

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Melrose Stadium  
2870 Deadrick Avenue  
Memphis, TN 38114

## **PREPARED BY:**

*Bureau Veritas*  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)

## **BV CONTACT:**

*Andy Hupp*  
Program Manager  
800.733.0660 x7296632  
[Andy.Hupp@bureauveritas.com](mailto:Andy.Hupp@bureauveritas.com)

## **BV PROJECT #:**

163745.23R000-204.354

## **DATE OF REPORT:**

January 10, 2025

## **ON SITE DATE:**

December 20, 2024

**Bureau Veritas**

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary ..... 1

Property Overview and Assessment Details ..... 1

Significant/Systemic Findings and Deficiencies ..... 2

Facility Condition Index (FCI) ..... 3

Immediate Needs..... 5

Key Findings ..... 6

Plan Types..... 8

2. Building and Site Information ..... 9

3. Property Space Use and Observed Areas ..... 12

4. ADA Accessibility ..... 13

5. Purpose and Scope ..... 14

6. Opinions of Probable Costs ..... 16

Methodology ..... 16

Definitions ..... 16

7. Certification..... 18

8. Appendices ..... 19



# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Sports Stadium
Main Address	2870 Deadrick Avenue, Memphis, TN 38114
Site Developed	1971 (estimated)
Site Area	4.93 acres (estimated)
Parking Spaces	35 total spaces all in open lots; 0 of which are accessible
Building Area	15,000 SF
Number of Stories	One above grade with one press box located at the top of the stadium.
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 18, 2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education Phone: (901) 416-5376 Email: <a href="mailto:taylorm15@scsk12.org">taylorm15@scsk12.org</a>
On-site Point of Contact (POC)	Kameron Williams
Assessment and Report Prepared By	Jake Stauffer
Reviewed By	Al Diefert Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bureauveritas.com">Andy.Hupp@bureauveritas.com</a> 800.733.0660 x7296632
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

Melrose Stadium, estimated original construction in 1971, consists of a press box, locker rooms/restrooms, and a ticket booth built into the concrete structure of the bleachers. The stadium is primarily used for sporting events. It appears that no major renovations have occurred in its lifetime.

### Architectural

The buildings feature a concrete framed structure with concrete slab foundations. The stadium structure was observed to show signs of deficiencies and water intrusion. The concrete roofing system at the press box was observed to be in fair condition. The concrete roofing system at the locker room and restroom buildings was observed to show cracking and water intrusion.

The interior finishes will require lifecycle replacements in the short term, including wall coverings, flooring, and ceiling materials.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The press box building is equipped with a through window AC unit for cooling. The locker rooms and restrooms are equipped with ceiling mounted unit heaters for heating. Costs are included for replacement of the HVAC units. The plumbing piping system is generally assessed to be in poor to fair condition, with typical lifecycle replacements anticipated for plumbing fixtures and plumbing system. The main electrical distribution panels were observed to be in poor condition with costs included for replacement.

### Site

The site parking lot and driveway asphalt pavement are currently in poor to fair condition. Costs include mill and overlay, seal and striping. Overall, the sports field was observed to be in good condition. The asphalt pedestrian walkways and overall site features were observed to be in generally fair condition. The aluminum bleachers were observed to be in fair condition. The bleacher's concrete structure was included in the building costs.

### Recommended Additional Studies

The concrete structure was observed to be in poor condition. Cracking and water intrusion was observed in several locations around the locker rooms and restrooms. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the concrete structure is also included.

## Facility Condition Index (FCI)

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

### FCI Ranges and Description

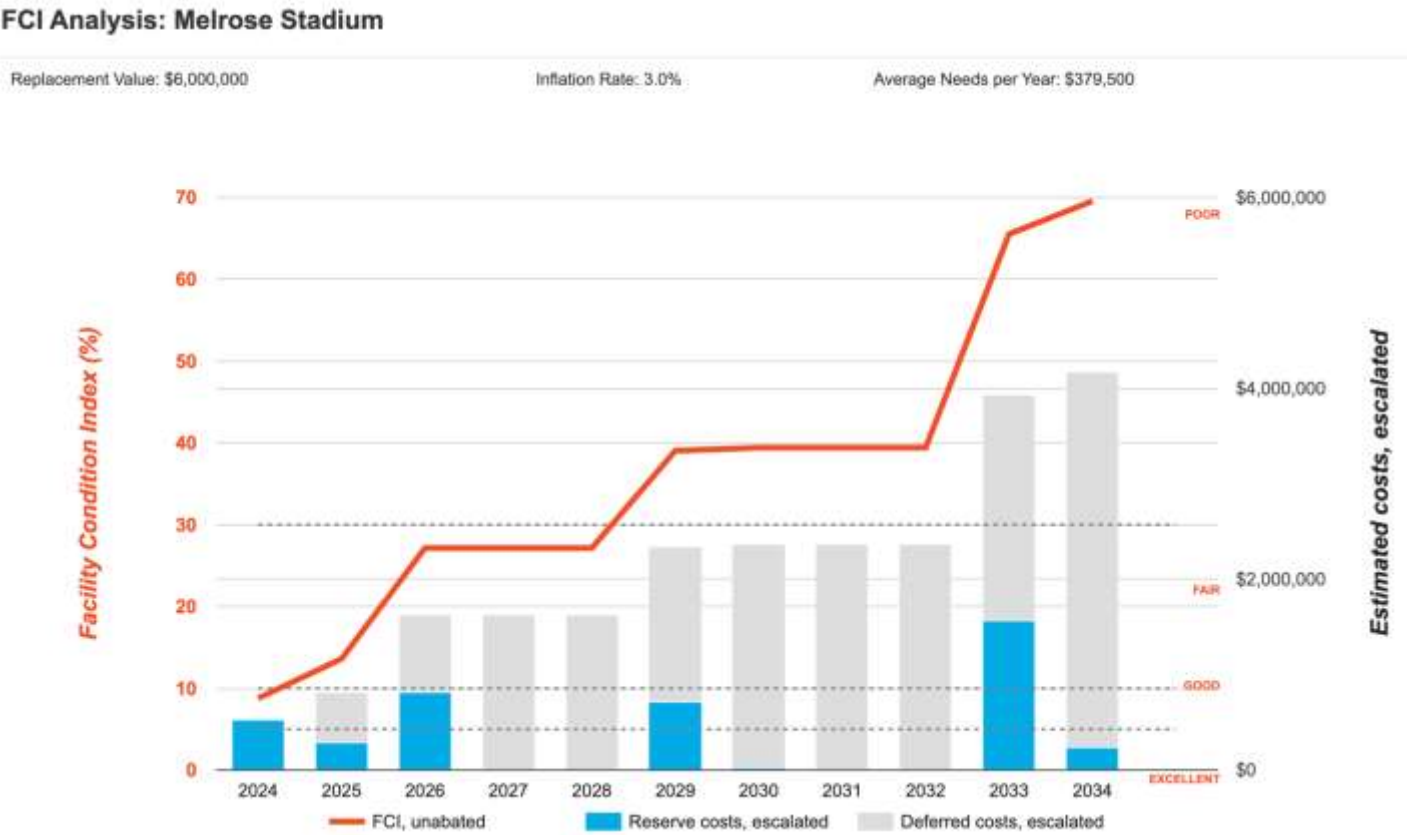
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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   Melrose Stadium(1971)			
Replacement Value	Total SF	Cost/SF	
\$ 6,000,000	15,000	\$ 400	
	Est Reserve Cost		FCI
Current	\$ 527,000		8.8 %
3-Year	\$ 1,629,100		27.2 %
5-Year	\$ 2,342,400		39.0 %
10-Year	\$ 4,173,800		69.6 %

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



## Immediate Needs

Facility/Building	Total Items	Total Cost
Melrose Stadium	3	\$527,000
<b>Total</b>	<b>3</b>	<b>\$527,000</b>

### Melrose Stadium

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8783871	Melrose Stadium	Stadium structure	B1010	Structural Framing, Concrete Cast-in-Place	Poor	Performance/Integrity	\$510,000
8779800	Melrose Stadium / Locker Rooms/Press Box	Locker Rooms	D5020	Distribution Panel, 120/208 V, Replace	Poor	Performance/Integrity	\$7,000
8781924	Melrose Stadium / Locker Rooms/Press Box	Locker room/ restroom	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	NA	Safety	\$10,000
<b>Total (3 items)</b>							<b>\$527,000</b>

## Key Findings



### Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure  
Locker Rooms/Press Box Melrose Stadium  
Locker room/ restroom

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2024**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$10,000

\$\$\$\$

Cracks in the concrete superstructure with water intrusion were observed in several areas throughout the locker rooms and restrooms. - AssetCALC ID: 8781924



### Structural Framing in Poor condition.

Concrete Cast-in-Place  
Melrose Stadium Stadium structure

Uniformat Code: B1010  
Recommendation: **in 2024**

Priority Score: **88.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$510,000

\$\$\$\$

Several areas of water intrusion were observed around the concrete structural framing. A structural engineering study is recommended to determine the extent of the damage. - AssetCALC ID: 8783871



### Parking Lots in Poor condition.

Pavement, Asphalt  
Site Melrose Stadium Site

Uniformat Code: G2020  
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Asphalt parking lot seal and stripe was observed to be deteriorated. - AssetCALC ID: 8779632



### Parking Lots in Poor condition.

Pavement, Asphalt  
Site Melrose Stadium Site

Uniformat Code: G2020  
Recommendation: **Mill & Overlay in 2025**

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$52,500

\$\$\$\$

Asphalt parking lot was observed to be deteriorated. - AssetCALC ID: 8779621





### Sink/Lavatory in Poor condition.

Wall-Hung, Enameled Steel  
Locker Rooms/Press Box Melrose Stadium  
Restrooms

Uniformat Code: D2010  
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$11,900

\$\$\$\$

Sinks were observed to show signs of damage and deterioration. - AssetCALC ID: 8779603



### Distribution Panel in Poor condition.

120/208 V  
Locker Rooms/Press Box Melrose Stadium  
Locker Rooms

Uniformat Code: D5020  
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

Main distribution panel was observed to be damaged and deteriorated. - AssetCALC ID: 8779600



### Ceiling Finishes in Poor condition.

any flat surface  
Locker Rooms/Press Box Melrose Stadium  
Building interior

Uniformat Code: C2050  
Recommendation: **Prep & Paint in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$30,000

\$\$\$\$

Painted concrete ceilings were observed to be deteriorated. - AssetCALC ID: 8779595



### Flooring in Poor condition.

any surface, w/ Epoxy Coating  
Locker Rooms/Press Box Melrose Stadium  
Restrooms

Uniformat Code: C2030  
Recommendation: **Prep & Paint in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$180,000

\$\$\$\$

Epoxy coated flooring was observed to be damaged and deteriorated. - AssetCALC ID: 8779606

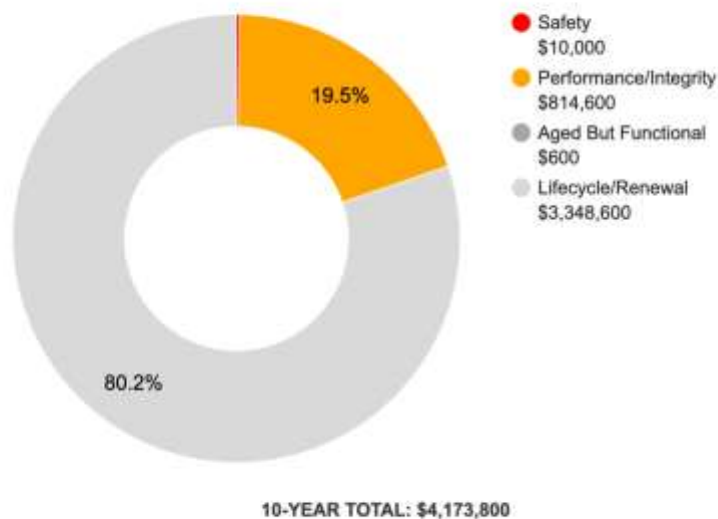
## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	■	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
<b>Structure</b>	Concrete beams & columns with cast-in-place floors and concrete pad column footing foundation system.	Poor
<b>Façade</b>	Wall Finish: Concrete integral to superstructure Windows: Aluminum	Poor
<b>Roof</b>	Flat and mono pitch construction with concrete that's integral to the stadium structure.	Poor
<b>Interiors</b>	Walls: Painted concrete Floors: Coated concrete and painted wood Ceilings: Painted concrete	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Window unit Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	None	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: CFL Emergency Power: None	Poor
<b>Fire Alarm</b>	None	--
<b>Equipment/Special</b>	None	--

## Systems Summary

<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs.	Poor
<b>Site Development</b>	Property entrance signage: chain link, wrought iron, and brick wall fencing Playground and sports field with bleachers, press box, fencing, and site lights Limited park benches	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns Irrigation not present	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: Stadium lighting Building-mounted: Metal halide	Fair
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Possible structural settlement, leaking roof, aged electrical infrastructure.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$510,000	-	-	-	-	\$510,000
Facade	-	\$125,200	-	-	\$128,300	\$253,500
Roofing	-	-	-	-	\$2,000	\$2,000
Interiors	-	\$269,900	-	-	\$355,600	\$625,500
Plumbing	-	\$220,000	-	\$14,800	\$900	\$235,700
HVAC	-	\$10,700	-	-	\$3,100	\$13,800
Electrical	\$7,000	\$364,800	-	-	-	\$371,800
Fire Alarm & Electronic Systems	-	\$31,800	-	-	-	\$31,800
Equipment & Furnishings	-	\$18,600	\$2,900	-	-	\$21,500
Site Development	-	-	\$710,400	\$1,808,600	\$3,198,700	\$5,717,700
Site Pavement	-	\$61,000	-	\$8,100	\$20,200	\$89,300
Follow-up Studies	\$10,000	-	-	-	-	\$10,000
<b>TOTALS (3% inflation)</b>	<b>\$527,000</b>	<b>\$1,102,100</b>	<b>\$713,300</b>	<b>\$1,831,400</b>	<b>\$3,708,800</b>	<b>\$7,882,600</b>

### 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 tables 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 1971. The facility has not since been substantially renovated.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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 Melrose Stadium, 2870 Deadrick Avenue, Memphis, TN, 38114, 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.

**Prepared by:** Jake Stauffer  
Project Manager

**Reviewed by:**   
Al Diefert  
Technical Report Reviewer for  
Andy Hupp,  
Program Manager  
[Andy.hupp@bureauveritas.com](mailto:Andy.hupp@bureauveritas.com)  
800.733.0660 x7296632 p

## 8. Appendices

---

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire(s)
- 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 - RESTROOMS



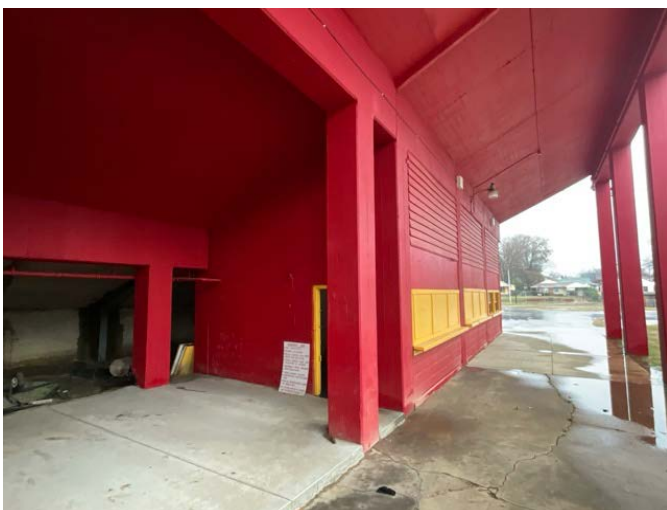
2 - PRESS BOX



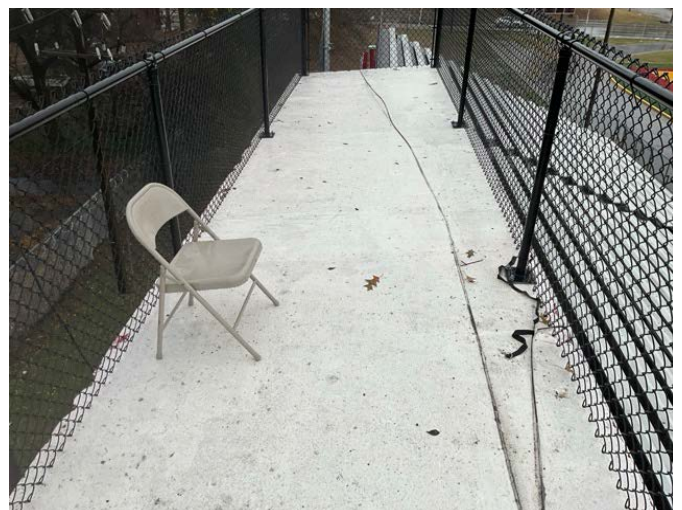
3 - PRESS BOX



4 - TICKET BOOTH/LOCKER ROOMS



5 - BUILDING FACADE



6 - PRESS BOX ROOF



## Photographic Overview



7 - PRESS BOX



8 - LOCKER ROOM



9 - WATER HEATER



10 - ELECTRICAL ROOM



11 - ASPHALT PARKING LOT



12 - PEDESTRIAN WALKWAY



## Photographic Overview



13 - FOOTBALL FIELD



14 - PLAYGROUND



15 - STADIUM BLEACHERS



16 - MAIN ENTRANCE

## Appendix B:



### Site Plan(s)

---



# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	
	163745.23R000-204.354	Melrose Stadium	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	December 18, 2024	

## Appendix C:

### Pre-Survey Questionnaire(s)

---

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:

Melrose Stadium

Name of person completing form:

Kameron Williams

Title / Association with property:

Plant Manager

Length of time associated w/  
property:

Date Completed:

December 18, 2024

Phone Number:

901-8488538

Method of Completion:

**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		
2	Building size in SF	15000		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	NA		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NA		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				Cracks and water intrusion
8	Are there any wall, window, basement or roof leaks?	X				Water Intrusion
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			X		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			X		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

## Appendix D:

### Accessibility Review and Photos

---

## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** Melrose Stadium

**BV Project Number:** 163745.23R000-204.354

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

Melrose Stadium: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking			No designated ADA Parking	
Exterior Accessible Route				
Building Entrances			Non compliant ADA Entrance	
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms			No designated ADA compliant stall	
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

*\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*



## Melrose Stadium: Photographic Overview



CLOSE-UP OF STALL



OVERVIEW OF ACCESSIBLE PARKING AREA



ACCESSIBLE PATH



ACCESSIBLE PATH



MAIN ENTRANCE



MAIN ENTRANCE

## Melrose Stadium: Photographic Overview



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



## Appendix E:

### Component Condition Report

---

Component Condition Report | Melrose Stadium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Stadium structure	Poor	Structural Framing, Concrete Cast-in-Place	15,000 SF	0	8783871

Component Condition Report | Melrose Stadium / Locker Rooms/Press Box

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Press Box	Fair	Roof Structure, Flat, Concrete Beams & Deck	350 SF	25	8779613
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	30,000 SF	2	8779618
B2020	Press Box	Fair	Glazing, any type by SF	160 SF	2	8779602
B2020	Locker Room/Ticket Window	Fair	Glazing, any type by SF	240 SF	2	8779593
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	2	8779609
Roofing						
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	12 LF	20	8779611
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Wood	10	2	8779599
C2010	Building interior	Fair	Wall Finishes, any surface, Prep & Paint	30,000 SF	2	8779617
C2030	Restrooms	Poor	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	15,000 SF	1	8779606
C2030	Press Box	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	350 SF	2	8779616
C2050	Building interior	Poor	Ceiling Finishes, any flat surface, Prep & Paint	15,000 SF	1	8779595
Plumbing						
D2010	Restrooms	Fair	Water Heater, Gas, Commercial (125 MBH)	1	6	8779604
D2010	Locker Rooms	Fair	Water Heater, Electric, Residential	1	2	8779614
D2010	Restrooms	Poor	Sink/Lavatory, Wall-Hung, Enameled Steel	7	1	8779603

Component Condition Report | Melrose Stadium / Locker Rooms/Press Box

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Locker Rooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	2	8779615
D2010	Restroom/Locker Room	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,000 SF	2	8781921
D2010	Restrooms	Fair	Urinal, Standard	5	2	8779612
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	2	8779605
HVAC						
D3020	Locker Rooms	Fair	Unit Heater, Natural Gas, 10 to 25 MBH	1	2	8779598
D3020	Restrooms	Fair	Unit Heater, Electric	1	2	8779594
D3030	Press Box	Fair	Air Conditioner, Window/Thru-Wall	1	2	8779601
Electrical						
D5020	Locker Rooms	Poor	Distribution Panel, 120/208 V	1	0	8779600
D5020	Locker room/restroom/press box	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	15,000 SF	2	8781922
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	8	2	8779597
D5040	Building interior	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,000 SF	2	8779608
Fire Alarm & Electronic Systems						
D6030	Press Box	Fair	Sound System, Theater/Auditorium/Church	20,000 SF	2	8779607
Equipment & Furnishings						
E1030	Locker room/ticket booth	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	5	8779610
E2010	Locker Rooms	Fair	Casework, Cabinetry, Economy	100 LF	2	8779596
Follow-up Studies						
P2030	Locker room/ restroom	NA	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	8781924

Component Condition Report | Melrose Stadium / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,000 SF	1	8779621

Component Condition Report | Melrose Stadium / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,000 SF	1	8779632
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Field Lighting, Pole Light Fixture w/ Lamps	6	20	8779620
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	5	8779628
G2050	Site	Good	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	80,000 SF	9	8779625
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	34,000 SF	10	8779631
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	15	8779629
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	8779623
G2050	Site	Fair	Bleachers, Aluminum Benches (per Seat)	5,000	5	8779627
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	10	8779619
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	1,000 SF	20	8779624
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,500 LF	10	8779622
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	410 LF	20	8779630
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	6	5	8779626

## Appendix F:

### Replacement Reserves

---

## Replacement Reserves Report



**1/10/2025**

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
Melrose Stadium	\$510,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$510,000
Melrose Stadium / Locker Rooms/Press Box	\$17,000	\$228,557	\$812,517	\$0	\$0	\$2,898	\$14,806	\$0	\$0	\$0	\$0	\$290,689	\$196,363	\$0	\$0	\$0	\$0	\$909	\$0	\$0	\$1,951	\$1,565,690
Melrose Stadium / Site	\$0	\$61,028	\$0	\$0	\$0	\$710,403	\$8,060	\$0	\$0	\$1,565,728	\$242,846	\$9,344	\$0	\$0	\$0	\$15,580	\$10,832	\$0	\$0	\$2,104,207	\$1,078,935	\$5,806,961
Grand Total	\$527,000	\$289,585	\$812,517	\$0	\$0	\$713,301	\$22,866	\$0	\$0	\$1,565,728	\$242,846	\$300,033	\$196,363	\$0	\$0	\$15,580	\$10,832	\$909	\$0	\$2,104,207	\$1,080,885	\$7,882,651

## Melrose Stadium

[illegible]

Melrose Stadium / Locker Rooms/Press Box

Formant 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	8779618	Exterior Walls, any painted surface, Prep & Paint	10	8	2	30000	SF	\$3.00	\$90,000			\$90,000										\$90,000									\$180,000
B2020	Locker Room/Ticket Window	8779593	Glazing, any type by SF, Replace	30	28	2	240	SF	\$55.00	\$13,200			\$13,200																			\$13,200
B2020	Press Box	8779602	Glazing, any type by SF, Replace	30	28	2	160	SF	\$55.00	\$8,800			\$8,800																			\$8,800
B2050	Building Exterior	8779609	Exterior Door, Steel, Standard, Replace	30	28	2	10	EA	\$600.00	\$6,000			\$6,000																			\$6,000
B3020	Roof	8779611	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	20	20	12	LF	\$90.00	\$1,080																				\$1,080		\$1,080
C1090	Restrooms	8779599	Toilet Partitions, Wood, Replace	20	18	2	10	EA	\$500.00	\$5,000			\$5,000																			\$5,000
C2010	Building interior	8779617	Wall Finishes, any surface, Prep & Paint	10	8	2	30000	SF	\$1.50	\$45,000			\$45,000										\$45,000									\$90,000
C2030	Restrooms	8779606	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	9	1	15000	SF	\$12.00	\$180,000		\$180,000										\$180,000										\$360,000
C2030	Press Box	8779616	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	350	SF	\$1.50	\$525			\$525										\$525									\$1,050
C2050	Building interior	8779595	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	15000	SF	\$2.00	\$30,000		\$30,000										\$30,000										\$60,000
D2010	Locker Rooms	8779614	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	\$550.00	\$550			\$550															\$550				\$1,100
D2010	Restrooms	8779604	Water Heater, Gas, Commercial (125 MBH), Replace	20	14	6	1	EA	\$12,400.00	\$12,400						\$12,400																\$12,400
D2010	Restroom/Locker Room	8781921	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	15000	SF	\$11.00	\$165,000			\$165,000																			\$165,000
D2010	Restrooms	8779603	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	29	1	7	EA	\$1,700.00	\$11,900		\$11,900																				\$11,900
D2010	Restrooms	8779612	Urinal, Standard, Replace	30	28	2	5	EA	\$1,100.00	\$5,500			\$5,500																			\$5,500
D2010	Locker Rooms	8779615	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D2010	Restrooms	8779605	Toilet, Commercial Water Closet, Replace	30	28	2	18	EA	\$1,300.00	\$23,400			\$23,400																			\$23,400
D3020	Locker Rooms	8779598	Unit Heater, Natural Gas, 10 to 25 MBH, Replace	20	18	2	1	EA	\$4,300.00	\$4,300			\$4,300																			\$4,300
D3020	Restrooms	8779594	Unit Heater, Electric, Replace	20	18	2	1	EA	\$3,600.00	\$3,600			\$3,600																			\$3,600
D3030	Press Box	8779601	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	\$2,200.00	\$2,200			\$2,200										\$2,200									\$4,400
D5020	Locker Rooms	8779600	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	\$7,000.00	\$7,000	\$7,000																					\$7,000
D5020	Locker room/restroom/press box	8781922	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	38	2	15000	SF	\$18.00	\$270,000			\$270,000																			\$270,000
D5040	Building Exterior	8779597	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	18	2	8	EA	\$800.00	\$6,400			\$6,400																			\$6,400
D5040	Building interior	8779608	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	15000	SF	\$4.50	\$67,500			\$67,500																			\$67,500
D6030	Press Box	8779607	Sound System, Theater/Auditorium/Church, Replace	20	18	2	20000	SF	\$1.50	\$30,000			\$30,000																			\$30,000
E1030	Locker room/ticket booth	8779610	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500
E2010	Locker Rooms	8779596	Casework, Cabinetry, Economy, Replace	20	18	2	100	LF	\$175.00	\$17,500			\$17,500																			\$17,500
P2030	Locker room/ restroom	8781924	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	\$10,000.00	\$10,000	\$10,000																					\$10,000
Totals, Unescalated											\$17,000	\$221,900	\$765,875	\$0	\$0	\$2,500	\$12,400	\$0	\$0	\$0	\$0	\$210,000	\$137,725	\$0	\$0	\$0	\$0	\$550	\$0	\$0	\$1,080	\$1,369,030
Totals, Escalated (3.0% inflation, compounded annually)											\$17,000	\$228,557	\$812,517	\$0	\$0	\$2,898	\$14,806	\$0	\$0	\$0	\$0	\$290,689	\$196,363	\$0	\$0	\$0	\$0	\$909	\$0	\$0	\$1,951	\$1,565,690

## Melrose Stadium / Site

[illegible]





1/10/2025

Unif	format	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
G2050			Site		8779629	Sports Apparatus, Football, Goal Post, Replace	25		10	15	2	EA	\$5,000.00	\$10,000																\$10,000						\$10,000	
G2050			Site		8779620	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	50		30	20	6	EA	\$95,000.00	\$570,000																				\$570,000		\$570,000	
G2050			Site		8779623	Play Structure, Multipurpose, Medium, Replace	20		10	10	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000	
G2060			Site		8779626	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25		20	5	6	EA	\$800.00	\$4,800						\$4,800																\$4,800	
G2060			Site		8779619	Park Bench, Metal Powder-Coated, Replace	20		10	10	6	EA	\$700.00	\$4,200												\$4,200											\$4,200
G2060			Site		8779622	Fences & Gates, Fence, Chain Link 8', Replace	40		30	10	1500	LF	\$25.00	\$37,500											\$37,500											\$37,500	
G2060			Site		8779624	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU), Replace	50		30	20	1000	SF	\$20.00	\$20,000																					\$20,000		\$20,000
G2060			Site		8779630	Fences & Gates, Fence, Chain Link 4', Replace	40		20	20	410	LF	\$18.00	\$7,380																					\$7,380		\$7,380
Totals, Unescalated															\$0	\$59,250		\$0	\$0	\$0	\$612,800	\$6,750	\$0	\$0	\$1,200,000	\$180,700	\$6,750	\$0	\$0	\$0	\$10,000	\$6,750	\$0	\$0	\$1,200,000	\$597,380	\$3,880,380
Totals, Escalated (3.0% inflation, compounded annually)															\$0	\$61,028		\$0	\$0	\$0	\$710,403	\$8,060	\$0	\$0	\$1,565,728	\$242,846	\$9,344	\$0	\$0	\$0	\$15,580	\$10,832	\$0	\$0	\$2,104,207	\$1,078,935	\$5,806,961

Unit Cost\* was affected due to 'Include Markups in Unit Costs' being checked.

## 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	8779614	D2010	Water Heater	Electric, Residential	12 GAL	Melrose Stadium / Locker Rooms/Press Box	Locker Rooms	Bradford White	RE112U61NAL	YJ50285842			
2	8779604	D2010	Water Heater	Gas, Commercial (125 MBH)	98 GAL	Melrose Stadium / Locker Rooms/Press Box	Restrooms	Bradford White	D100T1993N	EH10905595	2010		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8779594	D3020	Unit Heater	Electric	20 KW	Melrose Stadium / Locker Rooms/Press Box	Restrooms	Inaccessible	Inaccessible	Inaccessible			
2	8779598	D3020	Unit Heater	Natural Gas, 10 to 25 MBH	25 MBH	Melrose Stadium / Locker Rooms/Press Box	Locker Rooms	Peerless	Inaccessible	Inaccessible			
3	8779601	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Melrose Stadium / Locker Rooms/Press Box	Press Box	LG	LW8015ER	No dataplate			
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8779600	D5020	Distribution Panel	120/208 V	500 AMP	Melrose Stadium / Locker Rooms/Press Box	Locker Rooms	Westinghouse	Illegible	Illegible	1971		
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8779610	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Melrose Stadium / Locker Rooms/Press Box	Locker room/ticket booth						
G20 OTHER													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8779620	G2050	Sports Field Lighting	Pole Light Fixture w/ Lamps		Melrose Stadium / Site	Site						6