

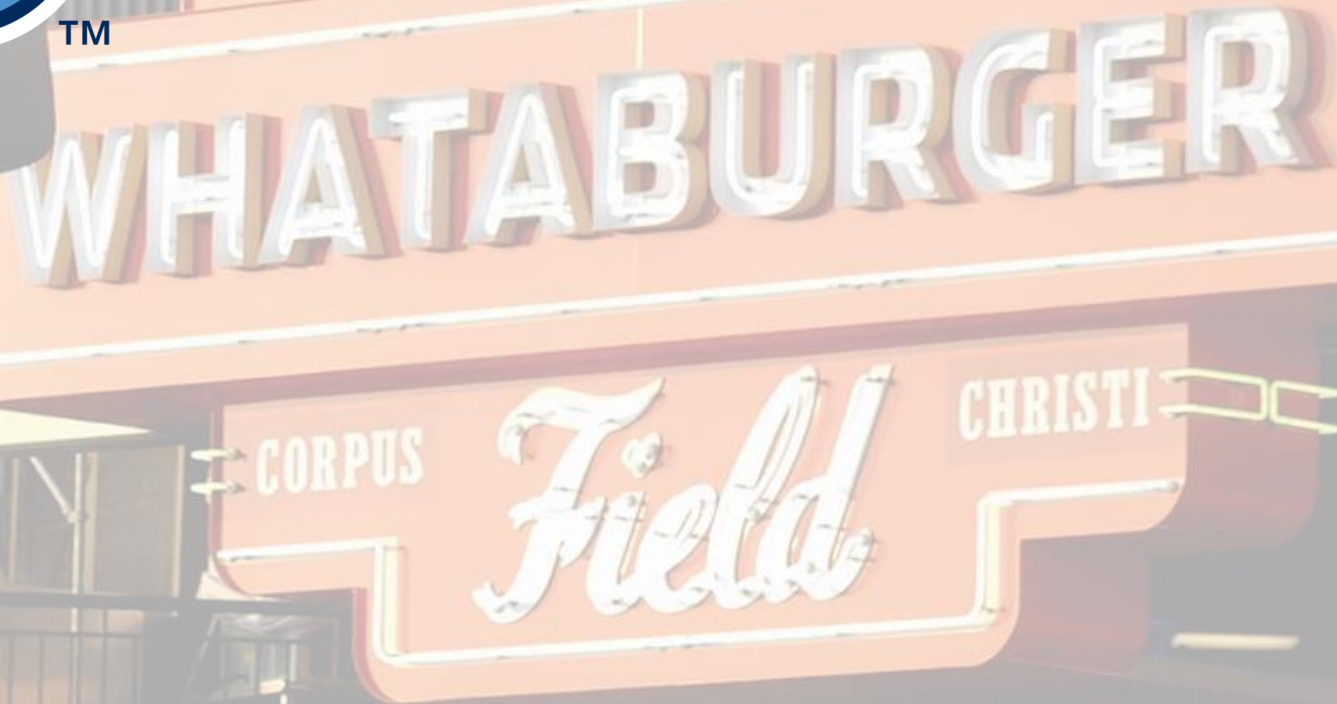


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Capital Improvements
Scope of Work 3.21.22





TYPE A FUND SCOPE OF WORK

- Field Lighting – Approved by Type A Board in October 2021 and passed two reading ordinance in January 2022 by City Council; **Project Complete**
- Women’s Personnel Clubhouse - Approved by Type A Board in October 2021 and passed two reading ordinance in January 2022 by City Council; **In progress**
- Visitor’s Clubhouse – Project will take place in October 2022.



TYPE A FUND –PDL Requirement; Lighting, Completed



PDL Requirement:

Infield average footcandle: 100

Outfield average footcandle: 70

Musco Performance Checklist for commissioning, Feb 15, 2022:

Infield average footcandle: 133

Outfield average footcandle: 87

Most Recent (2016) Whataburger Field Lighting Survey (old system):

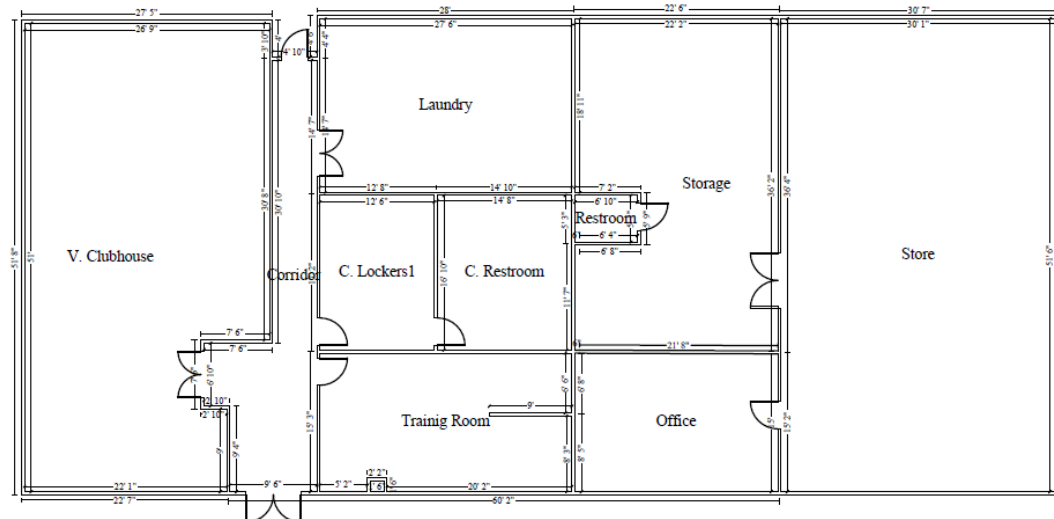
Infield average footcandle: 79

Outfield average footcandle: 60

Visitor's Clubhouse Requirement

- 4.2 Visiting Commissary and Dining Area - All facilities shall provide an area of not less than 300 sq. ft. dedicated to food preparation and consumption. If these two areas are separate (e.g., a seating area across the hall from the food preparation space), then the combined space must be a minimum of 300 sq. ft. The commissary shall include a refrigerator, a freezer, a sink, a dishwasher, a microwave, cabinets for storage, and a seating area that can accommodate at least 8 individuals at one time. All kitchen equipment shall comply with applicable local and state standards related to sanitation and cleanliness. In all circumstances, the commissary and dining area shall be separated from the player and staff dressing areas but should be immediately accessible by players and staff and located in, or in direct proximity to, the general visiting clubhouse area. For the avoidance of doubt, the commissary equipment above shall be dedicated for the sole use of the Major League Baseball Club and will required irrespective of the existence of a separate kitchen or restaurant area located away from the visiting clubhouse area (e.g., elsewhere in the facility).

Current floorplan without dining area



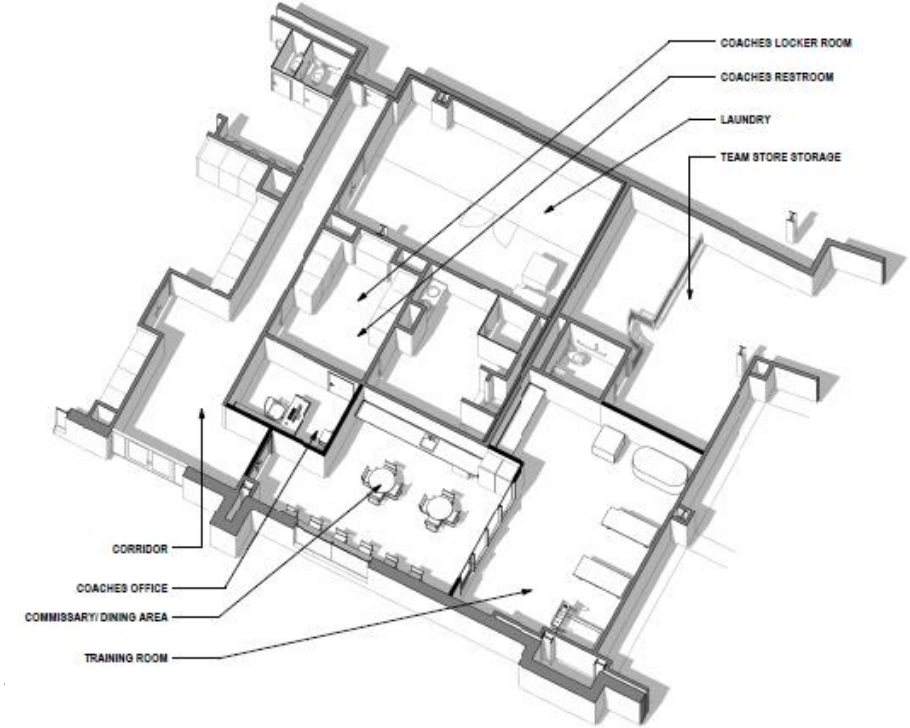
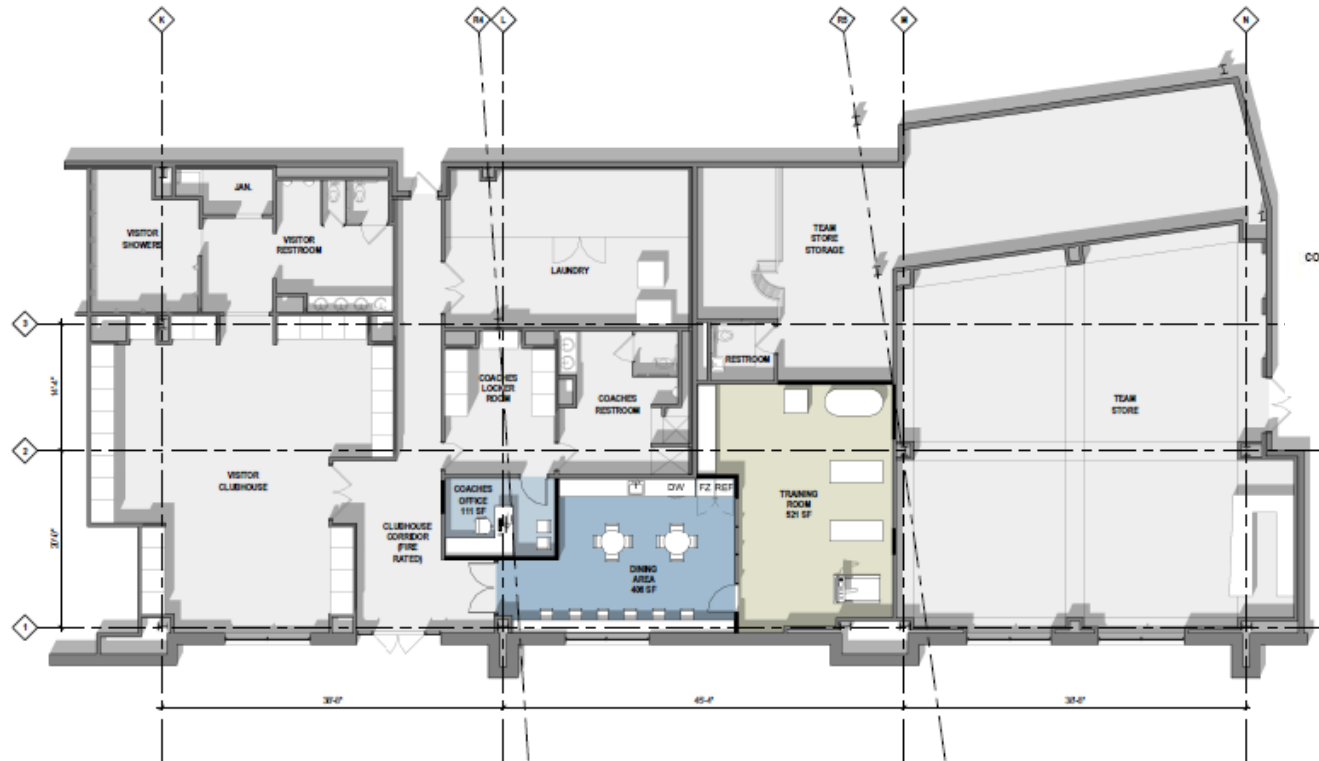


PDL Requirement

Visitor's Clubhouse Renovation Scope of Work

Address compliance requirement of areas featuring:

- 32 player lockers
- Manager's office & Coaches locker room
- Stand alone dining area
- Training room
- Meet square footage and seating guidelines



VISITOR'S CLUBHOUSE UPGRADES - CONCEPT 1





PDL Requirements & Penalty

Compliance Requirements

- 30 points or less by 2023
- 20 points or less by 2024
- 10 points or less by 2025 and in perpetuity

FACILITY STANDARDS: GRADING RUBIC							42
							TOTAL POINTS
Section 3	Home Club Facilities	Penalty Range			5		
		<i>Low</i>	<i>Med</i>	<i>High</i>			
2	Home Commissary and Dining Area						
	Freezer	1	1	1			
	Dishwasher	1	1	1			
4	Home Training Room						
	Minimum 400 sq ft	1	3	10			
	2 full body whirlpools	-	2	5			
Section 4	Visiting Club Facilities	Penalty Range			22		
		<i>Low</i>	<i>Med</i>	<i>High</i>			
1	Visiting Clubhouse/Dressing Area						
	Minimum # of regulation lockers	1	3	10			
2	Visiting Commissary and Dining Area						
	Minimum 300 sq ft	1	2	5			
	Freezer	1	1	1			
	Sink	1	1	1			
	Dishwasher	1	1	1			
	Microwave	1	1	1			
	Storage Cabinets	1	1	1			
	Seating Area for 8 min	1	1	1			
4	Visiting Training Room						
	2 full body whirlpools	-	2	5			
6	Visiting Field Manager's Office						
	Separate Manager's office	3	3	3			
	Separate toilet, shower and dressing area	1	1	1			
	Meeting space for min 4 people	2	2	2			
Section 5	Additional Team Facilities	Penalty Range			8		
		<i>Low</i>	<i>Med</i>	<i>High</i>			
4	Female Staff Facilities						
	Minimum 4 regulation lockers	1	2	5			
	Shower heads: 2	NA	1	10			
	Water closets: 2	NA	1	10			
	Lavatories: 2	NA	1	10			
Section 6	High Speed Internet	Penalty Range			3		
		<i>Low</i>	<i>Med</i>	<i>High</i>			
2	Secondary Internet Connection	3	3	3			
Section 7	Playing Field	Penalty Range			4		
		<i>Low</i>	<i>Med</i>	<i>High</i>			
7	Field Lighting Average fc (Infield)	1	3	10			
	Field Lighting Average fc (Outfield)	1	3	10			
	Field Lighting Uniformity Ratio (Infield)	1	3	5			
	Field Lighting Uniformity Ratio (Outfield)	1	3	5			



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