

**Memorandum**  
**October 24, 2012**  
**Minnesota Twins Lease and Development Agreement**

To: Commissioner Manning  
Commissioner Bigelow  
Commissioner Judah  
Commissioner Hall  
Commissioner Mann

From: Doug Meurer

The Lee County staff and Minnesota Twins staff have completed discussions regarding improvements to facilities within the Lee County Sports Complex which will form the basis for a 30 year extension of the spring training agreement between Lee County and the Twins. The final Development Agreement and Lease are currently in final stages of preparation by the County Attorney's office and will be available for review prior to consideration for approval at the November 6, 2012 Board of County Commissioner's meeting.

The following information includes a brief summary of the proposed improvements, associated costs, phasing program and scheduling, lease terms and financing plan. Attached to this memo is additional financial information, renderings of the renovated stadium and a detailed summary of improvements and schedule.

Improvements

The facility improvements are proposed to be completed in two phases.

Phase1:

- Public seating improvements and expand seating to capacity of 9300.
- Expanded concourse level for better fan circulation and expanded concession areas
- Additional shade structures throughout stadium
- Modified entrance to stadium allowing view of the field
- Renovation and enlargement of five existing suites into four standard size and two party size suites.
- Renovation of public restrooms
- Renovation and expansion of concession areas.
- Expanded commissary and new central kitchen facility.
- New pantries at the suite and press levels.

- New retail store at main concourse level with adjacent storage and a vertical connection to a smaller retail store at main entry level.
- New press dining room on main level.
- Renovation and expansion of press box with new electronic score board controls and new video board control system.
- New press level exterior balcony.
- Major league clubhouse expansion and renovation.
- New and expanded weight room
- New hydrotherapy area
- New player lounge and expanded coaching and storage areas
- New auxiliary locker room.
- Visitor clubhouse renovation
- New broadcaster's storage area
- Reconfiguration of playing field to match geometry of Target Field
- Expansion of administrative office areas
- Separate office area for Fort Myers Miracle
- New ticketing offices at main level
- Replacement of existing elevator and addition of two new elevators.
- ADA lifts in dugouts
- Minor league facility improvements including new therapy area, coaches' lockers, showers
- Expanded training areas and new umpire facilities
- New player academy (PA) to serve the training needs year round
- PA to include 55 sleeping rooms
- PA includes theater, classrooms, conference room, laundry facilities, dining room and kitchen, administrative offices and recreational amenities.
- Additional major league practice field
- New agility field
- Relocated and expanded parking facilities
- New pedestrian walkways and sidewalks.
- Additional landscaping and lighting.

#### Phase II:

- New outfield boardwalk providing 360 degree circulation around playing field
- Right field party deck
- New Video Board

#### Terms

- Lease will be for a term of 30 years with two 10 year options. 30 year term will start once first phase improvements are completed and Twins begin spring

training using renovated facility. This is anticipated to be February of 2015. An accelerated schedule for portions of the improvements may be possible.

- Twins will pay \$500,000 per year rent. Rent will escalate 3% every five years
- Twins will contribute \$40,000 per year to the Twins capital improvement fund and the county will match
- Twins will have ownership of naming rights pursuant to county approval
- Stadium name will remain William H. Hammond Stadium

### Cost Estimates

#### PROJECT COST ANALYSIS BY PHASE

|                              | <u>Phase 1</u>      | <u>Funded by Twins</u> |
|------------------------------|---------------------|------------------------|
| Hammond Improvements         | \$21,985,815        |                        |
|                              |                     |                        |
| Spring Training Requirements | 3,563,695           |                        |
| Player Academy Requirements  | 7,195,880           |                        |
| <i>Sleeping Rooms</i>        | (3,856,704)         | 3,856,704              |
| Program Budget Contingency   | 1,988,658           |                        |
| Project Soft Costs           | <u>6,639,012</u>    |                        |
| Phase Total                  | <u>\$36,500,000</u> | <u>\$3,856,704</u>     |

|                                             | <u>Phase 2</u>     |  |
|---------------------------------------------|--------------------|--|
| Outfield Boardwalk (Foul Pole to Foul Pole) | \$3,415,124        |  |
| Right Field Party Deck/Concessions          | 400,030            |  |
| New Video Board                             | 632,800            |  |
| Phase 2 Contingency                         | 222,397            |  |
| Phase 2 Soft Costs                          | <u>793,959</u>     |  |
| Total Phase 2 Costs                         | <u>\$5,464,310</u> |  |

### Financing

- County will pursue a bond issue of approximately \$41.6 million for financing of phase I that will provide for a project cost of \$35.8 million.

- Twins will be responsible to pay approximately \$3.9 million for PA sleeping rooms
- Through a combination of increased rent and escalator clause, additional capital improvement contributions and direct payment for sleeping rooms and concession equipment, the Twins are contributing \$13.8 million to the project.
- Phase II will be financed on a pay as you go method by utilizing \$2.2 million annually available funds within the 20%TDT for baseball fund for an approximate total of \$6.7 million.
- State grant of \$500,000 per year for 30 years is pledged toward bond issue.
- Financing remains within the 20% Tourist Development Tax appropriation for baseball activities. The financial modeling assumes 0% increase in TDT for 3 years, 1% increase in 4<sup>th</sup> year and 2% increases per year after that.

CC: Karen Hawes  
Michael Hunt  
Andrea Fraser  
Pete Winton  
Holly Schwartz  
Tamara Pigott  
Jeff Mielke  
Dave Harner  
Damon Grant

# FINANCING PLAN

## **Twins Financing Proposal for LCSC 10.18.12**

1. Working from the RBC Model (as presented morning of 10/18); Twins propose the following modifications:
  - A. \$500,000/yr. Rent w/ 3% Escalation every 5 years
  - B. \$40,000/yr. Twins Capital Improvements Contribution (w/ County Match); \$80,000/yr. Total
2. The scenario above produces the following results:
  - A. Approx. \$35.9 Million of Upfront Project Proceeds (Approx. \$38 Million Bond Issue)
  - B. \$2.2 Million Annual "Pay as you go" Project Contribution (3 year duration through Fiscal Year 2015)
    1. "Pay as you go" takes priority over other subordinate expenses such as internal loans
  - C. Completes Project Financing by Fiscal Year 2015
  - D. Maintains \$1.7 Million On-Going Minimum Ending Balance in the Stadium/Attractions Trust Fund
3. Twins Contributions of \$13.8 Million under this scenario:
  - A. \$7.8 Million Concession from the Twins Base Financing Scenario Consisting of:
    1. \$6 Million in Increased Base Lease Payments (\$300k vs. \$500k)
    2. \$1.2 Million in Rent Escalation (3% increase every 5 years)
    3. \$.6 Million of additional Capital Improvements (doubling prior contribution)
  - B. Additional \$6 Million Contribution to the Project (privately funded)
    1. \$3.9 Million for Sleeping Rooms
    2. \$2.1 Million for Concessions Equipment

## **COUNTY FINANCING POINTS**

### **Revenues:**

1. Capacity that already exists within the 20% TDT
2. Future growth in the TDT
3. \$500,000 per year for 30 years from the State
4. Increased Twins rent from \$300,000 to \$500,000 with escalator after that
5. Increased capital contribution from Twins (matched by county)

### **Expenses:**

1. Twins debt service (new bond) is “wrapped around” existing Red Sox debt over the 30 years
2. Major maintenance is minimized in early years
3. Sinking fund for concurrent “phase II” is funded primarily from existing 20% reserves (now at \$7+ million)
4. Other than debt service, the only expenses in the 20% TDT are major maintenance, internal loans, and stadiums insurance.

### **Financing Model:**

1. The financing model has been verified by county Budget Services, the county’s financial advisor (Dunlap & Associates), and the Twins’ financial advisory (RBC).
2. \$35.8 million bond could be issued as early as April 2013.
3. \$6.7 million for concurrent phase II is funded from existing TDT 20% reserves.
4. Fund balance in financing model stabilizes at \$2.5 million over the life of the bond.

Dated/Delivered: 4/1/2012

Sources and Uses

|                                        |                   |
|----------------------------------------|-------------------|
| Par Amount                             | 38,395,000        |
| Premium                                | 3,301,894         |
| <b>Total</b>                           | <b>41,696,894</b> |
| Project Fund (Phase I)                 | 35,791,194        |
| Capitalized Interest Through 10/1/2014 | 2,873,475         |
| Debt Service Reserve Fund (DSRF)       | 2,590,250         |
| Cost of Issuance                       | 250,000           |
| Underwriter's Discount                 | 191,975           |
| <b>Total</b>                           | <b>41,696,894</b> |

|                             |                |                   |
|-----------------------------|----------------|-------------------|
| <b>Total Project Costs:</b> |                | <b>42,500,000</b> |
| Phase I Funding             |                | 35,791,194        |
| Phase II Funding            |                | 6,708,806         |
| <b>FY12-13</b>              | <b>FY13-14</b> | <b>FY14-15</b>    |
| Deposit                     | 35,791,194     |                   |
| Pay-as-you-go               | 2,236,269      | 2,236,269         |
| Project Fund                | 38,027,463     | 40,263,731        |
|                             |                | 42,500,000        |

| <b>FISCAL YEAR</b> | <b>MAJOR<br/>MAINTENANCE</b> |
|--------------------|------------------------------|
| FY12-13            | 1,709,000                    |
| FY13-14            | 250,000                      |
| FY14-15            | 265,000                      |
| FY15-16            | 265,000                      |
| FY16-17            | 265,000                      |
| FY17-18            | 265,000                      |
| FY18-19            | 1,060,000                    |
| FY19-20            | 1,070,000                    |
| FY20-21            | 1,090,000                    |
| FY21-22            | 1,110,000                    |
| FY22-23            | 1,150,000                    |
| FY23-24            | 1,170,000                    |
| FY24-25            | 1,190,000                    |
| FY25-26            | 1,210,000                    |
| FY26-27            | 1,240,000                    |
| FY27-28            | 1,260,000                    |
| FY28-29            | 1,280,000                    |
| FY29-30            | 1,300,000                    |
| FY30-31            | 1,320,000                    |
| FY31-32            | 1,350,000                    |
| FY32-33            | 1,360,000                    |
| FY33-34            | 1,380,000                    |
| FY34-35            | 1,400,000                    |
| FY35-36            | 1,430,000                    |
| FY36-37            | 1,450,000                    |
| FY37-38            | 1,480,000                    |
| FY38-39            | 1,500,000                    |
| FY39-40            | 1,520,000                    |
| FY40-41            | 1,550,000                    |
| FY41-42            | 1,550,000                    |
| FY42-43            | 1,550,000                    |
| FY43-44            | 1,550,000                    |

# RENDERINGS















# DETAILED SUMMARY OF IMPROVEMENTS AND SCHEDULE

## **TABLE OF CONTENTS**

### **GENERAL DESCRIPTION**

#### **A. BALLPARK IMPROVEMENTS**

- I. Site Requirements and Improvements
- II. Spectator Facilities Improvements
- III. Food Service and Retail Facilities Improvements
- IV. Press Facilities Improvements
- V. Clubhouse Facilities Improvements
- VI. Service and Operations Facilities improvements
- VII. Administrative Facilities Improvements
- VIII. Circulation Improvements

#### **B. SPRING TRAINING IMPROVEMENTS**

- I. Training Improvements
- II. Player Facilities Improvements
- III. Administration Improvements

#### **C. PLAYER ACADEMY REQUIREMENTS**

- I. Player Housing
- II. Group Spaces
- III. Dining Requirements
- IV. Administrative Facilities
- V. Ancillary Space

## GENERAL DESCRIPTION

The purpose of this program is to outline the general requirements for improvements to the Lee County Sports Complex. The facility is the spring training home of the Minnesota Twins Major League Baseball club and the Ft. Myers Miracle, the minor league class A affiliate of the Twins . The facility was built in 1991 for roughly \$14M. The facility is located south of the intersection of Daniels Parkway and Six Mile Cypress Road.

The facility is currently comprised of an exhibition ballpark that houses traditional functions as well as the Major League clubhouse. The Minor League clubhouse is contained in a separate building adjacent to the practice fields. The training area contains 4 practice fields and 2 practice half fields. 4 additional softball fields are located south of the main parking area. A maintenance facility is located to the east of the Minor League clubhouse.

Proposed improvements include upgrades to guest amenities, player facilities, parking, and general systems improvements and replacement. In addition, an academy has been proposed that will provide player housing and support functions.

The design of the improvements to this facility shall meet the requirements of all applicable codes and ordinances of Lee County and the State of Florida at the time of initial permit submittal. LEED practices utilizing sustainable green building concepts and designs will be investigated as part of this study.

Areas designated in the program as "by Owner or Tenant" are not to be furnished within the construction budget. These areas are assumed to be finished and equipped under separate budgets of the Owner, or a third party such as a concessionaire.

Further refinement of the requirements outlined here may be necessary as the design of the facility develops, as more input from Minnesota Twins and the Lee County is available, and as budget and schedule constraints are further identified and reconciled.

**A. BALLPARK IMPROVEMENTS**

**I. SITE REQUIREMENTS AND IMPROVEMENTS**

A. Public parking for 2,975 cars shall be provided consisting of 2,536 existing spaces and 439 new 10' wide spaces. This parking capacity meets planning guidelines for expansion of fixed seating to accommodate 8,900 spectators. The stadium is planned for additional 400 Standing Room Only (SRO) tickets to be sold, but these will only be sold as alternative parking or transportation options are developed to support this capacity. Secured parking for approximately 11 Twins (Team) designated cars shall be provided adjacent to the Minor League Clubhouse and an additional 46 spaces adjacent to the Academy. New parking areas will utilize a combination of asphalt and grass surfaces. Accessible parking will be provided as required per applicable codes and ordinances. Parking for the softball (quad) fields will be approximately 2,285 spaces. Provide new vehicular deceleration lane to south entrance to the site.

B. New pedestrian walkways and sidewalks shall be located to direct pedestrians to and from the Ballpark entrance. These walkways shall provide safe and direct access, to and from the parking areas. The design and location of plantings, fences, parking striping, parking access lanes, and crosswalks shall allow for safe and efficient movement of pedestrians. Landscaping, at a minimum, will be provided as required by local codes and ordinances. The Twins have requested additional Palm trees throughout the site. A new asphalt bike path will also be included.

C. A new entry sequence (Core) will be provided from the parking areas into the stadium. At the existing promenade south of the stadium, plaques and statues will be relocated and incorporated to create a series of experiences leading to the stadium entry and fountain. The Core will be extended into the existing quad fields to create a connection between the existing parking areas and new grass parking area south of the quad fields. The Core will emphasize indigenous landscape material including palm trees, manicured lawns, special paving, benches, banners, and lighting.

D. Included as part of this renovation are team and county branding opportunities on the site. They are as follows:

1. Player Statues. 2 hall of fame statues – 8' high; More provided as fund raising allows
2. Hammond Stadium marquee. New video marquee at Six Mile Cypress Blvd.

## II. SPECTATOR FACILITIES IMPROVEMENTS

### A. Exterior Seating

The ballpark currently provides the following seating:

|                |       |
|----------------|-------|
| Dugout Box     | 120   |
| Box Seats      | 3,214 |
| Reserved Seats | 4,354 |
| Drink Rails    | 52    |
| Lawn Seating   | 200   |
| Suites         | 70    |

#### 1. New Outfield Boardwalk 19,032 s.f.

Provide an elevated concourse to extend around the outfield fence and connect to the existing concourse at 16' +/- above fin floor. Provide group sales locations at enlarged areas along the boardwalk. Provide drink rails and exist stairs where indicated. Material to be determined, but will likely be concrete structure with polymer wood decking and aluminum rails. Provide lighting where boardwalk is above the bull pen area adjacent to third base. Maintain vehicular travel path below boardwalk with 14' min clear. No storage or sprinkler system is anticipated below the boardwalk.

#### 2. New Tiered Seating Areas 6,740 s.f.

Provide tiered areas for spectator seating adjacent to the new boardwalk. Provide steps to access the different levels. Provide railings to match existing construction.

#### 3. Seating Bowl Modification 3,810 seats

Convert section 201-217 from bench seating to stadium seating. New stadium seating color and design to match existing seats. Salvage bench seating

#### 4. New Bowl Seating 809 s.f.

Provide new bowl seating to match existing adjacent construction. Modify the existing field wall where required and provide new railing to match existing rails. Also, provide seating infill at the upper level to match adjacent construction. Provide new 19" chairs.

#### 5. New Drink Rail Locations 1,896 l.f.

6. Relocate Standing Room Area (215 spaces) 1,343 s.f.  
Move from the current location at the cross aisle to the back of the upper bowl and new boardwalk. Provide striping identifying the extent of the standing room area.

7. New Grass Berm 4,597 s.f.  
Provide new sloped grass berm in left field. Grass species to match playing field species. Provide retaining wall around berm as required. Provide independent irrigation system or tie into existing system.

B. Ballpark Suites

1. Suite Improvements 2,635 s.f.  
Renovate and enlarge five existing suites (including Owner's suite) into four standard size and two party size suites. Standard size suites will have 12 exterior seats and 4 drink rail seats, and one party size suite will have 32 exterior seats and 12 drink rail seats and the other will have 24 exterior seats and 10 drink rail seats. Provide new finishes, cabinetry, fixtures, and lighting. Provide new structure and concrete tub for new exterior seating and rails. Replace existing exterior wall with full height impact resistant glazing and door.

C. Public Toilets

1. New Public Toilet Rooms 1,201 s.f.  
Toilet rooms shall be provided for men and women per the increased seating capacity. The ratio of fixtures to spectators shall be based on 50% male and 50% female attendance and will be in compliance with codes and ordinances. Approximately 9,300 total capacity including 400 Standing Room Only tickets will be planned. Fixtures and accessories, including light fixtures and exhaust, shall be vandal-resistant type. The number of fixtures shall be determined using PBA minimum required ratios and applicable codes and ordinances. Individual dual flush urinals shall be provided in men's restrooms. Tempered water shall be provided at lavatories to meet Health Department requirements. Stainless steel framed mirrors, soap dispensers, built-in paper towel dispensers/waste receptacles, hand dryers, diaper changing station and toilet partitions shall be provided in all toilets. Janitor closets with a service sink and storage shelf shall be provided as required. "Green" options for plumbing and lighting fixtures will be investigated and integrated into the design as appropriate. Accessible toilet facilities, including grab bars, etc. shall be provided in all public toilet rooms as required by the State Accessibility Guidelines.

|          | Women's WC                | Men's WC                   | Urinals   | Women's Lav | Men's Lav |
|----------|---------------------------|----------------------------|-----------|-------------|-----------|
| 2006 IBC | 1:40 1-1500<br>1:60 1500+ | 1:75 1-1500<br>1:120 1500+ | 2/3 of WC | 1:150       | 1:200     |
| Existing | 50                        | 14                         | 46        |             |           |
| New +/-  | 41 +/-                    | 1 +/-                      | 0         |             |           |

2. New Suite Level Toilet Rooms 506 s.f.

Men's and women's toilet rooms shall be provided, one on each side of the suite level concourse and conveniently located to the suites and party decks. These toilet rooms shall feature upgraded finishes. A diaper changing station shall be provided in each.

3. New Press Level Toilet Rooms 170 s.f.

Men's and women's toilet rooms shall be provided adjacent to the Party Deck. Toilet rooms shall feature upgraded finishes. A diaper changing station shall be provided.

4. New Family Toilet(s) 374 s.f.

Family toilet rooms shall be provided in areas with increased spectators and located convenient to disabled seating areas for use by families with small children and disabled spectators requiring assistance. Each family toilet room is a unisex facility with one water closet, one lavatory, and a changing table. Door shall be lockable from inside.

D. New Group Sales Facilities

Provide new group sales areas including party decks. Party Deck design will be a combination of loose tables and chairs, and drink rails. Standing room only tickets will be sold for this area. Group sales facilities shall include the following:

1. Suite Level Party Deck(s) 9,945 s.f.

Two new outdoor, shaded/sun protected areas shall be provided on the suite level with views to the playing field. This area could be used for receptions, parties, and other pregame and multi-purpose functions. Lighting will be provided. Portable concessions will be located adjacent to this area. Provide new structure and concrete floor for seating area. Provide low and high drink rails at front of deck.

2. Press Level Party Deck 1,859 s.f.

A new outdoor, shaded/sun protected area shall be provided on the press level with views to the playing field. This area could be used for receptions, parties, and other pregame and multi-purpose functions. Lighting will be provided. Portables will be located adjacent to this area. Provide new structure and concrete floor for seating area.

E. New Shade Structures

1. Seating Bowl Shade Canopy Extension

A new +/-16'-0" fabric shade sun shade with steel structure shall be added to the existing seating bowl canopy and at the suite/press building roof. This will be an additive alternate to the base program.

2. Trellis Shade Structures

Provide new wood trellis shade structure over new and existing concourse and specified areas on the new outfield boardwalk.

III. FOOD SERVICE & RETAIL FACILITIES IMPROVEMENTS

A. Concessions

The ratio for concession points of sale to spectator seating is 1:100. There are 24 existing fixed concession points of sale and 4 new fixed concession points of sale for a total of 38 fixed concession points of sale. In addition, 55 portable concession stands will be provided for a total of 93 concession points of sale for the ballpark to meet the required ratio for approximately 9,300 total capacity including 400 Standing Room Only tickets.

1. New Outfield Outdoor Bar / Specialty Concession Areas 11,088 s.f.

Two new open-air bars will be provided on the boardwalk (43 at each bar) in left field and right field. Specialty food items will be offered but not prepared in this area. Seating will consist of drink rails and loose tables and chairs. Bars will have solid roof above with an open steel frame trellis design above a portion of the exterior seating area.

2. New Right Field Group Sales Area 5,724 s.f.

Open air group area on the boardwalk. Provide portable concession carts and loose tables and chairs.

3. Remodel Existing Concession Stands 2,960 s.f.

Remodel existing concession stands located on the concourse. Improvements include new flooring, wall finishes, concession front, lowered counter tops, and ceilings. Repair/replace defective or inoperable devices including outlets, switches, etc. Provide ability to cook in all stands.

4. Expand Existing Concession Stands 278 s.f.

Reconfigure existing concession stands for additional space. Provide new finishes to match remodeled stands. Provide new counters and equipment to match existing concession stands.

5. New Concession Stand 726 s.f.

Provide new concession stands including finishes, equipment, front counter, and exhaust system.

6. Portable Concession Carts

Provide services for new portable carts. Provide electrical and data connections. Utility services will be provided based on the portable counts given above.

B. Commissary

1. New Commissary Addition 3,497 s.f.

Provide roll up door to accommodate deliveries. Finishes are minimal, sealed concrete, painted walls, no ceiling. Walk-in cooler/freezer shall be provided, sized as required. Within the space, provide two 130 s.f. offices for commissary/food service personnel with windows to view the delivery area. Portable cart washing area shall be provided if necessary.

2. New Commissary Kitchen 494 s.f.

Provide a fully functioning commercial kitchen. Provide durable, washable surfaces appropriate for kitchen applications.

C. Food Pantry

1. New Press Level Pantry 185 s.f.

Space for the storage of food to be served on the press level party deck shall be provided. The space will primarily be used for the storage of hot boxes, not dry or packaged goods. The space is not intended to be used for cooking or preparation of food. Finishes will be minimal with sealed concrete floors, painted walls, and lay in ceiling. Provide appropriate electrical service for hot boxes.

2. New Suite Level Pantry 76 s.f.

Space for the storage of food to be served on the suite level shall be provided. The space will primarily be used for the storage of hot boxes, not dry or packaged goods. The space is not intended to be used for cooking or preparation of food. Finishes will be minimal with sealed concrete floors, painted walls, and lay in ceiling. Provide appropriate electrical service for hot boxes.

#### D. Novelties

1. New Main Retail Store and Storage 413 s.f. ground flr + 2,011 main con= 2,424 s.f.

A retail store for year round sales of merchandise and novelties, with adjacent area, approximately 460 s.f. for storage and supplies, shall be provided near the main entrance. The store will have two levels with the upper level serving the main concourse and lower level serving the ground level. The store and storage room will be provided with a finished floor, ceiling, HVAC systems, general illumination, and slat wall on all wall surfaces. Shelving, racks, additional millwork, and equipment shall be provided by others.

2. New Satellite Retail Stand 316 s.f. @ LF + 273 s.f. @ RF= 589 s.f.

Satellite service counter type stands shall be provided to supplement the retail store. These stands shall be distributed near entries and high visibility areas. The stands and storage rooms will be provided with a finished floor and ceiling, general illumination, slat wall on all wall surfaces, overhead shutter and service counter. Shelving, racks, additional millwork, and equipment shall be provided by others.

#### IV. PRESS FACILITIES IMPROVEMENTS

##### A. Press Dining

1. New Press Dining Room 1,700 s.f.

A press dining room accommodating 50 people shall be provided for lunch/dinner service prior to games for press, team executives/ownership, VIP's, etc. In addition, a 250 s.f. storage room will be provided for dining supplies. The room will be conveniently located along the route to the press box. Men's and women's toilet facilities will be provided in close proximity (120 s.f. each). The room may also be used for community meetings/events and functions when not occupied by the press.

2. New Press Dining Room Kitchen/Pantry 242 s.f.

The press dining room kitchen will be located adjacent to the press dining room. Millwork including base and upper cabinets, sink, refrigerator, combination microwave/stove/oven, and dishwasher shall be provided. An overhead coiling shutter will be provided over a serving counter. Space will be provided to store food items.

##### B. Press Box

Provide new finishes at the existing press box area including floor and ceiling treatments. In addition, provide the following new/enlarged spaces:

1. Press Toilet Rooms 340 s.f.

Existing Men's and Women's toilet rooms shall be enlarged. These toilet rooms shall feature upgraded finishes. A diaper changing station shall be provided in each.

2. New Video Production Room 320 s.f.

Provide office grade finishes, and built in counter space to accommodate multiple computer work stations. Provide diffused lighting.

3. New Storage Room 300 s.f.

Provide minimal finishes.

## V. CLUBHOUSE FACILITIES IMPROVEMENTS

### A. Major League Clubhouse

Existing facilities will be completely removed (gutted) and prepared for new spaces to include the following:

1. New Training Room 1,123 s.f.

The Training Room shall contain space for four treatment tables and a storage closet. Provide work counter islands with upper and lower cabinets and sink.

2. New Trainers Office 222 s.f.

Provide an office adjacent to the training room with views to the hydrotherapy room. Provide space for four trainers workstations.

3. New Trainer Storage 332 s.f.

Provide medications vault and four 18" wide adjustable shelves on two walls.

4. New Hydrotherapy Room 501 s.f.

A separate, totally enclosed hydrotherapy room will be provided to accommodate 1 hot and 1 cold recessed plunge pools and one recessed exercise pool. Provide 1 extremity tank. Acrylic flooring will be installed in the hydrotherapy room with floor drains located as required. A new sub grade service pit will be created with ladder access to both levels. Provide a 500 lb. water cooled pellet ice machine, and refrigerator/freezer. Provide approximately 8' of base and upper cabinets with appropriate material to withstand the corrosive environment. Provide a one fixture toilet and shower.

5.        New Weights and Physical Conditioning Room 2,398 s.f.  
New space shall accommodate equipment such as isokinetic and exocyclic devices, cable columns, stability platform, ply metric equipment, spine table and exercise balls. Free space shall be allowed for stretching and floor work. Minimum 12' ceiling height shall be provided. Provide natural light, athletic flooring and mirrors shall be installed. An adjacent storage room (size tbd) shall be provided. Provide a ball wall. Provide wireless internet throughout. Include a sound system and locations for multiple televisions. Provide 8' base cabinets. Provide garage doors on the exterior wall to allow for open air training.
  
6.        New Weight Room Office 60 s.f.  
Provide an office adjacent to the weight room.
  
7.        New Player Lounge 1,183 s.f.  
A new player lounge will be provided with spike proof carpeting, tables, and chairs. Provide painted walls and a lay in ceiling. Provide outlets for multiple TV's.
  
8.        New Player Kitchen 225 s.f.  
The Player Kitchen will be located adjacent to the Player Lounge. Millwork including base and upper cabinets, sink, refrigerator, combination microwave/stove/oven, and dishwasher shall be provided. Provide 8 built in chaffing trays. An overhead coiling shutter will be provided over a serving counter.
  
9.        New Player Kitchen Pantry 207 s.f.  
Provide new space for storage of food items. Provide finishes matching the player kitchen.
  
10.       New Reception Alcove (Area included in circulation)  
An alcove area will be provided adjacent to the player facilities to monitor and check in personnel entering the player areas.
  
11.       New Laundry 397 s.f.  
Provide new laundry with minimal finishes and no ceiling. Provide concrete bases roughly 12" above the finished floor to mount equipment. Provide drain channel at rear of concrete bases for washing machines. Provide new gas hookups for dryers and venting system.
  
12.       New Equipment Storage (Fort Knox) 750 s.f.  
This space shall serve as the principal delivery area for clubhouse. A large overhead door will be provided. Provide 10' x 10' cage storage areas for extra baseballs and bats. Provide shelving, storage cabinets and counter space with shutter for distribution of equipment to players.

13. New Equipment Manager Office 128 s.f.  
Locate adjacent to equip storage to allow access to uniformed personnel, as well as staff members, vendors, etc.  
Provide floor safe and built-in counter and lockable cabinets. Provide window to equipment storage area.
14. New Player Locker Room 3,200 s.f.  
Approximately 70 - 36" x 30" x 7'-0" high lockers will be provided. All lockers shall surround a central open area, without corners. The individual lockers will follow standard Major League Baseball designs except that a power receptacle shall be installed in the back of each locker. Spike-proof carpet shall be provided.
15. New Player Grooming Area 1,189 s.f.  
Shower room shall have approximately 14 showerheads. All showerheads will be surface mounted in stainless steel housing. Plastic laminate countertops with recessed bowl sinks, mirrors, 7 water closets and 7 urinals will be provided. Shelves for holding grooming products will be provided. Acrylic flooring shall be installed throughout, sloped to drains. A hose bib for the cleanup of wet areas will be provided. In the drying areas outside of the shower room, stainless steel wire shelving for towel storage will be provided. No benches will be provided in the drying areas.
16. New Coach's Locker Room and Grooming 1,052 s.f.  
The Coaches' Locker Room shall contain 8 lockers at 36" wide x 36" deep x 7'-0" high each. Locate adjacent to Manager's Office. Provide private shower/toilet facilities.
17. New Manager's Office and Grooming 221 s.f.  
The Manager's Office shall be sized to accommodate a desk and guest chairs for 2 to 3 people. The manager's private toilet room with shower and locker will be located in an enclosed space within the office, but separated from the office area.
18. New Manager and Coach's Conference Room 408 s.f.  
Locate between the coaches' room and manager's office with doors directly into each space. Space shall be provided to seat 20 people. Counter shall be provided along one wall with space for magnetized and dry erase boards.
19. New Video Coaching Room 232 s.f.  
Provide millwork for video equipment and space for 10 occupants. Provide special sound insulating treatment and dedicated cooling system. Provide ability for room to be divisible.
20. New Coach's Work Room 277 s.f.  
Provide typical office finishes.

21. New Doctor's Office 162 s.f.  
Provide base and upper cabinets, sink, and exam table.
22. New Clubhouse Staff Lockers 282 s.f.  
The staff locker room shall contain 10 lockers 18" wide x 24" deep x 7'-0" high. Provide spike proof carpeting.
23. New Auxiliary Locker Room 685 s.f.  
Provide spike proof carpet and basic finishes. No lockers are required. Provide 1 fixture toilet room.
24. New Auxiliary Locker Room Wet Area 513 s.f.
- B. Existing Visiting Team Clubhouse Improvements 2,470 gross s.f.  
Existing facilities will be remodeled. Improvements include new floor, wall, and ceiling finishes, and new lighting.  
Provide 45 new 30" x 30" x 7'-0" high wood lockers. Relocate mechanical room.
- C. New Visiting Team Clubhouse Improvements
1. Storage Room 71 s.f.
2. Manager Locker Room 187 s.f.
3. Training Room 269 s.f.
4. Coaches Locker Room 235 s.f.
5. Manager and Coaches Shower 288 s.f.
- D. New Umpires' Locker Facilities 352 s.f.  
Locker room shall provide with 4 - 3'-6" x 3'-0" x 7'-0" high open faced wood lockers. Spike proof carpeting, painted walls, and lay in ceiling will be provided. An adjacent private shower and toilet room shall be constructed.

**VI. SERVICE AND OPERATIONS FACILITIES IMPROVEMENTS**

- A. Ballpark – Playing Field Maintenance Office 90 s.f.  
Provide new office space to house weather computer.

B. Renovate Existing Dugout Toilets 100 s.f.

Provide new finishes and fixtures. Provide new sump pump and backflow devices to prevent flooding that currently occurs.

C. Storage Areas

1. Tenant and General Storage 4,221 s.f.

Unfinished space below the seating bowl will be modified for general and promotional storage. Provide new concrete slab, enclosure walls and HVAC system. Extend fire protection system per Code requirements. Provide new sub roof system.

2. New Concourse Level Storage 543 s.f.

Provide room with minimal finishes.

D. Building Systems

Existing systems will be evaluated depending on how they affect the proposed work. Systems deemed to be in a poor state of repair or technically obsolete shall be replaced. Existing systems with satisfactory operation will remain unchanged.

1. Telecommunications Systems

Provide new phone, data, and voice wiring and in-wall devices to conform to current and anticipated technology requirements.

2. Security Systems

Provide new access control devices on doors as indicated on the plans. Provide a comprehensive security program for all areas of the Project and associated functions. Areas include administration, locker room and all public areas. Security for both event and non-event hours. System to include Security Management Systems; Access Control Systems; Closed-Circuit Television Systems; Alarm Monitoring Systems; and Intrusion Detection Systems.

3. Wi-Fi

Provide wireless internet capabilities throughout the ballpark and minor league clubhouse facility. Also include at the Promenade (palm court) for vendors.

4. Broadcast Interfacing

Provide conduit and path between broadcast booths and broadcast trucks accommodating cabling. Cabling will be included as a project expense. Provide pedestals with electrical power to the broadcast trucks.

5. Sound System

Provide a new sound system to include: speakers, wiring, amplifiers, and control system. Provide capability for new system to integrate with new video board.

6. Video board

Provide new video board approximately 26'-3" wide by 19'-8" high. Provide new structural support and control system for video board. Provide upgraded electrical services as required.

7. Fire Protection and Alarm system

Provide updated fire protection and alarm system to meet current codes.

8. Sub Roof

Provide new metal sub roof throughout the underside of the existing seating bowl. Tie into drain system.

9. Scoreboard

Existing scoreboard will be relocated. Provide new foundations and extend services.

10. IPTV system

Provide internet protocol television system throughout. Raceway and cabling is provided for 75 locations. Headend, monitors and mounts are by the Owner.

11. New Playing Field

Infill existing ballpark playing field with new materials to conform to new layout mirroring Target Field. Extend drainage system and irrigation system. Provide new root zone, turf, warning track, and infield area as required.

12. New Backstop

Provide new replacement backstop and cabling system to match the existing design.

13. New Camera Pits

235 s.f.

Provide new camera pits at the end of each dugout for broadcast and still camera photography. Provide broadcast connection.

## VII. ADMINISTRATIVE FACILITIES IMPROVEMENTS

### A. Ballpark Operations/Technology Improvements

1. New Main Communications Room 869 s.f.

Provide room with minimal finishes and dedicated cooling system.

2. New Communications Closets (3@ 100 +/- s.f. each) 317 s.f.

Provide throughout main concourse. Provide independent cooling for each closet and minimal finishes.

3. New Field Level Broadcast Room 143 s.f.

Provide area with secured storage.

- B. New Major League Administration Offices (Suite Level) 1,989 s.f. Ten offices @ 120 s.f.

Meeting/Conference room @ 195 s.f.

Work Area @ 594 s.f.

Provide coffee bar with sink and refig

- C. New Minor League (Miracle) Administration Offices (Press Level) 1,905 s.f. Six offices @ 120 s.f.

Open office @ 1,185 s.f.

- D. New Ballpark Ticketing 2,418 s.f.

Reception area @ 970 s.f.

One office @ 111 s.f.

A general office area for six workstations @ 1,346 s.f.

Storage room @ 182 s.f.

Ticket Windows 8 @ 348 s.f. (Provide microphone, speaker system, and canopy over windows)

Circulation

Toilet @ 80 s.f.

Vault Room @ 57 s.f.

Work Room @ 166 s.f.

Work Stations 2@ 64 s.f.

Coffee Bar @ 67 s.f.

Storage @ 53 s.f.

## VIII. CIRCULATION IMPROVEMENTS

### A. New Main Concourse 12,648 s.f.

Widen the existing concourse per the plans (min 24' to max of 40'). Areas with more space will be used for portables. Provide traffic topping where concourse is over finished areas.

### B. New Suite Level Concourses Outdoor 1,673 s.f.

The existing suite level concourse will receive new finishes to include flooring, wall treatment, ceilings, lighting, and controls.

### C. New Press Level Balcony Outdoor 1,350 s.f.

Provide a new exterior balcony with protective railings at the press level.

### D. Vertical Circulation

#### 1. New Elevators/Elevator Equipment Rooms/Stairs 7,256 s.f.

Provide depending on the final design. Number, capacity and speed of the elevators will be determined based on the final design. 1 New Hydraulic Passenger in the existing shaft, 1 New Passenger in a new shaft, & 1 New Freight (as Add Alternate) in a new shaft. The existing elevator/stair tower and new passenger elevator/stair towers will be open air. A Limited Use Limited Access Lift (LULA) is planned for the main retail store.

#### 2. New Dugout ADA or Stair Lifts.

Provide depending on the final design one at both home and visitor dugouts.

### E. New Elevator Lobbies 1,409 s.f.

Provide painted walls, lay in ceiling, and sheet flooring.

### F. Graphics

Provide allowance for improvements to the existing signage. Separate graphics will be provided for the Academy.

### G. Advertising Signage

Increase locations for branding/sponsorship opportunities where available. Provide new steel frame structure with aluminum panel graphics at left field boardwalk.

## **B. SPRING TRAINING REQUIREMENTS**

### **I. TRAINING IMPROVEMENTS**

#### **A. New Major League Practice Field**

The Major League practice field will have the following elements: 12" root zone, 15'-0" crushed brick warning track, the field dimensions will be configured to match Target Field with approximately 100,000 s.f. of turf, an under field drainage system will daylight to a retention area or dry well (if possible), high performance playing turf, 8'-0" outfield fence, 6'-0" fence down foul lines, backstop and 60'-0" wide x 40'-0" high batter's eye. The batter's eye will be constructed of a steel structure with sheet metal facing.

#### **B. Existing Covered Batting Tunnel**

The drainage system currently back up during extended periods of rain. Cap existing drain lines and provide new drainage to dedicated detention area.

#### **C. New Agility Field and Warm Up Area**

Provide new agility field and warm up area for the players. Agility field to have natural turf surface with no under drain system. Provide 45' x 180' incline area. Provide 30' x 12' high painted cmu block wall. Provide 75' x 30' 36" deep sand pit and sprint lanes at the warm up area.

#### **D. New Major League Pitching Mounds**

Provide 6 mounds with catching areas. Provide flat turfed areas between mounds and catching areas. Provide 8' high chain link fence behind catchers. Provide one 1 ½ inch quick coupler centrally located for dressing the mounds.

## **II. PLAYER FACILITIES IMPROVEMENTS**

### **A. Minor League Facilities**

Existing facilities will be remodeled. Remove existing construction as required for new work. At remaining spaces provide new finishes, doors, hardware, lighting and switches. At existing locker room provide new wood lockers in addition to the improvements noted above. Total of 180 lockers.

#### **1. New Hydrotherapy Room**

1,078 s.f.

A separate, totally enclosed hydrotherapy room will be provided to accommodate 1 hot and 1 cold plunge pools and one exercise pool. 4 extremity tanks and a 500 pound water cooled pellet ice machine, (refrigerator/freezer, and a sanitary sink) will also be provided. Acrylic flooring will be installed in the hydrotherapy room with floor drains located

as required. A new sub grade service pit will be created with ladder access to both levels.

2. New Coaches' Locker Rooms (2 @ 450 sf ea) 900 s.f.

Provide two rooms with approximately 14 - 30" x 30" coach's lockers around open space in center of room. Provide working counter or space for desk. Locate adjacent to Conference Room.

3. New Coach's Conference Room 367 s.f.

Locate adjacent to the coaches' room with doors directly into each space. Space shall be provided to seat 35 people. Counter shall be provided along one wall with space for magnetized and dry erase boards.

4. New Coaches' Grooming Area 473 s.f.

Shower room shall have approximately 8 showerheads. All showerheads will be surface mounted in stainless steel housing. Plastic laminate countertops with recessed bowl sinks, mirrors, water closets and urinals will be provided and shelves for holding grooming products will be provided. Acrylic flooring shall be installed throughout, sloped to drains. A hose bib for the cleanup of wet areas will be provided. In the drying areas outside of the shower room, stainless steel wire shelving for towel storage will be provided. No benches will be provided in the drying areas.

5. New Training Room 1,766 s.f.

The Training Room shall contain space for seven treatment tables and a storage closet. Provide work counter islands with upper and lower cabinets and sink.

6. New Trainers Office 267 s.f.

Provide office adjacent to the training room with views to the hydrotherapy room. Provide space for a desk with wired communications.

7. New Trainer's Locker Room 471 s.f.

Provide 10 wood lockers with lockable storage. Provide spike-proof carpeting. Provide power receptacle in the back of each locker.

8. New Umpires' Locker Facilities 567 s.f.

Locker room shall be provided with 6 - 3'-6" x 3'-0" open faced wood lockers. Spike proof carpeting, painted walls, and lay in ceiling will be provided. An adjacent private shower and toilet room shall be constructed.

9. New Strength and Conditioning Offices 353 s.f.  
Provide 2 offices with counters along one wall.

10. New General Storage 160 s.f.  
Provide minimal finishes and no ceiling. Include wood shelving

11. New Video Coaching Rooms (2 Rooms) 455 s.f.  
Provide millwork for video equipment and space for 5 occupants. Provide special sound insulating treatment and dedicated cooling system if required. Provide ability for room to be divisible. Provide special lighting and electrical systems to accommodate the use.

12. New Flex Locker Room 175 s.f.  
Provide 4- 30"x 30" lockers. Will serve female trainers and umpires.

13. New Server Room 339 s.f.  
Provide minimal finishes and dedicated cooling system.

**III. ADMINISTRATION IMPROVEMENTS 2,388 s.f.**

Provide the following new spaces:

Individual Offices 6 @ 120 s.f. ea= 720 s.f.

Large Offices 3 @ 175 s.f.= 525 s.f.

Reception @ 465 s.f.

Break Room @ 184 s.f.

Circulation @ 444 s.f.

Renovate existing toilets

Note: Provide acoustical separation between weight room and adjacent spaces.

**C. PLAYER ACADEMY REQUIREMENTS**

**I. HOUSING (WI-FI THROUGHOUT)**

A. Guest Rooms (54 @ 360 s.f.) 19,440 s.f.

Guest rooms will be provided each housing 2 occupants. The level of construction and finish will be comparable to a college dormitory with an emphasis on durable materials. Each room will have a private shower and toilet area.

B. Suite Units (4 @ 498 s.f.) 1,992 s.f.

Each Suite unit will house one occupant and have a private shower and toilet area and small food prep area with refrigerator, oven/stove, cabinets and microwave. 3% of the living units to be accessible.

C. Lounge (2 @ 370 s.f.) 740 s.f.

Provide open space with areas for watching TV and playing video games. Provide one lounge at each floor with housing.

D. Housekeeping / Storage (1 per residential floor @ 130 s.f.) 260 s.f.

Provide basic finishes and shelving. Mop sink.

**II. GROUP SPACES (WI FI THROUGHOUT)**

A. Theater 4,350 s.f.

Provide a tiered upholstered lecture seating with tablet arms, theater accommodating 200 people. Provide fixed lecture type seating with swing up work surfaces, acoustic wall treatments, and full audio/visual capabilities. Provide extra wide seats and increased tread depth. Provide individual power at each desk/seat. In addition, provide the following support spaces:

1. Staff Room @ 385 s.f.
2. Audio Visual Room @ 204 s.f.
3. Storage @ 306 s.f.

B. Classroom 1,288 s.f.

Provide movable walls to divide the space. Provide acoustic wall treatments. Provide AV capabilities for presentations.

C. Large Multipurpose 1,701 s.f.

Provide AV capabilities for presentations.

D. Small Multipurpose / Game 923 s.f.

Provide AV capabilities for presentations. Coordinate electrical services for games.

E. Conference Room 555 s.f.

Provide AV capabilities for video conferencing.

F. Laundry Facility 1,200 s.f.

Provide area for washers and dryers. Provide soak sinks and office (approximately 180 s.f.) for laundry personnel and supervision. Provide lockable linen closet @ 100 s.f. Include 3 commercial washers and dryers.

### III. DINING REQUIREMENTS

A. Dining Room 3,180 s.f.

Dining room shall accommodate 200 people. Space shall have an abundance of natural light. Provide painted walls, lay in ceiling, and durable flooring. Also, provide a complete audio/visual system to allow for large meetings and presentations. In particular, provide a retractable screen and projection system along with sound distribution system. Provide salad bar and drink/condiment serving area.

B. Dining Room Kitchen 1,960 s.f.

Provide a fully functioning commercial kitchen capable of serving the adjacent dining room. Provide durable, washable surfaces appropriate for kitchen applications. Provide one office approximately 115 s.f. for the management staff.

C. Dining Room Storage 505 s.f.

Provide a storage room for housing tables, chairs and other equipment used in the dining room. Provide minimal finishes.

### IV. ADMINISTRATIVE FACILITIES

A. Four Offices (208 s.f., 292 s.f., 292 s.f., 346 s.f.) 1,138 s.f.

B. Study Rooms (3 @ 145 s.f.) 435 s.f.

C. Toilets 425 s.f.

Provide separate toilet facilities serving the lobby space.

|    |                                                                                                                                     |            |
|----|-------------------------------------------------------------------------------------------------------------------------------------|------------|
| D. | Copy/Supply                                                                                                                         | 258 s.f.   |
|    | Provide dedicated electrical service for copier. Provide 8' long base and upper cabinets for storage of office supplies.            |            |
| E. | Centralized Facility Mail Room                                                                                                      | 212 s.f.   |
|    | Provide shelving/millwork to accommodate mail functions. Design to be similar to current mail slots which mirror post office boxes. |            |
| F. | Large Storage                                                                                                                       | 546 s.f.   |
|    | Provide basic finishes and shelving.                                                                                                |            |
| G. | Small Storage                                                                                                                       | 140 s.f.   |
|    | Provide basic finishes and shelving                                                                                                 |            |
| H. | Janitor Closet – First Floor                                                                                                        | 86 s.f.    |
|    | Provide basic finishes and shelving                                                                                                 |            |
| I. | Reception Area                                                                                                                      | 1,684 s.f. |
|    | Provide check in counter and desk wired for communications. Includes 235 s.f. store for convenience items for players.              |            |
| J. | Gazebo                                                                                                                              | 500 s.f.   |
|    | Wood framed with concrete floor, provide lighting and ceiling fans. Locate adjacent to the lake.                                    |            |
| V. | ANCILLARY SPACE                                                                                                                     |            |
| A. | Circulation                                                                                                                         | 5,335 s.f. |
| B. | MEP                                                                                                                                 | 400 s.f.   |
| C. | Vertical Circulation Stairs and Elevators                                                                                           | 1,575 s.f. |
| 1. | Passenger / Freight elevator                                                                                                        |            |
| 2. | 2 exit stairs                                                                                                                       |            |

