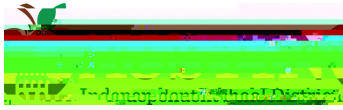




FACILITY CONDITION ASSESSMENT

Nelson Field | February 2022





Facility Condition Assessment

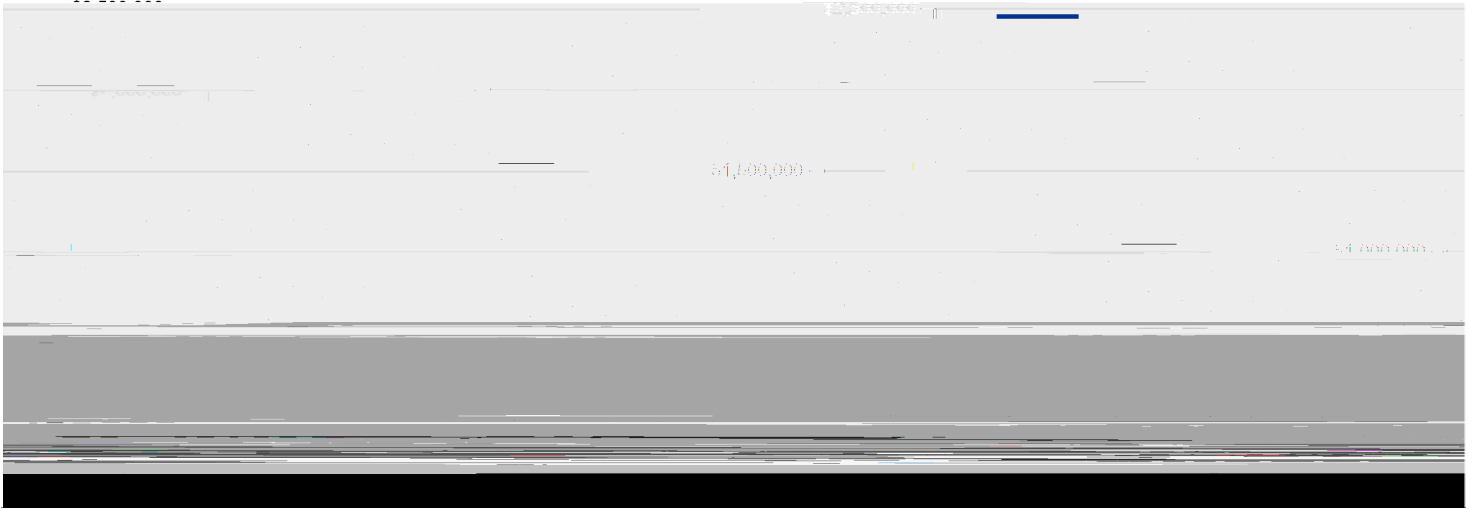
Austin ISD - Nelson Field



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

System	Priority						% 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	







Life Cycle Capital Renewal Forecast

	[Redacted]					[Redacted]
	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]



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

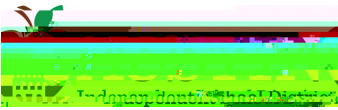




Facility Condition Assessment Score



Figure 3: 5-Year FCA



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 (Home)

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	1	Ea.	3	\$1,960	4347
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	4345
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	3	Ea.	4	\$7,151	4346
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	3	Ea.	4	\$8,149	4344
Sub Total for System		3 items			\$50,716	
Sub Total for Building 281B - Restroom - Women's (Home)		4 items			\$52,676	

Building: 281C - Concession (Home)

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	1	Ea.	3	\$5,059	4364
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	4363
Replace classroom lavatory	Capital Renewal	3	Ea.	4	\$7,693	4362
Sub Total for System		3 items			\$13,549	
Sub Total for 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
Toilet Replacement	Capital Renewal	4	Ea.	3	\$20,238	4366
Urinal Replacement	Capital Renewal	6	Ea.	3	\$8,125	4367
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	4365
Sub Total for System		3 items			\$33,795	
Sub Total for Building 281D - Restroom - Men's (Home)		4 items			\$35,755	



Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Note: Beyond useful life						
Sub Total for System		1	items		\$1,960	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Toilet Replacement	Capital Renewal	6	Ea.	3	\$30,356	4710
Note: Beyond useful life						
Non-Refrigerated Drinking Fountain Replacement	Capital Renewal	1	Ea.	4	\$2,384	4711
Note: Beyond useful life						
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$5,433	4709
Note: Beyond useful life						
Sub Total for System		3	items		\$38,173	
Sub Total for Building 2811 - Restroom - Women's (Visitor)		4	items		\$40,132	

Building: 281N - Stadium Seating (West)

Mechanical

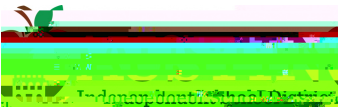
D7 0 Tc 0 30.494 51fciS.5 <</MCID 39 >>BDC Q 643 7.83nical

Fan Coil HVAC Component Replacement		4	Ea.	2	\$5,944	4715
Note: Beyond useful life						
Small Diameter Exhausts/Hoods Replacement		1	Ea.	3	\$1,960	4716
Note: Beyond useful life						
Sub Total for System		2	items		\$7,903	

Deficienc 30.494 51fciS.5 <</MCID 81 >>BDC Q 643 7.83ni428.199 ET EMC 558.85 46.0

Total for Campus 40 items \$2,770,666

- 281L - Baseball Pressbox
- 281M - Ticket Booth (South)
- 281O - Stadium Seating (East)



Nelson Field - 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	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	13	Ea.	\$75,656	6
Sub Total for System		1	items	\$75,656	
Sub Total for Building -		5	items	\$1,694,237	

Building: 281A - Field House

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	96	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	2	Door	\$16,615	1
Sub Total for System		3	items	\$67,561	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Resilient Flooring	Vinyl Composition Tile Flooring	29	SF	\$237	1
Suspended Plaster and	Painted ceilings	2,880	SF	\$5,998	2
Compartments and Cubicles	Toilet Partitions	8	Stall	\$16,132	2
Tile Flooring	Ceramic Tile	259	SF	\$4,576	3
Tile Wall Finish	Ceramic Tile wall	288	SF	\$2,391	4
Stone Facing	CMU Wall	29	SF	\$977	4
Note: Glazed					
Stone Facing	CMU Wall	2,563	SF	\$86,345	4
Sub Total for System		7	items	\$116,656	

Mechanical

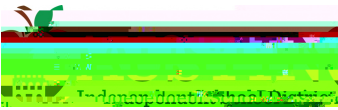
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Small	2	Ea.	\$3,919	3
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$8,036	5
Sub Total for System		2	items	\$11,956	

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

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	9	Ea.	\$24,447	1
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,592	1
Plumbing Fixtures	Showers	13	Ea.	\$16,984	2
Plumbing Fixtures	Urinals	8	Ea.	\$10,834	3
Plumbing Fixtures	Toilets	11	Ea.	\$55,653	4
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$6,384	5



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		\$26,198	

Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	796	SF	\$1,832	3
		Sub Total for System		\$1,832	

Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$8,802	2
		Sub Total for System		\$8,802	
		Sub Total for Building 281C - Concession (Home)		\$139,752	

Building: 281D - Restroom - Men's (Home)

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		\$15,530	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Compartments and Cubicles	Toilet Partitions	5	Stall	\$10,082	2
Suspended Plaster and	Painted ceilings	320	SF	\$666	3
Stone Facing	CMU Wall	320	SF	\$10,780	5
Note: Glazed					
		Sub Total for System		\$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		\$10,034	
		Sub Total for Building 281D - Restroom - Men's (Home)		\$47,094	

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

Exterior

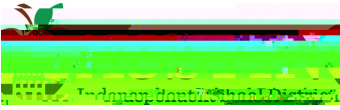
Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Steel - Windows per SF	32	SF	\$4,625	1
Note: 4' X 4'					
Exterior Entrance Doors	Steel - Insulated and Painted	2	Door	\$7,414	1
Exterior Wall Veneer	CMU - Bldg SF Basis	320	SF	\$7,198	5
		Sub Total for System		\$19,237	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	320	SF	\$666	3
Compartments and Cubicles	Toilet Partitions	4	Stall	\$8,066	3
Stone Facing	CMU Wall	320	SF	\$10,780	5
Note: Glazed					
		Sub Total for System		\$19,513	

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		\$10,034	
		Sub Total for Building 281E - Restroom - Men's (Visitor)		\$48,784	



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
-----------------------	---------------------



General Site Photos

