

FACILITY CONDITION ASSESSMENT

prepared for

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



**BUREAU
VERITAS**



Whitehaven Stadium
4851 Elvis Presley Boulevard
Memphis, Tennessee 38116

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BV PROJECT #:

163745.23R000-197.354

DATE OF REPORT:

October 1, 2024

ON SITE DATE:

July 25, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Sports complex
Number of Buildings	2
Main Address	4851 Elvis Presley Boulevard, Memphis, Tennessee 38116
Site Developed	1997
Site Area	9.5 acres (estimated)
Parking Spaces	100 total spaces all in open lots; 3 of which are accessible
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 25,2024
Management Point of Contact	Ms. Mary Taylor, Shelby County Board of Education (901) 416-5376 taylorm15@scsk12.org
On-site Point of Contact (POC)	Ms. Orr 901-584-5972
Assessment and Report Prepared By	Christopher Mosley
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/

Campus Findings and Deficiencies

Historical Summary

The Whitehaven stadium was originally developed in the 1950s. The stadium's facilities were later added and have had minimal renovations since the time of the construction. In recent years the track and field were upgraded to artificial turf.

Architectural

The stadium facilities are located under the north bleachers. The facilities consist of a concession area, restrooms, and locker rooms. The facilities appeared to be structurally sound with no deficiencies reported or observed. The exterior finishes consist of CMU with steel windows. The interior finishes consist of unfinished concrete floors with painted CMU walls and ceilings. In some areas throughout the facility the paint on the walls and ceilings appeared to be worn and peeling. Repainting is recommended soon. The interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC equipment consists of suspended unit heaters for heat and PTAC window units for cooling.

In general, the plumbing system is reportedly adequate to serve the facilities, with equipment and fixtures updated as needed. The water heater located in the concession area was replaced in the recent years.

The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed.

A facility wide fire suppression and alarm system is not present in the facility. Ongoing routine maintenance of the MEPF equipment is recommended.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The sports field, lighting and bleachers are generally in good condition.

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 | Whitehaven Stadium(1997)

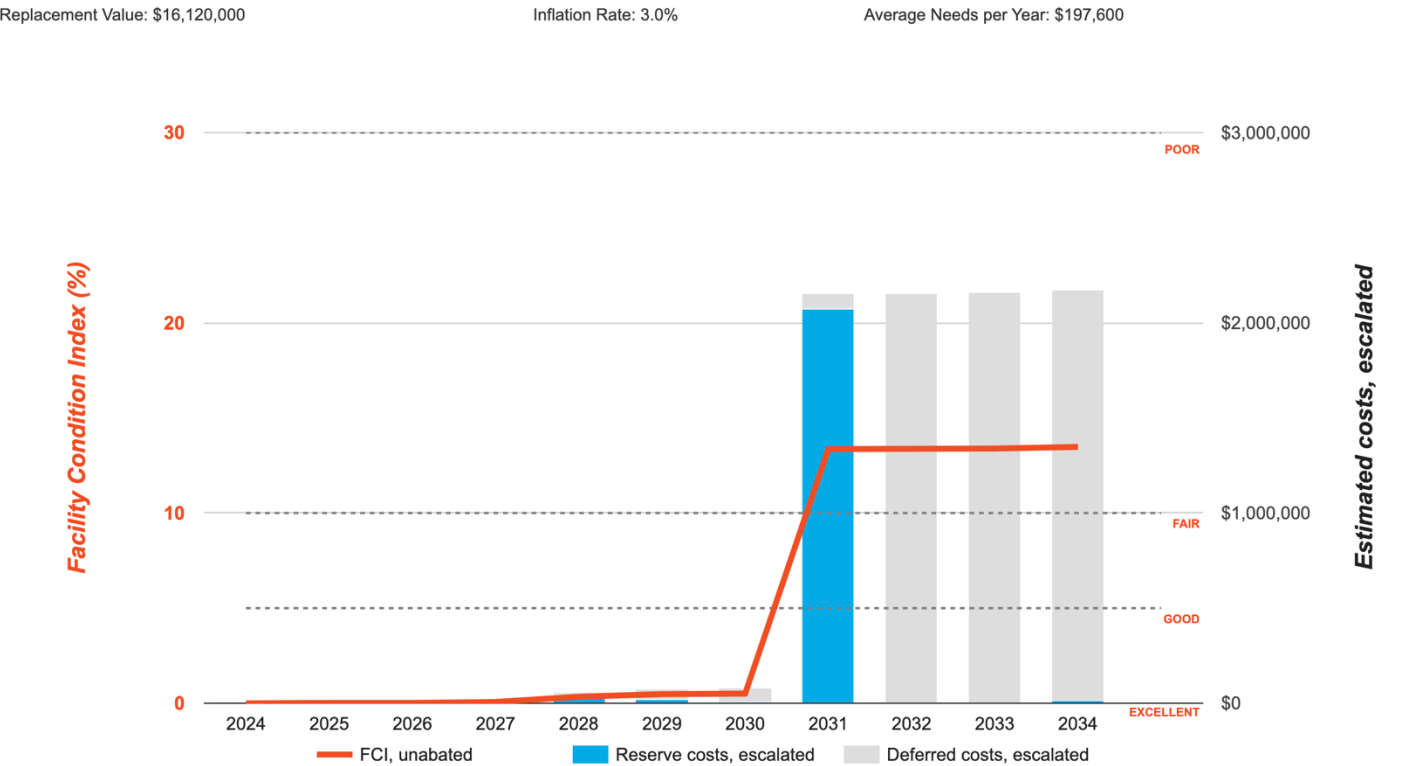
<i>Replacement Value</i> \$ 16,120,000	<i>Total SF</i> 40,300	<i>Cost/SF</i> \$ 400	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 10,600		0.1 %
5-Year	\$ 77,500		0.5 %
10-Year	\$ 2,173,000		13.5 %

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus 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: Whitehaven Stadium



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$31,200	\$1,600	\$90,300	\$123,100
Interiors	-	-	\$36,600	\$6,800	\$53,500	\$96,800
Plumbing	-	-	-	\$2,400	\$43,000	\$45,400
HVAC	-	-	-	\$12,900	\$7,300	\$20,200
Electrical	-	-	-	-	\$106,900	\$106,900
Fire Alarm & Electronic Systems	-	-	-	-	\$6,200	\$6,200
Equipment & Furnishings	-	-	-	\$8,200	\$61,800	\$70,000
Special Construction & Demo	-	-	-	-	\$35,900	\$35,900
Site Development	-	\$3,200	\$6,600	\$2,063,500	\$2,850,300	\$4,923,600
Site Pavement	-	-	-	-	\$149,000	\$149,000
TOTALS (3% inflation)	-	\$3,200	\$74,300	\$2,095,400	\$3,404,200	\$5,577,100

Immediate Needs

There are no immediate needs to report.

Key Findings



Sports Apparatus in Poor condition.

Player/Dugout Benches, 12' Length
Stadium Whitehaven Stadium Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

The outdoor wood bleachers are dry rotted and broken - AssetCALC ID: 8025390

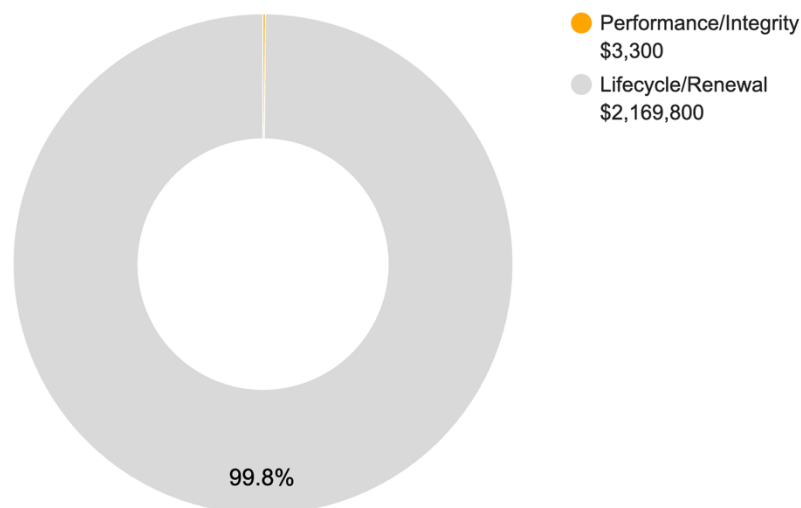
Plan Types

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 handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,173,100

2. Stadium



Stadium: Systems Summary

Constructed/Renovated	1997	
Building/Group Size	28,000 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	N/A	--
Façade	N/A	--
Roof	N/A	--
Interiors	N/A	--
Elevators	N/A	--
Plumbing	N/A	--
HVAC	N/A	--
Fire Suppression	Fire extinguishers only	Fair
Electrical	N/A	--
Fire Alarm	N/A	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at the time of assessment.	

3. Score Booth



Score Booth: Systems Summary

Constructed/Renovated	1997	
Building Size	300 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by open-web steel joists and concrete raft foundation slab	Fair
Façade	Primary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with single-ply membrane with stone ballast	Fair
Interiors	Walls: Painted CMU Floors: Unfinished Ceilings: Painted concrete	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Through wall air conditioner	Fair
Fire Suppression	None	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--

Score Booth: Systems Summary

Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

4. Stadium Facilities



Stadium Facilities: Systems Summary

Constructed/Renovated	1997	
Building Size	12,000 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Concrete beams and columns with cast-in-place floors and concrete pad column footing foundation system	Fair
Façade	Primary Wall Finish: CMU, concrete integral to superstructure Windows: Steel	Fair
Roof	Flat construction under the bleachers	Fair
Interiors	Walls: Painted CMU Floors: unfinished concrete Ceilings: Painted gypsum board and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: PTAC unit Supplemental components: Suspended unit heaters	Fair

Stadium Facilities: Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent and halogen Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Site Summary



Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Sports fields and with bleachers, dugouts, press box, fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: Metal halide Building-mounted: LED, and halogen Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment	

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed

7. 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 campus was originally constructed in 1997 with additional buildings added and renovated in phases over time.

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

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the campus facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. 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.

9. 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.

10. Certification

Shelby County Board of Education (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Whitehaven Stadium, 4851 Elvis Presley Boulevard, Memphis, Tennessee 38116, 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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11. 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 - LEFT ELEVATION



2 - RIGHT ELEVATION



3 - STADIUM



4 - FIELD



5 - SCORE BOOTH



6 - STORAGE SHED

Photographic Overview



7 - SCOREBOARD



8 - BLEACHERS



9 - CONCESSIONS AREA



10 - PLUMBING FIXTURES



11 - ELECTRICAL ROOM





12 - WATER HEATER

Appendix B:

Site Plan

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	163745.23R000-197.354	Whitehaven Stadium	
	Source	On-Site Date	
	Google	July 25 ,2024	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Whitehaven Stadium

Name of person completing form: Ms Orr

Title / Association w/ property: Plant Manger

Length of time associated w/ property: 2 months

Date Completed: 7/24/2024

Phone Number: 901-583-5972

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	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.			

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?			✗		
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?			✗		
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: Whitehaven Stadium

BV Project Number: 163745.23R000-197.354

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?			✗	

Whitehaven Stadium: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	NA			
Exterior Accessible Route				✗
Building Entrances	NA			
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms			Stall doesn't have handrails and pipes are not wrapped under the	✗
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*

Whitehaven Stadium: Photographic Overview



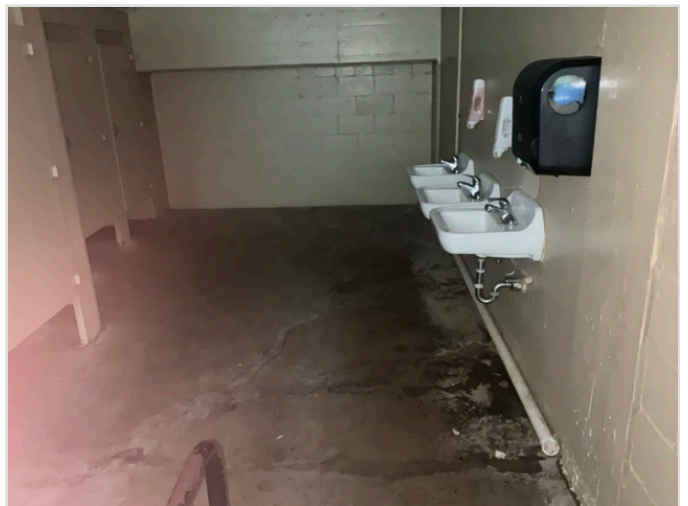
ACCESSIBLE PATH



2ND PATHWAY



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:

Component Condition Report

Component Condition Report | Whitehaven Stadium / Score Booth

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete	200 SF	26	8030292
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	15	8030290
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	16	8030296
Interiors						
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	5	8030291
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	300 SF	6	8030294
HVAC						
D3030	Throughout Building	Fair	Air Conditioner, Window/Thru-Wall	1	6	8030295
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	300 SF	16	8030297
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	300 SF	11	8030293

Component Condition Report | Whitehaven Stadium / Stadium Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	9,000 SF	4	8030287
B2020	Concessions	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	8030266
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	20	11	8030264
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	10	21	8030279
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	3	8030288
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	1	21	8030274
C1030	Locker Rooms	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	1	16	8030281

Component Condition Report | Whitehaven Stadium / Stadium Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Wood	9	10	8030275
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	9,000 SF	4	8030270
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,000 SF	5	8030284
Plumbing						
D2010	Locker Rooms	Fair	Toilet, Commercial Water Closet	5	11	8030261
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	5	11	8030273
D2010	Concessions	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	11	8030289
D2010	Locker Rooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	8030262
D2010	Throughout Building	Fair	Urinal, Standard	6	16	8030267
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	10	11	8030285
D2010	Concessions	Good	Water Heater, Electric, Residential	1	10	8030269
HVAC						
D3020	Restrooms	Fair	Unit Heater, Hydronic	1	10	8030268
D3020	Throughout Building	Fair	Unit Heater, Hydronic	1	6	8030282
D3020	Locker Rooms	Fair	Unit Heater, Electric	1	10	8030272
D3030	Locker Rooms	Good	Air Conditioner, Window/Thru-Wall	1	8	8030280
D3060	Locker Rooms	Fair	Exhaust Fan, Propeller, 0.5 HP Motor	1	10	8030278
Electrical						
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V	1	15	8030277
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,000 SF	16	8030283
D5040	Building Exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	10	15	8030271
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	12,000 SF	11	8030265
Equipment & Furnishings						
E1030	Throughout Building	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	8030286
E1030	Locker Rooms	Fair	Foodservice Equipment, Ice maker, Freestanding	1	7	8030276

Component Condition Report | Whitehaven Stadium / Stadium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6060	Site	Fair	Intercom/PA System, Public Address Upgrade, School Stadium	1	11	8025404
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	300	16	8025393
Special Construction & Demo						
F1020	Storage Shed	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	80 SF	20	8030298
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	16	8025394
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	16	8025409
F1020	Ticket Booth	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	80 SF	16	8025396
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,000 SF	18	8025392
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Sports Apparatus, Soccer, Regulation Goal	2	14	8025397
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	11	8025399
G2050	Site	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1	15	8025405
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	16	8025398
G2050	Site	Good	Athletic Surfaces & Courts, Track Surface, Rubber	40,000 SF	7	8025401
G2050	Site	Good	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	98,000 SF	7	8025408
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4	7	8025402
G2050	Site	Good	Athletic Surfaces, Diamond Field, Infield Soil, Maintain	1	3	8025395
G2050	Site	Good	Sports Apparatus, Football, Goal Post	2	19	8025407
G2050	Site	Good	Sports Site Lighting, Stadium, Clustered	4	36	8025388
G2050	Site	Poor	Sports Apparatus, Player/Dugout Benches, 12' Length	7	1	8025390
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	50 LF	21	8025406

Component Condition Report | Whitehaven Stadium / Stadium

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	2,600 LF	21	8025400

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
Whitehaven Stadium / Score Booth	\$0	\$0	\$0	\$0	\$0	\$522	\$3,343	\$0	\$0	\$0	\$0	\$872	\$0	\$0	\$0	\$2,181	\$6,660	\$0
Whitehaven Stadium / Stadium	\$0	\$3,245	\$0	\$6,556	\$0	\$0	\$0	\$2,063,482	\$0	\$0	\$0	\$25,608	\$0	\$0	\$7,563	\$17,138	\$102,942	\$2,760,256
Whitehaven Stadium / Stadium Facilities	\$0	\$0	\$0	\$765	\$45,583	\$20,867	\$1,313	\$8,240	\$2,787	\$1,566	\$14,716	\$114,338	\$0	\$0	\$61,260	\$49,855	\$66,114	\$0
Grand Total	\$0	\$3,245	\$0	\$7,321	\$45,583	\$21,389	\$4,657	\$2,071,723	\$2,787	\$1,566	\$14,716	\$140,818	\$0	\$0	\$68,823	\$69,174	\$175,715	\$2,760,256

Whitehaven Stadium / Score Booth

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
B2020	Building Exterior	8030290	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	1	EA	\$950.00	\$950														
B2050	Building Exterior	8030296	Exterior Door, Steel, Standard, Replace	30	14	16	1	EA	\$600.00	\$600														
C2010	Throughout Building	8030291	Wall Finishes, any surface, Prep & Paint	10	5	5	300	SF	\$1.50	\$450						\$450								
C2050	Throughout Building	8030294	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	300	SF	\$2.00	\$600							\$600							
D3030	Throughout Building	8030295	Air Conditioner, Window/Thru-Wall, Replace	10	4	6	1	EA	\$2,200.00	\$2,200							\$2,200							
D5030	Throughout Building	8030297	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	300	SF	\$2.50	\$750														
D5040	Throughout Building	8030293	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	9	11	300	SF	\$2.10	\$630												\$630		
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$450	\$2,800	\$0	\$0	\$0	\$0	\$630	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$522	\$3,343	\$0	\$0	\$0	\$0	\$872	\$0	\$0

Whitehaven Stadium / Stadium

[illegible]

Replacement Reserves Report

10/1/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
G2050	Site	8025398	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	9	16	1	EA	\$8,000.00	\$8,000															
G2050	Site	8025407	Sports Apparatus, Football, Goal Post, Replace	25	6	19	2	EA	\$5,000.00	\$10,000															
G2050	Site	8025395	Athletic Surfaces, Diamond Field, Infield Soil, Maintain	4	1	3	1	EA	\$6,000.00	\$6,000				\$6,000				\$6,000				\$6,000			
Totals, Unescalated											\$0	\$3,150	\$0	\$6,000	\$0	\$0	\$0	\$1,677,800	\$0	\$0	\$0	\$18,500	\$0	\$0	\$5
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$3,245	\$0	\$6,556	\$0	\$0	\$0	\$2,063,482	\$0	\$0	\$0	\$25,608	\$0	\$0	\$7

Whitehaven Stadium / Stadium Facilities

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
B2010	Building Exterior	8030287	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	9000	SF	\$3.00	\$27,000					\$27,000									
B2020	Building Exterior	8030264	Window, Steel, 16-25 SF, Replace	30	19	11	20	EA	\$1,700.00	\$34,000												\$34,000		
B2020	Concessions	8030266	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	\$1,200.00	\$1,200											\$1,200			
B2050	Building Exterior	8030288	Exterior Door, Wood, Solid-Core, Replace	25	22	3	1	EA	\$700.00	\$700				\$700										
C1030	Locker Rooms	8030281	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	24	16	1	EA	\$2,100.00	\$2,100														
C1090	Restrooms	8030275	Toilet Partitions, Wood, Replace	20	10	10	9	EA	\$500.00	\$4,500											\$4,500			
C2010	Throughout Building	8030270	Wall Finishes, any surface, Prep & Paint	10	6	4	9000	SF	\$1.50	\$13,500					\$13,500									
C2050	Throughout Building	8030284	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	9000	SF	\$2.00	\$18,000						\$18,000								
D2010	Concessions	8030269	Water Heater, Electric, Residential, Replace	15	5	10	1	EA	\$650.00	\$650											\$650			
D2010	Locker Rooms	8030262	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA	\$1,200.00	\$1,200										\$1,200				
D2010	Locker Rooms	8030261	Toilet, Commercial Water Closet, Replace	30	19	11	5	EA	\$1,300.00	\$6,500												\$6,500		
D2010	Throughout Building	8030273	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	5	EA	\$1,500.00	\$7,500												\$7,500		
D2010	Concessions	8030289	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	1	EA	\$1,400.00	\$1,400												\$1,400		
D2010	Locker Rooms	8030285	Shower, Valve & Showerhead, Replace	30	19	11	10	EA	\$800.00	\$8,000												\$8,000		
D2010	Throughout Building	8030267	Urinal, Standard, Replace	30	14	16	6	EA	\$1,100.00	\$6,600														
D3020	Throughout Building	8030282	Unit Heater, Hydronic, Replace	20	14	6	1	EA	\$1,100.00	\$1,100							\$1,100							
D3020	Restrooms	8030268	Unit Heater, Hydronic, Replace	20	10	10	1	EA	\$1,100.00	\$1,100											\$1,100			
D3020	Locker Rooms	8030272	Unit Heater, Electric, Replace	20	10	10	1	EA	\$2,200.00	\$2,200											\$2,200			
D3030	Locker Rooms	8030280	Air Conditioner, Window/Thru-Wall, Replace	10	2	8	1	EA	\$2,200.00	\$2,200									\$2,200					
D3060	Locker Rooms	8030278	Exhaust Fan, Propeller, 0.5 HP Motor, Replace	20	10	10	1	EA	\$1,300.00	\$1,300											\$1,300			
D5020	Commercial Kitchen	8030277	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	\$8,000.00	\$8,000														
D5030	Throughout Building	8030283	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	12000	SF	\$2.50	\$30,000														
D5040	Throughout Building	8030265	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	9	11	12000	SF	\$2.10	\$25,200												\$25,200		
D5040	Building Exterior	8030271	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	10	EA	\$600.00	\$6,000														
E1030	Locker Rooms	8030276	Foodservice Equipment, Icemaker, Freestanding, Replace	15	8	7	1	EA	\$6,700.00	\$6,700								\$6,700						
E1030	Throughout Building	8030286	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	\$2,500.00	\$2,500														

Replacement Reserves Report

10/1/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Totals, Unescalated												\$0	\$0	\$0	\$700	\$40,500	\$18,000	\$1,100	\$6,700	\$2,200	\$1,200	\$10,950	\$82,600	\$0	\$1,000
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$765	\$45,583	\$20,867	\$1,313	\$8,240	\$2,787	\$1,566	\$14,716	\$114,338	\$0	\$1,000

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	8030269	D2010	Water Heater	Electric, Residential	28 GAL	Whitehaven Stadium / Stadium Facilities	Concessions	A. O. Smith	ENL-30 100	1929115626273	2019		
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	8030272	D3020	Unit Heater	Electric	10 KW	Whitehaven Stadium / Stadium Facilities	Locker Rooms	Modine Manufacturing	Inaccessible	Inaccessible	2010		
2	8030268	D3020	Unit Heater	Hydronic	P12 MBH	Whitehaven Stadium / Stadium Facilities	Restrooms	Reznor	Inaccessible	Inaccessible	2005		
3	8030282	D3020	Unit Heater	Hydronic	12 MBH	Whitehaven Stadium / Stadium Facilities	Throughout Building	Illegible	Inaccessible	Inaccessible	2010		
4	8030295	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Whitehaven Stadium / Score Booth	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2015		
5	8030280	D3030	Air Conditioner	Window/Thru-Wall	1 TON	Whitehaven Stadium / Stadium Facilities	Locker Rooms	No dataplate	No dataplate	No dataplate	2015		
6	8030278	D3060	Exhaust Fan	Propeller, 0.5 HP Motor	5000 CFM	Whitehaven Stadium / Stadium Facilities	Locker Rooms	Inaccessible	Inaccessible	Inaccessible	2005		
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

