17.11.0			ψ104 *	3

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Sub Total for Building 281L - Baseball Pressbox

Sub Total for System

1 items

12 items

\$184

\$24,883



## **Building: 281M - Ticket Booth (South)**

#### **Exterior**

Exterior					
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	8	SF	\$1,156	1
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	1
Exterior Wall Veneer	CMU - Bldg SF Basis	64	SF	\$1,440	5
	Sub Total for Sys	tem 3	items	\$6,303	
nterior					
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	64	SF	\$133	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	64	SF	\$287	1
Wall Painting and Coating	Painting/Staining (Bldg SF)	64	SF	\$287	8
	Sub Total for Sys	tem 3	items	\$707	
Electrical					
Uniformat Description	LC Type Description	Otv	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		Ea.	\$2,083	3
Lighting Fixtures	Light Fixtures (Bldg SF)		SF	\$1,174	4
_gg	Sub Total for Sys		items	\$3,257	•
	Sub Total for Building 281M - Ticket Booth (So		items	\$10,266	
Decited as 004NL Of a disc		,		,	
Building: 281N - Stadiu	m Seating (west)				
Mechanical					
Uniformat Description	LC Type Description	Otv	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Fan Coil - D/X Only (3 Ton)		Ea.	\$4,136	3
2000.Maii.200 000g	Sub Total for Sys		items	\$4,136	ŭ
Electrical	,			* 1,100	
Uniformat Description	LC Type Description	Ott.	UoM	Banair Coat	Remaining Life
Lighting Fixtures	LC Type Description  Canopy Mounted Fixtures (Ea.)		Ea.	\$27,079	3
Power Distribution	Panelboard - 120/240 100A		Ea.	\$4,236	4
	e: Original to Building		La.	ψ+,230	7
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	21,773	SF	\$15,413	4
ridate video eyeteme	Sub Total for Sys		items	\$46,727	•
Eiro and Life Safety	0.00 10.00 10.00			Ų .u,	
Fire and Life Safety		_			
Uniformat Description	LC Type Description		UoM		Remaining Life
Fire Detection and Alarm	Fire Alarm Panel		Ea.	\$6,868	3
Security System Component	Security Alarm System	21,773		\$50,115	4
	Sub Total for Sys		items	\$56,983	
	Sub Total for Building 281N - Stadium Seating (W	est) d	items	\$107,846	
Building: 2810 - Stadiu	m Seating (East)				
Electrical					
Uniformat Description	LC Type Description		UoM		Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		Ea.	\$20,830	3
	Sub Total for Pullding 2010. Coalling Carding (		items	\$20,830	
	Sub Total for Building 2810 - Stadium Seating (E	.asi) 1	items	\$20,830	
Building: 281P - Baseb	all Stands				
Electrical					
	107	_			
Uniformat Description	LC Type Description		UoM		Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)		Ea.	\$20,830	3
	Sub Total for Sys		items	\$20,830	
	Sub Total for Building 281P - Baseball Sta	ınas 1	items	\$20,830	
	Total for: Nelson F	ield 149	items	\$2,987,595	



# **Supporting Photos**

#### **General Site Photos**



Ticket booth/concession



Storage building



Main building



Electricalpanel is rusted



Electrical panel is past useful life

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