

U.S. BANK STADIUM

EXECUTIVE SUMMARY

FACILITY ASSESSMENT REPORT UPDATE

5.06.2025



Protecting Your Investment

WHY?

Create a **yearly plan** for necessary repairs and replacements over the next **10 years**.

Aid in **phased implementation**.

Provide a roadmap to **protect** and **preserve** U.S. Bank Stadium.

FACILITY ASSESSMENT

- +Visual observation of all major components of the facility (architectural, structural, mechanical, audio/visual, etc.)
- +Establishes a baseline on the stadium's current condition to assist the MSFA and stadium operator in making decisions on the future maintenance needs of the stadium.
- +Findings are used to build a condition assessment report with anticipated repairs and associated estimated costs.

Other NFL Facility Assessments

/ POPULOUS PERFORMED NFL STADIUM ASSESSMENTS IN LAST 7 YEARS		
NFL Stadium / Location	Year Stadium Opened	Year Assessment Performed
NRG Stadium (Houston, Texas)	2002	2018
Highmark Stadium (Buffalo, New York)	1973	2018
Lumen Field (Seattle, Washington)	2002	2019
Bank of America Stadium (Charlotte, North Carolina)	1996	2021
Raymond James Stadium (Tampa, Florida) - Architectural Only	1998	2007, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2021, 2022, 2023
GEHA Field at Arrowhead Stadium (Kansas City, Missouri)	1972	2022
U.S. Bank Stadium (Minneapolis, Minnesota)	2016	2023
Acrisure Stadium (Pittsburgh, Pennsylvania)	2001	2023
Levi's Stadium (Pittsburgh, Pennsylvania)	2014	2024
NRG Stadium (Houston, Texas)	2002	2024
Raymond James Stadium (Tampa, Florida)	1998	2025

/ OTHER NFL STADIUM ASSESSMENTS IN LAST 7 YEARS		
NFL Stadium / Location	Year Stadium Opened	Year Assessment Performed
M&T Bank Stadium (Baltimore, Maryland)	1998	2021
Nissan Stadium (Nashville, Tennessee)	1999	2022
Paycor Stadium (Cincinnati, Ohio)	1998	2022

Facility Assessment Process

1

MEET WITH STADIUM
MAINTENANCE STAFF
TO LEARN THEIR
EXPERIENCES AND
CONCERNS

2

FULLY ASSESS ALL
COMPONENTS OF THE
STADIUM AND SITE

3

DOCUMENT
CONDITION OF ALL
SYSTEMS

4

PROVIDE
RECOMMENDATIONS
OF NEEDED
MAINTENANCE AND
REPAIRS

5

GENERATE CAPITAL
IMPROVEMENTS ITEMS

6

WORK WITH COST
ESTIMATOR TO
ASSIGN VALUES AND
DURATIONS TO ITEMS

7

PRIORITIZE NEEDS
AND FORECAST
FUTURE COSTS

8

FINAL
DOCUMENTATION AND
PRESENTATION OF
FINDINGS

Facility Assessment Process

OVERVIEW

U.S. Bank Stadium opened to the public in 2016. The facility supports professional football, baseball, concerts, soccer, and a number of other types of events. It has hosted some of the largest events in the country in the short time that it has been open including Super Bowl LII in 2018, the NCAA Men’s Final Four in 2019, and ESPN’s Summer X Games from 2017 to 2020. In 2022, the stadium welcomed well over 1,000,000 total guests at 180 different events.

The Facility Assessment performed in January 2023 consisted of a holistic gathering of information: ownership, operations, user group, and tenant interviews, site observation tours with staff and user groups, and a top to bottom site investigation of the full facility. The assessment is organized by major building system/design discipline sections and within those sections by facility location and specific systems. As part of this facility assessment the following companies participated in the project:

- + Populous – Architectural, Interiors, Site, Graphics and Wayfinding
- + Thornton Tomasetti – Structural Systems
- + ME Engineers – Mechanical, Electrical, Plumbing, Fire Protection & Technology Systems
- + Idibri – Audio / Visual Systems
- + Mortenson Construction – Cost Estimating

In general, the facility is well maintained and wearing well for a facility of its age. Continuing to maintain the stadium at the same high level will keep the overall appearance of the stadium looking fresh and will keep it functioning at the highest level. Most of the areas of maintenance that have been identified in the report are needed due to the overall age of the systems and their typical life cycles. It is apparent that while overall the building is well maintained, some systems are maintained on a more regular schedule of preventative maintenance, while others are monitored for corrective maintenance on a more as-needed basis.

Three different grading categories were used to qualify various spaces and systems throughout the stadium during the Facility Assessment. Of all the spaces and items throughout the stadium that were assessed, the large majority of items were graded as being Good. Specific items were noted by the assessment team and indicated on the individual assessment sheets, and frequently the remainder of the space was in good condition outside of the specific items noted. The three grading categories used were as follows:

- + GOOD: Space or item is not showing signs of use, is well maintained, and is in good condition. Urgent action is not expected or needing to be considered in its current state.
- + FAIR: Space or item is showing noticeable signs of wear but is still in fair condition. Action might be considered or planned for to address this space or item.
- + WORN: Space or item has worn or has reached the end of its life. Replacement, addressing the cause of the wearing, or maintenance should be considered to maintain this space or item.

ARCHITECTURE & INTERIORS

For the purpose of the Architectural and Interiors assessment, the stadium was broken down into five sections including:

- + Concourses (Main & Upper)
- + Seating Bowl
- + Stadium Operations & Team Areas
- + Premium Spaces (Clubs & Suites)
- + Exterior Envelope

This assessment involved the inspection and evaluation of the condition general architectural components of the building. Major architecture and interiors findings from this assessment include:

- + Cosmetic damage due to average wear and maintenance operations
- + Systems failure based on building movement and settlement
- + Nearing the end of expected life cycle for some architectural finishes & systems

SITE HARDSCAPE & LANDSCAPE

The site around U.S. Bank Stadium is used as the grounds for the facility and a community open space. The grounds provide for the entry and access to the facility during events, supporting large crowds and on a daily basis, support ongoing community use with bike lanes and open space on the west plaza. A project is in the design phase to provide a permanent secure perimeter system around the site which will add additional fencing and vehicular barriers. The existing site landscape is generally in good condition and well maintained based on our observations during previous visits. At the time of the facility assessment visit the landscape was under several inches of snow. The site hardscape is showing signs of premature cracking and settlement of the concrete walks and plazas. There are also several areas exhibiting staining.

GRAPHICS & WAYFINDING

Our team’s graphics review of the facility consisted of the inspection and evaluation of the condition of general signage and wayfinding components of the building including the following:

- + Interior wayfinding signage
- + Exterior wayfinding signage
- + Environmental thematic graphics

General findings from this assessment included signage that the message is confusing, there is not enough signage in some areas, and some signage that is hard to see based on the color of it not properly contrasting. Some of the exterior signage is also starting to exhibit some signs of damage from exposure to the elements or from being hit.

Facility Assessment Process

STRUCTURAL SYSTEMS

Our Assessment Team conducted on-site observations to evaluate the condition, capacity, suitability, and performance of the building structural systems. The structural systems reviewed included:

- + Slabs on grade
- + Foundation walls
- + Structural steel framing and steel coating systems
- + Metal roof decks
- + Roofing Systems
- + Snow Melt Gutters
- + Expansion Joint Framing
- + Precast Seating Bowl
- + Retractable Seating Sections

Our assessment included walking all levels and areas of the stadium that were readily accessible to review representative conditions of all types of structural framing and construction that are utilized throughout the facility. Observations and recommendations made to specific locations are meant to be representative of issues that could be present in other areas of the facility that are not specifically noted.

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION & TECHNOLOGY SYSTEMS

This portion of the assessment focused on all visible mechanical, electrical, plumbing and fire protection systems. It also includes low voltage technology systems. Our team observed and documented the physical and operating condition of equipment and systems including:

- + Chilled and condenser water piping
- + Air handlers, fan coils and terminal units
- + Building automation system
- + Normal & emergency power systems
- + Interior and exterior lighting, including sports lighting
- + Lighting control system
- + Fire alarm system
- + Plumbing fixtures
- + Above grade domestic water piping, connections, and valves
- + Above grade sanitary piping, connections, and valves
- + Above grade storm water piping, connections, and valves
- + Above grade fire protection piping, connections, valves, sprinkler heads & pumps
- + Above grade natural gas piping, connections, and valves
- + Concession point of use and main building grease traps
- + Domestic water heaters & booster pumps
- + LAN networks
- + Telecommunication systems
- + Cable trays & equipment racks
- + Wi-Fi systems
- + DAS systems
- + Access control
- + Video Surveillance

AUDIO / VISUAL

Audio Visual and Technology Systems were reviewed from a system wide perspective as well as from a component-by-component perspective. Generally, this review will address the overall “system” perspective, before being addressed at the component basis. This review covered the:

- + Video Display and Scoring System(s) for the seating Bowl
- + The Video Production System
- + The Seating Bowl Sound System
- + Club AV Systems
- + Sound Systems in secondary Spaces such as interview rooms, concourses, toilet rooms and the like.
- + Broadcast Components which addresses a gamut of issues from camera platform sizes, locations, cabling and cable tray
- + Television Distribution System

FACILITY ASSESSMENT

Three different grading categories are used in the Facility Assessment to qualify spaces and systems throughout the building. Of all the spaces and items that were assessed, the large majority of items were graded as being in Good condition.

1

**GOOD
CONDITION**

Space or item is not showing signs of use, is well maintained, and is in good condition. Urgent action is not expected or needing to be considered in its current state.

2

**FAIR
CONDITION**

Space or item is showing noticeable signs of wear but is still in fair condition. Action might be considered or planned for to address this space or item.

3

**WORN
CONDITION**

Space or item has worn or has reached the end of its life. Replacement, addressing the cause of the wearing, or maintenance should be considered to maintain this space or item.

Cost Estimates

SUMMARY

- + **These costs are for preventative maintenance and repairs to the stadium to maintain the existing facility as is.**
- + These costs are estimated costs and actual project costs will be subject to current market conditions at the time of Request for Proposals.
- + These estimated costs assume future escalation (4% per year) based on anticipated timing of repairs and replacement.
- + This Facility Assessment Update does not forecast estimates beyond the next 10 years and through the extension periods outlined in the Stadium Use Agreement.

/ FORECASTED ESTIMATE	10-YEAR TOTAL
ARCHITECTURE & INTERIORS	\$95,873,220
SITE	\$6,423,660
GRAPHICS & WAYFINDING	\$7,732,668
MECHANICAL, PLUMBING & FIRE PROTECTION	\$6,589,773
TECHNOLOGY SYSTEMS	\$33,589,332
SECURITY	\$9,535,333
ELECTRICAL & LIGHTING SYSTEMS	\$20,660,332
STRUCTURAL	\$20,035,399
A/V SYSTEMS	\$78,800,278
FOOD & BEVERAGE	\$14,305,000
TOTAL 10-YEAR FUNDING ESTIMATE FROM 2025-26 TO 2034-35	\$293,544,985



Protecting Your Investment

HOW

A **roadmap** and **long term vision** for capital repair and replacement projects will reduce future costs by balancing **necessary preventative maintenance** with fewer emergency and costly repairs.

POPULOUS



MINNESOTA
SPORTS FACILITIES
AUTHORITY