

PHASING + COST PROJECTIONS

ADDITIONAL ITEMS AND COSTS

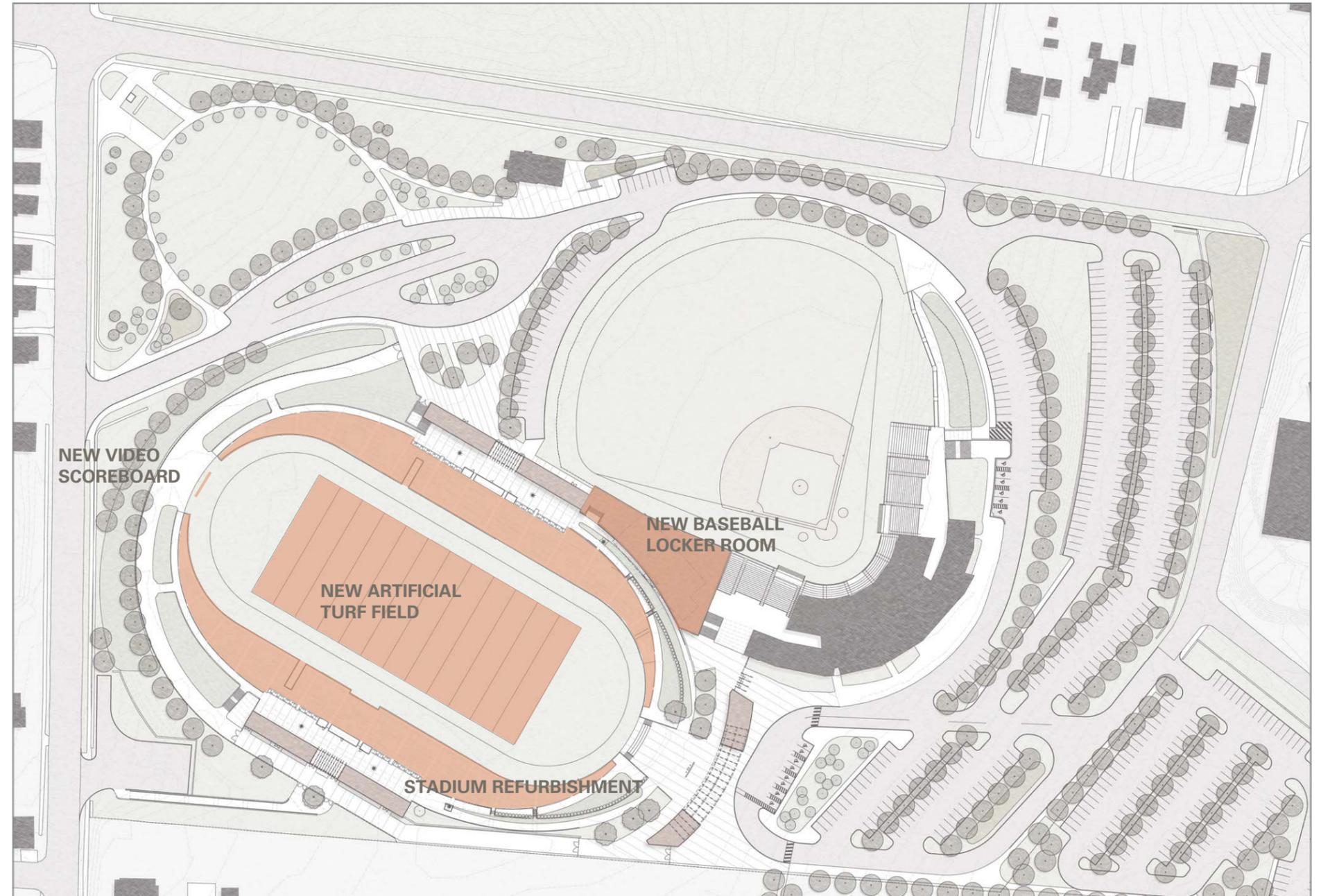
In addition to the construction phases described before, there are several options that could be added into the scope of the project. These additional items are listed below with their associated costs.

NEW ARTIFICIAL TURF FIELD : \$555,000

STADIUM REFURBISHMENT : \$315,000

NEW VIDEO SCOREBOARD : \$115,000

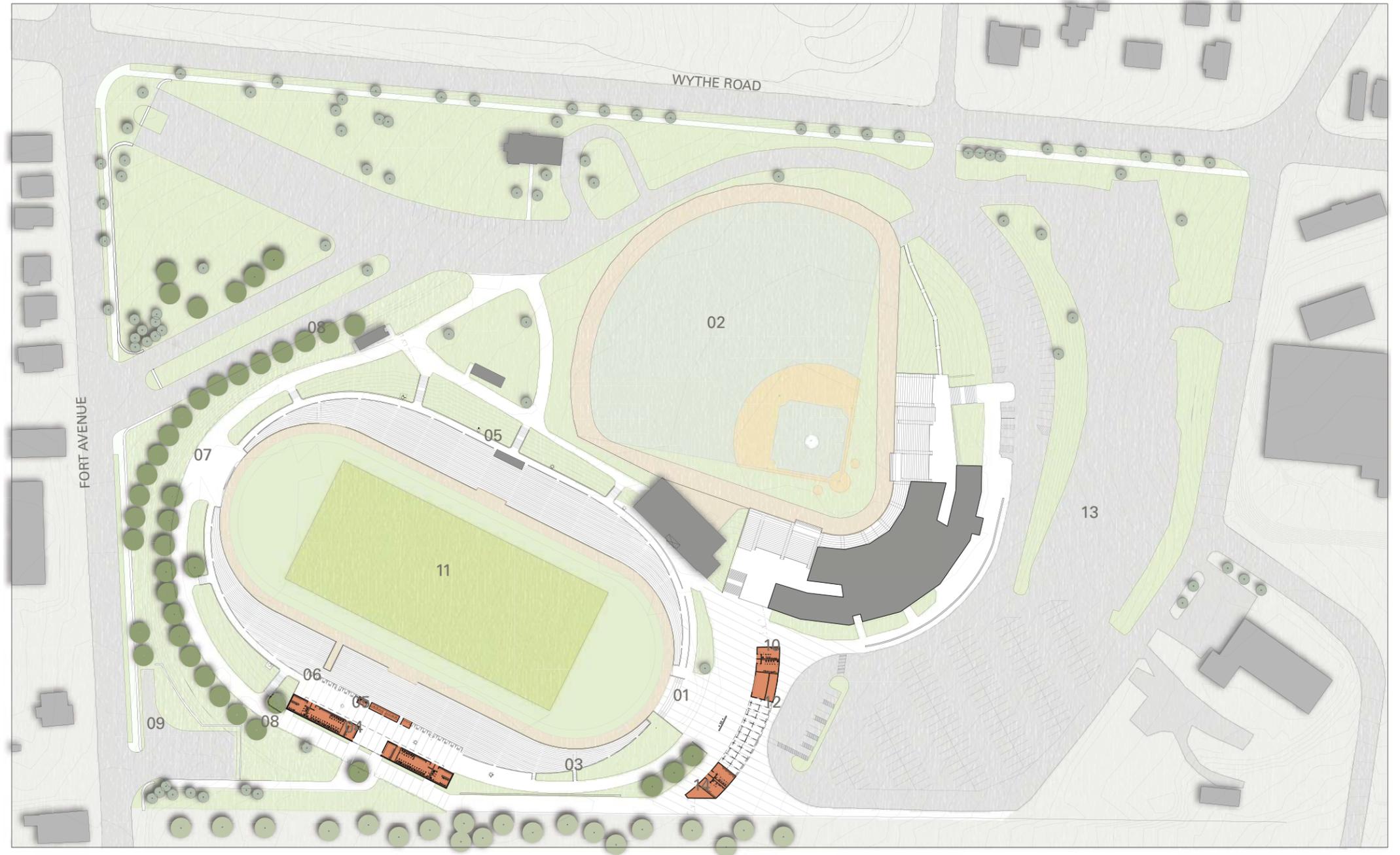
NEW BASEBALL LOCKER ROOM : \$1,995,000



PROPOSED STADIUM PLAN
REDUCED SCOPE

PRIMARY LANDSCAPE SPACES + BUILDINGS

- 01 Proposed South Entry Plaza
- 02 Calvin Falwell Field
- 03 Proposed Accessible Ramp
- 04 Proposed New Bathrooms and Concessions
- 05 Existing Press Box
- 06 Proposed New Press Box
- 07 Proposed New Video Scoreboard
- 08 Proposed New Site Fence
- 09 Proposed Parking for Home Team and Access to Field House and Storage Area
- 10 Proposed Bathroom/Concessions/Ticket Booth at South Entry
- 11 Proposed New Artificial Turf/Re Sodded Field
- 12 Proposed South Entry Gate
- 13 Existing Parking
- 14 South Plaza Vehicular Access Gate



08.01.2013

PROPOSED STADIUM PLAN
REDUCED SCOPE

MAIN ENTRANCE GATE + HOME SIDE ADDITION

DURATION : 10-11 Months

A - MAIN ENTRANCE GATE : **\$2,083,013**

Phase 1A of the Lynchburg City Stadium Renovation would include the construction of the new main entrance gate and plaza. This will include new bathrooms facilities, concessions, and ticketing as part of the entry. Part of the front entry will also be a memorial area to house new plaques commemorating the past players and history of the stadium.

B - HOME SIDE ADDITION : **\$3,377,446**

Phase 1B construction will include the first accessible ramp on the south side of the stadium and the new home side team/stadium support building. A new service entrance off of Fort Avenue, at what was the old pedestrian ticket booth, would also be part of this phase of construction.



08.01.2013

PROPOSED STADIUM PLAN
REDUCED SCOPE

C - STADIUM REFURBISHMENT : \$315,000

Restoration work associated with refurbishment of the existing stadium bleachers and the handrails.

TOTAL CONSTRUCTION COST (A+B+C)

\$5,775,459

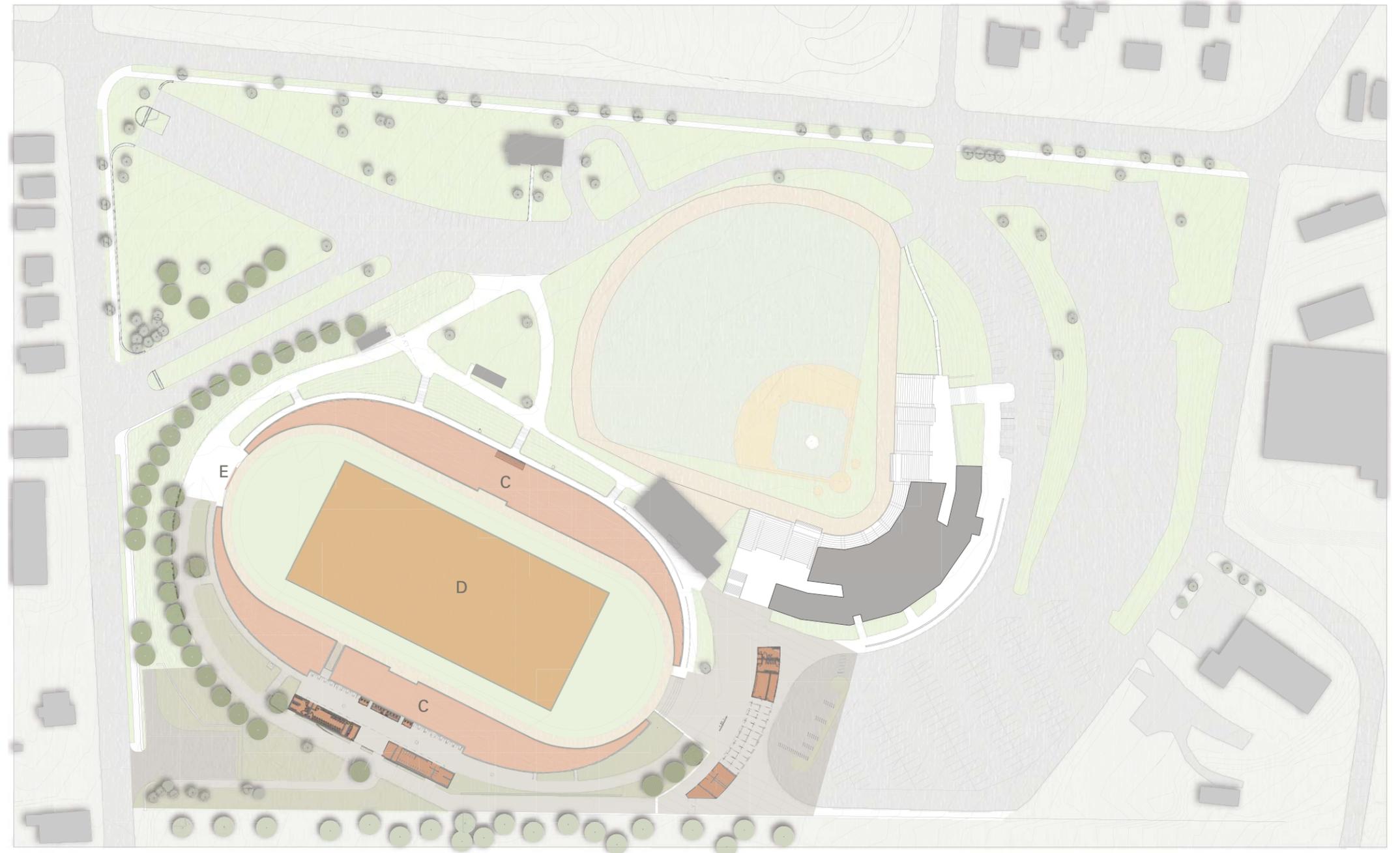
ADDITIONAL ITEMS AND COSTS

In addition to the construction phases described, there are several options that could be added into the scope of the project. These additional items are listed below with their associated costs.

D - NEW ARTIFICIAL TURF FIELD : \$555,000

E - NEW VIDEO SCOREBOARD : \$115,000

F - NEW PA SYSTEM : \$115,000



08.01.2013

CONSULTANT REPORTS

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MEP REPORT ON EXISINTG CONDITIONS

PLUMBING

- Domestic water services to buildings do not have backflow preventers or pressure reducing valves
- Plumbing facilities are not provided within the Groundskeeper's Office for daily use by the maintenance staff.
- Plumbing facilities are provided for basic food preparation (warming) and beverages in the Concessions / Storage Building; options for food preparation are limited by the lack of pot washing and grease interceptor.
- Plumbing fixtures throughout are of dated vintage and do not meet current water conservation requirements mandated by codes
- Domestic hot water is not provided in public restrooms as required by current codes
- Domestic water systems within the restroom buildings must be drained down during the winter months to prevent freezing

HVAC

- Heating and cooling systems in most of the structures consist of simple terminal units – electric unit heaters, window air conditioners
- Ventilation for the Concessions preparation area is provided via a propeller wall exhaust fan – it is not known whether it provides sufficient ventilation or how effective it is.
- Groundskeeper's Office – electric unit heater
- No heating or cooling is provided for the restroom buildings. Ventilation is by natural means only through operable windows.
- Press Boxes – none
- Ticket Booth – none
- Team Locker Room – Packaged rooftop units provide heating and cooling (one for each locker room), multiple roof mounted exhaust fans



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MEP REPORT ON EXISINTG CONDITIONS

ELECTRICAL

- In general, the electrical power distribution systems are antiquated and could be better organized

- Lighting within and on the exterior of the buildings is dated

- Concessions / Storage Building – An electric panel to serve loads within the building, as well as on the field (penalty clock, scoreboard, irrigation system). Interior lighting consists of porcelain bases with self-ballasted fluorescent lamps and linear fluorescent fixtures without lenses. Quartz and HID wall packs provide exterior illumination.

- Site and pedestrian way lighting is provided by pole mounted HID fixtures of dated vintage. The level and uniformity of lighting along pedestrian ways is inadequate, partially due to overhanging branches from large mature trees.

- Field lighting is provided by field lighting poles with HID sports lighting fixtures. The poles have climbing rungs and service platforms. Maintenance personnel have expressed a concern with release and reattachment of the climbing safety cable when transitioning from the climbing rungs to the service platforms.

- Groundskeeper's Office – A main distribution panel MDP (rated 800A, 120/208V, 3-phase) of recent vintage has been added to the front of the box of the original distribution panel. This MDP has a 400A main breaker, and branch breakers that feed panels in the Field House panel, Restroom buildings, Concessions, Home Side (press box), and Visitor Side (press box), as well as parking lot

- Restroom buildings – Surface-mounted fluorescent lighting with acrylic lenses inside. HID wall packs provide exterior illumination.

- Press Boxes –The west Press Box contains an electrical panel that is marked to feed lighting and receptacles, as well as surface mounted fluorescent lighting with acrylic lenses.

- Ticket Booth – none

- Site and pedestrian way lighting is provided by pole mounted HID fixtures. The level and uniformity of lighting along pedestrian ways is inadequate, partially due to overhanging branches from large mature trees.

- Field lighting is provided by a total of eight (8) field lighting poles with HID sports lighting fixtures. The poles have climbing rungs and service platforms. A transformer is mounted on each pole that provides electricity to light fixtures that illuminate the grandstands.

- Electricity is fed to the scoreboard underground.

- Team Locker Room – 277/480V, 3-phase service, electric panels to serve loads within the building and Musco field lighting (presumably for the baseball field). Linear fluorescent interior lighting.

TELECOMMUNICATIONS

- The public address system does not have speakers distributed throughout the stadium, which results in uneven sound levels in the grandstands

- The direction of sound projecting from the public address system disturbs the surrounding residential neighborhoods

- Low voltage controls within the Press Box for the scoreboards and PA system are dated.



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PROPOSED NEW – PLUMBING, MECHANICAL (HVAC) AND ELECTRICAL

PHASE 1 – SOUTH PLAZA & HOME TEAM FACILITIES-

-New Bus / Service Entrance

-Exterior Lighting – Pole-mounted (12' mtg ht) lighting as appropriate and necessary for parking and pedestrian circulation. Lighting will be fed from 480V panel in the West Side Field Maintenance room and controlled via photocell / timer switch.

Site Paved Areas

-Site Lighting – Pole-mounted (12' mtg ht) lighting as appropriate and necessary for pedestrian circulation. Power to be fed from the West Side Restroom utility room panel (277V) and controlled by photocell / timer switch (excluding the Bus / Service Entrance site lighting).

South Plaza and Entry Gates

-Site Lighting – Building- and pole-mounted (12' mtg ht) lighting as appropriate and necessary for pedestrian circulation. Lighting will be fed from the 480V panel in the West Side Restroom utility room and controlled via photocell / timer switch.

-Telecommunications – Conduits and low-voltage wiring from the PA speakers and south scoreboard to the West Side Restroom utility room.

South Plaza – West Side Restrooms

-Plumbing – New 3" domestic water service and 4" sanitary/storm drainage service connections. The new domestic water service will serve the West and East buildings and will have pressure reducing valve and RPZ backflow preventer. Plumbing fixtures in restrooms will be water-conserving type (wall-mounted flush valve water closets and urinals, wall-hung lavatories with 0.5 gpm metering / mixing faucets). A service sink will be required. Vertical storage electric water heater to serve restroom lavatories and service sink (est. 20-30 gal, 4.5kW). Exterior freezeless and interior mixing hose bibs as appropriate.

-HVAC – Roof mounted exhaust fan (825 cfm) to serve both Mens/Womens restrooms. Intake louver with motorized damper and electric unit heater (rated 10kW) for each Men's and Women's restroom.

-Electric Power – A new 480V, 3-phase service will be brought into the utility room in this building. This new service will be sized to accommodate all electrical loads in Phases 1, 2, 3A and 4. A new main switchboard (MSB) with

main breaker will be provided for this purpose. The anticipated rating of the new MSB is 2000A with 2000A main breaker. Branch breakers in the MSB will be provided to serve a) a stepdown transformer for 120/208V panel to serve loads in the South Entry Plaza buildings, b) the Home Team Stands / Locker Room / Concessions, c) the Visiting Team Stands / Locker Room / Concessions, d) the new Baseball Locker Room, e) the existing football stadium lighting, and f) new parking lot lighting. A new 480V sub-panel to serve the field lighting control panel. A 150-kVA 480V-208/120V dry type transformer to feed a 400A, 3-phase sub-panel in this building (for exterior Plaza lighting, interior loads for Plaza buildings).

-Interior Lighting – Fluorescent lighting as appropriate and necessary for the functions and activities in this building (possibly linear fluorescent with high impact protective lenses). Restroom lighting will be controlled by ceiling mounted occupancy sensors or remote timer switch.

-Telecommunications – Existing PA system head-end relocated to the utility room in this building. Conduits and low-voltage wiring from the Press Boxes, and to the PA system and south scoreboard.

South Plaza – East Side Restrooms / Concessions / Ticket Booth

-Plumbing – New 2" domestic water feed from the West Side building and 4" sanitary/storm drainage service connections. Restroom plumbing fixtures will be similar to the West Side building. Wall-hung hand sink with gooseneck mixing faucet, 3-compartment sink and grease trap for Concessions. Vertical storage electric water heater to serve restroom lavatories and concessions fixtures (est. 50-80 gal, 6kW). Exterior freezeless and interior mixing hose bibs as appropriate.

-HVAC – Mini-split DX heat pump with electric heat for the Ticket Booth. Roof mounted exhaust fan (825 cfm) to serve both Mens/Womens restrooms. Intake louver with motorized damper and electric unit heater (rated 10kW) for each Men's and Women's restroom. Ceiling-hung electric radiant heaters for the Concessions.

-Electric Power – A 200A feed from the 120/208V, 3-phase panel in the West Side building electrical panel and 200A panel with main breaker to feed loads within this building.

-Interior Lighting – Fluorescent lighting as appropriate and necessary for the functions and activities within the building (similar to West Side building).

-Telecommunications – Conduits and low-voltage wiring from the West Side Restroom utility room to relocated PA speakers.

Home Team Stands / Locker Rooms / Restrooms / Concessions (West Side)

-Plumbing – New 4" domestic water service and 6" sanitary/storm drainage service connections. The new domestic water service will have pressure reducing

valve and RPZ backflow preventer. Plumbing fixtures in locker rooms and restrooms will be water-conserving type (wall-mounted flush valve water closets and urinals, wall-hung lavatories with 0.5 gpm metering / mixing faucets, 1.5 gpm wall-mounted shower mixing faucets). Wall-hung hand sink with gooseneck mixing faucet for Concessions. Floor mounted service sink in the Janitor room. Vertical storage electric water heater to serve all fixtures requiring domestic hot water (est. 120-200 gal, 60kW). Exterior freezeless and interior mixing hose bibs as appropriate.

-HVAC – Press Boxes and Coaches'/Officials' Offices are to be heated, cooled and ventilated – all other occupied spaced to be heated and ventilated only. Mini-split DX heat pump with (3) evaporator units and ceiling fans for the Press Boxes. Mini-split DX heat pump with (2) evaporator units for the Coaches' and Officials' Offices. Roof mounted exhaust fan (2,200 cfm) to serve each pair of Men's/Women's restrooms. Intake louvers with motorized dampers and electric unit heaters (rated 15kW) for each Men's restroom. Intake louvers with motorized dampers and two electric unit heaters (rated 15kW) for each Women's restroom. Wall-mounted exhaust fan (2,000 cfm), intake louvers with motorized dampers and two electric unit heaters (rated 15kW) to serve the Home Team Locker Room / Showers / Bathroom. Exhaust fan (150 cfm) for each restroom in the Coaches' and Officials' Offices. Ceiling-hung electric radiant heaters for the Concessions. Wall mounted exhaust fan (500 cfm), intake louver with motorized damper and electric unit heater (rated 10kW) for the Field Maintenance room.

-Electric Power – A 400A feed from the 480V, 3-phase MSB in the Entry Plaza West Side building to a 300-kVA 480V-208/120V dry type transformer and 120/208V, 3-phase, 600A panel with main breaker to serve all loads within this building. Transformer and panel to be located in the Field Maintenance room. Branch circuits and outlets as required within the buildings. New underground power feed to the north scoreboard.

-Interior Lighting – Fluorescent lighting as appropriate and necessary for the functions and activities in this building (possibly linear fluorescent with high impact protective lenses). Lighting will be controlled by ceiling mounted occupancy sensors or remote timer switch.

-Exterior Lighting – Building-mounted lighting as appropriate and necessary for pedestrian circulation.

-Field Lighting – Remove existing pole-mounted transformers and site lighting fixtures and replace with new fixtures as appropriate and necessary for pedestrian circulation.

-Telecommunications – Conduits and low-voltage wiring from the Press Boxes to PA system and scoreboards.

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PHASE 2 – VISITING TEAM FACILITIES, NORTH/EAST PLAZA, PARKING & DRIVEWAY/DROP-OFF

Visiting Team Stands / Locker Rooms / Restrooms / Concessions (East Side)

-Plumbing – Similar to Home Team.

-HVAC – Similar to Home Team.

-Electric Power – Similar to Home Team (excluding underground power feed to the north scoreboard). Parking and driveway lighting in Phase 3B will be fed from the main panel in Phase 2 – include underground empty conduits stubbed out for this purpose.

-Interior Lighting – Similar to Home Team.

-Exterior Lighting – Similar to Home Team.

-Field Lighting – Similar to Home Team.

-Telecommunications – None.

North / East Entry Plaza, Parking & Driveway / Drop-off

-Site Lighting – Building- and pole-mounted (12'-20' mtg ht) lighting as appropriate and necessary for pedestrian circulation and parking. Lighting will be fed from the 480V panel in the Visiting Team Field Maintenance room and controlled via photocell / timer switch.

PHASE 3A – SOUTH PARKING LOT

-Demo existing Humane Society site and Build New Parking

-Humane Society – Remove building and all PME services / components.

-Site Lighting – Pole-mounted (12'-20' mtg ht) lighting as appropriate and necessary for pedestrian circulation and parking. Lighting will be fed from the 480V panel in the South Plaza West Restroom utility room (Phase 1) and controlled via photocell / timer switch.

PHASE 3B – SOUTH PARKING LOTS

Renovate Existing Parking

-Site Lighting – Pole-mounted (12'-20' mtg ht) lighting as appropriate and necessary for pedestrian circulation and parking. Lighting will be fed from the 480V panel in the South Plaza West Restroom utility room (Phase 1) and controlled via photocell / timer switch.

PHASE 4 – NORTH PARKING

North/East Parking and Bus Loop

-Site Lighting – Pole-mounted (12'-20' mtg ht) lighting as appropriate and necessary for pedestrian circulation and parking. Lighting will be fed from the 480V panel in the Visiting Team Field Maintenance room (Phase 2) and controlled via photocell / timer switch.

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STURCTURAL REPORT ON EXISINTG CONDITIONS

Building #1 - Team Locker Rooms

1.All exterior walls are concrete brick veneer and 8" load bearing CMU. The roof framing is steel bar joists with metal deck.

2.The exterior veneer has Control Joints (CJ's) but the concrete bricks still have shrinkage cracks. The exterior cracks at some of the corners are +1/8". (See Pictures)

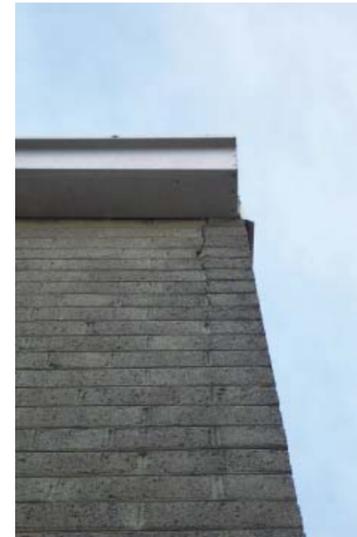
3.No weep holes in the veneer are present. Without weep holes water and water vapor don't easily vent and traps the moisture in the walls.

4.The joint reinforcing in the veneer is starting to corrode and expand. This is causing serious horizontal cracking and spalling of mortar joints. (See Picture)

5.Only one small crack was seen on the interior CMU. The exterior cracking is not translating to the interior walls.



Evidence of verical cracks at Building #1



Evidence of spalled concrete, protruding mortar caused from rusting joint reinforcement



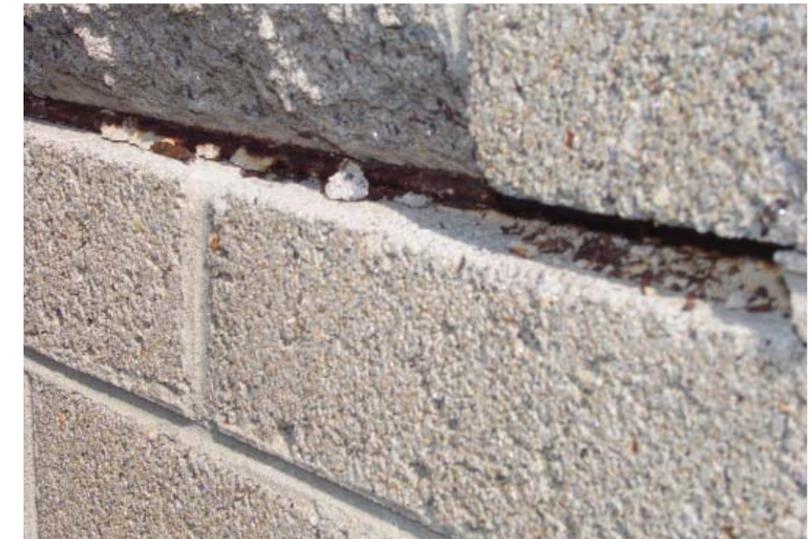
Building #2 - Ticket Booth and Storage

1.All exterior walls are double wythe concrete bricks without CJ's and most have shrinkage cracks. (See Pictures)

2.Access to this building did not allow for an interior evaluation.



Evidence of verical cracks at Building #2



Building #4 - Maintenance Building

1.Roof framing is 2x10 rafters at 16" oc with 2x10 purlins at 24" oc supporting wood decking. Previously repaired areas are visible.

2.All exterior walls are double wythe concrete bricks without CJ's and most have shrinkage cracks. (See Picture)

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STURCTURAL REPORT ON EXISINTG CONDITIONS

Building #5 - Women's Restroom #1

1.All exterior walls are double wythe concrete bricks without CJ's and all have shrinkage cracks. A few cracks go the full width of the wall. (See Pictures)

2.Foundation movement from two large tree is possible due to the size and proximity of the trees. (See Picture)

Building #8 - West Press Box and Stadium

1.Overall this half of the stadium is in very good shape considering its age and exposure.

2.The sealant in all of the concrete slab-on-grade Expansion Joints (EJ's) is past its usefulness and should be replaced. (See Picture)

3.The concrete patches are unsightly and appear to have feathered edges that will not last. Patches should be reworked with square cuts and square edges, and color/texture matched.

4.A small number of exposed rebar locations in the concrete should be cleaned, coated and patched.

5.A few locations of Press Box window sills have spalled due to rusting rebar. These should be removed, prepared, coated, and repaired. (See Picture)

6.The concrete roof of the Press Box does not currently show signs of rebar deterioration. However, the remaining exposed life is limited. A roof membrane is recommended before deterioration sets in. (See Picture)



Evidence of diagonal cracks in masonry



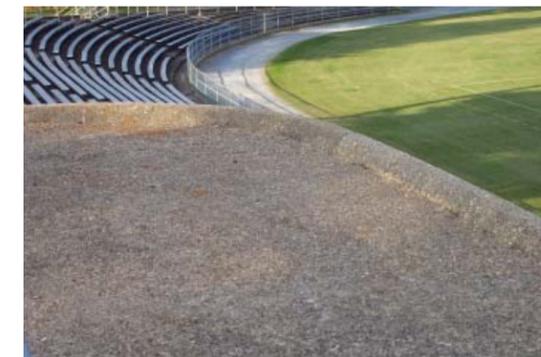
Large trees close to foundation



Sealant in EJ is cracked and brittle



Window sill spalled from rebar's corrosive expansion



Exposed concrete roof

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STURCTURAL REPORT ON EXISINTG CONDITIONS

Building #9 - East Press Box and Stadium

1. Overall this half of the stadium is in very good shape considering its age and exposure.
2. The concrete slab-on-grade EJ's are open and missing sealant. (See Picture)
3. The concrete patches are unsightly and appear to have feathered edges that will not last. Patches should be reworked with square cuts and square edges, and color/texture matched. (See Picture)
4. A small number of exposed rebar locations in the concrete steps and walls should be cleaned, coated and patched. (See Picture)
5. The wood soffit around the wood-framed roof has signs of water damage, which could mean the framing is damaged. (See Picture)



Open expansion joints need sealant



Exposed rebar



Large masonry and cap stone cracks

Building #11 - Women's Restroom #2

1. All exterior walls are double wythe concrete bricks without CJ's and all have serious movement/shrinkage cracks. Five cracks go the full width of the wall. (See Pictures Below)
2. The worst wall cracks are around 5/8" wide. Some cracks have been previously repaired and some are out of plane across the crack. (See Pictures)
3. The ceiling has signs of water damage from a roof leak. (See Picture)
4. The depth of the footing or grade beam is unknown item that is required for further analysis.



Concrete patch



Large masonry and cracks



Water damaged soffit



Water damaged ceiling

CONSULTANT REPORTS

STURCTURAL REPORT ON EXISINTG CONDITIONS

Building #12 - Men's Restroom #1

1.All exterior walls are double wythe concrete bricks without CJ's and all have movement/shrinkage cracks. Three cracks go the full width of the wall. (See Pictures)

2.The worst wall cracks are around 5/16" wide. Some have been previously repaired and some are out of plane across the crack. (See Pictures)

3.The ceiling has two signs of water damage from previous roof leaks.



Large masonry cracks



Large masonry cracks



Out of plance crack

CONSULTANT REPORTS

CIVIL OBSERVATIONS ON EXISINTG CONDITIONS

Berkley-Howell & Associates, P.C. was commissioned to prepare a topographical survey of the Lynchburg City Stadium. During the collection of field data the following observations were noted.

- Football Field Drainage: The football field has drainage issues that are too numerous to delineate ranging from surface potholes to structures which have been covered with dirt and sod rendering them inoperable.

-Utility Mapping: Information relating to the location and size of existing utilities (namely public water, public sewer and storm sewers) remains ambiguous.

-mWaterline valves were field located in areas where no waterlines are supposed to exist, etc.

-One sanitary sewer manhole (near the entrances to the football field) was not accessible (below grade – could not be found).

-Storm sewer routing was not always evident, especially around the baseball field.

-Erosion/Sediment Control: While the site is generally in good shape, there are some areas near Naval Reserve Road that will need attention as construction progresses.

