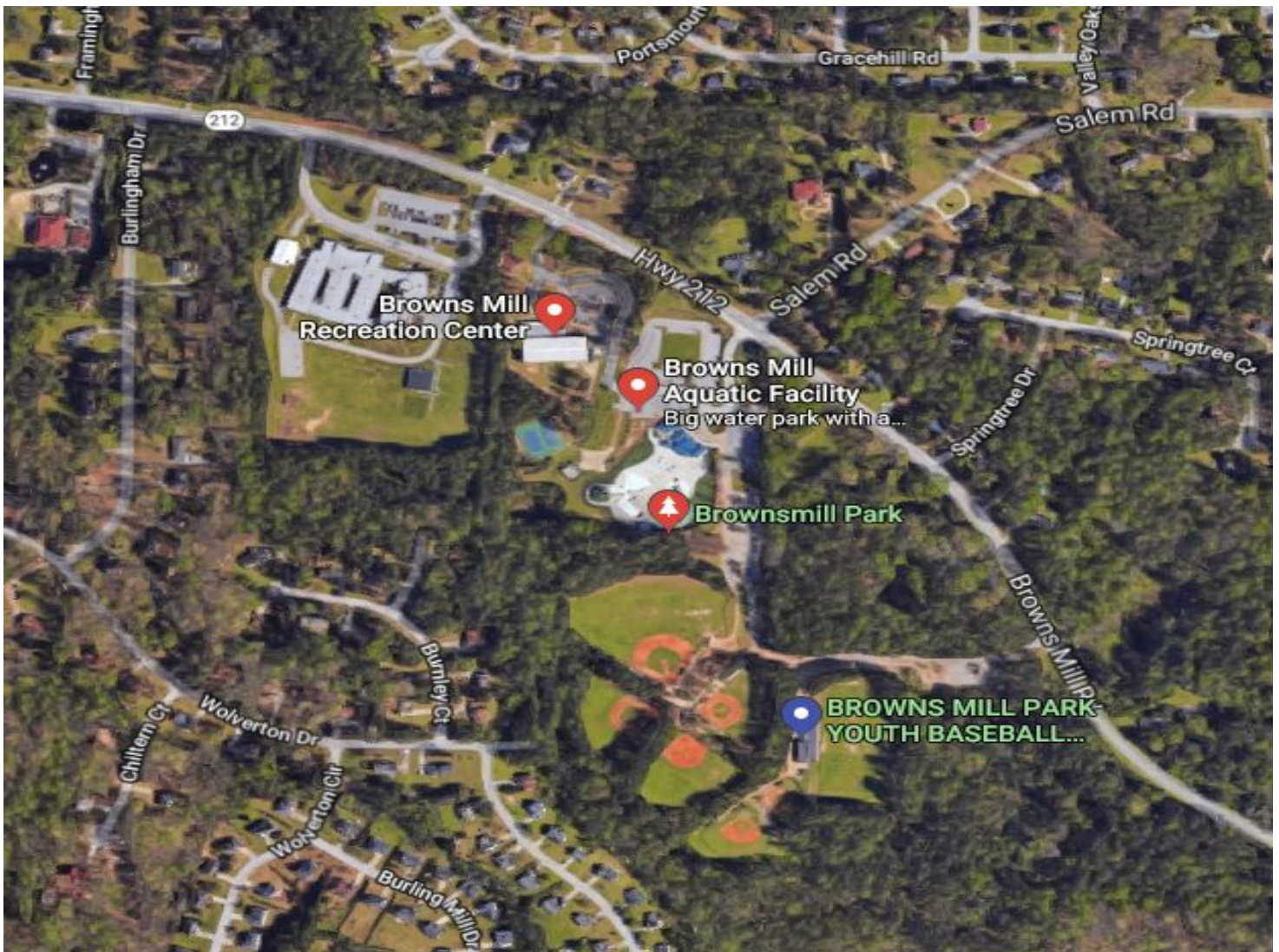


Facilities Condition Assessment Report

Browns Mill Park | October 2018

5101 Browns Mill Rd, Lithonia, GA 30038





Facility Condition Assessment
 Browns Mill Park Condition Assessment

Summary of Findings

The Browns Mill Park facility located at 5101 Browns Mill Rd in Lithonia, Georgia, was built in 1970. It comprises 29,489 gross square feet across 62.2 acres. Each facility listed below was visited by Jacobs Engineering on September 24 and 25, 2018 for the City of Stonecrest. The findings contained within this report resulted from an assessment of building systems performed by building professionals experienced in disciplines including: architecture, mechanical, plumbing, electrical, and infrastructure.

The total current deficiencies for this site, in 2018 construction cost dollars, are estimated at \$111,275. Cost estimate totals were derived from a detailed listing of all noted deficiencies observed in the building. The cost to repair these deficiencies was then estimated using cost data adjusted to Atlanta, Georgia (87.5% of national average).

Facility Condition by Building

No.	Building Name	A	B	C	D	E=C+D	F	G=E/F
		Gross Sq Ft	Built Date	Facility Condition Cost	Future Life Cycle Cost (Yr 1-10)	Condition Cost + 10Yr Life Cycle	Replacement Value	FCI (Condition Cost + 10 Yr)
	Exterior Site			\$1,954	\$3,482,744	\$3,484,698		
101	Recreation Center	18,579	1990	\$34,081	\$1,206,653	\$1,240,734	\$5,181,275	23.95%
102	Aquatic Center	6,214	2008	\$23,380	\$493,879	\$517,259	\$1,732,948	29.85%
103	Football Field House	3,160	1970	\$45,747	\$424,055	\$469,802	\$881,255	53.31%
104	Baseball Field House	1,536	1970	\$6,114	\$1,073,469	\$1,079,583	\$428,357	252.03%
Totals		29,489		\$111,275	\$6,680,800	\$6,792,075	\$8,223,834	82.59%

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 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.

Discipline Specialist

All assessment teams produced current deficiencies associated with each facility. The assessment for the facilities at the Browns Mill Park:

Facility Condition Assessment: Architectural, mechanical, and electrical engineering professionals observed conditions via a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, the assessment incorporated input provided by district facilities and maintenance staff where applicable. The assessment team recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities, and identified the priority of the repair in accordance with parameters defined during the planning phase. The team took digital photos at each facility to better identify significant deficiencies.



Facility Condition Assessment
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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 facility’s ability to remain open or deliver the mission. 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 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 facility'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 environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, and removal of abandoned equipment.

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.

Current Deficiencies by Category

Deficiencies have been further grouped according to the observed category.

- Capital Renewal items have reached or exceeded serviceable life and require replacement. These are current and do not include life cycle capital renewal forecasts. Also included are deficiencies correcting planned work postponed beyond its regular life expectancy.
- Functional Deficiencies are deficiencies for components or systems that have failed before the end of expected life or are not the right application, size, or design.

Facility Condition - Category by Priority

Category	Priority					Total
	1	2	3	4	5	
Capital Renewal	-	\$22,167	\$22,990	\$13,233	\$21,860	\$80,250
Functional Deficiency	\$741	-	\$24,140	\$6,143	-	\$31,024
Total	\$741	\$22,167	\$47,130	\$19,376	\$21,860	\$111,275



Facility Condition Assessment
 Browns Mill Park Condition Assessment

The following table summarizes the current deficiencies for this site by building system and priority. These amounts include both educational adequacy and facility condition-related deficiencies. This listing summarizes current deficiencies.

Facility Condition - System by Priority

System	Priority					Total
	1	2	3	4	5	
Site	-	-	\$25,282	\$12,670	-	\$37,952
Roofing	-	-	\$619	-	-	\$619
Exterior	-	-	\$21,229	\$564	\$21,860	\$43,652
Interior	-	-	-	-	-	\$0
Mechanical	\$741	\$16,617	-	-	-	\$17,358
Electrical	-	\$5,550	-	-	-	\$5,550
Plumbing	-	-	-	\$6,143	-	\$6,143
Fire and Life Safety	-	-	-	-	-	\$0
Technology	-	-	-	-	-	\$0
Conveyances	-	-	-	-	-	\$0
Specialties	-	-	-	-	-	\$0
Total	\$741	\$22,167	\$47,130	\$19,376	\$21,860	\$111,275



Facility Condition Assessment
 Browns Mill Park Condition Assessment

Life Cycle Capital Renewal Forecast

The life cycle of building systems and components plays a major role in determining future capital needs. During the assessment, each major building system was analyzed to approximate its remaining useful life. The assessment is based on the approximate age and condition observed while on-site. Life cycle renewal may be defined as 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, and reach the end of their useful life, at which point they may require replacement. While an item may be in good condition now, it is possible for it to reach its end of life before the date of a planned construction project.

The following table shows all current deficiencies and the subsequent five-year life cycle capital renewal projections for major building systems where a component is expected to reach the end of its useful life and require capital funding for replacement. This chart shows the forecast for the next five years. The five year capital renewal cost is \$3,339,332.

Capital Renewal Forecast (Yrs 1-5)

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total Yrs 1-5
		Year 1 2019	Year 2 2020	Year 3 2021	Year 4 2022	Year 5 2023	
Site	37,952	0	79,299	1,703,446	0	331,810	\$2,114,555
Roofing	619	0	271,929	0	0	902	\$272,831
Exterior	43,652	0	4,511	0	33,203	0	\$37,714
Interior	0	0	11,237	12,097	72,829	27,190	\$123,353
Mechanical	17,358	23,144	11,106	0	0	136,548	\$170,798
Electrical	5,550	6,765	0	0	0	207,633	\$214,398
Plumbing	6,143	247,902	0	2,295	0	87,643	\$337,840
Fire and Life Safety	0	67,843	0	0	0	0	\$67,843
Technology	0	0	0	0	0	0	\$0
Conveyances	0	0	0	0	0	0	\$0
Specialties	0	0	0	0	0	0	\$0
Total	111,275	345,654	378,082	1,717,838	106,032	791,726	\$3,339,332

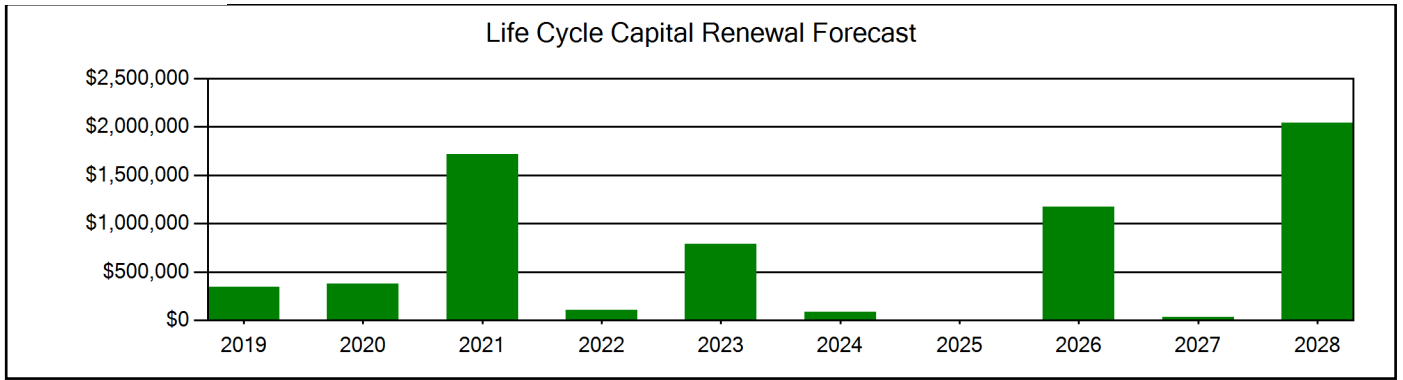
Capital Renewal Forecast (Yrs 6-10)

System	Current Deficiencies	Life Cycle Capital Renewal Projections					Total Yrs 6-10	Total Yrs 1-10
		Year 6 2024	Year 7 2025	Year 8 2026	Year 9 2027	Year 10 2028		
Site	37,952	0	0	1,076,206	0	1,452,009	\$2,528,215	\$4,642,770
Roofing	619	0	0	0	0	0	\$0	\$272,831
Exterior	43,652	0	0	21,344	0	0	\$21,344	\$59,058
Interior	0	55,293	0	19,771	35,556	248,077	\$358,697	\$482,050
Mechanical	17,358	0	0	51,887	0	172,353	\$224,240	\$395,038
Electrical	5,550	0	0	0	0	154,513	\$154,513	\$368,911
Plumbing	6,143	0	0	5,945	0	14,966	\$20,911	\$358,751
Fire and Life Safety	0	0	0	0	0	0	\$0	\$67,843
Technology	0	0	0	0	0	0	\$0	\$0
Conveyances	0	0	0	0	0	0	\$0	\$0
Specialties	0	33,548	0	0	0	0	\$33,548	\$33,548
Total	111,275	88,841	0	1,175,153	35,556	2,041,918	\$3,341,468	\$6,680,800



Facility Condition Assessment

Browns Mill Park Condition Assessment



Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI.

For 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 ten-year FCI was calculated by dividing the ten-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

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 Atlanta, Georgia area. The estimated cost for this facility is \$8,223,834. For planning purposes, the total 10-year need is \$6,792,075 (life cycle years 1-10 plus the deficiency cost). The overall ten-year FCI for this facility is 82.59%

The following pages provide a listing of all deficiencies and their associated cost for the site and building, high priority life cycle items that fall within years 1-10, followed by representative photos taken during the assessment.

Options Planning

Based on information collected during the assessment conducted, we recommend that the City begin plans to upgrade and modernize the Browns Mill Facility. Facility conditions vary, with some buildings and associated equipment showing their age, but despite some deferred maintenance items, we found the facility to be well maintained and in good condition overall. The report provides approximate cost of renovations, additions, replacements, and upgrades and is broken down for your use by the Recreation Center, the Aquatic Center, the Football Field House and associated football field, and the Baseball Field House and its associated ball fields.

Major expenditures to be expected in the next year, include the Recreation Center roof, and the Aquatic Center pump replacement and other upgrades. Because of the age of the facility and the associated technology, we recommend additional upgrades be considered in the next three to five years. These include a new HVAC temperature control system with building automation capabilities, a new fire alarm system, upgraded restrooms, and upgraded lighting systems. In addition, deferred maintenance items need to be inventoried and addressed. We also see energy savings opportunities and recommend these be identified and considered.

Jacobs' Engineering recommends that the City of Stonecrest, GA acquire the Browns Mill Park from the County.



Facility Condition Assessment Browns Mill Park Condition Assessment

Site Level Deficiencies

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Concrete Walks Require Replacement Note: Uneven surface between pools.	Capital Renewal	90	SF	3	\$1,142	10
Fencing Requires Replacement (8' - 10' high Chain Link Fence) Note: Adjacent northeast gate, tree damage	Capital Renewal	20	LF	4	\$812	11
Sub Total for System		2 items			\$1,954	
Sub Total for School and Site Level		2 items			\$1,954	

Building: 101 - Recreation Center

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Canopy Is Missing And Needed Note: 4 EA, 6 LF, OVER GYM EXHAUST FANS, RAINS BLOWS IN DURING STORMS Location: EAST AND WEST EXTERIORS	Capital Renewal	24	LF	4	\$11,858	4
Sub Total for System		1 items			\$11,858	

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Exterior Requires Cleaning Note: CMU Wall	Capital Renewal	6,848	SF Wall	5	\$12,857	2
The Exterior Requires Painting	Capital Renewal	1,554	SF Wall	5	\$8,625	3
Sub Total for System		2 items			\$21,482	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Repair/Replace Non-Standard Piping - Hydronic / Steam Note: Sanitary lift station sump hatch is not secured. Sump is at least 20 feet deep.	Functional Deficiency	1	Job	1	\$741	9
Sub Total for System		1 items			\$741	
Sub Total for Building 101 - Recreation Center		4 items			\$34,081	

Building: 102 - Aquatic Center

Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutters Requires Removal Note: At Lazy River Pump Room	Capital Renewal	100	LF	3	\$619	5
Sub Total for System		1 items			\$619	

Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Circulation Pump Requires Replacement	Capital Renewal	1	Ea.	2	\$16,617	13
Sub Total for System		1 items			\$16,617	

Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
No Pool Pump Strainers Provided Note: Missing Basket Strainers in the Large Pump Equipment Room	Functional Deficiency	2	Ea.	4	\$6,143	14
Sub Total for System		1 items			\$6,143	
Sub Total for Building 102 - Aquatic Center		3 items			\$23,380	

Building: 103 - Football Field House

Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Light Requires Replacement - 2 fixtures / pole Note: Additional Lighting is Required	Functional Deficiency	3	Ea.	3	\$24,140	15
Sub Total for System		1 items			\$24,140	



Facility Condition Assessment
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Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Metal Staircase Note: On rear of building, corroded.	Capital Renewal	2	Ea.	3	\$21,229	6
The Exterior Soffit Requires Repair Note: At rear of building	Capital Renewal	20	SF	5	\$378	7
Sub Total for System		2	items		\$21,607	
Sub Total for Building 103 - Football Field House		3	items		\$45,747	

Building: 104 - Baseball Field House

Exterior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Concrete / CMU Exterior Requires Replacement	Capital Renewal	20	SF Wall	4	\$564	8
Sub Total for System		1	items		\$564	

Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
The Electrical Transformer Requires Replacement Note: Transformer running hot Location: Store Room	Capital Renewal	1	Ea.	2	\$5,550	12
Sub Total for System		1	items		\$5,550	
Sub Total for Building 104 - Baseball Field House		2	items		\$6,114	
Total for Campus		14	items		\$111,275	



Facility Condition Assessment
Browns Mill Park Condition Assessment

Browns Mill Park - Life Cycle Summary Yrs 1-5
Site Level Life Cycle Items

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Playfield Areas	Scoreboard	6	Ea.	\$79,299	2
Parking Lot Pavement	Asphalt	55	CAR	\$149,225	3
	Note: Rec Center				
Roadway Pavement	Asphalt	66	CAR	\$179,069	3
	Note: 23000 SF Rec Center				
Parking Lot Pavement	Asphalt	168	CAR	\$455,813	3
	Note: Aquatic Center				
Roadway Pavement	Asphalt	57	CAR	\$154,651	3
	Note: 20000 SF Aquatic Center				
Roadway Pavement	Asphalt	23	CAR	\$62,403	3
	Note: 8000 SF Baseball Fieldhouse				
Parking Lot Pavement	Asphalt	108	CAR	\$293,023	3
	Note: Football Fieldhouse				
Parking Lot Pavement	Concrete	20	CAR	\$45,697	3
	Note: Baseball Fieldhouse				
Roadway Pavement	Asphalt	34	CAR	\$92,248	3
	Note: 12000 SF Football Fieldhouse				
Parking Lot Pavement	Asphalt	100	CAR	\$271,317	3
	Note: Baseball Fieldhouse				
Pedestrian Pavement	Sidewalks - Concrete	7,000	SF	\$84,087	5
	Note: Rec Center				
Roadway Pavement	Asphalt	20	CAR	\$54,263	5
	Note: Conc 7000 SF Rec Center				
Pedestrian Pavement	Sidewalks - Concrete	9,000	SF	\$108,112	5
	Note: Football Fieldhouse				
Recreational Areas	Park Bench	19	Ea.	\$24,094	5
Fences and Gates	Fencing - Ornamental, Iron	1,100	LF	\$84,901	8
	Note: Aluminum Aquatic Center				
Fences and Gates	Fencing - Chain Link (8-10 Ft)	4,000	LF	\$153,742	8
	Note: 6' Baseball Fieldhouse				
Fences and Gates	Fencing - Chain Link (4 Ft)	2,225	LF	\$77,019	8
	Note: Football Fieldhouse				
Playfield Areas	HS Athletic Components	2	Ea.	\$742,864	8
	Note: Tennis Court				
Fences and Gates	Fencing - Chain Link (8-10 Ft)	460	LF	\$17,680	8
	Note: Tennis Courts				
Pedestrian Pavement	Sidewalks - Concrete	22,000	SF	\$264,274	10
	Note: Baseball Fieldhouse				
Exterior Signage	Park Sign	3	Ea.	\$804	10
Site Furnishings	Trash Can	13	Ea.	\$19,747	10
Site Furnishings	Picnic Table - Metal	58	Ea.	\$62,088	10
Site Furnishings	Bike Rack	2	Ea.	\$1,960	10
Site Furnishings	Bleachers (Portable)	20	Ea.	\$4,364	10
	Sub Total for System	25	items	\$3,482,744	
	Sub Total for Building -	25	items	\$3,482,744	

Building: 101 - Recreation Center

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting - 1 fixture per pole	4	Ea.	\$24,237	10
	Sub Total for System	1	items	\$24,237	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Metal (Structural - Corrugated Deck)	18,579	SF	\$271,929	2
	Sub Total for System	1	items	\$271,929	



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Exterior

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$11,858	8
Sub Total for System		1	items	\$11,858	

Interior

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	18,579	SF	\$57,881	4
Suspended Plaster and	Painted ceilings	929	SF	\$2,289	5
Resilient Flooring	Vinyl Composition Tile Flooring	6,503	SF	\$47,219	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	6,500	SF	\$27,973	9
Wood Flooring	Wood Flooring - All Types	11,147	SF	\$221,955	10
Sub Total for System		5	items	\$357,317	

Mechanical

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Package DX Unit (15 Ton)	1	Ea.	\$23,142	1
Heat Generation	Furnace - Gas (150 MBH)	2	Ea.	\$5,068	5
Decentralized Cooling	Condensing Unit (5 Ton)	2	Ea.	\$18,399	5
Decentralized Cooling	Package DX Unit (15 Ton)	2	Ea.	\$46,285	8
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$2,340	10
Water-Based Fire-Suppression	Fire Sprinkler System (Bldg.SF)	18,579	SF	\$148,033	10
Sub Total for System		6	items	\$243,267	

Electrical

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	18,579	SF	\$127,103	5
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$10,389	5
Power Distribution	Panelboard - 120/208 100A	1	Ea.	\$2,584	10
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$10,759	10
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$5,177	10
Wiring Devices	Electrical Disconnect	8	Ea.	\$12,025	10
Sub Total for System		6	items	\$168,037	

Plumbing

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Sanitary Sewerage Equipment	Lift Station Pumps	1	Ea.	\$741	1
Plumbing Fixtures	Restroom Lavatory (wall hung V/C)	4	Ea.	\$11,726	5
Plumbing Fixtures	Toilets	5	Ea.	\$25,997	5
Plumbing Fixtures	Urinals	1	Ea.	\$1,523	5
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,295	10
Sub Total for System		5	items	\$42,282	

Fire and Life Safety

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	18,579	SF	\$46,132	1
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$8,046	1
Sub Total for System		2	items	\$54,178	

Specialties

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	4	Room	\$33,548	6
Sub Total for System		1	items	\$33,548	
Sub Total for Building 101 - Recreation Center		28	items	\$1,206,653	

Building: 102 - Aquatic Center

Site

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Area Lighting	Pool Lights	6	Ea.	\$38,399	5
Parking Lot Lighting	Pole Lighting - 2 fixtures per pole	6	Ea.	\$45,711	10
Sub Total for System		2	items	\$84,110	

Interior

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	4,798	SF	\$14,948	4
Suspended Plaster and	Painted ceilings	6,214	SF	\$15,309	5
Sub Total for System		2	items	\$30,257	



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Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	6,214	SF	\$9,600	5
Other HVAC Distribution Systems	VFD (25 HP)	6	Ea.	\$70,634	5
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$9,221	5
Decentralized Cooling	Ductless Split System (2 Ton)	1	Ea.	\$5,602	8
Decentralized Heating Equipment	Unit Heater Electric (10 KW)	6	Ea.	\$10,380	10
Sub Total for System		5	items	\$105,437	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	6,214	SF	\$42,511	5
Power Distribution	Panelboard - 120/208 225A	5	Ea.	\$25,884	10
Power Distribution	Panelboard - 277/480 400A	1	Ea.	\$14,587	10
Wiring Devices	Electrical Disconnect	12	Ea.	\$18,037	10
Sub Total for System		4	items	\$101,019	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Toilets	7	Ea.	\$36,396	1
Plumbing Fixtures	Urinals	1	Ea.	\$1,523	1
Plumbing Fixtures	Showers - Group	4	Ea.	\$45,823	1
Plumbing Fixtures	Restroom Lavatories	7	Ea.	\$20,520	1
Building Support Plumbing System Supplementary Components	Grease Trap	1	Ea.	\$47,141	1
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,295	5
Domestic Water Equipment	Water Heater - Electric - 40 gallon	1	Ea.	\$2,470	5
Building Support Plumbing System Supplementary Components	Sump Pump	2	Ea.	\$1,251	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	2	Ea.	\$5,945	8
Domestic Water Equipment	Water Heater - Gas - 100 Gallon	1	Ea.	\$5,319	10
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$2,952	10
Plumbing Fixtures	Sink - Double Bowl, Stainless Steel, Recessed	1	Ea.	\$1,421	10
Sub Total for System		12	items	\$173,056	
Sub Total for Building 102 - Aquatic Center		25	items	\$493,879	

Building: 103 - Football Field House

Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Parking Lot Lighting	Pole Lighting - 2 fixtures per pole	3	Ea.	\$22,855	5
Flood Lighting	Stadium Lighting	4	Ea.	\$102,882	10
Sub Total for System		2	items	\$125,737	

Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Canopy Roofing	Steel panels	80	SF	\$902	5
Sub Total for System		1	items	\$902	

Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	158	SF	\$3,033	2
Exterior Entrance Doors	Steel - Insulated and Painted	14	Door	\$33,203	4
Sub Total for System		2	items	\$36,236	

Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,896	SF	\$5,907	2
Carpeting	Carpet	440	SF	\$3,654	2
Suspended Plaster and	Painted ceilings	1,260	SF	\$3,104	3
Resilient Flooring	Vinyl Composition Tile Flooring	440	SF	\$3,195	3
Wall Coverings	FRP Wall Finish	1,152	SF Wall	\$9,592	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	880	SF	\$3,787	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	880	SF	\$4,287	6
Interior Coiling Doors	Overhead	2	Door	\$19,771	8
Note: At serving counters					
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,896	SF	\$5,907	9



Facility Condition Assessment Browns Mill Park Condition Assessment

Interior

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wood Flooring	Wood Flooring - All Types	1,000	SF	\$19,912	10
Carpeting	Carpet	440	SF	\$3,654	10
Sub Total for System		11	items	\$82,770	

Mechanical

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Kitchen Exhaust Hoods	1	Ea.	\$9,221	2
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	3,160	SF	\$4,882	5
Decentralized Cooling	Split DX Unit	1	Ea.	\$5,602	5
Decentralized Heating Equipment	Unit Heater Electric (10 KW)	4	Ea.	\$6,920	10
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$2,340	10
Sub Total for System		5	items	\$28,965	

Electrical

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wiring Devices	Electrical Disconnect	4	Ea.	\$6,012	5
Lighting Fixtures	Light Fixtures (Bldg SF)	3,160	SF	\$21,618	5
Power Distribution	Panelboard - 277/480 225A	1	Ea.	\$9,808	10
Power Distribution	Panelboard - 120/240 225A	1	Ea.	\$7,204	10
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$3,915	10
Power Distribution	Power Wiring	3,160	SF	\$12,466	10
Sub Total for System		6	items	\$61,023	

Plumbing

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Building Support Plumbing System Supplementary Components	Grease Trap	1	Ea.	\$47,141	1
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$1,476	1
Plumbing Fixtures	Toilets	3	Ea.	\$15,598	5
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1	Ea.	\$1,706	5
Plumbing Fixtures	Restroom Lavatory (wall hung V/C)	2	Ea.	\$5,863	5
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	1	Ea.	\$2,973	10
Sub Total for System		6	items	\$74,757	

Fire and Life Safety

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Security System Component	Security Alarm System	3,160	SF	\$7,846	1
Fire Detection and Alarm	Fire Alarm	3,160	SF	\$5,819	1
Sub Total for System		2	items	\$13,665	
Sub Total for Building 103 - Football Field House		35	items	\$424,055	

Building: 104 - Baseball Field House

Site

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Flood Lighting	Stadium Lighting	36	Ea.	\$925,942	10
Sub Total for System		1	items	\$925,942	

Exterior

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	77	SF	\$1,478	2
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$9,486	8
Sub Total for System		2	items	\$10,964	

Interior

Unifomat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	538	SF	\$1,676	2
Suspended Plaster and	Painted ceilings	768	SF	\$1,892	3
Resilient Flooring	Vinyl Composition Tile Flooring	538	SF	\$3,906	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	538	SF	\$1,676	9
Wall Coverings	FRP Wall Finish	307	SF Wall	\$2,556	10
Sub Total for System		5	items	\$11,706	



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Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	1	SF	\$2	1
Exhaust Air	Exhaust Fan - Roof Mounted (CFM)	1	Ea.	\$1,885	2
Decentralized Heating Equipment	Unit Heater Electric (10 KW)	3	Ea.	\$5,190	5
Decentralized Cooling	Heat Pump (1 Ton)	1	Ea.	\$7,952	5
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$2,340	10
Sub Total for System		5	items	\$17,369	

Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	1	SF	\$7	1
Wiring Devices	Electrical Disconnect	1	Ea.	\$1,503	1
Electrical Service	Transformer (15 KVA)	1	Ea.	\$5,255	1
Electrical Service	Transformer (112.5 KVA)	1	Ea.	\$10,389	10
Power Distribution	Distribution Panels (800 Amps)	1	Ea.	\$21,674	10
Power Distribution	Power Wiring	1	SF	\$4	10
Sub Total for System		6	items	\$38,832	

Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Building Support Plumbing System Supplementary Components	Grease Trap	1	Ea.	\$47,141	1
Domestic Water Equipment	Water Heater - Electric - 52 gallon	1	Ea.	\$2,295	3
Plumbing Fixtures	Toilets	2	Ea.	\$10,399	5
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$2,952	5
Plumbing Fixtures	Restroom Lavatory (wall hung V/C)	2	Ea.	\$5,863	5
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	1	SF	\$5	10
Sanitary Sewerage Piping	Sanitary Sewer Pipe - Building (Bldg SF)	1	SF	\$1	10
Sub Total for System		7	items	\$68,656	
Sub Total for Building 104 - Baseball Field House		26	items	\$1,073,469	
Total for: Browns Mill Park		139	items	\$6,680,800	

Browns Mill Park Condition Assessment
Supporting Photos



CMU Wall Requires Cleaning



Rain Blows in During Storms



15 KVA Transformer



Replace Metal Stairs Located Rear of Building



Gutter at Lazy River Pump Room



Repair CMU Wall



Soffit at Rear of Building



Uneven Surface Between Pools



Sanitary lift station sump hatch is not secured. Sump is at least 20 feet deep.



Site Aerial



Adjacent Northeast Gate Damaged Tree