

8 June 2010

Mr. Tom Marshall
O. T. Marshall Architects, P.C.
5859 Ridge Bend Road
Memphis, Tennessee 38120

Re: Preliminary Assessment
Mid-South Coliseum
996 Early Maxwell Road
Memphis, Tennessee 38104
CAS No. 2010.41

Dear Mr. Marshall:

As requested, I have conducted a preliminary assessment of the building known as the Mid-South Coliseum located within the Memphis Fairgrounds on 996 Early Maxwell Boulevard. The assessment included a limited walk-through inspection of the building. My work did not include any inspection openings, measurements of existing building elements or material testing; only limited visual observation of the existing conditions. The intent of this work was to visually assess the condition of the building and offer an opinion on its current condition and provide a rough order of magnitude cost estimate for any repair work.

Background

Mid-South Coliseum, also known as “The Entertainment Capital of the Mid-South”, was a multipurpose arena, which seated 10,085 people, in Memphis, Tennessee. It was built in 1963 and closed in 2006. The Coliseum hosted such events as music concerts, professional wrestling, ice hockey, indoor soccer, basketball, and TV specials. The music venue was quite diverse and included the Beatles Final American Tour, George Harrison, Elvis Presley, The Jacksons, Parliament – Funkadelic, Celine Dion, Judas Priest’s, Whitney Houston, Widespread Panic, Band 311, and Eric Clapton, among others. The Coliseum’s sport venue included United States Wrestling Association, Memphis Wings, Memphis River Kings, Memphis Rogues, American Basketball Association Memphis Franchise, Memphis Pros, Memphis Tams, Memphis Sounds and was the home to the University of Memphis Tigers basketball team (Memphis State University) before the Pyramid was constructed. The Coliseum closed at the end of 2006 due to accessibility compliance issues with the Americans with Disabilities Act (ADA). At that time it was apparent the remediation necessary to bring the facility into compliance with the ADA requirements was cost prohibitive.

Assessment

Based on my preliminary survey the current condition of the Coliseum is typical of a building that has been closed and empty for nine years. The plumbing and mechanical systems have all been drained, winterized and in a “none working state”. The electrical system has been modified to provide only the minimum life safety requirements for lighting. Vandalism and theft has occurred throughout the building with significant damage to mechanical, plumbing, electrical, fire protection, partitions, storefront, roofing, flooring, and equipment. The building is currently being used to store three 18 wheeler trailers in the center of the arena floor for the City of Memphis.

In order for the Coliseum to become a usable and code compliant facility with today’s State, Local, and Federal requirements, the structure, roof, mechanical systems, plumbing systems, electrical systems, fire protection systems, interior finishes including asbestos abatement, and the exterior shell would require a substantial amount of upgrades or total replacement in some cases. Outline below is an estimated Rough Order of Magnitude (R.O.M.) of the anticipated renovation costs to bring the facility up to code and in working order.

Estimated Renovation Costs (ROM)

Compliance with Americans with Disabilities Act:	\$8,600,000.00
Seismic Structural Upgrades:	\$5,000,000.00
Energy Code Upgrades:	
Mechanical:	\$3,000,000.00
Plumbing:	\$2,050,000.00
Electrical:	\$2,225,000.00
Fire Protection & Alarm:	\$1,500,000.00
Asbestos Abatement:	\$100,000.00
Selective Demolition:	\$1,400,000.00
Roofing Replacement:	\$550,000.00
Weather Tightness:	\$220,000.00
Exterior Skin:	\$500,000.00
Glazing:	\$140,000.00
Interior Finishes:	\$3,000,000.00
Multi-Purpose Flooring (Athletic floor, screening, Retractable bleachers, seating)	\$2,000,000.00
<u>Testing, Construction Management & A&E Fees:</u>	<u>\$2,500,000.00</u>
Total R.O.M.:	\$32,785,000.00

The total cost is approximately \$32,785,000.00 and includes all testing and architectural and engineering design fees. The estimated design time for the upgrades is six to eight months and the estimated construction time is twelve to sixteen months.

C. A. SMITH

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If you have any questions or desire additional information, please do not hesitate to call.

Very truly yours,

C.A. SMITH

A handwritten signature in black ink, appearing to read "Clinton A. Smith". The signature is written in a cursive style with a large initial "C" and a stylized "S".

Clinton A. Smith
Licensed Architect
Tennessee No. 22,697