

# August 2022 PFM's Truist Stadium Assessment

## Items that have been repaired/replaced by PFM since 2020

- **Flow Club** New HVAC units installed – RTU 1 & RTU 2 were replaced in July of 2022 Repair Cost – \$65,000.00 – Based on current conditions in flow and monitoring is ongoing – Previous assessment identified need for HVAC redesign – Since replacement of units we are reevaluating if still needed.
- **Beer Garden** – Deck was replaced in 2020 – Approximately \$18,000.00
- **Kitchen Main Concourse** – Added HVAC to Kitchen in 2020 - \$35,000.00
- **Back Flow Preventor** – Rebuilt the Winter of 2022 – \$3,000.00

**Total Repair Cost since 2020: \$121,000.00**

## Items outstanding that need repair or replacement as of August 2022:

- **HVAC Controls:** Controls for RTU 3 & 4 still need to be replaced – (2022 Budget Estimate \$2,000.00)
- **Concourse** Dry Fire System Repairs (2019 Budget Estimate – \$15,000.00) Add %20 for 2022 Budget Estimate.

HVAC in bathrooms on outdoor suite level 3. Current units not adequate to meet load. Suite 6, 7, & 8 also club level outside bathrooms – 1 five zone mini split – (2022 Budget Estimate - \$25,000.00)

- **Home Club House** M-Series. Controls are inoperable. In need of new controls. (2022 Budget Estimate - \$5,000.00)
- **Commissary/Kitchen** Freezer in Commissary. Remove Slab, place new slab and insulate (2022 Budget – Estimate \$25,000.00)
- **Cargo Elevator** – Flooring needs to be replaced in elevator. (2022 Budget Estimate - \$2,000.00)
- **Domestic Hot Water Boilers** – Need Boiler Drain Kits installed – (2021 Budget Estimate \$6,000)
- **Media Room HVAC Replacement:** (August 2022 Quote from QRC to replace: \$15,000.00) – Units failed in Summer of 2022

**Total Cost of 2022 Needs: \$95,000.00**

### **Repairs in Progress 2022**

- **Outfield Electrical Room** – Addressing water infiltration (approx. cost 17,000.00)
- **Concourse** – Currently sealing areas that have leaked in the past in the concourse (\$8000.00 80% completed)
- **Commissary/Kitchen** Currently sealing the concourse to address leaks  
- in Commissary (included in the \$8,000.00 for concourse leaks)
- **Control Room** – Currently sealing the concourse (Budget Estimate \$50,000.00 2022 Budget - Current Project)

### **Annual Maintenance Service Notes:**

#### **(Stadium Staff has Annual Expense Records)**

- Brady Trane & QRC currently maintains and PM's HVAC units.
- Rhino Refrigeration maintains & PM's Walk in cooler units.
- Twin City Sprinkler maintains Dry Fire System - Concourse
- Schindler Elevators take care of by and serviced by Schindler.
- Twin City Sprinkler Fire Pump System Annual Maintenance
- Boilers serviced by Brady Trane