FACILITY CONDITION ASSESSMENT

prepared for

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

JP Freeman Stadium
5250 Tulane Road
Memphis, Tennessee 38109

PREPARED BY:
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BV PROJECT #:
163745.23R000-123.354

DATE OF REPORT:
September 30, 2024

ON SITE DATE:
August 12, 2024

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Stadium
Main Address	5250 Tulane Road, Memphis, Tennessee 38109
Site Developed	1972 Renovated 2018
Site Area	21.0 acres (estimated)
Parking Spaces	None
Building Area	3,516 SF
Number of Stories	One above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	August 12, 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)	Toledo Campbell
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 was built with the school. There are two brick veneered ticket booths, a press box at the top of the bleachers, a CMU concession stand with restrooms, and locker rooms.

Architectural

The concession stand and ticket booths appear original and have not been upgraded. The roof of the concession building has been replaced. The doors in the building need to be re-caulked. The Press Box appears to have been replaced in 2018. The building is metal framed construction with FRP interior walls and metal exterior siding.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The concession stand building is equipped with exhaust fans and electric unit heaters. The heaters appear to have been recently replaced. The Press box is equipped with a window air conditioner and electric baseboard heaters. The electrical feed to the concession stand was recently replaced as the pole broke off. The electrical in the concession building should be planned. The exterior lighting is old style lighting that should be upgraded to LED. The press box is all in good condition based on the building being new. The Sanitary and waste piping is older, and replacement should be considered for the future. The water heater is older than what is considered normal life. The water heater was drained and disconnected. Replacement could occur at any time. There is a portable AED in the Press Box. There is no fire alarm or fire extinguishers in the buildings. Fire Extinguishers may have been removed for the Winter and have not yet been replaced as the buildings are currently not in use yet this school year.

Site

The car parking is not included with the stadium as they use the school parking lots. The asphalt walkways should be milled and overlaid, there are areas that are breaking up. The stadium lighting is an older technology and should be upgraded to LEDs. The bleachers appear to have been replaced recently. There are loose screws on the walkway at the top of the northwest access stairs. The soccer goals have tears in the netting. The fence around the football stadium needs to be resecured and the support poles repositioned. The Baseball area is not ready for competitive sports, no home run fence, warning track, foul poles or gravel running paths. The second backstop is falling apart.

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 | JP Freeman Stadium(1972)

Replacement Value	*Total SF*	*Cost/SF*
$ 1,406,400	*3,516*	*$ 400*

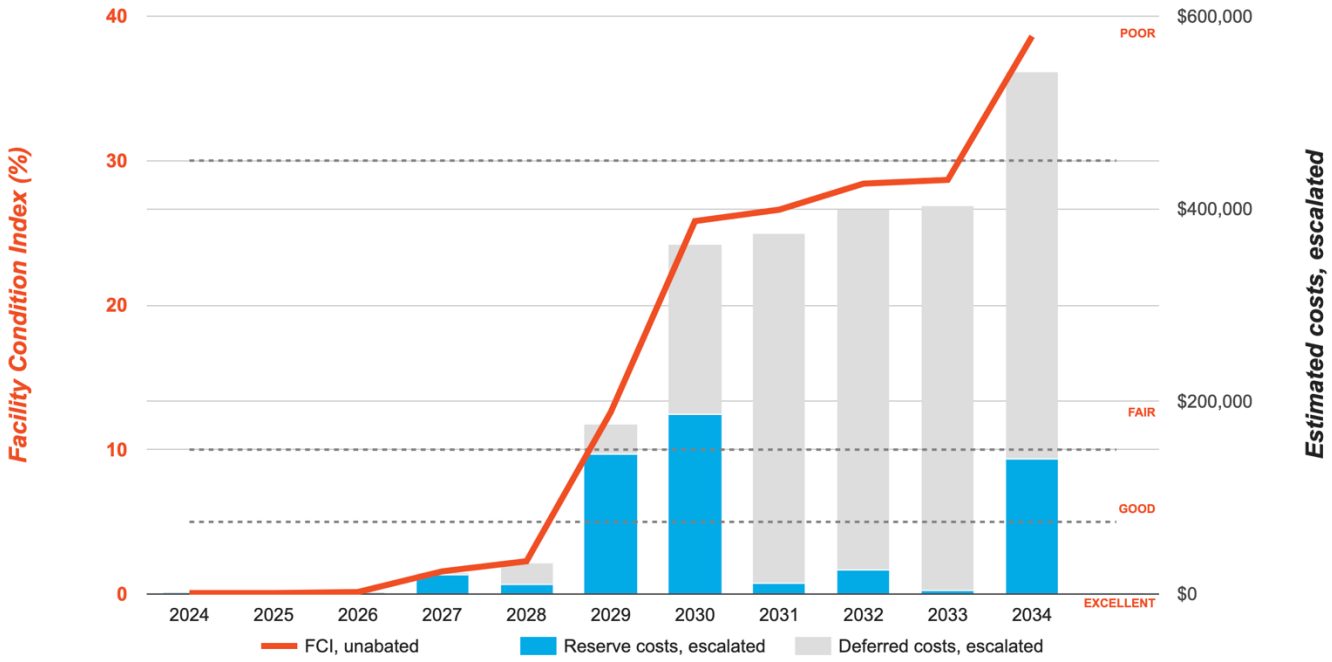
	Est Reserve Cost	FCI
Current	$ 1,100	**0.1 %**
3-Year	$ 22,200	1.6 %
5-Year	$ 177,000	12.6 %
10-Year	$ 542,900	38.6 %

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: JP Freeman Stadium

Replacement Value: $1,406,400 Inflation Rate: 3.0% Average Needs per Year: $49,400



Immediate Needs

Facility/Building	Total Items	Total Cost
JP Freeman Stadium	1	$1,100
Total	**1**	**$1,100**

JP Freeman Stadium

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8086099	JP Freeman Stadium	Concession Stand	B2010	Caulking, Window Edge/Trim, per 24 SF Window (or 20 LF), Replace	Poor	Performance/Integrity	$1,100
Total (1 items)							**$1,100**

Key Findings

Caulking in Poor condition.

Window Edge/Trim, per 24 SF Window (or 20 LF)
JP Freeman Stadium Concession Stand

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,100

**$$**$$

Failed joints - AssetCALC ID: 8086099

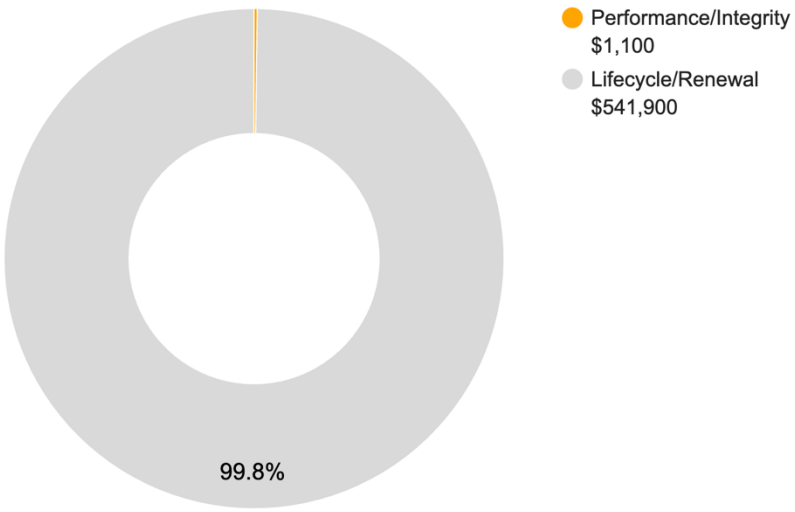
Plan Types

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)



10-YEAR TOTAL: $543,000

2. Building and Site Information

Systems Summary

System	Description	Condition
Structure	Conventional metal frame structure elevated framed structure Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted CMU, FRP Floors: VCT, sealed concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Supplemental components: Suspended unit heaters, exhaust fans, electric baseboard heater, wall air conditioner	Fair
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Good
Fire Alarm	None	--
Equipment/Special	None	--

Systems Summary

Site Pavement	Concrete and asphalt sidewalks	Fair
Site Development	No signage; chain link fencing; open dumpster enclosures sports fields with bleachers, dugouts, press box, fencing, and site lights.	Good
Landscaping and Topography	Limited landscaping features including lawns. 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: HPS Building-mounted: HPS Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Ticket booths	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Concession doors need re-caulking.	

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**
Facade	$1,100	-	-	$119,900	-	$121,000
Roofing	-	-	-	-	$87,600	$87,600
Interiors	-	-	$19,300	$32,700	$15,400	$67,500
Plumbing	-	$1,000	$18,300	$32,100	$28,500	$79,800
HVAC	-	-	$2,500	$12,700	$4,400	$19,500
Electrical	-	-	$27,300	$3,600	$16,600	$47,500
Fire Alarm & Electronic Systems	-	-	$6,700	-	$197,300	$204,000
Equipment & Furnishings	-	-	$4,600	$7,000	$514,000	$525,600
Special Construction & Demo	-	-	$100	-	-	$100
Site Development	-	-	$96,200	$113,600	$32,300	$242,100
Site Pavement	-	-	-	$44,300	-	$44,300
TOTALS (3% inflation)	**$1,100**	**$1,000**	**$175,000**	**$365,900**	**$896,000**	**$1,439,000**

3. Property Space Use and Observed Areas

Areas Observed

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

All key areas of the property were accessible and observed.

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 1972. The facility was substantially renovated in 2018 but few improvements appear to have been implemented at that time.

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

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. 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 JP Freeman Stadium, 5250 Tulane Road, Memphis, Tennessee 38109, 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 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

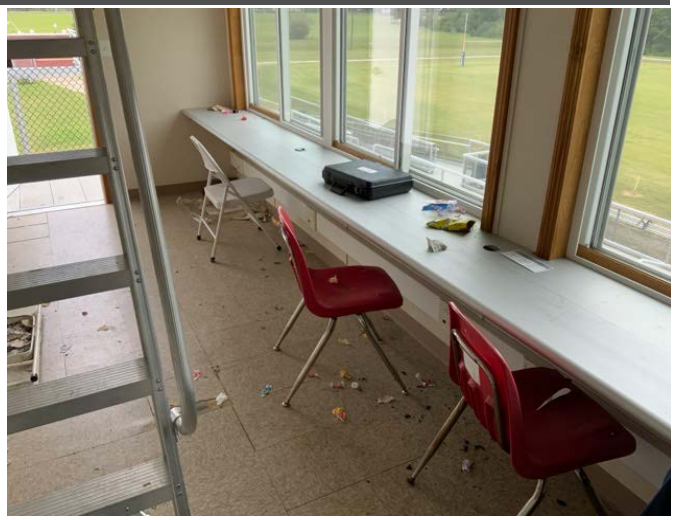
4 - RIGHT ELEVATION

5 - EXTERIOR WALLS - PRESS BOX

6 - TICKET BOOTH

Photographic Overview

7 - ROOFING - CONCESSION STAND



8 - PRESS BOX - COUNTERTOP

9 - LOCKER ROOM

10 - DISTRIBUTION PANEL

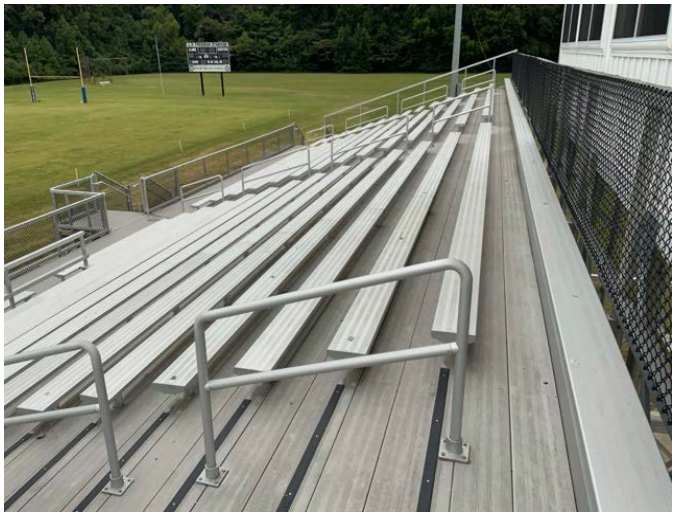
11 - CONCESSION STAND SINK

12 - RESTROOM FIXTURES

Photographic Overview

13 - AIR CONDITIONER

14 - SCOREBOARD AND FLAGPOLE



15 - BLEACHERS

16 - SPORTS SITE LIGHTING AND SPEAKERS

17 - SOCCER GOAL

18 - FOOTBALL GOAL

Appendix B:
Site Plan

Site Plan

Project Number	Project Name
163745.23R000-123.354	JP Freeman Stadium
Source	**On-Site Date**
Google	August 12, 2024

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	JP Freeman Stadium
Name of person completing form:	NA
Title / Association w/ property:	NA
Length of time associated w/ property:	NA
Date Completed:	NA
Phone Number:	NA
Method of Completion:	INCOMPLETE - client/POC unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: JP Freeman Stadium

BV Project Number: 163745.R23000-123.354

Accessibility aspects were not evaluated at this facility/building/location

Appendix E:
Component Condition Report

Component Condition Report | JP Freeman Stadium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Concession Stand	Poor	Caulking, Window Edge/Trim, per 24 SF Window (or 20 LF)	15	0	8086099
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	3,000 SF	10	8086071
B2010	Building Exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	800 SF	39	8086100
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 28-40 SF	4	24	8086075
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	15	7	8086073
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	34	8086084
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,236 SF	12	8086079
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	280 SF	14	8086106
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	12	8086110
Interiors						
C1010	Restrooms	Fair	Interior Wall Construction, Glazed CMU	500 SF	10	8086123
C1090	Restrooms	Fair	Toilet Partitions, Metal	8	5	8086080
C2010	Pressbox	Good	Wall Finishes, Laminated Paneling (FRP)	640 SF	24	8086082
C2010	Concession Stand	Fair	Wall Finishes, any surface, Prep & Paint	6,600 SF	3	8086095
C2030	Pressbox	Fair	Flooring, Vinyl Tile (VCT)	280 SF	9	8086077
C2050	Pressbox	Fair	Ceiling Finishes, any flat surface, Prep & Paint	280 SF	4	8086109
Plumbing						
D2010	Concession Stand	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	11	8086117
D2010	Concession Stand	Fair	Water Heater, Electric, Residential	1	2	8086091
D2010	Concession Stand	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	11	6	8086101
D2010	Concession Stand	Fair	Toilet, Commercial Water Closet	8	6	8086081
D2010	Concession Stand	Fair	Urinal, Standard	7	5	8086122

Component Condition Report | JP Freeman Stadium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Concession Stand	Good	Drinking Fountain, Wall-Mounted, Single-Level	4	11	8086087
D2030	Concession Stand	Fair	Pump, Sump	2	3	8086103
HVAC						
D3020	Locker Rooms	Fair	Unit Heater, Electric	4	8	8086104
D3020	Pressbox	Good	Baseboard Heater, Electric, 8 LF	2	19	8086093
D3030	Pressbox	Fair	Air Conditioner, Window/Thru-Wall	1	4	8086096
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	8	8086083
Electrical						
D5020	Concession Stand	Fair	Distribution Panel, 277/480 V	1	5	8086092
D5020	Concession Stand	Fair	Distribution Panel, 120/208 V	1	5	8086105
D5020	Concession Stand	Fair	Secondary Transformer, Dry, Stepdown	1	13	8086098
D5020	Pressbox	Good	Distribution Panel, 120/208 V	1	24	8086118
D5030	Pressbox	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	280 SF	34	8086121
D5040	Concession Stand	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,235 SF	5	8086076
D5040	Pressbox	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	280 SF	14	8086114
D5040	Concession Stand	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	6	8086085
Fire Alarm & Electronic Systems						
D6030	Stadium	Good	Sound System, Theater/Auditorium/Church	83,000 SF	14	8086072
D7010	Concession Stand	Fair	Entry Security, Metal Detector, Full Body Walkthrough	1	4	8086078
Equipment & Furnishings						
E1030	Concession Stand	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	5	8086102
E1040	Pressbox	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8086116
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	40	11	8086108
E2010	Pressbox	Fair	Casework, Countertop, Plastic Laminate	28 LF	9	8086125
E2010	Site	Good	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	2,400	19	8086094

Component Condition Report | JP Freeman Stadium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	36		6	8086112
Special Construction & Demo							
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	2	SF	5	8086088
Pedestrian Plazas & Walkways							
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,600	SF	6	8086089
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	14,200	SF	23	8086086
Athletic, Recreational & Playfield Areas							
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2		6	8086111
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2		8	8086115
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2		11	8086074
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	3		6	8086120
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1		6	8086113
G2050	Site	Fair	Sports Site Lighting, Stadium, Clustered	4		26	8086107
Sitework							
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	580	LF	13	8086124
G2060	Site	Fair	Dumpster Pad, Concrete, Replace/Install	150	SF	11	8086090
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,906	LF	6	8086119
G2060	Site	Fair	Flagpole, Metal	1		6	8086126
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	83,000	SF	5	8086097

Appendix F:
Replacement Reserves

Replacement Reserves Report

JP Freeman Stadium

9/30/2024

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
JP Freeman Stadium	$1,050	$0	$955	$20,150	$9,803	$145,092	$186,057	$11,069	$25,335	$3,653	$139,767	$36,059	$80,359	$44,555	$210,598	$2,337	$0	$1,488	$14,539	$506,062	$0	**$1,438,928**
Grand Total	**$1,050**	**$0**	**$955**	**$20,150**	**$9,803**	**$145,092**	**$186,057**	**$11,069**	**$25,335**	**$3,653**	**$139,767**	**$36,059**	**$80,359**	**$44,555**	**$210,598**	**$2,337**	**$0**	**$1,488**	**$14,539**	**$506,062**	**$0**	**$1,438,928**

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
B2010	Building Exterior	8086071	Exterior Walls, Brick Veneer, Replace	50	40	10	3000	SF	$27.00	$81,000											$81,000											**$81,000**
B2010	Concession Stand	8086099	Caulking, Window Edge/Trim, per 24 SF Window (or 20 LF), Replace	0	0	0	15	EA	$70.00	$1,050	$1,050																						**$1,050**
B2050	Building Exterior	8086073	Exterior Door, Steel, Standard, Replace	30	23	7	15	EA	$600.00	$9,000								$9,000															**$9,000**
B3010	Roof	8086079	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	3236	SF	$17.00	$55,012													$55,012									**$55,012**
B3010	Roof	8086106	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	280	SF	$17.00	$4,760															$4,760							**$4,760**
B3020	Roof	8086110	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12	150	LF	$9.00	$1,350													$1,350									**$1,350**
C1010	Restrooms	8086123	Interior Wall Construction, Glazed CMU, Replace	50	40	10	500	SF	$46.00	$23,000											$23,000											**$23,000**
C1090	Restrooms	8086080	Toilet Partitions, Metal, Replace	20	15	5	8	EA	$850.00	$6,800						$6,800																**$6,800**
C2010	Concession Stand	8086095	Wall Finishes, any surface, Prep & Paint	10	7	3	6600	SF	$1.50	$9,900				$9,900										$9,900								**$19,800**
C2030	Pressbox	8086077	Flooring, Vinyl Tile (VCT), Replace	15	6	9	280	SF	$5.00	$1,400										$1,400												**$1,400**
C2050	Pressbox	8086109	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	280	SF	$2.00	$560					$560										$560							**$1,120**
D2010	Concession Stand	8086091	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$900.00	$900			$900															$900				**$1,800**
D2010	Concession Stand	8086122	Urinal, Standard, Replace	30	25	5	7	EA	$1,100.00	$7,700						$7,700																**$7,700**
D2010	Concession Stand	8086101	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	24	6	11	EA	$1,500.00	$16,500							$16,500															**$16,500**
D2010	Concession Stand	8086081	Toilet, Commercial Water Closet, Replace	30	24	6	8	EA	$1,300.00	$10,400							$10,400															**$10,400**
D2010	Concession Stand	8086117	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	3	EA	$1,400.00	$4,200												$4,200										**$4,200**
D2010	Concession Stand	8086087	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	4	EA	$1,200.00	$4,800												$4,800										**$4,800**
D2030	Concession Stand	8086103	Pump, Sump, Replace	15	12	3	2	EA	$4,270.00	$8,540				$8,540															$8,540			**$17,080**
D3020	Locker Rooms	8086104	Unit Heater, Electric, Replace	20	12	8	4	EA	$1,800.00	$7,200								$7,200														**$7,200**
D3020	Pressbox	8086093	Baseboard Heater, Electric, 8 LF, Replace	25	6	19	2	EA	$300.00	$600																				$600		**$600**
D3030	Pressbox	8086096	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	$2,200.00	$2,200					$2,200										$2,200							**$4,400**
D3060	Roof	8086083	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	2	EA	$1,400.00	$2,800								$2,800														**$2,800**
D5020	Concession Stand	8086098	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$10,000.00	$10,000														$10,000								**$10,000**
D5020	Concession Stand	8086092	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	$7,000.00	$7,000						$7,000																**$7,000**
D5020	Concession Stand	8086105	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$2,000.00	$2,000						$2,000																**$2,000**
D5040	Concession Stand	8086076	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	3235	SF	$4.50	$14,558						$14,558																**$14,558**
D5040	Concession Stand	8086085	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	14	6	5	EA	$600.00	$3,000							$3,000															**$3,000**
D5040	Pressbox	8086114	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	280	SF	$4.50	$1,260															$1,260							**$1,260**
D6030	Stadium	8086072	Sound System, Theater/Auditorium/Church, Replace	20	6	14	83000	SF	$1.50	$124,500															$124,500							**$124,500**
D7010	Concession Stand	8086078	Entry Security, Metal Detector, Full Body Walkthrough, Replace	10	6	4	1	EA	$5,950.00	$5,950					$5,950										$5,950							**$11,900**
E1030	Concession Stand	8086102	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	$2,500.00	$2,500						$2,500																**$2,500**
E1040	Pressbox	8086116	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500											$1,500					**$3,000**
E2010	Pressbox	8086125	Casework, Countertop, Plastic Laminate, Replace	15	6	9	28	LF	$50.00	$1,400										$1,400												**$1,400**
E2010	Site	8086112	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	19	6	36	EA	$120.00	$4,320							$4,320															**$4,320**
E2010	Site	8086108	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	14	11	40	EA	$120.00	$4,800												$4,800										**$4,800**
E2010	Site	8086094	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	6	19	2400	EA	$120.00	$288,000																				$288,000		**$288,000**
F1020	Site	8086088	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	25	5	2	SF	$50.00	$100						$100																**$100**
G2020	Site	8086089	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	10600	SF	$3.50	$37,100							$37,100															**$37,100**
G2050	Site	8086111	Sports Apparatus, Soccer, Regulation Goal, Replace	20	14	6	2	EA	$2,500.00	$5,000							$5,000															**$5,000**
G2050	Site	8086120	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	9	6	3	EA	$450.00	$1,350							$1,350															**$1,350**
G2050	Site	8086113	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	19	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
G2050	Site	8086115	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	2	EA	$5,000.00	$10,000								$10,000														**$10,000**
G2050	Site	8086074	Sports Apparatus, Football, Goal Post, Replace	25	14	11	2	EA	$5,000.00	$10,000												$10,000										**$10,000**
G2060	Site	8086119	Fences & Gates, Fence, Chain Link 8', Replace	40	34	6	2906	LF	$25.00	$72,650							$72,650															**$72,650**
G2060	Site	8086124	Fences & Gates, Fence, Chain Link 4', Replace	40	27	13	580	LF	$18.00	$10,440														$10,440								**$10,440**
G2060	Site	8086126	Flagpole, Metal, Replace	30	24	6	1	EA	$2,500.00	$2,500							$2,500															**$2,500**

Replacement Reserves Report

JP Freeman Stadium

9/30/2024

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
G2060	Site	8086090	Dumpster Pad, Concrete, Replace/Install	50	39	11	150	SF	$15.00	$2,250												$2,250										**$2,250**
G2080	Site	8086097	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	15	5	83000	SF	$1.00	$83,000						$83,000																**$83,000**
Totals, Unescalated											**$1,050**	**$0**	**$900**	**$18,440**	**$8,710**	**$125,158**	**$155,820**	**$9,000**	**$20,000**	**$2,800**	**$104,000**	**$26,050**	**$56,362**	**$30,340**	**$139,230**	**$1,500**	**$0**	**$900**	**$8,540**	**$288,600**	**$0**	**$997,400**
Totals, Escalated (3.0% inflation, compounded annually)											**$1,050**	**$0**	**$955**	**$20,150**	**$9,803**	**$145,092**	**$186,057**	**$11,069**	**$25,335**	**$3,653**	**$139,767**	**$36,059**	**$80,359**	**$44,555**	**$210,598**	**$2,337**	**$0**	**$1,488**	**$14,539**	**$506,062**	**$0**	**$1,438,928**

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	8086091	D2010	**Water Heater**	Electric, Residential	50 GAL	JP Freeman Stadium	Concession Stand	Rheem	81GX52D B	DD 0989C03858	1989		
2	8086103	D2030	**Pump**	Sump	3 HP	JP Freeman Stadium	Concession Stand	Goulds Pumps	A6-5034	No dataplate	2000		2

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8086093	D3020	**Baseboard Heater**	Electric, 8 LF	2 KW	JP Freeman Stadium	Pressbox	Inaccessible	Inaccessible	Inaccessible	2018		2
2	8086104	D3020	**Unit Heater**	Electric	3 KW	JP Freeman Stadium	Locker Rooms	Dayton	Inaccessible	Inaccessible			4
3	8086096	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	JP Freeman Stadium	Pressbox	GE	AKQ06LZG1	AS028683F	2018		
4	8086083	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	JP Freeman Stadium	Roof	Inaccessible	Inaccessible	Inaccessible			2

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8086098	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	JP Freeman Stadium	Concession Stand	Cutler-Hammer	V48M28T75EE	J07G00770	2007		
2	8086105	D5020	**Distribution Panel**	120/208 V	200 AMP	JP Freeman Stadium	Concession Stand	Illegible	Illegible	Illegible	1989		
3	8086118	D5020	**Distribution Panel**	120/208 V	200 AMP	JP Freeman Stadium	Pressbox	Square D	No dataplate	No dataplate	2018		
4	8086092	D5020	**Distribution Panel**	277/480 V	500 AMP	JP Freeman Stadium	Concession Stand	Siemens	CDP-7	No dataplate	1989		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8086102	E1030	**Sink/Lavatory**	Commercial Kitchen, 3-Bowl		JP Freeman Stadium	Concession Stand						
2	8086116	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		JP Freeman Stadium	Pressbox						