

ATTACHMENT 2 - MLB BASEBALL PARK AUDIT

STOCKTON PORTS | BANNER ISLAND BALLPARK

2021 PDL Audit Report | Survey: September 3, 2021



**EWING
COLE**

FACILITY DATA

2021 PDL Audit Report

Minor League Team Name: **Stockton Ports**

Team Contact: **Pat Filippone**
404 West Freemont Street
Stockton, CA 95203
Phone: 209-639-4021
Email: pfilippone@stocktonports.com

Major League Affiliation: **Oakland Athletics**

Team Classification: **Low-A**

League Affiliation: **West**

Team Ownership: **7th Inning Stretch, LLC**

Facility Name: **Banner Island Ballpark**

Year Facility Was Built: **2005**

Facility Location/Address: **404 West Freemont Street
Stockton, CA 95203**

Facility Ownership: **City of Stockton**

Facility Contact: **Cody Gralapp**
SMG
248 West Freemont
Stockton, CA 95203
Phone: 209-373-1412
Email: cgralapp@smgstockton.com



Section	Facility Standard	Grading Category	Relative Importance	Standard Cutoff (Less Than)			Penalty Range			INPUT	Grade	Comments
				Low	Mid	High	Low	Mid	High			
Section 1 Security												
1	Facility Security:											
	Security Command Post	Binary	L1	-	-	-	1	1	1	1	1	located in adjacent arena
	24/7 Video Surveillance	Binary	L2	-	-	-	2	2	2	1	2	getting new system this Fall
2	Direct Field/Dugout Access: [no penalty if dedicated security]											
	Home Club	Binary	L1	-	-	-	1	1	1	0	0	all players and Umpires share single ramp to field along side truck access ramp
	Visiting Club	Binary	L1	-	-	-	1	1	1	0	0	
	Female Staff	Binary	L1	-	-	-	1	1	1	1	1	
	Umpires	Binary	L1	-	-	-	1	1	1	0	0	
3	Player Parking: Post-Game Security [if no unencumbered route]	Binary	L2	-	-	-	2	2	2	0	0	guarded and secure with staff
Section 1 Total										4		
Section 2 Media Facilities												
1	Media Facilities:											
	Min. desk & floor space for MLB Club staff (30 sq.ft. incl. 6x2 ft desk)	Binary	L1	-	-	-	1	1	1	0	0	
Section 2 Total										0		
Section 3 Home Club Facilities												
1	Home Clubhouse / Dressing Area:											
	Minimum # of Regulation Lockers: 32	Gradient	L3	32	30	28	1	3	10	32	0	(29) @ 30" x 84" plus (3) @36" x 84"
	Lockable storage	Binary	L1	-	-	-	1	1	1	0	0	
	Minimum floorspace: 1,000 sq.ft. (wall-to-wall dimensions)	Gradient	L3	1000	900	800	1	3	10	1,105	0	
2	Home Commissary and Dining Area:											
	Minimum floorspace: 300 sq.ft. [max penalty if not separate space]	Gradient	L2	300	250	175	1	2	5	0	5	No room. Food set-up in Weight Rm. They use a hot box for holding from caterer reach-in cooler in Locker Rm
	Refrigerator	Binary	L1	-	-	-	1	1	1	0	0	
	Freezer	Binary	L1	-	-	-	1	1	1	1	1	
	Sink	Binary	L1	-	-	-	1	1	1	1	1	
	Dishwasher	Binary	L1	-	-	-	1	1	1	1	1	
	Microwave	Binary	L1	-	-	-	1	1	1	0	0	
	Storage Cabinets	Binary	L1	-	-	-	1	1	1	0	0	
	Seating area (min. 8 person capacity)	Binary	L1	-	-	-	1	1	1	1	1	
	Compliance with sanitation and cleanliness standards	Binary	L3	-	-	-	3	3	3	1	3	
3	Home Shower and Toilet Facilities:											
	Shower heads: 8 (10 recommended)	Gradient	L3	8	7	6	1	3	10	10	0	9 + 1
	Water closets: 2	Binary	Critical	-	-	-	10	10	10	0	0	2
	Urinals: 2	Binary	Critical	-	-	-	10	10	10	0	0	2
	Lavatories: 4 (8 recommended)	Gradient	L3	4	3	2	1	3	10	5	0	
	All showers provide hot water (100+ F)	Binary	L1	-	-	-	1	1	1	0	0	
4	Home Training Room											
	Minimum 400 sq.ft.	Gradient	L3	400	300	200	1	3	10	408	0	not incl Trainer's office
	Office desk	Binary	L3	-	-	-	3	3	3	0	0	2 desks in separate office
	2 treatment tables	Gradient	L3	3	2	1	-	3	10	2	0	
	2 full-body whirlpools	Gradient	L2	3	2	1	-	2	5	2	0	
	Ice machine	Binary	L3	-	-	-	3	3	3	0	0	
	Hydrocollator (4-pack minimum)	Binary	L3	-	-	-	3	3	3	0	0	
	Scale	Binary	L1	-	-	-	1	1	1	0	0	
	Stationary bike	Binary	L1	-	-	-	1	1	1	1	1	in adjac. Weight Rm
	Lockable storage for training supplies	Binary	L2	-	-	-	2	2	2	0	0	
	Biohazard waste receptacle	Binary	L3	-	-	-	3	3	3	0	0	
	Sink with hot & cold water	Binary	L3	-	-	-	3	3	3	0	0	
5	Team Laundry Facility											
	2 commercial quality washers (Min 140 F temp; 50 lb capacity)	Binary	L2	-	-	-	2	2	2	1	2	1 commercial and 1 residential
	1 commercial quality dryer (Min 70 lb capacity)	Binary	L2	-	-	-	2	2	2	0	0	(1) 75lb commercial and 1 residential
	Laundry sink	Binary	L1	-	-	-	1	1	1	0	0	
	Located separately from clubhouse, dressing, and training areas	Binary	L3	-	-	-	3	3	3	0	0	
6	Team Equipment Room: min. 300 sq.ft.; lockable; reasonable proximity	Binary	L1	-	-	-	1	1	1	0	0	
7	Home Staff Lockers / Dressing Area:											
	Minimum of 7 staff lockers; Regulation size	Gradient	L3	7	6	5	1	3	10	6	1	6+2 in Mgr's (30" x 84")
	Separate from player dressing area	Binary	L1	-	-	-	1	1	1	0	0	
8	Home Field Manager's Office:											
	Separate manager's office	Binary	L3	-	-	-	3	3	3	0	0	
	Separate toilet, shower, and dressing area [may be shared with coach	Binary	L1	-	-	-	1	1	1	0	0	Jack/Jill
	Meeting space for at least 6 people	Binary	L2	-	-	-	2	2	2	0	0	no table
	Hard-wired phone OR adequate cell phone reception	Binary	L1	-	-	-	1	1	1	0	0	
Section 3 Total										16		



Section	Facility Standard	Grading Category	Relative Importance	Standard Cutoff (Less Than)			Penalty Range			INPUT	Grade	Comments
				Low	Mid	High	Low	Mid	High			
Section 4 Visiting Club Facilities												
1	Visiting Clubhouse/Dressing Area:											
	Minimum # of Regulation Lockers: 32	Gradient	L3	32	30	28	1	3	10	29	3	30" x 84"
	Lockable storage	Binary	L1	-	-	-	1	1	1	0	0	
	Minimum floorspace: 1,000 sq.ft. (wall-to-wall dimensions)	Gradient	L3	1000	900	800	1	3	10	810	3	
2	Visiting Commissary and Dining Area:											
	Minimum floorspace: 300 sq.ft. [max penalty if not separate space]	Gradient	L2	300	250	175	1	2	5	0	5	
	Refrigerator	Binary	L1	-	-	-	1	1	1	0	0	reach-in cooler
	Freezer	Binary	L1	-	-	-	1	1	1	1	1	
	Sink	Binary	L1	-	-	-	1	1	1	1	1	
	Dishwasher	Binary	L1	-	-	-	1	1	1	1	1	
	Microwave	Binary	L1	-	-	-	1	1	1	1	1	
	Storage Cabinets	Binary	L1	-	-	-	1	1	1	1	1	
	Seating area (min. 8 person capacity)	Binary	L1	-	-	-	1	1	1	1	1	
	Compliance with sanitation and cleanliness standards	Binary	L3	-	-	-	3	3	3	1	3	
3	Visiting Shower and Toilet Facilities											
	Shower heads: 6	Gradient	L3	6	5	4	1	3	10	8	0	
	Water closets: 2	Binary	Critical	-	-	-	10	10	10	0	0	2
	Urinals: 2	Binary	Critical	-	-	-	10	10	10	0	0	2
	Lavatories: 4	Gradient	L3	4	3	2	1	3	10	4	0	
	All showers provide hot water (100+ F)	Binary	L1	-	-	-	1	1	1	0	0	
4	Visiting Training Room											
	Minimum 300 sq.ft.	Gradient	L3	300	250	150	1	3	10	318	0	
	Office desk	Binary	L3	-	-	-	3	3	3	1	3	
	2 treatment tables	Gradient	L3	3	2	1	-	3	10	2	0	
	2 full-body whirlpools	Gradient	L2	3	2	1	-	2	5	0	5	have one water hook-up on wall
	Ice machine	Binary	L3	-	-	-	3	3	3	1	3	
	Hydrocollator (4-pack minimum)	Binary	L3	-	-	-	3	3	3	0	0	
	Biohazard waste receptacle	Binary	L3	-	-	-	3	3	3	0	0	
	Sink with hot & cold water	Binary	L3	-	-	-	3	3	3	1	3	
5	Visiting Staff Lockers / Dressing Area											
	Minimum of 7 staff lockers; Regulation size	Gradient	L3	7	6	5	1	3	10	6	1	30" x 84"
	Separate from player dressing area	Binary	L1	-	-	-	1	1	1	0	0	
6	Visiting Field Manager's Office											
	Separate manager's office	Binary	L3	-	-	-	3	3	3	1	3	
	Separate toilet, shower, and dressing area [may be shared with coach	Binary	L1	-	-	-	1	1	1	0	0	
	Meeting space for at least 4 people	Binary	L2	-	-	-	2	2	2	0	0	space in Coaches Locker Rm
	Hard-wired phone OR adequate cell phone reception	Binary	L1	-	-	-	1	1	1	0	0	
Section 4 Total										38		
Section 5 Additional Team Facilities												
1	Cleaning and Sanitation Protocols											
	Submission and approval of written protocols	Binary	L3	-	-	-	3	3	3	0	0	
	Adherence to protocols	Binary	L3	-	-	-	3	3	3	0	0	cleaned daily by third party!
	Team Storage: minimum 200 sq.ft. [Or 2x minimum 100 sq. ft.]	Binary	L1	-	-	-	1	1	1	0	0	315 sf
3	Umpire Facilities											
	Enough regulation lockers for # of umpires at level of play	Binary	L3	-	-	-	3	3	3	0	0	(4) 30" x 84"
	Minimum 200 sq.ft.	Gradient	L2	200	175	150	1	2	5	342	0	
4	Female Staff Facilities:											
	Private dressing, shower, and toilet facility [10 pt total penalty if NA]	Binary	Critical	-	-	-	10	10	10	1	10	
	Reasonable proximity to home and visiting clubhouses	Binary	L1	-	-	-	1	1	1			
	Minimum 4 regulation lockers	Gradient	L2	4	3	2	1	2	5			
	Minimum 200 sq.ft.	Gradient	L2	200	175	150	1	2	5			
	Shower heads: 2	Gradient	L3	NA	2	1	NA	1	10			
	Water closets: 2	Gradient	L3	NA	2	1	NA	1	10			
	Lavatories: 2	Gradient	L3	NA	2	1	NA	1	10			
5	Weight Room:											
	On-site weight room (min 750 sq. ft.) available to H+V [10 pt none]	Gradient	L3	750	600	450	1	3	10	550	3	
	Enclosed, climate-controlled space	Binary	L3	-	-	-	3	3	3	0	0	
	Rubber mats / flooring (or other MLB Club approved flooring)	Binary	L1	-	-	-	1	1	1	1	1	carpet
6	Hitting/Pitching Tunnels:											
	Two covered pitching / hitting tunnels [10 pt total penalty if less than	Binary	Critical	-	-	-	10	10	10	0	0	
	Tunnel 1: Minimum dimensions (12' h x 15' w x 75' l)	Gradient	L2	See schedule			1	2	4	NA	4	9x14x84
	Tunnel 2: Minimum dimensions (12' h x 15' w x 75' l)	Gradient	L2	See schedule			1	2	4	NA	4	9x14x84
	Padding pitching screen (8' x 8')	Binary	L1	-	-	-	1	1	1	0	0	
	Sufficient lighting systems [minimum 70 fc]	Binary	L1	-	-	-	1	1	1	1	1	
	Well-ventilated space	Binary	L1	-	-	-	1	1	1	0	0	open on 2 sides and no forced air. Does not get wet from rain
	Power outlets	Binary	L1	-	-	-	1	1	1	0	0	
	Professional quality netting without defects	Binary	L3	-	-	-	3	3	3	1	3	lots of patches evident. Should be replaced
Section 5 Total										26		
Section 6 High-Speed Internet												
1	Primary Internet Connection	Binary	Critical	-	-	-	10	10	10	1	10	
2	Secondary Internet Connection	Binary	L3	-	-	-	3	3	3	1	3	
Section 6 Total										13		



Section	Facility Standard	Grading Category	Relative Importance	Standard Cutoff (Less Than)			Penalty Range			INPUT	Grade	Comments
				Low	Mid	High	Low	Mid	High			
Section 7 Playing Field												
1	Field Dimensions Compliance:											
	Distance Between Bases (+/- 3")	Binary	L2	-	-	-	2	2	2	0	0	
	Pitcher's Mound Height (+/- 1")	Binary	L3	-	-	-	3	3	3	0	0	9.5" height; mound to plate distance is 60"8"
	Pitcher's Mound Slope	Binary	L3	-	-	-	3	3	3	1	3	Slope is 1" too steep
	Playing Surface:											
	No defects or trip hazards	Binary	L3	-	-	-	3	3	3	1	3	1) Lips - infield skin and warning track dirt edges are low on material (+1" low) 2) All base anchors are installed too low which results in the base being less secure when inserted in the anchor. The top of the 2B anchor is installed 3" below finished grade. Manufacturers recommendation is a max of 1" below grade. 3) Observed a few field drains, located in round valve boxes along the perimeter of the field wall, not installed plumb. Adjust valve boxes so they are level with the track surface. 4) Off-Field Bullpen - The warning track adjacent to the synthetic turf wood curb by the catcher's area is low - the warning track needs to be flush with the turf/curb to provide a smooth transition Warning track in front of the dugouts is 13' wide
	Warning track - covering all zones within 15' of all walls/fences	Binary	L2	-	-	-	2	2	2	1	2	
	Warning track material - sufficiently different surface type	Binary	L2	-	-	-	2	2	2	0	0	
2	Field Grade											
	Flat infield playing surface [Existing facilities in compliance up to .37%	Binary	L2	-	-	-	2	2	2	0	0	
	Maximum grade from baseline to dugout step = 8"	Binary	L2	-	-	-	2	2	2	1	2	12" of fall
	Maximum grade from second base to OF warning track = 20"	Binary	L2	-	-	-	2	2	2	0	0	
3	Field Wall											
	Minimum 8' high [5' minimum in front of existing bullpens]	Binary	L3	-	-	-	3	3	3	0	0	8' h; 12'h in LF
	Protective padding up to at least 8' high (or top of wall)	Binary	L3	-	-	-	3	3	3	0	0	
	Appropriate safeguards over any LEDs (if applicable)	Binary	L1	-	-	-	1	1	1	0	0	
4	Bullpens											
	New facilities: Bullpen location off the playing field	Binary	L3	-	-	-	3	3	3	0	0	
	Protective overhead cover (if off the playing field)	Binary	L2	-	-	-	2	2	2	1	2	
	No tripping hazard (if in foul territory)	Binary	L3	-	-	-	3	3	3	0	0	
	Visible to both dugouts and press box (or appropriate video feed)	Binary	L1	-	-	-	1	1	1	0	0	
	Two pitching mounds and home plates per bullpen	Binary	L3	-	-	-	3	3	3	0	0	
	Regulation Dimension (height and slope)	Binary	L3	-	-	-	3	3	3	1	3	Home and Visitor Bullpen slopes are too steep
	Bench for 10 players in each bullpen	Binary	L1	-	-	-	1	1	1	0	0	
	Dedicated phones or walkie-talkies with connection to dugout	Binary	L1	-	-	-	1	1	1	0	0	Phones
5	Dugouts											
	Bench: Minimum 45' total length	Binary	L2	-	-	-	2	2	2	0	0	52'-10"
	Bench with seatback	Binary	L1	-	-	-	1	1	1	0	0	
	Helmet rack for minimum of 15 helmets	Binary	L1	-	-	-	1	1	1	0	0	
	Bat rack for minimum of 30 bats	Binary	L1	-	-	-	1	1	1	0	0	
	Water source within 100' of each dugout	Binary	L1	-	-	-	1	1	1	0	0	
	New facilities: Direct access to restroom	Binary	L1	-	-	-	1	1	1	0	0	have bathrooms
	Anti-skid surface on steps and walkways	Binary	L3	-	-	-	3	3	3	0	0	yes, but rubber tiles are loose and potential tripping hazard
	Protective netting along entirety of dugout guardrail	Binary	L3	-	-	-	3	3	3	0	0	netting needs replaced
6	Field Equipment											
	Batting Cage (min. dimensions w/ padding)	Binary	L3	-	-	-	3	3	3	0	0	
	All required Field Screens	Binary	L3	-	-	-	3	3	3	0	0	
	Batter's Eye: Dimensions (Min 30' h x 60' w) [New facilities = 36' h x 60' w]	Binary	L2	-	-	-	2	2	2	1	2	19' x 78'
	Batter's Eye: No white lettering/background, motion effects, or LED w	Binary	L1	-	-	-	1	1	1	0	0	
	Foul Poles: minimum 30' high	Binary	L1	-	-	-	1	1	1	0	0	
	Foul Poles: minimum 8' padding at base	Binary	L3	-	-	-	3	3	3	0	0	
7	Field Lighting Average fc [Infield]	Gradient	L3	-	90	70	1	3	10	94	0	
	Field Lighting Average fc [Outfield]	Gradient	L3	-	60	50	1	3	10	67.7	0	
	Field Lighting Uniformity Ratio [Infield]	Gradient	L2	-	1.3	1.7	1	2	5	1.22	1	
	Field Lighting Uniformity Ratio [Outfield]	Gradient	L2	-	2.2	3.0	1	2	5	2.31	2	
8	Batting Cage Gate	Binary	L1	-	-	-	1	1	1	0	0	
9	Backstop	Binary	L1	-	-	-	1	1	1	0	0	
10	Playing Field Tarps: infield, pitcher's mound, home plate, base pit, and I	Binary	L3	-	-	-	3	3	3	0	0	
Section 7 Total											20	



FACILITY STANDARDS: GRADING RUBRIC
STOCKTON
 9/3/2021

Violation Results in Automatic Non-Compliance

Section	Facility Standard	Grading Category	Relative Importance	Standard Cutoff (Less Than)			Penalty Range			INPUT	Grade	Comments
				Low	Mid	High	Low	Mid	High			
Section 8 Maintenance												
1	Facility Maintenance Staff & Practices											
	Groundskeeper w/ turf degree or other approved accreditation	Binary	L3	-	-	-	3	3	3	0	0	
	Sufficient groundskeeping staff - no player or coach upkeep required	Binary	L3	-	-	-	3	3	3	1	3	The facility does not employ an assistant groundskeeper. From field conditions, it is apparent that more labor hours are needed to improve the quality of the playing surface.
	Approved Groundskeeping Program that is followed by club	Binary	L3	-	-	-	3	3	3	0	0	
2	Field Maintenance Equipment											
	Dirt/clay care equipment	Binary	L2	-	-	-	2	2	2	1	2	Facility does not have a small, high RPM tiller (recommend an Echo TC210, Mantis tiller, or equivalent) or plate compactor.
	Turf care equipment	Binary	L2	-	-	-	2	2	2	1	2	Facility does not have a boom sprayer
3	Playing Field Reconditioning (prior to each game)	Binary	L3	-	-	-	3	3	3	0	0	
4	Field Maintenance Materials (sufficient drying material on hand)	Binary	L1	-	-	-	1	1	1	0	0	
5	Full-Field Irrigation System	Binary	L3	-	-	-	3	3	3	1	3	1) Observed irrigation heads that are installed too low (up to 2") 2) Observed valve boxes that are installed too low (1.5")
6	Field Drainage System	Binary	L2	-	-	-	2	2	2	0	0	
Section 8 Total										10		
TOTAL FACILITY SCORE										127		

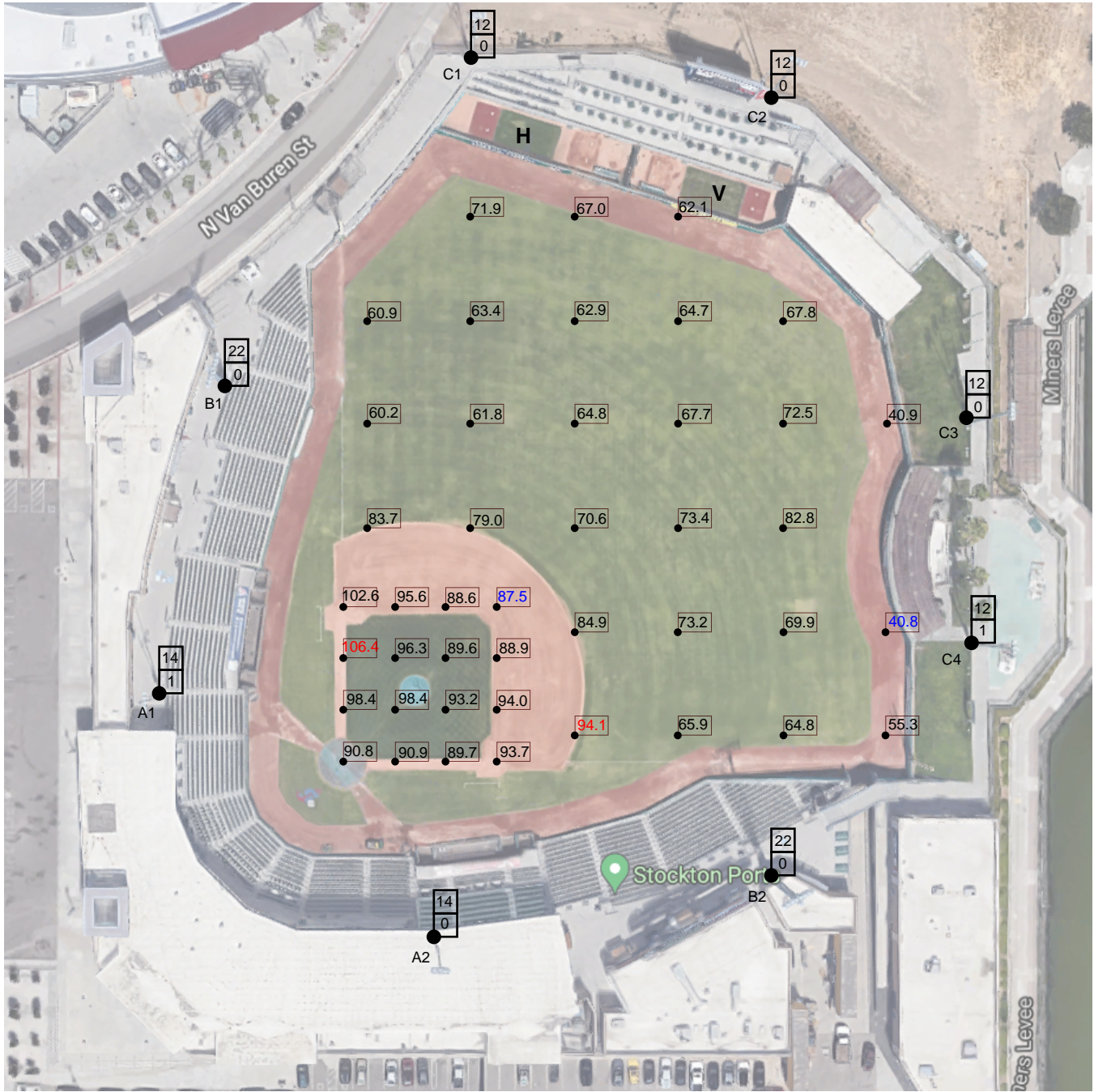


Field Lighting Assessment

Name: Stockton Ports
 Location: Stockton, CA
 Affiliation: Oakland Athletics
 Class: Low-A
 League: West



EwingCole Project: 20200656



H: Home Bullpen V: Visitor Bullpen

Key	Sports Lighting System Information		Measurements			
	Stadium/Ballpark	Banner Island Ballpark	Number of Lamps	120		
	Date Installed	04/01/2005	Lamps Out	2		
	Manufacturer	Musco	Height of Poles	A: 90' B: 90' C: C1:80' C2,C3,C4:88'		
	Lamp Type	Metal Halide - Light Structure Green	Requirements			
	Lamp Watts	1500 W	Infield	Average	Measured Readings 94.0 FC	PDL Stds. 100 FC
Lighting Assessment Information			Outfield	H/L Ratio	106.4/87.5 1.22/1	1.2/1
Date of Readings	08/24/2021			Average	67.7 FC	70 FC
Readings Taken By	EwingCole		Home Bullpen	Average	46.1 FC	50 FC
Light Meter	Gossen-Mavolux 5032B		Visitor Bullpen	Average	45.0 FC	50 FC
Meter Calibration Date	04/02/2021		Hit/Pitch Tunnel 1	Average	15.8 FC	70 FC
Weather/Temperature	Clear / 70°		Hit/Pitch Tunnel 2	Average	22.9 FC	70 FC



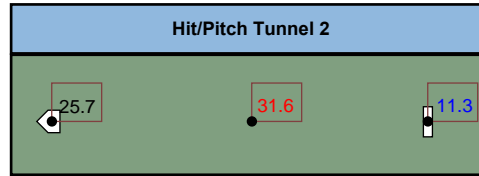
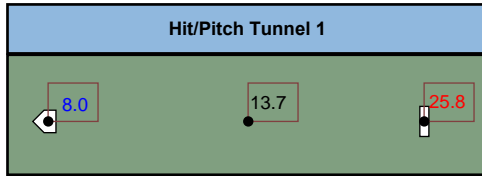
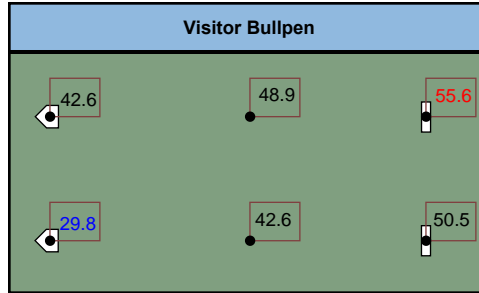
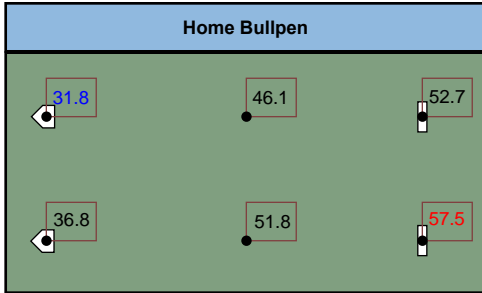
Field Lighting Assessment

Name: Stockton Ports
 Location: Stockton, CA
 Affiliation: Oakland Athletics
 Class: Low-A
 League: West



EwingCole Project: 20200656

Additional Measurement Areas:



Foot-candle Light Summary Data:

Area	Criteria	Measured	PDL Facility Standards
Infield	Average	94.0 FC	100 FC
	Uniformity Ratio	1.22/1	1.2/1
Outfield	Average	67.7 FC	70 FC
	Uniformity Ratio	2.31/1	2.0/1
Home Bullpen	Average	46.1 FC	50 FC
Visitor Bullpen	Average	45.0 FC	50 FC
Hitting/Pitching Tunnel 1	Average	15.8 FC	70 FC
Hitting/Pitching Tunnel 2	Average	22.9 FC	70 FC

Summary of Findings:

This sports lighting system currently does not comply with PDL Facility Standards. By a small margin, this system currently does not meet any of the field lighting requirements.

The hitting/pitching tunnels light levels do not meet the PDL Facility Standard.

Recommendations to meet PDL Facility Standards:

In order to comply with the PDL Facility Standards, this sports lighting system needs one of the following approaches to be done to be compliant.

The first approach would be to clean and re-lamp all luminaires and to hire a qualified sports lighting specialist to help re-aim the system and take measurements until full compliance is confirmed.

The second approach would be to replace the system with a new LED sports lighting system. In this case, we would recommend you retain a qualified sports lighting designer and electrical engineer to establish project requirements for this specific site in order to properly engage a sports lighting manufacturer.

A new overall LED lighting layout is recommended to bring the hitting/pitching tunnel light level averages up to 70 FC.

Special Notes on Installation:

FACILITY PHOTOS - GENERAL

2021 PDL Audit Report



SECTION 3.1: HOME CLUBHOUSE/DRESSING AREA



SECTION 3.2: HOME COMMISSARY/DINING AREA



SECTION 3.3: HOME SHOWER AND TOILET FACILITIES



SECTION 3.4: HOME TRAINING ROOM



SECTION 3.5: TEAM LAUNDRY FACILITY



SECTION 3.7: HOME STAFF LOCKERS/DRESSING AREA

FACILITY PHOTOS - GENERAL

2021 PDL Audit Report



SECTION 4.1: VISITING CLUBHOUSE/DRESSING AREA



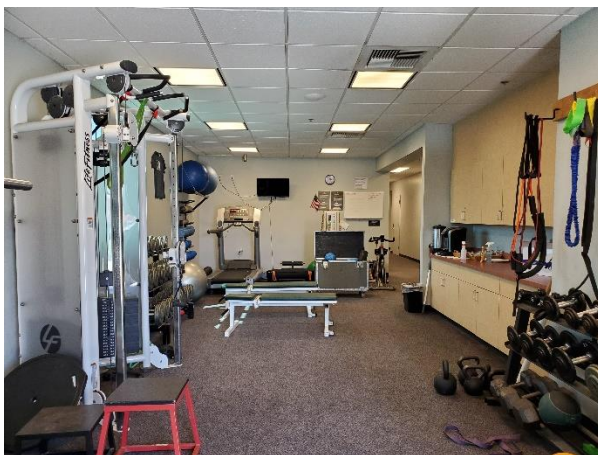
SECTION 4.2: VISITING COMMISSARY/DINING AREA



SECTION 4.4: VISITING TRAINING ROOM



SECTION 4.5: VISITING STAFF LOCKERS/DRESSING AREA



SECTION 5.5: WEIGHT ROOM

FACILITY PHOTOS - GENERAL

2021 PDL Audit Report



SECTION 5.6: HITTING/PITCHING TUNNELS



SECTION 7: PLAYING FIELD



SECTION 7.3: FIELD WALL



SECTION 7.5: DUGOUTS



SECTION 7.6.3: BATTER'S EYE



SECTION 7.6.4: FOUL POLES

FACILITY PHOTOS - SAMPLES OF NON-COMPLIANCE

2021 PDL Audit Report



SECTION 3.2: HOME COMMISSARY AND DINING AREA IS NOT SEPARATED FROM THE LOCKER RM (IS IN THE WEIGHT RM) IS MISSING MUCH OF THE REQ'D EQUIPMENT AND HAS NO SEATING.



SECTION 3.1: THE HOME CLUBHOUSE DRESSING AREA IS NOT LARGE ENOUGH.



SECTION 4.1: THE VISITING CLUBHOUSE/DRESSING AREA IS NOT BEG ENOUGH



SECTION 4.2: THERE IS NO VISITING COMMISSARY/DINING AREA.

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2021 PDL Audit Report



SECTION 4.4: THE VISITING TRAINING ROOM ONLY HAS ONE FULL-BODY WHIRLPOOL AND DOES NOT HAVE AN ICE MACHINE.



SECTION 5.6: THE TWO HITTING/PITCHING TUNNELS ARE NOT WIDE ENOUGH.



SECTION 5.5: THE WEIGHT ROOM IS NOT LARGE ENOUGH AND DOES NOT HAVE RUBBER MAT FLOORING.



SECTION 7.5: THE DUGOUT HAS ANTI-SKID FLOORING BUT THE RUBBER MATS ARE LOOSE WITH GAPS AND PRESENT A TRIPPING HAZARD.



SECTION 7.6: THE BATTER'S EYE IS NOT TALL ENOUGH.

PLAYING FIELD PHOTOS - SAMPLES OF NON-COMPLIANCE

2021 PDL Audit Report



SECTION 7 (PLAYING FIELD) – ADD ADDITIONAL MATERIAL AROUND WOOD CURB in BULLPEN– TRIPPING HAZARD



SECTION 7 (PLAYING FIELD) – VALVE BOX IS INSTALLED TOO LOW



SECTION 7 (PLAYING FIELD) SURFACE DRAINS INSTALLED ON WARNING TRACK ARE NOT LEVEL WITH WARNING TRACK



SECTION 7 (PLAYING FIELD) – FIELD OVERVIEW PHOTO

Schmitt, Craig J.

From: Pat Filippone <PFilippone@stocktonports.com>
Sent: Wednesday, October 06, 2021 6:33 PM
To: Schmitt, Craig J.
Subject: FW: follow-up question re: MLB ballpark assessment

Sent from EXTERNAL Source

Craig – see below for the response I sent. Let me know if you need anything else.

Pat Filippone
President
Seventh Inning Stretch
Stockton Ports/Delmarva Shorebirds/Everett AquaSox
209-644-1900

From: Pat Filippone
Sent: Friday, September 10, 2021 4:58 AM
To: Schmitt, Craig J. <cschmitt@ewingcole.com>
Subject: FW: follow-up question re: MLB ballpark assessment

Craig – see below from our IT company. Let me know if you need anything else from me in this matter.

UTI is Utility Telephone – a local provider. We have two providers for back up/access, etc.

Pat Filippone
President
Seventh Inning Stretch
Stockton Ports/Delmarva Shorebirds/Everett AquaSox
209-644-1900

From: Raymond Smith <raysmith@ez-netsys.net>
Sent: Friday, September 10, 2021 4:29 AM
To: Pat Filippone <PFilippone@stocktonports.com>
Subject: RE: follow-up question re: MLB ballpark assessment

Hi Pat

Current internet is:

Comcast 300/30 (does not meet the 6.1 standard, but could meet the 6.2 backup standard)

UTI (Backup) 20/20 (possibly meets the 6.2 backup standard “or the highest shared bandwidth connection available”

If AT&T can deliver fiber to get 300/300 for 6.1 would require a 500/500 (att doesn't sell a 300mb level), approx.

\$1,711.18/mo on a 3 year commitment

Also it is possible we could get comcast dedicated fiber, both would require some research. Note fiber installs can take 6+ months, so keep that in mind for when this is needed.





Let me know if you have any additional questions.



Raymond Smith

President
EZ Network Systems



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[Book an Appointment with me](#)

From: Pat Filippone <PFilippone@stocktonports.com>
Sent: Tuesday, September 7, 2021 7:26 PM
To: Raymond Smith <raysmith@ez-netsys.net>
Subject: FW: follow-up question re: MLB ballpark assessment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Raymond – see below. Can you provide this info? Let me know – thanks.

Pat Filippone
 President
 Seventh Inning Stretch
 Stockton Ports/Delmarva Shorebirds/Everett AquaSox
 209-644-1900

From: Schmitt, Craig J. <cschmitt@ewingcole.com>
Sent: Tuesday, September 7, 2021 4:32 AM
To: Pat Filippone <PFilippone@stocktonports.com>; tlarios@sngstockton.com
Subject: follow-up question re: MLB ballpark assessment

Pat/Todd,

Thank you again for your time and hospitality last week.

As mentioned during our visit, can you please have the person in charge of your IT service send me a description of the internet service you currently have at the ballpark so we can evaluate it per the scoring rubric. The description should be as specific as possible with respect to the standards described in Articles 6.1 and 6.2. If you do not comply with 6.1 there is a 10-point penalty so I want to be sure we have this scored correctly.

You may have been asked by MLB to provide similar information prior to the standards being issued. That information was used to develop the standard. We are not privy to that information, so we are asking each team to provide this information so we can complete the scoring rubric.

Thank you in advance.

Craig

Craig J. Schmitt, RA
[PRINCIPAL](#)

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