

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Booker T. Washington High School Stadium
715 South Lauderdale Street
Memphis, Tennessee 38126

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BV PROJECT #:

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ON SITE DATE:

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	School Stadium
Main Address	715 South Lauderdale Street, Memphis, Tennessee 38126
Site Developed	1960
Site Area	4.73 acres (estimated)
Parking Spaces	Combination of on street and the south high school lot.
Building Area	15000 SF
Number of Stories	1 above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 31, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Dennis Hubbard
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 complex was built as a high school football stadium around 1960 with the school. The facility is still used for that purpose.

Architectural

The complex includes the two sets of bleachers with a Press Box, two ticket booths with gates, a home locker room and a combination area with a visitors' locker room, public restrooms and a concession booth. The structure is primarily concrete with aluminum bleacher seating. The steps and aisles in the stands have extensive areas of spalling concrete. The ticket booths are masonry buildings with a brick veneer. The finishes are in poor condition and need to be updated. The press box floor is bare plywood, the walls and ceiling need paint. The countertop is painted plywood with needs to be repainted or changed to a plastic laminate.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The unit heaters for the different areas are all end of life equipment. The locker rooms have poor temperature control. The electrical distribution is likely original and should be upgraded. It is possible that the electrical service is undersized. The distribution to the various buildings and within should be updated. The lighting on both interior and exterior should be upgraded to LED and fixtures should include lenses. Most of the plumbing was not accessible. What was available is in fair condition for the limited use it is subjected to. Fire protection is limited to portable fire extinguishers that have been removed. There is an AED in the locker room.

Site

The asphalt walks are deteriorating and require replacement. There are fence supports with broken concrete. The railings are rusting with peeling paint. The shorter field lighting may or may not be functional.

Recommended Additional Studies

No additional studies recommended at this time.

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.

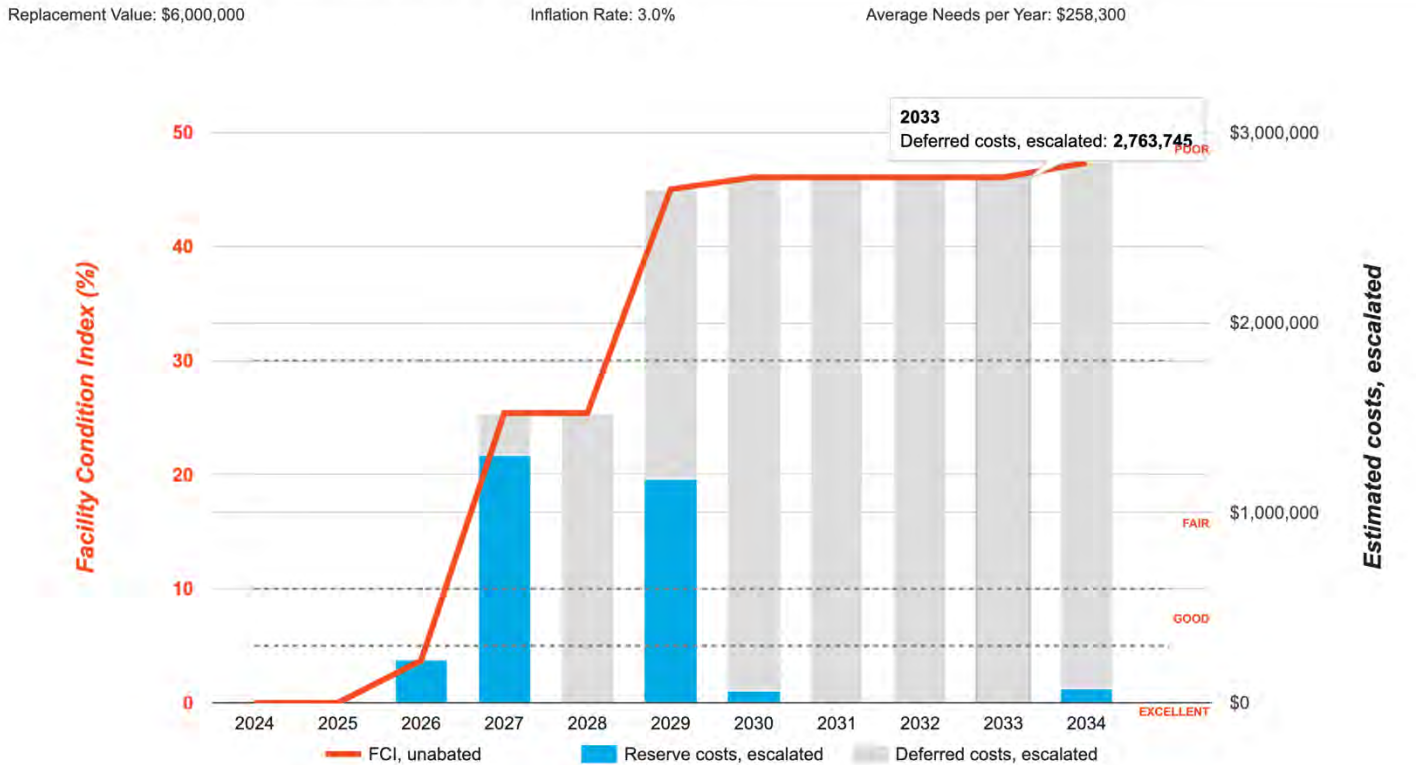
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 Booker T. Washington High School Stadium(1960)			
Replacement Value	Total SF	Cost/SF	
\$ 6,000,000	15,000	\$ 400	
	Est Reserve Cost	FCI	
Current	\$ 0	0.0 %	
3-Year	\$ 1,524,000	25.4 %	
5-Year	\$ 2,701,100	45.0 %	
10-Year	\$ 2,840,500	47.3 %	

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: Booker T. Washington High School Stadium



Immediate Needs

There are no immediate needs to report

Key Findings

**Sidewalk in Poor condition.**

Asphalt
Booker T. Washington High School Stadium
Site

Uniformat Code: G2030
Recommendation: **Replace in 2026**

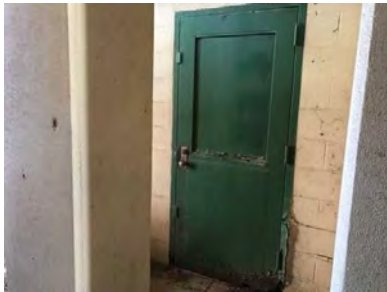
Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$67,700

\$\$\$\$

Large cracks, depressions and potholes - AssetCALC ID: 7381096

**Exterior Door in Poor condition.**

Steel, Standard
Booker T. Washington High School Stadium
Building Exterior

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

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,400

\$\$\$\$

doors and frames rusting out - AssetCALC ID: 7368576

**Stair/Ramp Rails in Poor condition.**

Metal
Booker T. Washington High School Stadium
Site

Uniformat Code: B1080
Recommendation: **Refinish in 2026**

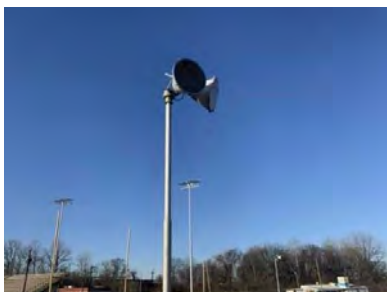
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Rusting, paint peeling - AssetCALC ID: 7381106

**Pole Light Fixture with Lamps in Poor condition.**

any type 20' High, with LED Replacement
Booker T. Washington High School Stadium
Site

Uniformat Code: G4050
Recommendation: **Replace/Install in 2026**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,000

\$\$\$\$

Might not be functional - AssetCALC ID: 7381098



Wall Finishes in Poor condition.

any surface
Booker T. Washington High School Stadium
Throughout building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2026**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Failing Paint in the locker rooms. - AssetCALC ID: 7368573

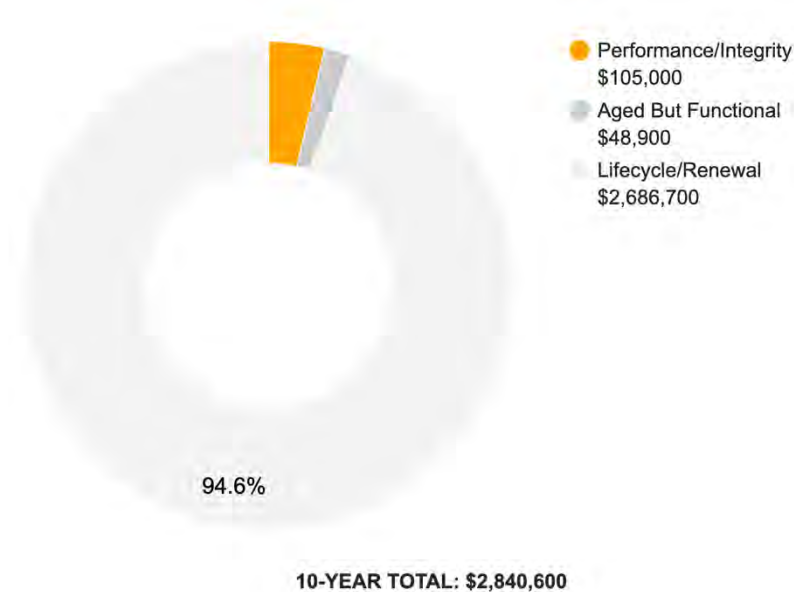
Plan Types

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.

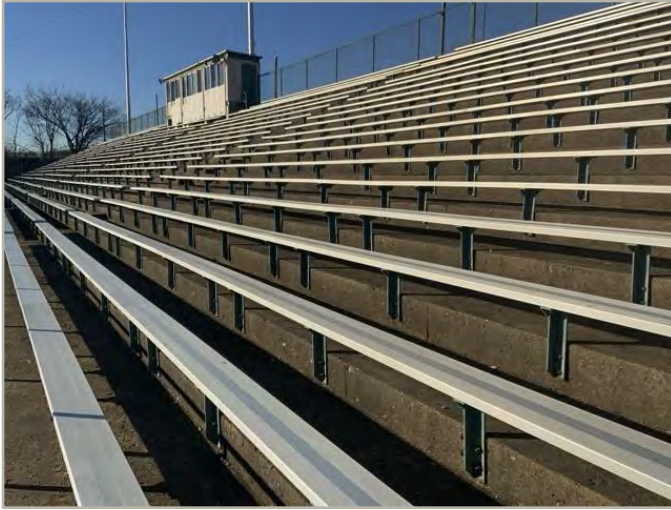
Plan Type Descriptions

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	Concrete beams and columns with cast-in-place floors, concrete pad column footing foundation system and grade beam foundation system Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Brick and CMU Windows: Steel and Aluminum	Fair
Roof	Gable and Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: plywood, sealed concrete Ceilings: Painted concrete	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Good

Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt sidewalks; Concrete sidewalks, and stairs	Poor
Site Development	Chain link fencing Sports fields with bleachers, press box, fencing, and site lights	Fair
Landscaping and Topography	Limited landscaping features including lawns Irrigation present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: HPS, CFL, incandescent	Fair
Ancillary Structures	Ticket booths and locker room	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Railing rusting, spalling concrete in walkways and stairs in bleachers, cracked asphalt paving, Peeling paint in locker rooms	

Systems 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	-	\$2,400	\$1,296,900	-	\$3,200	\$1,302,500
Facade	-	\$62,600	\$33,300	-	\$125,000	\$220,900
Roofing	-	\$22,100	\$5,000	-	-	\$27,200
Interiors	-	\$1,900	\$3,000	-	\$2,500	\$7,500
Plumbing	-	\$2,000	\$93,200	\$700	\$17,500	\$113,500
HVAC	-	-	\$10,300	-	-	\$10,300
Electrical	-	\$33,400	\$52,700	-	-	\$86,200
Fire Alarm & Electronic Systems	-	-	-	\$62,700	-	\$62,700
Equipment & Furnishings	-	-	\$1,700	-	\$8,600	\$10,300
Site Development	-	\$2,900	\$976,700	\$3,400	\$1,405,600	\$2,388,600
Site Utilities	-	\$23,800	\$5,200	-	-	\$29,000
Site Pavement	-	\$71,800	-	\$72,600	-	\$144,300
TOTALS (3% inflation)	-	\$222,800	\$2,478,200	\$139,400	\$1,562,500	\$4,402,900

*Totals have been rounded to the nearest \$100.

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 roofs.

Key Spaces Not Observed

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

- Restrooms: NCIAA has control of part of the facility and the school no longer has keys

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 in 1960. 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.

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 Booker T. Washington High School Stadium, 715 South Lauderdale Street, Memphis, Tennessee 38126, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - HOME TEAM BLEACHERS AND PRESS BOX



2 - VISITOR BLEACHERS



3 - CONCESSION



4 - PRESS BOX



5 - NORTH TICKET BOOTH



6 - SOUTH TICKET BOOTH

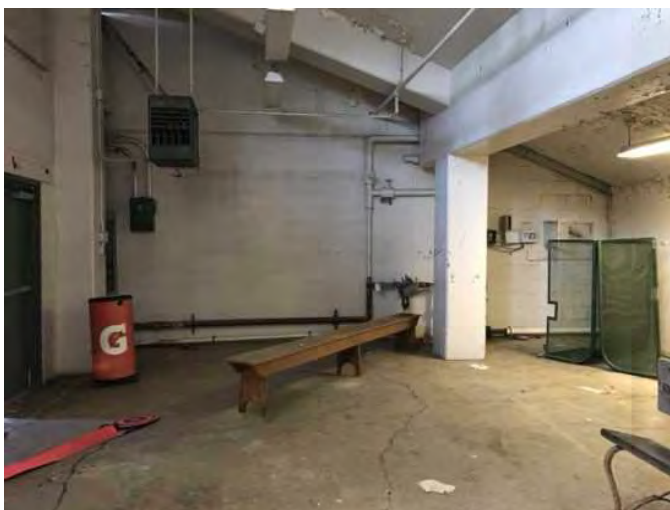
Photographic Overview



7 - ROOFING



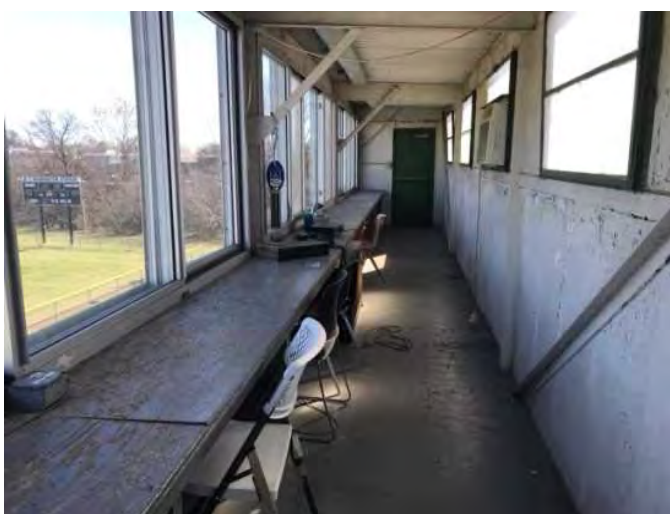
8 - STADIUM



9 - LOCKER ROOM



10 - LOCKER ROOM

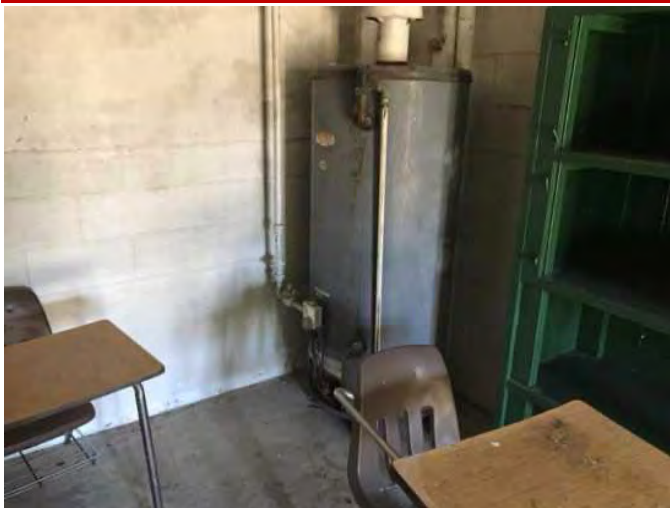


11 - PRESS BOX



12 - WALL FINISHES - LOCKER ROOM

Photographic Overview



13 - WATER HEATER



14 - WATER HEATER



15 - IRRIGATION PUMP



16 - SINK/LAVATORY



17 - UNIT HEATER



18 - DISTRIBUTION PANEL

Photographic Overview



19 - SIDEWALK - ASPHALT



20 - SPORTS FIELD LIGHTING



21 - SCOREBOARD



22 - GOAL POST AND RETAINING WALL



23 - BALCONY STRUCTURE - SPALLING



24 - BALCONY STRUCTURE - SPALLING

Appendix B:

Site Plan

Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-073.354

Source

Google

Project Name

Booker T. Washington High School
Stadium

On-Site Date

January 31, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Booker T. Washington High School Stadium

Name of person completing form: Dennis Hubbard

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 8

Date Completed: January 31, 2024

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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 1960	Renovated	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Window replacement, requested to be done by maintenance		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Window leaks Electrical outlets, breaker ampacity		

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				Windows
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			
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				Locker room
14	Is the electrical service outdated, undersized, or problematic?	X				Undersized
15	Are there any problems or inadequacies with exterior lighting?	X				Locker room, storage rooms, restrooms
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		
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 and Photos

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Appendix E:

Component Condition Report

Component Condition Report | Booker T. Washington High School Stadium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Fair	Balcony Structure, Concrete	19,100 SF	3	7381091
B1080	Site	Fair	Stairs, Concrete, Exterior	700 SF	5	7381103
B1080	Site	Poor	Stair/Ramp Rails, Metal, Refinish	1,500 LF	2	7381106
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	100 SF	20	7368564
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	1,245 SF	15	7368571
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	20,000 SF	2	7381097
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	10	3	7368544
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	6	3	7368565
B2020	Building Exterior	Fair	Window, Steel, up to 15 SF	2	2	7368567
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	14	2	7368576
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,058 SF	2	7368559
B3020	Stadium	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	30 LF	2	7368549
B3080	Stadium	Fair	Soffit, Wood	300 SF	5	7368553
Interiors						
C1030	Locker Room	Fair	Interior Door, Wood, Solid-Core	1	5	7368545
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	480 SF	2	7368573
C2030	Stadium Sound Booth	Fair	Flooring, Plywood	480 SF	5	7368557
C2050	Stadium Sound Booth	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	480 SF	2	7368572
Plumbing						
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	7368563
D2010	Mechanical room	Fair	Backflow Preventer, Domestic Water, 2 IN	1	15	7368561

Component Condition Report | Booker T. Washington High School Stadium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Locker	Fair	Pump, Circulation/Booster, Domestic Water	1	11	7381101
D2010	Stadium	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	5	7368551
D2010		Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	15,000 SF	5	7383605
D2010	Throughout building	Good	Water Heater, Electric, Residential, 5 to 15 GAL	1	10	7368570
D2010	Stadium	Fair	Water Heater, Gas, Residential, 60 to 120 GAL	1	2	7368547
D2010	Stadium	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	5	7368566
HVAC						
D3020	Stadium	Fair	Unit Heater, Natural Gas, 26 to 55 MBH	2	3	7368560
Electrical						
D5020	Stadium	Fair	Distribution Panel, 120/208 V	1	5	7368577
D5030		Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	15,000 SF	5	7383606
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	15,000 SF	2	7383607
Fire Alarm & Electronic Systems						
D6030	Site	Fair	Sound System, Theater/Auditorium/Church	35,000 SF	6	7381095
Equipment & Furnishings						
E1040	Stadium	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7368578
E2010		Good	Casework, Countertop, Plastic Laminate	85 LF	13	7381369
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	6,000 SF	10	7381094
G2030	Site	Poor	Sidewalk, Asphalt	12,300 SF	2	7381096
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	5	7381099
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	6	2	7381092
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	3,900	11	7381105
G2050	Site	Fair	Sports Field Lighting, Pole Light Fixture w/ Lamps	8	5	7368548

Component Condition Report | Booker T. Washington High School Stadium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	5	7381093
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	10	7381104
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,300 LF	5	7368542
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,780 LF	5	7381102
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	3,600 SF	11	7381090
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	74,000 SF	12	7381100
G4050	Site	Poor	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	5	2	7381098
G4050	Stadium	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	8	3	7368568
G4050	Stadium	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	2	7368552

Appendix F:

Replacement Reserves

Replacement Reserves Report

Booker T. Washington High School Stadium

3/22/2024

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
Booker T. Washington High School Stadium	\$0	\$0	\$235,276	\$1,301,110	\$0	\$1,177,138	\$62,688	\$0	\$0	\$0	\$76,670	\$1,305,056	\$196,997	\$6,241	\$0	\$59,694	\$0	\$7,603	\$0	\$0	\$3,612	\$4,432,086
Grand Total	\$0	\$0	\$235,276	\$1,301,110	\$0	\$1,177,138	\$62,688	\$0	\$0	\$0	\$76,670	\$1,305,056	\$196,997	\$6,241	\$0	\$59,694	\$0	\$7,603	\$0	\$0	\$3,612	\$4,432,086

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
B1010	Site	7381091	Balcony Structure, Concrete, Replace	75	72	3	19100	SF	\$60.00	\$1,146,000				\$1,146,000																		\$1,146,000
B1080	Site	7381103	Stairs, Concrete, Exterior, Replace	50	45	5	700	SF	\$55.00	\$38,500						\$38,500																\$38,500
B1080	Site	7381106	Stair/Ramp Rails, Metal, Refinish	10	8	2	1500	LF	\$1.50	\$2,250			\$2,250										\$2,250									\$4,500
B2010	Building Exterior	7381097	Exterior Walls, any painted surface, Prep & Paint	10	8	2	20000	SF	\$3.00	\$60,000			\$60,000										\$60,000									\$120,000
B2010	Building Exterior	7368571	Exterior Walls, Brick Veneer, Replace	50	35	15	1245	SF	\$27.00	\$33,615																\$33,615						\$33,615
B2010	Building Exterior	7368564	Exterior Walls, Concrete Block (CMU), Replace	50	30	20	100	SF	\$20.00	\$2,000																				\$2,000		\$2,000
B2020	Building Exterior	7368567	Window, Steel, up to 15 SF, Replace	30	28	2	2	EA	\$1,100.00	\$2,200			\$2,200																			\$2,200
B2020	Building Exterior	7368544	Window, Steel, 28-40 SF, Replace	30	27	3	10	EA	\$2,300.00	\$23,000				\$23,000																		\$23,000
B2020	Building Exterior	7368565	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	27	3	6	EA	\$1,250.00	\$7,500				\$7,500																		\$7,500
B2050	Building Exterior	7368576	Exterior Door, Steel, Standard, Replace	40	38	2	14	EA	\$600.00	\$8,400			\$8,400																			\$8,400
B3010	Roof	7368559	Roofing, Modified Bitumen, Replace	20	18	2	2058	SF	\$10.00	\$20,580			\$20,580																			\$20,580
B3020	Stadium	7368549	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	18	2	30	LF	\$9.00	\$270			\$270																			\$270
B3080	Stadium	7368553	Soffit, Wood, Replace	20	15	5	300	SF	\$14.50	\$4,350						\$4,350																\$4,350
C1030	Locker Room	7368545	Interior Door, Wood, Solid-Core, Replace	40	35	5	1	EA	\$700.00	\$700						\$700																\$700
C2010	Throughout building	7368573	Wall Finishes, any surface, Prep & Paint	10	8	2	480	SF	\$1.50	\$720			\$720										\$720									\$1,440
C2030	Stadium Sound Booth	7368557	Flooring, Plywood, Replace	30	25	5	480	SF	\$4.00	\$1,920						\$1,920																\$1,920
C2050	Stadium Sound Booth	7368572	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	480	SF	\$2.50	\$1,200			\$1,200										\$1,200									\$2,400
D2010	Stadium	7368547	Water Heater, Gas, Residential, 60 to 120 GAL, Replace	15	13	2	1	EA	\$1,900.00	\$1,900			\$1,900															\$1,900				\$3,800
D2010	Throughout building	7368570	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	5	10	1	EA	\$550.00	\$550												\$550										\$550
D2010	Locker	7381101	Pump, Circulation/Booster, Domestic Water, Replace	25	14	11	1	EA	\$6,800.00	\$6,800												\$6,800										\$6,800
D2010	Booker T. Washington High School Stadium	7383605	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	15000	SF	\$5.00	\$75,000						\$75,000																\$75,000
D2010	Mechanical room	7368561	Backflow Preventer, Domestic Water, 2 IN, Replace	30	15	15	1	EA	\$3,200.00	\$3,200																\$3,200						\$3,200
D2010	Stadium	7368566	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	1	EA	\$1,500.00	\$1,500						\$1,500																\$1,500
D2010	Stadium	7368551	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500
D2010	Throughout building	7368563	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400
D3020	Stadium	7368560	Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	17	3	2	EA	\$4,700.00	\$9,400				\$9,400																		\$9,400
D5020	Stadium	7368577	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$8,000.00	\$8,000						\$8,000																\$8,000
D5030	Booker T. Washington High School Stadium	7383606	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	15000	SF	\$2.50	\$37,500						\$37,500																\$37,500
D5040	Throughout	7383607	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	15000	SF	\$2.10	\$31,500			\$31,500																			\$31,500
D6030	Site	7381095	Sound System, Theater/Auditorium/Church, Replace	20	14	6	35000	SF	\$1.50	\$52,500							\$52,500															\$52,500
E1040	Stadium	7368578	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500										\$1,500						\$3,000
E2010	Booker T. Washington High School Stadium	7381369	Casework, Countertop, Plastic Laminate, Replace	15	2	13	85	LF	\$50.00	\$4,250													\$4,250									\$4,250
G2030	Site	7381096	Sidewalk, Asphalt, Replace	25	23	2	12300	SF	\$5.50	\$67,650			\$67,650																			\$67,650
G2030	Site	7381094	Sidewalk, Concrete, Large Areas, Replace	50	40	10	6000	SF	\$9.00	\$54,000												\$54,000										\$54,000
G2050	Site	7381092	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	13	2	6	EA	\$450.00	\$2,700			\$2,700															\$2,700				\$5,400
G2050	Site	7381099	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	20	5	1	EA	\$8,000.00	\$8,000						\$8,000																\$8,000
G2050	Site	7381093	Sports Apparatus, Football, Goal Post, Replace	25	20	5	2	EA	\$5,000.00	\$10,000						\$10,000																

Replacement Reserves Report																																	
Booker T. Washington High School Stadium																																	
3/22/2024																																	
Unifor mat 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	
G4050	Stadium	7368568	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	17	3	8	EA	\$600.00	\$4,800				\$4,800																		\$4,800	
Totals, Unescalated											\$0	\$0	\$221,770	\$1,190,700	\$0	\$1,015,410	\$52,500	\$0	\$0	\$0	\$57,050	\$942,800	\$138,170	\$4,250	\$0	\$38,315	\$0	\$4,600	\$0	\$0	\$2,000	\$3,667,565	
Totals, Escalated (3.0% Inflation, compounded annually)											\$0	\$0	\$235,276	\$1,301,110	\$0	\$1,177,138	\$62,688	\$0	\$0	\$0	\$76,670	\$1,305,056	\$196,997	\$6,241	\$0	\$59,694	\$0	\$7,603	\$0	\$0	\$3,612	\$4,432,086	

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	7381101	D2010	Pump	Circulation/Booster, Domestic Water	7.5 HP	Booker T. Washington High School Stadium	Locker	Grundfos	Illegible	Illegible	2010		
2	7368570	D2010	Water Heater	Electric, Residential, 5 to 15 GAL	10	Booker T. Washington High School Stadium	Throughout building	A.O. Smith	EJC-10 200	1912114228238	2019		
3	7368547	D2010	Water Heater	Gas, Residential, 60 to 120 GAL	67 GAL	Booker T. Washington High School Stadium	Stadium	Ruud	AST 80 80	59-57959	1959		
4	7368561	D2010	Backflow Preventer	Domestic Water, 2 IN		Booker T. Washington High School Stadium	Mechanical room						

D30 HVAC

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7368560	D3020	Unit Heater	Natural Gas, 26 to 55 MBH	30 MBH	Booker T. Washington High School Stadium	Stadium	Inaccessible	Inaccessible	Inaccessible			2

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7368577	D5020	Distribution Panel	120/208 V	800 AMP	Booker T. Washington High School Stadium	Stadium	Square D	ML	No dataplate			

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7368578	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Booker T. Washington High School Stadium	Stadium						

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7368548	G2050	Sports Field Lighting	Pole Light Fixture w/ Lamps		Booker T. Washington High School Stadium	Site						8