

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Shelby County Board of Education
160 South Hollywood Street
Memphis, Tennessee 38112-4892
Michelle Stuart



Bolton Stadium
7323 Brunswick Road
Arlington, Tennessee 38002

PREPARED BY:

*Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, Maryland 21043
800.733.0660
www.us.bureauveritas.com*

BV CONTACT:

*Andy Hupp
Program Manager
800.733.0660 x7296632
Andy.hupp@bureauveritas.com*

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ON SITE DATE:

September 30, 2024

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, Maryland 21043 | www.us.bureauveritas.com | p 800.733.0660

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1. Executive Summary

Property Overview and Assessment Details

| General Information | |
|-----------------------------------|---|
| Property Type | School Stadium |
| Main Address | 7323 Brunswick Road, Arlington, Tennessee 38002 |
| Site Developed | 1980 |
| Site Area | 8.2 acres (estimated) |
| Parking Spaces | None. Parking is in High School Lots |
| Building Area | 3,600 SF |
| Number of Stories | 1 above grade |
| Outside Occupants / Leased Spaces | None |
| Date(s) of Visit | September 30, 2024 |
| Management Point of Contact | Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: taylorm15@scsk12.org |
| On-site Point of Contact (POC) | Martavious James |
| Assessment and Report Prepared By | Randall Patzke |
| Reviewed By | Al Diefert Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bureauveritas.com 800.733.0660 x7296632 |
| AssetCalc Link | Full dataset for this assessment can be found at: https://www.assetcalc.net/ |

Significant/Systemic Findings and Deficiencies

Historical Summary

The stadium is located at the Bolton High School and is made up of the Baseball Diamond and the Football field. The practice field and Soccer Pitch are located behind the stadium grounds. The parking lots are included with the High School. There are ADA stalls at the entrances to the Stadium.

Architectural

The walls of the locker room building need to be cleaned and sealed to stop the moisture penetration of the walls causing peeling paint. The roof of the building is nearing end of life and replacement will be required. The Exterior walls and fascia of the Football press box are delaminating or dry rotting. The exterior of the baseball press box has been redone. The inside walls of the buildings require repainting. The flooring in the offices has been pulled up but the residue was not cleaned up. One office was partially retiled. The shower appeared to be out of service.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical systems in the locker room building have been replaced with Fan coils with exterior condensers. The press boxes are equipped with window air conditioners. The restrooms and concession area have electric unit heaters. The electrical systems are equipped with distribution panels and transformers. The lighting in the buildings and on the exteriors has not been upgraded to LED lamps. The showers and trough sink in the locker room appear out of service. The fixtures are outdated and should be upgraded. Fire protection is limited to portable fire extinguishers and an AED.

Site

The bleachers for the football stadium area are not ADA accessible and do not have the vertical boards under the seats. A leg can drop below the footboards. The track surface is peeling. The perimeter fence has areas that are down with tree damage. The wooden bleachers have warped or missing boards. The asphalt paving needs to be milled and overlaid; it is cracking. The tickets booths are old and deteriorated. The infield at the baseball diamond is overrun with weeds. The baseball field lighting has not been upgraded to LED lamps.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

| | |
|----------------------|---|
| 0 – 5% | In new or well-maintained condition, with little or no visual evidence of wear or deficiencies. |
| 5 – 10% | Subjected to wear but is still in a serviceable and functioning condition. |
| 10 – 30% | Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life. |
| 30% and above | Has reached the end of its useful or serviceable life. Renewal is now necessary. |

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

| FCI Analysis Bolton Stadium(1980) | | | |
|-------------------------------------|-------------------|-------------------|---------|
| Replacement Value \$ 1,440,000 | Total SF 3,600 | Cost/SF \$ 400 | |
| | Est Reserve Cost | | FCI |
| Current | \$ 14,800 | | 1.0 % |
| 3-Year | \$ 772,300 | | 53.6 % |
| 5-Year | \$ 1,658,800 | | 115.2 % |
| 10-Year | \$ 2,220,900 | | 154.2 % |

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

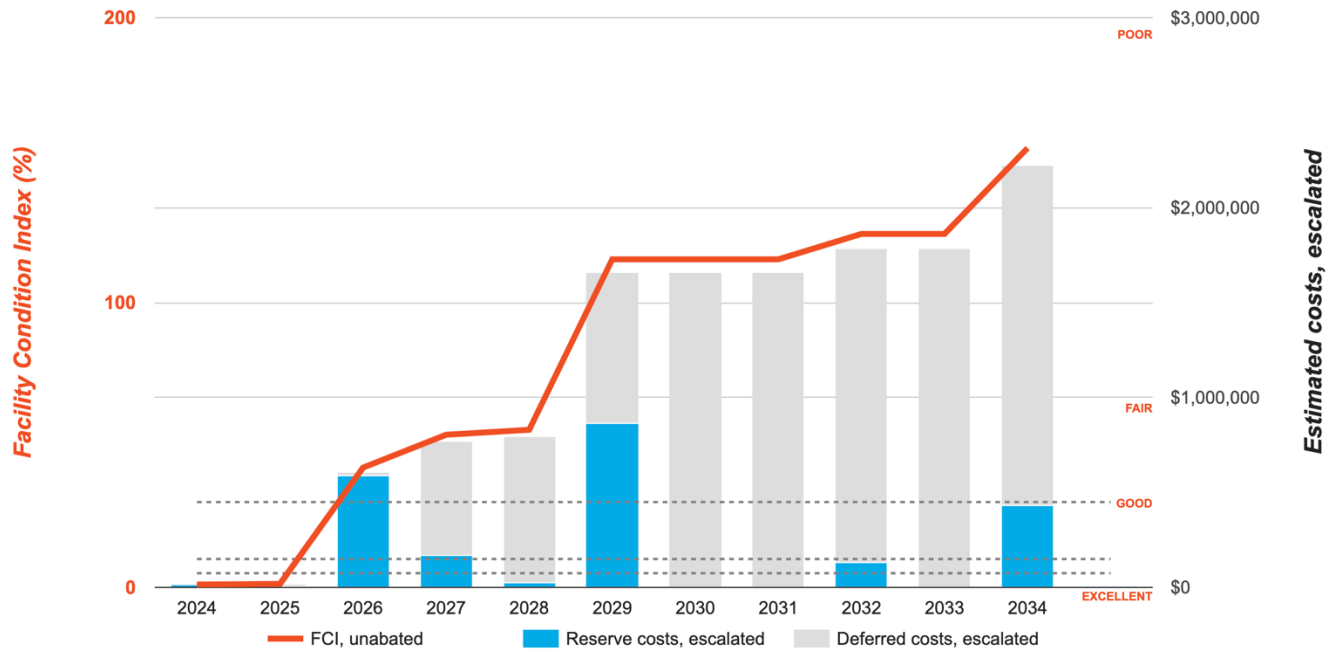
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bolton Stadium

Replacement Value: \$1,440,000

Inflation Rate: 3.0%

Average Needs per Year: \$202,000



Immediate Needs

| Facility/Building | Total Items | Total Cost |
|-------------------|-------------|------------|
| Bolton Stadium | 3 | \$14,800 |
| Total | 3 | \$14,800 |

Bolton Stadium

| ID | Location | Location Description | UF Code | Description | Condition | Plan Type | Cost |
|-----------------|----------------|----------------------|---------|--|-----------|-----------------------|----------|
| 8355366 | Bolton Stadium | Locker Rooms | D2010 | Sink/Lavatory, Trough Style, Solid Surface, Replace | Failed | Performance/Integrity | \$2,500 |
| 8355368 | Bolton Stadium | Locker Rooms | D2010 | Shower, Valve & Showerhead, Replace | Failed | Performance/Integrity | \$4,800 |
| 8362262 | Bolton Stadium | | Y1090 | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | NA | Accessibility | \$7,500 |
| Total (3 items) | | | | | | | \$14,800 |



Key Findings

**Exterior Walls in Poor Condition.**

Concrete, Clean & Seal
Bolton Stadium
Building Exterior

Uniformat Code: B2010
Recommendation: **Maintain in 2026**

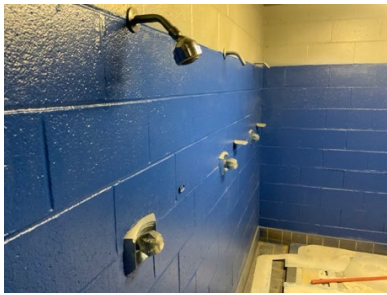
Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,600

\$\$\$\$

Clean & Seal - AssetCALC ID: 8355352

**Shower in Failed Condition.**

Valve & Showerhead
Bolton Stadium
Locker Rooms

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,800

\$\$\$\$

Appear out of service - AssetCALC ID: 8355368

**Sink/Lavatory in Failed Condition.**

Trough Style, Solid Surface
Bolton Stadium
Locker Rooms

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Appears out of service - AssetCALC ID: 8355366

**Athletic Surfaces and Courts in Failed Condition.**

Track Surface, Rubber
Bolton Stadium
Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$175,000

\$\$\$\$

Peeling up - AssetCALC ID: 8355409



Flagpole in Failed Condition.

Metal
Bolton Stadium
Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Top with pulley missing - AssetCALC ID: 8355351



Soffit/Fascia in Poor Condition.

Wood
Bolton Stadium
Roof

Uniformat Code: B3080
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Some dry rot, peeling paint - AssetCALC ID: 8355347



Shed Structure in Failed Condition.

Wood or Metal-Framed, Standard
Bolton Stadium
Site

Uniformat Code: F1020
Recommendation: **Replace in 2026**

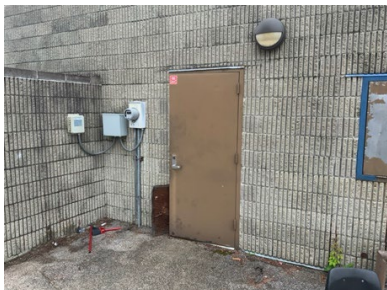
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,000

\$\$\$\$

Broken windows water damage - AssetCALC ID: 8355326



Exterior Door in Poor Condition.

Steel, Standard
Bolton Stadium
Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,800

\$\$\$\$

Starting to rust out - AssetCALC ID: 8355372



Bleachers in Poor Condition.

Fixed Steel Frame, Aluminum Benches (per Seat)
Bolton Stadium
Baseball

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$44,400

\$\$\$\$

Some seat boards open so you could miss floor board and fall into benches - AssetCALC ID: 8355338



Bleachers in Poor Condition.

Fixed Steel Frame, Aluminum Benches (per Seat)
Bolton Stadium
Site

Uniformat Code: E2010
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$210,000

\$\$\$\$

No ADA seating or ramps, open underneath - AssetCALC ID: 8355378



Shed Structure in Poor Condition.

Wood or Metal-Framed, Basic/Minimal
Bolton Stadium
Site

Uniformat Code: F1020
Recommendation: **Replace in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Rusting out - AssetCALC ID: 8355369

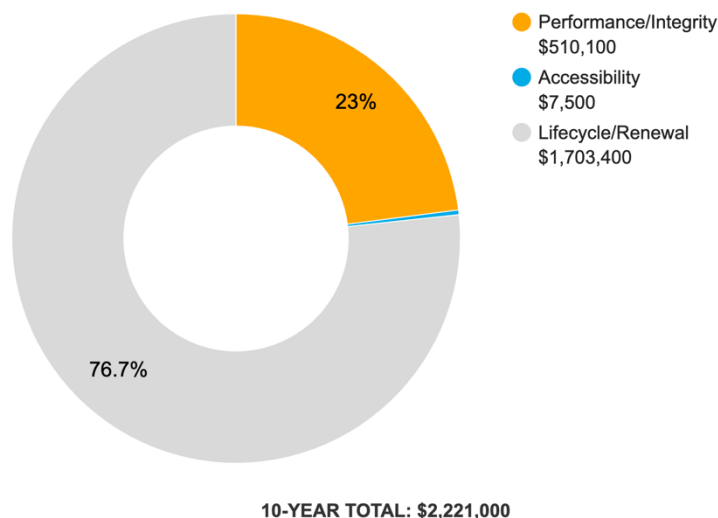
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

| | | |
|------------------------------|---|---|
| Safety | ■ | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| Performance/Integrity | ■ | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability. |
| Accessibility | ■ | Does not meet ADA, UFAS, and/or other accessibility requirements. |
| Environmental | ■ | Improvements to air or water quality, including removal of hazardous materials from the building or site. |
| Retrofit/Adaptation | ■ | Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs. |
| Lifecycle/Renewal | ■ | Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted. |

Plan Type Distribution (by Cost)



2. Building and Site Information



Systems Summary

| System | Description | Condition |
|-------------------------|--|-----------|
| Structure | Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system. | Fair |
| Façade | Wall Finish: CMU Windows: None | Fair |
| Roof | Flat construction with modified bituminous finish | Fair |
| Interiors | Walls: Painted CMU Floors: VCT, LVT, quarry tile, sealed concrete Ceilings: Painted exposed | Fair |
| Elevators | None | -- |
| Plumbing | Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |
| HVAC | Central System: None Non-Central System: Furnaces with split-system condensing units. Supplemental components: Suspended unit heaters | Fair |
| Fire Suppression | Fire extinguishers only. | Fair |

| Systems Summary | | |
|-----------------------------------|---|------|
| Electrical | Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None | Fair |
| Fire Alarm | Smoke detectors with exit signs only. | Fair |
| Equipment/Special | Commercial laundry equipment | Fair |
| Site Pavement | Asphalt sidewalks | Fair |
| Site Development | Property entrance signage: chain link and wrought iron fencing; CMU screen wall Sports fields with bleachers, dugouts, press boxes, fencing, and site lights. Limited trash receptacles | Fair |
| Landscaping and Topography | Limited landscaping features include lawns, trees, bushes. Irrigation present No retaining walls Low to moderate site slopes throughout | Fair |
| Utilities | Municipal water and sewer Local utility-provided electric | Good |
| Site Lighting | Pole-mounted: LED, HPS Building-mounted: incandescent | Fair |
| Ancillary Structures | Storage shed, Press boxes, ticket booths | Fair |
| Accessibility | Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D. | |
| Key Issues and Findings | No ADA Ramp to Bleachers, Bleachers Open beneath seats, No Wheelchair Seating in Bleachers, Damaged Ticket Booths, Worn and missing boards in Wooden Bleachers, Track is peeling, Fence has tree damage, interior locker room building requires painting, Exterior wall of locker room needs to be cleaned and sealed, Roof and gutter replacement coming up, football flagpole missing pulley and ball, press box fascia dry rotting and need paint, steel doors starting to rust out. | |

The table below shows the anticipated costs by trade or building system over the next 20 years.

| System Expenditure Forecast | | | | | | |
|---------------------------------|-----------------|------------------------|-----------------------|-----------------------|-------------------------|--------------------|
| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
| Structure | - | - | \$200 | - | \$300 | \$600 |
| Facade | - | \$14,000 | \$4,100 | \$134,700 | \$93,500 | \$246,200 |
| Roofing | - | \$39,200 | \$4,100 | - | \$3,400 | \$46,700 |
| Interiors | - | \$12,700 | \$22,700 | \$16,100 | \$45,400 | \$96,900 |
| Plumbing | \$7,300 | - | \$68,000 | \$24,200 | \$1,700 | \$101,100 |
| HVAC | - | \$9,300 | \$6,300 | \$15,600 | \$25,000 | \$56,200 |
| Fire Protection | - | - | \$300 | - | \$500 | \$800 |
| Electrical | - | - | \$13,300 | \$57,800 | - | \$71,000 |
| Fire Alarm & Electronic Systems | - | - | - | \$105,900 | - | \$105,900 |
| Equipment & Furnishings | - | \$285,200 | \$20,400 | \$3,400 | \$31,500 | \$340,500 |
| Special Construction & Demo | - | \$33,900 | - | \$57,100 | - | \$91,100 |
| Site Development | - | \$196,700 | \$842,000 | \$147,400 | \$1,432,100 | \$2,618,200 |
| Site Pavement | - | - | \$71,500 | - | - | \$71,500 |
| Accessibility | \$7,500 | - | - | - | - | \$7,500 |
| TOTALS (3% inflation) | \$14,800 | \$591,100 | \$1,052,900 | \$562,200 | \$1,633,200 | \$3,854,200 |

3. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Baseball Press Box & Concession; locked room and no key
- Locker Room Roof: lack of ladder or other means of access
- Baseball Press Box Roof: lack of ladder or other means of access

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

The facility was originally constructed around 1980. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

| Condition Ratings | |
|-----------------------|--|
| Excellent | New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service. |
| Good | Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service. |
| Fair | Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life. |
| Poor | Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life. |
| Failed | Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required. |
| Not Applicable | Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present. |

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical short-term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Bolton Stadium, 7323 Brunswick Road, Arlington, Tennessee 38002, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of Bureau Veritas.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Randall Patzke,
Project Manager

Reviewed by:



Al Diefert
Technical Report Reviewer for
Andy Hupp,
Program Manager
Andy.hupp@bureauveritas.com
800.733.0660 x7296632

8. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review & Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION - LOCKER BUILDING



2 - LEFT ELEVATION - LOCKER BUILDING



3 - REAR ELEVATION - LOCKER BUILDING



4 - RIGHT ELEVATION - LOCKER BUILDING



5 - FOOTBALL PRESS BOX



6 - BASEBALL PRESS BOX AND CONCESSIONS

Photographic Overview



7 - TICKET BOOTH



8 - TICKET BOOTH



9 - STRUCTURAL SYSTEM



10 - BUILDING FACADE



11 - ROOFING OVERVIEW



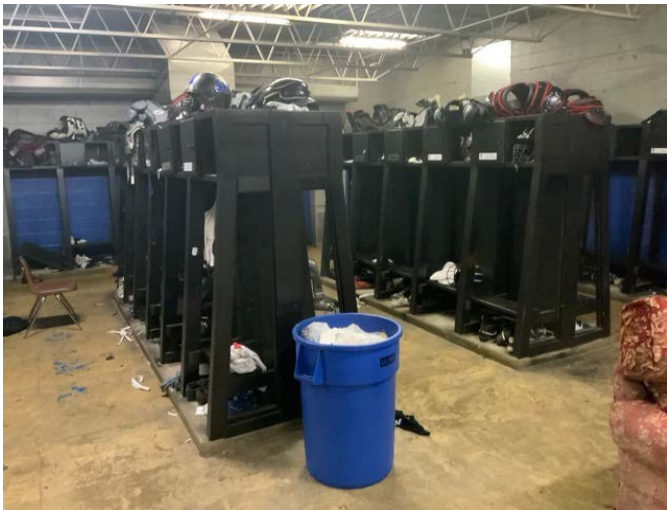
12 - ROOFING

Photographic Overview

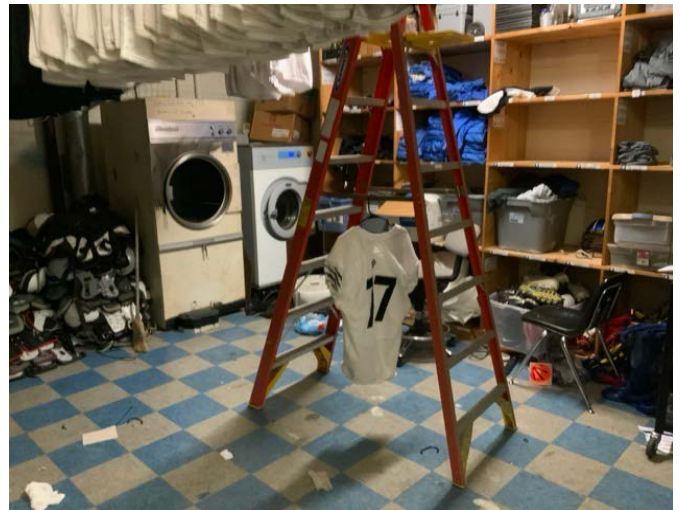
13 - ROOFING



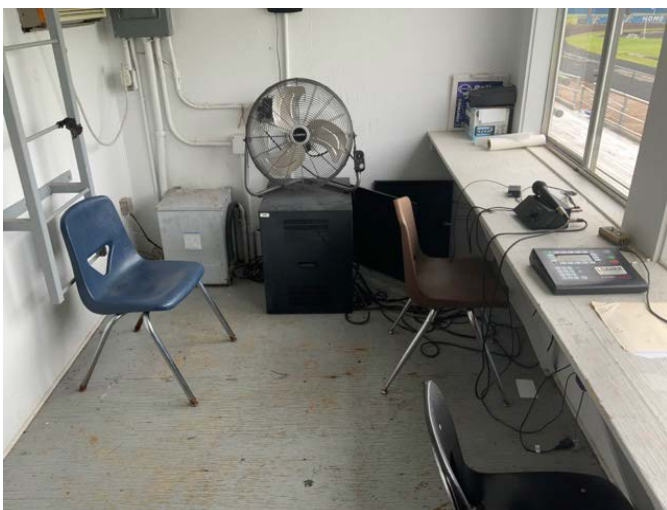
14 - LOCKER ROOM



15 - LOCKER ROOM



16 - LAUNDRY



17 - PRESS BOX



18 - OFFICES

Photographic Overview

19 - INTERIOR LIGHTING



20 - WATER HEATERS



21 - BACKFLOW PREVENTER



22 - SINK/LAVATORY



23 - UNIT HEATER



24 - FAN COIL UNIT

Photographic Overview



25 - RETAINING WALLS



26 - SPORTS SITE LIGHTING



27 - ASPHALT WALKWAY



28 - ATHLETIC SURFACES



29 - BLEACHERS WITH MISSING BOARDS





30 - SHED

Appendix B:

Site Plan(s)

Site Plan



| | | | |
|---|-----------------------|---------------------|---|
|  | Project Number | Project Name |  |
| | 163745.23R000-069.354 | Bolton Stadium | |
| | Source | On-Site Date | |
| | Google | September 30, 2024 | |

Appendix C: Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:

Bolton Stadium

Name of person completing form:

Martavious James

Title / Association w/ property:

Plant Manager

Length of time associated w/ property:

6 yrs

Date Completed:

9/30/2024

Phone Number:

9016067229

Method of Completion:

INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

| Data Overview | | Response | | |
|---------------|--|----------------------|-----------|-------------------|
| 1 | Year(s) constructed | Constructed 1980 | Renovated | |
| 2 | Building size in SF | 3,600 | SF | |
| 3 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Facade | 2002 | Baseball pressbox |
| | | Roof | | |
| | | Interiors | | |
| | | HVAC | | |
| | | Electrical | 2023 | Football lights |
| | | Site Pavement | | |
| | | Accessibility | | |
| 4 | List other significant capital improvements (focus on recent years; provide approximate date). | 2023 football lights | | |
| 5 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | | | |
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs. | | | |

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

| Question | | Response | | | | Comments |
|----------|--|----------|----|-----|----|---|
| | | Yes | No | Unk | NA | |
| 7 | Are there any problems with foundations or structures, like excessive settlement? | | X | | | |
| 8 | Are there any wall, window, basement or roof leaks? | | X | | | |
| 9 | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints? | | X | | | |
| 10 | Are your elevators unreliable, with frequent service calls? | | | | X | |
| 11 | Are there any plumbing leaks, water pressure, or clogging/backup issues? | X | | | | Backs up when raining |
| 12 | Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service? | | | | X | |
| 13 | Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas? | X | | | | Football locker does not cool locker room |
| 14 | Is the electrical service outdated, undersized, or problematic? | | X | | | |
| 15 | Are there any problems or inadequacies with exterior lighting? | | X | | | |
| 16 | Is site/parking drainage inadequate, with excessive ponding or other problems? | | | | X | |
| 17 | Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above? | | | | X | |
| 18 | ADA: Has an accessibility study been previously performed? If so, when? | | | X | | |
| 19 | ADA: Have any ADA improvements been made to the property since original construction? Describe. | X | | | | Hanrails at toilets |
| 20 | ADA: Has building management reported any accessibility-based complaints or litigation? | | X | | | |
| 21 | Are any areas of the property leased to outside occupants? | | X | | | |



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review & Photos

Visual Checklist - 2010 ADA Standards for Accessible Design**Property Name:** Bolton Stadium**BV Project Number:** 163745.23R000-069.354**Abbreviated Accessibility Checklist**

Facility History and Interview

| Question | | Yes | No | Unk | Comments |
|----------|--|-----|----|-----|----------|
| 1 | Has an accessibility study been previously performed? If so, when? | | | ✕ | |
| 2 | Have any ADA improvements been made to the property since original construction? Describe. | | ✕ | | |
| 3 | Has building management reported any accessibility-based complaints or litigation? | | ✕ | | |

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

| Question | | Yes | No | NA | Comments |
|----------|---|-----|----|----|----------|
| 1 | Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property? | | | × | |
| 2 | Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances? | × | | | |
| 3 | Are curb ramps present at transitions through raised curbs on all accessible routes? | | | × | |
| 4 | Do curb ramps appear to have compliant slopes for all components? | | | × | |
| 5 | Do ramp runs on an accessible route appear to have compliant slopes? | | × | | |
| 6 | Do ramp runs on an accessible route appear to have a compliant rise and width? | | × | | |

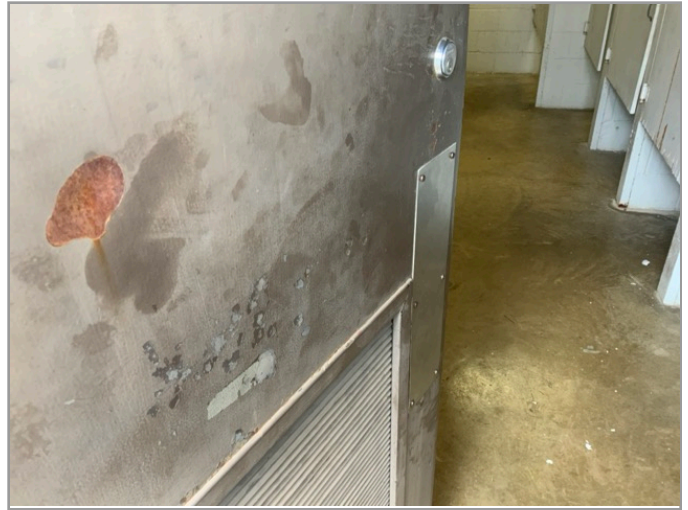
| | | | | | |
|---|---|--|---|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings? | | × | | |
| 8 | Do ramps and stairs on an accessible route appear to have compliant handrails? | | × | | |
| 9 | For stairways that are open underneath, are permanent barriers present that prevent or discourage access? | | | × | |

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

| Question | | Yes | No | NA | Comments |
|----------|--|-----|----|----|----------|
| 1 | Do a sufficient number of accessible entrances appear to be provided? | ✗ | | | |
| 2 | If the main entrance is not accessible, is an alternate accessible entrance provided? | | | ✗ | |
| 3 | Is signage provided indicating the location of alternate accessible entrances? | | | ✗ | |
| 4 | Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side? | ✗ | | | |
| 5 | Do doors at accessible entrances appear to have compliant hardware? | ✗ | | | |
| 6 | Do doors at accessible entrances appear to have a compliant clear opening width? | ✗ | | | |

| | | | | | |
|---|--|---|--|---|--|
| 7 | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them? | | | × | |
| 8 | Do thresholds at accessible entrances appear to have a compliant height? | × | | | |

Abbreviated Accessibility Checklist

Accessible Route



ACCESSIBLE RAMP



STAIR RAILS

| Question | | Yes | No | NA | Comments |
|----------|---|-----|----|----|----------|
| 1 | Does an accessible route appear to connect all public areas inside the building? | | | ✗ | |
| 2 | Do accessible routes appear free of obstructions and/or protruding objects? | ✗ | | | |
| 3 | Do ramps on accessible routes appear to have compliant slopes? | ✗ | | | |
| 4 | Do ramp runs on an accessible route appear to have a compliant rise and width? | ✗ | | | |
| 5 | Do ramps on accessible routes appear to have compliant end and intermediate landings? | | | ✗ | |
| 6 | Do ramps on accessible routes appear to have compliant handrails? | | | ✗ | |

| | | | | | |
|-----------|--|--|--|---|--|
| 7 | Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage? | | | × | |
| 8 | Do public transaction areas have an accessible, lowered service counter section? | | | × | |
| 9 | Do public telephones appear mounted with an accessible height and location? | | | × | |
| 10 | Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side? | | | × | |
| 11 | Do doors at interior accessible routes appear to have compliant hardware? | | | × | |
| 12 | Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force? | | | × | |
| 13 | Do doors on interior accessible routes appear to have a compliant clear opening width? | | | × | |

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES, AND ACCESSORIES

| Question | | Yes | No | NA | Comments |
|----------|--|-----|----|----|----------|
| 1 | Do publicly accessible toilet rooms appear to have a minimum compliant floor area? | | ✗ | | |
| 2 | Does the lavatory appear to be mounted at a compliant height and with compliant knee area? | ✗ | | | |
| 3 | Does the lavatory faucet have compliant handles? | ✗ | | | |
| 4 | Is the plumbing piping under the lavatories configured to protect against contact? | | ✗ | | |
| 5 | Are grab bars provided at compliant locations around the toilet? | | ✗ | | |
| 6 | Do toilet stall doors appear to provide the minimum compliant clear width? | ✗ | | | |

| | | | | | |
|---|---|--|---|--|--|
| 7 | Do toilet stalls appear to provide the minimum compliant clear floor area? | | × | | |
| 8 | Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width? | | × | | |
| 9 | Do accessories and mirrors appear to be mounted at a compliant height? | | × | | |

Appendix E:

Component Condition Report

Component Condition Report | Bolton Stadium / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------------------------|----------|-----------|---|-----------|-----|---------|
| Structure | | | | | | |
| B1080 | Site | Fair | Stair/Ramp Rails, Metal, Refinish | 150 LF | 3 | 8355389 |
| Facade | | | | | | |
| B2010 | Site | Fair | Exterior Walls, Metal Siding | 8,000 SF | 10 | 8355388 |
| Roofing | | | | | | |
| B3010 | baseball | Fair | Roofing, Modified Bitumen | 200 SF | 4 | 8355373 |
| Interiors | | | | | | |
| C2010 | baseball | Fair | Wall Finishes, any surface, Prep & Paint | 1,000 SF | 4 | 8355361 |
| C2030 | baseball | Fair | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 400 SF | 3 | 8355405 |
| C2050 | baseball | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 400 SF | 4 | 8355344 |
| Electrical | | | | | | |
| D5030 | baseball | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 400 SF | 10 | 8355328 |
| D5040 | baseball | Fair | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures | 400 SF | 3 | 8355316 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6030 | Site | Fair | Sound System, Theater/Auditorium/Church | 45,000 SF | 10 | 8355334 |
| D6030 | baseball | Fair | Sound System, Theater/Auditorium/Church | 8,000 SF | 8 | 8355336 |
| Equipment & Furnishings | | | | | | |
| E2010 | Site | Poor | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat) | 1,750 | 2 | 8355378 |
| E2010 | baseball | Poor | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat) | 370 | 2 | 8355338 |
| E2010 | Site | Fair | Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat) | 120 | 2 | 8355370 |
| Special Construction & Demo | | | | | | |
| F1020 | Site | Failed | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard | 200 SF | 2 | 8355326 |
| F1020 | Site | Poor | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal | 80 SF | 2 | 8355369 |
| F1020 | Site | Fair | Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal | 1,700 SF | 10 | 8355395 |

Component Condition Report | Bolton Stadium / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|--|----------|-----------|--|-----------|-----|---------|
| Pedestrian Plazas & Walkways | | | | | | |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 18,700 SF | 3 | 8355330 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | baseball | Fair | Sports Apparatus, Baseball/Football, Protective Netting | 2,000 SF | 8 | 8355400 |
| G2050 | baseball | Fair | Sports Apparatus, Baseball, Foul Pole | 2 | 5 | 8355342 |
| G2050 | Site | Fair | Sports Site Lighting, Stadium, Clustered | 4 | 19 | 8355375 |
| G2050 | baseball | Fair | Sports Apparatus, Player/Dugout Benches, 12' Length | 4 | 8 | 8355353 |
| G2050 | Site | Fair | Sports Apparatus, Football, Goal Post | 2 | 5 | 8355387 |
| G2050 | baseball | Fair | Sports Apparatus, Baseball, Batting Cage | 1 | 3 | 8355360 |
| G2050 | Site | Fair | Sports Apparatus, Player/Dugout Benches, 12' Length | 4 | 5 | 8355385 |
| G2050 | baseball | Fair | Playfield Surfaces, Sand, 3" Depth | 10,000 SF | 2 | 8355333 |
| G2050 | baseball | Fair | Sports Apparatus, Baseball, Backstop Chain-Link | 1 | 8 | 8355331 |
| G2050 | Site | Fair | Sports Apparatus, Scoreboard, Electronic Standard | 1 | 10 | 8355391 |
| G2050 | Site | Failed | Athletic Surfaces & Courts, Track Surface, Rubber | 35,000 SF | 2 | 8355409 |
| G2050 | baseball | Fair | Sports Apparatus, Scoreboard, Electronic Standard | 1 | 10 | 8355327 |
| G2050 | baseball | Fair | Sports Site Lighting, Stadium, Clustered | 8 | 5 | 8355332 |
| Sitework | | | | | | |
| G2060 | Site | Fair | Fences & Gates, Fence, Chain Link 4' | 1,000 LF | 8 | 8355343 |
| G2060 | Site | Fair | Fences & Gates, Fence, Wrought Iron 6' | 8 LF | 10 | 8355379 |
| G2060 | Site | Fair | Park Bench, Metal Powder-Coated | 5 | 4 | 8355325 |
| G2060 | Site | Fair | Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install | 36 LF | 10 | 8355404 |
| G2060 | Site | Failed | Flagpole, Metal | 1 | 1 | 8355351 |
| G2060 | Site | Fair | Fences & Gates, Fence, Chain Link 6' | 2,700 LF | 8 | 8355392 |
| G2060 | baseball | Fair | Retaining Wall, Concrete Masonry Unit (CMU) | 6,000 SF | 20 | 8355397 |
| G2060 | Site | Fair | Signage, Property, Building or Pole-Mounted, Replace/Install | 2 | 10 | 8355402 |

Component Condition Report | Bolton Stadium / Site

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|----------|-----------|--|------------|-----|---------|
| G2060 | Site | Fair | Trash Receptacle, Medium-Duty Metal or Precast | 6 | 5 | 8355337 |
| G2060 | baseball | Fair | Fences & Gates, Fence, Wrought Iron 6' | 6 LF | 15 | 8355322 |
| G2060 | baseball | Fair | Flagpole, Metal | 1 | 5 | 8355339 |
| G2080 | Site | Fair | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install | 100,000 SF | 5 | 8355363 |

Component Condition Report | Bolton Stadium

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|-------------------|-----------|--|----------|-----|---------|
| Facade | | | | | | |
| B2010 | Building Exterior | Fair | Exterior Walls, Concrete Block (CMU) | 3,000 SF | 15 | 8355329 |
| B2010 | Building Exterior | Poor | Exterior Walls, Concrete, Clean & Seal, Maintain | 3,000 SF | 2 | 8355352 |
| B2010 | Building Exterior | Fair | Exterior Walls, Aluminum Siding | 1,200 SF | 10 | 8355346 |
| B2010 | Building Exterior | Fair | Exterior Walls, Plywood/OSB | 500 SF | 2 | 8355396 |
| B2020 | Building Exterior | Fair | Window, Aluminum Double-Glazed, up to 15 SF | 4 | 10 | 8355350 |
| B2020 | Building Exterior | Fair | Window, Aluminum Double-Glazed, 16-25 SF | 2 | 3 | 8355407 |
| B2020 | Locker Rooms | Fair | Screens & Shutters, Rolling Security Shutter, 10 to 50 SF | 1 | 3 | 8355377 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Standard | 2 | 10 | 8355382 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Standard | 1 | 5 | 8355341 |
| B2050 | Building Exterior | Poor | Exterior Door, Steel, Standard | 8 | 2 | 8355372 |
| Roofing | | | | | | |
| B3010 | Roof | Fair | Roofing, Metal | 168 SF | 15 | 8355362 |
| B3010 | Roof | Fair | Roofing, Modified Bitumen | 168 SF | 4 | 8355321 |
| B3010 | Main roof | Fair | Roofing, Modified Bitumen | 3,600 SF | 2 | 8358758 |
| B3020 | Roof | Fair | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings | 30 LF | 2 | 8355364 |
| B3080 | Roof | Poor | Soffit/Fascia, Wood | 48 SF | 1 | 8355347 |
| Interiors | | | | | | |

Component Condition Report | Bolton Stadium

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|------------|---------------------|-----------|---|----------|-----|---------|
| C1030 | Throughout Building | Fair | Interior Door, Steel, Standard | 7 | 10 | 8355381 |
| C1090 | Throughout Building | Fair | Toilet Partitions, Wood | 5 | 3 | 8355349 |
| C2010 | Throughout Building | Fair | Wall Finishes, any surface, Prep & Paint | 8,000 SF | 2 | 8355348 |
| C2010 | press box | Fair | Wall Finishes, any surface, Prep & Paint | 500 SF | 4 | 8355393 |
| C2030 | press box | Fair | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 200 SF | 4 | 8355335 |
| C2030 | Locker Rooms | Fair | Flooring, Quarry Tile | 300 SF | 10 | 8355340 |
| C2030 | Office Areas | Fair | Flooring, Vinyl Tile (VCT) | 1,200 SF | 5 | 8355319 |
| C2050 | press box | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 200 SF | 4 | 8355398 |
| C2050 | Locker Rooms | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 3,600 SF | 4 | 8355324 |
| Plumbing | | | | | | |
| D2010 | Throughout Building | Fair | Sink/Lavatory, Wall-Hung, Enameled Steel | 5 | 3 | 8355320 |
| D2010 | Locker Rooms | Failed | Sink/Lavatory, Trough Style, Solid Surface | 1 | 0 | 8355366 |
| D2010 | Mechanical Room | Fair | Backflow Preventer, Domestic Water | 1 | 3 | 8355384 |
| D2010 | Mechanical Room | Fair | Water Heater, Electric, Commercial (36 kW) | 1 | 3 | 8355317 |
| D2010 | Mechanical Room | Fair | Water Heater, Electric, Commercial (36 kW) | 1 | 3 | 8355394 |
| D2010 | Mechanical Room | Fair | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 3,600 SF | 10 | 8355376 |
| D2010 | Throughout Building | Fair | Toilet, Commercial Water Closet | 7 | 3 | 8355315 |
| D2010 | Throughout Building | Fair | Urinal, Standard | 4 | 3 | 8355386 |
| D2010 | Locker Rooms | Failed | Shower, Valve & Showerhead | 6 | 0 | 8355368 |
| D2010 | Locker Rooms | Good | Drinking Fountain, Wall-Mounted, Single-Level | 1 | 11 | 8355413 |
| HVAC | | | | | | |
| D3020 | Throughout Building | Fair | Unit Heater, Electric | 3 | 5 | 8355374 |
| D3030 | Roof | Good | Split System, Condensing Unit/Heat Pump | 1 | 10 | 8355358 |
| D3030 | Roof | Good | Split System, Condensing Unit/Heat Pump | 2 | 13 | 8355733 |
| D3030 | Building Exterior | Fair | Air Conditioner, Window/Thru-Wall | 4 | 2 | 8355365 |

Component Condition Report | Bolton Stadium

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|-------------------------|-------------------------|-----------|---|----------|-----|---------|
| D3030 | Roof | Good | Split System, Condensing Unit/Heat Pump | 1 | 10 | 8355406 |
| D3050 | Concession | Good | Fan Coil Unit, Hydronic Terminal | 1 | 18 | 8355356 |
| D3050 | Locker Rooms | Good | Fan Coil Unit, Hydronic Terminal | 1 | 18 | 8355354 |
| D3060 | Roof | Good | Exhaust Fan, Centrifugal, 16" Damper | 1 | 23 | 8355735 |
| D3060 | Roof | Good | Exhaust Fan, Centrifugal, 12" Damper | 3 | 23 | 8355734 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 16" Damper | 2 | 10 | 8355383 |
| Fire Protection | | | | | | |
| D4030 | Throughout Building | Fair | Fire Extinguisher, Wet Chemical/CO2 | 1 | 4 | 8355399 |
| Electrical | | | | | | |
| D5020 | Mechanical Room | Fair | Distribution Panel, 120/208 V | 1 | 10 | 8355367 |
| D5020 | press box | Fair | Secondary Transformer, Dry, Stepdown | 1 | 10 | 8355412 |
| D5020 | Mechanical Room | Fair | Distribution Panel, 120/208 V | 2 | 10 | 8355410 |
| D5020 | Mechanical Room | Fair | Secondary Transformer, Dry, Stepdown | 1 | 10 | 8355357 |
| D5020 | Mechanical Room | Fair | Distribution Panel, 277/480 V | 1 | 10 | 8355403 |
| D5030 | Throughout Building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 3,600 SF | 10 | 8355408 |
| D5040 | Building Exterior | Fair | Exterior Light, any type, w/ LED Replacement | 4 | 5 | 8355371 |
| D5040 | Throughout Building | Fair | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures | 3,600 SF | 3 | 8355359 |
| D5040 | press box | Fair | Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures | 160 SF | 3 | 8355390 |
| Equipment & Furnishings | | | | | | |
| E1030 | Locker Rooms | Fair | Laundry Equipment, Dryer, Commercial | 1 | 3 | 8355401 |
| E1030 | Locker Rooms | Fair | Laundry Equipment, Dryer, Commercial | 1 | 3 | 8355355 |
| E1030 | Concession | Fair | Foodservice Equipment, Commercial Kitchen, 3-Bowl | 1 | 10 | 8355380 |
| E1030 | Concession | Fair | Foodservice Equipment, Ice maker, Freestanding | 1 | 5 | 8355318 |
| E1040 | Hallways & Common Areas | Fair | Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted | 1 | 4 | 8355411 |
| E2010 | Concession | Fair | Casework, Countertop, Plastic Laminate | 40 LF | 4 | 8355323 |

Component Condition Report | Bolton Stadium

| UF L3 Code | Location | Condition | Asset/Component/Repair | Quantity | RUL | ID |
|---------------|----------|-----------|--|----------|-----|---------|
| Accessibility | | | | | | |
| Y1090 | | NA | ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report | 1 | 0 | 8362262 |

Appendix F: Replacement Reserves

Replacement Reserves Report



10/21/2024

| Location | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | Total Escalated Estimate |
|-----------------------|----------|---------|-----------|-----------|----------|-----------|------|------|-----------|------|-----------|---------|-----------|---------|----------|----------|------|------|----------|-----------|-----------|--------------------------|
| Bolton Stadium | \$14,800 | \$717 | \$74,518 | \$91,457 | \$15,903 | \$25,388 | \$0 | \$0 | \$0 | \$0 | \$132,107 | \$1,661 | \$29,656 | \$6,755 | \$15,807 | \$96,881 | \$0 | \$0 | \$19,306 | \$3,507 | \$22,938 | \$551,399 |
| Bolton Stadium / Site | \$0 | \$2,575 | \$513,263 | \$74,977 | \$8,779 | \$836,416 | \$0 | \$0 | \$128,577 | \$0 | \$301,489 | \$0 | \$249,508 | \$1,212 | \$3,479 | \$494 | \$0 | \$0 | \$2,554 | \$526,052 | \$653,451 | \$3,302,826 |
| Grand Total | \$14,800 | \$3,292 | \$587,781 | \$166,434 | \$24,682 | \$861,804 | \$0 | \$0 | \$128,577 | \$0 | \$433,596 | \$1,661 | \$279,164 | \$7,967 | \$19,286 | \$97,374 | \$0 | \$0 | \$21,859 | \$529,559 | \$676,389 | \$3,854,225 |

Bolton Stadium

| Unifomat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost * | Subtotal2024 | | | | | | | | | | | | | | | | | Deficiency Repair Estimate | | | | |
|------------------|----------------------|---------|--|-------------------|------|-----|----------|------|-------------|--------------|---------|------|----------|----------|---------|---------|------|------|----------|------|------|------|---------|----------|---------|------|----------------------------------|---------|------|---------|----------|
| | | | | | | | | | | | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | | 2041 | 2042 | 2043 | 2044 |
| B2010 | Building Exterior | 8355396 | Exterior Walls, Plywood/OSB, Replace | 20 | 18 | 2 | 500 | SF | \$7.50 | \$3,750 | | | \$3,750 | | | | | | | | | | | | | | | | | | \$3,750 |
| B2010 | Building Exterior | 8355352 | Exterior Walls, Concrete, Clean & Seal, Maintain | 20 | 18 | 2 | 3000 | SF | \$1.54 | \$4,620 | | | \$4,620 | | | | | | | | | | | | | | | | | | \$4,620 |
| B2010 | Building Exterior | 8355346 | Exterior Walls, Aluminum Siding, Replace | 40 | 30 | 10 | 1200 | SF | \$7.00 | \$8,400 | | | | | | | | | \$8,400 | | | | | | | | | | | | \$8,400 |
| B2010 | Building Exterior | 8355329 | Exterior Walls, Concrete Block (CMU), Replace | 50 | 35 | 15 | 3000 | SF | \$20.00 | \$60,000 | | | | | | | | | | | | | | \$60,000 | | | | | | | \$60,000 |
| B2020 | Building Exterior | 8355407 | Window, Aluminum Double-Glazed, 16-25 SF, Replace | 30 | 27 | 3 | 2 | EA | \$950.00 | \$1,900 | | | | \$1,900 | | | | | | | | | | | | | | | | | \$1,900 |
| B2020 | Building Exterior | 8355350 | Window, Aluminum Double-Glazed, up to 15 SF, Replace | 30 | 20 | 10 | 4 | EA | \$650.00 | \$2,600 | | | | | | | | | \$2,600 | | | | | | | | | | | | \$2,600 |
| B2020 | Locker Rooms | 8355377 | Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace | 20 | 17 | 3 | 1 | EA | \$1,200.00 | \$1,200 | | | | \$1,200 | | | | | | | | | | | | | | | | | \$1,200 |
| B2050 | Building Exterior | 8355372 | Exterior Door, Steel, Standard, Replace | 30 | 28 | 2 | 8 | EA | \$600.00 | \$4,800 | | | \$4,800 | | | | | | | | | | | | | | | | | | \$4,800 |
| B2050 | Building Exterior | 8355341 | Exterior Door, Steel, Standard, Replace | 30 | 25 | 5 | 1 | EA | \$600.00 | \$600 | | | | | | \$600 | | | | | | | | | | | | | | | \$600 |
| B2050 | Building Exterior | 8355382 | Exterior Door, Steel, Standard, Replace | 30 | 20 | 10 | 2 | EA | \$600.00 | \$1,200 | | | | | | | | | \$1,200 | | | | | | | | | | | | \$1,200 |
| B3010 | Roof | 8355362 | Roofing, Metal, Replace | 40 | 25 | 15 | 168 | SF | \$13.00 | \$2,184 | | | | | | | | | | | | | | | \$2,184 | | | | | | \$2,184 |
| B3010 | Main roof | 8358758 | Roofing, Modified Bitumen, Replace | 20 | 18 | 2 | 3600 | SF | \$10.00 | \$36,000 | | | \$36,000 | | | | | | | | | | | | | | | | | | \$36,000 |
| B3010 | Roof | 8355321 | Roofing, Modified Bitumen, Replace | 20 | 16 | 4 | 168 | SF | \$10.00 | \$1,680 | | | | | \$1,680 | | | | | | | | | | | | | | | | \$1,680 |
| B3020 | Roof | 8355364 | Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace | 20 | 18 | 2 | 30 | LF | \$9.00 | \$270 | | | \$270 | | | | | | | | | | | | | | | | | | \$270 |
| B3080 | Roof | 8355347 | Soffit/Fascia, Wood, Replace | 20 | 19 | 1 | 48 | SF | \$14.50 | \$696 | | | \$696 | | | | | | | | | | | | | | | | | | \$696 |
| C1030 | Throughout Building | 8355381 | Interior Door, Steel, Standard, Replace | 40 | 30 | 10 | 7 | EA | \$600.00 | \$4,200 | | | | | | | | | \$4,200 | | | | | | | | | | | | \$4,200 |
| C1090 | Throughout Building | 8355349 | Toilet Partitions, Wood, Replace | 20 | 17 | 3 | 5 | EA | \$500.00 | \$2,500 | | | | \$2,500 | | | | | | | | | | | | | | | | | \$2,500 |
| C2010 | Throughout Building | 8355348 | Wall Finishes, any surface, Prep & Paint | 10 | 8 | 2 | 8000 | SF | \$1.50 | \$12,000 | | | \$12,000 | | | | | | \$12,000 | | | | | | | | | | | | \$24,000 |
| C2010 | press box | 8355393 | Wall Finishes, any surface, Prep & Paint | 10 | 6 | 4 | 500 | SF | \$1.50 | \$750 | | | | | \$750 | | | | | | | | | \$750 | | | | | | | \$1,500 |
| C2030 | press box | 8355335 | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 10 | 6 | 4 | 200 | SF | \$1.50 | \$300 | | | | | \$300 | | | | | | | | | \$300 | | | | | | | \$600 |
| C2030 | Locker Rooms | 8355340 | Flooring, Quarry Tile, Replace | 50 | 40 | 10 | 300 | SF | \$26.00 | \$7,800 | | | | | | | | | \$7,800 | | | | | | | | | | | | \$7,800 |
| C2030 | Office Areas | 8355319 | Flooring, Vinyl Tile (VCT), Replace | 15 | 10 | 5 | 1200 | SF | \$5.00 | \$6,000 | | | | | | \$6,000 | | | | | | | | | | | | | | \$6,000 | \$12,000 |
| C2050 | press box | 8355398 | Ceiling Finishes, any flat surface, Prep & Paint | 10 | 6 | 4 | 200 | SF | \$2.00 | \$400 | | | | | \$400 | | | | | | | | | | \$400 | | | | | | \$800 |
| C2050 | Locker Rooms | 8355324 | Ceiling Finishes, any flat surface, Prep & Paint | 10 | 6 | 4 | 3600 | SF | \$2.00 | \$7,200 | | | | | \$7,200 | | | | | | | | | | \$7,200 | | | | | | \$14,400 |
| D2010 | Mechanical Room | 8355317 | Water Heater, Electric, Commercial (36 kW), Replace | 20 | 17 | 3 | 1 | EA | \$18,500.00 | \$18,500 | | | | \$18,500 | | | | | | | | | | | | | | | | | \$18,500 |
| D2010 | Mechanical Room | 8355394 | Water Heater, Electric, Commercial (36 kW), Replace | 20 | 17 | 3 | 1 | EA | \$18,500.00 | \$18,500 | | | | \$18,500 | | | | | | | | | | | | | | | | | \$18,500 |
| D2010 | Mechanical Room | 8355384 | Backflow Preventer, Domestic Water, Replace | 30 | 27 | 3 | 1 | EA | \$3,200.00 | \$3,200 | | | | \$3,200 | | | | | | | | | | | | | | | | | \$3,200 |
| D2010 | Mechanical Room | 8355376 | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace | 40 | 30 | 10 | 3600 | SF | \$5.00 | \$18,000 | | | | | | | | | \$18,000 | | | | | | | | | | | | \$18,000 |
| D2010 | Locker Rooms | 8355368 | Shower, Valve & Showerhead, Replace | 30 | 30 | 0 | 6 | EA | \$800.00 | \$4,800 | \$4,800 | | | | | | | | | | | | | | | | | | | | \$4,800 |
| D2010 | Locker Rooms | 8355366 | Sink/Lavatory, Trough Style, Solid Surface, Replace | 30 | 30 | 0 | 1 | EA | \$2,500.00 | \$2,500 | \$2,500 | | | | | | | | | | | | | | | | | | | | \$2,500 |
| D2010 | Throughout Building | 8355320 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace | 30 | 27 | 3 | 5 | EA | \$1,700.00 | \$8,500 | | | | \$8,500 | | | | | | | | | | | | | | | | | \$8,500 |
| D2010 | Throughout Building | 8355315 | Toilet, Commercial Water Closet, Replace | 30 | 27 | 3 | 7 | EA | \$1,300.00 | \$9,100 | | | | \$9,100 | | | | | | | | | | | | | | | | | \$9,100 |
| D2010 | Throughout Building | 8355386 | Urinal, Standard, Replace | 30 | 27 | 3 | 4 | EA | \$1,100.00 | \$4,400 | | | | \$4,400 | | | | | | | | | | | | | | | | | \$4,400 |
| D2010 | Locker Rooms | 8355413 | Drinking Fountain, Wall-Mounted, Single-Level, Replace | 15 | 4 | 11 | 1 | EA | \$1,200.00 | \$1,200 | | | | | | | | | \$1,200 | | | | | | | | | | | | \$1,200 |
| D3020 | Throughout Building | 8355374 | Unit Heater, Electric, Replace | 20 | 15 | 5 | 3 | EA | \$1,800.00 | \$5,400 | | | | | | \$5,400 | | | | | | | | | | | | | | | \$5,400 |
| D3030 | Building Exterior | 8355365 | Air Conditioner, Window/Thru-Wall, Replace | 10 | 8 | 2 | 4 | EA | \$2,200.00 | \$8,800 | | | \$8,800 | | | | | | | | | | \$8,800 | | | | | | | | \$17,600 |
| D3030 | Roof | 8355406 | Split System, Condensing Unit/Heat Pump, Replace | 15 | 5 | 10 | 1 | EA | \$3,400.00 | \$3,400 | | | | | | | | | \$3,400 | | | | | | | | | | | | \$3,400 |
| D3030 | Roof | 8355358 | Split System, Condensing Unit/Heat Pump, Replace | 15 | 5 | 10 | 1 | EA | \$3,400.00 | \$3,400 | | | | | | | | | \$3,400 | | | | | | | | | | | | \$3,400 |
| D3030 | Roof | 8355733 | Split System, Condensing Unit/Heat Pump, Replace | 15 | 2 | 13 | 2 | EA | \$2,300.00 | \$4,600 | | | | | | | | | | | | | | \$4,600 | | | | | | | \$4,600 |
| D3050 | Concession | 8355356 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 2 | 18 | 1 | EA | \$1,670.00 | \$1,670 | | | | | | | | | | | | | | | | | | \$1,670 | | | \$1,670 |

Replacement Reserves Report



10/21/2024

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost | * Subtotal | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | Deficiency Repair Estimate |
|---|----------------------|---------|--|----------------|------|-----|----------|------|-------------|------------|------|---------|-----------|----------|---------|-----------|------|------|-----------|------|-----------|------|-----------|---------|---------|-------|-------|------|---------|-----------|-----------|----------------------------|
| G2050 | Site | 8355387 | Sports Apparatus, Football, Goal Post, Replace | 25 | 20 | 5 | 2 | EA | \$5,000.00 | \$10,000 | | | | | | \$10,000 | | | | | | | | | | | | | | | | \$10,000 |
| G2050 | Site | 8355385 | Sports Apparatus, Player/Dugout Benches, 12' Length, Replace | 15 | 10 | 5 | 4 | EA | \$450.00 | \$1,800 | | | | | | \$1,800 | | | | | | | | | | | | | | | \$1,800 | \$3,600 |
| G2050 | baseball | 8355353 | Sports Apparatus, Player/Dugout Benches, 12' Length, Replace | 15 | 7 | 8 | 4 | EA | \$450.00 | \$1,800 | | | | | | | | | \$1,800 | | | | | | | | | | | | | \$1,800 |
| G2050 | baseball | 8355400 | Sports Apparatus, Baseball/Football, Protective Netting, Replace | 15 | 7 | 8 | 2000 | SF | \$4.00 | \$8,000 | | | | | | | | | \$8,000 | | | | | | | | | | | | | \$8,000 |
| G2050 | baseball | 8355331 | Sports Apparatus, Baseball, Backstop Chain-Link, Replace | 20 | 12 | 8 | 1 | EA | \$5,000.00 | \$5,000 | | | | | | | | | \$5,000 | | | | | | | | | | | | | \$5,000 |
| G2050 | baseball | 8355327 | Sports Apparatus, Scoreboard, Electronic Standard, Replace | 25 | 15 | 10 | 1 | EA | \$8,000.00 | \$8,000 | | | | | | | | | | | \$8,000 | | | | | | | | | | | \$8,000 |
| G2050 | Site | 8355391 | Sports Apparatus, Scoreboard, Electronic Standard, Replace | 25 | 15 | 10 | 1 | EA | \$8,000.00 | \$8,000 | | | | | | | | | | | \$8,000 | | | | | | | | | | | \$8,000 |
| G2050 | Site | 8355375 | Sports Site Lighting, Stadium, Clustered, Replace | 50 | 31 | 19 | 4 | EA | \$75,000.00 | \$300,000 | | | | | | | | | | | | | | | | | | | | \$300,000 | | \$300,000 |
| G2050 | baseball | 8355333 | Playfield Surfaces, Sand, 3" Depth, Replace | 20 | 18 | 2 | 10000 | SF | \$0.80 | \$8,000 | | | \$8,000 | | | | | | | | | | | | | | | | | | | \$8,000 |
| G2060 | Site | 8355325 | Park Bench, Metal Powder-Coated, Replace | 20 | 16 | 4 | 5 | EA | \$700.00 | \$3,500 | | | | | \$3,500 | | | | | | | | | | | | | | | | | \$3,500 |
| G2060 | Site | 8355337 | Trash Receptacle, Medium-Duty Metal or Precast, Replace | 20 | 15 | 5 | 6 | EA | \$700.00 | \$4,200 | | | | | | \$4,200 | | | | | | | | | | | | | | | | \$4,200 |
| G2060 | Site | 8355343 | Fences & Gates, Fence, Chain Link 4', Replace | 40 | 32 | 8 | 1000 | LF | \$18.00 | \$18,000 | | | | | | | | | \$18,000 | | | | | | | | | | | | | \$18,000 |
| G2060 | Site | 8355392 | Fences & Gates, Fence, Chain Link 6', Replace | 40 | 32 | 8 | 2700 | LF | \$21.00 | \$56,700 | | | | | | | | | \$56,700 | | | | | | | | | | | | | \$56,700 |
| G2060 | Site | 8355379 | Fences & Gates, Fence, Wrought Iron 6', Replace | 50 | 40 | 10 | 8 | LF | \$72.00 | \$576 | | | | | | | | | | | \$576 | | | | | | | | | | | \$576 |
| G2060 | baseball | 8355322 | Fences & Gates, Fence, Wrought Iron 6', Replace | 50 | 35 | 15 | 6 | LF | \$52.80 | \$317 | | | | | | | | | | | | | | | | | \$317 | | | | | \$317 |
| G2060 | Site | 8355351 | Flagpole, Metal, Replace | 30 | 29 | 1 | 1 | EA | \$2,500.00 | \$2,500 | | \$2,500 | | | | | | | | | | | | | | | | | | | | \$2,500 |
| G2060 | baseball | 8355339 | Flagpole, Metal, Replace | 30 | 25 | 5 | 1 | EA | \$2,500.00 | \$2,500 | | | | | | \$2,500 | | | | | | | | | | | | | | | | \$2,500 |
| G2060 | Site | 8355402 | Signage, Property, Building or Pole-Mounted, Replace/Install | 20 | 10 | 10 | 2 | EA | \$1,500.00 | \$3,000 | | | | | | | | | | | \$3,000 | | | | | | | | | | | \$3,000 |
| G2060 | baseball | 8355397 | Retaining Wall, Concrete Masonry Unit (CMU), Replace | 40 | 20 | 20 | 6000 | SF | \$60.00 | \$360,000 | | | | | | | | | | | | | | | | | | | | | \$360,000 | \$360,000 |
| G2060 | Site | 8355404 | Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install | 40 | 30 | 10 | 36 | LF | \$160.00 | \$5,760 | | | | | | | | | | | \$5,760 | | | | | | | | | | | \$5,760 |
| G2080 | Site | 8355363 | Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install | 20 | 15 | 5 | 100000 | SF | \$1.00 | \$100,000 | | | | | | \$100,000 | | | | | | | | | | | | | | | | \$100,000 |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$2,500 | \$483,800 | \$68,615 | \$7,800 | \$721,500 | \$0 | \$0 | \$101,500 | \$0 | \$224,336 | \$0 | \$175,000 | \$825 | \$2,300 | \$317 | \$0 | \$0 | \$1,500 | \$300,000 | \$361,800 | \$2,451,793 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$2,575 | \$513,263 | \$74,977 | \$8,779 | \$836,416 | \$0 | \$0 | \$128,577 | \$0 | \$301,489 | \$0 | \$249,508 | \$1,212 | \$3,479 | \$494 | \$0 | \$0 | \$2,554 | \$526,052 | \$653,451 | \$3,302,826 |

Appendix G:

Equipment Inventory List

D20 Plumbing

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|---------------------------|-------------------------------|----------|----------------|-----------------|-----------------|------------|--------------|--------------|---------|-----|
| 1 | 8355317 | D2010 | Water Heater | Electric, Commercial (36 kW) | 119 GAL | Bolton Stadium | Mechanical Room | Rheem | EG27-120-G | 0786500106 | 1986 | | |
| 2 | 8355394 | D2010 | Water Heater | Electric, Commercial (36 kW) | 119 GAL | Bolton Stadium | Mechanical Room | Rheem | EG27-120-G | R 0886500061 | 1986 | | |
| 3 | 8355384 | D2010 | Backflow Preventer | Domestic Water | 2 IN | Bolton Stadium | Mechanical Room | Watts Regulator | 909 | 189028 | | | |

D30 HVAC

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-----------------------|----------------------------------|----------|----------------|---------------------|--------------|--------------|--------------|--------------|---------|-----|
| 1 | 8355374 | D3020 | Unit Heater | Electric | 3 kW | Bolton Stadium | Throughout Building | Inaccessible | Inaccessible | Inaccessible | | | 3 |
| 2 | 8355365 | D3030 | Air Conditioner | Window/Thru-Wall | 1 TON | Bolton Stadium | Building Exterior | Inaccessible | Inaccessible | Inaccessible | | | 4 |
| 3 | 8355358 | D3030 | Split System | Condensing Unit/Heat Pump | 2 TON | Bolton Stadium | Roof | Inaccessible | Inaccessible | Inaccessible | | | |
| 4 | 8355733 | D3030 | Split System | Condensing Unit/Heat Pump | 1 TON | Bolton Stadium | Roof | Inaccessible | Inaccessible | Inaccessible | 2022 | | 2 |
| 5 | 8355406 | D3030 | Split System | Condensing Unit/Heat Pump | 2 TON | Bolton Stadium | Roof | Inaccessible | Inaccessible | Inaccessible | | | |
| 6 | 8355356 | D3050 | Fan Coil Unit | Hydronic Terminal | 800 CFM | Bolton Stadium | Concession | Inaccessible | Inaccessible | Inaccessible | 2022 | | |
| 7 | 8355354 | D3050 | Fan Coil Unit | Hydronic Terminal | 800 CFM | Bolton Stadium | Locker Rooms | Inaccessible | Inaccessible | Inaccessible | 2022 | | |
| 8 | 8355734 | D3060 | Exhaust Fan | Centrifugal, 12" Damper | 1000 CFM | Bolton Stadium | Roof | Inaccessible | Inaccessible | Inaccessible | 2022 | | 3 |
| 9 | 8355735 | D3060 | Exhaust Fan | Centrifugal, 16" Damper | 2000 CFM | Bolton Stadium | Roof | Inaccessible | Inaccessible | Inaccessible | 2022 | | |
| 10 | 8355383 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 16" Damper | 1500 CFM | Bolton Stadium | Roof | Inaccessible | Inaccessible | Inaccessible | | | 2 |

D40 Fire Protection

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|--------------------------|------------------|----------|----------------|---------------------|--------------|-------|--------|--------------|---------|-----|
| 1 | 8355399 | D4030 | Fire Extinguisher | Wet Chemical/CO2 | | Bolton Stadium | Throughout Building | | | | | | |

D50 Electrical

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----|--------|-----------------------|------------|----------|----------|-----------------|--------------|-------|--------|--------------|---------|-----|
|-------|----|--------|-----------------------|------------|----------|----------|-----------------|--------------|-------|--------|--------------|---------|-----|

| | | | | | | | | | |
|---|---------|-------|-----------------------|---------------|---------|--------------------------------|---------------|---------------|---------------|
| 1 | 8355412 | D5020 | Secondary Transformer | Dry, Stepdown | 15 KVA | Bolton Stadium press box | Cutler-Hammer | CX6-151-310FN | K159996 |
| 2 | 8355357 | D5020 | Secondary Transformer | Dry, Stepdown | 75 KVA | Bolton Stadium Mechanical Room | Square D | 75T3H | No dataplate |
| 3 | 8355367 | D5020 | Distribution Panel | 120/208 V | 400 AMP | Bolton Stadium Mechanical Room | Square D | Inaccessible | Inaccessible |
| 4 | 8355410 | D5020 | Distribution Panel | 120/208 V | 200 AMP | Bolton Stadium Mechanical Room | No dataplate | No dataplate | No dataplate2 |
| 5 | 8355403 | D5020 | Distribution Panel | 277/480 V | 600 AMP | Bolton Stadium Mechanical Room | Square D | 01020-946 | No dataplate |

E10 Equipment

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|---------|--------|-----------------------|--------------------------------------|----------|----------------|-------------------------|--------------|--------------|----------------|--------------|---------|-----|
| 1 | 8355401 | E1030 | Laundry Equipment | Dryer, Commercial | 45 LB | Bolton Stadium | Locker Rooms | Inaccessible | W645co | Inaccessible | | | |
| 2 | 8355355 | E1030 | Laundry Equipment | Dryer, Commercial | 50 LB | Bolton Stadium | Locker Rooms | Dongieux's | Inaccessible | Inaccessible | | | |
| 3 | 8355380 | E1030 | Foodservice Equipment | Commercial Kitchen, 3-Bowl | | Bolton Stadium | Concession | | | | | | |
| 4 | 8355318 | E1030 | Foodservice Equipment | Icemaker, Freestanding | | Bolton Stadium | Concession | Ice-O-Matic | ICE0250HW4 | 07071280011842 | 2007 | | |
| 5 | 8355411 | E1040 | Healthcare Equipment | Defibrillator (AED), Cabinet-Mounted | | Bolton Stadium | Hallways & Common Areas | | | | | | |