

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Oakhaven Stadium
3125 Ladbrook Road
Memphis, Tennessee 38118

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BV PROJECT #:

163745.23R000-150.354

DATE OF REPORT:

October 1, 2024

ON SITE DATE:

September 9, 2024

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Stadium
Main Address	3125 Ladbrook Road, Memphis, Tennessee 38118
Site Developed	1958
Site Area	7.74 acres (estimated)
Parking Spaces	None (included in Oakhaven High School and Elementary School)
Building Area	160 SF
Number of Stories	1 above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	September 9, 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)	Quaterius Catron
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 a Football field and two baseball diamonds. At some point the football field was also used as a soccer pitch. The baseball diamond appeared last used for baseball in 2018.

Architectural

The stadium consists of the Press Box and a Ticket Booth. The Press Box interior has water damage on the rear wall. The floorboards at the top of the ladder are missing a board. The windows are large pieces of plexiglass that are losing the clear appearance and starting to cloud over.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The Press Box is equipped with a wall mounted air conditioner. The Press Box is equipped with incandescent lights and at least one is missing. The lighting could be upgraded to LED and equipped with a dimmer. The transformer, panel and wiring are likely original. There is no plumbing in the stadium. The restrooms are located in the Middle School Gymnasium and assessed from the stadium walkway. There is an AED in the press box for the stadium. The Press Box is not equipped with a Fire Extinguisher.

Site

The main bleachers are not ADA accessible, there is not ramp or wheelchair seating areas. The bleachers are also partially open to the area beneath the bleachers. The baseball backstop is partially collapsed and covered with weeds; the portable soccer goals are stored against the fence with torn netting. The practice football goal post is bent. The small bleachers have damaged seats and footrests. They are not set-up for viewing. The stadium lights and sound system have been upgraded. The field is full of weeds.

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 Oakhaven Stadium / Press Box & Ticket Booth(1958)			
Replacement Value \$ 64,000	Total SF 160	Cost/SF \$ 400	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 2,800		4.4 %
5-Year	\$ 20,700		32.3 %
10-Year	\$ 31,400		49.1 %

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.

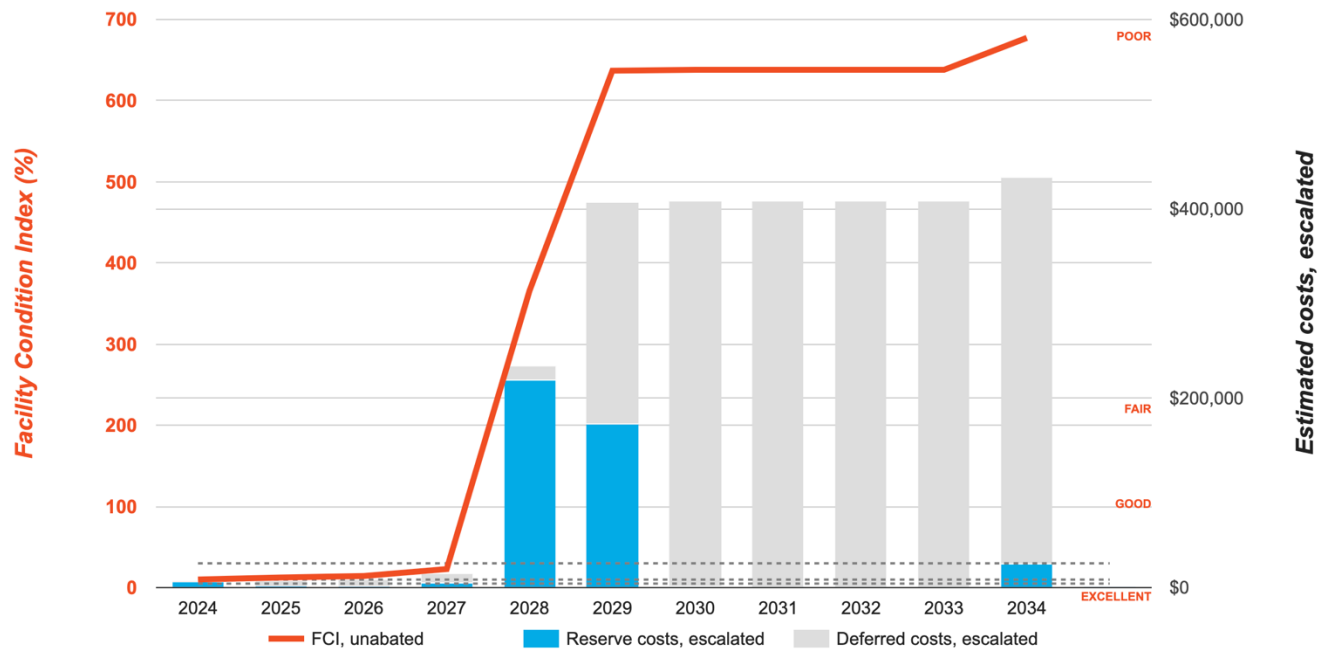
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Oakhaven Stadium

Replacement Value: \$64,000

Inflation Rate: 3.0%

Average Needs per Year: \$39,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Oakhaven Stadium / Site	2	\$6,400
Total	2	\$6,400

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
8156736	Oakhaven Stadium / Site	Site	G2050	Sports Apparatus, Soccer, Movable Practice Goal, Replace	Failed	Performance/Integrity	\$1,400
8156742	Oakhaven Stadium / Site	Site	G2050	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	Failed	Performance/Integrity	\$5,000
Total (2 items)							\$6,400

Key Findings

**Roofing in Poor condition.**

Modified Bitumen
Oakhaven Stadium Press Box and Ticket
Booth Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **97.8**

Plan Type: Safety

Cost Estimate: \$1,600

\$\$\$\$

Platform missing board - AssetCALC ID: 8156729

**Sports Apparatus in Failed condition.**

Baseball, Backstop Chain-Link
Oakhaven Stadium Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

\$\$\$\$

Falling over, weed covered - AssetCALC ID: 8156742

**Sports Apparatus in Failed condition.**

Soccer, Movable Practice Goal
Oakhaven Stadium Site

Uniformat Code: G2050
Recommendation: **Replace in 2024**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Inverted, bent, appear out of service - AssetCALC ID: 8156736

**Interior Lighting System in Poor condition.**

Full Upgrade, Low Density and Standard
Fixtures
Oakhaven Stadium Press Box and Ticket
Booth – Press Box

Uniformat Code: D5040
Recommendation: **Replace in 2026**

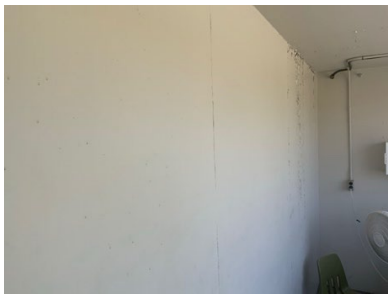
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$300

\$\$\$\$

Missing bulbs Not LED - AssetCALC ID: 8156725



Wall Finishes in Poor condition.

Any Surface
Oakhaven Stadium Press Box and Ticket Booth – Press Box

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

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Water damage to paint - AssetCALC ID: 8156749

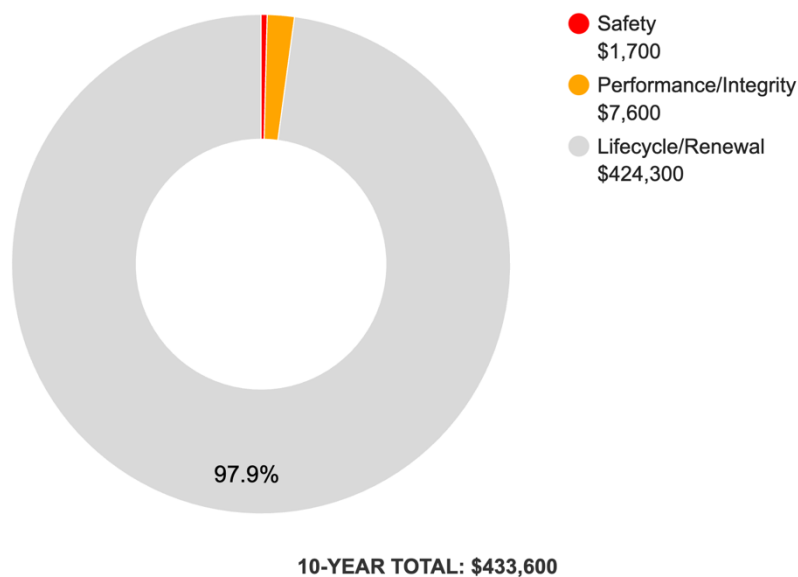
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Conventional metal frame structure over metal framed flooring system on metal posts	Fair
Façade	Wall Finish: Vinyl Siding Windows: Wood	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted plywood Floors: painted plywood Ceilings: Painted plywood	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Supplemental components: Window air conditioner	Fair
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Incandescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--

Systems Summary

Site Pavement	Concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Sports fields with bleachers, press box, fencing, and site lights. Limited benches and bleachers	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees. Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Bleachers are not wheelchair accessible. The platform to the roof is missing a floorboard, The interior lighting is missing some lamps and has not been upgraded to LED. The rear wall was water damage on the painted surface. The baseball backstop is overgrown with vines and has partially collapsed. The soccer goals are inverted and stored near the perimeter fence with tears in the netting.	

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	-	-	-	-	\$19,400	\$19,400
Facade	-	-	\$4,400	\$4,000	-	\$8,400
Roofing	-	\$1,600	-	-	-	\$1,600
Interiors	-	\$800	-	\$700	\$2,000	\$3,400
HVAC	-	-	\$2,500	-	\$3,300	\$5,800
Electrical	-	\$400	\$8,600	-	-	\$8,900
Fire Alarm & Electronic Systems	-	-	-	\$6,000	-	\$6,000
Equipment & Furnishings	-	-	\$210,400	-	\$3,400	\$213,800
Special Construction & Demo	-	-	-	-	\$12,100	\$12,100
Site Development	\$6,400	-	\$172,500	\$15,100	\$38,500	\$232,600
TOTALS (3% inflation)	\$6,400	\$2,800	\$398,400	\$25,900	\$78,800	\$512,300

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 roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

- The Concession Stand is included in the Oakhaven Middle School Gymnasium building.
- The parking lots are included with the Oakhaven High School and Elementary School.

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 1958. 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	
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 Oakhaven Stadium, 3125 Ladbroke Road, Memphis, Tennessee 38118, 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 - TICKET BOOTH



6 - PRESS BOX COUNTER

Photographic Overview



7 - WALL FINISHES



8 - TICKET BOOTH INTERIOR



9 - MODIFIED BITUMEN ROOFING



10 - ROOFING MISSING BOARD

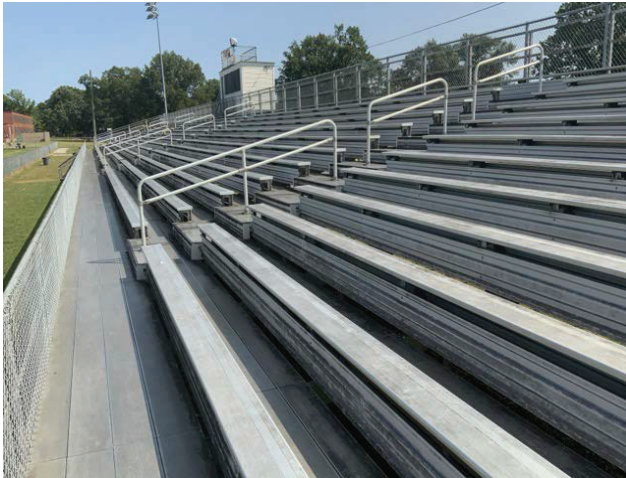


11 - AIR CONDITIONER



12 - DISTRIBUTION PANEL

Photographic Overview



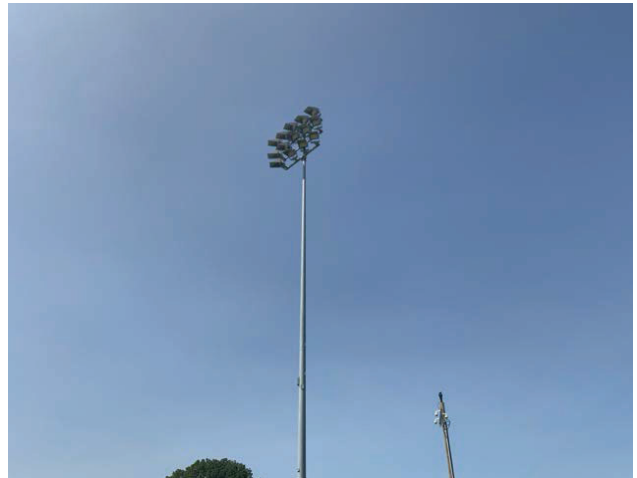
13 - BLEACHERS



14 - BLEACHER SUPPORTS



15 - SIDEWALK



16 - STADIUM LIGHTING



17 - SOCCER GOALS



18 - BASEBALL BACKSTOP

Appendix B:
Site Plan



Site Plan



**BUREAU
VERITAS**

Project Number

163745.23R000-150.354

Source

Google

Project Name

Oakhaven Stadium

On-Site Date

September 9, 2024



Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Oakhaven Stadium

Name of person completing form: Quaterius Catron

Title / Association w/ property: Plant Manager

Length of time associated w/ property: 6 months

Date Completed: September 12, 2024

Phone Number: 901.930.9639

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed	Renovated	
2	Building size in SF	160	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Audio and AC		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Oakhaven Stadium

BV Project Number: 163745.23R000-150.354

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

Appendix E:

Component Condition Report

Component Condition Report | Oakhaven Stadium / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	255 SF	11	8156724
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	275	4	8156730
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	1,265	4	8156739
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	85 SF	12	8156748
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	7,000 SF	32	8156734
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	3	5	8156723
G2050	Site	Failed	Sports Apparatus, Soccer, Movable Practice Goal	2	0	8156736
G2050	Site	Fair	Sports Site Lighting, Stadium, Clustered	4	30	8156750
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	8156733
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	4	8156752
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	3	11	8156744
G2050	Site	Failed	Sports Apparatus, Baseball, Backstop Chain-Link	1	0	8156742
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,200 LF	5	8156747
G2060	Site	Fair	Flagpole, Metal	1	17	8156746
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	625 LF	10	8156743
G2080	Football field	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	80,000 SF	5	8156751

Component Condition Report | Oakhaven Stadium / Press Box & Ticket Booth

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Pressbox	Fair	Exterior Walls, Vinyl Siding	500 SF	10	8156737
B2020	Pressbox	Fair	Window, Wood, 28-40 SF	2	5	8156722
B2050	Pressbox	Fair	Exterior Door, Steel, Standard	1	5	8156728
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	160 SF	1	8156729
Interiors						
C2010	Pressbox	Poor	Wall Finishes, any surface, Prep & Paint	500 SF	2	8156749
C2030	Pressbox	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	160 SF	6	8156738
C2050	Pressbox	Fair	Ceiling Finishes, any flat surface, Prep & Paint	160 SF	6	8156745
HVAC						
D3030	Pressbox	Fair	Air Conditioner, Window/Thru-Wall	1	4	8156731
Electrical						
D5020	Pressbox	Fair	Secondary Transformer, Dry, Stepdown	1	5	8156741
D5020	Pressbox	Fair	Distribution Panel, 120/208 V	1	5	8156740
D5040	Pressbox	Poor	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	160 SF	2	8156725
Fire Alarm & Electronic Systems						
D6060	Football field	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	10	8156732
Equipment & Furnishings						
E1040	Pressbox	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	8156727
E2010	Pressbox	Fair	Casework, Countertop, Plastic Laminate	12 LF	5	8156726

Appendix F:

Replacement Reserves

Replacement Reserves Report



10/1/2024

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
Oakhaven Stadium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Oakhaven Stadium / Press Box & Ticket Booth	\$0	\$1,648	\$1,152	\$0	\$2,476	\$15,418	\$669	\$0	\$0	\$0	\$10,079	\$0	\$1,069	\$0	\$3,328	\$2,337	\$899	\$0	\$0	\$0	\$1,084	\$40,159
Oakhaven Stadium / Site	\$6,400	\$0	\$0	\$5,464	\$216,998	\$158,067	\$0	\$0	\$0	\$0	\$15,119	\$40,177	\$12,119	\$0	\$0	\$2,181	\$0	\$4,132	\$0	\$0	\$11,469	\$472,126
Grand Total	\$6,400	\$1,648	\$1,152	\$5,464	\$219,474	\$173,485	\$669	\$0	\$0	\$0	\$25,198	\$40,177	\$13,188	\$0	\$3,328	\$4,518	\$899	\$4,132	\$0	\$0	\$12,552	\$512,285

Oakhaven Stadium

Oakhaven Stadium / Press Box & Ticket Booth

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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	Pressbox	8156737	Exterior Walls, Vinyl Siding, Replace	30	20	10	500	SF	\$6.00	\$3,000											\$3,000											\$3,000
B2020	Pressbox	8156722	Window, Wood, 28-40 SF, Replace	30	25	5	2	EA	\$1,600.00	\$3,200						\$3,200																\$3,200
B2050	Pressbox	8156728	Exterior Door, Steel, Standard, Replace	30	25	5	1	EA	\$600.00	\$600						\$600																\$600
B3010	Roof	8156729	Roofing, Modified Bitumen, Replace	20	19	1	160	SF	\$10.00	\$1,600		\$1,600																				\$1,600
C2010	Pressbox	8156749	Wall Finishes, any surface, Prep & Paint	10	8	2	500	SF	\$1.50	\$750			\$750										\$750									\$1,500
C2030	Pressbox	8156738	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	160	SF	\$1.50	\$240							\$240										\$240					\$480
C2050	Pressbox	8156745	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	160	SF	\$2.00	\$320							\$320										\$320					\$640
D3030	Pressbox	8156731	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	\$2,200.00	\$2,200					\$2,200										\$2,200							\$4,400
D5020	Pressbox	8156741	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$5,400.00	\$5,400						\$5,400																\$5,400
D5020	Pressbox	8156740	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$2,000.00	\$2,000						\$2,000																\$2,000
D5040	Pressbox	8156725	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	160	SF	\$2.10	\$336			\$336																			\$336
D6060	Football field	8156732	Intercom/PA System, Public Address Upgrade, School Stadium, Replace	20	10	10	1	EA	\$4,500.00	\$4,500											\$4,500											\$4,500
E1040	Pressbox	8156727	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	8156726	Casework, Countertop, Plastic Laminate, Replace	15	10	5	12	LF	\$50.00	\$600						\$600														\$600		\$1,200
Totals, Unescalated											\$0	\$1,600	\$1,086	\$0	\$2,200	\$13,300	\$560	\$0	\$0	\$0	\$7,500	\$0	\$750	\$0	\$2,200	\$1,500	\$560	\$0	\$0	\$0	\$600	\$31,856
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$1,648	\$1,152	\$0	\$2,476	\$15,418	\$669	\$0	\$0	\$0	\$10,079	\$0	\$1,069	\$0	\$3,328	\$2,337	\$899	\$0	\$0	\$0	\$1,084	\$40,159

Oakhaven Stadium / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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	
B1080	Site	8156724	Stairs, Concrete, Exterior, Replace	50	39	11	255	SF	\$55.00	\$14,025												\$14,025										\$14,025	
E2010	Site	8156730	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	21	4	275	EA	\$120.00	\$33,000					\$33,000																		\$33,000
E2010	Site	8156739	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	21	4	1265	EA	\$120.00	\$151,800					\$151,800																		\$151,800
F1020	Site	8156748	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	13	12	85	SF	\$100.00	\$8,500													\$8,500										\$8,500
G2050	Site	8156736	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	15	0	2	EA	\$700.00	\$1,400	\$1,400															\$1,400							\$2,800
G2050	Site	8156742	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	20	0	1	EA	\$5,000.00	\$5,000	\$5,000																				\$5,000		\$10,000
G2050	Site	8156733	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	1	EA	\$5,000.00	\$5,000				\$5,000																			\$5,000
G2050	Site	8156752	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	21	4	1	EA	\$8,000.00	\$8,000					\$8,000																		\$8,000
G2050	Site	8156723	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	10	5	3	EA	\$450.00	\$1,350						\$1,350																\$1,350	\$2,700
G2050	Site	8156744	Sports Apparatus, Football, Goal Post, Replace	25	14	11	3	EA	\$5,000.00	\$15,000												\$15,000											\$15,000
G2060	Site	8156747	Fences & Gates, Fence, Chain Link 8', Replace	40	35	5	2200	LF	\$25.00	\$55,000						\$55,000																	\$55,000
G2060	Site	8156743	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	625	LF	\$18.00	\$11,250											\$11,250												\$11,250
G2060	Site	8156746	Flagpole, Metal, Replace	30	13	17	1	EA	\$2,500.00	\$2,500																		\$2,500					\$2,500
G2080	Football field	8156751	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	15	5	80000	SF	\$1.00	\$80,000						\$80,000																	\$80,000
Totals, Unescalated											\$6,400	\$0	\$0	\$5,000	\$192,800	\$136,350	\$0	\$0	\$0	\$0	\$11,250	\$29,025	\$8,500	\$0	\$0	\$1,400	\$0	\$2,500	\$0	\$0	\$6,350	\$399,575	
Totals, Escalated (3.0% inflation, compounded annually)											\$6,400	\$0	\$0	\$5,464	\$216,998	\$158,067	\$0	\$0	\$0	\$0	\$15,119	\$40,177	\$12,119	\$0	\$0	\$2,181	\$0	\$4,132	\$0	\$0	\$11,469	\$472,126	

Appendix G:

Equipment Inventory List

D30 HVAC													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8156731	D3030	Air Conditioner	Window/Thru-Wall	1/2 TON	Oakhaven Stadium / Press Box & Ticket Booth	Pressbox	Haier	Inaccessible	Inaccessible			
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8156741	D5020	Secondary Transformer	Dry, Stepdown	10 KVA	Oakhaven Stadium / Press Box & Ticket Booth	Pressbox	GE	912181015 G2	L5			
2	8156740	D5020	Distribution Panel	120/208 V	200 AMP	Oakhaven Stadium / Press Box & Ticket Booth	Pressbox	General Electric	No dataplate	No dataplate			
E10 Equipment													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8156727	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Oakhaven Stadium / Press Box & Ticket Booth	Pressbox				2019		