



FACILITY CONDITION ASSESSMENT

Noack Sports Complex | February 2022



Executive Summary

Noack Sports Complex is located at 5300 Crainway Dr in Austin, Texas. The oldest building is 17 years old (at time of 2020 assessment). It comprises 3,232 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 \$181,690. 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 Noack Sports Complex the ten-year need is \$880,163.

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 Noack Sports Complex facility has a 5-year FCA score of 79.26%.

Summary of Findings

The table below summarizes the condition findings at Noack Sports Complex

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
Exterior Site								
	Exterior Site	\$125,487	\$40,738	\$300,393	\$166,225	\$466,618	\$0	
Permanent Building(s)								
950A	Restrooms & Storage	\$2,604	\$50,224	\$101,156	\$52,828	\$153,984	\$290,690	81.83%
950B	Concession / Restroom Facility	\$37,243	\$19,255	\$108,269	\$56,498	\$164,767	\$711,527	92.06%
950C	Press Box (East)	\$3,832	\$17,396	\$0	\$21,228	\$21,228	\$47,279	55.10%
950D	Pressbox (West)	\$3,832	\$17,396	\$0	\$21,228	\$21,228	\$47,279	55.10%
950E	Ticket Booth	\$2,897	\$7,053	\$0	\$9,950	\$9,950	\$23,717	58.05%
950F	Pressbox (West)	\$2,897	\$18,436	\$200	\$21,333	\$21,533	\$44,939	52.53%
950G	Pressbox (East)	\$2,897	\$17,957	\$0	\$20,854	\$20,854	\$44,939	53.59%
Sub Total for Permanent Building(s):		\$56,202	\$147,717	\$209,625	\$203,919	\$413,544	\$1,210,370	
Total for Site:		\$181,690	\$188,455	\$510,018	\$370,145	\$880,163	\$1,210,370	79.26%

Approach and Methodology

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

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

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

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

Facility Deficiency Priority Levels

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

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

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

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

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

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

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

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

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$0	\$0	\$124,934	\$124,934	68.76 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$7,414	\$804	\$553	\$465	\$9,236	5.08 %
Interior	\$0	\$0	\$2,969	\$21,539	\$3,406	\$27,913	15.36 %
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Electrical	\$0	\$13,910	\$2,156	\$0	\$0	\$16,066	8.84 %
Plumbing	\$0	\$2,135	\$1,405	\$0	\$0	\$3,540	1.95 %
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	\$23,459	\$7,334	\$22,092	\$128,804	\$181,690	

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

Site	-	\$124,934
Interior	-	\$27,913
Electrical	-	\$16,066

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

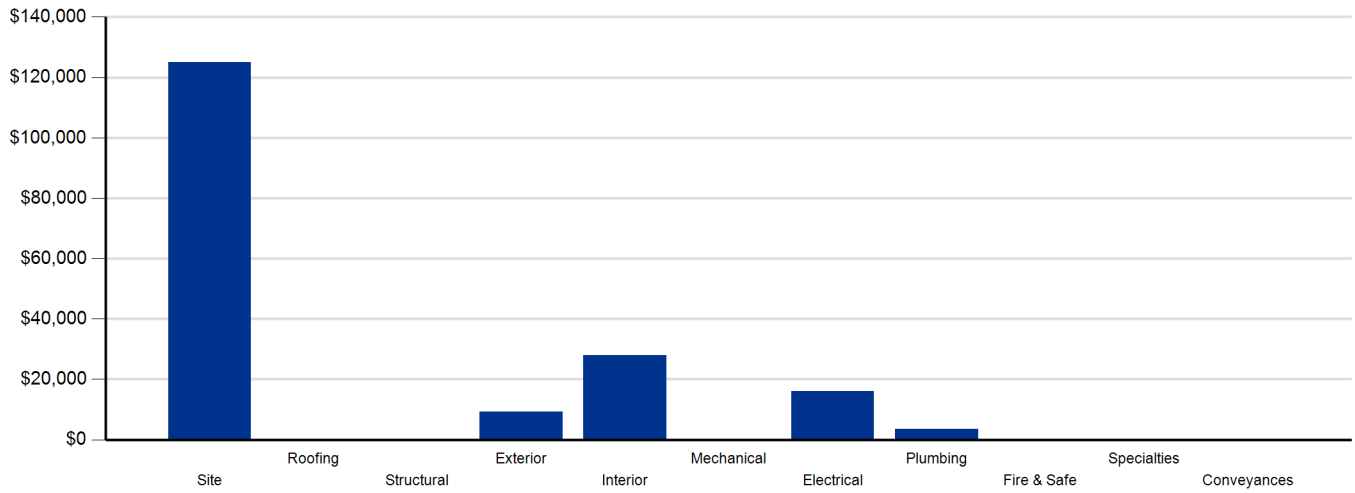


Figure 1: System Deficiencies

Life Cycle Capital Renewal Forecast

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

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

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

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

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

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$0	\$0	\$0	\$7,565	\$35,490	\$43,055
Interior	\$0	\$0	\$6,395	\$9,401	\$19,852	\$35,648
Mechanical	\$0	\$0	\$0	\$2,875	\$4,731	\$7,606
Electrical	\$0	\$0	\$0	\$8,116	\$72,101	\$80,217
Plumbing	\$0	\$0	\$19,070	\$0	\$0	\$19,070
Fire and Life Safety	\$0	\$0	\$0	\$0	\$2,859	\$2,859
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$25,465	\$27,957	\$135,033	\$188,455

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

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$0	\$0	\$0	\$0	\$0	\$300,393	\$300,393	\$300,393
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$43,055	\$0	\$0	\$0	\$0	\$29,656	\$29,656	\$72,711
Interior	\$35,648	\$0	\$3,406	\$200	\$0	\$14,115	\$17,721	\$53,369
Mechanical	\$7,606	\$0	\$0	\$0	\$0	\$0	\$0	\$7,606
Electrical	\$80,217	\$0	\$0	\$6,312	\$0	\$50,632	\$56,944	\$137,161
Plumbing	\$19,070	\$119,329	\$0	\$0	\$0	\$3,540	\$122,869	\$141,939
Fire and Life Safety	\$2,859	\$0	\$0	\$3,496	\$0	\$0	\$3,496	\$6,355
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$188,455	\$119,329	\$3,406	\$10,008	\$0	\$398,336	\$531,079	\$719,534

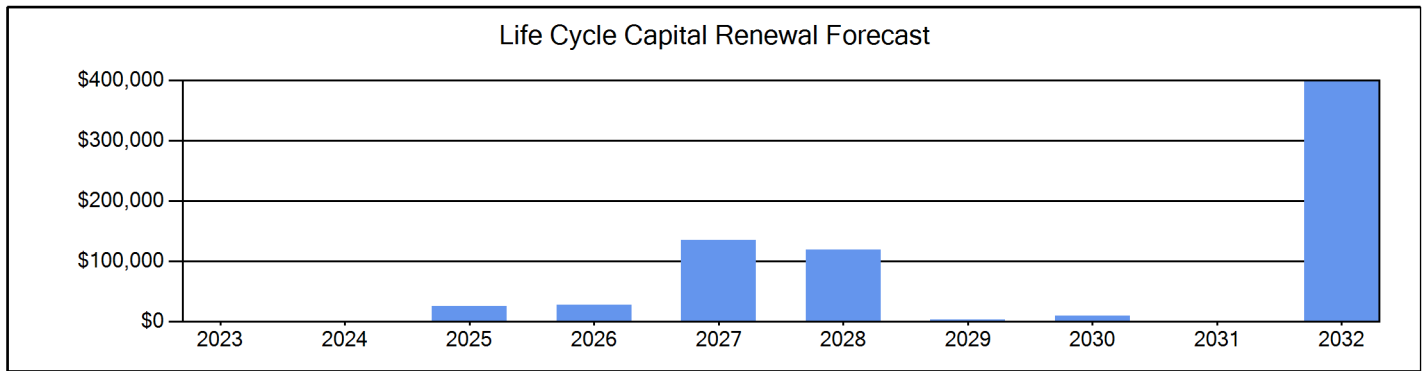


Figure 2: Ten Year Capital Renewal Forecast

Facility Condition Assessment Score

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

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

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

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

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

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$1,210,370. For planning purposes, the total 5-year need at the Noack Sports Complex is \$370,145 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Noack Sports Complex facility has a 5-year FCA of 79.26%.

5-Year Need vs. Replacement

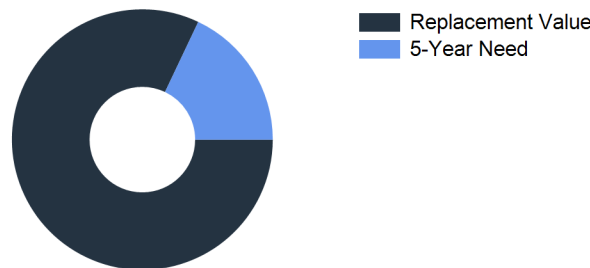


Figure 3: 5-Year FCA

Noack Sports Complex - Deficiency Summary

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Paving Restriping	Deferred Maintenance	160	CAR	5	\$5,022	2606
Note: Striping is very faded throughout parking lot Location: Parking area						
PUBLIC DEFICIENCIES	ADA Compliance	69,376	EACH	5	\$119,117	5821
Site Signage Repair	Deferred Maintenance	4	Ea.	5	\$795	2607
Note: Four accessible parking signs leaning and bent in parking lot Location: Parking area						
Sub Total for System		3 items		\$124,934		

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Handrail Repainting	Deferred Maintenance	120	LF	4	\$553	3110
Note: Handrails, ornamental fence and main gates need repainting						
Sub Total for System		1 items		\$553		
Sub Total for School and Site Level		4 items		\$125,487		

Building: 950A - Restrooms & Storage

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	2	Door	3	\$230	3115
Note: Exterior building gates						
Sub Total for System		1 items		\$230		

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	1,242	SF	3	\$970	3126
Sub Total for System		1 items		\$970		

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Instant Water Heater Replacement	Capital Renewal	1	Ea.	3	\$1,405	3124
Location: Restroom 102						
Sub Total for System		1 items		\$1,405		
Sub Total for Building 950A - Restrooms & Storage		3 items		\$2,604		

Building: 950B - Concession / Restroom Facility

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Metal Exterior Door Replacement	Capital Renewal	2	Door	2	\$7,414	3117
Note: Rusted and damaged Location: Kitchen and Storage						
Exterior Metal Door Repainting	Deferred Maintenance	2	Door	3	\$230	3116
Note: Gates are rusting and need to be repainted.						
Sub Total for System		2 items		\$7,644		

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Hardware Replacement	Capital Renewal	2	Door	3	\$2,969	3120
Metal Interior Door Replacement	Capital Renewal	2	Door	4	\$5,788	3119
Note: Rusted doors in the kitchen area						
Toilet Partition Replacement	Capital Renewal	7	Stall	4	\$14,115	3656

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wall Repainting (Bldg SF)	Capital Renewal	760	SF	5	\$3,406	3118
Sub Total for System		4	items		\$26,278	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Lightning Protection System Installation	Functional Deficiency	1,519	SF	3	\$1,186	3127
Sub Total for System		1	items		\$1,186	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement Location: Mechanical Room 103	Capital Renewal	1	Ea.	2	\$2,135	3125
Sub Total for System		1	items		\$2,135	
Sub Total for Building 950B - Concession / Restroom Facility		8	items		\$37,243	

Building: 950C - Press Box (East)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning Note: Mold on exterior walls	Deferred Maintenance	60	SF Wall	5	\$232	3111
Sub Total for System		1	items		\$232	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	100	SF	4	\$818	3112
Sub Total for System		1	items		\$818	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Residential load center, not suitable for institutional use.	Capital Renewal	1	Ea.	2	\$2,782	3128
Sub Total for System		1	items		\$2,782	
Sub Total for Building 950C - Press Box (East)		3	items		\$3,832	

Building: 950D - Pressbox (West)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Cleaning Note: Mold on exterior walls	Deferred Maintenance	60	SF Wall	5	\$232	3113
Sub Total for System		1	items		\$232	

Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Vinyl Composition Tile Replacement	Capital Renewal	100	SF	4	\$818	3114
Sub Total for System		1	items		\$818	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement Note: Residential load center, not suitable for institutional use.	Capital Renewal	1	Ea.	2	\$2,782	3129
Sub Total for System		1	items		\$2,782	
Sub Total for Building 950D - Pressbox (West)		3	items		\$3,832	

Building: 950E - Ticket Booth
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	1	Door	3	\$115	3121
Note: Rusting door						
		Sub Total for System			1 items	\$115

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	3130
Note: Residential load center, not suitable for institutional use.						
		Sub Total for System			1 items	\$2,782
		Sub Total for Building 950E - Ticket Booth			2 items	\$2,897

Building: 950F - Pressbox (West)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	1	Door	3	\$115	3122
		Sub Total for System			1 items	\$115

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	3131
Note: Residential load center, not suitable for institutional use.						
		Sub Total for System			1 items	\$2,782
		Sub Total for Building 950F - Pressbox (West)			2 items	\$2,897

Building: 950G - Pressbox (East)
Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Metal Door Repainting	Deferred Maintenance	1	Door	3	\$115	3123
		Sub Total for System			1 items	\$115

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	3132
Note: Residential load center, not suitable for institutional use.						
		Sub Total for System			1 items	\$2,782
		Sub Total for Building 950G - Pressbox (East)			2 items	\$2,897
		Total for Campus			27 items	\$181,690

Noack Sports Complex - Life Cycle Summary Yrs 1-10

Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Pavement	Asphalt	160	CAR	\$232,128	10
Roadway Pavement	Asphalt Driveways	10,616	SF	\$68,265	10
Sub Total for System		2	items	\$300,394	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting	7	Ea.	\$40,738	5
Sub Total for System		1	items	\$40,738	
Sub Total for Building -		3	items	\$341,131	

Building: 950A - Restrooms & Storage

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	4
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$14,828	10
Sub Total for System		2	items	\$22,242	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,242	SF	\$5,565	4
Suspended Plaster and	Painted ceilings	311	SF	\$647	5
Compartments and Cubicles	Toilet Partitions	7	Stall	\$14,115	5
Sub Total for System		3	items	\$20,327	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (1 Ton)	1	Ea.	\$2,875	4
Sub Total for System		1	items	\$2,875	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	8	Ea.	\$7,214	4
Lighting Fixtures	Light Fixtures (Bldg SF)	1,242	SF	\$22,776	10
Sub Total for System		2	items	\$29,990	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	Ea.	\$9,535	3
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$19,014	6
Plumbing Fixtures	Toilets	8	Ea.	\$40,475	6
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	6
Domestic Water Equipment	Water Heater - Instant 3.2 GPM	1	Ea.	\$1,405	10
Sub Total for System		5	items	\$74,491	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1,242	SF	\$2,859	5
Sub Total for System		1	items	\$2,859	
Sub Total for Building 950A - Restrooms & Storage		14	items	\$152,785	

Building: 950B - Concession / Restroom Facility

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	10
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	10
Sub Total for System		2	items	\$14,828	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	760	SF	\$1,583	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	760	SF	\$3,406	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	760	SF	\$3,406	7
Compartments and Cubicles	Toilet Partitions	7	Stall	\$14,115	10
Sub Total for System		4	items	\$22,509	

Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Wall Exhaust Fan	1	Ea.	\$4,731	5
Sub Total for System		1	items	\$4,731	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	7	Ea.	\$6,312	8
Lighting Fixtures	Light Fixtures (Bldg SF)	1,519	SF	\$27,856	10
Sub Total for System		2	items	\$34,168	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	4	Ea.	\$9,535	3
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$16,298	6
Plumbing Fixtures	Toilets	7	Ea.	\$35,416	6
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	6
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$2,135	10
Sub Total for System		5	items	\$67,446	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	1,519	SF	\$3,496	8
Sub Total for System		1	items	\$3,496	
Sub Total for Building 950B - Concession / Restroom Facility		15	items	\$147,180	

Building: 950C - Press Box (East)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	40	SF	\$3,989	5
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	5
Sub Total for System		2	items	\$7,696	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	100	SF	\$338	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	100	SF	\$416	5
Wall Paneling	Wood Panel wall	100	SF	\$1,568	5
Sub Total for System		3	items	\$2,322	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	100	SF	\$71	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Sub Total for System		2	items	\$7,378	
Sub Total for Building 950C - Press Box (East)		7	items	\$17,396	

Building: 950D - Pressbox (West)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	5
Exterior Operating Windows	Aluminum - Windows per SF	40	SF	\$3,989	5
Sub Total for System		2	items	\$7,696	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	100	SF	\$338	3
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	100	SF	\$416	5

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Paneling	Wood Panel wall	100	SF	\$1,568	5
Sub Total for System		3	items	\$2,322	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	100	SF	\$71	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Sub Total for System		2	items	\$7,378	
Sub Total for Building 950D - Pressbox (West)		7	items	\$17,396	

Building: 950E - Ticket Booth
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	38	SF	\$67	4
Exterior Wall Veneer	Vinyl siding - clapboard style	38	SF	\$236	5
Exterior Operating Windows	Aluminum - Windows per SF	16	SF	\$1,596	5
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	5
Sub Total for System		4	items	\$5,605	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	75	SF	\$156	5
Wall Painting and Coating	Painting/Staining (Bldg SF)	75	SF	\$336	5
Sub Total for System		2	items	\$492	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	75	SF	\$53	5
Sub Total for System		2	items	\$955	
Sub Total for Building 950E - Ticket Booth		8	items	\$7,052	

Building: 950F - Pressbox (West)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Vinyl siding - clapboard style	96	SF	\$595	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	96	SF	\$168	5
Exterior Operating Windows	Aluminum - Windows per SF	32	SF	\$3,191	5
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	5
Sub Total for System		4	items	\$7,661	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wood Flooring	Wood Flooring - All Types	96	SF	\$2,068	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	96	SF	\$430	5
Suspended Plaster and	Painted ceilings	96	SF	\$200	8
Sub Total for System		3	items	\$2,698	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	96	SF	\$68	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	5
Sub Total for System		3	items	\$8,277	
Sub Total for Building 950F - Pressbox (West)		10	items	\$18,636	

Building: 950G - Pressbox (East)
Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	48	SF	\$84	4
Exterior Operating Windows	Aluminum - Windows per SF	32	SF	\$3,191	5

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	1	Door	\$3,707	5
Sub Total for System		3	items	\$6,982	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wood Flooring	Wood Flooring - All Types	96	SF	\$2,068	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	96	SF	\$430	4
Suspended Plaster and	Painted ceilings	96	SF	\$200	5
Sub Total for System		3	items	\$2,698	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	1	Ea.	\$902	5
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$7,307	5
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	96	SF	\$68	5
Sub Total for System		3	items	\$8,277	
Sub Total for Building 950G - Pressbox (East)		9	items	\$17,957	
Total for: Noack Sports Complex		73	items	\$719,532	

Supporting Photos

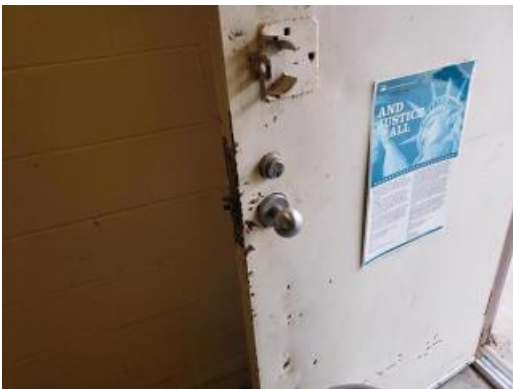
General Site Photos



Exposed restroom ceiling



Exposed concrete



Damaged metal door



Damaged metal door hardware



Damaged vinyl composition tiles



Aged wood panels



Rusted exterior door