

March 5, 2024

## **BANNER ISLAND BALLPARK PROJECT NARRATIVE**

The primary purpose of the proposed modifications to Banner Island Ballpark located in Stockton, CA is to ensure the facility complies with Major League Baseball (MLB) Player Development License (PDL) Requirements. In addition, there are several facility improvements being proposed as Add Alternates for the purposes of pricing that will serve as facility enhancements and fan amenities with the goal of keeping the facility competitive with other facilities of the same caliber and class of baseball.

In 2022 MLB conducted a facility audit and report documenting facility non compliance items. The report was reviewed and a site visit was conducted to establish a plan of attack for resolving all deficiencies with the goal of completion for the 2025 season. Schematic Design drawings outlining proposed facility modifications were submitted to MLB by the Stockton Ports in behalf of the City of Stockton in early 2023. The documents were reviewed by MLB's designated review agency (Ewing Cole) and after two rounds of comments and design revisions the documents were deemed in compliance with MLB requirements.

The documented scope of the project is as follows:

### **1. Existing Batting/Pitching Tunnel Enclosing/Repurposing**

- The existing batting/pitching tunnel located on the grade level/main concourse level along the first base line was identified in the report as NOT in compliance with current MLB standards. Current standards require two (2) lanes with dimensions of no less than 15'-0" wide by 75'-0" with an additional perimeter width of at least 2'-0" at all sides. The required clear height of the batting tunnel is required to be 12'-0" which including potential sag of the overhead netting system. The existing batting tunnel is too low by approximately 2'-0" feet.
- The proposed solution is to repurpose the existing open air batting tunnel by enclosing and conditioning the space creating the following two spaces. All netting and lighting will be removed, existing walls will be filled in to match existing construction or with Storefront Glazing System. A new rooftop HVAC unit will provide required conditioning.
- 1a. **MLB Shared weightroom:** A new 750 SF enclosed and conditioned weightroom space is created to be shared by both Visiting and Home teams as per MLB Standards. The entrance is easily accessible to both Visiting and Home team Clubhouse. The infill wall will match existing CMU construction to allow for player privacy.
- 1.b **Hospitality Space** The remaining enclosed space (in excess of 750 sf.) will be finished out as a new hospitality space with new finishes, lighting and bar/casework with electrical and plumbing. Full height storefront glazing allows ample daylight and a view to the adjacent concourse and field.
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### **2. New Batting/Pitching Enclosure-New Construction**

- A new 3,500 sf batting/Pitching has been located in a portion of the existing surface parking lot as a standalone building for use by the home and visiting team. The building shall comply with the MLB interior spacial requirements.
- In addition to the batting/pitching lanes the required 200SF minimum secure MLB storage room shall be housed in this new building. Interior walls are CMU.
- The Batting/Pitching Enclosure shell matches the overall aesthetic of the existing facility and is equipped with a separate rooftop Mechanical Unit.

### **Clubhouse Expansion/Renovation**

- I In order to meet the requirements of the MLB Report the existing clubhouse footprint has been expanded to accommodate a New Female Staff Locker space and larger Visiting Team Clubhouse. In addition, many existing spaces have been upgraded/modified to meet current MLB Standards identified in the report. This expansion relocates the soil storage and trash compactor noted separately below.

### **3. Female Staff Locker Addition**

- Temporary measures were taken for the 2023 season to repurpose an existing public restroom for use as female staff accommodations, the fix will not comply long-term. MLB requires a minimum accommodation of two (2) showers, two (2) lavatories, two (2) water closets, and four (4) lockers for female staff use.
- The new Female Staff Locker space crated within the Clubhouse Expansion meets all the MLB requirements.

### **4. Visiting Team Locker Room Program Additions**

- The existing visiting team locker room does NOT comply with the MLB required locker count. It also does NOT have a MLB compliant commissary area (service kitchen) to accommodate food service for the visiting team.
- The visiting team locker room shall be expanded to accept eight (8) additional lockers as well as a new enclosed commissary area that includes the following MLB required amenities:
  - Hot and cold water sink
  - Microwave
  - Dishwasher
  - Upper and lower storage cabinets
  - Refrigerator/Freezer
  - Seating for a minimum of eight (8) individuals
- The aforementioned locker additions shall consist of repurposed lockers from the existing home team locker room. (The design intent for this project is to maximize cost efficiency by reusing as many existing furniture components as possible)
- One (1) additional MLB required whirlpool shall be added to the existing visiting team training room
- A private Visiting Team Manager's office shall be added to the locker room space equipped with a desk and two (2) lockers per MLB requirements.
- Interior finishes shall be patched and repaired as needed. At all areas that include new scope, finishes matching existing conditions shall be provided.

### **5. Home Team Locker Room Program Additions**

- The existing home team lockers shall receive a total refresh bringing the facility up to par with comparable markets and transforming the space into a first rate but efficient and comfortable space for the home team.
- All existing home team lockers shall be removed repaired and relocated for use in other areas that require lockers such as the listing team lockers, new female staff locker room and visiting coach/manager locker rooms.
- The home team player, coaches, and manager locker rooms shall receive all new lockers
- Per MLB requirements a new manager's office shall be constructed (currently does not exist).
- The existing home team weight room (currently not sharable with then visiting team and too small) shall be repurposed for use as the MLB required home team commissary and shall include the following MLB required amenities:
  - A hot and cold water sink
  - Microwave
  - Dishwasher
  - Upper and lower storage cabinets
  - Refrigerator/Freezer
  - Seating for a minimum of eight (8) individuals
- The existing laundry area shall be upgraded to include the following MLB required appliances:
  - Two (2) 50 lb commercial washers
  - One (1) 70 lb commercial dryer

- All existing floor, ceiling, and base finishes shall be refreshed.
- 6. Female Umpire Locker Room Temporary Female Staff Accommodations**
- In the 2023 season an existing restroom at the ballpark was converted to be used as Temporary Female Staff Accommodations. This project will further enhance this space to meet the needs defined by the MLB standards for use by the Female Umpires. The modified UMP space elevates the level of finishes and fixtures to the project standards.
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- 7. Secure Player Parking**
- The existing player parking adjacent to the public parking lot is not marked and is not totally secure in line with MLB requirements.
  - The existing parking has been modified to make room for the New Batting Tunnel and Trash Compactor/Soil area.
  - New 8'-0" tall secure line fencing and a code accessible gate shall be added to surround the restriped 35 player parking area.
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- 8. Trash Compactor Relocation/Soil Storage Space** To make way for the Clubhouse Expansion the existing facility trash compactor shall be relocated from its existing position to the north side new batting/pitching enclosure. This move will allow more efficient and serviceable access for garbage removal from the site through a new gate system from the slightly reconfigured surface parking lot. The area is surrounded by new CMU walls to match existing construction.
- 9. Batter's Eye Extension**
- MLB requires the batter's eye screen at dead center field to be 36'-0" tall by 60'-0" wide minimum. Currently the batter's eye screen is short by approximately 7'-0" vertically.
  - A screen extension has been documented and shall be installed to bring the facility in compliance.
- 10. Seating Bowl Reseat**
- The original stadium seating manufacturer (American Seating) is no longer in business and therefore the existing seating stock is not serviceable by means of replacement parts and stock. Many of the existing seats are broken and in some cases present the potential of injury to patrons due to broken backs and seat pans.
  - All seating in the seating bowl shall be replaced and shall maintain the existing seating count one for one.
- 11. Field Lighting Upgrade**
- MLB requires all facilities to upgrade to LED lighting with a minimum lighting level of 110 foot candles (fc) in the infield and 70 foot candles (fc) in the outfield. The current field lighting system is NOT in compliance.
  - MUSCO lighting is providing an updated photometric analysis of the ballpark and a bid to bring the lighting system into full MLB compliance.
- 12. Existing Steel Member Repaint (Add Alternate)**
- The existing structure is showing its age with an abundance of fading and peeling paint. This is likely due to the original specification of an inferior high performance coating specification.
  - The documents currently call for a complete repainting of all exposed steel elements which will substantially improve the overall look and feel of the facility.
- 13. Kids Playground Area Relocation (Add Alternate)**
- The current location of the kids playground is in a prime location for a more adult centric casual activation zone. We propose relocating the playground area to the current BBQ area adjacent to the maintenance building in center field.

- Modest reconfiguration of a small portion of the existing grass seating area will provide ample space for inflatable games and other activities to be enjoyed by visiting patrons while also providing protection from fly balls behind existing buildings.

**14. New Right Field Bar (Add Alternate)**

- As mentioned in item 11 above, the current area designated as the kids playground is underutilized. In an effort to bring new energy to the ballpark and take advantage of views to the water year round, a new covered bar area that will also house yard games has been designed down the right field line.
- The program shall include a 50'-0" long 360 degree bar with a steel super structure and roof covering that supports a series of six (6) flat screen TVs and ceiling fans.
- Lounge furniture and drink rails (high and low) shall be distributed throughout the area. Ample lighting shall also be supplied to ensure the space is comfortable during the day and at night.

Final documentation of all items listed above shall be submitted for review and bid by Mid March 2024 for City of Stockton review and distribution.

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