



LEIDOS FIELD AT RIPKEN STADIUM

Assessment Report | July 8, 2022

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TABLE OF CONTENTS

Executive Summary	Tab 1
Backgrounds and Methods	Tab 2
Architectural: Present Conditions, Observations, and Recommendations	Tab 3
Site / Civil: Present Conditions, Observations, and Recommendations	Tab 4
Structural: Present Conditions, Observations, and Recommendations	Tab 5
Mechanical: Present Conditions, Observations, and Recommendations	Tab 6
Electrical / Lighting: Present Conditions, Observations, and Recommendations	Tab 7
Plumbing: Present Conditions, Observations, and Recommendations	Tab 8
Fire Protection: Present Conditions, Observations, and Recommendations	Tab 9
Audio Visual/Broadcast: Present Conditions, Observations, and Recommendations ...	Tab 10
Information Technology: Present Conditions, Observations, and Recommendations.....	Tab 11
Vertical Transportation: Present Conditions, Observations, and Recommendations ...	Tab 12
Playing Field: Present Conditions, Observations, and Recommendations	Tab 13
Food Service Equipment: Present Conditions, Observations, and Recommendations.....	Tab 14
ADA Audit	Tab 15

TAB 1

Executive Summary

EXECUTIVE SUMMARY

INTENT

EwingCole was commissioned by the City of Aberdeen to perform a comprehensive condition assessment of Leidos Field at Ripken Stadium. This effort began on February 1, 2022 with a one-day tour of the facility.

The intent of this condition assessment report is to provide the information needed to properly budget and plan for the long-term care of the stadium so that it remains a suitable facility for the MiLB Aberdeen IronBirds.

The content of this report can be used as an operation and management tool to ensure there are adequate funds available to capitalize the maintenance and eventual replacement of the stadium's primary building components, equipment, and systems over the next 20 years.

This report is based upon clearly visible, open and unobstructed areas of the premises on the date of observation. No opinion is rendered regarding elements which are concealed.

This report does not include recommended or required renovations to bring the stadium into compliance with Major League Baseball's recently mandated PDL facility standards. The MLB audit, concept design studies and estimated costs to bring the stadium into compliance with the PDL facility standards are separate documents.

OBSERVATIONS

In general, the ballpark is in good condition considering its age of 20 years; however, it is showing wear that is normal for a ballpark of that age. The most significant areas needing attention include moisture and water infiltration through the masonry facade, concrete deterioration in the seating bowl, stadium seat replacement, repair of the railing system at the tiered

picnic seating area in left field, and bird control around the covered stadium concourses. These are explained in more detail below.

In addition, now is the time to begin planning for the repair and eventual replacement of the aging building components and MEP/AV/IT equipment and systems, a lot of which are approaching, or have already reached the end of their service life.

The sloped asphalt shingle roofs of the stadium and Clubhouse buildings were replaced in 2020; and in 2021, the playing field was replaced with synthetic turf and the stadium's sports lighting system was replaced with a state-of-the-art LED system. All three projects represent a significant step toward addressing the capital maintenance needs of the stadium.

MOISTURE AND WATER INFILTRATION

Moisture and water infiltration issues were observed in a number of interior locations, the most extensive being in the public restrooms and concession stands where the painted and partiall tiled walls are exhibiting widespread damage in addition to the water damaged suspended ceiling systems.

A review of the as-built stadium drawings reveals that there is no cavity between the outer brick course and inner CMU course that make-up the masonry exterior walls. Industry standards today would recommend an air cavity and use of an air/vaper barrier between the brick and CMU to adequately prevent moisture from migrating to the interior side of the walls.

Rebuilding the exterior walls is not an option, so in lieu of that, we recommend cleaning the brick surface (and repointing where necessary) and applying a breathable clear masonry sealer. The sealer should be applied approx. every 5 years (or as recommended by the

manufacturer) to ensure the walls repel moisture infiltration.

Further examination of the wall flashing and weeps within the exterior walls is also recommended as there is outward evidence of moisture being trapped within the walls in other locations such as above the flashing on the flat membrane roofs.

CONCRETE DETERIORATION

Cracking of cast-in-place concrete is a common problem, inherent when constantly exposed to the elements. Compared to other ballparks of this vintage, the amount of cracking evident in the seating bowl and concourses is not bad, and it appears that maintenance practices have mostly kept up with repairs over time. Normally, one of the common areas of cracking is at the base of core-drilled seating bowl railing post anchors. This problem was already addressed when the railings were replaced somewhat recently with aluminum railings with surface-mounted anchor plates.

There are areas noted in both the Architectural and Structural reports where concrete crack repair is required. It is always best to repair cracking as soon as possible as continued exposure to the freeze/thaw cycle can quickly worsen the condition and lead to more extensive and costly repair measures.

Since concrete cracking will continue to happen, all surface areas should be checked annually, and repairs prioritized.

STADIUM SEAT REPLACEMENT

The majority of stadium seats are original. The seats are near the end of their service life and are requiring more and more maintenance annually. Broken seat pans and backs were noted throughout the seating bowl and have reportedly been a constant maintenance headache over the past few years. The paint on the cast iron stanchions is badly faded or has failed and is beginning to rust.

Repainting is not an option because of the factory finish. The end row stanchions are missing the row letters in many instances. And the plastic cupholders all need replaced.

The original seating manufacturer is no longer in business, so replacement parts are difficult to source. Full replacement of all seats (and cupholders) is recommended in the near-term.

RAILING SYSTEM AT LEFT FIELD TIERED PICNIC DECK

The tiered picnic deck structure in left field was built using residential-grade elements – i.e. wood framing with composite wood decking and a pre-manufactured plastic railing system. As is noted in the Structural report, the wood framing is showing signs of deterioration due to exposure to moisture. Of primary concern is the condition of the railing system which is a safety concern due to the level of deterioration. The existing PVC railing system is exhibiting significant deterioration due to prolonged UV and weather exposure and the members have become brittle. There are numerous locations where the railings have broken.

We recommend that this condition be addressed as soon as possible. The remainder of the deck structure is in need of substantial repair, and we would recommend replacement in the near future.

BIRD CONTROL:

Bird control is a common problem at stadiums where the exposed structural elements, seasonal use of the facility and food scraps create an inviting environment for bird roosting. Ripken Stadium is no exception. There is widespread evidence of bird roosting which needs to be addressed for reasons of health and maintenance.

Installation of netting stretched across the entire underside of the Suite/Club level covering the concourse is the likely solution based on remediation measures used at other ballparks. The netting can be designed

EXECUTIVE SUMMARY

with zippers to enable access to overhead utilities as needed.

Given the specialty nature of this issue, we would recommend engaging a subcontractor that specializes in bird control measures to evaluate and recommend an appropriate solution for Ripken Stadium. We can assist with sourcing said contractors if desired.

In addition to the items described above, the following items should be given immediate attention:

SITE/CIVIL:

- Seal all cracks and open asphalt pavement joints, including the joints between concrete curbs and bituminous pavements, with rubberized joint sealer.
- Spot repair paving as necessary to remove ponding, depressions, longitudinal and traverse cracking greater than ½" in width.
- Apply a bituminous surface sealer at all areas with reflective cracking (prevalent throughout all the parking lots and Roads A, B, C, & D).
- Lift/re-level inlets and valve covers where settled and causing water ponding.
- Replace broken concrete wheel stop at the handicapped parking space at the northwest corner of the stadium.
- Repair/replace damaged downspouts around the stadium perimeter where restricting flow and/or positive drainage away from building.

STRUCTURAL:

- Clean/paint rusted steel brick shelf at bottom of spandrel where ties into the concessions.
- Replace wood post bases at both Clubhouse structures.
- Replace dimensional lumber around base perimeter of metal-sided storage buildings.
- Replace sealant at masonry control joints in façade.

- Repair localized concrete cracks in seating bowl slab and retaining walls.
- Replace broken railings at tiered picnic decks in left field.

MECHANICAL:

- Replace split systems serving the Home Clubhouse (the two indoor evaporators failed in August 2021 and are awaiting replacement parts).

ELECTRICAL POWER & LIGHTING:

- Perform an electrical study that includes an electrical coordination, short circuit and arc flash study.
- Update, replace and add additional emergency egress lighting at all exterior ramp, patio, and stair areas within the egress pathway.
- Provide emergency egress lighting for the seating bowl.
- Provide room ratings for electrical rooms where transformers within the room are above 112.5 kVA to meet code.
- Repair underground site lighting conduits and conductors to fix site lighting branch circuit failures.

PLUMBING:

- Replace/repair or provide new insulation on all domestic water piping.
- Replace gas solenoid valves at all Concessions.
- Replace gaskets at incoming domestic water flanges and OS&Y valve.
- Replace thermostatic mixing valves at concessions and Clubhouses.
- Replace deteriorated grease interceptors.
- Replace electronic flush valves at water closets and urinals.
- Replace gas-fired water heaters not yet replaced.
- Provide temperature gauges on wall-mounted faucets in training rooms.

- Replace/repair or provide new insulation on all stormwater piping.
- Replace/repair or provide new insulation on all sanitary piping.

FIRE PROTECTION:

- Obtain a pipe analysis to determine the corrosion levels of the existing sprinkler pipe to determine optimal starting locations for replacement.
- Replace dry sprinkler heads that are dirty or corroded.

VERTICAL TRANSPORTATION:

- Investigate and repair Elevator #1 door closer issue (considered a maintenance item).
- Investigate and correct water leaks above both Elevator Machine Rms.
- Investigate and remediate water leak in pit of Elevator #1.
- Relocate flexible conduit running through Elevator Machine Rm. #2 (code violation).

AUDIO VISUAL/BROADCAST:

- Add speakers and poles to cover left and right field seating areas and plazas. (Note: while we recommend full replacement of the stadium sound system, this item is deemed of the highest priority since the inadequate coverage of those areas may not meet code for loudness and intelligibility during evacuation announcements.)
- Full replacement of the Seating Bowl Sound System.
- Full replacement of the Video Production System.

INFORMATION TECHNOLOGY:

- Label and test all tele/data outlets.
- Enclose existing IDF equipment in dedicated rooms (with proper conditioning) and/or place wall-mounted racks in environmental enclosures per industry guidelines and standards.
- Wi-fi site signal survey and addition of (3) new access points.
- Full replacement of intrusion system.

FOOD SERVICE EQUIPMENT:

- Provide new filter batteries for grease hoods and repair/relocate the electrical system.
- Replace the fryers.
- Replace the stainless steel work tables
- Replace Commissary walk-in refrigeration system and relocate condensing units outdoors.

GENERAL COMMENT ABOUT MAINTENANCE OF CAPITAL EQUIPMENT

MEP and AV/IT equipment and system components commonly have a life expectancy that is shorter than the life of the facility as a whole. Eventual replacement due to normal use and physical deterioration should be expected. The actual service life of the MEP and AV/IT equipment and systems depends on a variety of factors, including the quality of the original component, the frequency of use, the degree of maintenance, atmospheric conditions, and availability of parts.

MEP AND AV/IT EQUIPMENT REPLACEMENT

The cost to replace all the major building components, equipment and systems is significant; however, the service life of those elements varies, so they don't have to all be replaced at the same time.

The itemized lists of building components, equipment and systems within the assessment report indicate the likely time period when each piece of equipment will need to be replaced. The replacement periods are based on our professional experience as well as recommendations and published data from manufacturers and other industry reference manuals and handbooks. Although some of the equipment may surpass its anticipated service life, other equipment may need to be replaced prematurely due to latent manufacturing or construction defects, damage sustained during use, changes required by authorities having jurisdiction (code) or other events.

EXECUTIVE SUMMARY

Items that would be replaced through normal maintenance programs are not included in this report; nor are items that are likely to become obsolete due to changing functional requirements.

MAINTENANCE ITEMS:

The facility assessment focused on itemizing the ballpark building components, equipment and systems that will need to be replaced. Though not the primary focus, the assessment also identified a few current issues that require repair or remediation. The priority level for the repairs varies. In some cases, the repairs should be undertaken as soon as possible to prevent further damage or deterioration.

A plan to address all current repairs is recommended. A meeting with the key ballpark stakeholders should be scheduled to discuss the list of repairs. EwingCole will assist the team with developing a strategy for remediation.

CONTENT OF THE REPORT

The report is organized by the following major categories:

- Architectural
- Site/Civil
- Structural
- Mechanical
- Electrical Power & Lighting
- Plumbing
- Fire Protection
- Audio Visual/Broadcast
- Information Technology
- Vertical Transportation (i.e. elevators)
- Playing Field
- Food Service Equipment

On the following page is an order of magnitude cost estimate summary of the repair and replacement of the building components, equipment, and systems for the next 20 years.

Note: The budget estimates are shown in 2022 dollars. (Escalation is excluded.) The estimated costs include 25% contingency and a 33% mark-up for soft costs such as general conditions, GC overhead and profit, permits, insurance, testing and inspection and design/consultant fees. The costs should be considered an estimated “order of magnitude” for budgeting purposes. Actual costs will be contingent on the final work scope, including actual equipment specifications, as well as the method of acquisition of construction services, size of the project, and bidding climate.

EXCLUSIONS

For clarity, the following items are not included in our report that may also need replacement/upgrading during the coming 20 years:

- Team Administration office furniture/fixtures
- Loose furniture/fixtures including outdoor furniture, tables and chairs in the Club Lounge and Suites
- Team Clubhouse equipment - i.e. training and weight room, etc.
- TVs
- Groundskeeper equipment
- Concession signage
- Advertising and Naming Rights Signage
- Signage marquees

The BACKGROUNDS AND METHODS section of this report contains additional information and considerations with respect to the long-range planning for capital improvements.

**LEIDOS FIELD AT RIPKEN STADIUM
FACILITY ASSESSMENT
ROUGH ORDER OF MAGNITUDE COST ESTIMATE SUMMARY
7/1/2022**

DISCIPLINE:	YEARS					
	0 - 1	0 - 5	5 - 10	10 - 15	15-20	TOTAL
Architectural	\$ 1,709,730	\$ 5,208,400	\$ 2,404,801	\$ 661,084	\$ 1,121,410	\$ 11,105,427
ADA Modifications	\$ -	\$ 317,762	\$ -	\$ -	\$ -	\$ 317,762
Structural	\$ 156,750	\$ 31,430	\$ 1,011,070	\$ -	\$ -	\$ 1,199,250
Fire Protection	\$ 104,740	\$ 358,440	\$ -	\$ -	\$ -	\$ 463,180
Plumbing	\$ 117,329	\$ 501,227	\$ 170,373	\$ -	\$ 48,412	\$ 837,341
Mechanical	\$ -	\$ 1,470,282	\$ -	\$ 279,300	\$ 377,055	\$ 2,126,637
Electrical	\$ 327,020	\$ 1,406,280	\$ 33,170	\$ 2,046,460	\$ 103,000	\$ 3,915,930
Civil	\$ 1,438,690	\$ 4,479,390	\$ 19,790	\$ -	\$ 1,085,670	\$ 7,023,540
IT	\$ 148,150	\$ 237,270.00	\$ 493,360	\$ -	\$ 118,880	\$ 997,660
AV	\$ 465,500	\$ 2,746,450.00	\$ 1,512,880	\$ -	\$ -	\$ 4,724,830
Vertical Transportation	\$ -	\$ 879,463	\$ -	\$ -	\$ -	\$ 879,463
Food Service	\$ 533,796	\$ 679,480	\$ 12,236		\$ -	\$ 1,225,512
Playing Field	\$ -	\$ -	\$ -	\$ 1,147,125	\$ -	\$ 1,147,125
TOTAL COST	\$ 5,001,705	\$ 18,315,874	\$ 5,657,680	\$ 4,133,969	\$ 2,854,427	\$ 35,963,656

Notes:

Unless noted otherwise, numbers include 25% Contingency for unforeseen conditions, market fluctuation and construction schedule and 33% for soft costs (ie General Conditions, GC Overhead/Profit, Permits, Insurance, Tests/Inspections, Design Fees)

Costs are shown in today's dollars. Escalation is excluded.

TAB 2

Backgrounds and Methods

BACKGROUNDS AND METHODS

BACKGROUND

Leidos Field at Ripken Stadium is the home of the Aberdeen IronBirds, a Minor League Baseball affiliate of the Baltimore Orioles in the High-A East. The +/- 5,840-seat stadium is part of Cal Ripken, Jr.'s Aberdeen Complex located just off Interstate 95 at Maryland Route 22. The ballpark is owned by the City of Aberdeen and operated through a concession agreement by Tufton Professional Baseball LLC.

This coming year will mark the 22nd season the ballpark has been in operation. The stadium also hosts other sport and entertainment events.

The ballpark has three floor levels: Field Level, Concourse Level, and Suite/Club Level.

The Home and Visitor's Clubhouses are standalone buildings at the Field Level beyond the right and left field corners of the field, respectively. As well, two wood-framed sheds exist at Field Level. The center field shed (behind the batter's eye structure) is mostly for storage of promotional items, baseball equipment and misc. The right field shed, located adjacent to the Home Clubhouse is the groundskeeper's maintenance building.

The main entrance to Ripken Stadium is on the Concourse Level behind home plate. The entrance is flanked by the Box Office and Team Administrative offices on one side and a Novelty Store on the other side. Two large concession stands and paired Men's/Women's restrooms are symmetrically located about home plate on the 1st and 3rd base sides.

The Suite/Club Level has includes two large Club lounges (North Club Box and South Club box), 6 private suites with 16 seats each, a Press Box and Men's and Women's restrooms. A commercial kitchen behind the Press Box serves the premium spaces on this level.

The Press Box has one TV Broadcast Booth, two Radio Booths and a Writing Press area. The scoreboard/ videoboard and audio equipment are located in the back of the Writing Press area (unenclosed).

The facility has a seating capacity of 5,840 comprised of a split lower bowl (with cross aisle) and Suite/Club Level seating. A breakdown of the seating is as follows:

Lower-level:

- 1770 Lower Bowl
- 216 Party Deck
- 232 Pavilion
- 132 Open-air Café
- 2,350 Subtotal

Upper Level:

- 2992 Reserved Upper
- 326 Club
- 172 Skybox
- 3,490 Subtotal

Prior to 2021 season, the natural grass playing field was replaced with synthetic turf and the original sports lighting system was replaced with a new, state-of-the-art LED sports lighting system by Ephesus. As well, the asphalt shingle gabled roofs on the upper level of the stadium, Home and Visitor's Clubhouses, and Good Hops concession stand were replaced.

Other stadium renovations since the stadium opened include tiered, picnic porches in the left and right field corners.

PURPOSE OF ASSESSMENT

EwingCole was commissioned by the City of Aberdeen to prepare a written report assessing the existing conditions of the stadium.

The purpose of this facility condition assessment is to provide the information needed to properly plan for the long-term care of the stadium so that it remains a safe, viable facility for the MiLB-affiliated Aberdeen IronBirds.

The content of this report can be used as an operation and management tool to ensure there are adequate funds available to capitalize the maintenance and eventual replacement of the stadium's primary building components, equipment, and systems over the next 20 years.

METHODS USED TO DEVELOP THIS REPORT

A team comprised of Architects, Structural, Mechanical, Electrical/Lighting and Plumbing/Fire Protection Engineers from EwingCole and consultants from MK Consulting Engineers (Site/Civil), BrightView Sports Turf (Playing Field), Lerch Bates (Vertical Transportation), Wrightson Johnson Haddon Williams (Broadcast / AV / IT), Foodservice Resources (Food Service) and Jensen Hughes (ADA) toured the facility one full-day in February 2022. The tour was aided by maintenance and facilities representatives from the IronBirds. A meeting was conducted the morning of the tour with representatives from the City and IronBirds who provided firsthand knowledge of existing/ongoing maintenance issues, and who offered their opinion of future capital maintenance needs. MK Consulting Engineers prepared the ROM cost estimates in the report.



The City of Aberdeen

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Aberdeen, MD 21001

Participants:

- Kyle E. Torster, P.E., Director of Public Works



Aberdeen IronBirds

873 Long Drive
Aberdeen, MD 21001

Participants:

- Jack A. Graham, General Manager
- Larry Gluch, Site Facilities Manager
- Samantha Pugh, Accounting and Administration Manager
- Kevin Jimenez, Director, Creative Services
- Todd Bradley, Sports Turf Superintendent
- Mike Schwindinger - Professional Sports Catering
- Derrick Autry - Professional Sports Catering

BACKGROUNDS AND METHODS



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Architectural: Present Conditions,
Observations, and Recommendations

ARCHITECTURAL

OBSERVATIONS AND RECOMMENDATIONS

The observations of Architectural Building Components have been categorized by element for ease of understanding and tracking.

A. Signage and Graphics

1. Wayfinding and Room ID Signage: Based on its expected lifespan and to maintain a current aesthetic, it is anticipated that the wayfinding and room ID signage are due for replacement (See Photo SG-1). **SG-1** Replace all interior and exterior wayfinding, and room identification signage on all levels of the ballpark.



SG-1 Wayfinding and Room ID Signage

2. Suite / Club Fascia Ad Signs: The backlit suite / club level fascia signage is beginning to show signs of wear and tear due to its age and UV exposure (See Photo SG-2). **SG-2** Repaint aluminum cabinets of signage.

ARCHITECTURAL



SG-2 Suite/Club Fascia Signage

B. Arch Miscellaneous

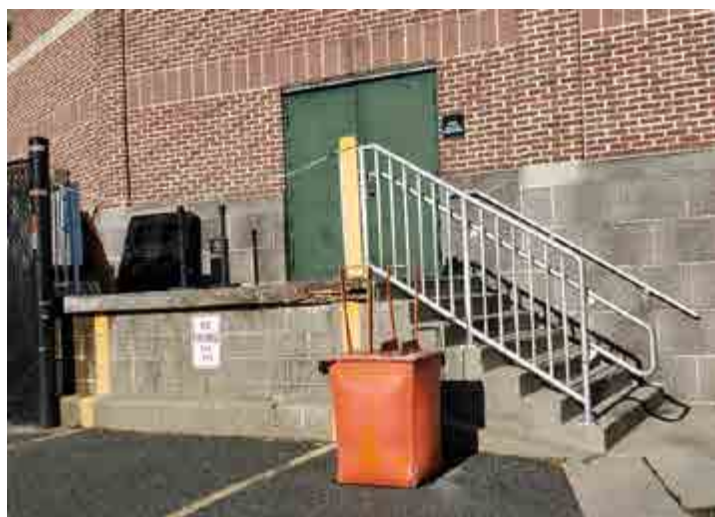
1. Door Hardware: Door hardware issues observed throughout suite and concourse level. **AM-1** Replace all damaged / failed door hardware.
2. Insulation on fire sprinkler drain downs: Existing insulation is badly damaged. **AM-2** Replace insulation in fire sprinkler drain downs at exposed ends of Suite/Club level.

ARCHITECTURAL



AM-2 Insulation on fire sprinkler drains

3. Loading Dock Bumper: Wood bumper is deteriorating. **AM-3** Replace timber bumper bolted to front of loading dock.



AM-3 *Loading Dock Bumper*

ARCHITECTURAL

C. Seating Bowl

1. General

- a. Aisle Nosings: Exterior aisle stairs do not currently have anti-slip nosings installed. **ASB-1** Add anti-slip nosings at each aisle step throughout seating bowl (Lower Bowl and Suite Level).
- b. Aisle Nosings: **ASB-2** Replace step nosings at end of service life.
- c. Expansion Joints: **ASB-3** Replace soft expansion joints at Suite/Club level seating tiers in two locations.



ASB-3 Expansion joints at Suite/Club level

- d. Control Joint Sealant: **ASB-4** Add soft sealant at control joints in cast in place concrete lower seating bowl.

ARCHITECTURAL



ASB-4 CIP control joints

- e. Concrete Patch / Repair: **ASB-5** Patch/repair aisle steps on Suite/Club Level



ASB-5 Suite/Club Level aisle steps

ARCHITECTURAL

- f. Replace Concrete Steps: **ASB-6** Replace cast-in-place concrete steps in aisles at Suite/Club level.
- g. CIP Concrete Crack Repair – Home Plate Club: Cracking was observed in the concrete slab at the Home Plate Club. **ASB-7** Route and seal cracks of cast in place concrete retaining walls at Home Plate Club seating platforms - at 1st base side corner, lower tier.
- h. CIP Concrete Crack Repair – Left Field: **ASB-8** Repair concrete spalls and route and seal cracks in sloped cast-in-place concrete retaining wall along in left field line.



ASB-8 Cracking at sloped retaining wall

- i. Concourse Drink Rails: **ASB-9** Repaint steel drink rail bases and replace painted wood tops. *Note: We recommend tops be replaced with more durable material, better suited for constant outdoor exposure such as stainless steel, quartz or even Trex decking.*

ARCHITECTURAL



ASB-9 Concourse drink rails

2. Seating

- a. Seating Row Letters: Many locations of missing seat row letters, some instances replaced with temporary sticker. **ASB-10** Replace all aluminum row numbers throughout seating bowl (Lower bowl and Suite Level).



ASB-10 Seating Row Letters

ARCHITECTURAL

- b. Seat Numbers: Many locations of missing seat numbers observed. **ASB-11**
Replace missing seat numbers.



ASB-11 *Seat Numbers*

- c. Seat Backs: Broken seat pans and backs were noted throughout the bowl.
ASB-12 Replace broken seat backs.

ARCHITECTURAL



ASB-12 Cracked seat backs

- d. Cupholders: Cupholders are fading due to UV light exposure, some have been broken off due to heavy use. **ASB-13** Replace faded and missing cupholders.
- e. Seating Replacement: The majority of stadium seats are original and near the end of their service life. Broken seat pans and backs were noted throughout the bowl and have reportedly been a constant maintenance issue over the past few years. The paint on the cast iron stanchions is badly faded or has failed and is beginning to rust. Repainting is not an option because of the factory finish. **ASB-14** Replace all seats including stanchions and all components.

ARCHITECTURAL



ASB-14 Rusted seat stanchions

D. Stadium Exterior Façade

1. Steel Structure: Paint is failing on underside of metal decking and structure.
ASE-1 Clean/repaint all exposed steel structure including exposed metal deck on underside of the Suite/Club Level, structure supporting the videoboard and marquee sign and partially enclosed exit stairs.



ASE-1 Steel Structure

ARCHITECTURAL

2. Entry Gates: Paint on entry gates is failing and starting to rust. **ASE-2:** Clean/repaint custom steel entry gates behind home plate.



ASE-2 Entry Gates

3. Bird Control Netting: Widespread evidence of bird roosting above the Concourse and Suite Corridor was observed. **ASE-3** Add bird netting throughout covered exterior areas of concourse. Recommend engaging a subcontractor that specializes in bird control measures to evaluate and recommend an appropriate solution.



ASE-3 Bird Control Netting

ARCHITECTURAL

4. Heated Soffit: Facilities team noted issues in winter with exposed piping overhead in concourse. They currently a combination of winterizing and adding temporary heaters to prevent freezing. **ASE-1** Construct heated soffit under the Kitchen to protect pipes from freezing.
5. Masonry Walls: Moisture and water infiltration issues were observed in a number of interior locations. **ASE-5a-c** In lieu of rebuilding walls to industry standard cavity wall construction to prevent moisture migration, clean and seal all brick and CMU masonry walls with a vapor permeable sealer - i.e. siloxan. Reseal every 5 years.



ASE-5 *Masonry Walls*

6. Masonry Walls: See note above regarding moisture infiltration. Horizontal mortar joints failing on various locations along the façade. **ASE-6** Repoint some areas of masonry walls where mortar has deteriorated.
7. Masonry Parapet Caps: **ASE-7** Clean masonry parapet caps and repoint joints between blocks to help mitigate moisture infiltration issues.

ARCHITECTURAL



ASE-7 Masonry Parapet Caps

E. Stadium Roofs

1. Flat Membrane Roofs

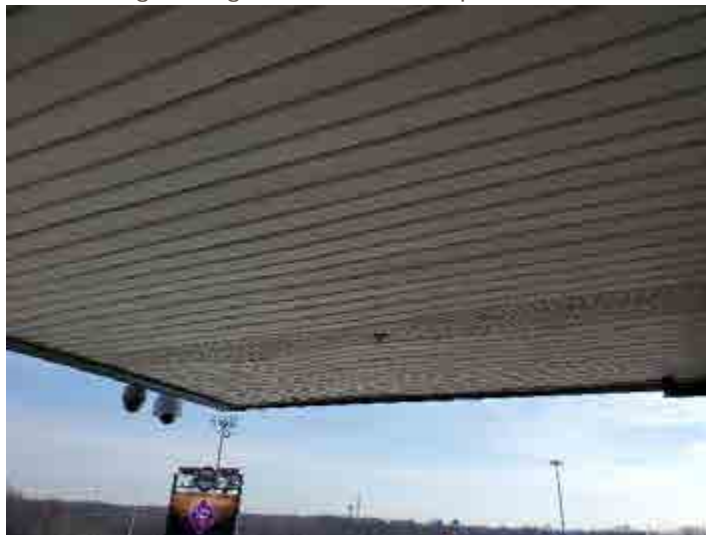
- a. Membrane Roofs: Membrane roofs are original and approximately 20 years old. **ASR-1** Replace all EPDM membrane roofs. This assumes +/- 25-year lifespan.
- b. Metal Roof Gutters: **ASR-2** Repair damaged and/or loose roof gutters on corrugated metal canopies at Ticket Office and Admin. Offices to maintain positive slope toward drain leaders.
- c. Leaf Screens at Roof Gutters: **ASR-3** Add rigid leaf screens to gutters of corrugated metal canopy over Home Plate Club seating area to keep foul balls out.

ARCHITECTURAL



ASR-3 Leaf Screen

- d. Corrugated Metal Roof Soffit: **ASR-4** Replace warped/damaged/missing corrugated metal soffit panels over Suite/Club seating areas.



ASR-4 Corrugated Metal Roof Soffit

ARCHITECTURAL

F. Stadium Concourse Level (Exterior)

1. General

- a. Concrete Repair: **ASCE-1** Repair cracked concrete curb around perimeter of the LF party/kid's play zone area



ASCE-1 Concrete Repair

- b. Alcove Ceilings: **ASCE-2** Replace 2x4 suspended ceiling in "portable" alcoves around perimeter of concourse with plaster or exterior grade ceilings.



ASCE-2 Alcove Ceilings

ARCHITECTURAL

- c. Overhead Doors: **ASCE-3** Repaint exposed steel supports and sheet metal enclosures for overhead doors at entries to public restrooms and add sheet metal caps to protect exposed gear mechanism.



ASCE-3 Overhead Doors

- d. Condiment Stations: Condiment station doors and hardware have failed and no longer close. **ASCE-4** Replace condiment station millwork within CMU enclosure.



ASCE-4 Condiment stations

ARCHITECTURAL

- e. Glass Window Panels: **ASCE-5** Replace failed insulated glass windowpanes on parking lot side of Admin. Offices.



ASCE-5 Glass Window Panels

G. Stadium Concourse (Exterior) – Good Hops

- a. Exterior CMU Wall: Several cracks were observed in the exterior face of the CMU wall. **ASCE-6** Seal cracks in wall.
- b. Bird Netting: The existing overhead bird netting in the Good Hops area is damaged with large holes visible. **ASCE-7** Replace bird netting.



ASCE-7 Bird Netting

ARCHITECTURAL

- c. **ASCE-8** Not Used
- d. Steel Structure: The paint is faded and/or peeling. **ASCE-9** Prepare, prime, and paint the steel structure.
- e. Overhead Door: The overhead door is beginning to show signs of wear and tear. **ASCE-10** Replace overhead coiling door in-kind.



ASCE-10 Overhead Door a concession counter

- f. Metal Roof Soffit: **ASCE-11** Anticipated replacement of metal roof soffit at end of life expectancy.
- g. Concrete Walls: Signs of significant moisture infiltration are visible on the concrete retaining walls at the seating areas around Good Hops. **ASCE-12** Further investigate the cause of this water infiltration. For estimating purposes, assume the following: Apply traffic coating to entire area around Good Hops; Remove paint from affected vertical concrete surfaces; Patch concrete wall where damaged; Apply a breathable concrete sealer or paint to all vertical concrete faces around Good Hops.

ARCHITECTURAL



ASCE-12 Concrete Walls



ASCE-12 Concrete Walls

H. Stadium Concourse Level (Interior)

1. Concessions

- a. Paint Walls: **ASCI-1** Repaint all walls with epoxy paint.
- b. Ceiling Tiles: **ASCI-2** Replace 2x4 suspended ACT ceiling tiles.
- c. Suspended Ceiling System: **ASCI-3** Replace 2x4 suspended ceiling grid and tiles
- d. Serving Counters: **ASCI-4** Replace plastic laminate. serving counters.
- e. Guest Services Counter: **ASCI-5** Replace plastic laminate counter.

2. Restrooms

- a. Paint Walls: Walls exhibited signs of moisture migration through the wall. **ASCI-6** Repaint all walls with epoxy paint.

ARCHITECTURAL



ASCI-6 *Paint Walls*

- b. Ceiling Tiles: **ASCI-7** Replace 2x4 suspended ACT ceiling tiles.
- c. Suspended Ceiling System: **ASCI-8** Replace 2x4 suspended ceiling grid and tiles.
- d. Replace Tile Walls: Walls exhibited signs of widespread water damage
ASCI-9 Demo and replace wall tile as a result of water infiltration through CMU exterior wall
- e. Vanity Counters: **ASCI-10** Replace plastic laminate vanity counters
- f. Toilet Partitions: **ASCI-11** Repair corrosion at bottom of baked enamel toilet partitions (or replace panels).



ASCI-11 Corrosion at *Toilet Partitions*

ARCHITECTURAL

- g. Mirrors: **ASCI-12** Replace individual framed mirrors above lavatories.



ASCI-12 Mirror delamination

- h. Replace Ceiling Fans: **ASCI-13** Replace ceiling fans.
- i. Tile Floors: **ACSI-14** Replace tile floors at end of their service life. (The restroom entrances are already exhibiting deterioration from weather exposure.)

3. Stair Towers

- a. GWB Ceilings: **ASCI-15** Repair water damaged GWB ceilings at stair towers.

ARCHITECTURAL



ASCI-14 *GWB Ceilings*

I. Stadium Suite/Club Level

1. Suites

- a. Suite Walls: **ASCI-15** Repaint all GWB walls including interior doors.
- b. Suite Toilet Room Walls: **ASCI-16** Replace 4x4 glazed tile walls.
- c. Suite Millwork: **ASCI-17** Replace plastic laminate millwork in-kind.



ASCI-17 *Suite Millwork*

ARCHITECTURAL

- d. Suite Drink Rails: **ASCI-18** Replace plastic laminate drink rails in-kind.



ASCI-18 Suite Drink Rails

- e. Suite Toilet Vanities: **ASCI-19** Replace plastic laminate Toilet Rm sink vanities in-kind.
- f. Suite Ceilings: **ASCI-10 and 21** Replace 2x4 suspended ACT ceiling tiles including Toilet Rm. Within 10 years, replace ceiling grid and tiles.
- g. Suite Ceiling Fans: **ASCI-22** Replace ceiling fans in each suite.
- h. Suite Floors: **ASCI-23** Replace carpet and 4" h. rubber base
- i. Suite Toilet Room Floors: **ASCI-24** Replace 2x2 mosaic tile floors.

2. Club Lounges

- a. Club Walls: **ASCI-25** Repaint all GWB walls including interior doors.
- b. Club Ceilings: **ASCI-26 - ASCI-28** Patch damaged GWB soffits and repaint. Replace 2x4 suspended ceiling tiles. Within 10 years, replace ceiling grid and tiles.
- c. Club Floors: **ASCI-29 – ASCI 31** Replace localized areas of 4" h. rubber base where peeling or already removed. Within 5 years replace carpeted areas and rubber base. Within 10 years, replace tiled areas and rubber base.
- d. Club Expansion Joint Covers: **ASCI-32** Replace floor and wall expansion joint covers.

ARCHITECTURAL



ASCI-32 Expansion joint covers



ASCI-32 Expansion joint covers

- e. Club Concession Counters: **ASCI-33** Replace quartz concession/bar tops.



ASCI-33 *Club Concession Counters*

- f. Club Concession Millwork: **ASCI-34** Repair/repaint concession/bar die walls.
g. Club Concierge Millwork: **ASCI-35** Replace concierge station millwork.

ARCHITECTURAL



ASCI-35 Club Concierge Millwork

3. Club Lounge Restrooms

- a. Club Restroom Walls: **ASCI-36 and ASCI-37** Repaint all GWB walls including interior doors in 0-1 year. Within 5 years, replace 4x4 glazed tile walls (48" high wainscot).
- b. Club Restroom Ceilings: **ASCI-38 and ASCI-39** Replace 2x4 ceiling tiles within 0-1 year. Replace 2x4 suspended ceiling grid and tiles within 1-5 years.
- c. Club Restroom Vanities: **ASCI-40** Replace plastic laminate Toilet Rm sink vanities in-kind (6'-0" wide each).
- d. Club Restroom Floors: **ASCI-41** Replace 2x2 mosaic tile floors.

4. Press Box

- a. Press Box Walls: **ASCI-42** Repaint all GWB walls including toilet rooms and interior rooms.
- b. Press Box Windows: Evidence of moisture infiltration is evident at windows. **ASCI-43 and ASCI-44** Repair window weather seals in TV and Home Radio Booths. Repair painted wood window sills.

ARCHITECTURAL



ASCI-43 and 44 Press Box windows sills

- c. Press Box Ceilings: **ASCI-45 and ASCI-46** Replace 2x4 ceiling tiles within 0-1 year. Replace 2x4 suspended ceiling grid and tiles within 1-5 years.
- d. Press Box Counters: **ASCI-47** Replace plastic laminate work counters (along windows and back counter).
- e. Press Box Millwork: **ASCI-48** Replace plastic laminate upper/lower cabinets at back of Writing Press area and on side wall.



ASCI-48 Press Box millwork

ARCHITECTURAL

- f. Press Box Restroom Floors: **ASCI-49** Replace VCT tile floors and 4" h. rubber base.

5. Elevators and Machine Rooms (see Elevator Assessment Report)

- a. Water Leaks above machine Rooms: **ASCI-50** Investigate/repair water leaks above elevator machine rooms. (As noted in the Elevator assessment report, there is evidence of past water leaks in the ceilings.)
- b. Water leaks in Elevator #1 pit: **ASCI-51** Locate and repair water leak in Elevator #1 pit.
- c. Conduit in Machine Room #2: **ASCI-52** Relocate flexible conduit running through Machine Rm for Elevator #2. (Is a code violation.)

J. Home Clubhouse - Building Exterior

- a. Exterior CMU Wall Water Table: The exterior CMU wall water table on most exterior facades of the Home Clubhouse is deteriorating to the point where coarse aggregate is exposed. Signs of moisture infiltration such as efflorescence, algae, and an unverified black growth on and/or below this water table course are visible in many locations. In some cases, mortar joints are also missing or damaged at many of these walls. **AHCE-1** Subsurface investigation is recommended in strategic locations to determine the root cause(s) and develop an appropriate fix. For pricing purposes, assume the following fix: Remove a portion of the water table course and install stainless steel flashing and cast stone cap. Repair/install through-wall flashing, seal penetrations, reset coping in a bed of mortar raked back at edges for backer rod and sealant. Sealant to be installed in vertical joints with weeps at 24" o.c.



AHCE-1 Exterior CMU Wall Water Table

ARCHITECTURAL

- b. Masonry Joints: Mortar is damaged and/or missing in several brick joints around the exterior of the building. **AHCE-2** Spot re-point damaged/missing masonry joints.
- c. Masonry Infill: A portion of one CMU is missing on the exterior façade. **AHCE-3** Infill missing portion of CMU to match existing.



AHCE-3 Masonry Infill

- d. Gutters and Downspouts: The gutters and downspouts are nearing the end of their life expectancy. **AHCE-4** Replace the gutters and downspouts in-kind.
- e. Overhead Coiling Door: Overhead coiling door shows signs of damage. **AHCE-5** Replace overhead coiling door in-kind.

ARCHITECTURAL



AHCE-5 Overhead Coiling Door

- f. Exterior Louvers: The paint is faded. **AHCE-6** Repaint exterior louvers.



AHCE-6 Exterior Louvers

- g. **AHCE-7**: Not Used
h. **AHCE-8**: Not Used

ARCHITECTURAL

K. Home Clubhouse – Batting Tunnels

- a. Plywood Ceiling: Plywood ceiling shows signs of deterioration. **AHCE-9** Remove plywood ceiling and replace with suitable exterior grade ceiling material.



AHCE-9 Plywood Ceiling

- b. Wind screen: Wind screen material is damaged. **AHCE-10** Replace wind screen material in-kind.

ARCHITECTURAL



AHCE-10 Windscreen

- c. Wind screen: **AHCE-11** Replace wind screen at anticipated end of life expectancy.
- d. Batting Tunnel Netting System: Netting is damaged and ready for replacement. **AHCE-12** Replace netting system.
- e. Batting Tunnel Netting System: **AHCE-13** Replace batting tunnel netting system at anticipated end of life expectancy.



AHCE-13 Batting Tunnel Netting System

ARCHITECTURAL

- f. Synthetic Turf: Synthetic turf shows signs of wear and tear and is ready for replacement. **AHCE-14** Replace synthetic turf in-kind.
- g. Synthetic Turf: **AHCE-15** Replace synthetic turf at anticipated end of life expectancy.
- h. Wall Padding: Wall padding shows signs of wear and tear. **AHCE-16** Replace wall padding.
- i. Wall Padding: **AHCE-17** Replace wall padding at anticipated end of life expectancy.

L. Home Clubhouse – Interior - General

- a. Carpeting: Carpet shows significant signs of wear and tear and is ready for replacement. **AHCI-1** Replace all carpeting within clubhouse with new carpet tile.



AHCI-1 Carpeting

- b. Carpeting: **AHCI-2** Replace carpeting at anticipated end of life expectancy.
- c. Wall Base: Rubber base is delaminating in some places. **AHCI-3** Replace rubber wall base in kind during carpeting replacement.
- d. Wall Base: **AHCI-4** Replace rubber wall base at anticipated end of life expectancy.
- e. Ceiling Tile and Grid: Ceiling tile and grid are showing signs of wear and tear and is ready for replacement. **AHCI-5** Replace all ceiling tile and grids within clubhouse in-kind.

ARCHITECTURAL



AHCI-5 Ceiling Tile and Grid

- f. Wall Paint: Walls are showing signs of needing to be repainted in the coming years. **AHCI-6** Prep and paint all walls in clubhouse.
- g. Wall Paint: **AHCI-7** Repaint walls at anticipated end of life expectancy.
- h. Doors, Frames, and Hardware.: Doors, frames, and hardware are showing signs of damage. **AHCI-8** to **AHCI-11** Replace all doors in clubhouse in-kind.

M. Home Clubhouse – Players Locker Room

- a. Lockers: Lockers are showing signs of wear and tear such as dents. **AHCI-12** Replace all lockers in-kind.



AHCI-12 Lockers

ARCHITECTURAL

N. Home Clubhouse – Players Dining

- a. Reach-in Coolers: **AHCI-13** Replace reach-in coolers at anticipated end of life expectancy.
- b. Plam Cabinets, Sink/Faucet, Solid Surface Countertops, and Appliances. This assumes these are added as part of the PDL required improvements. **AHCI-14 to AHCI-17** Replace at anticipated end of life expectancy.
- c. **AHCI-18**: Not Used

O. Home Clubhouse – Players Grooming Area:

- a. Epoxy Flooring: Existing epoxy flooring was observed to be failing in several locations. **AHCI-19** Remove all remaining epoxy flooring and replace flooring, base, and drain grates.



AHCI-19 Epoxy Flooring

- b. Urinal Screens: Urinal screens are showing signs of wear and tear. **AHCI-20** Replace urinal screens in-kind.
- c. Countertops and Sinks/Faucets: Laminate countertops are showing signs of wear and tear. **AHCI-21 to AHCI-22** Replace with solid surface countertops, integral backsplash, undermount sinks, faucets, and new countertop brackets.
- d. Toilet Room Accessories: Toilet room accessories are nearing the end of their life expectancy. **AHCI-23** Replace all toilet room accessories (i.e. soap dispensers, etc.) in-kind.
- e. Mirrors: The mirrors are showing signs of wear and tear. **AHCI-24** Replace all mirrors in-kind.

ARCHITECTURAL

- f. Toilet Partitions: Toilet partitions are showing signs of wear and tear. **AHCI-25** Replace toilet partitions in-kind.



AHCI-25 Toilet Partitions

P. Home Clubhouse – Manager’s Office / Grooming Area

- a. **AHCI-26:** Not Used
- b. Epoxy Flooring: Existing epoxy flooring was observed to be failing in several locations. **AHCI-27** Remove all remaining epoxy flooring and replace flooring, base, and drain grates.
- c. Countertops and Sinks/Faucets: Laminate countertops are showing signs of wear and tear. **AHCI-28 to AHCI-29** Replace with solid surface countertops, integral backsplash, undermount sinks, faucets, and new countertop brackets.
- d. Tile walls and floors: Tile walls and floors show signs of wear and tear. **AHCI-30 to AHCI-31.** Replace tile floor, wall, base, and drain grates.
- e. Toilet Room Accessories: Toilet room accessories are nearing the end of their life expectancy. **AHCI-32** Replace all toilet room accessories (i.e. soap dispensers, etc.) in-kind.
- f. Mirrors: The mirrors are showing signs of wear and tear. **AHCI-33** Replace all mirrors in-kind.

Q. Home Clubhouse – Coaches Staff Locker Room / Grooming Area

- a. Lockers: Lockers: Lockers are showing signs of wear and tear such as dents and water damage. **AHCI-34** Replace all lockers in-kind.

ARCHITECTURAL



AHCI-34 Lockers

- b. Epoxy Flooring: Existing epoxy flooring was observed to be failing in several locations. **AHCI-35** Remove all remaining epoxy flooring and replace flooring, base, and drain grates.
- c. Tile walls and floors: Tile walls and floors show signs of wear and tear. **AHCI-36 to AHCI-37**. Replace tile floor, wall, base, and drain grates.
- d. Countertops and Sinks/Faucets: Laminate countertops are showing signs of wear and tear. **AHCI-38 to AHCI-39** Replace with solid surface countertops, integral backsplash, undermount sinks, faucets, and new countertop brackets.



AHCI-38 to AHCI-39 Countertops and Sinks/Faucets

ARCHITECTURAL

- e. Toilet Room Accessories: Toilet room accessories are nearing the end of their life expectancy. **AHCI-40** Replace all toilet room accessories (i.e. soap dispensers, etc.) in-kind.
- f. Urinal Screens: Urinal screens are showing signs of wear and tear. **AHCI-41** Replace urinal screens in-kind.
- g. Mirrors: The mirrors are showing signs of wear and tear. **AHCI-42** Replace all mirrors in-kind.
- h. Toilet Partitions: Toilet partitions are showing signs of wear and tear. **AHCI-43** Replace toilet partitions in-kind.



AHCI-43 Toilet Partitions

R. Home Clubhouse – Training Room

- a. Cabinets and Countertops: Cabinets and Countertops are showing signs of wear and tear. **AHCI-44 to AHCI-45** Replace cabinets and countertops in-kind.

ARCHITECTURAL



AHCI-44 to AHCI-45 Cabinets and Countertops

- b. **AHCI-46** Not Used
- c. Ice Machine: Ice machine is nearing the end of its life expectancy.
AHCI-47 Replace in-kind.



AHCI-47 Ice Machine

- d. Tile Floor and Wall: The tile floor and tile walls are in relatively good condition, but they should be anticipated to reach the end of their life expectancy in the coming years. **AHCI-48 to AHCI-49** Replace tile floor, wall, base, and drain grates.

ARCHITECTURAL

S. Home Clubhouse - Laundry Room

- a. LVT Flooring: LVT flooring is heavily damaged throughout. **AHCI-50** Replace in-kind.



AHCI-50 LVT Flooring

- b. Commercial Washers and Dryers: **AHCI-51** Replace commercial washers and dryers at the anticipated end of life expectancy.



AHCI-51 Commercial Washers and Dryers

T. Visitor's Clubhouse - Building Exterior

ARCHITECTURAL

- a. Exterior CMU Wall Water Table: The exterior CMU wall water table on most exterior facades of the Visiting Clubhouse is deteriorating to the point where coarse aggregate is exposed. Signs of moisture infiltration such as efflorescence, algae, and an unverified black growth on and/or below this water table course are visible in many locations. In some cases, mortar joints are also missing or damaged at many of these walls. **AVCE-1** Subsurface investigation is recommended in strategic locations to determine the root cause(s) and develop an appropriate fix. For pricing purposes, assume the following fix: Remove a portion of the water table course and install stainless steel flashing and cast stone cap. Repair/install through-wall flashing, seal penetrations, reset coping in a bed of mortar raked back at edges for backer rod and sealant. Sealant to be installed in vertical joints with weeps at 24" o.c.



AVCE-1 Exterior CMU Wall Water Table

- b. Masonry Joints: Mortar is damaged and/or missing in several brick joints around the exterior of the building. **AVCE-2** Spot re-point damaged/missing masonry joints.
- c. Plywood Ceiling: Plywood ceiling shows signs of deterioration. **AVCE-3** Remove plywood ceiling and replace with suitable exterior grade ceiling material.

ARCHITECTURAL



AVCE-3 Plywood Ceiling

- d. Gutters and Downspouts: The gutters and downspouts are nearing the end of their life expectancy. **AVCE-5** Replace the gutters and downspouts in-kind.
- e. Exterior Louvers: The paint is faded. **AVCE-6** Repaint exterior louvers.
- f. **AVCE-7** Not Used

U. Visitor's Clubhouse – Batting Tunnels

- a. Plywood Ceiling: Plywood ceiling shows signs of deterioration. **AVCE-8** Remove plywood ceiling and replace with suitable exterior grade ceiling material.



AVCE-8 Plywood Ceiling

ARCHITECTURAL

- b. Batting Tunnel Netting System: Netting is damaged and ready for replacement. **AVCE-9** Replace netting system.
- c. Batting Tunnel Netting System: **AVCE-10** Replace batting tunnel netting system at anticipated end of life expectancy.
- d. Synthetic Turf: Synthetic turf shows signs of wear and tear and is ready for replacement. **AVCE-11** Replace synthetic turf in-kind.
- e. Synthetic Turf: **AVCE-12** Replace synthetic turf at anticipated end of life expectancy.

V. Visitor's Clubhouse – Interior - General

- a. Carpeting: Carpet shows significant signs of wear and tear and is ready for replacement. **AVCI-1** Replace all carpeting within clubhouse with new carpet tile.



AVCI-1 Carpeting

- b. Carpeting: **AVCI-2** Replace carpeting at anticipated end of life expectancy.
- c. Wall Base: Rubber base is delaminating in some places. **AVCI-3** Replace rubber wall base in kind during carpeting replacement.
- d. Wall Base: **AVCI-4** Replace rubber wall base at anticipated end of life expectancy.
- e. Ceiling Tile and Grid: Ceiling tile and grid are showing signs of wear and tear and is ready for replacement. **AVCI-5** Replace all ceiling tile and grids within clubhouse in-kind.

ARCHITECTURAL



AVCI-5 Ceiling Tile and Grid

- f. Wall Paint: Walls are showing signs of needing to be repainted in the coming years. **AVCI-6** Prep and paint all walls in clubhouse.
- g. Wall Paint: **AVCI-7** Repaint walls at anticipated end of life expectancy.
- h. Doors, Frames, and Hardware.: Doors, frames, and hardware are showing signs of damage. **AVCI-8 to AVCI-11** Replace all doors in clubhouse in-kind.



AVCI-8 to AVCI-11 Doors, Frames, and Hardware

W. Visitor's Clubhouse – Players Locker Room

- a. Lockers: Lockers are showing signs of wear and tear such as dents and water damage. **AVCI-12** Replace all lockers in-kind.

ARCHITECTURAL



AVCI-12 Lockers

- b. Cabinets: Cabinets are in poor condition and do not close properly. **AVCI-13** Replace cabinets in-kind.
- c. Countertops: Countertop is in poor condition. **AVCI-14** Replace countertops in-kind.



AVCI-13 Cabinets and AVCI-14 Countertops

- d. Plumbing Connection Removal: **AVCI-15** Remove exposed capped plumbing line from previously removed fixture.

ARCHITECTURAL



AVCI-15 Plumbing Connection Removal

X. Visitor's Clubhouse – Players Grooming Area:

- a. Epoxy Flooring: Existing epoxy flooring was observed to be failing in several locations. **AVCI-16** Remove all remaining epoxy flooring and replace flooring, base, and drain grates.



AVCI-16 Epoxy Flooring

- b. Urinal Screens: Urinal screens are showing signs of wear and tear. **AVCI-17** Replace urinal screens in-kind.

ARCHITECTURAL



AVCI-17 Urinal Screens

- c. Countertops and Sinks/Faucets: Laminate countertops are showing signs of wear and tear. **AVCI-18 to AVCI-19** Replace with solid surface countertops, integral backsplash, undermount sinks, faucets, and new countertop brackets.



AVCI-18 to AVCI-19 Countertops and Sinks/Faucets

- d. Toilet Room Accessories: Toilet room accessories are nearing the end of their life expectancy. **AVCI-20** Replace all toilet room accessories (i.e. soap dispensers, etc.) in-kind.
- e. Mirrors: The mirrors are showing signs of wear and tear. **AVCI-21** Replace all mirrors in-kind.

ARCHITECTURAL



AVCI-21 Mirrors

- f. Toilet Partitions: Toilet partitions are showing signs of wear and tear.
AVCI-22 Replace toilet partitions in-kind.



AVCI-22 Toilet Partitions

Y. Visitor's Clubhouse – Manager's Office / Grooming Area

- a. **AVCI-23** Not Used
- b. Epoxy Flooring: Existing epoxy flooring was observed to be failing in several locations. **AVCI-24** Remove all remaining epoxy flooring and replace flooring, base, and drain grates.
- c. Tile walls and floors: Tile walls and floors show signs of wear and tear. **AVCI-25 to AVCI-26.** Replace tile floor, wall, base, and drain grates.

ARCHITECTURAL



AVCI-25 to AVCI-26 Tile Walls and Floors

- d. Countertops and Sinks/Faucets: Laminate countertops are showing signs of wear and tear. **AVCI-27 to AVCI-28** Replace with solid surface countertops, integral backsplash, undermount sinks, faucets, and new countertop brackets.
- e. Toilet Room Accessories: Toilet room accessories are nearing the end of their life expectancy. **AVCI-29** Replace all toilet room accessories (i.e. soap dispensers, etc.) in-kind.
- f. Mirrors: The mirrors are showing signs of wear and tear. **AVCI-30** Replace all mirrors in-kind.

Z. Visitors Clubhouse – Coaches Staff Locker Room / Grooming Area

- a. Lockers: Lockers: Lockers are showing signs of wear and tear such as dents and water damage. **AVCI-31** Replace all lockers in-kind.

ARCHITECTURAL



AVCI-31 Lockers

- b. Epoxy Flooring: Existing epoxy flooring was observed to be failing in several locations. **AVCI-32** Remove all remaining epoxy flooring and replace flooring, base, and drain grates.



AVCI-32 Epoxy Flooring

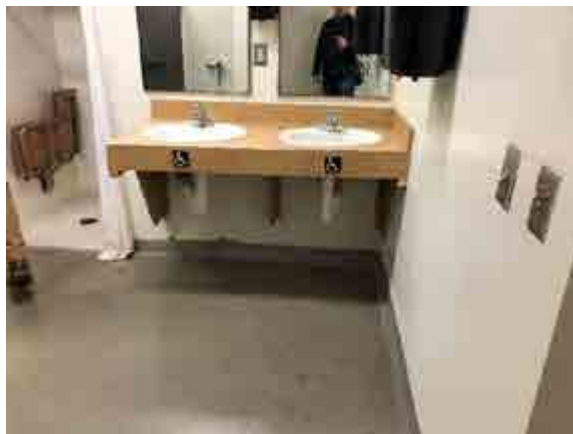
- c. Tile walls and floors: Tile walls and floors show signs of wear and tear. **AVCI-33 to AVCI-34.** Replace tile floor, wall, base, and drain grates.

ARCHITECTURAL



AVCI-34 Tile Walls and Floors

- d. Countertops and Sinks/Faucets: Laminate countertops are showing signs of wear and tear. **AVCI-35 to AVCI-36** Replace with solid surface countertops, integral backsplash, undermount sinks, faucets, and new countertop brackets.



AVCI-35 TO AVCI-36 Countertops and Sinks/Faucets

- e. Toilet Room Accessories: Toilet room accessories are nearing the end of their life expectancy. **AVCI-37** Replace all toilet room accessories (i.e. soap dispensers, etc.) in-kind.
- f. Mirrors: The mirrors are showing signs of wear and tear. **AVCI-38** Replace all mirrors in-kind.

ARCHITECTURAL

- g. Toilet Partitions: Toilet partitions are showing signs of wear and tear. **AVCI-39** Replace toilet partitions in-kind.

AA. Visitors Clubhouse – Training Room

- a. Lockers: Lockers are showing signs of wear and tear. **AVCI-40** Replace lockers in-kind.
- b. **AVCI-41** Not Used
- c. Hydrotherapy Tubs: **AVCI-42** Replace hydrotherapy tubs at anticipated end of life expectancy.
- d. Ice Machines: **AVCI-43** Replace ice machine at anticipated end of its life expectancy.



AVCI-43 Ice Machines

- e. Tile Floor and Wall: The tile floor and tile walls are in relatively good condition, but they should be anticipated to reach the end of their life expectancy in the coming years. **AVCI-44 to AVCI-45** Replace tile floor, wall, base, and drain grates.

BB. Visitors Laundry Room

- a. VCT Flooring: VCT flooring is significantly damaged. **AVCI-46** Replace in-kind.

ARCHITECTURAL



AVCI-46 VCT Flooring

- b. Trench Drain: Trench drain is damaged and has rotting wood. **AVCI-47** Replace with stainless steel trench drain.



AVCI-47 Trench Drain

- c. Laundry Sink: Laundry sink is nearing the anticipated end of life expectancy. **AVCI-48** Replace laundry sink in-kind.
- d. Commercial Washers and Dryers: **AVCI-49** Replace commercial washers and dryers at the anticipated end of life expectancy.

ARCHITECTURAL

CC. Umpires Locker Room

- a. Epoxy Flooring: Existing epoxy flooring was observed to be failing in several locations. **AVCI-50** Remove all remaining epoxy flooring and replace flooring, base, and drain grates.
- b. Tile walls and floors: Tile walls and floors show signs of wear and tear. **AVCI-51 to AVCI-52** Replace tile floor, wall, base, and drain grates.
- c. Countertops and Sinks/Faucets: Laminate countertops are showing signs of wear and tear. **AVCI-53 to AVCI-54** Replace with solid surface countertops, integral backsplash, undermount sinks, faucets, and new countertop brackets.
- d. Toilet Room Accessories: Toilet room accessories are nearing the end of their life expectancy. **AVCI-55** Replace all toilet room accessories (i.e. soap dispensers, etc.) in-kind.
- e. Mirrors: The mirrors are showing signs of wear and tear. **AVCI-56** Replace all mirrors in-kind.
- f. Toilet Partitions: Toilet partitions are showing signs of wear and tear. **AVCI-57** Replace toilet partitions in-kind.
- g. Lockers: Lockers are showing signs of wear and tear such as dents and water damage. **AVCI-58** Replace all lockers in-kind.
- h. Drywall: A portion of the drywall is damaged. **AVCI-59** Repair damaged drywall.

DD. Playing Field: Dugout

- a. Flooring: Rubber flooring in dugout is showing signs of wear and tear. **APF-1** Replace rubber flooring on walking surfaces and steps.



APF-1 Dugout Rubber Flooring

ARCHITECTURAL

- b. Flooring: **APF-2** Anticipated replacement of rubber flooring on walking surfaces and steps at end of lifespan.
- c. Wood Bench: **APF-3** Replace wood bench seat and back only; structure was observed to be in good condition.
- d. Wood Bench: **APF-4** Anticipated replacement of dugout bench end of lifespan.
- e. Walls and Ceilings: **APF-5** Prep and paint all surfaces of dugout and dugout restroom that are currently painted.
- f. Walls and Ceilings: **APF-6** Prep and paint all surfaces of dugout and dugout restroom at the anticipated end of paint lifespan.
- g. Dugout Protective Netting: Shows signs of wear and tear. **APF-7** Replace.
- h. Dugout Protective Netting: **APF-8** Anticipated replacement of dugout protective netting at end of lifespan.



AFP-8 Dugout Protective Netting

- i. Helmet and Bat Racks: Wood is rotting, and trim is damaged. **APF-9** Replace helmet and bat racks in-kind.

ARCHITECTURAL



APF-9 Wooden Helmet and Bat Rack

- j. Helmet and Bat Racks: **APF-10** Anticipated replacement of helmet and bat racks at end of lifespan.
- k. Dugout Bathrooms: **APF-11** Update all finishes in dugout bathrooms

EE. Playing Field: Outfield Wall

- a. Outfield Wall Plywood: Wood was observed to be rotting in places. **APF-12** Replace with exterior grade plywood.
- b. Outfield Wall Plywood: **APF-13** Replace all outfield wall padding at end of life expectancy.
- c. Outfield Wall Chainlink Fencing: **APF-14** Replace damaged, unconnected metal rails along chainlink fencing.
- d. Outfield Wall Padding: Outfield wall padding was observed to be failing at multiple locations. **APF-15** Replace outfield wall padding.



ARCHITECTURAL

APF-15 Outfield Wall Padding

- e. Outfield Wall Padding: **APF-16** Replace all outfield wall padding at end of life expectancy

FF. **Playing Field: Batter's Eye**

- a. Windscreen: **APF-17** Replace windscreen on batter's eye (2 layers of windscreen) at end of life expectancy.



APF-17 Batter's Eye

GG. **Playing Field: Field Wall (Not incl. Outfield Wall)**

- a. **Field Wall Padding:** Wall padding is coming off and/or damaged in some locations. **APF-18** Replace all wall padding; Chainlink fence only gets padding on posts and rails.

ARCHITECTURAL



APF-18 Field Wall Padding

- b. **Protective Field Wall Netting: APF-19** Replace protective netting above field wall padding in-kind at end of remaining life expectancy. Cables assumed to remain.
- c. **Field Access Gates: APF-20** Replace field access gates at end of remaining life expectancy.
- d. **Foul Poles: APF-21** Paint Foul Poles.



APF-21 Foul Poles

- e. **Foul Poles: APF-22** Paint Foul Poles at end of the paint's life expectancy.
- HH. Playing Field: Bullpens**

ARCHITECTURAL

- a. **Metal Bench: APF-23** Replace Metal Bench.



APF-23 Metal Bench at Bullpen

- b. **Metal Bench: APF-24** Replace Metal Bench at end of life expectancy.
- c. **Gates: APF-25** Replace Field Wall Gate Hardware.

II. Maintenance Buildings

- a. Right Field Maintenance Building
 - i. Metal Roofing: Numerous visible holes where observed in roof.
AMB-1 Replace all metal roofing.



AMB-1 Metal Roof

ARCHITECTURAL

- ii. Metal Panels: Exterior metal wall panels are damaged in several locations along the loading sides of the building. **AMB-2**
Replace all metal panels.



AMB-2 Metal Panel

- iii. Overhead Doors: Overhead doors are damaged. **AMB-3**
Replace in kind.
- b. Center Field Maintenance Building
 - i. Metal Roofing: **AMB-4** Replace all metal roofing.
 - ii. Metal Panels: Exterior metal wall panels are damaged in several locations along the loading sides of the building. **AMB-5**
Replace all metal panels.

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AMB- 5 Metal Panel

- iii. Overhead Doors: Overhead doors are damaged. **AMB-6**
Replace in kind.



AMB-6 Overhead Doors

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
ARCHITECTURAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
GENERAL													
SIGNAGE AND GRAPHICS													
0-5	SG-1	Wayfinding and Room ID signage	1	LS	\$	10,000.00	\$1,500	\$14,000		\$14,000			
0-5	SG-2a	Suite/Club fascia ad signs	22	EA	\$	350.00	\$1,155	\$10,780		\$10,780			
15-20	SG-2b	Suite/Club level fascia ad signs	22	EA	\$	350.00	\$1,155	\$10,780					\$10,780
ARCH MISCELLANEOUS													
0-5	AM-1	Door hardware	1	LS	\$	25,000.00	\$3,750	\$35,000		\$35,000		\$336	
10-15	AM-2	Insulation on fire sprinkler drain downs	2	EA	\$	120.00	\$96		\$96				
0-1	AM-3	Loading dock bumper	14	LF	\$	35.00	\$74						
SEATING BOWL													
GENERAL													
0-1	ASB-1	Aisle Nosings	2,400	LF	\$	10.00	\$3,600	\$33,600					
10-15	ASB-2	Aisle Nosings	2,400	LF	\$	15.00	\$5,400	\$50,400				\$50,400	
0-1	ASB-3a	Expansion joints	37	LF	\$	40.00	\$2,222	\$2,072		\$2,072			
0-1	ASB-3b	Expansion joints	37	LF	\$	40.00	\$2,222	\$2,072					
0-5	ASB-4a	Control joint sealant	60	LF	\$	8.00	\$72	\$672		\$672			
15-20	ASB-4b	Control joint sealant	60	LF	\$	8.00	\$72	\$672			\$672		
5-10	ASB-4c	Control joint sealant	60	LF	\$	8.00	\$72	\$672					\$672
0-5	ASB-5	Concrete patch/repair	1	LS	\$	15,000.00	\$2,250	\$21,000		\$21,000			
0-5	ASB-6	Replace concrete steps	48	EA	\$	500.00	\$3,600	\$33,600		\$33,600			
0-1	ASB-7	CIP Concrete crack repair - Home Plate Club	20	LF	\$	15.00	\$45	\$420		\$420			
0-1	ASB-8	CIP Concrete crack repair - Left Field	30	LF	\$	50.00	\$225	\$2,100		\$2,100			
0-5	ASB-9	Concourse drink rails	105	LF	\$	100.00	\$1,575	\$14,700		\$14,700			
SEATING													
0-1	ASB-10	Seating row letters	250	EA	\$	25.00	\$938	\$8,750		\$8,750			
0-5	ASB-11	Seat Numbers	526	EA	\$	15.00	\$1,184	\$11,046		\$11,046			
0-1	ASB-12	Seat backs	250	EA	\$	100.00	\$3,750	\$35,000		\$35,000			
0-5	ASB-13	Cupholders	5,265	EA	\$	12.00	\$9,477	\$88,452		\$88,452			
0-5	ASB-14	Seating Replacement	5,265	EA	\$	190.00	\$150,053	\$1,400,490		\$1,400,490			
STADIUM EXTERIOR FAÇADE													
0-1	ASE-1	Steel structure	71,827	LS	\$	3.00	\$32,322	\$301,673					
0-5	ASE-2	Entry Gates	1	LS	\$	300.00	\$45	\$420		\$420			
0-5	ASE-3	Bird control netting	1	LS	\$	24,950.00	\$3,743	\$34,930		\$34,930			
0-5	ASE-4	Heated soffit	2,464	SF	\$	10.00	\$3,696	\$34,496		\$34,496			
0-5	ASE-5	Masonry walls	24,000	SF	\$	2.25	\$8,100	\$75,600		\$75,600			
5-10	ASE-5a	Masonry walls	24,000	SF	\$	3.00	\$10,800	\$100,800		\$100,800			
10-15	ASE-5b	Masonry walls	24,000	SF	\$	3.75	\$13,500	\$126,000		\$126,000			
15-20	ASE-5c	Masonry walls	24,000	SF	\$	4.50	\$16,200	\$151,200		\$151,200			
0-1	ASE-6	Masonry walls	2,400	SF	\$	8.00	\$22,800	\$20,880		\$20,880			
0-1	ASE-7	Masonry parapet caps	1	AL	\$	10,000.00	\$1,500	\$14,000		\$14,000			
STADIUM ROOFS													
FLAT MEMBRANE ROOFS													
5-10	ASR-1	Membrane roofs	19,483	SF	\$	24.00	\$70,139	\$654,629			\$654,629		
0-1	ASR-2	Metal roof gutters	80	LF	\$	16.00	\$192	\$1,792		\$1,792			
0-1	ASR-3	Leaf screens at roof gutters	68	LF	\$	6.00	\$61	\$571		\$571			
0-5	ASR-4	Corrugated metal roof soffit	1,500	SF	\$	3.00	\$675	\$6,300		\$6,300			

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
ARCHITECTURAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
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STADIUM CONCOURSE (EXTERIOR)

CONCOURSE LEVEL - GENERAL

0-5	ASCE-1	Concrete repair	200	LF	\$	15.00	\$450	\$4,200					
0-1	ASCE-2	Alcove ceilings	260	SF	\$	6.00	\$234	\$2,184	Repair cracked concrete curb around perimeter of the LF party/kid's play zone area exterior grade ceilings (4 locations, ea. approx. 65 sf)	\$2,184			
0-1	ASCE-3	Overhead doors	4	EA	\$	10,500.00	\$6,300	\$58,800	Repair exposed steel supports and sheet metal enclosures for overhead doors at entries to public restrooms and add sheet metal caps to protect exposed gear mechanism.	\$58,800			
0-1	ASCE-4	Condmint stations	4	EA	\$	800.00	\$480	\$4,480	Replace condiment station millwork within CMU enclosure. Each one is approx. 5' long.	\$4,480			
0-1	ASCE-5	Glass window panels	4	EA	\$	1,600.00	\$960	\$8,960	Replace failed insulated glass window panes on parking lot side of Admin. Offices.	\$8,960			
GOOD HOPS													
0-5	ASCE-6	Exterior CMU Wall	1	LS	\$	5,000.00	\$750	\$7,000	Seal cracks in exterior CMU wall	\$7,000			
0-1	ASCE-7	Bird Netting	1,400	SF	\$	2.50	\$525	\$4,900	Evaluate bird netting to determine if needed. Large holes are visible. Replace with new bird netting.	\$4,900			
0-5	ASCE-8	Steel Structure	1,400	LS	\$	3.00	\$630	\$5,880	Prepare, prime, and paint steel structure at pavilion space.	\$5,880			
0-5	ASCE-9	Overhead Door at Concession Counter	1	EA	\$	6,000.00	\$900	\$8,400	Replace overhead coiling door.	\$8,400			
10-15	ASCE-11	Metal Roof Soffit	200	SF	\$	5.00	\$150	\$1,400	Replace metal roof soffit.	\$1,400			
0-5	ASCE-12	Concrete Walls	1	LS	\$	10,000.00	\$1,500	\$14,000	Signs of significant moisture infiltration are visible on the concrete retaining walls at the seating areas around Good Hops. Further investigate the cause of this water infiltration. For estimating purposes, assume the following: Apply traffic coating to entire area around Good Hops; Remove paint from affected vertical concrete surfaces; Patch concrete wall where damaged; Apply a breathable concrete sealer or paint to all vertical concrete faces around Good Hops.	\$14,000			

STADIUM CONCOURSE LEVEL (INTERIOR)

CONCESSIONS

0-5	ASCH-1a	Paint walls	7,000	SF	\$	1.50	\$1,575	\$14,700	Repaint all walls with epoxy paint	\$14,700			
10-15	ASCH-1b	Paint walls	7,000	SF	\$	1.50	\$1,575	\$14,700	Repaint all walls again with epoxy paint	\$14,700			
0-1	ASCH-2a	Ceiling tiles	5,800	SF	\$	2.00	\$1,160	\$16,240	Replace 2x4 suspended ACT ceiling tiles	\$16,240			
10-15	ASCH-2b	Ceiling tiles	5,800	SF	\$	2.00	\$1,740	\$16,240	Replace 2x4 suspended ACT ceiling tiles again	\$16,240			
0-5	ASCH-3	Suspended ceiling system	5,800	SF	\$	6.00	\$5,220	\$48,720	Replace 2x4 suspended ceiling grid and tiles	\$48,720			
0-5	ASCH-4	Serving counters	200	LF	\$	120.00	\$3,600	\$33,600	Replace plastic laminate serving counters (two main concession stands plus Good Hops)	\$33,600			
0-5	ASCH-5	Guest Services counter	4	LF	\$	120.00	\$72	\$672	Replace plastic laminate counter	\$672			

RESTROOMS

0-5	ASCH-6a	Paint walls	4,800	SF	\$	1.25	\$900	\$8,400	Repaint all walls with epoxy paint	\$8,400			
10-15	ASCH-6b	Paint walls	4,800	SF	\$	1.25	\$900	\$8,400	Repaint all walls again with epoxy paint	\$8,400			
0-5	ASCH-7a	Ceiling tiles	2,680	SF	\$	2.00	\$804	\$7,504	Replace 2x4 suspended ACT ceiling tiles	\$7,504			
10-15	ASCH-7b	Ceiling tiles	2,680	SF	\$	2.00	\$804	\$7,504	Replace 2x4 suspended ACT ceiling tiles again	\$7,504			
0-5	ASCH-8	Suspended ceiling system	2,680	SF	\$	6.00	\$2,412	\$22,512	Replace 2x4 suspended ceiling grid and tiles	\$22,512			
0-5	ASCH-9	Replace tile walls	3,200	SF	\$	12.00	\$5,760	\$53,760	Demo and replace wall tile as a result of water infiltration through CMU exterior wall	\$53,760			
0-5	ASCH-10	Vanity counters	80	LF	\$	120.00	\$1,440	\$13,440	Replace plastic laminate vanity counters	\$13,440			
0-5	ASCH-11	Toilet Partitions	24	EA	\$	1,600.00	\$5,760	\$53,760	Repair corrosion at bottom of baked enamel toilet partitions (or replace panels).	\$53,760			
0-5	ASCH-12	Mirrors	32	EA	\$	150.00	\$720	\$6,720	Replace individual framed mirrors above lavatories.	\$6,720			
0-5	ASCH-13	Replace ceiling fans	32	EA	\$	600.00	\$3,360	\$3,360	Replace ceiling fans	\$3,360			
5-10	ASCH-14	Replace tile floors	2,680	SF	\$	12.00	\$4,824	\$45,024	Replace tile floors at the end of their service life.	\$45,024			

STAIR TOWERS

0-1	ASCH-15	GWB ceilings	650	SF	\$	12.00	\$1,242	\$11,592	Repair water damaged GWB ceilings at stair towers - all three towers.	\$11,592			
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STADIUM SUITE/CLUB LEVEL

SUITES

0-5	ASCH-15a	Suite walls	1,944	SF	\$	3.00	\$875	\$8,165	Repaint all GWB walls including interior doors	\$8,165			
10-15	ASCH-15b	Suite walls	1,944	SF	\$	3.00	\$875	\$8,165	Repaint all GWB walls again including interior doors	\$8,165			
5-10	ASCH-16	Suite toilet room walls	285	SF	\$	12.00	\$513	\$4,788	Replace 4x4 glazed tile walls (48" high wainscot on 3 walls).	\$4,788			
5-10	ASCH-17	Suite millwork	60	LF	\$	250.00	\$2,250	\$21,000	Replace plastic laminate millwork in-kind (10' long each, lower cabs only).	\$21,000			
0-5	ASCH-18	Suite toilet rails	57	LF	\$	150.00	\$1,283	\$11,970	Replace plastic laminate drink rails in-kind (9'-6" long each).	\$11,970			
0-5	ASCH-19	Suite toilet vanities	15	LF	\$	250.00	\$563	\$5,250	Replace plastic laminate Toilet Rm sink vanities in-kind (30" wide each)	\$5,250			
0-5	ASCH-20	Suite ceilings	2,229	SF	\$	6.00	\$2,006	\$18,724	Replace 2x4 suspended ACT ceiling tiles including Toilet Rm.	\$18,724			
5-10	ASCH-21	Suite ceilings	2,229	SF	\$	9.00	\$3,009	\$28,085	Replace 2x4 suspended ceiling grid and tiles incl. Toilet Rm.	\$28,085			

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
ARCHITECTURAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
0-5	ASCI-22	Suite ceiling fans	6	EA	\$	500.00	\$4,200	\$4,200 Replace ceiling fans (one per suite)		\$4,200			
5-10	ASCI-23	Suite floors	1,944	SF	\$	6.00	\$11,750	\$16,330 Replace carpet and 4" h, rubber base			\$16,330		
5-10	ASCI-24	Suite toilet room floors	285	SF	\$	12.00	\$513	\$4,788 Replace 2x2 mosaic tile floors			\$4,788		
CLUB LOUNGES													
0-5	ASCI-25a	Club walls	16,000	SF	\$	1.50	\$3,600	\$33,600 Repaint all GWB walls including interior doors		\$33,600			
10-15	ASCI-25b	Club walls	16,000	SF	\$	1.50	\$3,600	\$33,600 Repaint all GWB walls again including interior doors			\$33,600		
0-5	ASCI-26a	Club ceilings	12,000	SF	\$	2.00	\$3,600	\$33,600 Replace 2x4 suspended ACT ceiling tiles		\$33,600			
10-15	ASCI-26b	Club ceilings	12,000	SF	\$	2.00	\$3,600	\$33,600 Replace 2x4 suspended ACT ceiling tiles again			\$33,600		
0-5	ASCI-27	Club ceilings	12,000	SF	\$	6.00	\$10,800	\$100,800 Replace 2x4 suspended ACT ceiling tiles			\$100,800		
0-5	ASCI-28	Club ceilings	200	SF	\$	15.00	\$450	\$4,200 Patch damaged GWB soffits and repaint		\$4,200			
0-1	ASCI-29	Club floors	40	LF	\$	2.50	\$15	\$140 Replace localized areas of 4" h, rubber base where peeling or already removed.	\$140				
5-10	ASCI-30	Club floors	9,600	SF	\$	14.00	\$20,160	\$188,160 Replace 12"x12" tiled areas and 4" h, rubber base			\$188,160		
0-5	ASCI-31	Club floors	2,600	SF	\$	6.00	\$2,340	\$21,840 Replace carpeted areas and 4" h, rubber base		\$21,840			
0-5	ASCI-32	Club expansion joint covers	80	LF	\$	40.00	\$4,800	\$4,480 Replace floor and wall expansion joint covers (carpets heavily stained)			\$4,480		
10-15	ASCI-33	Club concession counters	80	LF	\$	150.00	\$1,800	\$16,800 Replace quartz concession/bar tops			\$16,800		
5-10	ASCI-34	Club concession millwork	80	LF	\$	250.00	\$3,000	\$28,000 Repair/repaint concession/bar tops			\$28,000		
5-10	ASCI-35	Club concierge millwork	1	LS	\$	2,500.00	\$375	\$3,500 Replace concierge station millwork			\$3,500		
CLUB LOUNGE RESTROOMS													
0-5	ASCI-36a	Club Restroom walls	1,440	SF	\$	3.00	\$648	\$6,048 Repaint all GWB walls including interior doors		\$6,048			
10-15	ASCI-36b	Club Restroom walls	1,440	SF	\$	3.00	\$648	\$6,048 Repaint all GWB walls again including interior doors			\$6,048		
0-5	ASCI-37	Club Restroom ceilings	960	SF	\$	12.00	\$1,152	\$16,128 Replace 2x4 suspended ACT ceiling tiles (no paint/whitewash)			\$16,128		
0-5	ASCI-38a	Club Restroom ceilings	750	SF	\$	5.00	\$563	\$5,250 Replace 2x4 suspended ACT ceiling tiles again		\$5,250			
10-15	ASCI-38b	Club Restroom ceilings	750	SF	\$	5.00	\$563	\$5,250 Replace 2x4 suspended ACT ceiling tiles again			\$5,250		
0-5	ASCI-39	Club Restroom ceilings	750	SF	\$	8.00	\$900	\$8,400 Replace 2x4 suspended ceiling grid and tiles		\$8,400			
0-5	ASCI-40	Club Restroom vanities	24	LF	\$	250.00	\$900	\$8,400 Replace plastic laminate Toilet Rm sink vanities in-kind (6'-0" wide each)		\$8,400			
5-10	ASCI-41	Club Restrooms floors	750	SF	\$	12.00	\$1,350	\$12,600 Replace 2x2 mosaic tile floors			\$12,600		
PRESS BOX													
0-5	ASCI-42	Press Box walls	1,920	SF	\$	4.00	\$1,152	\$10,752 Repaint all GWB walls including toilet rooms and interior doors		\$10,752			
0-1	ASCI-43	Press Box windows	1	LS	\$	350.00	\$53	\$490 Repair window weather seals in TV and Home Radio Booths.	\$490				
0-5	ASCI-44	Press Box windows	70	LF	\$	3.00	\$32	\$294 Repair painted wood window sills.		\$294			
0-5	ASCI-45	Press Box ceilings	1,514	SF	\$	7.50	\$1,136	\$10,596 Replace 2x4 suspended ceiling tile including toilet rms.		\$10,596			
5-10	ASCI-46	Club Restroom ceilings	1,514	SF	\$	7.50	\$1,136	\$10,596 Replace 2x4 suspended ceiling tile including toilet rms.			\$10,596		
0-5	ASCI-47	Press Box work counters	90	LF	\$	150.00	\$2,025	\$18,900 Replace plastic laminate work counters (along windows and back counter)		\$18,900			
0-5	ASCI-48	Press Box millwork	22	LF	\$	200.00	\$660	\$6,160 Replace plastic laminate upper/lower cabinets at back of Writing Press area and on side wall		\$6,160			
0-5	ASCI-49	Club Restrooms floors	1,405	SF	\$	5.00	\$1,054	\$9,835 Replace VCT tile floors and 4" h, rubber base		\$9,835			
ELEVATORS and MACHINE ROOMS													
0-1	ASCI-50	Water leaks above elevator machine rooms	1	AL	\$	1,500.00	\$225	\$2,100 Investigate/repair water leaks above elevator machine rooms.	\$2,100				
0-1	ASCI-51	Water leaks in elevator pit	1	AL	\$	2,500.00	\$375	\$3,500 Locate and repair water leak in Elevator #1 pit.	\$3,500				
0-1	ASCI-52	Conduit in Machine Rm #2	1	AL	\$	1,500.00	\$225	\$2,100 Relocate flexible conduit running through Machine Rm for Elevator #2.	\$2,100				
HOME CLUBHOUSE BUILDING													
EXTERIOR-GENERAL													
0-5	AHCE-1	Exterior CMU Wall Water Table	480	LS	\$	35.00	\$2,520	\$23,520 Subsurface investigation is recommended in strategic locations to determine the root cause(s) and develop an appropriate fix. For pricing purposes, assume the following fix: Remove a portion of the exterior masonry wall, excavate to the footing, remove the footing, install new footing, backfill and compact. Reconstruct the exterior masonry wall. Reinstall the water table. Seal all flashing, seal penetrations, reset coping in a bed of mortar, raked back at edges for backer rod and sealant. Sealant to be installed in vertical joints with weeps at 24" o.c.		\$23,520			
0-5	AHCE-2	Masonry Joints	1	LS	\$	3,000.00	\$450	\$4,200 Spot re-point damaged/missing masonry joints around exterior		\$4,200			
0-1	AHCE-3	Masonry Infill	1	LS	\$	50.00	\$8	\$70 Infill/patch 1 CMU	\$70				
5-10	AHCE-4	Gutters and downspouts	320	LF	\$	24.00	\$1,152	\$10,752 Replace gutters and downspouts in-kind			\$10,752		
0-5	AHCE-5	Ceiling Overhead Door	1	EA	\$	10,500.00	\$1,575	\$14,700 Door is damaged. Replace COH in-kind		\$14,700			
0-5	AHCE-6	Paint Exterior Louvers	1	LS	\$	3,000.00	\$450	\$4,200 Paint faded, exterior louvers		\$4,200			
BATTING TUNNELS													
0-1	AHCE-9	Plywood Ceiling above Batting Cages	2400	SF	\$	4.00	\$1,440	\$13,440 Remove exterior plywood ceiling; replace with suitable exterior grade ceiling material	\$13,440				
0-1	AHCE-10	Wind Screen	36	LF	\$	35.00	\$1,260	\$1,764 Replace existing wind screen; replace in-kind	\$1,764				
15-20	AHCE-11	Wind Screen	36	LF	\$	50.00	\$270	\$2,520 Anticipated replacement of windscreen					\$2,520
0-1	AHCE-12	Batting Tunnel Netting System	2400	SF	\$	4.00	\$1,440	\$13,440 Replace netting system in-kind	\$13,440				
15-20	AHCE-13	Batting Tunnel Netting System	2400	SF	\$	8.00	\$2,880	\$26,880 Anticipated replacement of batting tunnel netting system					\$26,880
0-5	AHCE-14	Synthetic Turf	2400	SF	\$	9.00	\$3,240	\$30,240 Replace turf in-kind		\$30,240			

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
ARCHITECTURAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
15-20	AHCE-15	Synthetic Turf	2400	SF	\$	14.00	\$5,040						
0-5	AHCE-16	Padding	640	SF	\$	11.00	\$1,056						\$47,040
15-20	AHCE-17	Padding	640	SF	\$	15.00	\$1,440			\$9,856			\$13,440
INTERIOR - GENERAL													
0-1	AHCH-1	Carpeting	3120	SF	\$	6.00	\$2,808		\$26,208				
15-20	AHCH-2	Carpeting	3120	SF	\$	8.00	\$3,744						\$34,944
0-1	AHCH-3	Wall Base	1	LS	\$	15,000.00	\$2,250						\$28,000
15-20	AHCH-4	Wall Base	1	LS	\$	20,000.00	\$3,000		\$21,000				
0-5	AHCH-5	Ceiling Tile and Grid	4790	SF	\$	6.00	\$4,311			\$40,236			
0-5	AHCH-6	Wall Paint	9630	SF	\$	2.50	\$3,611			\$33,705			
15-20	AHCH-7	Wall Paint	9630	SF	\$	5.00	\$7,223						\$67,410
0-5	AHCH-8	Doors	16	EA	\$	2,000.00	\$4,800			\$44,800			
0-5	AHCH-9	Double Doors	3	EA	\$	3,800.00	\$11,710			\$15,960			
0-5	AHCH-10	Door Frames	19	EA	\$	400.00	\$7,140			\$10,640			
0-5	AHCH-11	Door Hardware	1	LS	\$	19,000.00	\$2,850			\$26,600			
PLAYERS LOCKER ROOM													
0-5	AHCH-12	Lockers	32	EA	\$	650.00	\$3,120			\$29,120			
PLAYERS DINING													
5-10	AHCH-13	Reach-in Coolers	2	EA	\$	3,000.00	\$900				\$8,400		\$2,800
15-20	AHCH-14	Plum Cabinets	10	LF	\$	200.00	\$300						\$2,240
15-20	AHCH-15	Sink/Faucet	1	EA	\$	1,600.00	\$240						\$4,200
15-20	AHCH-16	Solid Surface Countertops	20	SF	\$	150.00	\$450						\$8,400
15-20	AHCH-17	Appliances	1	LS	\$	6,000.00	\$900						\$8,400
PLAYERS GROOMING AREA													
0-1	AHCH-19	Epoxy Flooring	610	SF	\$	10.00	\$915		\$6,540				
0-5	AHCH-20	Urinal Screens	2	EA	\$	600.00	\$180			\$1,680			
0-5	AHCH-21	Countertop	10	LF	\$	150.00	\$225			\$2,100			
0-5	AHCH-22	Sinks and Faucets	4	EA	\$	1,600.00	\$960			\$8,960			
0-5	AHCH-23	Toilet Rm Accessories	1	LS	\$	3,200.00	\$480			\$4,480			
0-5	AHCH-24	Mirrors	4	EA	\$	175.00	\$1,105			\$980			
0-5	AHCH-25	Toilet Partitions	2	EA	\$	1,800.00	\$480			\$4,480			
MANAGERS OFFICE/ GROOMING AREA													
0-1	AHCH-27	Epoxy Flooring	50	SF	\$	10.00	\$75		\$700				
0-5	AHCH-28	Countertop	3	LF	\$	150.00	\$56			\$525			
0-5	AHCH-29	Sinks and Faucets	1	EA	\$	1,600.00	\$240			\$2,240			
0-5	AHCH-30	Tile Floors	10	SF	\$	12.00	\$18			\$168			
0-5	AHCH-31	Wall	80	SF	\$	1,000.00	\$1,144			\$1,360			
0-5	AHCH-32	Toilet Rm Accessories	1	LS	\$	1,200.00	\$180			\$980			
0-5	AHCH-33	Mirrors	1	EA	\$	175.00	\$26			\$245			
COACHES STAFF LOCKER ROOM/ GROOMING AREA													
0-5	AHCH-34	Lockers	7	EA	\$	650.00	\$683			\$6,370			
0-1	AHCH-35	Epoxy Flooring	135	SF	\$	10.00	\$203		\$1,890				
0-5	AHCH-36	Tile Floors	30	SF	\$	12.00	\$54			\$504			
0-5	AHCH-37	Tile Walls	240	SF	\$	12.00	\$432			\$4,032			
0-5	AHCH-38	Countertop	5	LF	\$	850.00	\$638			\$5,950			
0-5	AHCH-39	Sinks and Faucets	2	EA	\$	1,600.00	\$480			\$4,480			
0-5	AHCH-40	Toilet Rm Accessories	1	LS	\$	1,800.00	\$270			\$2,520			

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
ARCHITECTURAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
0-5	AHC-41	Urinal Screens	1	EA	\$	600.00	\$600	\$840 Replace urinal screens in-kind		\$840			
0-5	AHC-42	Mirrors	2	EA	\$	175.00	\$353	\$490 Replace all mirrors in-kind		\$490			
0-5	AHC-43	Toilet Partitions	1	EA	\$	1,600.00	\$240	\$2,240 Replace floor mounted toilet partitions		\$2,240			
TRAINERS ROOM													
5-10	AHC-44	Cabinets	10	LF	\$	200.00	\$300	\$2,800 Replace cabinets in-kind			\$2,800		
5-10	AHC-45	Locker Lock	10	LF	\$	200.00	\$300	\$2,800 Replace lockers in-kind			\$2,100		
0-5	AHC-47	Ice Machines	1	EA	\$	6,000.00	\$900	\$6,400 Replace in-kind			\$640		
5-10	AHC-48	Tile Floor	50	SF	\$	12.00	\$90	\$840 Replace tile floor, base, and drain grates.			\$840		
5-10	AHC-49	Tile Wall	110	SF	\$	12.00	\$198	\$1,848 Replace tile floor, base, and drain grates.			\$1,848		
LAUNDRY													
0-1	AHC-50	LVT Flooring	330	SF	\$	7.00	\$347	\$3,234 Existing LVT Flooring is heavily damaged throughout. Replace in-kind	\$3,234				
0-1	AHC-51	Commercial Washers and Dryers	1	LS	\$	80,000.00	\$12,000	\$112,000 Provide (1) new 50lb commercial washers and (2) 70lb commercial dryers	\$112,000				

VISITORS CLUBHOUSE BUILDING

EXTERIOR - GENERAL

0-5	AVCE-1	Exterior CMU Wall Water Table	1	LS	\$	37,500.00	\$5,625	\$52,500 The exterior CMU wall water table on most exterior facades of the Visitors Clubhouse is deteriorating to the point where coarse aggregate is exposed. Signs of moisture infiltration such as efflorescence, algae, and an unverified black growth on and/or below this water table course are visible in many locations. In some cases, mortar joints are also missing or damaged at many of these walls. Subsurface investigation is recommended in strategic locations to determine the root cause(s) and develop an appropriate fix. For pricing purposes, assume the following fix: Remove a portion of the water table course and install stainless steel flashing and cast stone cap. Repair/install through-wall flashing, seal penetrations, reset coping in a bed of mortar raked back at edges for backer rod and sealant. Sealant to be installed in vertical joints with weeps at 24" o.c.		\$52,500			
0-5	AVCE-2	Masonry Joints	1	LS	\$	10,000.00	\$1,500	\$14,000 Spot re-point damaged/misling masonry joints around exterior		\$14,000			
0-1	AVCE-3	Interior Plywood Ceiling	1680	SF	\$	4.00	\$1,008	\$9,408 Remove exterior plywood ceiling; replace with suitable exterior grade ceiling material	\$9,408				
5-10	AVCE-4	Not Us	200	LF	\$	16.00	\$480	\$4,480 Replace gutters and downspouts in-kind			\$4,480		
0-5	AVCE-5	Gutters and Downspouts	1	LS	\$	3,000.00	\$450	\$4,200 Paint faded exterior louvers		\$4,200			
BATTING TUNNELS													
0-1	AVCE-8	Plywood Ceiling above Batting Cages	1200	SF	\$	4.00	\$720	\$6,720 Remove exterior plywood ceiling; replace with suitable exterior grade ceiling material					
0-1	AVCE-9	Batting Tunnel Netting System	1200	SF	\$	5.00	\$900	\$8,400 Replace netting system in-kind	\$6,720				
15-20	AVCE-10	Batting Tunnel Netting System	1200	SF	\$	8.00	\$1,440	\$13,440 Anticipated replacement of batting tunnel netting system	\$8,400				\$13,440
0-5	AVCE-11	Synthetic Turf	1200	SF	\$	10.00	\$1,800	\$16,800 Replace turf in-kind			\$16,800		
15-20	AVCE-12	Synthetic Turf	1200	SF	\$	15.00	\$2,700	\$25,200 Anticipated replacement of synthetic turf					\$25,200
INTERIOR - GENERAL													
0-1	AVCI-1	Carpeting	1955	SF	\$	6.00	\$1,760	\$16,422 Excessive damage observed. Replace all carpeting within Visitors Clubhouse with new carpet tile	\$16,422				
15-20	AVCI-2	Carpeting	1955	SF	\$	9.00	\$2,639	\$24,633 Anticipated Replacement of Carpeting					\$24,633
0-1	AVCI-3	Wall Base	1	LS	\$	5,000.00	\$750	\$7,000 Replace rubber wall base in kind during carpeting replacement	\$7,000				
15-20	AVCI-4	Wall Base	3160	SF	\$	7,500.00	\$21,125	\$16,500 Anticipated Replacement of Wall Base					\$16,500
0-5	AVCI-5	Wall Paper	7335	SF	\$	2.00	\$2,201	\$20,538 Prep and paint all walls. *SF is of wall surface to be painted.	\$26,544				
15-20	AVCI-6	Wall Paper	7335	SF	\$	4.00	\$4,401	\$41,076 Anticipated Re-painting of walls.			\$20,538		
0-5	AVCI-8	Doors	9	EA	\$	2,000.00	\$2,700	\$25,200 Doors to be replaced.			\$25,200		
0-5	AVCI-9	Double Doors	2	EA	\$	3,800.00	\$1,140	\$10,640 Doors to be replaced. *Laundry pair are dutch doors; to be replaced in kind			\$10,640		
0-5	AVCI-10	Door Frames	11	EA	\$	275.00	\$454	\$4,235 Prep and paint door frames.			\$4,235		
0-5	AVCI-11	Door Hardware	1	LS	\$	1,100.00	\$165	\$1,540 Replace all door hardware in kind.			\$1,540		
PLAYERS LOCKER ROOM													
0-5	AVCI-12	Lockers	30	EA	\$	1,000.00	\$4,500	\$42,000 Replace all Lockers. Note: a few lockers along exterior wall have observed water damage and may want to be replaced sooner.			\$42,000		
0-1	AVCI-13	Cabinets	8	LF	\$	200.00	\$240	\$2,240 Existing cabinets in poor condition and do not close properly. Replace cabinets in-kind	\$2,240				
0-1	AVCI-14	Counters	8	LF	\$	150.00	\$1,680	\$1,680 Replace counters in-kind	\$1,680				
0-1	AVCI-15	Plumbing Connection Removal	1	LS	\$	500.00	\$75	\$700 Remove existing, capped plumbing trap from previously removed device.	\$700				
PLAYERS GROOMING AREA													
0-1	AVCI-16	Epoxy Flooring	475	SF	\$	16.00	\$1,140	\$10,640 Existing epoxy flooring was observed to be failing throughout visitors clubhouse. Remove all remaining epoxy flooring and replace flooring, base and drain grates.	\$10,640				

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
ARCHITECTURAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
0-5	AVCI-17	Urinal Screens	2	EA	\$	\$150	\$1,400	Replace urinal screens in-kind		\$1,400			
0-5	AVCI-18	Countertop	10	LF	\$	\$255	\$2,380	Replace with solid surface countertops. Integral backsplash, undermount sinks, faucets, and new countertop brackets.		\$2,380			
0-5	AVCI-19	Sinks and Faucets	4	EA	\$	\$1,350	\$12,600	Replace with solid surface countertops. Integral backsplash, undermount sinks, faucets, and new countertop brackets.		\$12,600			
0-5	AVCI-20	Toilet Rm Accessories	1	LS	\$	\$480	\$4,480	Replace all toilet room accessories (ie soap dispensers, etc)		\$4,480			
0-5	AVCI-21	Mirrors	4	EA	\$	\$105	\$980	Replace all mirrors in-kind		\$980			
0-5	AVCI-22	Toilet Partitions	2	EA	\$	\$480	\$4,480	Replace floor mounted toilet partitions		\$4,480			
MANAGERS OFFICE/ GROOMING AREA													
0-1	AVCI-24	Epoxy Flooring	80	SF	\$	\$192	\$1,792	Existing epoxy flooring was observed to be failing throughout visitors clubhouse. Remove all remaining epoxy flooring and replace flooring, base and drain grates.	\$1,792				
0-5	AVCI-25	Tile Floors	10	SF	\$	\$18	\$168	Replace tile floor, base, and drain grates.		\$168			
0-5	AVCI-26	Tile Walls	80	SF	\$	\$144	\$1,344	Replace wall tile.		\$1,344			
0-5	AVCI-27	Countertop	1	EA	\$	\$68	\$530	Replace with solid surface countertops. Integral backsplash, undermount sinks, faucets, and new countertop brackets.		\$630			
0-5	AVCI-28	Sinks and Faucets	1	EA	\$	\$240	\$2,240	Replace fixtures when replacing countertops.		\$2,240			
0-5	AVCI-29	Toilet Rm Accessories	1	LS	\$	\$180	\$1,680	Replace all toilet room accessories (ie soap dispensers, etc)		\$1,680			
0-5	AVCI-30	Mirrors	1	EA	\$	\$26	\$245	Replace all mirrors in-kind		\$245			
COACHES STAFF LOCKER ROOM/ GROOMING AREA													
0-5	AVCI-31	Lockers	4	EA	\$	\$800	\$5,600	Replace all Lockers. Note: a few lockers have observed water damage and may need replacement sooner.		\$5,600			
0-1	AVCI-32	Epoxy Flooring	120	SF	\$	\$288	\$2,688	Existing epoxy flooring was observed to be failing throughout visitors clubhouse. Remove all remaining epoxy flooring and replace flooring, base and drain grates.	\$2,688				
0-5	AVCI-33	Tile Floors	20	SF	\$	\$36	\$336	Replace tile floor, base, and drain grates.		\$336			
0-5	AVCI-34	Tile Walls	160	SF	\$	\$288	\$2,688	Replace wall tile.		\$2,688			
0-5	AVCI-35	Countertop	5	LF	\$	\$128	\$1,190	Replace with solid surface countertops. Integral backsplash, undermount sinks, faucets, and new countertop brackets.		\$1,190			
0-5	AVCI-36	Sinks and Faucets	2	EA	\$	\$480	\$4,480	Replace fixtures when replacing countertops.		\$4,480			
0-5	AVCI-37	Toilet Rm Accessories	1	LS	\$	\$240	\$2,240	Replace all toilet room accessories (ie soap dispensers, etc)		\$2,240			
0-5	AVCI-38	Mirrors	2	EA	\$	\$53	\$490	Replace all mirrors in-kind		\$490			
0-5	AVCI-39	Toilet Partitions	1	EA	\$	\$240	\$2,240	Replace floor mounted toilet partitions		\$2,240			
TRAINERS ROOM													
0-5	AVCI-40	Lockers	1	EA	\$	\$150	\$1,400	Replace all Lockers. Note: a few lockers have observed water damage and may need replacement sooner.		\$1,400			
5-10	AVCI-42	Hydro Tubs	2	EA	\$	\$1,800	\$16,800	Replace in-kind		\$16,800			
5-10	AVCI-43	Ex Machines	2	EA	\$	\$1,500	\$14,000	Replace in-kind		\$14,000			
5-10	AVCI-44	Tile Floor	95	SF	\$	\$171	\$1,566	Replace tile floor, base, and drain grates.		\$1,596			
5-10	AVCI-45	Tile Wall	100	SF	\$	\$180	\$1,680	Replace wall tile.		\$1,680			
LAUNDRY													
0-1	AVCI-46	LVT Flooring	185	SF	\$	\$194	\$1,813	Existing LVT Flooring is heavily damaged throughout. Replace in-kind	\$1,813				
0-1	AVCI-47	Trench Drain	8	LF	\$	\$150.00	\$1,680	Trench Drain is damaged and has rotting wood. Replace with stainless steel trench drain.	\$1,680				
5-10	AVCI-48	Utility sink	1	LS	\$	\$420	\$3,920	Replace Laundry Rm utility sink in-kind.		\$3,920			
5-10	AVCI-49	Commercial Washers and Dryers	1	LS	\$	\$56,000	\$56,000	(1) new 50lb commercial washer and (1) 70lb commercial dryer		\$56,000			
UMPIRES LOCKER ROOM													
0-1	AVCI-50	Epoxy Flooring	400	SF	\$	\$720	\$6,720	Existing epoxy flooring was observed to be failing throughout visitors clubhouse. Remove all remaining epoxy flooring and replace flooring, base and drain grates.	\$6,720				
0-5	AVCI-51	Tile Floors	40	SF	\$	\$60	\$560	Replace tile floor, base, and drain grates.		\$560			
0-5	AVCI-52	Tile Walls	200	SF	\$	\$300	\$2,800	Replace wall tile.		\$2,800			
0-5	AVCI-53	Countertop	5	LF	\$	\$54	\$504	Replace with solid surface countertops. Integral backsplash, undermount sinks, faucets, and new countertop brackets.		\$504			
0-5	AVCI-54	Sinks and Faucets	2	EA	\$	\$480	\$4,480	Replace fixtures when replacing countertops.		\$4,480			
0-5	AVCI-55	Toilet Rm Accessories	1	LS	\$	\$240	\$2,240	Replace all toilet room accessories (ie soap dispensers, etc)		\$2,240			
0-5	AVCI-56	Mirrors	2	EA	\$	\$53	\$490	Replace all mirrors in-kind		\$490			
0-5	AVCI-57	Toilet Partitions	1	EA	\$	\$1,600.00	\$2,240	Replace floor mounted toilet partitions		\$2,240			
0-5	AVCI-58	Lockers	4	EA	\$	\$750	\$7,000	Replace all Lockers. Note: a few lockers have observed water damage and may need replacement sooner.		\$7,000			
0-5	AVCI-59	Drywall	20	SF	\$	\$30	\$280	Repair damaged drywall.		\$280			

PLAYING FIELD ARCHITECTURE

DUGOUTS	0-5	APF-1	Flooring	1,300	SF	\$	\$2,730	Replace rubber flooring on walking surfaces and steps.		\$25,480			
	10-15	APF-2	Flooring	1,300	SF	\$	\$4,095	Anticipated replacement of rubber flooring on walking surfaces and steps.			\$38,220		

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
ARCHITECTURAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	5-10	10-15	15-20
0-5	APF-3	Wood Bench	45	LF	\$	50.00	\$3,338	\$3,150 Replace wood bench seat and back (structure ok)		\$3,150		
10-15	APF-4	Wood Bench	45	LF	\$	50.00	\$3,338	\$3,150 Anticipated replacement of wood bench seat and back			\$3,150	
0-5	APF-5	Walls and Ceiling	1	LS	\$	5,000.00	\$750	\$7,000 Prep and paint all surfaces of batting cages and dugout and dugout restroom that are currently painted.		\$7,000		
10-15	APF-6	Walls and Ceiling	1	LS	\$	7,500.00	\$1,125	\$10,500 Prep and paint again all surfaces of dugout and dugout restroom.			\$10,500	
0-1	APF-7	Dugout Protective Netting	360	SF	\$	2.50	\$135	\$1,260 Shows signs of damaged/dage. Replace	\$1,260			
10-15	APF-8	Dugout Protective Netting	360	SF	\$	2.50	\$135	\$1,260 Anticipated replacement if netting at end of service life			\$1,260	
0-5	APF-9	Helmet and Bat Racks	1	LS	\$	1,500.00	\$225	\$2,100 Wood is rotting and trim is damaged. Replace		\$2,100		
10-15	APF-10	Helmet and Bat Racks	1	LS	\$	2,500.00	\$375	\$3,500 Anticipated replacement of helmet and bat rack at end of service life			\$3,500	
0-5	APF-11	Dugout Bathrooms	1	LS	\$	3,000.00	\$450	\$4,200 Update all finishes in dugout bathrooms		\$4,200		
OUTFIELD WALL												
0-1	APF-12	Outfield Wall Plywood	5,056	SF	\$	4.00	\$3,034	\$28,314 Wood is rotting in places. Replace with exterior grade plywood.	\$28,314			
15-20	APF-13	Outfield Wall Plywood	5,057	SF	\$	8.00	\$6,068	\$56,638 Anticipated replacement of all outfield wall plywood at end of service life.				\$56,638
0-1	APF-14	Outfield Wall Chainlink Fencing	632	LF	\$	44.00	\$4,171	\$38,931 Replace damaged, unconnected metal rails along chainlink fencing.	\$38,931			
0-1	APF-15	Outfield Wall Padding	5,056	SF	\$	12.00	\$9,101	\$84,941 Outfield wall padding is failing. Replace outfield wall padding	\$84,941			
15-20	APF-16	Outfield Wall Padding	5,056	SF	\$	13.00	\$9,859	\$92,019 Anticipated replacement of all outfield wall padding at end of service life				\$92,019
BATTER'S EYE												
10-15	APF-17	Windscreen	1	AL	\$	7,500.00	\$1,125	\$10,500 Replace windscreen on batter's eye (2 layers of windscreen) at end of life expectancy			\$10,500	
FIELD WALL (NOT INCL OUTFIELD WALL)												
0-5	APF-18	Field Wall Padding	1,800	SF	\$	11.00	\$2,970	\$27,720 Wall padding is coming off and/or damaged in some locations. SF is wall or chainlink fence surface that needs padded. Chainlink fence only gets padding on posts and rails.		\$27,720		
5-10	APF-19	Protective Field Wall Netting	1	LS	\$	25,000.00	\$3,750	\$35,000 Replace protective netting above field wall padding in-kind. Cables assumed to remain.		\$35,000		
5-10	APF-20	Field Access Gates	4	EA	\$	1,250.00	\$750	\$7,000 Replace field access gates.		\$7,000		
15-20	APF-21	Foul Poles	2	EA	\$	1,500.00	\$1,500	\$4,200 Paint four poles		\$4,200		\$4,200
15-20	APF-22	Foul Poles	2	EA	\$	1,500.00	\$1,500	\$4,200 Paint four poles again				
BULLPENS												
0-5	APF-23	Metal Bench	30	LF	\$	150.00	\$675	\$6,300 Replace metal bench		\$6,300		
15-20	APF-24	Metal Bench	30	LF	\$	150.00	\$675	\$6,300 Replace metal bench again				\$6,300
0-1	APF-25	Gates	2	EA	\$	1,500.00	\$450	\$4,200 Replace field wall gate hardware	\$4,200			
MAINTENANCE BUILDINGS												
RIGHT FIELD MAINTENANCE BUILDING												
0-1	AMB-1	Metal Roofing	3,200	SF	\$	5.00	\$2,400	\$22,400 Numerous visible holes in roof. Replace all metal roofing	\$22,400			
0-5	AMB-2	Metal Panels	1,000	SF	\$	10.00	\$1,500	\$14,000 Exterior metal wall panels are damaged in several locations along the loading sides of the building.		\$14,000		
0-5	AMB-3	Overhead Doors	4	EA	\$	10,500.00	\$6,300	\$58,800 Overhead doors are damaged. Replace in kind.		\$58,800		
CENTER FIELD MAINTENANCE BUILDING												
0-5	AMB-4	Metal Roofing	2,000	SF	\$	5.00	\$1,500	\$14,000 Replace all metal roofing		\$14,000		
0-5	AMB-5	Metal Panels	500	SF	\$	10.00	\$750	\$7,000 Exterior metal wall panels are damaged in several locations along the loading sides of the building.		\$7,000		
0-5	AMB-6	Overhead Doors	4	EA	\$	10,500.00	\$6,300	\$58,800 Overhead doors are damaged. Replace in kind.		\$58,800		
SUBTOTAL ARCHITECTURAL							\$6,679,956		\$1,028,409	\$1,446,497	\$397,645	\$674,633
25% CONTINGENCY							\$1,669,989		\$257,102	\$361,624	\$99,411	\$168,633
SUBTOTAL ARCHITECTURAL							\$8,349,945		\$1,285,512	\$1,808,121	\$497,056	\$843,166
33% SOFT COSTS							\$2,755,432		\$424,219	\$596,680	\$164,028	\$278,245
TOTAL ARCHITECTURAL CAPITAL IMPROVEMENTS							\$11,105,427		\$1,709,730	\$2,404,801	\$661,084	\$1,121,410

Site/Civil: Present Conditions,
Observations, and Recommendations

SITE/CIVIL & LANDSCAPE

General Description

Ripken Stadium / Leidos Field is located in Harford County, Maryland, north of John F. Kennedy Memorial Highway, Interstate I-95, northeast of Maryland Route 22, south of Long Drive. There are two (2) points of access off of Long Drive into the Ripken Stadium parking lots, with a third point of access at the terminus of Long Drive into the back of house service drive.



The site/civil and landscape assessment was prepared based on a field inspection conducted on Tuesday, February 1, 2022, along with an independent review of the Ripken Stadium / Leidos Field construction documents dated February 25, 2000.

There are four (4) main parking lots associated with Ripken Stadium, providing 1,885 event parking spaces:

- Parking Lot 1: 217 spaces
- Parking Lot 2: 496 spaces
- Parking Lot 3: 747 spaces
- Parking Lot 4: 425 spaces

There are an additional 29 spaces along the service road.



Utility systems servicing Ripken Stadium and Leidos Field (sewer, water, and storm drains) were designed and constructed in accordance with the City of Aberdeen Department of Public Works and Harford County Standards. The site grading/drainage has been directed into a series of stormwater management water quality/quantity facilities. This is accomplished through a combination of sheet flow and a storm drainage system.

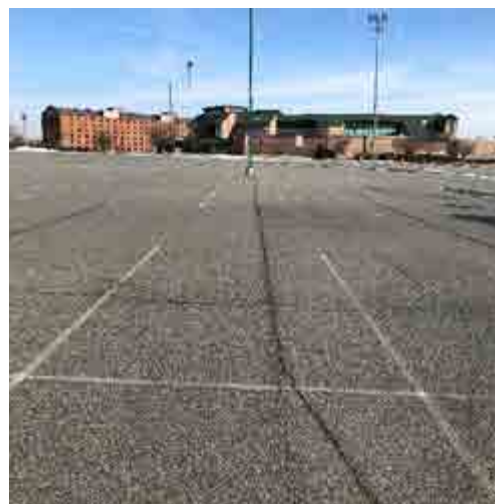
Observation and Recommendations

BITUMINOUS PAVEMENTS

The bituminous pavements throughout the site are in poor condition. Most likely, this is the original pavement from 2002 when construction of the facility occurred. Without some immediate maintenance, pavement distress will accelerate at a rapid pace. Most likely, all four (4) parking lots will require milling and resurfacing within one to three years.

The recommended immediate maintenance is as follows:

C-1 thru C-4 Seal all cracks and open pavement joints, including the joints between concrete curbs and bituminous pavements, with rubberized joint sealer. Complete spot repairs as necessary to remove ponding, depressions, longitudinal and traverse cracking greater than 1/2" in width.



C-1 thru C-4 Apply a bituminous surface sealer at all reflective cracking / water-borne pavement markings. The reflective cracking is prevalent throughout all the parking lots and Roads A, B, C, & D. Reflective cracking could be caused by a poor subbase and/or ponding water.



BITUMINOUS PAVEMENTS (CONTINUED)

C-1 thru C-4 Throughout the site, there are inlets and valve covers that are uneven and preventing positive drainage. Continued ponding at these locations will accelerate pavement distress and ultimately localized pavement failure. The recommended course of action is to remove the distressed pavement with sound material, making neat clean edges and vertical surfaces, and replace with a bituminous wearing course paving mixture, flush with the top of the surface. This may require adjusting the structures to assure positive drainage.



PARKING LOT & PEDESTRIAN SCALE LIGHTING

C-5 and C-6 Both the parking lot and pedestrian scale light pole foundations are in good shape. The light poles (30) should be cleaned, rust removed, and painted every 5-7 years. Light poles should be replaced in 15-20 years. Light pole foundations should be inspected on a yearly basis.

Lighting fixtures were just upgraded from metal halide to LED, per the Facilities Assessment Report issued February 1, 2022.



EXTRUDED CONCRETE CURB DAMAGE

- C-7** Extruded concrete curb is utilized around all of the landscape islands within the existing Parking Lots 1 and 2. At several locations, cracking has occurred at these landscape islands and should be replaced to avoid further deterioration.



CONCRETE PARKING WHEEL STOPS

- C-8** Concrete parking wheel stops are utilized at several locations. The wheel stop at the handicapped parking space at the northwest corner of the stadium should be replaced in kind.



CONCRETE SIDEWALK

- C-9** The concrete sidewalk along the outside of the stadium is in excellent condition with some minor cracking at several locations and some construction joints which need to be sealed with a rubberized joint sealer.



BUILDING DOWNSPOUTS

- C-10** The downspouts located at the Stadium's main entrance (ADA) area are in excellent condition. The only concern with these downspouts is that they outlet across the concrete sidewalk which is heavily traveled during events. Consideration should be given to having these downspouts outletting at another location or piped under the sidewalk.



- C-10** The downspouts at other locations around the building need some maintenance. The throat opening of the downspout at these locations have been damaged to the point where it may be restricting flow, and in some cases, reconnected to the flex drainage pipe.



LANDSCAPE AT BUILDING AND PARKING LOT ISLANDS

C-11 and C-12 The landscape material and planting beds contiguous to the building and at the parking lot islands have been well-maintained. Trees and bushes have been seasonally pruned and cut back. There is one tree that was recently cut off 4' up (highlighted in the adjacent photo) and should be replaced.



STORMWATER MANAGEMENT FACILITIES

C-13 There are numerous stormwater management water quality / quantity facilities throughout the site that are being well-maintained. These facilities are located on the west and south edge of the existing parking lots and at the southeast corner of the service drive. The only follow up maintenance would be to remove the trees that have grown up within the stormwater management facility. Cut the trees down to ground level, do not remove the root system, which could destabilize that area.



BACK OF HOUSE GRAVEL SERVICE DRIVE

- C-14** The service drive located in the rear of the Stadium receives runoff from the playing fields and the service area yard. This continuously washes out portions of the gravel service road. The runoff ultimately flows into the stormwater management facility. The recommendation would be to pave the entire length of service road, 620 LF \pm . The pavement section should be a minimum 8" CR-6 stone, 2" bituminous base with 1" surface course.



DRAINAGE DITCH REPAIR

- C-15** The drainage ditch at the main entrance off of Long Drive is experiencing some erosion. This is mainly due to the runoff coming from Parking Lot 1. To correct this problem, it is suggested to place several gabion cages in the area.



PARKING LOT STRIPING

- C-16** The striping in all four lots needs to be redone; in particular, the handicapped parking spaces show the worst wear. This can be done when the parking paving is totally milled and resurfaced, in 2-3 years. In the interim, all the handicapped spaces should be restriped now, in accordance with Maryland ADA striping/marketing specifications.



LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
CIVIL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
0-5	C-1	Bituminous Pavement, Parking Lot 1	12000	SY	\$	24.00	\$	403,200.00	\$	403,200.00			
0-5	C-2	Bituminous Pavement, Parking Lots 2, 3, & 4 / Roads A, B, C, & D	50,000	SY	\$	24.00	\$	1,982,400.00					
0-1	C-3	Joint Separation, Parking Lots 1, 2, 3, & 4 / Roads A, B, C, & D	30,000	LF	\$	5.00	\$	210,000.00	\$	210,000.00			
0-1	C-4	Reflective Cracking, Parking Lots 1, 2, 3, & 4 / Roads A, B, C, & D	10,400	SY	\$	45.00	\$	655,200.00					
5-10	C-5	Pedestrian Scale Light Post and Foundation, Parking Lots 1, 2, 3, & 4	5	EA	\$	200.00	\$	1,000.00					
5-10	C-6	Light Pole and Foundation, Parking Lots 1, 2, 3, & 4	25	EA	\$	300.00	\$	1,125.00					
15-20	C-7	Replace Pedestrian Scale Standards	5	EA	\$	2,500.00	\$	12,500.00					
15-20	C-8	Replace Pedestrian Light Standards	30	EA	\$	5,500.00	\$	165,000.00					
0-5	C-9	Extruded Concrete Curb Damage	10	LF	\$	125.00	\$	1,250.00					
0-1	C-10	Concrete Parking Wheel Stop	1	EA	\$	15.00	\$	15.00					
15-20	C-11	Concrete Sidewalk around Perimeter of Building	12000	SF	\$	15.00	\$	27,000.00					
0-5	C-12	Building Downspouts	10	EA	\$	150.00	\$	2,250.00					
15-20	C-13	Site Landscape Areas Contiguous to Building	1,240	LF	\$	5.00	\$	6,200.00					
15-20	C-14	Site Landscape Areas within Parking Lots, at Entrances and Exitways	2,250	LF	\$	5.00	\$	11,250.00					
0-5	C-15	Stormwater Management Facilities	6	EA	\$	2,500.00	\$	15,000.00					
0-5	C-16	Back of House Service Drive	1,600	SY	\$	18.00	\$	28,800.00					
0-5	C-17	Drainage Ditch Repair at Main Entrance	20	LF	\$	500.00	\$	10,000.00					
0-5	C-18	Striping, Parking Lots 1, 2, 3, & 4	54,750	LF	\$	3.00	\$	164,250.00					
SUBTOTAL CIVIL							\$	4,224,675.00					
25% CONTINGENCY							\$	1,056,170.00					
SUBTOTAL CIVIL							\$	5,280,845.00					
3% SOFT COSTS							\$	172,885.00					
TOTAL CIVIL CAPITAL IMPROVEMENTS							\$	5,453,730.00					

Structural: Present Conditions,
Observations, and Recommendations

STRUCTURAL

OBSERVATIONS AND RECOMMENDATIONS

The following descriptions outline the general condition of the existing structure on the date of our site visit. This report is based upon clearly visible, open and unobstructed areas of the premises on the date of observation. No opinion is rendered with regard to structural elements which are concealed.

Steel Superstructure

In general, the steel superstructure of the stadium appears to be in good condition. Minimal areas of localized corrosion were observed, and these conditions should be dealt with as part of a larger repainting project which is described in the architectural section of this report. Work to implement the recommendations below should be completed as soon as practical? to prevent the conditions from reaching a point where more invasive maintenance will need to be completed.

- S-1 At column A/4 and GG/4 at the Suite Level, there is a 3/8" plate acting as the brick shelf at the bottom of the spandrel from grid 4-5. The plate is coped at the column and is deflecting where it ties to the concession building parapet. It is recommended that steel support brackets be welded onto the column flanges to support the plate and prevent further deflection. Once field welding of the brackets is completed all welds should be painted with a zinc rich paint and then finish painted to match adjacent steel. The existing cracks in the brick joints should be repointed and any damaged bricks should be replaced.



Deflected Brick Shelf and Cracking in Brick Veneer.

- S-2 The floor structure at the Suite Level cantilevered seating areas on the field side of grid 5 is comprised of a concrete slab on metal deck. The underside of the metal deck was observed to have local areas of corrosion. The deck at these locations should be cleaned and any rust removed. The deck corrosion is likely being caused by water infiltrating through the slab above either through failed sealant joints or small cracks. The lack of waterproofing in this area is a pervasive problem and an existing condition that will be costly and difficult to repair appropriately. Therefore, it is likely that additional corrosion will occur over the life of the structure. This area should be closely monitored over the life of the structure and any additional corrosion should be addressed as it occurs.

STRUCTURAL



Corroded decking below suite level seating.

Wood Structures

The roof structures of the main stadium, right field concession building, two wood-framed clubhouses and two wood-framed metal sided storage buildings in the outfield are comprised of wood trusses. The roof trusses on the main stadium and clubhouses were not able to be observed for this assessment. In 2018, all of the sloped shingled roofs were replaced and areas with damaged sheathing were reportedly repaired. At that time, it was reportedly confirmed that there were no signs of deterioration of the wood roof structure. There have been no significant roof issues since the roof replacement; therefore, it is assumed that these roof trusses are still in satisfactory condition. Additional recommendations for the wood buildings are listed below and should be completed as prioritized to prevent further deterioration of the structures.

- S-3 Exposed wood framing was observed at both clubhouse buildings and was showing signs of weathering and deterioration. The framing included engineered wood beams and solid wood posts. All exposed wood framing should be cleaned and then painted or sealed with a suitable exterior product to protect and extend the life of these members.

STRUCTURAL



Weathered exposed wood framing at clubhouses.

- S-4 The metal post bases at the bottom of the exposed wood 6x6 posts at both clubhouses were in various states of deterioration. All bases show signs of corrosion and should be repaired. Temporary support of the roof structure adjacent to post will be required to remove the deteriorated post base and install a new corrosion resistant base. New retrofit post bases should be installed with stainless steel fasteners to the post and into the concrete per the manufacturer's recommendations.



Corroded post bases at exterior 6x6 posts of clubhouses.

- S-5 Around the perimeter base of the metal-sided storage buildings beyond the outfield wall, exposed wood dimensional lumber curbs have been used to retain the building pad at sloped grades. This wood curb is exhibiting signs of deterioration and needs to be monitored and replaced as prioritized.

STRUCTURAL



Deterioration of dimensional lumber curbs at storage buildings.

Masonry Structures

The masonry walls and facades of the buildings appear to be in satisfactory condition and maintenance items in this report are generally what would be expected to be included in a typical maintenance plan. The one exception is the cracking in item S-7 which appears to be a result of incomplete detailing of the floor expansion joints in the original design documents. There does not appear to be a simple method to improve the detailing of these joints without damaging interior finishes and causing issues with fireproofing, maintenance, plumbing and utilities. The modification of the structure and introduction of additional expansion joints to isolate these areas would likely create a larger maintenance issue; therefore, our recommendation below is to add the crack maintenance to an annual budget and maintain this existing condition over time.

- S-6 Cracks were observed in the CMU walls at the Suite Level along grid 4, particularly at ends of the walls and the corners of the windows. These cracks are minor in appearance and are not of structural concern. Cracks that are an aesthetic concern can be routed out and then filled with a joint sealant. (See related architectural items for repair of sealant joints around window openings.) It appears that these cracks are the result of the walls spanning expansion joints in the floor slab and the differential movement of the regions of the steel supported suite structure and the masonry supported concession buildings. It should be expected that these cracks and joints will continue to reopen over the life of the building and should be repaired as required when they occur. The monitoring and continued repair of this item should be included in the facility's annual maintenance budget.

STRUCTURAL



Cracking in CMU walls at Suite Level.

S-7/7a Contraction / control joints in the building's masonry facades were observed to have failed in many locations. Existing sealant joint materials should be completely removed, and new sealant/joint material should be installed. The lifespan of these types of sealant materials is generally less than 20 years so it should be anticipated that this work will need to be repeated again.



Failed contraction/control joint in brick veneer.

STRUCTURAL

- S-8 CMU walls at the loading dock appeared to have been damaged from impact by vehicles. These damaged blocks should be replaced with new CMUs and cracked or displaced joints should be routed out and repointed.



Damaged CMU wall at loading dock.

Concrete Structures

Previously completed concrete repairs throughout the stadium and seating bowl areas appear to be in satisfactory condition. The areas with the most concrete repairs seem to be in the vicinity of the original handrails and guardrails that had been embedded into the concrete slab. It appears that all of these rails have been replaced. The concrete repairs listed below are considered critical and should be prioritized as they can be tripping hazards and safety concerns for patrons.

- S-9 Spalled and damaged cast-in-place concrete walls and curbs were observed at the left and right field ramps and railings bases. Repair should consist of saw cutting around the perimeter of spalled regions. Remove unsound material and chip out material approximately $\frac{1}{4}$ " deep within the saw cut. Clean the chipped surface and remove corrosion from any exposed reinforcing. Apply bonding compound to all repair surfaces and fill with an epoxy repair mortar.

STRUCTURAL



Spalls and cracking in CIP concrete walls at ramps.

- S-10 Spalls and cracks were observed at the cast-in-place concrete stairs leading down to the cross aisle. Repair of spalls should consist of saw cutting around the perimeter of spalled regions. Remove unsound material and chip out material approximately $\frac{1}{4}$ " deep within the saw cut. Clean the chipped surface and remove corrosion from any exposed reinforcing. Apply bonding compound to all repair surfaces and fill with an epoxy repair mortar.

STRUCTURAL



Spalls and cracking in CIP concrete cross aisle stairs.

- S-10a There are existing repairs from previous damage at the cross aisle stairs. Some of these repairs are beginning to deteriorate and it is anticipated that the deterioration of the stairs which has caused the current conditions will continue after the repairs in item S-11 are completed. It should be anticipated that the stair will require future repairs at which point we would recommend demolition and repouring of the full cast-in-place stair.
- S-11 The retaining wall along the cross aisle between grids L and U has an existing parge coating which is cracking and flaking off. The repair of this coating is not urgent from a structural perspective but is an aesthetic issue and possibly a safety issue. Any unsound parge coating should be removed, cracks in the wall under the parge coating should be repaired with an epoxy mortar. Following repair of the cracks the wall surface should be cleaned, and a new parge coating can be applied over the full wall for a uniform appearance.

STRUCTURAL



Cracking in existing parge coating on cross aisle wall.

Site Features

- S-12 The field light poles and their anchors appeared to be in satisfactory conditions. We did observe that two of the poles are located in grass and planting areas where the anchors are partially buried in dirt and mulch. Part of the annual maintenance for the park should be to ensure the anchor bolts are not buried in organic material that will accelerate the corrosion and deterioration of the baseplates and anchors.

Left Field Deck Structure

The tiered left field deck structure was a later addition to the original stadium and is comprised of wood framing. The wood framing does not appear to be adequately protected for the wet environment (i.e. insufficient ventilation on the underside). The wood structure supporting the deck and the railings is showing signs of deterioration. Of primary concern is the condition of the railing system which is a safety concern due to the level of deterioration. We recommend that this condition be addressed as soon as possible (See item S-14). The remainder of the deck structure is in need of substantial repair, and we would recommend replacement in the near future.

- S-13 The existing PVC railing system is exhibiting significant deterioration due to prolonged UV and weather exposure and the members have become brittle. There are numerous locations where the railings have broken. The PVC railings could be replaced with metal railings which would have a longer life span, but it is assumed that the rest of the deck structure will need to be replaced in the near future. So, in the near-term, the PVC

STRUCTURAL



Damaged PVC railings at left field deck.

- S-14 The wood structure under the left field deck is showing signs of deterioration particularly at the joints between members and the fasteners and connection plates. The wood structure should be replaced with pressure treated dimensional lumber and stainless steel fasteners. When the structure is being rebuilt, we would recommend replacing the vertical EIFS walls with a more robust material such as painted Hardie board or metal siding on a moisture resistant sheathing.



Deterioration of left field deck wood structure and connections.

STRUCTURAL

S-14alt As an alternate to rebuilding with wood structure in kind, it would be an option to rebuild the deck with cast in place concrete walls and a hot-dipped galvanized structural steel framing that would provide a longer-lasting structure.

S-15 The concourse concrete slab on grade adjacent to the left field deck appears to be settling unevenly and excessively in some locations resulting in cracking and potential tripping hazards. We recommend saw cutting around the affected area and demoing the existing slab. Compact the subgrade and fill any low spot with engineered fill, then repour the slab to match existing.



Cracked and settled left field concrete slab on grade.

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
STRUCTURAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
0-1	S-1	Masonry Wall Chips Rusting	60	EA	\$ 50.00	\$ 450.00	\$ 4,200.00	Tieback clip angles connecting the CMU concession buildings to the Suite Level Steel Structure should be replaced and repaired.	\$ 4,200.00				
0-1	S-2	Brick Support at Spandrel Deflecting	2	EA	\$ 500.00	\$ 150.00	\$ 1,400.00	The brick wall in the brick support (control) is deflecting where it ties to the concession building parapet. The brick wall in the brick support should be added and the cracks in the brick should be repaired or replaced.	\$ 1,400.00				
0-1	S-3	Suite Level Deck Minor Deterioration	40	SF	\$ 50.00	\$ 300.00	\$ 2,800.00	Additional support timbers should be added and the cracks in the brick should be repaired or replaced.	\$ 2,800.00				
0-5	S-4	Exposed Wood at Clubhouse Deterioration	600	LF	\$ 15.00	\$ 1,350.00	\$ 12,600.00	Underside areas of corroded metal deck should be cleaned and patches of deck added over the holes.	\$ 12,600.00				
0-1	S-5	Corroded Post Bases at Clubhouses	25	EA	\$ 150.00	\$ 562.50	\$ 5,250.00	Clean and paint all exposed wood members on the building exterior.	\$ 5,250.00				
0-1	S-6	Cracks @ Expansion Joints	1	AL	\$ 2,500.00	\$ 375.00	\$ 3,500.00	Temporarily support adjacent to post, remove and replace with new post base.	\$ 3,500.00				
0-1	S-7	Failed Control Joints in Brick/Block Facade	2,500	LF	\$ 3.00	\$ 1,125.00	\$ 10,500.00	Masonry walls spanning the expansion joints are cracked and sealant joints opened up. These cracks and joints should be repaired as they occur. (Assume part of maintenance budget.)	\$ 10,500.00				
5-10	S-7a	Failed Control Joints in Brick/Block Facade	2,500	LF	\$ 3.00	\$ 1,125.00	\$ 10,500.00	Remove existing joint material, install new contraction/control joints.	\$ 10,500.00				
0-1	S-8	Spalled CIP Concrete Wall Corners	100	SF	\$ 25.00	\$ 375.00	\$ 3,500.00	Remove existing joint material, install new contraction/control joints.	\$ 3,500.00				
0-1	S-9	Spalled / Cracked CIP Stairs	200	SF	\$ 25.00	\$ 750.00	\$ 7,000.00	Sawcut perimeter of spalls, remove unsound material, clean surface, apply bonding compound and fill with epoxy repair mortar.	\$ 7,000.00				
5-10	S-9a	Spalled / Cracked CIP Stairs	13	EA	\$ 800.00	\$ 1,560.00	\$ 14,560.00	Sawcut perimeter of spalls, remove unsound material, rout out cracks, clean surfaces, apply bonding compound and fill with epoxy repair mortar.	\$ 14,560.00				
0-5	S-10	Failed Wall Parge Coating	300	SF	\$ 15.00	\$ 675.00	\$ 6,300.00	Demo and repair full star - 13 stairs in all, ea. 4' wide.	\$ 6,300.00				
0-1	S-11	Damaged CMU Wall	10	SF	\$ 50.00	\$ 75.00	\$ 700.00	Remove unsound parge coating. Clean surface, apply bonding compound and install new parge coating.	\$ 700.00				
5-10	S-12	Deteriorated Wood at Base of Site Buildings	100	LF	\$ 25.00	\$ 375.00	\$ 3,500.00	Remove damaged blocks and mortar from damaged joints. Install new block and repair damaged joints.	\$ 3,500.00				
0-1	S-13	Remove Soil Around Lightpole Anchor Bolts	2	EA	\$ 50.00	\$ 15.00	\$ 140.00	Exposed wood 2x curbs to retain building pad at sloped grades is deteriorating and expected to need to be replaced.	\$ 140.00				
0-1	S-14	Damaged PVC Railings at Left Field Party Porch	500	LF	\$ 65.00	\$ 4,875.00	\$ 45,500.00	Remove buildup of organic material around the steel anchor bolts (Assume part of maintenance budget).	\$ 45,500.00				
5-10	S-15	Wood Deck Structure Deterioration	4,500	SF	\$ 42.00	\$ 28,350.00	\$ 284,600.00	Replace PVC railings in kind.	\$ 284,600.00				
5-10	S-15 alt	Wood Deck Structure Deterioration	4,500	SF	\$ 50.00	\$ 33,750.00	\$ 315,000.00	Replace wood deck structure in kind with dimensional lumber joists and beams and Hardie board sheathing on vertical face (loc of EIFS).	\$ 315,000.00				
0-1	S-16	Uneven Settlement of SOG Concourse	350	SF	\$ 20.00	\$ 1,050.00	\$ 9,800.00	Remove wood deck structure with steel-framed structure, galvanized metal railings and Trex decking.	\$ 9,800.00				
								Demo settled slab area, fill low spots and prep subgrade, repour slab.	\$ 9,800.00				
								SUBTOTAL STRUCTURAL	\$ 721,350.00	\$ 18,900.00	\$ 608,160.00	\$ -	\$ -
								25% CONTINGENCY	\$ 180,337.50	\$ 4,725.00	\$ 175,612.50	\$ -	\$ -
								SUBTOTAL CAPITAL IMPROVEMENTS	\$ 901,687.50	\$ 23,625.00	\$ 783,712.50	\$ -	\$ -
								33% SOFT COSTS	\$ 297,557.70	\$ 7,800.00	\$ 290,870.00	\$ -	\$ -
								TOTAL STRUCTURAL CAPITAL IMPROVEMENTS	\$ 1,199,247.70	\$ 31,430.00	\$ 1,011,070.00	\$ -	\$ -

TAB 6

Mechanical: Present Conditions,
Observations, and Recommendations

MECHANICAL

GENERAL SYSTEM DESCRIPTION

Existing Conditions:

All of the Heating, Ventilation, and Air Condition (HVAC) equipment at the stadium is original to the building and 20 years old except for a few units. The facilities personnel have replaced components as well as repaired specific equipment on an as-needed basis. The HVAC equipment generally appears to be well maintained and the majority of the equipment is currently in a serviceable condition.

The Club Level concessions area is provided with air intake from high roof mounted intake fans F-2 (1,950 CFM, $\frac{3}{4}$ HP) and F-4 (3,200 CFM, 1-1/5 HP). The concessions area exhaust air from the hoods is exhausted by fans EF-15 (4,000 CFM, 2 HP) and EF-16 (3,250 CFM, $\frac{3}{4}$ HP). The Club Level is primarily served by two roof-mounted air handling units (RTU) that consist of direct expansion (DX) cooling and gas-fired heating. RTU-5 and RTU-6 (12,250 CFM, 35 TONS of cooling, 400 MBH of heating for each) are located on the adjacent Club Level roof above the concessions areas and are ducted horizontally to the Club Level ceiling space to serve the zones. The rooftop units provide ventilation and conditioned air to the zones via variable air volume (VAV) boxes to allow individual temperature control for each zone. The supply air duct work is externally insulated. The return air system is an uninsulated ductwork return system.



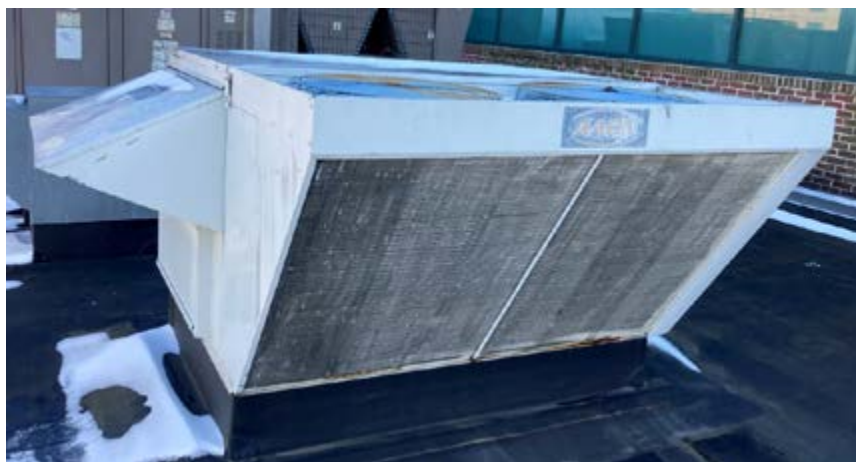
(1) Roof Top Air Handling Unit (RTU-6)

MECHANICAL



(2) Roof Top Air Handling Unit (RTU-5)

The Concourse level contains the concession areas, the main gang restrooms, the administration office area, and the retail store. The northern concessions area is served by RTU-3 (3,900 CFM, 15 TONs cooling, 390 MBH heating) which provides conditioning for this area. The unit is provided with DX cooling and gas-fired heating. Exhaust fans EF-4 (4,500 CFM, 3 HP) and EF-20 (2,750 CFM, 1.5 HP) exhaust air from the northern concession hoods. Intake fans F-1 (3,600 CFM, 2 HP) and F-5 (2,200 CFM, 1 HP) provide make-up air to the northern concession hoods. All units are located on the roof of the northern concessions area.



(3) Rooftop Air Handling Unit (RTU-3)

MECHANICAL



(4) Exhaust Fan (EF-4)



(5) Exhaust Fan (EF-20)



(6) Intake Fan (F-1)

MECHANICAL



(7) Intake Fan (F-5)

The southern concessions area is served by RTU-4 (3,900 CFM, 15 TONs cooling, 390 MBH heating) which provides conditioning for this area. The unit is provided with DX cooling and gas-fired heating. Exhaust fans EF-4 (4,500 CFM, 3 HP) and EF-5 (3,600 CFM, 1.5 HP) exhaust air from the southern concession hoods. Intake fans F-1 (3,600 CFM, 2 HP) and F-3 (2,520 CFM, 1.5 HP) provide make-up air to the southern concession hoods. All units are located on the roof of the southern concessions area.



(8) Rooftop Air Handling Unit (RTU-4)

MECHANICAL



(9) Exhaust Fan (EF-4)



(10) Exhaust Fan (EF-5)

MECHANICAL



(11) Intake Fan (F-1)



(12) Intake Fan (F-3)

The administration area is served by RTU-1 (5,800 CFM, 15 TONs cooling, 240 MBH heating) which provides conditioned air as well as ventilation air. The unit is provided with DX cooling and gas-fired heating. The supply air duct work is externally insulated. The return air system is an uninsulated ductwork return system. There is a single thermostat located in the administrative area that controls the RTU.

MECHANICAL



(13) Rooftop Air Handling Unit (RTU-1)

The concourse store and adjacent vendor storage area is served by RTU-2 (5,800 CFM, 15 TONs cooling, 240 MBH heating) which provided conditioned air as well as ventilation air. The unit is provided with DX cooling and gas-fired heating. The supply air duct work is externally insulated. The return air system is an uninsulated ductwork return system. There is a single thermostat located in the store that controls the RTU.



(14) Rooftop Air Handling Unit (RTU-2)

The Club Level Press Box is provided with supplemental cooling by AC-X (4 TONs cooling) a split system with DX cooling. The indoor evaporator is located within the Press Box and the condensing unit is located on the roof adjacent to RTU-2.

MECHANICAL



(15) Split System Air Conditioning Unit (AC-X)

The Concourse Level gang restrooms are heated using recessed electric unit heaters mounted in the ceilings of the restrooms. The unit heaters (UH-6, 8 KW heating) are manually controlled.



(16) Typical Gang Restroom Electric Unit Heater (UH-6)

MECHANICAL

The central smaller concessions area as well as the southern eatery are served by intake fans, exhaust fans and unit heaters. The exhaust fans are roof-mounted serving the exhaust hoods and the intake fans provide unconditioned make-up air to the kitchen hoods. The intake fans are horizontally mounted inline fans with wall-mounted intake louvers.



(17) Southern Eatery Electric Unit Heater (UH-X)



(18) Southern Eatery Intake Fan (F-X)

MECHANICAL

The mechanical/electrical room is provided with ventilation air through an exterior louver and the exhaust air is exhausted through the roof by exhaust fan EF-10 (1,300 CFM, 1/3 HP). A, electric unit heater UH-3 (700 CFM, 9.45 KW) provides supplemental heat for the space.



(19) Mechanical/Electrical Room Exhaust Fan (EF-10)



(20) Mechanical/Electrical Room Unit Heater (UH-3)

The majority of the Home Clubhouse is served by a pair of split system air handling units AH-1A & AH-1B (3,000 CFM, 7.5 TONs cooling, 122 MBH heating) located in the mechanical room. The units are provided with gas-fired heating and the condensing unit is located outdoors on grade adjacent to the mechanical room. The supply air duct work is externally insulated. The return air system is an uninsulated ductwork return system. Supplemental cooling is provided by air conditioning unit AC-1A (1.25 TONs cooling) which serves the

MECHANICAL

manager area. The clubhouse restrooms and locker rooms are exhausted with EF-1 (2,700 CFM, 1 HP) and EF-17 (160 CFM, 79 W). Supplemental heating in clubhouse mechanical room is provided by UH-5 (4 KW).



(21) Home Clubhouse Split Systems (AH-1A & AH-1B)



(22) Home Clubhouse Split System Condensing Units

MECHANICAL



(23) Home Clubhouse Manager Area Air Conditioning Unit (AC-1A)



(24) Home Clubhouse Unit Heater (UH-5)

The Visitor Clubhouse is served by a pair of split system air handling units AH-2A & AH-2B (2,000 CFM, 5 TONS cooling, 122 MBH heating) located in the mechanical room. The units are provided with gas-fired heating and the condensing unit is located outdoors on grade adjacent to the mechanical room. The supply air duct work is externally insulated. The return air system is an uninsulated ductwork return system. Supplemental cooling is provided by air conditioning unit AC-1B (1.25 TONS cooling) which serves the umpire area. The clubhouse restrooms and locker rooms are exhausted with EF-2 (2,000 CFM, 1/2 HP), EF-17 (160 CFM, 79 W), and EF-22 (80 CFM, 42 W). Supplemental heating in clubhouse mechanical room is provided by UH-5 (4 KW).

MECHANICAL



(25) Visitor Clubhouse Split Systems (AH-2A & AH-2B)



(26) Visitor Clubhouse Split System Condensing Units



(27) Umpire Area Air Conditioning Unit (AC-1B)

MECHANICAL

The facilities building office area is served by an air conditioning unit AC-1C (1.25 TONs cooling). The restroom is exhausted by EF-17 (160 CFM, 79 W). Supplemental heating in the storage area is provided by UH-1 (10 KW).



(28) Facilities Building Office Air Conditioning Unit (AC-1C)

Additional small ceiling-mounted and roof-mounted exhaust fans serve the Club Level restrooms, dugout restroom, and administration area restrooms. Small unit heaters are also provided in areas such as the elevator machine rooms, the ticketing booth, and office restrooms.

The facility building automation system (BAS) controls are accessible remotely and no issues were specified by the facility staff. All building equipment controls and setpoints are accessible through the BAS system unless specifically noted.

MAJOR EQUIPMENT REPLACEMENT

The itemized list of capital equipment provided below indicates when the various pieces of equipment will reach the end of their anticipated service life and will need to be replaced. The replacement periods are based on the 2015 ASHRAE Applications Handbook – Chapter 37 Owning and Operating Costs, Table 4. Although some of the equipment may surpass its anticipated service life, other equipment may need to be replaced prematurely.

A replacement cost for valves over time (including system isolation valves and equipment/coil trim) is also included in the capital improvement budget. It is assumed that in years 0-5 that approximately 5% of the total valves in the ballpark will need to be replaced, 5% in years 6-10, 10% in years 11-15, and 15% in years 16-20.

HVAC equipment replacement costs include the associated electrical motor starters, disconnect switches, and VFDs as applicable.

MECHANICAL

HVAC Equipment Service Life Estimates

Description	Estimated Life (years)	Life Remaining (years)	Approx. Quantity	Remarks
Rooftop Air Handling Units RTU-1,3,4	15	-4	3	
Rooftop Air Handling Unit RTU-2	15	15	1	
Rooftop Air Handling Units RTU-5,6	15	10	2	
Split Systems Serving Clubhouses	15	-4	4	
Air Condition Units – Self Contained	15	-4	3	
Unit heaters	13	-6	21	
Exhaust Fans	20	1	32	
Intake Fans	20	1	9	
Split System Serving Press Box	15	-4	1	
Variable air volume boxes	20	1	4	
BAS	15	-4	1	

OBSERVATIONS AND RECOMMENDATIONS

NEAR-TERM ATTENTION

Some issues were observed where near-term attention is recommended. These include:

H-7, H-8: Replace split systems serving the Home Clubhouse

The facility staff reported that the two indoor evaporators failed in August 2021 and are awaiting replacement parts. The units are past their useful service life and should be replaced. Due to the difficulty in replacing the units in-kind, we recommend replacement with similar capacity units that are self-contained outdoor units mounted on-grade adjacent to the mechanical room where the current condensing units are located. Duct the supply and return air ductwork through the mechanical room wall and connect to the existing building ductwork mains.

The eventual near-term and long-term replacement of the following equipment is also recommended:

H-1: Rooftop air handling unit RTU-1

H-3: Rooftop air handling unit RTU-3

H-4: Rooftop air handling unit RTU-4

H-7: AH-1A Split system serving home clubhouse

H-8: AH-1B split system serving home clubhouse

MECHANICAL

- H-9: AH-2A split system serving Visitor Clubhouse
- H-10: AH-2A split system serving Visitor Clubhouse
- H-11: AC-1A terminal air conditioning unit serving Home Clubhouse Manager area
- H-12: AC-1B terminal air conditioning unit serving Umpire area
- H-13: AC-1C terminal air conditioning unit serving the Facilities Building
- H-14: UH-1 Unit heater serving Facilities Building
- H-15: UH-2 Unit heater serving office restrooms, club level restrooms
- H-16: UH-3 Unit heater serving mechanical/electrical room
- H-17: UH-4, UH-5 Unit heater serving central concourse concessions, elevator machine rooms, ticket windows, clubhouses, remote concessions
- H-18: UH-6 Unit heater serving large concourse restrooms
- H-19: EF-1, EF-2 exhaust fan serving Home and Visitor Clubhouses
- H-20: EF-3, EF-5, EF-16, EF-20 exhaust fan serving large concourse restrooms, south concessions, club level concessions, north concessions
- H-21: EF-4, EF-15 exhaust fan serving south and north concessions, club level concessions
- H-22: EF-6 exhaust fan serving office restrooms
- H-23: EF-7, EF-8, EF-9, EF-11 exhaust fan serving club level south restrooms, elevator machine room, office area, club level north restrooms
- H-24: EF-10, EF-21 exhaust fan serving mechanical room, central concessions
- H-25: EF-12, EF-13, EF-14, EF-17, EF-18, EF-22 exhaust fan serving club box restrooms, press box restroom, club level electrical room, clubhouse small restrooms, umpire office, dugout restroom
- H-26: EF-19 exhaust fan serving Groundskeeper Building
- H-27: EF-X exhaust fan serving eatery on southern side of concourse
- H-28: F-1 through F-6 intake fan serving concessions
- H-29: F-X intake fan serving eatery on southern side of concourse
- H-30: Variable air volume (VAV) dampers serving club boxes

MECHANICAL

H-31: AC-X Split system serving press box

ENHANCEMENTS

The following are recommended upgrades and enhancements to the ballpark HVAC systems:

H-32: Provide supplemental heating for the Club Level.

- The Club lounges are used year-round and the facility staff has reported that the large gathering spaces are difficult to keep warm and they often provide supplemental heaters for functions during the colder months. We recommend providing electric radiant ceiling heaters along the exterior wall of the Clubs for additional comfort heating. Panels shall be 24x12 with heating of 375 watts (1200 MBH).

H-33: Provide supplemental cooling for the central atrium area on the club level.

- The facility staff has reported that the central atrium level on the club level is difficult to keep cool due to the large windows. (Reportedly, a rooftop unit shown in the original blue prints was not installed.) We recommend providing a split system cooling unit to support this area. The evaporator could be located in the ceiling area and the condensing unit could be located on the roof. We would recommend a unit that will provide 5 TONS of DX cooling. *Note: The addition of insulation above the atrium ceiling and on the underside of the floor would aid in improving the conditioning of this area.*

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
MECHANICAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20	
0-5	H-1a	RTU-1 serving office and administration area	1	EA	\$ 45,000.00	\$ 6,750.00	\$	63,000.00 5,800 cfm total supply with 1,100 cfm of OA. 15 Tons of DX cooling and 240 MBH of gas-fired heating. Unit is in poor condition		\$	63,000.00			
15-20	H-1b	Replace RTU-1, again at end of service life	1	EA	\$ 45,000.00	\$ 6,750.00	\$	63,000.00 5,800 cfm total supply with 1,100 cfm of OA. 15 Tons of DX cooling and 240 MBH of gas-fired heating. Unit is in poor condition				\$	63,000.00	
15-20	H-2	RTU-2 serving store and adjacent vendor pantry area	1	EA	\$ 45,000.00	\$ 6,750.00	\$	63,000.00 5,800 cfm total supply with 1,100 cfm of OA. 15 Tons of DX cooling and 240 MBH of gas-fired heating. Unit is in poor condition and has been installed recently					\$	
0-5	H-3a	RTU-3 serving north concessions	1	EA	\$ 36,000.00	\$ 5,400.00	\$	50,400.00 Dedicated outdoor air system 3,900 cfm total supply. 15 Tons of DX cooling and 390 MBH of gas-fired heating. Unit is in poor condition		\$	50,400.00			
15-20	H-3b	Replace RTU-3 again at end of service life	1	EA	\$ 36,000.00	\$ 5,400.00	\$	50,400.00 Dedicated outdoor air system 3,900 cfm total supply. 15 Tons of DX cooling and 390 MBH of gas-fired heating. Unit is in poor condition				\$	50,400.00	
0-5	H-4a	RTU-4 serving south concessions	1	EA	\$ 36,000.00	\$ 5,400.00	\$	50,400.00 Dedicated outdoor air system 3,900 cfm total supply. 15 Tons of DX cooling and 390 MBH of gas-fired heating. Unit is in poor condition		\$	50,400.00			
15-20	H-4b	Replace RTU-4 again at end of service life	1	EA	\$ 36,000.00	\$ 5,400.00	\$	50,400.00 Dedicated outdoor air system 3,900 cfm total supply. 15 Tons of DX cooling and 390 MBH of gas-fired heating. Unit is in poor condition				\$	50,400.00	
10-15	H-5	RTU-5 serving north club level	1	EA	\$ 60,000.00	\$ 9,000.00	\$	84,000.00 12,250 cfm total supply with 2,500 cfm of OA. 35 Tons of DX cooling and 400 MBH of gas-fired heating. Unit is in fair to good condition			\$	84,000.00		
10-15	H-6	RTU-6 serving south club level	1	EA	\$ 60,000.00	\$ 9,000.00	\$	84,000.00 12,250 cfm total supply with 2,500 cfm of OA. 35 Tons of DX cooling and 400 MBH of gas-fired heating. Unit is in fair to good condition				\$	84,000.00	
0-5	H-7	AH-1A split system serving home clubhouse	1	EA	\$ 24,000.00	\$ 3,600.00	\$	33,600.00 3,000 cfm total supply with 1,000 cfm of OA. 7.5 Tons of DX cooling and 122 MBH of gas-fired heating. Unit is in poor condition		\$	33,600.00			
0-5	H-8	AH-1B split system serving home clubhouse	1	EA	\$ 24,000.00	\$ 3,600.00	\$	33,600.00 3,000 cfm total supply with 1,000 cfm of OA. 7.5 Tons of DX cooling and 122 MBH of gas-fired heating. Unit is in poor condition		\$	33,600.00			
0-5	H-9	AH-2A split system serving visitor clubhouse	1	EA	\$ 21,500.00	\$ 3,225.00	\$	30,100.00 2,000 cfm total supply with 700 cfm of OA. 5 Tons of DX cooling and 122 MBH of gas-fired heating. Unit is in poor condition		\$	30,100.00			
0-5	H-10	AH-2A split system serving visitor clubhouse	1	EA	\$ 21,500.00	\$ 3,225.00	\$	30,100.00 2,000 cfm total supply with 700 cfm of OA. 5 Tons of DX cooling and 122 MBH of gas-fired heating. Unit is in poor condition		\$	30,100.00			
0-5	H-11	AC-1A terminal air conditioning unit serving home clubhouse manager area	1	EA	\$ 21,500.00	\$ 3,225.00	\$	30,100.00 295 cfm total supply. 1.25 Tons of self contained DX cooling, 13.1 MBH of electric heating. Unit is in fair condition		\$	30,100.00			
0-5	H-12	AC-1B terminal air conditioning unit serving umpire area	1	EA	\$ 21,500.00	\$ 3,225.00	\$	30,100.00 295 cfm total supply. 1.25 Tons of self contained DX cooling, 13.1 MBH of electric heating. Unit is in fair condition		\$	30,100.00			
0-5	H-13	AC-1C terminal air conditioning unit serving the area	1	EA	\$ 21,500.00	\$ 3,225.00	\$	30,100.00 295 cfm total supply. 1.25 Tons of self contained DX cooling, 13.1 MBH of electric heating. Unit is in fair condition		\$	30,100.00			
0-5	H-14	UH-1 Unit heater serving facilities building	1	EA	\$ 3,500.00	\$ 525.00	\$	4,900.00 Manually operated electric ceiling hung unit heater 700 cfm supply, 10 KW of heating, 480V/3PH. Unit is in fair condition		\$	4,900.00			
0-5	H-15	UH-2 Unit heater serving offices, restrooms, club level	6	EA	\$ 2,800.00	\$ 2,520.00	\$	23,520.00 Manually operated electric ceiling recessed unit heater 300 cfm supply, 4 KW of heating, 277V/1PH. Unit is in fair condition		\$	23,520.00			
0-5	H-16	UH-3 Unit heater serving mechanical/electrical room	1	EA	\$ 3,500.00	\$ 525.00	\$	4,900.00 Manually operated electric ceiling hung unit heater 700 cfm supply, 10 KW of heating, 480V/3PH. Unit is in fair condition		\$	4,900.00			
0-5	H-17	UH-4, UH-5 Unit heater serving central concourse concessions, elevator machine rooms, ticket windows, clubhouses, remote concessions	9	EA	\$ 2,800.00	\$ 3,780.00	\$	35,280.00 Manually operated electric wall mounted unit heater 300 cfm supply, 2 KW - 4 KW of heating, 277V/1PH. Units are in fair to poor condition		\$	35,280.00			
0-5	H-18	UH-6 Unit heater serving large concourse	4	EA	\$ 2,400.00	\$ 1,440.00	\$	13,440.00 Manually operated electric wall mounted unit heater 200 cfm supply, 8 KW of heating, 480V/3PH. Units are in poor condition		\$	13,440.00			
0-5	H-19	EF-2 exhaust fan serving home and visitor club	2	EA	\$ 2,400.00	\$ 720.00	\$	6,720.00 In-line fans, 2000 cfm - 2700 cfm exhaust, 1 HP motors. Units are in fair condition		\$	6,720.00			
0-5	H-20	EF-3, EF-5, EF-16, EF-20 exhaust fan serving large concourse restrooms, south concessions, club level concessions, north concessions, club level concessions, north concessions	6	EA	\$ 3,400.00	\$ 3,060.00	\$	28,560.00 Roof mounted upblast fans, 2750 cfm - 3600 cfm exhaust, 3/4 - 1-1/2 HP motors. Units are in fair to poor condition		\$	28,560.00			
0-5	H-21	EF-4, EF-15 exhaust fan serving south and north concessions, club level concessions	3	EA	\$ 4,000.00	\$ 1,800.00	\$	16,800.00 Roof mounted exhaust fans, 4000 cfm - 4500 cfm exhaust, 2 - 3 HP motors. Units are in poor condition		\$	16,800.00			
0-5	H-22	EF-6 exhaust fan serving office restrooms	1	EA	\$ 2,400.00	\$ 360.00	\$	3,360.00 Roof mounted upblast fan, 670 cfm exhaust, 1/4 HP motor. Unit is in poor condition		\$	3,360.00			
0-5	H-23	EF-7, EF-8, EF-9, EF-11 exhaust fan serving clubhouse, press box restrooms, club level north restrooms, office area, club level north restrooms	6	EA	\$ 2,200.00	\$ 1,980.00	\$	18,480.00 In-line exhaust fans, 425 cfm - 935 cfm exhaust, 234 Watts - 344 Watts. Units are in fair to poor condition		\$	18,480.00			
0-5	H-24	EF-10, EF-21 exhaust fan serving mechanical room, central concessions	2	EA	\$ 3,200.00	\$ 960.00	\$	8,960.00 Roof mounted exhaust fans, 1300 cfm - 1750 cfm exhaust, 1/3 - 1-1/2 HP motors. Unit is in poor condition		\$	8,960.00			
0-5	H-25	EF-12, EF-13, EF-14, EF-17, EF-18, EF-22 exhaust fan serving clubhouse, press box restrooms, club level electrical room, clubhouse small restrooms, upire office, dugout restroom	10	EA	\$ 2,400.00	\$ 3,600.00	\$	33,600.00 In-line exhaust fans, 80 cfm - 200 cfm exhaust, 72 Watts - 108 Watts motors. Units are in fair to poor condition		\$	33,600.00			
0-5	H-26	EF-19 exhaust fan serving groundskeeper building	1	EA	\$ 3,200.00	\$ 480.00	\$	4,480.00 Wall mounted exhaust fan, 1600 cfm, 1/3 HP motor. Unit is in poor condition		\$	4,480.00			
0-5	H-27	EF-X exhaust fan serving eatery on southern side of concourse	1	EA	\$ 4,400.00	\$ 660.00	\$	6,160.00 Roof mounted upblast fan, 3000 cfm exhaust, 3/4 HP motor. Unit is in poor condition		\$	6,160.00			
0-5	H-28	F-1 through F-6 intake fan serving concessions	8	EA	\$ 2,800.00	\$ 3,360.00	\$	31,360.00 Roof mounted or wall mounted intake fans, 1900 cfm - 3600 cfm, 1/2 HP - 2 HP motors. Units are in poor condition		\$	31,360.00			
0-5	H-29	F-X intake fan serving eatery on southern side of concourse	1	EA	\$ 3,200.00	\$ 480.00	\$	4,480.00 Wall mounted intake fan, 2400 cfm, 1-1/2 HP motor. Unit is fair to poor condition		\$	4,480.00			
0-5	H-30	Variable air volume (VAV) dampers serving club boxes	4	EA	\$ 2,800.00	\$ 1,680.00	\$	15,680.00 Variable air volume boxes without reheat, sizes are 12 x 12. Units are in fair operating condition		\$	15,680.00			
UPGRADES	H-31	Provide electric radiant ceiling heaters along the parking lot exterior wall of the club level	100	EA	\$ 1,600.00		\$	224,000.00 Panels shall be 24x12 with a heating output of 375 watts (1200 BTU).		\$	224,000.00			
0-5	H-32	Provide split system cooling for the central atrium area on the club level.	2	EA	\$ 6,500.00		\$	18,200.00 Each split system shall be a 5 Ton outdoor condensing unit paired with a indoor ceiling recessed ductless evaporator.		\$	18,200.00			
							SUBTOTAL MECHANICAL \$ 1,279,180.00		\$	-	\$	188,000.00	\$	226,800.00
							25% CONSTRUCTION \$ 319,795.00		\$	-	\$	242,000.00	\$	283,700.00
							SUBTOTAL MECHANICAL \$ 1,598,975.00		\$	-	\$	210,000.00	\$	283,500.00
							33% SOFT COSTS \$ 527,681.75		\$	-	\$	69,300.00	\$	93,555.00
							TOTAL MECHANICAL CAPITAL IMPROVEMENTS \$ 2,126,656.75		\$	-	\$	279,300.00	\$	377,055.00

Electrical / Lighting: Present Conditions,
Observations, and Recommendations

GENERAL SYSTEM DESCRIPTION

Ripken Stadium is 20 years old and the majority of electrical equipment is original to the building. Most major electrical equipment and devices are in decent condition. There have been some facility improvements throughout the ballpark, but the major electrical infrastructure has not been considerably affected.

The ballpark receives its electrical service from the Baltimore Gas and Electric Company (BGE). A Service transformer is located on-grade outside the building and serves a 3000 amp main switchboard. This switchboard serves all normal power throughout the ballpark. The main switchboard is located on Level 1 (Area SW) in Mechanical Electrical Room.

There are 7 electrical rooms located throughout the ballpark as follows:

- Mechanical Electrical Room – Level 1 (Area SW)
- Mechanical Electrical Room – Level 1 (Area NW)
- Electrical Room – Level 2 (Area SW)
- Storage – Level 1 (Area NW)
- Mechanical Electrical Room - Home Clubhouse
- Mechanical Electrical Room – Visitors Clubhouse
- Electrical Room – Good Hops

There is an emergency generator, located outdoor on the first base side of the building (Area SW), which is rated at 80 kW, 100 kVA, 480Y/277 volts, 3 phase, 4 wire. The generator feeds a 200 amp emergency distribution panelboard 'L1E' that serves all emergency loads in the ballpark. This emergency distribution panel feeds one 15 kVA, 480-208/120V 3 phase transformer and panelboard 'A1E'. Tufton contracts a power systems company to provide semi-annual preventative maintenance services on the generator.

Based upon meetings and our site visit, we have compiled a schedule of capital improvement projects for Medlar Field to ensure continuous high-quality power is provided to the ballpark.

Some issues that were observed and/or discussed where immediate attention is recommended include the following:

- Perform an electrical study that includes an electrical coordination, short circuit and arc flash study.
- Update, replace and add additional emergency egress lighting at all exterior ramp, patio, and stair areas within the egress pathway.
- Provide emergency egress lighting for the seating bowl.
- Provide 1 hour fire resistant room ratings for electrical rooms where transformers within the room are above 112.5 kVA. The electrical rooms in need of this update are as follows:
 - Storage – Level 1 (Area NW)
 - Mechanical Electrical Room – Level 1 (Area SW)
 - Electrical Room – Level 2 (Area SW)
- Repair underground site lighting conduits and conductors to fix site lighting branch circuit failures.
- Replace fire alarm control panel.

We also recommend the eventual replacement of the following major pieces of equipment:

- Switchboards

ELECTRICAL

- Distribution Panelboards
- Lighting Panelboards
- Appliance Panelboards
- Automatic Transfer Switches
- Dry Type Transformers
- Outdoor Service Transformers
- Emergency Generator

OBSERVATIONS AND RECOMMENDATIONS

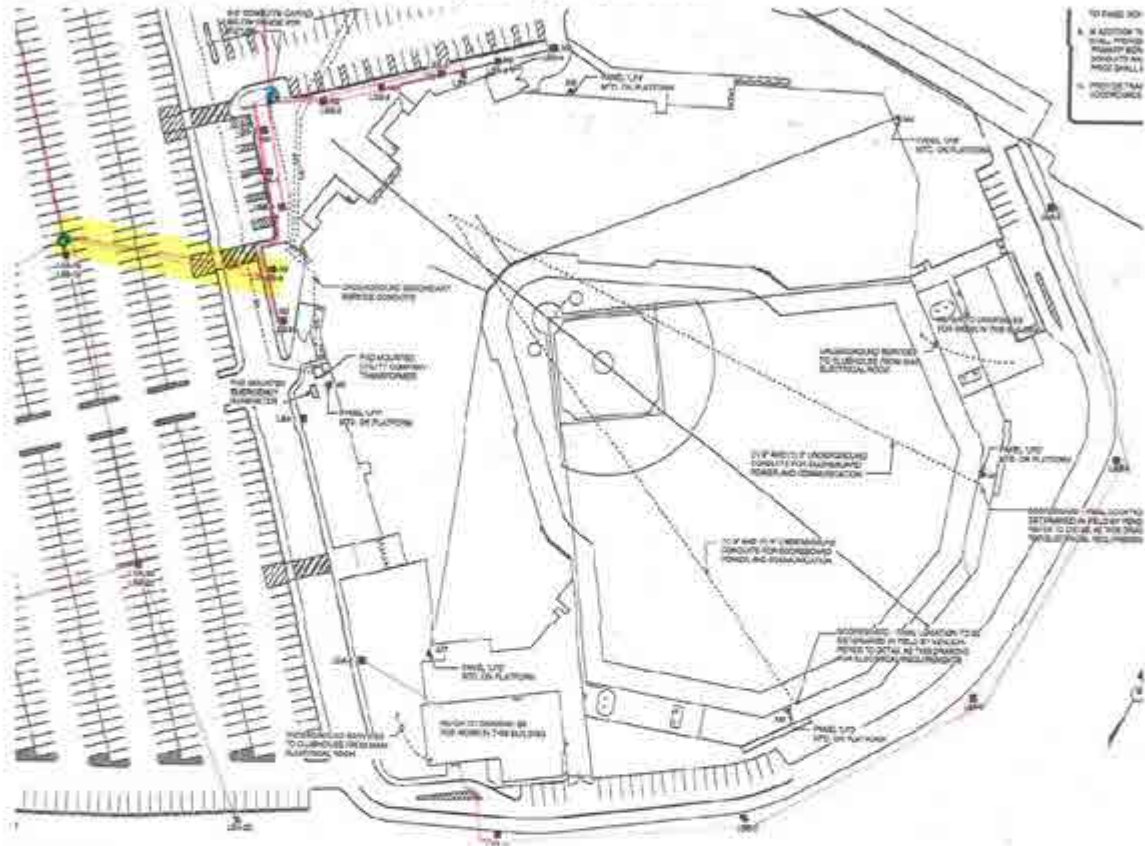
The following descriptions outline the general scope of the existing electrical conditions and proposed recommendations.

IMMEDIATE ATTENTION - POWER

- EP-1 Electrical Study: Perform an electrical study which includes an electrical coordination, short circuit, and arc flash study. Provide individual arc flash labels for all electrical equipment as required by the National Electrical Safety Code. Implement any circuit breaker setting changes recommended by the study and replace any equipment that is deemed to have an insufficient short circuit rating. We suggest requiring the agency performing the study to install the labels as part of the study.
- EP-2 Electrical/Mechanical Room Ratings: It was observed that there are no room ratings for the electrical/mechanical rooms that house transformers with a rating above 112.5 kVA. It is required by the National Electrical Code Article 450.21 that dry-type transformers installed indoors and rated above 112.5 kVA shall be installed in a transformer room of of 1 hour fire-resistant construction. It is recommended to update the following Electrical/Mechanical Rooms that fall under these requirements and provide appropriate documentation:
- Storage – Level 1 (Area NW)
 - Transformer 'T1B' – 500 kVA
 - Mechanical Electrical Room – Level 1 (Area SW)
 - Transformer 'T1A' – 500 kVA
 - Electrical Room – Level 2 (Area SW)
 - Transformer 'T2A' – 225 kVA

ELECTRICAL

- EP-3 Underground Site Lighting Conduit:** It was reported that there have been at least 2 branch circuit failures. It is recommended to provide new conduit and branch circuit conductors to the first hand hole outside of the building. The conduit run is estimated to be 200 feet and would require 2#6 & #6G in 1 1/4" C. Refer to the image below for the exact conduit run (highlighted in yellow) in question.



NEAR TERM ATTENTION - POWER

- EP-4 Exterior Receptacle Coverings:** It was observed that there are several outdoor receptacles that do not have a covering. Provide receptacle cover for all exterior installed receptacles.



Exterior receptacles without coverings

ELECTRICAL

REOCCURRING ATTENTION (EVERY 5 YEARS)

- EP-5A-C Arc Flash Study/Labels: Update the current arc flash study and attach new labels to electrical equipment at a maximum of every five years. We suggest requiring agency performing study to be required to place labels as part of study.

MAJOR ELECTRICAL EQUIPMENT REPLACEMENT

The electrical equipment that is original to the facility has a life expectancy of 20 to 30 years. A phased replacement of these major systems should be planned for in the next 10 to 15 years as replacement parts will become harder and more expensive to obtain. The equipment to be replaced is as follows:

- EP-6 Switchboards: Per the manufacturer's recommendations, in 10-15 years components for the Switchboards, such as replacement breakers, will become hard to find, obsolete, and unserviceable because of advancing technology and discontinued manufacturers service and support. To maintain a reliable supply of power the Switchboards should be replaced with new state of the art models in 10-15 years. Advanced electronic metering should be provided at main circuit breakers. All circuit breakers should be provided with circuit breaker trip monitoring and metering and they should be operated by a remote HMI station within the electrical room to ensure a greater degree of safety to ballpark electrical staff.
- EP-7 Distribution Panels: Panels are spread throughout the ballpark and should be replaced in phases to maintain electrical continuity. Per the manufacturer's recommendations, in 10-15 years components for the Distribution Panelboards, such as replacement breakers, will become hard to find, obsolete, and unserviceable because of advancing technology and discontinued manufacturers service and support. To maintain a reliable supply of power the Distribution Panelboards should be replaced with new state of the art models in 10-15 years.
- EP-8 Lighting Panelboards: Panels are spread throughout the ballpark and should be replaced in phases to maintain electrical continuity. In 10-15 years, components for the Lighting Panelboards, such as replacement breakers, will become hard to find, obsolete, and unserviceable because of advancing technology and discontinued manufacturers service and support. To maintain a reliable supply of power the Lighting Panelboards should be replaced with new state of the art models in 10-15 years.
- EP-9 Appliance Panelboards: Panels are spread throughout the ballpark and should be replaced with their associated Dry Type Transformers (Item E-25) to maintain electrical continuity. Per the manufacturer's recommendations, in 10-15 years components for the Appliance Panelboards, such as replacement breakers, will become hard to find, obsolete, and unserviceable because of advancing technology and discontinued manufacturer's service and support. To maintain a reliable supply of power the Appliance Panelboards should be replaced with new state of the art models in 10-15 years.
- EP-10 Automatic Transfer Switches: Per the manufacturer's recommendations, in 10-15 years components for Automatic Transfer Switches will become hard to find, obsolete, and unserviceable because of advancing technology and discontinued manufacturer's service and support. To maintain a reliable supply of power the Automatic Transfer Switches should be replaced with a new state of the art model in 10-15 years. Automatic transfer switches should be provided with electronic metering.
- EP-11 Dry Type Transformers: Transformers are spread throughout the park and should be replaced with their associated power and appliance panelboards (Item E-23) to maintain

ELECTRICAL

electrical continuity. Per the manufacturer's recommendations, in 10-15 years the Dry Type Transformers will have completed their useful life and will need to be replaced to prevent any faults or failures of the transformers such as over-heating or internal electrical faults. To ensure staff safety and to maintain a reliable supply of power the Dry Type Transformer should be replaced with new state of the art models in 10-15 years.

EP-12 Outdoor Service Transformer: The service transformer is located on-grade outside the stadium. Per the manufacturer's recommendations, in 10-15 years the Service Transformer will have completed its useful life and will need to be replaced to prevent any faults or failures of the transformer such as over-heating or internal electrical faults. To ensure staff safety and to maintain a reliable supply of power the Service Transformer should be replaced with new state of the art models in 10-15 years.

EP-13 Emergency Generator: Per the manufacturer's recommendations, in 6-10 years, components for the Emergency Generators will become hard to find, obsolete, and unserviceable because of advancing technology and discontinued manufacturer's service and support. To maintain a reliable supply of emergency power the Emergency Generators should be replaced with new state of the art models in 6-10 years.

IMMEDIATE ATTENTION - LIGHTING

EL-1 Emergency Egress Lighting: It was observed that there is insufficient lighting for egress purposes in areas such as ramps, stairs, and patio areas. This presents a safety hazard at these locations when sports lighting is not turn on and these areas are occupied. It is recommended to replace the existing lighting in these areas with LEDs and add additional LED fixtures in order to meet emergency egress lighting levels. Additionally, the lighting controls shall be replaced and programmed with the overall building lighting control system as part of this upgrade.



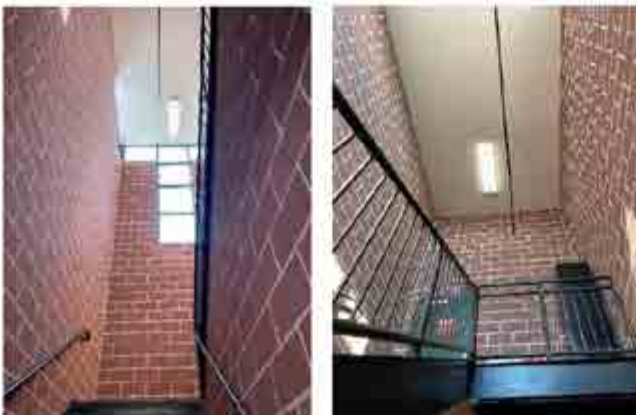
Egress pathways without lighting

EL-2 Emergency Egress Lighting (Seating Bowl): It was observed that no emergency lighting is provided for the seating bowl. It is recommended to provide flood lights on the existing sports lighting towers to light the seating bowl to emergency egress lighting levels when normal power is lost. Lighting inverters shall be provided at each location and in a NEMA 4X outdoor enclosure that are environmentally controlled for all seasons.

ELECTRICAL

NEAR TERM ATTENTION - LIGHTING

- EL-3 Lighting and Lighting Controls (Public Restrooms, Toilets, Shower Rooms): The public restrooms, toilets, and shower rooms are currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using occupancy sensors within these spaces will provide a more energy efficient approach and help extend the lamp life of the fixtures.
- EL-4 Lighting and Lighting Controls (Suites): The suites are currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using occupancy sensors and updating the wall switches within these spaces will provide a more energy efficient approach and help extend the lamp life of the fixtures.
- EL-5 Lighting and Lighting Controls (Back of House): The back of house areas are currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using occupancy sensors within these spaces will provide a more energy efficient approach and help extend the lamp life of the fixtures.
- EL-6 Lighting and Lighting Controls (Stairwells): The stairwells are currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. In addition, the fixtures are located in inconvenient locations for maintenance and do not seem to be positioned in locations where code required light levels would be met. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using occupancy sensors within these spaces will provide a more energy efficient approach and help extend the lamp life of the fixtures. When stairwell is unoccupied, occupancy sensors shall trigger lights to go to 50% light output for egress purposes.



Fluorescent/Metal Halide fixtures located in hard-to-reach areas in stairwell

- EL-7 Lighting and Lighting Controls (Hallway, Vestibule, Circulation): The hallways, vestibules, and circulation spaces are currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using occupancy sensors within these spaces will provide a more energy efficient approach and help extend the lamp life of the fixtures.

ELECTRICAL

- EL-8 Lighting and Lighting Controls (Office/Training Rooms): The office and training rooms are currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using occupancy sensors and updating the wall switches within these spaces will provide a more energy efficient approach and help extend the lamp life of the fixtures.
- EL-9 Lighting and Lighting Controls (Locker Rooms): The locker rooms are currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using occupancy sensors and updating the wall switches within these spaces will provide a more energy efficient approach and help extend the lamp life of the fixtures.
- EL-10 Lighting and Lighting Controls (Concessions): The concession spaces are currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using occupancy sensors and updating the wall switches within these spaces will provide a more energy efficient approach and help extend the lamp life of the fixtures.
- EL-11 Lighting and Lighting Controls (Concourse): The concourse area is currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using at timeclock function with override switches will provide a more energy efficient approach and help extend the lamp life of the fixtures.
- EL-12 Lighting and Lighting Controls (Broadcasting Suite): The broadcasting suite is currently served by mostly fluorescent and metal halide luminaires that require maintenance and replacement lamps often. Replacing these with LED fixtures will require far less maintenance and power to provide equal or better light levels. It is recommended that using occupancy sensors and updating the wall switches within these spaces will provide a more energy efficient approach and help extend the lamp life of the fixtures.
- EL-13 TBD - Lighting and Lighting Controls (Batting Cages): We recommend that the light levels within the Batting Tunnel be measured to check for compliance with MLB Standards. If light levels meet the standards, this area can be exempt from renovation; however, if the levels do not meet the standards, update and replace fixtures with LED fixtures to ensure compliance.

ELECTRICAL

IMMEDIATE ATTENTION – FIRE ALARM

- FA-1 Fire Alarm Control Panel: It was reported that the Fire Alarm Control Panel in the home team side of the building is nearing the end of its life. It is recommended to replace the fire alarm control panel and its components for a fully functioning addressable system. The new Fire Alarm Control Panel shall maintain functionality with the public address/general announcement system.



Existing Fire Alarm Control Panel

NEAR TERM ATTENTION – FIRE ALARM

- FA-2 Fire Alarm Outdoor Strobes/Speakers: The fire alarm outdoor speakers throughout the ballpark are significantly corroded and in need of replacement. We recommend replacing all outdoors speakers for the fire alarm system. Replacement of theses devices should include weatherproof requirements to increase long term use of device.



Corroded fire alarm outdoor strobes/speakers

ELECTRICAL

- FA-3 Fire Alarm Indoor Strobes/Speakers: The fire alarm indoor strobes/speakers throughout the ballpark are in need of replacement. We recommend replacing all indoor strobes/speakers for the fire alarm system.



Outdated indoor fire alarm strobes/speakers

- FA-4 Fire Alarm Smoke/Heat Detectors & Relays: The fire alarm smoke/heat detectors and fire alarm relays throughout the ballpark area nearing the end of their useful life and are in need of replacement. We recommend replacing all detectors and relays for the fire alarm control system. Replacement shall be with addressable devices.
- FA-5 Fire Alarm Booster Panels & Subpanels: The fire alarm booster panels and subpanels are nearing the end of their useful life and are in need of replacement. We recommend replacing all booster panels and subpanels associated with the fire alarm control system.
- FA-6 Fire Alarm Existing Conditions Assessment: It is recommended to run a detailed existing conditions assessment to determine the salvageability of the devices that are part of the system along with the circuits and conduit. As an additional part of the test, verify functionality of fire alarm system with the public address/general announcement system.

REOCCURRING ATTENTION (EVERY 5 YEARS)

- FA-7A-D Fire Alarm Batteries: It is recommended that the batteries associated with the fire alarm system be replaced every 4-5 years.

LEIDOS FIELD AT RIPKEN STADIUM FACILITY CONDITION ASSESSMENT ELECTRICAL

PLACEMENT (YEARS)	DESCRIPTION	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0 - 1	0 - 5	5 - 10	10 - 15	15-20	
EP-1 0 - 1	Perform a Electrical Study. This electrical study should include a Electrical Coordination, Short Circuit and Arc Flash Study.	EA	\$10,000	\$1,500	\$14,000.00	Provide individual arc flash labels for all electrical equipment as required by the National Electrical Safety Code. Implement any circuit breaker setting changes recommended by the study and replace any equipment that is found to have an insufficient short circuit rating.	\$14,000.00					
EP-2 0 - 1	Provide individual arc flash labels for all electrical equipment within room	EA	\$7,500	\$3,375	\$31,500.00	This item is mechanical equipment (NEC 480.2.1 Area NW (430 kVt), Mechanical Electrical Room - L1 Area SW (880 kVt), and Electrical Room - L2 Area SW (150 kVt))	\$31,500.00					
EP-3 0 - 1	Repair Underground Site lighting conduits and conduits to fix site lighting branch circuit failures.	EA	\$1,000	\$750	\$7,000.00	At least two circuits have failed. Please Note: New Conduit and branch circuit conductors may need to be provided to the first hand hole outside the building. The conduit run is about 200ft and would require 2#6 & #6B1 x 14' C.	\$7,000.00	\$700.00	\$11,200.00			
EP-4 1 - 5	Provide covers for all exterior receptacles	EA	\$50	\$75	\$700.00	Labels need to be installed to comply with electrical safety codes and standards. Provide individual labels for all electrical equipment.				\$12,600.00		
EP-5A 6 - 10	Update arc flash study and provide new labels for all electrical equipment.	EA	\$8,000	\$1,200	\$11,200.00	Labels need to be installed to comply with electrical safety codes and standards. Provide individual labels for all electrical equipment.						
EP-5B 11 - 15	Update arc flash study and provide new labels for all electrical equipment.	EA	\$9,000	\$1,350	\$12,600.00	Labels need to be installed to comply with electrical safety codes and standards. Provide individual labels for all electrical equipment.						
EP-5C 16 - 20	Update arc flash study and provide new labels for all electrical equipment.	EA	\$10,000	\$1,500	\$14,000.00	Labels need to be installed to comply with electrical safety codes and standards. Provide individual labels for all electrical equipment.					\$14,000.00	
EP-6 11 - 15	Replace Switchboard	EA	\$250,000.00	\$37,500	\$350,000.00					\$350,000.00		
EP-7 11 - 15	Replace Lighting Panels	EA	\$14,000.00	\$2,100	\$14,000.00					\$14,000.00		
EP-8 11 - 15	Replace Lighting Panels	EA	\$7,500	\$1,125	\$7,500.00					\$7,500.00		
EP-9 11 - 15	Replace Appliance Panels	EA	\$13,050	\$1,957.50	\$13,050.00					\$13,050.00		
EP-10 11 - 15	Replace Transfer Switches	EA	\$10,500	\$1,575	\$14,700.00					\$14,700.00		
EP-11 11 - 15	Replace Dry Type Transformers	EA	\$8,000	\$800	\$8,000.00					\$8,000.00		
EP-12 11 - 15	Replace Emergency Generator	EA	\$250,000.00	\$37,500	\$350,000.00					\$350,000.00		
EP-13 11 - 15	Replace Emergency Generator	EA	\$250,000.00	\$37,500	\$350,000.00					\$350,000.00		
EL-1 0 - 1	Update, replace, and add additional egress lighting at all exterior ramp, patio, and stair areas.	EA	\$2,500	\$7,500	\$70,000.00	Insufficient lighting for egress presents a safety hazard at these locations when sports lighting is not turned on and these areas are occupied.	\$70,000.00					
EL-2 0 - 1	Provide Emergency Egress Lighting for the Seating Bowl	EA	\$1,500	\$6,750	\$63,000.00	No emergency lighting is provided for the seating bowl. Provide flood lights that light the seating bowl to emergency egress lighting levels when normal power is lost. Lighting inverters shall be provided in Nema 4X outdoor enclosures that are environmentally controlled for all seasons.	\$63,000.00					
EL-3 1 - 5	Replace Lighting and Lighting Controls (Public Restrooms) / Training Rooms	EA	\$450	\$8,100	\$75,600.00	Lighting Controls include the following: occupancy sensors		\$75,600.00				
EL-4 1 - 5	Replace Lighting and Lighting Controls (Locker Rooms)	EA	\$550	\$3,960	\$36,960.00	Lighting Controls include the following: wall stations and occupancy/vacancy sensors		\$36,960.00				
EL-5 1 - 5	Replace Lighting and Lighting Controls (Back of House)	EA	\$450	\$5,130	\$47,880.00	Lighting Controls include the following: wall stations and occupancy/vacancy sensors		\$47,880.00				
EL-6 1 - 5	Replace Lighting and Lighting Controls (Stairs)	EA	\$450	\$405	\$3,780.00	Lighting Controls include the following: occupancy sensors and/or timeclock function with override switch		\$3,780.00				
EL-7 1 - 5	Replace Lighting and Lighting Controls (Hallway / Vestibules / Circulation)	EA	\$650	\$16,185	\$151,060.00	Lighting Controls include the following: occupancy sensors and/or timeclock function with override switch		\$151,060.00				
EL-8 1 - 5	Replace Lighting and Lighting Controls (Office / Training Rooms)	EA	\$550	\$12,705	\$118,980.00	Lighting Controls include the following: wall stations and occupancy/vacancy sensors		\$118,580.00				
EL-9 1 - 5	Replace Lighting and Lighting Controls (Locker Rooms)	EA	\$550	\$2,475	\$23,100.00	Exempt Room: Baling Tunnel (lighting meets M.B. Standard light levels)		\$23,100.00				
EL-10 1 - 5	Replace Lighting and Lighting Controls (Concessions)	EA	\$550	\$7,920	\$73,920.00	Lighting Controls include the following: wall stations and occupancy/vacancy sensors		\$73,920.00				
EL-11 1 - 5	Replace Lighting and Lighting Controls (Concessions)	EA	\$600	\$6,300	\$58,800.00	Lighting Controls include the following: occupancy sensors and/or timeclock function with override switch		\$58,800.00				
EL-12 1 - 5	Replace Lighting and Lighting Controls (Broadcasting Suite)	EA	\$550	\$12,263	\$142,450.00	Lighting Controls include the following: wall stations and occupancy/vacancy sensors		\$142,450.00				
EL-13 1 - 5	TBD - Replace Lighting and Lighting Controls (Broadcasting Suite)	EA	\$850	\$3,825	\$35,700.00	Lighting levels shall meet M.B. standard light levels		\$35,700.00				
FA-1 0 - 1	Replace (Baling Cages)	EA	\$8,000	\$1,200	\$11,200.00	Lighting Controls include the following: wall stations and occupancy/vacancy sensors	\$11,200.00					
FA-2 1 - 5	Replace all Fire Alarm Outdoor Speakers/Strobes	EA	\$500	\$1,500	\$14,000.00	Lighting Controls include the following: wall stations and occupancy/vacancy sensors				\$14,000.00	\$14,000.00	
FA-3 1 - 5	Replace all Fire Alarm Indoor Speakers/Strobes	EA	\$450	\$2,700	\$25,200.00	Lighting Controls include the following: wall stations and occupancy/vacancy sensors				\$25,200.00	\$25,200.00	
FA-4 1 - 5	Replace all smoke and heat detectors, FA Relays, etc.	EA	\$400	\$2,400	\$22,400.00							
FA-5 1 - 5	Replace all fire alarm booster panels and subpanels	AL	\$2,500	\$375	\$3,500.00	Quantities TBD		\$3,500.00				
FA-6 1 - 5	Perform a Fire Alarm Testing Conditions	AL	\$2,500	\$375	\$3,500.00	Assessment shall include review on the suitability of the devices that are part of the system along with quantities and control.		\$3,500.00				
FA-7A 1 - 5	Replace all fire alarm batteries	AL	\$25	\$398	\$8,750.00	Quantities TBD						
FA-7B 6 - 10	Replace all fire alarm batteries	AL	\$25	\$398	\$8,750.00	Quantities TBD						
FA-7C 11 - 15	Replace all fire alarm batteries	AL	\$25	\$398	\$8,750.00	Quantities TBD						
FA-7D 16 - 20	Replace all fire alarm batteries	AL	\$25	\$398	\$8,750.00	Quantities TBD						
SUBTOTAL ELECTRICAL \$ 2,316,230.00												
25% CONTINGENCY \$ 579,060.00												
SUBTOTAL \$ 2,895,290.00												
33% SOFT COSTS \$ 955,430.00												
TOTAL ELECTRICAL CAPITAL IMPROVEMENTS \$ 3,850,720.00												
							\$ 196,700.00	\$ 845,880.00	\$ 19,950.00	\$ 1,230,950.00	\$ 61,950.00	
							\$ 49,180.00	\$ 211,470.00	\$ 4,990.00	\$ 307,740.00	\$ 15,490.00	
							\$ 11,200.00	\$ 11,200.00	\$ 11,200.00	\$ 11,200.00	\$ 11,200.00	
							\$ 81,140.00	\$ 844,930.00	\$ 8,230.00	\$ 807,770.00	\$ 25,560.00	
							\$ 327,020.00	\$ 1,406,280.00	\$ 33,170.00	\$ 2,046,460.00	\$ 103,000.00	

Notes:

TAB 8

Plumbing: Present Conditions,
Observations, and Recommendations

PLUMBING

INTRODUCTION

Based upon our walkthrough of the ballpark, the facility appears to be well maintained. The primary issues cited would be considered normal given the age of the facility.

Existing Conditions:

A (2 PSI) natural gas service enters the ballpark in the Main Mechanical Room from the exterior meter assembly. A 4" gas supply extends to serve the mechanical equipment, food service equipment and gas fired domestic water heaters throughout the facility.

Natural gas also extends into the Home Team and Visitor's Clubhouses to serve the dryers, water heater and mechanical equipment.



(2 PSI) Natural Gas Service Meter Assembly at Main Mechanical Room



(2 PSI) Natural Gas Service Meter Assembly at Home Team Clubhouse



(2 PSI) Natural Gas Service Meter Assembly at Visiting Team Clubhouse

PLUMBING

A dedicated 4" domestic water service enters the ballpark in the Main Mechanical Room to a water meter and 3" double check backflow preventer. The BFP appears to be in excellent condition. The copper service piping extending from the backflow preventer has been replaced with Apollo Press type fittings, but new insulation has not been provided on the replaced pipe sections. The 4" domestic cold water supply then extends throughout the ballpark.

Also extending from the 4" domestic water service, a 2 ½" domestic water supply extends to another water meter and 2 1/2" reduced pressure backflow preventer which then extends to a 3 Hp pump to serve the irrigation system.



4" Incoming Domestic Water Service

PLUMBING



3" domestic water and 2 1/2" irrigation water meters and backflow preventers

The Visitor's and Home Team Clubhouses each have a dedicated 3" domestic water service with water meter backflow preventer which reduces to 1 1/2" to serve the areas.



Home team Clubhouse domestic water meter and backflow preventer

PLUMBING



Visitor's team Clubhouse domestic water meter and backflow preventer

The Crab Shack's 1-½" domestic water service with water meter backflow preventer to serve those areas is tapped off the 3" fire service main entering the building.



Picnic Bar Combined Fire and domestic water meter and backflow preventers

Domestic hot water is generated by multiple sources throughout the ballpark. The water heaters are in different phases of their life stages with some having been replaced and others that appear to be original. Reportedly, the Visitor's Clubhouse, 3rd Base Concession stand and Crab Shack are still original equipment.

PLUMBING



(2) Gas fired tankless water heaters serve the Commissary.



A gas fired 80-gallon storage tank type serves the Home Clubhouse

PLUMBING



An electric 20-gallon water heater serves the Picnic Bar.



A gas fired 80-gallon storage tank type serves the Visitor's Clubhouse

PLUMBING



A gas fired 75-gallon storage tank type serves the North Concessions.



A gas fired 75-gallon storage tank type serves the South Concessions.

PLUMBING



A gas fired 74-gallon storage tank type serves the Buffet.



Electric Point of Use water heaters serve each Dugout

PLUMBING



An electric 50-gallon water heater serves the Suite Bar.



(12) Electric Point of Use water heaters are located below each lavatory and countertop sink to serve the Suites.



(4) Electric 30-gallon water heaters located above the ceiling serve the Public Toilet Rooms on Levels 1 & 2.

PLUMBING

Grease waste serving the Concessions and Buffet appear to be the original 50 GPM 100 LB capacity grease interceptors installed. Two of the interceptors are installed below the stairs accessible through a hatch in in each Concession. The third interceptor serving the Buffet is mounted at the underside of the structure.



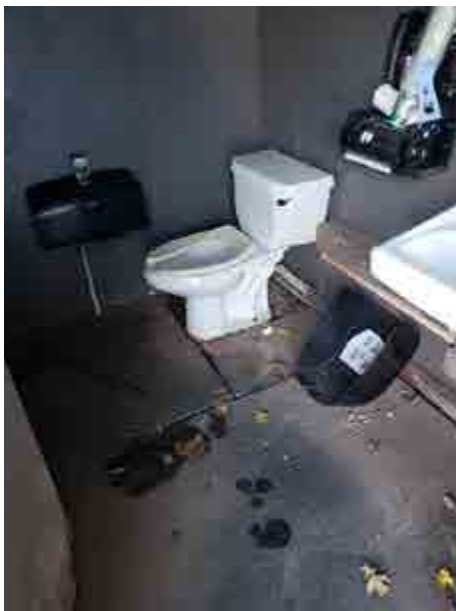
50 GPM Grease Interceptor below the stairs to serve each Concession

PLUMBING



50 GPM Grease Interceptor at underside of structure serving the Buffet Kitchen above.

The Home and Visitor's dugouts require submersible sewage ejectors located below the dugout toilet rooms which pump to the Level 1 sanitary main via 4" forced main below the slab. Each sewage ejector pump is controlled by a wall mounted control panel with alarms.



Team Dugout Sewage Ejector Pit and wall mounted Control Panel

PLUMBING



Team Dugout Sewage Ejector Pit and wall mounted Control Panel

Where hard-wired sensor operated flush valves were once installed in the public toilet rooms, as issues arose, they've been replaced with manual flush valves at both the public water closets and urinals.

Water closet toilet seats have been replaced in locations when necessary.



Typical hard-wired to manual flush valve replacement at water closets and urinals.

PLUMBING

Wall-hung lavatories are provided at the Men's public toilet rooms with drop-in countertop lavatories at the women's rooms. The hard-wired faucets have been replaced single-lever faucets in these areas.



Wall-hung Lavatories and single lever faucets at Men's Public Toilet Rooms



Drop-in Lavatories and single lever faucets at Women's Public Toilet Rooms

Manual flush valves for the water closets and urinals serve the locker room areas and Office toilet rooms. Drop-in countertop lavatories with single lever faucets are provided to serve these areas.

PLUMBING



Manual flush valve Urinal and Water Closet at Home Team Clubhouse



Drop-in Lavatories and single lever faucets at Clubhouse and Office toilet rooms

The Clubhouse showers are provided with individual stainless steel panel shower enclosures. These fixtures look to be in satisfactory condition.



Clubhouse Shower enclosure systems

PLUMBING

The drainage system for the locker showers consists of integral troughs in the slab with trench drains.



Clubhouse Shower Trough with Trench Drains

The coaches' showers consist of a single tiled shower stall with shower control, shower head and drain. ADA hand-held shower head is provided at ADA locations.



Typical Coaches Showers

PLUMBING



Water damage at Umpire Urinal

General area floor drains and multi-purpose floor sinks are provided throughout the Toilet Rooms, Clubhouses, Concessions and Mechanical Room areas. The drain bodies appear to be satisfactory in most locations but there are drain grates that are in verifying states of their life expectancy.



Typical floor drain at shower areas



Floor drain at Home Team Training



Floor drain at Visiting Laundry



Floor drain at Visiting Mechanical Room

PLUMBING



Floor drain at Home Team Laundry



Floor drain at Facilities Workshop

The floor sink receiving the whirlpool discharge at the Home Clubhouse appears to be eroding, possibly due to salt content in the tub.



Compromised Floor sink at Home Team Training Room

There are several locations where floor sinks do not have a strainer dome or top grate. This can allow foreign substances to enter the sanitary system.



Floor sink missing strainer dome and a floor sink with the dome but no top grate

PLUMBING



Floor sinks with grates and domes

Some issues were observed and / or discussed where immediate attention is recommended. These include the following:

- Replace / repair or provide insulation on all domestic water requiring new or missing insulation.
- Replace gas solenoid valves at all Concessions.

Some issues were observed and / or discussed where near-term attention is recommended. These include the following:

- Replace gaskets at incoming domestic water flanges and OS&Y valve.
- Replace gas fired water heaters not yet replaced.
- Replace domestic water expansion tanks and associated relief valve and piping.
- Replace grease interceptors.
- Provide temperature gauges on wall mounted faucets in training rooms.
- Replace point-of-use water heaters and all associated domestic water piping, insulation and valves at Home Team and Visitor's Dugout toilet rooms.
- Provide new covers on wall hydrants missing covers.
- Replace / repair or provide insulation on all storm requiring new or missing insulation.
- Replace / repair or provide insulation on all sanitary requiring new or missing insulation.
- Replace heat tracing system on all domestic water, storm and sanitary piping.
- Provide screening on laundry trough drain domes.

OBSERVATIONS AND RECOMMENDATIONS

P-1: Point-of-Use Electric Water Heaters (Dugouts)

- The existing water heaters look to be nearing the end of their life expectancy and need replacement.

P-2: Dugout Piping

- Replace domestic water piping, insulation and valves serving the Home and Visiting Dugouts.

PLUMBING

P-3: Dugout Pumps

- Closely examine the sewage ejector pump in the dugouts to determine if replacement is required.

P-4: Concessions gas supply solenoid valve

- Replace gas solenoid valves at equipment hoods and tie into Ansul suppression system.

P-5 through P-8: Gas Fired Domestic Water Heaters

- Replace water heaters that have yet to be replaced.

P-9 through P-12: Electric Domestic Water Heaters

- Replace water heaters that have yet to be replaced.

P-13: Domestic Hot Water Return Pump

- Existing pump appears to be newer, but replacement will be required in the future.

P-14: Thermostatic Mixing Valve (Visiting Clubhouse)

- Replace existing mixing valve.

P-15: Thermostatic Mixing Valve (Concessions)

- Replace existing mixing valve.

P-16: Domestic Water Backflow Preventer (Main Mech)

- Existing BFP appears newer, and replacement is not required at this time.

P-17: Domestic Water Backflow Preventer (Main Mech - Irrigation)

- Existing BFP appears newer, and replacement is not required at this time.

P-18: Domestic Water Backflow Preventer (Clubhouses and Crab Shack)



- Replace existing BFP

P-19: Domestic Water Backflow Preventer (Equipment)

- Replace existing BFP.

P-20: Domestic Water Service Valves and Gaskets

PLUMBING



- Replace gaskets on pipe flanges and OS&Y Valves.

P-21: Heat Tracing

- Provide new heat tracing system on exposed domestic cold water and storm piping.

P-22: Laundry Trench Drain Domes.

- Provide mesh screening on existing drain domes.

P-23: Grease interceptor replacement

- Consider utilizing plastic type units in lieu of steel for future grease interceptor replacement.

P-24: Exterior Wall Hydrants



- Repair / replace wall hydrant covers currently missing.

P-25: Electronic Flush Valves – Water Closets

- Replace remaining hard-wired sensor operated flush valves with manual type. (Locations not known)

P-26: Electronic Flush Valves – Urinals

- Replace remaining hard-wired sensor operated flush valves with manual type. (Locations not known)

P-27: Locker Room Shower Control Valves

- Replace shower enclosure systems.

P-28: Shower Control Valve & Head (Coaches and Umpire)

- Replace shower controls and head.

PLUMBING

P-29: Shower Trench Drains

- Remove trench drain grate and verify condition of drain body. Replace body and grate as required.

P-30: Shower Drains

- Remove drain grate and verify condition of drain body. Replace body and grid as required.

P-31: Floor Drains (Showers / Toilet Rooms)

- Remove drain grate and verify condition of drain body. Replace body and grid as required.

P-32: Floor Drains and Floor Sinks (Mechanical)

- Remove drain grate and verify condition of drain body. Replace body and grid as required.

P-33: Water Coolers

- Replace old water coolers.

P-34: Toilet Seats

- Replace remaining toilet seats that have yet to be replaced.

P-35: Lavatory Insulation Kits

- Replace / provide insulation on exposed waste traps.

P-36: Point-of-Use Pump at Facilities Sink

- Replace the point-of-use facilities sink.

P-37: Service Sink and Emergency Eyewash at Facilities

- Replace the service sink and emergency eyewash station.

P-38: Roof Drains

- Roof drains should be replaced when roof membrane system is replaced.

P-39: Storm Water Insulation

- Replace all existing exposed storm water insulation at concourse.

P-40: Irrigation Water Insulation

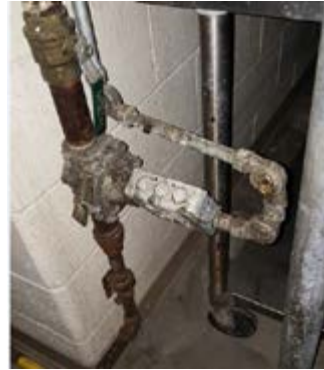
- Replace all existing exposed irrigation water insulation at concourse.

P-41 through 46: Domestic Water Insulation

- Replace all existing exposed domestic water insulation at concourse.

P-47: Concession Emergency Gas Solenoid Valve Assembly

PLUMBING



- Replace all gas shut-off valves and associated wiring.

P-48: Concession Gas Piping



- Replace corroding gas piping behind equipment.

P-49: Concourse Heat Trace on Sanitary Traps

- Replace heat trace system at sanitary traps.

P-50: Concourse Seating Area Wall Hydrant / Extension to Deck Hose



- Provide proper connection for deck hose in lieu of connecting to wall hydrant.

P-51: Training Room Wall Mounted Faucets

- Provide temperature gauges on wall mounted faucets in training room.

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
PLUMBING

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
0-1	P-1	POU Electric Water Heaters (duponts)	2	EA	\$ 1,150.00	\$ 345.00	\$ 3,220.00	Replace Emrax #3277	\$ 3,220.00				
0-1	P-2	Dugout domestic cold water pipe & insulation	20	LF	\$ 25.00	\$ 75.00	\$ 700.00	Based on 1/2" copper pipe	\$ 700.00				
0-5	P-3	Sewage Pumps (duplex) (duponts)	2	EA	\$ 6,500.00	\$ 750.00	\$ 7,000.00	Replace pit covers & gaskets		\$ 7,000.00			
0-5	P-4	Replace gas solenoid valves at concession hoods	2	EA	\$ 5,000.00	\$ 1,950.00	\$ 18,200.00	Replace gas solenoid valves		\$ 18,200.00	\$ 5,040.00		
5-10	P-5	Gas Fired Domestic Water Heaters (Commissary)	2	EA	\$ 1,800.00	\$ 540.00	\$ 5,040.00	Based on A.O. Smith ATI 540H 100					
0-5	P-6a	Gas Fired Domestic Water Heaters (Concessions)	1	EA	\$ 7,500.00	\$ 1,125.00	\$ 10,500.00	Based on Bradford White D75T1253N with expansion tank		\$ 10,500.00			
15-20	P-6b	Gas Fired Domestic Water Heaters (Concessions)	1	EA	\$ 7,500.00	\$ 1,125.00	\$ 10,500.00	Replace again at end of service life					\$ 10,500.00
0-5	P-7a	Gas Fired Domestic Water Heaters (Buffet)	1	EA	\$ 3,800.00	\$ 570.00	\$ 5,320.00	Based on State - #G675xRRS 300 with expansion tank		\$ 5,320.00			
15-20	P-7b	Gas Fired Domestic Water Heaters (Buffet)	1	EA	\$ 3,800.00	\$ 570.00	\$ 5,320.00	Replace again at end of service life					\$ 5,320.00
0-5	P-8a	Gas Fired Domestic Water Heaters (Visitor Clubhouses)	1	EA	\$ 3,800.00	\$ 570.00	\$ 5,320.00	Based on Bradford White D80T7253NA with expansion tank		\$ 5,320.00			
15-20	P-8b	Gas Fired Domestic Water Heaters (Visitor Clubhouse)	1	EA	\$ 3,800.00	\$ 570.00	\$ 5,320.00	Replace again at end of service life					\$ 5,320.00
0-5	P-9a	Electric Domestic Water Heaters (Public Toilet Rooms)	3	EA	\$ 1,500.00	\$ 675.00	\$ 6,300.00	Based on State - #LDE-30_20MS			\$ 6,300.00		
15-20	P-9b	Electric Domestic Water Heaters (Public Toilet Rooms)	3	EA	\$ 1,500.00	\$ 675.00	\$ 6,300.00	Replace again at end of service life					\$ 6,300.00
0-5	P-10a	Electric Domestic Water Heaters (Picnic Bar)	1	EA	\$ 1,200.00	\$ 180.00	\$ 1,680.00	Based on State - #SB6-20-12-IFE		\$ 1,680.00			
15-20	P-10b	Electric Domestic Water Heaters (Picnic Bar)	1	EA	\$ 1,200.00	\$ 180.00	\$ 1,680.00	Replace again at end of service life					\$ 1,680.00
5-10	P-11	Electric Domestic Water Heaters (Suite Bar)	1	EA	\$ 1,800.00	\$ 270.00	\$ 2,520.00	How old is the bar			\$ 2,520.00		
5-10	P-12	POU Electric Water Heaters (Suites)	6	EA	\$ 1,200.00	\$ 1,080.00	\$ 10,080.00	Replace Emrax #3277			\$ 10,080.00		
5-10	P-13	Domestic hot water return pump (Visitor)	1	EA	\$ 1,400.00	\$ 210.00	\$ 1,960.00	Based on Taco 007-SF5	\$ 6,300.00				
0-1	P-14	Thermostatic mixing valve (Visitor House)	1	EA	\$ 4,000.00	\$ 200.00	\$ 1,800.00	Based on Delta model 802	\$ 1,800.00				
0-1	P-15	Thermostatic mixing valve (Concessions)	3	EA	\$ 450.00	\$ 202.50	\$ 1,890.00	Delta 085B8913					
5-10	P-16	Domestic water backflow preventer	1	EA	\$ 5,200.00	\$ 780.00	\$ 7,280.00	Zum 350 AST			\$ 7,280.00		
5-10	P-17	Domestic water backflow preventer (Clubhouses)	2	EA	\$ 2,000.00	\$ 600.00	\$ 5,600.00	Watts 007M2			\$ 5,600.00		
5-10	P-18	Domestic water backflow preventer (Equipment)	4	EA	\$ 1,000.00	\$ 600.00	\$ 5,600.00	Watts 009QT			\$ 5,600.00		
5-10	P-19	Domestic water backflow preventer	1	EA	\$ 5,200.00	\$ 780.00	\$ 7,280.00	Zum 350 AST			\$ 7,280.00		
0-5	P-20	Incoming Domestic Water Service OS&Y Valves	3	EA	\$ 2,500.00	\$ 1,125.00	\$ 10,500.00			\$ 10,500.00			
5-10	P-21	Weathering Freeze protection and temperature maintenance	150	LF	\$ 8.00	\$ 180.00	\$ 1,680.00	Replace reinsulate provide (2) new controllers					\$ 1,680.00
0-5	P-22	Laundry trench drain domes	2	EA	\$ 50.00	\$ 15.00	\$ 140.00	Drain grate / dome requires new mesh screen	\$ 8,960.00	\$ 140.00			
0-1	P-23	Grease interceptors	2	EA	\$ 3,200.00	\$ 960.00	\$ 8,960.00	Replace rusted units with Canplas Endura 3550A03 thermoplastic non-corroding units. (Recessed in slab)					
0-1	P-24	Wall Hydrants	4	EA	\$ 1,200.00	\$ 720.00	\$ 6,720.00	Units have been damaged	\$ 6,720.00				
0-1	P-25	Electronic flush valves - Water Closets	4	EA	\$ 1,200.00	\$ 720.00	\$ 6,720.00	Replace, electronic with Manual	\$ 6,720.00				
0-1	P-26	Electronic flush valves - Urinals	4	EA	\$ 1,000.00	\$ 1,080.00	\$ 10,080.00	Replace, electronic with Manual	\$ 10,080.00				
0-5	P-27	Locker Room Shower Control Valves	18	EA	\$ 2,250.00	\$ 6,075.00	\$ 56,700.00	Zum 27500		\$ 56,700.00			
0-5	P-28	Shower Control Valve & Head	7	EA	\$ 2,250.00	\$ 2,362.50	\$ 22,050.00	Zum 27101-SS					\$ 22,050.00
0-5	P-29	Shower Drains	14	EA	\$ 1,350.00	\$ 1,350.00	\$ 13,500.00	Zum 24150					\$ 13,500.00
0-5	P-30	Shower Drains	7	EA	\$ 1,200.00	\$ 1,260.00	\$ 11,760.00	Zum 2415					\$ 11,760.00
0-5	P-31	Floor Drains	45	EA	\$ 1,200.00	\$ 8,100.00	\$ 75,600.00	Zum 2415					\$ 75,600.00
0-5	P-32	Floor Drains	10	EA	\$ 1,200.00	\$ 1,800.00	\$ 16,800.00	Zum 2415					\$ 16,800.00
0-5	P-33	Water coolers / Drinking Fountains	4	EA	\$ 2,100.00	\$ 1,260.00	\$ 11,760.00	Ekay EZ58L			\$ 11,760.00		
0-5	P-34	Toilet Seats	75	EA	\$ 120.00	\$ 1,350.00	\$ 12,600.00	Church			\$ 12,600.00		
0-5	P-35	Lavatory insulation kits	20	EA	\$ 100.00	\$ 300.00	\$ 2,800.00	Trubro			\$ 2,800.00		
0-5	P-36	POU Pump at Facilities Service Sink	1	EA	\$ 1,500.00	\$ 225.00	\$ 2,100.00	Liberty #404					\$ 2,100.00
0-5	P-37	Service Sink at Facilities	1	EA	\$ 400.00	\$ 60.00	\$ 560.00	Muskee Ultra Tub #IRLN8			\$ 55,440.00		
5-10	P-38	Roof drain replacement	22	EA	\$ 1,800.00	\$ 5,940.00	\$ 55,440.00	Replace when roof is replaced	\$ 3,640.00				
0-1	P-39	Concourse Domestic water horizontal insulation	225	LF	\$ 8.00	\$ 360.00	\$ 3,600.00	Replace insulation at underlayment of Level 2 Sealing	\$ 504.00				
0-1	P-40	Concourse Domestic water irrigation supply insulation	60	LF	\$ 8.00	\$ 340.00	\$ 3,040.00	Replace damaged insulation					
0-1	P-41	Domestic water insulation	200	LF	\$ 5.00	\$ 150.00	\$ 1,400.00	Replace damaged or missing insulation	\$ 1,400.00				
0-1	P-42	Domestic water insulation	200	LF	\$ 5.00	\$ 150.00	\$ 1,400.00	Replace damaged or missing insulation	\$ 1,400.00				
0-1	P-43	Domestic water insulation	200	LF	\$ 5.00	\$ 150.00	\$ 1,400.00	Replace damaged or missing insulation	\$ 1,400.00				
0-1	P-44	Domestic water insulation	200	LF	\$ 5.00	\$ 150.00	\$ 1,400.00	Replace damaged or missing insulation	\$ 1,400.00				
0-1	P-45	Domestic water insulation	400	LF	\$ 5.00	\$ 300.00	\$ 2,800.00	Replace damaged or missing insulation	\$ 2,800.00				
0-1	P-46	Domestic water insulation	500	LF	\$ 5.00	\$ 375.00	\$ 3,500.00	Replace damaged or missing insulation	\$ 3,500.00				
0-1	P-47	Concession Emergency gas shut-off valve and insulation	5	EA	\$ 500.00	\$ 375.00	\$ 3,500.00						
0-1	P-48	Concessions gas pipe behind equipment	60	LF	\$ 35.00	\$ 315.00	\$ 2,940.00	Schedule 40 black steel	\$ 2,940.00	\$ 280.00			
0-5	P-49	Concourse Heat Trace - Sanitary Trap Heat Trace and Insulation	8	LF	\$ 25.00	\$ 30.00	\$ 280.00						
0-1	P50	Extend new cold water supply to hose connection at first base (see pic)	100	LF	\$ 25.00	\$ 375.00	\$ 3,500.00		\$ 3,500.00				

SUBTOTAL PLUMBING	\$593,664
25% CONTINGENCY	\$148,416
SUBTOTAL PLUMBING	\$742,080
33% SOFT COSTS	\$246,886
TOTAL PLUMBING CAPITAL IMPROVEMENTS	\$988,966

\$ 70,574.00	\$ 301,490.00	\$ 102,480.00	\$ -	\$ 29,120.00
\$ 17,370.50	\$ 31,370.50	\$ 25,000.00	\$ -	\$ 1,680.00
\$ 88,214.50	\$ 376,862.50	\$ 128,100.00	\$ -	\$ 36,400.00
\$ 29,111.78	\$ 124,364.63	\$ 42,273.00	\$ -	\$ 12,012.00
\$ 117,329.28	\$ 501,227.13	\$ 170,373.00	\$ -	\$ 48,412.00

Fire Protection: Present Conditions,
Observations, and Recommendations

FIRE PROTECTION

INTRODUCTION

Based upon our walkthrough of the ballpark, the facility appears to be well maintained. The primary issues cited would be considered normal given the age of the facility including pipe degradation of the dry sprinkler system.

Existing Conditions:

The ballpark is fully sprinklered with dry pendant, wet pendant and upright sprinkler heads throughout.

An existing 6" fire service enters the ballpark in the Main Mechanical Room. A 6" OS&Y valve serves to isolate the system at the backflow preventer. The existing BFP appears to be maintained properly and no visible issues are apparent.



Incoming Fire Service Backflow Preventer at Main Mechanical Room

The wet sprinkler supply main extends to Dry Sprinkler Valve assemblies which serve the ballpark's dry sprinkler system. Reportedly, the existing Dry Valve replacement parts have been difficult to acquire.

FIRE PROTECTION



Dry Sprinkler Valve Assemblies

The dry sprinkler system is equipped with a continuous duty 3 HP tank-mounted air compressor.



Dry Sprinkler System Air Compressor at Main Mechanical Room

The dry sprinkler supply exits the Mechanical Room at the Concourse and extends to serve the ballpark's dry sprinkler zones.

The Crab Shack is supplied with a 3" fire service which enters the building to Backflow Preventer, Dry Valve Assembly and riser mounted 1/2 HP air compressor.

FIRE PROTECTION

The supply extends to serve the building's interior and exterior sprinkler requirements.



3" Fire Service BFP at Crab Shack



Dry Sprinkler Valve Assembly at Crab Shack

Sprinkler drains are provided at multiple locations throughout the ballpark to provide sprinkler water drainage after the testing of the dry sprinkler systems.

The standalone Home and Visiting Team Clubhouse buildings and Facilities Storage buildings are not sprinklered.

FIRE PROTECTION

Some issues were observed and / or discussed where immediate attention is recommended. These include the following:

- Obtain a pipe analysis to determine the corrosion levels of the existing sprinkler pipe to determine optimal starting locations for replacement.
- Provide nitrogen generators in lieu of existing air compressors. While the upfront cost for a nitrogen system is significant, it will protect sprinkler piping system for decades.

Some issues were observed and / or discussed where near-term attention is recommended. These include the following:

- Replace Tamper and Flow switch signaling devices.
- Sprinkler head testing in accordance with the requirements of NFPA 25.



FIRE PROTECTION



OBSERVATIONS AND RECOMMENDATIONS

FP-1: Sprinkler Pipe Analysis

- Analysis of sprinkler pipe corrosion.

FP-2: Dry Sprinkler System Piping and Air Compressors.

- Provide nitrogen generators in lieu of existing air compressors to provide protection of dry pipe systems.

FP-3: Replace Dry Sprinkler OS&Y Valves & flange gaskets.

- Corrosion is taking over and may obstruct valve operation.

FP-4: Replace Dry Sprinkler Valves

- Parts for existing system are not readily available.

FP-5: Dry Sprinkler System Piping

- Replace all remaining sprinkler piping with new schedule-40 black steel in conjunction with a new nitrogen system.

FIRE PROTECTION

FP-6: Dry Sprinkler Heads should be replaced, or representative samples tested.

- This is required every 10 years by NFPA 25 Section 5.3.1.1.5.

FP-7: Replace Tamper and Flow switches.

- Tamper switches and flow switches appear to be in satisfactory condition; however, replacement is anticipated in the future.

FP-8: Quick Response Sprinkler Heads should be replaced, or representative samples tested.

- After 20 years of service and at subsequent 10-year intervals as required by NFPA 25 Section 5.3.1.1.2.

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
FIRE PROTECTION

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0 - 1	5 - 10	10 - 15	15-20
0-1	FP-1	Sprinkler Pipe Analysis	1	AL	\$10,000.00	\$1,500	\$14,000.00		\$14,000.00			
0-5	FP-2	Provide Nitrogen Generator to replace dry sprinkler air compressor	1	EA	\$40,000.00	\$6,000	\$56,000.00	Replace Existing General LT25005008, 5 HP, 208 V, 3 Ph.	\$56,000.00			
0-5	FP-3	Dry Sprinkler OS&Y Valves	4	EA	\$2,500.00	\$1,500	\$14,000.00		\$14,000.00			
0-1	FP-4	Dry Sprinkler Valves	4	EA	\$2,500.00	\$1,500	\$14,000.00					
0-5	FP-5	Dry Sprinkler Pipe	1	AL	\$25,000.00	\$3,750	\$35,000.00	Length Unknown	\$35,000.00			
0-1	FP-6	Dry Sprinkler Heads	1	AL	\$25,000.00	\$3,750	\$35,000.00	Quantity Unknown	\$35,000.00			
0-5	FP-7	Tamper and Flow Switch Replacement	12	AL	\$4,500.00	\$6,100	\$75,600.00	Quantity Unknown	\$75,600.00			
0-5	FP-8	Wet Sprinkler Heads	1	AL	\$25,000.00	\$3,750	\$35,000.00	Quantity Unknown	\$35,000.00			
SUBTOTAL FIRE PROTECTION							\$278,600		\$62,000	\$215,600	\$0	\$0
25% CONTINGENCY							\$69,650		\$15,750	\$53,900	\$0	\$0
SUBTOTAL FIRE PROTECTION							\$348,250		\$77,750	\$269,500	\$0	\$0
33% SOFT COSTS							\$114,920		\$25,990	\$88,940	\$0	\$0
TOTAL FIRE PROTECTION CAPITAL IMPROVEMENTS							\$463,170		\$104,740	\$358,440	\$0	\$0

Audio Visual/Broadcast: Present Conditions,
Observations, and Recommendations

AUDIO VISUAL/BROADCAST

INTRODUCTION

WJHW provided a site observation of the various AV systems in the stadium and offer the following comments, recommendations and observations.

Existing Conditions:

Video Production System

The video production system is the engine that drives content to the main LED scoreboard, a channel in the distributed TV system and the MILB streaming broadcast. The system is very basic and lacking in certain components and functions that other facilities of this size and class have. Certain components were upgraded around 2017. The major components are:

- Four (4) cameras
- Production Switcher
- Character Generator



Production Racks

Production Camera

The areas of deficiency are as follows:

- There is no cabling, power or current camera capable of handling a center field broadcast location. This is arguably the most important shot in baseball.
- One camera has wireless capabilities, but the device does not have the signal strength to reach the entire seating bowl.
- There is no "slo mo" replay machine, so there's no ability to playback highlights, replays, etc.
- There is no wired or wireless intercom system. The staff use radios. Communication in a production is paramount.
- The MILB broadcast stream has no play by play or color analyst audio. So, the stream is very basic with no ability for the viewer to understand player or game information.
- The four cameras are not the same make/model, so there is color matching deficiencies when switching between cameras.
- Due to the size and type of production switcher, the ability to do two separate productions (one for scoreboard, one for MILB stream) is not possible. In this situation, the stream has to see everything that goes onto the scoreboard or go to a blank screen in order for the stadium to show commercials.
- Cabling and connections for cameras is very worn and corroded.



Production Camera Connection Box

Seating Bowl Sound System

In 2020, the sound system received roughly \$100K in spot and replace repairs and replacement as the bulk of the system is original to the building's opening. During the assessment the power feeding the seating bowl amplifiers was broken, so taking measurements and listening to audio was not available.

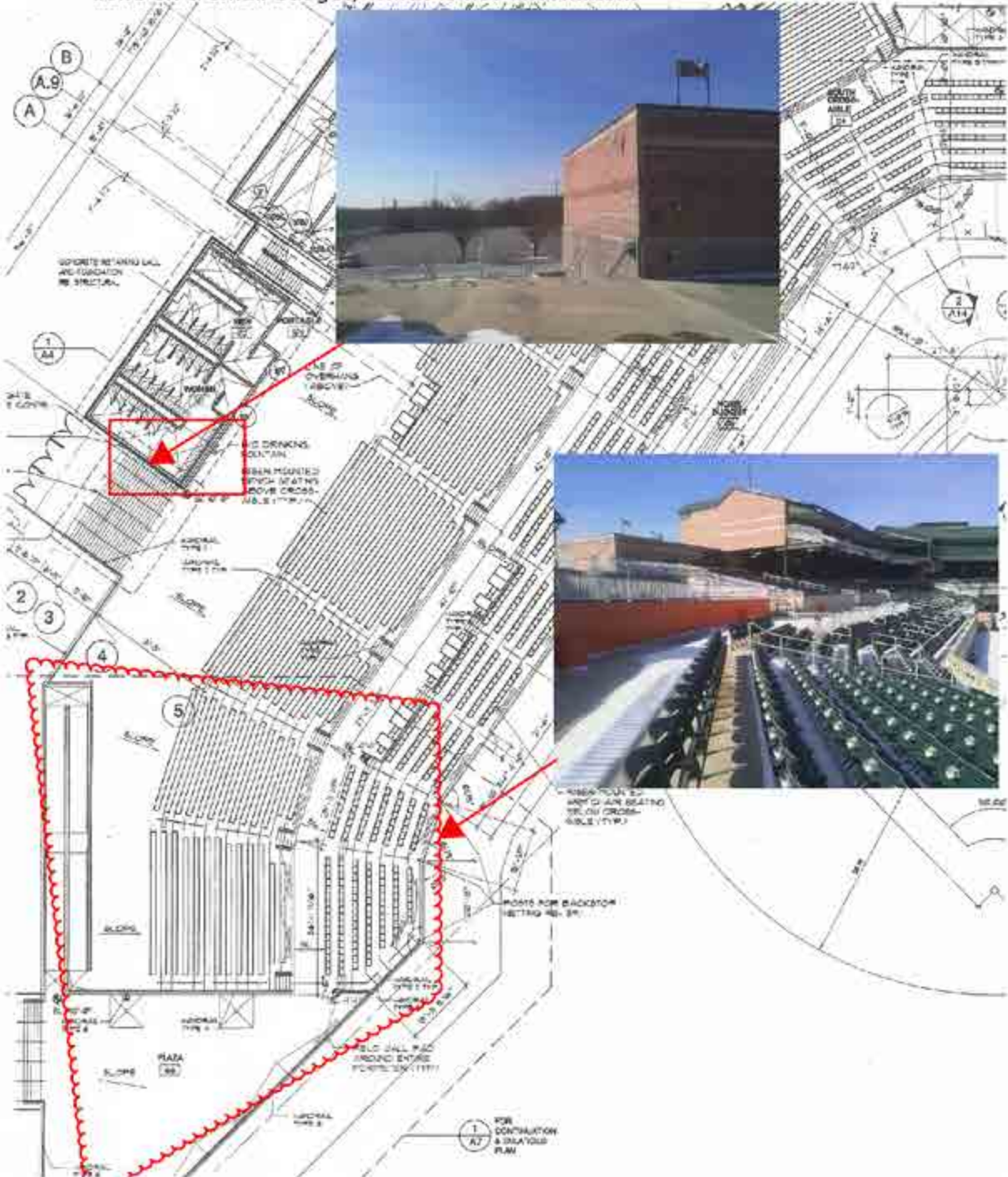


Deficient Bowl Speaker Amplifiers

AUDIO VISUAL/BROADCAST

Below were observed areas of concern:

- Since we were unable to assess the seating bowl audio, we could reasonably assume that coverage to the ends of the 1st and 3rd base sides would fall out of the range of industry standards for acceptable intelligibility, coverage and uniformity. The speakers covering those areas were too few and too far to properly cover. This inadequacy might also fall out of the minimum requirements for evacuation and shelter in place announcements. This system was most likely done on a small budget, which is not uncommon.





AUDIO VISUAL/BROADCAST

- Some speakers are showing wear and tear and will need to be monitored.



Suite Outdoor Speaker

- There is no Assisted Listening System (ALS) for hearing impaired.
- The BSS Digital Signal Processors (DSP) have been out of production for quite some time. If any of those fail, major sections of sound will fail as well.



BSS Components

There are no wired audio connections to the field for on-field presentations, between inning entertainment, etc. At this time, everything on the field must be accounted for wirelessly.

- There is no sound coverage at the entries of the stadium. Typically, a repeated message for entry requirements and announcements are made to patrons entering the building from the parking lot.

- There is desire to have club spaces be used for proms, corporate events, etc. At this time, it is most likely that any and all AV for those events would have to be brought in by an outside company as the capabilities in the clubs for presentation and/or AV events is minimal.



Club

Distributed Television System

The television system is a standard coaxial-based distribution system with Xfinity cable tuners at each TV. This includes a number of amplifiers, taps and splitters which is typical in venues of this type and size.



TV Distribution System

Concessions currently do not have digital menu boards, but those are in the early stages of being installed.

The televisions are a mix of a variety of makes and models. This is most likely from TVs being added over the years. We don't see an issue with continuing to add in that fashion as long as the distribution system has the proper cable type and appropriate amps, splitters and taps.

NOTE: Replacement of TVs is not Included in our Cap Ex estimate.

Below were observed areas of concern:

- The in-house TV channel (Channel 970) is currently standard definition.

AUDIO VISUAL/BROADCAST

LED Displays

The current outfield scoreboard was updated in 2017. It is a Daktronics HD15 display which is an extremely common display technology seen in outdoor athletic venues. The display appeared to be in good working condition. With good maintenance, we typically see these displays lasting at least 10 years. The control system or "Show Control" in this instance is a computer-based operating system, so updates and replacements for those usually occur in the 5-7 years range.

There is a Tri-Vision advertising display original to the building in left field. It is not used in its entirety at this time and is intermittent in operation. That is a very dated technology and replacing with an LED display could prove to provide a better game experience.



Left Field Display

Pace of Play Clocks were in the early stages of being added to the ballpark.

The front of the fascia of the second level has a variety of static advertising displays. It might offer more capabilities to install an LED ribbon board instead. That gives a variety of advertising opportunities (multiple and exclusive), crowd prompts, fan information, etc. Many ballparks have lengths only down the 1st and 3rd base line and not a complete horseshoe.



OBSERVATIONS AND RECOMMENDATIONS

We offer the following recommendations for repair/upgrades. These match the Cost Estimate Spreadsheet

AV(VP)-1: Upgrade Wireless Camera

- Current system is old and can't cover the entire stadium.

AV(VP)-2: Add Slo Mo Replay Machine

- Currently there are no replay capabilities for the stadium scoreboard show

AV(VP)-3: Add more capabilities for MiLB stream

- Current MiLB stream does not have play by play and color audio or the ability to be produced separate from the scoreboard show.

AV(VP)-4: Add camera at center field

- Arguably the most important camera shot is not available at the stadium

AV(VP)-5: Replace Video Production System

- Current system is old and very limited for a quality production

AV(VP)-6: Add intercom system

- There is currently no production intercom system. Recommend 8 wired positions and 5 wireless

AV(A)-1: Add speakers and poles for coverage at ends of stadium

- Coverage to the ends of the stadium are not up to industry standards for loudness and intelligibility and could pose problems for meeting minimum evacuation announcements for life safety. Costs don't include raceway, power, pole costs

AV(A)-2: Add permanent audio connections to field

- Currently no connectivity for audio at field

AV(A)-3: Replace seating bowl audio system

- Current system is a mix of old, partially replaced units, unsupported and out of production components.

AV(SB)-1: Replace outfield scoreboard and tri-vision display

- Current display, with good care, will most likely need replacement in 5-7 years. Roughly 23' x 41' in size

AV(SB)-2: Replace static ad signage at fascia with ribbon boards

- Two strips - 3' x 105' each down 1st and 3rd base. Allows for more ads, game in progress, crowd prompts and information for fans

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
AUDIO VISUAL

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
0-1	VP-1	Upgrade wireless camera	1	EA	\$ 35,000.00	\$ 6,250.00	\$ 48,000.00	Current system is old and can't cover the entire stadium	\$49,000				
0-1	VP-2	Add Slo Mo/Replay Machine	1	EA	\$ 25,000.00	\$ 3,750.00	\$ 38,000.00	Currently there are no replay capabilities for the stadium scoreboards how	\$35,000				
0-1	VP-3	Add more capabilities for MLB stream	1	EA	\$ 7,500.00	\$ 1,125.00	\$ 10,500.00	Current MLB stream does not have play by play and color audio or the ability to be produced separate from the scoreboard show.	\$10,500				
0-1	VP-4	Add camera for center field	1	EA	\$ 35,000.00	\$ 5,250.00	\$ 48,000.00	Arguably the most important camera shot is not available at the stadium	\$49,000				
0-5	VP-5	Replace video production system	1	EA	\$ 325,000.00	\$ 48,750.00	\$ 465,000.00	Current system is old and very limited for a quality production		\$465,000			\$650,000
0-1	VP-6	Add intercom system	1	EA	\$ 17,500.00	\$ 2,625.00	\$ 24,500.00	There is currently no production intercom system. 8 wired positions and 5 wireless	\$24,500				
0-1	A-1	Add speakers and poles to cover left and right field seating areas and plazas	2	EA	\$ 40,000.00	\$ 6,000.00	\$ 112,000.00	Coverage to the ends of the stadium are not up to industry standards for loudness and intelligibility and could pose problems for meeting minimum evacuation announcements for life safety. Costs don't include raceway, power, pole costs	\$112,000				
0-5	A-2	Add permanent audio connections to field	1	EA	\$ 5,000.00	\$ 750.00	\$ 7,000.00	Currently no connectivity for audio at field		\$7,000			
0-5	A-3	Replace seating bowl system	1	EA	\$ 600,000.00	\$ 90,000.00	\$ 840,000.00	Current system is a mix of old components, partially replaced units. Replace. In years 15-20 expect the need for some replacement parts and required component upgrades.		\$840,000			\$125,000
5-10	SB-1	Replace outfield scoreboard and television	1	EA	\$ 650,000.00	\$ 97,500.00	\$ 910,000.00	Current display, with good care, will most likely need replacement in 5-7 years. Roughly 23' x 41' in size			\$910,000		
0-5	SB-2	Replace static ad signage with ribbon board at 2nd level	1	EA	\$ 250,000.00	\$ 37,500.00	\$ 350,000.00	Two strips - 3' x 105' each down 1st and 3rd base. Allows for more ads, game in progress, crowd prompts and information for fans		\$350,000			
SUBTOTAL AV							\$2,842,000		\$280,000	\$1,652,000	\$910,000	\$0	\$776,000
25% CONTINGENCY							\$710,500		\$70,000	\$413,000	\$227,500	\$0	\$193,750
TOTAL AV CAPITAL IMPROVEMENTS							\$3,552,500		\$350,000	\$2,065,000	\$1,137,500	\$0	\$969,750
33% SOFT COSTS							\$1,172,330		\$115,500	\$681,450	\$376,380	\$0	\$319,690
							\$4,724,830		\$465,500	\$2,746,450	\$1,512,880	\$0	\$1,289,440

Information Technology: Present Conditions,
Observations, and Recommendations

INFORMATION TECHNOLOGY

INTRODUCTION

Based upon our observations during our walkthrough of the ballpark, the facility appears has been maintained to provide necessary operational services. Overall assessment by the General Manager is that cable quantity, locations and operation meet the facilities current needs.

The primary lapse is the area of video surveillance that has been allowed to decline into disuse while most facilities of public gatherings have increased video surveillance for public safety. This will be addressed in general and in light of MILB requirements for video surveillance of team clubhouse, visitor clubhouse, female staff facilities, umpire facilities and parking areas utilized by teams and staff.

While meeting needs, there are several areas where the information technology system is not in line with industry guidelines and standards; Building Industry Consulting Service International ("BICSI"), American National Standards Institute ("ANSI"), and Telecommunications Industry Association ("TIA"). These will be covered in the Observations and Recommendations section.

Existing Conditions:

Structured Cabling System (SCS) Infrastructure

The structured cabling system infrastructure, spaces and pathways are primarily the results of the initial construction completed for a 2002 opening. The horizontal cable system is a combination of Cat 5 and Cat 5e cables. No single location requires bandwidth beyond the copper capabilities. OM1 fiber backbone between the MDF and (4) IDFs is adequate for the aggregated devices demand. The fiber requirements may change as cameras are added.

The South Concourse IT room houses the cable entrance of the facility and is located in a Mechanical room behind the Vender Pantry off the South Concourse. It contains a single rack that has a small amount of space for addition cables and equipment. The rack is standing on the floor closer than the standard recommended 3 foot clearance from the wall. There are (2) plywood backboards for wall fields and wall mounted equipment.

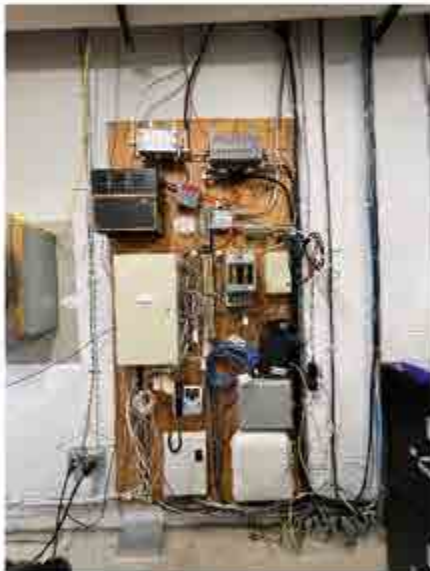
This is a shared space with electrical transformers and panels. A gypsum barrier wall protrudes between the IT portion of the room and fire pump room area. There is no dedicated HVAC system.



MDF Rack



Phone Backbone



Demarc Backboard



Cable System Riser Conduits



Electrical Switchgear in IT Shared Space

INFORMATION TECHNOLOGY

The North Concourse IT room is the Server Room and contains a wall rack in a Storage room off a corridor on the North Concourse. This is a shared space. There is no dedicated HVAC system.



Server Cabinet



Patching for Server Cabinet



Servers Share Space with Electrical

The Club Level IDF is a wall rack in the Electrical Room. Heating is provided by an electrical transformer located in the same room. Basic room ventilation is provided by a temperature controlled exhaust fan in the ceiling. The room is comfortable in the winter, but can get very warm in the summer.

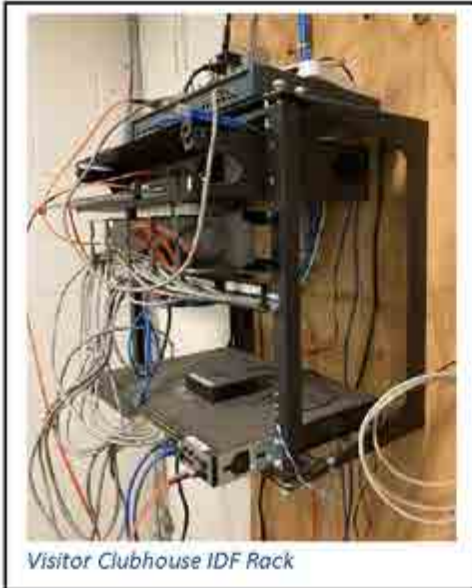


The Home Clubhouse IDF is a wall rack in the Mechanical Closet. A furnace and hot water heater are located in the same mechanical room. Exterior air louvers open automatically when the gas furnaces or gas hot water tanks are operating. It is cool in the winter because of the exterior air vents and sometimes warm in the summer.



INFORMATION TECHNOLOGY

The Visitor Clubhouse IDF is a wall rack in the Mechanical Closet. A furnace and hot water heater are located in the same mechanical room. Exterior air louvers open automatically when the gas furnaces or gas hot water tanks are operating. It is cool in the winter because of the exterior air vents and sometimes warm in the summer.



Visitor Clubhouse IDF Rack

General assessment by the General Manager is that cable quantity, locations and operation meet the facilities current needs.

Outlets in many areas are not labeled.



*Home Clubhouse
Outlet*



*Umpire Dressing
Room Outlet*



Office Outlet

While meeting needs, there are several areas where the cable system is not in line with industry guidelines and standards; Building Industry Consulting Service International ("BICSI"), American National Standards Institute ("ANSI"), and Telecommunications Industry Association ("TIA"). These will be covered in the Observations and Recommendations section.

Wireless Local Area Network (WLAN)

WiFi is provided throughout the building for back of house users (employee, coaches and players).. Overall performance has been related as good although there were some dead areas in the far corners of the Club and spots in the team locker room. System installed over 2016-2017.

There is no fan facing WiFi and no plans for it to be added at this time.

There are (10) Cisco Meraki access points attached to the network. Review of a pre-Covid gameday report confirms no throughput issues would be expected. System demand peaked at 30Mb/sec with 50% of total usage on (2) access point. This is well under the capabilities of the devices. Total data demand for a gameday was 64Gbit by 210 distinct users.

Local Area Network (LAN)

North concourse IDF houses servers for the facility. Main server farm consisted of (3) Dell PowerEdge R430s, (1) Dell Power Vault NX4000, and (2) HP Proliant DL380s with backup provided by a Datto S3E12000 cloud server. Switches replaced in 2016. HP server installed in 2017.

A Fortinet and SonicWALL is used for network protection.

Power backup is provided by an APC rack mounted UPS.



INFORMATION TECHNOLOGY

South concourse IDF room rack houses the following active switches Catalyst 3500 X2, Cisco C3KX-NM-1G, Aruba 2930M JL320A. Also in the rack are unconnected Catalyst 3750, Catalyst 2950, and Catalyst 3560. Switches were replaced in 2013 with main fiber switch in installed in 2017.

Power backup is provided by an APC rack mounted UPS. New UPS is planned and currently waiting for delivery.



The club level IDF rack has a Catalyst 3500 XL and HP 2920 switch. Switches replaced in 2012. No power backup.

The Home Clubhouse IDF has a Catalyst 3500 XL and HP 2920 switch. Switches replaced in 2012. No power backup.

The Visitor Clubhouse IDF has a Catalyst 3500 XL and HP 2920 switch. Switches replaced in 2012. No power backup.

Telephony (TEL)

Phone system is Grandstream VoIP system supporting 43 phones. Software is up to date and there are plans to upgrade 21xx handsets to 26xx.

Upgraded to Q5 networks for a cloud exchange carrier in 2019.

The system is under a current service agreement.

Distributed Antenna System (DAS)

There is no DAS system covering the facility.

Cellular service comes from local cell towers and is the service that provides internet access to fans.

Security- Access Control (SAS)

There are (3) doors with electronic access control using card reader, the front administration door, double door from concourse to administration offices, and door to north concession hallway.



(14) locations where access is monitored with intrusion detection and keypads are as follows.

- 1) Main admin entrance
- 2) North concessions hallway entrance
- 3) West concessions hallway entrance
- 4) Team store
- 5) Security/First Aid room
- 6) Club level (by main elevator)
- 7) Press Box
- 8) Home clubhouse (field side)
- 9) Home Clubhouse (parking lot side)
- 10) Visitors clubhouse (field side)
- 11) Visitors Clubhouse (parking lot side)
- 12) Center Field Storage shed (IronBirds side)
- 13) Center Field Storage shed (Youth side)
- 14) Facilities shop/umpire locker room hallway

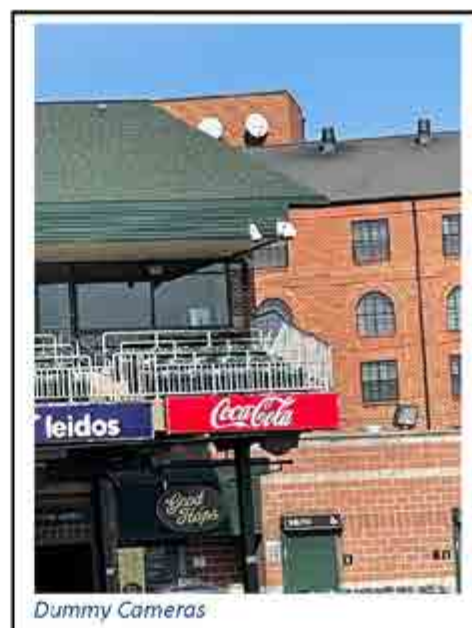
The security panels are at the end of life and are no longer supported by the manufacturer. Any component failure will result in an unusable system.

INFORMATION TECHNOLOGY



Security- Video Surveillance (SVS)

This facility had an analog surveillance system to cover the upper and partial lower bowl. It has fallen into disuse and is no longer operational. Cameras remain in place as psychological deterrent to unwanted activity. There is currently no active video surveillance at the facility.



OBSERVATIONS AND RECOMMENDATIONS

IT(SCS)-1: Verify Outlets

- Label workstation outlet ports to match patch panel labeling. Test cables for compliance the Category rating, 5 or 5e. Mark floor plans with the outlet locations and labels.

IT(SCS)-2: South Concourse IDF Upgrade:

- BICSI and TIA standards call out a dedicated, secured, environmentally controlled room or cabinet for IT equipment and termination panels. Critical systems should limit access to protect against accident or intentional damage to system components. Environmental control, especially maintenance of temperature between 60-85 degrees and keeping out dust extends the life of network electronics
- Recommend clearing floorspace in front of and around 2 post equipment rack. If cable allows, move rack forward to provide 3 foot clearance between back of rack mounted equipment and the wall. Area around the rack should not be used for storage.
- Recommend building room that encompasses racks, floor cabinet, and backboard with enough space to add an additional rack with 3 foot clearance front, back and one side. Room will have a lockable door. Recommend dedicated HVAC for the room.

IT(SCS)-3: North Concourse IDF Upgrade:

- BICSI and TIA standards call out a dedicated, secured, environmentally controlled room or cabinet for IT equipment and termination panels. Critical systems should limit access to protect against accident or intentional damage to system components. Environmental control, especially maintenance of temperature between 60-85 degrees and keeping out dust extends the life of network electronics.
- Recommend building room that encompasses wall racks, server cabinet and backboard with enough space to provide 3 foot clearance front, back and one side of the server cabinet. Room will have a lockable door. Recommend dedicated HVAC for the room.
- Recommend that network switches be moved from top the sever cabinet, mounted in the wall rack and patched with 1 foot patch cords.

IT(SCS)-4: Club Level IDF

- BICSI and TIA standards call out a dedicated, secured, environmentally controlled room or cabinet for IT equipment and termination panels. Critical systems should limit access to protect against accident or intentional damage to system components. Environmental control, especially maintenance of temperature between 60-85 degrees and keeping out dust extends the life of network electronics.
- Recommend changing wall rack to a wall mounted locking environment cabinet.
- Recommend routing fiber patch cords out the side of fiber box to reduce stress on the connector.

IT(SCS)-5: Home Clubhouse IDF

- BICSI and TIA standards call out a dedicated, secured, environmentally controlled room or cabinet for IT equipment and termination panels. Critical systems should limit access to protect against accident or intentional damage to system components. Environmental control, especially maintenance of temperature between 60-85 degrees and keeping out dust extends the life of network electronics.
- Recommend changing wall rack to a wall mounted locking environment

INFORMATION TECHNOLOGY

cabinet.

- Change out exiting copper patch cords with 1 ft cords.
- Recommend routing fiber patch cords out the side of fiber box to reduce stress on the connector. Coil loose cords neatly

IT(SCS)-6: Visiting Team Clubhouse IDF

- BICSI and TIA standards call out a dedicated, secured, environmentally controlled room or cabinet for IT equipment and termination panels. Critical systems should limit access to protect against accident or intentional damage to system components. Environmental control, especially maintenance of temperature between 60-85 degrees and keeping out dust extends the life of network electronics.
- Recommend changing wall rack to a wall mounted locking environment cabinet.

IT(SCS)-7: Fiber backbone

- If/when bandwidth of the OM1 fiber is exceeded in the future due to surveillance camera or WiFi requirements. Replace with single mode fiber cables.

IT(LAN)-1: South Concourse IDF

- Recommend removing (3) unused Catalyst switches from the rack. Improve housekeeping.
- Recommend evaluating the remaining life of the UPS and plan for replacement.

IT(LAN)-2: Upper Concourse IDF

- Recommend installing new UPS. When cameras are added 100% uptime of local network switches becomes more critical.

IT(LAN)-3: Home Team IDF

- Recommend installing new UPS. When cameras are added 100% uptime of local network switches becomes more critical.

IT(LAN)-4: Visiting Team IDF

- Recommend installing new UPS. When cameras are added 100% uptime of local network switches becomes more critical.

IT(WiFi)-1:- Back of House WiFi

- Recommend a walkthrough site review of WiFi signal strength through the interior of the stadium building, club houses and outfield storage sheds. Main focus will coverage as there is no current concerns about throughput.
- Recommend new WiFi antennas and required cable in any area lacking adequate signal that is utilized by team players, umpires, or press.
- Install new WiFi in any other areas that deemed lacking yet important to the owner for building operations.

IT(TEL)-1: Nothing to recommend at this time. Expect a system refresh in 15+ years.

IT(DAS)-1: Nothing to recommend at this time

IT(SAC)-1: Intrusion Detection

- Recommend complete replacement of existing intrusion system monitoring 14 doors before failure of system without manufacturer support occurs.

IT(SAC)-2: Team areas access control

- Recommend access control on Home clubhouse (field side), Visitor's clubhouse (field side), and Facilities shop/umpire locker room hallway with external keypads. This would be a facility enhancement.

IT(SVS)-1: MiLB surveillance standards

- Recommend (13) cameras to effectively cover home and visitor clubhouse entrances, umpire locker entrance, (2) admin entrances and parking lot areas for

players and staff. Price estimate provided is based on using Verkada cameras.

- Recommend a "command post" location for facility monitoring, manned continuously from before to after events. Command post setup to deploy security personal to event that require intervention.

IT(SVS)-2: Facility surveillance priority

- Recommend (4) cameras to view office areas of the stadium including
 1. Rear Admin Door
 2. Concourse side door
 3. 1st base concessions hallway exterior entrance (loading dock)
 4. 3rd base concessions hallway exterior entrance
- Price estimate provided is based on using Verkada cameras.
This is a facility management enhancement beyond MiLB requirements.

IT(SVS)-3: Facility surveillance secondary

- Recommend (6) cameras to view office areas of the stadium including
 1. Concessions Office door
 2. Concessions Money room
 3. Team Store rear entrance
 4. Press box interior (pointed at Audio/Video control infrastructure)
 5. Rear service road Home Clubhouse side
 6. Rear service road Visiting Clubhouse side
- Price estimate provided is based on using Verkada cameras.
This is a facility management enhancement beyond MiLB requirements.

IT(SVS)-3: Fan surveillance priority

- Recommend (11) cameras to view fan areas of the stadium including
 1. Front Gates Ingress
 2. Front Gate egress
 3. 1st base side entrance/exit
 4. 3rd base side entrance/exit
 5. Club Level main stairs/elevator
 6. Team store point of sale (could potentially view both entrances as well)
 7. Club Level 3rd base side
 8. Club Level 1st base side
- Price estimate provided is based on using Verkada cameras.
This is a facility management enhancement beyond MiLB requirements.

IT(SVS)-4: Fan surveillance secondary

- Recommend (27) cameras to view fan areas of the stadium including
 1. 3rd base concourse
 2. 1st base concourse
 3. VIP Parking
 4. Main Parking
 5. Team Store Concourse entrance
 6. Team store exterior entrance
 7. Club Level 3rd base stairs
 8. Club Level 1st base stairs
 9. Seating bowl (between 1 and 5 cameras viewing seating bowl from center field camera)
 10. Concessions, 3rd base side
 11. Concessions, 1st base side
- Price estimate provided is based on using Verkada cameras.
This is a facility management enhancement beyond MiLB requirements.

**LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
INFORMATION TECHNOLOGY**

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
0-1	IT(SCS)-1	Verify Outlets	1	EA	\$	2,100.00	\$ 315.00	\$ 2,940.00	\$2,940				
0-5	IT(SCS)-2	North Concourse IDF Upgrade	1	EA	\$	-	\$ -			\$0			
0-5	IT(SCS)-3	South Concourse IDF Upgrade	1	EA	\$	-	\$ -			\$0			
0-5	IT(SCS)-4	Club Level IDF	1	EA	\$	4,057.00	\$ 608.55	\$ 5,679.80		\$5,680			
0-5	IT(SCS)-5	Home Clubhouse IDF	1	EA	\$	4,057.00	\$ 608.55	\$ 5,679.80		\$5,680			
0-5	IT(SCS)-6	Visitor Clubhouse IDF	1	EA	\$	4,057.00	\$ 608.55	\$ 5,679.80		\$5,680			
5-10		Fiber Backbone	5	EA	\$	1,800.00	\$ 1,350.00	\$ 12,600.00			\$12,600		
								camera increase					
0-5	IT(SCS)-7	South Concourse IDF UPS	1	EA	\$	1,475.00	\$ 221.25	\$ 2,065.00		\$2,065			
0-5	IT(LAN)-1	Club Level IDF UPS	1	EA	\$	2,500.00	\$ 375.00	\$ 3,500.00		\$3,500			
0-5	IT(LAN)-2	Home Clubhouse IDF UPS	1	EA	\$	2,500.00	\$ 375.00	\$ 3,500.00		\$3,500			
0-5	IT(LAN)-3	Visitor Clubhouse IDF UPS	1	EA	\$	2,500.00	\$ 375.00	\$ 3,500.00		\$3,500			
5-10	IT(LAN)-4	Upgrade switches and servers	1	EA	\$	-	\$ -	\$ 71,500.00			\$71,500		
0-1	IT(WIFI)-5	WIFI upgrade	1	EA	\$	7,250.00	\$ 1,087.50	\$ 10,150.00	\$10,150				
0-1	IT(WIFI)-1	Intrusion Detection	1	EA	\$	2,300.00	\$ 345.00	\$ 3,220.00	\$3,220				
0-5	IT(SAC)-1	Team access control	1	EA	\$	18,000.00	\$ 2,700.00	\$ 25,200.00		\$25,200			
								Enhance entry for player area with access control for Team Clubhouse, Visitor Clubhouse and Umpire locker					
0-1	IT(SAC)-2	MILB surveillance standards	1	EA	\$	52,000.00	\$ 7,800.00	\$ 72,800.00	\$72,800				
								(13) cameras to cover team and staff areas and set up a command station. Annual camera license					
0-5	IT(SVS)-1	Priority facility surveillance	1	EA	\$	16,200.00	\$ 2,430.00	\$ 22,680.00		\$22,680			
								(4) camera on internal staff entrances. Annual camera license. This is a facility management enhancement beyond MILB requirements.					
5-10	IT(SVS)-2	Secondary facility surveillance	1	EA	\$	25,500.00	\$ 3,825.00	\$ 35,700.00		\$35,700			
								(6) cameras on internal staff entrances in less public areas. Annual camera license. This is a facility management enhancement beyond MILB requirements.					
0-5	IT(SVS)-3	Priority fan surveillance	1	EA	\$	46,600.00	\$ 6,990.00	\$ 65,240.00		\$65,240			
								(11) cameras on fan entrances, team stor and Club level. Annual camera license. This is a facility management enhancement beyond MILB requirements.					
5-10	IT(SVS)-4	Secondary fan surveillance	1	EA	\$	126,400.00	\$ 18,960.00	\$ 176,960.00		\$176,960			
								(27) cameras for fan areas including parking lot and bowl. Annual camera license. This is a facility management enhancement beyond MILB requirements.					
IT(SVS)-5													
							SUBTOTAL IT	\$ 528,594.40	\$89,110	\$142,724	\$296,760	\$0	\$71,500
							25% CONTINGENCY	\$ 132,150.00	\$22,280	\$35,680	\$74,190	\$0	\$17,880
							TOTAL IT CAPITAL IMPROVEMENTS	\$ 660,740.00	\$111,390	\$178,400	\$370,950	\$0	\$89,380
							33% SOFT COSTS	\$ 218,040.00	\$36,760	\$58,870	\$122,410	\$0	\$29,500
								\$ 878,780.00	\$148,150	\$237,270	\$493,360	\$0	\$118,880

Vertical Transportation: Present Conditions,
Observations, and Recommendations

TABLE OF CONTENTS

SECTION I EXECUTIVE SUMMARY..... 1

 A. GENERAL 1

 B. EVALUATION OF MAINTENANCE AND ADJUSTMENT 1

 C. IMMEDIATE ACTION ITEMS..... 2

 D. EQUIPMENT DISPOSITION..... 2

SECTION II ADJUSTMENT AND OPERATION OF INDIVIDUAL ELEVATORS..... 4

 A. DISCUSSION 4

 B. PERFORMANCE CRITERIA..... 4

 C. ELEVATOR PERFORMANCE EVALUATIONS 5

SECTION III MAINTENANCE REVIEW 6

 A. DISCUSSION OF MAINTENANCE AND REPAIR 6

 B. SUPPORTING PHOTOGRAPHS..... 7

SECTION IV RECOMMENDED OWNER IMPROVEMENTS 8

 A. SHORT TERM UPGRADE RECOMMENDATIONS..... 8

 B. LONG TERM UPGRADE RECOMMENDATIONS 8

APPENDIX A ELEVATOR PERFORMANCE EVALUATIONS

APPENDIX B SUPPORTING PHOTOGRAPHS

SECTION I EXECUTIVE SUMMARY

A. GENERAL

This review was commissioned to evaluate the existing overall condition of the elevator equipment and level of preventive maintenance being provided by Delaware Elevator.

A visual review of the physical system components currently in use at Leidos Field 873 Long Drive, Aberdeen, MD was conducted by David Curtis of Lerch Bates on February 1, 2022, to determine equipment condition, effectiveness of maintenance and code compliance. In addition to the visual review, performance measurements were taken with regard to operation and compared to established Lerch Bates and industry standards. Ride quality was evaluated based on experience with similar installations and compared to Lerch Bates and industry standards.

The results of these tests and all noted deficiencies are specifically delineated within this report.

While we strongly urge you to review the entire report, for your convenience we have summarized our findings within this first section including any items requiring immediate attention of the Maintenance Contractor and/or Property Manager.

B. EVALUATION OF MAINTENANCE AND ADJUSTMENT

For the purpose of evaluating elevator maintenance, Lerch Bates divides the tasks into four general areas: 1) housekeeping, 2) lubrication, 3) replacement or repair of worn components and 4) adjustments. These areas sometimes overlap but are sufficiently independent to allow separate evaluation.

Based on our findings, which we have detailed in the Elevator Maintenance Contractor Deficiency Reports and Performance Evaluations, we rate the current maintenance program as follows:

	Elevator(s)	
	Rating = 1 to 5	Meets Requirements
Housekeeping	2	No
Adjustment	3	Yes
Replacement/Repair	2	No
Lubrication	3	Yes
Overall Average	2.5	No

Our evaluation of work is based on the following ratings:

1. A rating of "1" indicates unacceptable levels of maintenance. A concentrated effort on the part of your maintenance contractor is required in all areas in order to justify payment of the monthly contract fee. Approximately 10% of our equipment reviews result in this rating.
2. A rating of "2" indicates below average levels of maintenance in most areas. Typically a short term concentrated effort is required by your maintenance contractor to avoid slipping to a "1" rating and or

improve to the acceptable rating of 3. Approximately 25% of our equipment review results in this rating.

3. A rating of “3” indicates acceptable levels of maintenance are being provided by your maintenance contractor. However, improvement may be required in specific areas. Approximately 50% of our equipment review results in this rating.
4. A rating of “4” indicates above average levels of maintenance are being provided by your maintenance contractor. This results in very good overall performance and operational characteristics of the equipment with infrequent shutdown of equipment due to maintenance related issues. Approximately 10% of our equipment review results in this rating.
5. A rating of “5” indicates superior levels of maintenance is being provided by your maintenance contractor. We seldom see this rating.

C. IMMEDIATE ACTION ITEMS

1. Contractor Items: The major areas of concern requiring follow-up by the Maintenance Contractor are:
 - a. Elevators:
 - 1) Elevator #1 will not close the doors until elevator goes into nudging, investigate and take corrective action.
2. Owner Items: The following items require immediate correction but are not the responsibility of the Maintenance Company:
 - a. Elevators:
 - 1) Confirm water leak has been corrected and repair ceiling in both machine rooms. There appears to have been water leaks above the ceiling.
 - 2) Locate water leak in elevator #1 pit and seal leak.
 - 3) Relocate flexible conduit running through machine room for elevator #2.

D. EQUIPMENT DISPOSITION

The two (2) hydraulic passenger elevator systems in the building were had multiple manufactures and installed by Delaware Elevator in 2002.

Passenger elevator #1 has a rated capacity of 2,500 lbs. and travels at a speed of 128 f.p.m. Passenger elevator #2 has a rated capacity of 3,500 lbs. and travels at a speed of 118 f.p.m. Both elevators have conventional bore hole hydraulic jacks. Both elevators serve two landings (1, 2). Existing car interior size is approximately 6’ – 8” wide x 4’ – 4” deep for elevator #1 and approximately 6’ – 8” wide x 5’ – 4” deep for elevator #2. Existing car interiors do comply with the Americans with Disabilities Act. Entrances are 3’ – 6” wide x 7’ – 0” high, power operated, side opening doors.

Existing control boxes are original Virginia Controls but a large portion of the components in the controller boxes were updated / modernized with new Virginia Control components in 2021. Parts are available for the product.

The door operation is original equipment. Advances in door technology have resulted in improved passenger safety via closed loop operation.

Existing signal fixtures are dated, but parts are still available.

The elevator cab interiors are original particle board cab side and rear walls with a plastic laminate finish.

SECTION II ADJUSTMENT AND OPERATION OF INDIVIDUAL ELEVATORS

A. DISCUSSION

This section covers the factors associated with the operation of specific elements of the elevator system against standards which have been established either by Code, established Lerch Bates standards, or standards common to the elevator industry.

Operating efficiency of elevator groups is a combination of the efficiency of each elevator traveling from floor to floor loading and discharging passengers, and the effectiveness of the group control regulating the dispatch and spacing of elevators to meet traffic demand. Improper adjustment may reduce performance and lengthen response times 10% to 15%.

The criterion used to evaluate the performance measured on each elevator is defined below in Item B.

B. PERFORMANCE CRITERIA

1. **Elevator Speed:** Elevator speed is measured with a tachometer while the elevator makes a full run through the hoistway with no load in the car. Contract speed (to be found on the governor rating plate or the cross head on the car) should be maintained within criteria range indicated on individual performance evaluations under any load condition or travel direction.
2. **Floor to Floor Performance Time:** Measured from the instant the doors begin to close until doors are 3/4 open (1/2 open for side opening doors) and car is stopped at next successive floor under any loading condition or travel direction.
3. **Door Open Time:** Measured from the instant the doors begin to open until the doors are fully open.

Door opening time should be as fast as possible to provide optimum adjustment of efficient elevator service. Our recommended door times are based on the door operator equipment installed while providing smooth operation and long equipment life.
4. **Door Closing Time:** Measured from the instant the doors begin to close until the doors are fully closed. The ASME A17.1 Code limits door closing time by defining the level of kinetic energy generated during door closing operation. We indicate the closing time which approximates Code requirement based on average door weight.
5. **Long Door Hold Open Time:** Measured from the instant the doors are fully open until the doors begin to close when the car stops in response to a hall call. Minimum time of 5 seconds required by The Americans with Disabilities Act (A.D.A.).
6. **Short Door Hold Open Time:** Measured from the instant the doors are fully open until the doors begin to close when the car stops in response to a car call. It may also be reduced by re-registering a car call after the initial opening of the doors. Minimum time of 3 seconds required by The Americans with Disabilities Act (A.D.A.).
7. **Interrupted Ray Door Time:** Initially measured from the instant the doors reach the fully open position until the doors begin to close after interrupting the door protective devices while doors are opening. Subsequently measured upon re-interrupting the door protective devices.
8. **Nudging Time:** Measured from the instant the doors reach the fully open position until the door buzzer sounds and the doors begin to close at reduced speed even though the door protective devices are interrupted.

9. Door Closing Force: Measured with a spring pressure gauge as the doors begin to close. The measured value is the force required to prevent the doors from closing under power. ASME A17.1 Code requires that the force required to stall the closing door be no more than 30 force pounds.
10. Operation: Subjective evaluation of the quality of ride and door operation. The factors identified are: Acceleration Up, Acceleration Down, Deceleration Up, Deceleration Down, Elevator Stop, Door Open and Door Close.
11. Safety: The items listed (communication means, car door protective devices, car stop switch and alarm bell for the car) are those normally found on most elevators. We check them to make certain they are functioning properly.

C. ELEVATOR PERFORMANCE EVALUATIONS

The Performance Evaluations in Appendix A (see page 1) tabulate the results of our survey based on the criteria outlined in Item B above. Items marked "NO" in the Meets Criteria column require adjustments/correction to ensure optimal performance and/or satisfy regulation and code requirements.

SECTION III MAINTENANCE REVIEW

A. DISCUSSION OF MAINTENANCE AND REPAIR

Elevator maintenance can be broken into four general areas; housekeeping, lubrication, renewal or repair of worn components, and adjustments. These areas sometimes overlap but are sufficiently independent to allow separate evaluation.

1. Housekeeping

Housekeeping requires about 60% of the total time spent maintaining equipment. While at first glance, this would appear to be an excessive amount of time simply cleaning, it is time well spent. If a job is kept clean, the fire hazard (especially in hoistways) is lessened. Potential troubles and worn components are often detected during routine cleaning operations. Dirt is a major cause of elevator malfunction; a speck of dust between relay contacts can shut a unit down. Finally, a clean job makes routine inspection and maintenance easier.

a. Summary of Survey Results:

- 1) Clean machine rooms
- 2) Clean out inside of controllers
- 3) Clean cartops
- 4) Clean pits

2. Lubrication

Lubrication requires about 15% of the total time spent maintaining equipment. As with any mechanical equipment, proper lubrication minimizes wear, assures proper operation and lengthens trouble-free life of components.

a. Summary of Survey Results:

- 1) None at this time

3. Replacement and Repair

Replacement or repair of worn components represents about 15% of elevator maintenance. By detecting and replacing worn components, it is often possible to prevent elevator malfunction and unscheduled shutdown. Systematic repair and replacement of components ensures optimum useful life of the elevator.

a. Summary of Survey Results:

- 1) Elevator #1 will not close the doors until elevator goes into nudging, investigate and take corrective action.
- 2) Replace missing screw in elevator #1 car operating panel

4. Adjustments

Adjustments require about 10% of elevator maintenance time. Proper, timely adjustment keeps the equipment working smoothly and quietly.

a. Summary of Survey Results

- 1) Clean and adjust hoistway door equipment for smooth operation

B. SUPPORTING PHOTOGRAPHS

Reference Appendix B (see page 1).

SECTION IV RECOMMENDED OWNER IMPROVEMENTS

The following items represent short and long term upgrade recommendations. Short term upgrades are recommended to be accomplished within 1-3 years; long term upgrades are recommended to be accomplished within 5-10 years.

A. SHORT TERM UPGRADE RECOMMENDATIONS

The elevators are approximately 20 years old and elevator #1 is directly exposed to the weather and elements. There were some control upgrades done but nothing else. We recommend planning proceed for the replacement of the existing control systems with new microprocessor based controls, new pump unit, new closed loop door operators, and new LED car and hall fixtures. Various existing mechanical and structural components can be reconditioned and reused.

We recommend that the building work be included in the elevator contracts for a turnkey project

Units	Low	High
Per Unit	\$190,000	\$230,000
Both Units	\$380,000	\$460,000

B. LONG TERM UPGRADE RECOMMENDATIONS

None at this time

APPENDIX A
ELEVATOR PERFORMANCE EVALUATIONS

MAINTENANCE AUDIT SURVEY REPORT



PROJECT NAME:	LEIDOS FIELD AT RIPKEN STADIUM	OWNER ID NO.: 1	ELEVATOR NO.: 1	REVIEW DATE: 2-1-2022
PROJECT LOCATION:	873 LONG DRIVE	PERMIT ID NO.: HA-1596	ELEVATOR GROUP:	
CITY AND STATE:	ABERDEEN, MD	MACHINE TYPE: HYDRAULIC		
LB PROJECT NUMBER:	0100034734	ELEVATOR TYPE: PASSENGER		
MANUFACTURER (OEM):	MULTIPLE	FLOORS SERVED: 1,2 FRONT: 2 REAR: 0		
CONTRACTOR:	DELAWARE	CAPACITY: 2,500 LBS. CONTRACT SPEED: 125		
DATE OF INSTALLATION:	2002	SAFETY ANNUAL TEST <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DATE COMPLETED 5-2021		
DATE OF MODIFICATION:	2021	TESTS: 5 YEAR TEST <input type="checkbox"/> YES <input type="checkbox"/> NO DATE COMPLETED		

ELEVATOR INFORMATION					
TYPICAL FLOOR HEIGHT: 18'		BETWEEN FLOORS: 1 AND 2		DOOR OPERATOR SPEED: LOW	
DOOR TYPE: SINGLE SPEED SIDE OPENING		DOOR WIDTH: 3' – 6" AND HEIGHT: 7' – 0"		PRE-OPENING: NO	
MEASURED	CAR EMPTY		TARGET CRITERIA		MEETS CRITERIA
PERFORMANCE UP	SEC		19.1 SEC		
PERFORMANCE DOWN	SEC		19.1 SEC		
STOPPING ZONE	1/4"		+/- 1/4"		YES
MEASURED	FRONT	REAR	CRITERIA FRONT / REAR		MEETS CRITERIA
DOOR OPEN	3.2 SEC	SEC	3.1 SEC	SEC	YES
DOOR CLOSE	4.3 SEC	SEC	4.0 SEC	SEC	YES
INTERRUPTED RAY HOLD OPEN *>3.0 INITIAL, .5-1.5 SUBSEQUENT	SEC	SEC	>3.0* SEC	>3.0* SEC	

OBSERVATIONS	MEETS CRITERIA	COMMENTS	FEATURES	INSTALLED	TESTED	COMMENTS
ACCELERATION	YES		EMERGENCY LIGHT	YES	NO	TESTED BY AHJ
RIDE	YES		FIRE SERVICE PH1	YES	NO	TESTED BY AHJ
DECELERATION	YES		FIRE SERVICE PH2	YES	NO	TESTED BY AHJ
STOP	YES		FIRE PHONE JACK	YES	NO	TESTED BY AHJ
DOOR OPERATION	YES		STANDBY POWER			
DOOR PROTECTION	NO		TELEPHONE	YES	YES	OK
DOOR OPEN BUTTON	YES		INTERCOM	NO		
ALARM BUTTON	YES		STOP SWITCH	YES	YES	OK
CAR LIGHTING GUARDED	YES		SEISMIC OPERATION	NO		
FALSE CALL CANCEL	YES		DOOR RESTRICTION	YES	YES	OK

ADDITIONAL COMMENTS: THE ELEVATOR SERVICE PROVIDER WAS WAITING ON A NEW DOOR PROTECTION DEVICE AS IT CURRENTLY IS BROKEN AND THE CAR DOORS DO NOT CLOSE UNTIL IT GOES INTO NUDGING

MAINTENANCE AUDIT SURVEY REPORT



PROJECT NAME:	LEIDOS FIELD AT RIPKEN STADIUM	OWNER ID NO.: 2	ELEVATOR NO.: 2	REVIEW DATE: 2-1-2022
PROJECT LOCATION:	873 LONG DRIVE	PERMIT ID NO.: HA-1597	ELEVATOR GROUP:	
CITY AND STATE:	ABERDEEN, MD	MACHINE TYPE: HYDRAULIC		
LB PROJECT NUMBER:	0100034734	ELEVATOR TYPE: PASSENGER		
MANUFACTURER (OEM):	MULTIPLE	FLOORS SERVED: 1, 2 FRONT: 2 REAR: 0		
CONTRACTOR:	DELAWARE	CAPACITY: 3,500 LBS. CONTRACT SPEED: 118		
DATE OF INSTALLATION:	2002	SAFETY ANNUAL TEST <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DATE COMPLETED 5-2021		
DATE OF MODIFICATION:	2021	TESTS: 5 YEAR TEST <input type="checkbox"/> YES <input type="checkbox"/> NO DATE COMPLETED		

ELEVATOR INFORMATION						
TYPICAL FLOOR HEIGHT: 18'		BETWEEN FLOORS: 1 AND 2			DOOR OPERATOR SPEED: LOW	
DOOR TYPE: SINGLE SPEED SIDE OPENING		DOOR WIDTH: 3' – 6" AND HEIGHT: 7' – 0"			PRE-OPENING: NO	
MEASURED	CAR EMPTY		TARGET CRITERIA		MEETS CRITERIA	COMMENTS
PERFORMANCE UP	20.9 SEC		20.1 SEC		YES	
PERFORMANCE DOWN	21.0 SEC		20.1 SEC		YES	
STOPPING ZONE	1/4"		+/- 1/4"		YES	
MEASURED	FRONT	REAR	CRITERIA FRONT / REAR		MEETS CRITERIA	COMMENTS
DOOR OPEN	3.2 SEC	SEC	3.1 SEC	SEC	YES	
DOOR CLOSE	4.3 SEC	SEC	4.0 SEC	SEC	YES	
INTERRUPTED RAY HOLD OPEN *>3.0 INITIAL, .5-1.5 SUBSEQUENT	3.1 SEC	SEC	>3.0* SEC	>3.0* SEC	YES	

OBSERVATIONS	MEETS CRITERIA	COMMENTS	FEATURES	INSTALLED	TESTED	COMMENTS
ACCELERATION	YES		EMERGENCY LIGHT	YES	NO	TESTED BY AHJ
RIDE	YES		FIRE SERVICE PH1	YES	NO	TESTED BY AHJ
DECELERATION	YES		FIRE SERVICE PH2	YES	NO	TESTED BY AHJ
STOP	YES		FIRE PHONE JACK	YES	NO	TESTED BY AHJ
DOOR OPERATION	YES		STANDBY POWER			
DOOR PROTECTION	YES		TELEPHONE	YES	YES	OK
DOOR OPEN BUTTON	YES		INTERCOM	NO		
ALARM BUTTON	YES		STOP SWITCH	YES	YES	OK
CAR LIGHTING GUARDED	YES		SEISMIC OPERATION	NO		
FALSE CALL CANCEL	YES		DOOR RESTRICTION	YES	YES	OK

ADDITIONAL COMMENTS:

APPENDIX B
SUPPORTING PHOTOGRAPHS



1. Repair ceiling in machine rooms



2. Repair ceiling in machine rooms



3. Relocate flexible conduit entering elevator #2 machine room



4. Relocate flexible conduit entering elevator #2 machine room



5. Locate water leak in elevator #1 pit and seal it



6. Clean out inside of controllers



7. Clean out inside of controllers



8. Clean cartops



9. Clean cartops



10. Clean pits



11. Replace missing screw in Elevator #1 car operating panel

LEIDOS FIELD AT RIPKEN STADIUM

	REPLACEMENT	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
VERTICAL TRANSPORTATION														
Elevators														
0-5	EL-1	Elevator 1		1	AL	\$ 230,000.00	\$34,500	\$264,500						
0-5	EL-2	Elevator 2		1	AL	\$ 230,000.00	\$34,500	\$264,500		\$264,500				
SUBTOTAL ARCHITECTURAL								\$529,000		\$0	\$529,000	\$0	\$0	\$0
25% CONTINGENCY								\$132,250		\$0	\$132,250	\$0	\$0	\$0
SUBTOTAL ARCHITECTURAL								\$681,250		\$0	\$681,250	\$0	\$0	\$0
33% SOFT COSTS								\$218,213		\$0	\$218,213	\$0	\$0	\$0
TOTAL ARCHITECTURAL CAPITAL IMPROVEMENTS								\$879,463		\$0	\$879,463	\$0	\$0	\$0

Playing Field: Present Conditions,
Observations, and Recommendations

PLAYING FIELD



MiLB PLAYING FIELD COMPLIANCE REPORT

Ballpark: LEIDOS FIELD at RIPKEN STADIUM

EVALUATION			
Date:	1-Feb-22		
Conducted By:	Kevin Moses		
Attendees:	Todd Bradley		
Temperature:	38 F		
FACILITY INFORMATION			
Stadium Name:	Leidos Field at Ripken Stadium		
Resident Team(s):	Aberdeen IronBirds		
Address:	873 Long Drive		
City:	Aberdeen		
State/Territory:	MD		
Country:	USA		
HEAD GROUNDKEEPER INFORMATION			
Name:	Todd Bradley		
Title:	Head Groundskeeper		
Contact Information:	tbradley@ripenstadium.com		
STADIUM INFORMATION			
Surface Type:	Artificial turf w/ fully artificial infield. Pitching mounds & home plate are dirt.		
Grass/Turf Type:	Shaw Fields 38 (sand & rubber infill)		
GENERAL COMMENTS			
<p>The conversion of the field from natural grass to artificial turf was completed in February of 2021. The only dirt areas on the field are the pitching mound, home plate, and bullpen mounds. The existing drainage system for the natural grass field was left in place and the gravel base for the artificial turf was constructed on top of that.</p>			
SECTION 7.0 PLAYING FIELD			
<p>Layouts, playing surfaces, lighting systems, irrigation systems, and field drainage systems of all facilities in which construction commenced on or after October 1, 2020 (and modifications to existing fields) shall be submitted for approval by Major League Baseball.</p>			
Sub Section	Recommendations / Requirements	Compliance	Comments and Major Deficiencies
7.1 FIELD DIMENSIONS AND PLAYING SURFACE	Distances between all bases are accurate within a distance of +/- 3" allowance total.	Yes	(+/-) .5" total; 3rd to 2nd base measurement was incorrect due to improper 3rd base anchor installation, the base does not align with the foul line
	Pitcher's mound height is 10" (+/- 1" allowance).	Yes	Mound height is slightly off at 10.25" but is within tolerance; Mound distance is 60'6.75"
	Pitcher's Mound Slope meets requirements.	-	Due to the timing of the field audit, mound slopes were not able to be accurately checked. The clay has undergone freeze/thaw cycles and was not in game ready condition.
	Playing surface is without without defects and/or "trip-hazards" that could affect the normal play of the game or jeopardize player safety.	Yes	The field has some defects that are not player safety issues but need to be called out due to the fact that they do not to comply with the suggested rulebook layout of these areas. 1) The pitcher's mound circle has a 17' diameter (radius of 8'6") which is smaller than the suggested 18' diameter (9' radius) as noted in the "Layout of Pitching Mound" diagram. 2) The infield arc measurement, which is the arc separating the red infield turf from the green outfield turf is not at the suggested measurement. The arc varies from 94'6" at the RF & LF foul line corners to 93'8" at shortstop and 98'10" at 2nd base position area. The standard measurement is 95 feet, measured from the center, front edge of the pitching rubber. 3) 3rd Base Foul Line - There is an area in front of the 3rd base bag where the joints of the white foul lines are offset, resulting in a crooked foul line. 4) As noted above, the 3rd base anchor is not properly aligned with the foul line which results in the incorrect measurement from 3rd to 2nd base.
	Warning track material shall identify all zones within 15' of all walls and fences.	No	The warning track in front of the dugouts does not meet the 15' minimum - the warning track was 9'9" in front of the 3rd base dugout
	Warning track must be of a material to provide visual and tactile notice of a significant change in surface type.	No	The red synthetic turf warning track does not provide a tactile change in surface type from the green synthetic turf.



7.2 FIELD GRADE	The infield grass should be graded so that the surface is flat (0% slope). Existing facilities in compliance up to .37%	Yes	
	The slope of the infield skin should (measured from base to arc) should not exceed .5%	Yes	
	Maximum positive grade from baseline to dugout step should not exceed 8"	Yes	
	Maximum positive grade from 2nd base to the outfield warning track shall be 20"	Yes	
7.4 BULLPENS	New facilities (post Oct 2020) must have the bullpen areas be located off the playing field.	N/A	Bullpens are located off of the playing field
	If located off the playing field, shall include a protective overhead cover.	No	Bullpen seating areas do not have an overhead cover
	If located in foul territory, the mound shall not be a tripping hazard.	N/A	
	Each bullpen must be visible to both dugouts and the press box.	No	The bullpen mounds are not fully visible from both dugouts. On the right field bullpen mound, the mound farthest from the fence is not visible to the 1st base dugout and on the left field bullpen mound, the mound farthest from the fence is not visible from the 3rd base dugout.
	Two pitching mounds and home plates per bullpen.	Yes	
	Regulation dimensions (height & slope).	No	The left field bullpen mound heights are not in compliance. The mound nearest to the outfield is 11", which is within the 1" tolerance. However, the mound nearest the building is 8.75" which is not within tolerance. The pitching rubbers are set within .25' of each other in terms of elevation so the reason for the incorrect height is due to grading issues of the gravel base underneath the catcher's areas. There is a 2" elevation difference between the home plates.
	Bench for 10 players in each bullpen.	Yes	The left field bullpen has 2 of the individual seatbacks that need to be repired/replaced.
	Dedicated phones or walkie-talkies with connection to dugout.	Yes	
7.6 FIELD EQUIPMENT			
7.6.1 BATTING CAGE	Shall provide a full cover, portable batting cage with padding.	No	Provide additional padding on the back aluminium rail of the batting cage frame.
	New batting cages shall have minimum dimensions of 18' W x 14' D x 9'H	Yes	
7.6.2 FIELD SCREENS	Pitching Screen: 8'H x 8'W w/ 4' x 4' notch in upper corner; fully padded	Yes	
	1st Base Screen: 8'H x 8'W	Yes	
	2nd Base Screen: 8'H x 14'W w/ hinged wings	Yes	
	Shag Screen: 8'H x 8'W	Yes	
	Turf Protector: 25'D x 20' WidthA x 70' WidthB (can be waived by MLB if field is synthetic turf)	N/A	Not required for artificial turf
	Hitting Mat: 6' x 12'	Yes	
7.10 PLAYING FIELD TARPS	Provide a full infield tarp, pitcher's mound tarp, home plate tarp, and bullpen tarps. Provide base pit tarps if field is synthetic w/ dirt base pits.	Yes	Pitcher's Mound, Bullpen, and Home Plate Tarps are provided. The infield is all artificial turf so spot tarps and a full infield skin tarp are not required.
SECTION 8.0 MAINTENANCE			
This section outlines requirements and recommendations for overall maintenance of the facility and playing field in a professional manner.			
Sub Section	Recommendations / Requirements	Compliance	Comments
8.1 Field Maintenance Staff & Practices	Facility maintained at a professional level & follows professional groundskeeping practices.	Yes	
	Head GK shall have a turf degree, certification, or other MLB approved satisfactory accreditation or experience.	Yes	Todd has worked full-time at Aberdeen since 2014 and has been in his current role of Head Groundskeeper since 2017.
	Provide sufficient groundskeeping staff.	Yes	
	The Groundskeeping Program - compiled & approved by MLB.	Yes	Needs to be compiled & approved on an annual basis. Todd provided a written maintenance plan and log for synthetic turf maintenance.
8.2 Field Maintenance Equipment	Provide required equipment for clay/track maintenance.	Yes	
	Provide required equipment for turf surfaces (natural or synthetic).	Yes	
8.3 Playing Field Reconditioning	All clay areas & warning track shall be repaired & groomed prior to each game with the use of professional equipment that has been approved with the team's Groundskeeping Program.	Yes	
8.4 Field Maintenance Materials	Have a sufficient amount of field maintenance products & drying material on hand.	Yes	Team keeps an adequate amount mound clay & calcined clay on hand.
8.5 Irrigation System	Shall provide a full field irrigation system.	N/A	Artificial turf
	Shall provide quick couplers for watering the infield grass & clay.	Yes	
	Irrigation rotors shall not exceed .25" below turf canopy.	N/A	Artificial turf field not required to have irrigation rotors
	All valve boxes shall be covered w/ synthetic turf & set flush w/ the turf canopy.	No	1) Replace broken lid on quick coupler behind the mound - Todd is planning to do this before the season begins. 2) The valve box for the quick coupler behind home plate is installed too low resulting in surface unevenness.
8.6 Field Drainage System	Fields constructed post Oct 2020 shall provide a sub-surface drainage system.	Yes	

PLAYING FIELD

Exhibit A - SECTION 7.1 - FIELD DIMENSION CHART			
Area	Rulebook Measurement	Compliance	Actual Measurement
LF Fence	320' minimum	No	310'
CF Fence	400' minimum	Yes	404'
RF Fence	320' minimum	No	310'
Backstop	Recommended 60' distance from home plate	No	55'
Home to 1st Base	90'	Yes	
Home to 3rd Base	90'	Yes	
1st to 2nd Base	90'	Yes	
3rd to 2nd Base	90'	No	89'11.5"
Infield Skin Arc	95' distance from front center of pitching rubber	No	94'6" at 1st and 3rd base "corners" by foul lines, 93'10" at 2nd base position area, 93'8" at shortstop area
Mound Distance	60'6"	No	60'6.75"
Mound Height	10"	No	10.25"
Mound Radius	9'	No	8'6"
Mound Table Top	34" L x 60" W	Yes	
Mound Slope (1" per 1')	1' - 1"	—	Due to the timing of the field audit, mound slopes were not able to be accurately checked.
	2' - 2"	—	
	3' - 3"	—	
	4' - 4"	—	
	5' - 5"	—	
	6' - 6"	—	
Home Bulpen (Right Field) Distance	60'6"	Yes	Field Side Mound: Wall Side Mound:
Home Bulpen Height	10"	Yes	Field Side Mound: 10.625" Wall Side Mound: 10"
Home Bulpen Slope (1" per 1')	1' - 1"	—	Due to the timing of the field audit, mound slopes were not able to be accurately checked.
	2' - 2"	—	
	3' - 3"	—	
	4' - 4"	—	
	5' - 5"	—	
	6' - 6"	—	
Visitor Bulpen (Left Field) Distance	60'6"	Yes	Field Side Mound: Wall Side Mound:
Visitor Bulpen Height	10"	No	Field Side Mound: 11" Wall Side Mound: 8.75"
Visitor Bulpen Slope (1" per 1')	1' - 1"	—	Due to the timing of the field audit, mound slopes were not able to be accurately checked.
	2' - 2"	—	
	3' - 3"	—	
	4' - 4"	—	
	5' - 5"	—	
	6' - 6"	—	
Exhibit B - SECTION 8.2 - FIELD MAINTENANCE EQUIPMENT INVENTORY			
Dirt /Warning Track Equipment	Brand/Model	Provided	Comments
Infield Drag Machine	John Deere 1200A	N/A	
1 Ton Roller		N/A	
Small Tiller		Yes	
Nail Drag		Yes	
Screen Drags		Yes	
Plate Compactor		Yes	
Hand Tamps		Yes	
Natural Turf Equipment	Brand/Model	Provided	Comments
Triplex or Rotary Mower		Yes	
Aerator		Yes	
Topdresser		Yes	
Fertilizer Spreader		Yes	
Utility Cart	John Deere Gator 4x2 (2) & John Deere Gator 2020A (2)	Yes	
Tractor	John Deere 4120 & Bobcat A300 skid steer	Yes	
Spray Rig		Yes	
Synthetic Turf Equipment	Brand/Model	Provided	Comments
Turf Groomer	Redexim Combi-Groom w/ magnet	Yes	
Topdresser	Turfco Mete-R-Matic IV	Yes	
Turf Magnet	t attachments are installed on the Combi-Groom & Speed	Yes	
Sweeper	Redexim Speed Clean w/ magnet	Yes	

PLAYING FIELD

SYNTHETIC TURF

Food Service Equipment: Present Conditions,
Observations, and Recommendations

FOOD SERVICE EQUIPMENT

Introduction

Foodservice Resources was the original foodservice facilities consulting firm twenty (20) years ago when Ripken Stadium was built. The foodservice equipment specifications developed for the project at that time were done so under the direction of the concessionaire involved in the development of the ballpark which is a different operator than exists today.

Comparing the original foodservice equipment specifications to the legacy equipment observed on-site, what was specified was not purchased. The existing equipment in its brand-new state is inferior to what was specified thereby resulting in a shorter service life.

In addition to the equipment specification changes that occurred, there are also newer food service equipment items that have been acquired over the years and incorporated into the facility either as a replacement piece or an add-on.

Procedure

We used the original foodservice equipment plans and specifications as an initial guide during our site visit. We reviewed the plans and used the equipment schedules as check lists as we reviewed the foodservice equipment package, though many changes have been made over the years.

Two (2) project principals made a day long visit to Ripken Stadium on Tuesday, 22 February 2022 to inspect the foodservice equipment and evaluate it in terms of the requirements for replacement. We also reviewed and noted requests for service and maintenance related to foodservice equipment areas that had occurred over the last several years.

General Foodservice Organization

The Main Concourse concession stands are large enough with sufficient refrigerated, frozen and dry goods storage space so reliance on a central commissary is minimized. There is a **First Base Concession Stand** and a **Third Base Concession Stand**, the main difference being the First Base Concession stand had a pizza feature while the Third Base Concession stand had a display grill though neither of these two features were being used as originally designed. The rest of the two (2) concession stands have nearly identical foodservice equipment

Also on the Main Concourse is a **Commissary** which is primarily a ware washing facility related to event business & catering along with a bulk storage facility. On the outboard side of the concourse behind home plate is a small **Private Serving Area** for premium guests. **Good Hops** is a specialty beer garden concept down the first base line and in the outfield is the **Picnic Pavilion**.

On the Club & Suite Level, there is a **Club Kitchen** which is the ballpark's main production kitchen, the **Club Buffet** and a small **Bar**.

Overall Findings - First Base & Third Base Concessions

1. In terms of square footage, the First Base & Third Base Concession Stands together comprise 65% of the ballpark's foodservice facilities, generate the majority of the food & beverage revenue and naturally are the source and the majority of the foodservice equipment repair and replacement issues.
2. In the First Base & Third Base Concession Stands, we estimated that approximately 35% of the foodservice equipment was either not found or is the responsibility of a vendor. Of the remaining foodservice equipment, 25% was in good enough condition to clean and re-use while 10% needed to be tested by a technician to make sure everything was working correctly.

- Dry storage shelving appeared to be sufficient for current and planned operations and can be deep cleaned outdoors using trisodium phosphate or another institutional cleaner/degreaser. Replacement and additional shelving units can also be added at low cost. **(FS-1)**
- The panels in the multi-compartment Concession walk-in cooler/freezer assembly are getting close to the end of their useful life. A thorough cleaning can improve the appearance of the stucco aluminum wall panels and in number of instances, we have seen fiberglass reinforced panels (FRP) installed over old walk-in skins to extend the life of the coolers themselves. There are also the beginnings of some small rust areas at seams and a few places where a walk-in mechanic might be able to repair some defects in the panels. But these are all indications that these units are approaching the end of their useful life and should be replaced and reconfigured. **(FS-2)**
- The air-cooled condensing units for the walk-ins are installed in the plenum above the walk ins and it was reported they have difficulty maintaining temperature inside the boxes on hot summer days. The condensing units were sitting on top of the walk-in boxes themselves and this is not recommended when the condensing units are in excess of 150 lbs. Steps need to be taken right away to mitigate the issue of ineffective cooling of the remote condensing units.



- There are three (3) primary ways to address the issues with the condensing units: 1) introduce additional air movement in the plenum to reject the heat gain from the condensing units; 2) relocate the air-cooled units outdoors where heat rejection is not an issue; or 3) convert the air-cooled units in the plenum to water-cooled units which means tapping into a chilled water loop or purchasing a dedicated chiller. Probably the easiest and cleanest solution would be to take the condensing units outdoors but that means identifying an outdoor location and then finding a route to run liquid and suction refrigeration lines no more than 100 ft. **(FS-3)**

4. Concession Production Foodservice Equipment:

- The two production (cooking) lines in the First Base & Third Base Concession stands are different, though by all rights, they should be the same. The First Base Concession Stand employs griddles, steamers, convection ovens and fryers on its cook line.

FOOD SERVICE EQUIPMENT



- The Third Base Concession Stand uses griddles, a steamer and fryers:



- Based on the apparent age and wear and tear, it appears as though some of the production equipment installed beneath the grease hoods in the First Base & Third Base Concession Stands has been replaced at some point during the last twenty (20) years.
- We believe it makes sense to mirror the foodservice equipment beneath the hoods and both areas should be equipped with two (2) or even three (3) large 85 lb. capacity (18") fryers, a 60" griddle and combi or convection ovens. This will provide all the production capacity that the concession stand base menus require for production regardless of the operational and service system employed by the concessionaire and will serve the operation for many years to come. **(FS-4, FS-5, FS-6)**
- The exhaust ventilators appear to be in good condition. There are several instances where we

- It was reported to us that the exhaust fans for the ventilators sometimes trip out and need to be manually reset which can be inconvenient because the reset is part of the pre-wired electrical package for the ventilators located above the ceiling in the plenum. When this system was first installed, simple fan starters were commonly used. These fan starters which are typically provided by the mechanical division can wear-out but are easily replaced and the existing fan replaced or adjusted. There are several possible explanations as to why the fans are tripping. We recommend an exhaust ventilator technician and a mechanical contractor should be brought in to review and evaluate the kitchen exhaust system.
- A modern kitchen ventilation system today uses addressable direct-drive exhaust fans and variable frequency drives. This saves electricity and allows the system to vary the exhaust volume as the demand for exhaust increases. When the existing exhaust fans are replaced, we recommend using new upgraded electronics and a new addressable fan. **(FS-8)**

5. Concession Assembly Foodservice Equipment:

- To continue with the operating model currently in use, support foodservice equipment like stainless steel work tables and bulk heated holding cabinets should be replaced. **(FS-9, FS-10)**



6. Concession Service Foodservice Equipment:

- Immediate support equipment for serving customers such as sandwich slides, heated transfer cabinets and warming drawers used to hold food items are nearing the end of their service life and will soon need to be replaced. **(FS-11)**
- The draft beer system has basically been the same since the ballpark opened with only one (1) reported repair made for a glycol leak. In 2002, Perlick ran the glycol through copper tubing rather than plastic tubing wrapped with metal tape so it is possible the trunk lines are still good, but after 20 years, it is likely the neoprene insulation needs to be replaced which is critical to maintaining proper serving temperature. We recommend the lines be evaluated by a service technician. **(FS-12)**

FOOD SERVICE EQUIPMENT



- It should be noted that the Team's current concession partner, Levy's Professional Sports Catering (PSC), often likes to use packaged product for beer service as opposed to a draft system. We recommend the concessionaire be consulted before replacement of the beer lines. They may prefer an array of glass door display beverage merchandisers in lieu of the glycol-based draft beer system.
- Ice is an important part of post-mix beverage service and ice production capacity appears to be robust. It was reported that the existing ice machines currently operate without any issues. Replacement should occur one (1) to five (5) years in the future as each machine inevitably starts to fail. **(FS-13)**



- The rear service line up of foodservice equipment includes a series of open frame stainless steel work tables with galvanized legs and undershelves. The galvanized metal is unsightly and foodservice surfaces made from material in that condition are frowned upon by local health officials. These tables should be replaced with the one modification being that the undershelves and legs be stainless steel as opposed to galvanized. **(FS-14)**



7. Concession Sanitation Foodservice Equipment:

- Sanitation includes the equipment and processes used to maintain a clean and sanitary foodservice facility. This includes three compartment sinks, hand sinks, utility sinks, mop sinks and storage capabilities for chemicals and detergents and related supplies. The major equipment related to the cleaning and sanitizing of the tools, pans and utensils used in the concession operation was in good condition and not in need of replacement. Mop sinks, hand sinks and utility sinks were all present and we believe that continued cleaning and routine maintenance is all that is necessary to maintain continued use.

Overall Findings - Other Facilities

- In what was designed to be the Commissary, there is a support area for foodservice operations with a walk-in refrigerator & freezer along with additional dry storage space coupled with a spacious warewashing operation with a two-tank dishmachine that is used to support catering and event business on the Main Concourse.



- The warewashing operation is used frequently to support operations at Ripken Stadium and the current Concessionaire wishes to maintain warewashing in the Commissary. The warewashing machine takes up quite a bit of the Commissary space which is fine because the First Base & Third Base Concession Stands were designed with commodious dry, refrigerated and frozen storage space. Since the warewashing machine is supplied by chemical and cleaning products supplier, (Diversey), any upgrade to the warewasher would come from its supplier.
- The remote condensing units for the walk-in refrigerator and freezer in the Commissary are installed in the same way they are in the concession stands: they are located above the walk-ins in the plenum space. Like the First Base & Third Base Concession Stands, we suggest relocating the condensing units to a new outdoor location to allow them to reject the heat gain from the walk-ins to the outdoors when the same changes are made to the condensing units for the First Base & Third Base Concession Stands. **(FS-15, FS-16)**

FOOD SERVICE EQUIPMENT

- It was very difficult to inspect the Club Kitchen equipment since the facility was crowded with excess foodservice equipment (off-season storage).



- A storage room was created by the Concessionaire in an unused suite adjacent to the Club Kitchen. It appeared as though the space was well-used so consideration should be given to providing more permanent storage capabilities on the Club level. As part of this effort, it would provide the opportunity for additional refrigerated storage.
- A modest bar was added at the far end of the Club on the 3rd base side. There is a small cocktail station along with two (2) direct-draw draft beer dispensers and a slide-top bottle box. In the back room, there is a hand sink, a three-compartment sink, a storage rack and a small ice maker. This equipment is relatively new, in good condition and is not in need of replacement.



- In the right field concourse, the Good Hops stand is equipped with an exhaust ventilator, two (2) fryers and sanitation equipment. The exhaust hood is sufficiently sized so that additional cooking appliances can be added to prepare a more complete menu.



- Good Hops has beverage dispensing equipment for both soft drinks and beer and for four (4) brands of draft beer. Ice is supplied to the beverage dispensers from the high capacity concession stands.
- There is no need for equipment replacements at Good Hops at this time unless the Concessionaire determines a need based on a change in menu offerings.
- The Private Service Area behind home plate was never built out and is simply a service counter where portable chafing dishes are set-up to serve premium guests. The original plan called for a hot and cold buffet and a small cooking line. There is no need for replacement of the existing equipment.



- The Picnic Pavilion is mostly used for what was described as a strong group sales business during the season, but the foodservice equipment was removed for the off-season so a meaningful analysis of the foodservice equipment package could not be undertaken.

Summary

We have cited the need for near-term replacement of a significant portion of the foodservice equipment in use at Ripken Stadium. In light of the ever-changing tastes and preferences for food offerings at ballparks as well as the preferred operation and service methods by the Concessionaire, we would recommend development of a 'foodservice master plan' as part of a holistic plan to address future equipment needs before the existing equipment is simply replaced in-kind.

LEIDOS FIELD AT RIPKEN STADIUM
FACILITY CONDITION ASSESSMENT - ROUGH ORDER OF MAGNITUDE COST ESTIMATE
FOOD SERVICE

REPLACEMENT L(YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
FOOD SERVICE													
Food Service													
0-1	FS-1a	Clean & replace miscellaneous storage shelving	1	EA	\$4,400	\$660	\$5,060		\$5,060				
15-20	FS-1b	Clean & replace miscellaneous storage shelving again	1	EA	\$4,400	\$660	\$5,060						\$5,060
0-5	FS-2	Replace & reconfigure Concession walk-in cooler refrigeration panels	1	EA	\$109,800	\$16,470	\$126,270			\$126,270			
0-1	FS-3	Replace eight (6) Concession walk-in refrigeration systems and relocate condensing units outdoors	1	EA	\$62,200	\$9,330	\$71,530		\$71,530				
0-1	FS-4a	Replace Concession fryers	1	EA	\$53,000	\$7,950	\$60,950		\$60,950				
15-20	FS-4b	Replace Concession fryers again	1	EA	\$53,000	\$7,950	\$60,950						\$60,950
0-5	FS-5	Replace Concession griddles	1	EA	\$43,000	\$6,450	\$49,450			\$49,450			
0-5	FS-6	Replace Concession convection ovens	1	EA	\$54,200	\$8,130	\$62,330			\$62,330			
0-1	FS-7a	Provide new filters for Concession hood and adjust fans	1	EA	\$6,400	\$960	\$7,360		\$7,360				
0-5	FS-7b	Provide new filters for Concession hood and adjust fans again every 5 years	1	EA	\$6,400	\$960	\$7,360			\$7,360			
5-10	FS-7c	Provide new filters for Concession hood and adjust fans again every 5 years	1	EA	\$6,400	\$960	\$7,360				\$7,360		
10-15	FS-7d	Provide new filters for Concession hood and adjust fans again every 5 years	1	EA	\$6,400	\$960	\$7,360					\$7,360	
15-20	FS-7e	Provide new filters for Concession hood and adjust fans again every 5 years	1	EA	\$6,400	\$960	\$7,360						\$7,360
0-1	FS-8	Convert concession hoods to variable system with new direct drive exhaust fans & VFD electrical package	1	EA	\$19,400	\$2,910	\$22,310		\$22,310				
0-1	FS-9a	Replace stainless steel assembly work tables	1	EA	\$25,200	\$3,780	\$28,980		\$28,980				
15-20	FS-9b	Replace stainless steel assembly work tables	1	EA	\$25,200	\$3,780	\$28,980						\$28,980
0-5	FS-10	Replace Concession bulk hot food cabinets	1	EA	\$11,200	\$1,680	\$12,880			\$12,880			
0-5	FS-11	Replace Concession heated transfer cabinets	1	EA	\$18,400	\$2,760	\$21,160			\$21,160			
0-5	FS-12	Evaluate insulation on beer dispensing tubing and replace as needed	1	EA	\$60,000	\$9,000	\$69,000			\$69,000			
0-5	FS-13	Replace Concession ice machines	1	EA	\$52,400	\$7,860	\$60,260			\$60,260			
0-1	FS-14	Replace stainless steel service work tables	1	EA	\$32,300	\$4,845	\$37,145		\$37,145				
0-1	FS-15	Replace Commissary walk-in refrigeration systems and relocate condensing units outdoors	1	EA	\$15,200	\$2,280	\$17,480		\$17,480				
0-1	FS-16	Replace Commissary walk-in cooler panels	1	EA	\$46,500	\$6,975	\$53,475		\$53,475				

TAB 15

ADA Audit



RIPKEN STADIUM – ABERDEEN, MD

Accessibility Survey Report



PREPARED FOR

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Project #: 1MOH22001
Report #: 1
Date: 4/19/2022



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Table of Contents

LIST OF ACRONYMS	III
EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	2
2.0 METHODOLOGY FOR ASSESSMENT	2
3.0 APPLICABLE CODES & STANDARDS	3
4.0 DETAILED EXPLANATION OF APPLICABLE CODES	3
4.1 Americans with Disabilities Act.....	3
5.0 SPECIFIC ACCESSIBILITY APPLICATIONS & SCOPING.....	4
5.1 Parking	4
5.2 Assembly areas	5
5.2.1 Wheelchair Spaces.....	5
5.2.2 Companion Seats	5
5.2.3 Designated Aisle Seats	5
5.3 Drinking Fountains	5
5.4 Toilet Rooms	5
5.5 Locker Rooms	6
5.6 Team or Player Seating.....	6
5.7 Door Opening Force & Closing Speed	6
5.8 Employee Work Areas.....	6
6.0 MAINTENANCE OF ACCESSIBLE FEATURES & MOVEABLE OBJECTS	6
7.0 PRIORITIZATION	7
8.0 SURVEY DATA	8

List of Acronyms

ADA	Americans with Disabilities Act
ADAS	2010 ADA Standards for Accessible Design
AFF	Above Finished Floor
COMAR	Maryland Accessibility Code (MAC) (COMAR 05.02.02), which adopts and amends the 2010 ADA Standards for Accessible Design for Title II and Title III facilities
CFS	Clear Floor Space
IBC	International Building Code
ICC	International Code Council
ISA	International Symbol of Accessibility
PTD	Paper Towel Dispenser

Executive Summary

Jensen Hughes performed an accessibility survey of the existing conditions at Ripken Stadium located in Aberdeen, Maryland on February 1 and 2, 2022.

Ripken Stadium is an existing Minor League Baseball stadium. The stadium is owned by the City of Aberdeen and is operated under a Concession Agreement by Tufton Professional Baseball. Ripken Stadium seats approximately 6,300 spectators and is served by 1,941 parking spaces.

The building was constructed circa 2002 and was required to conform with the 1991 ADA Standards for Accessible Design at the time of construction. Any alteration conducted after March 15, 2012 was required to conform with the 2010 ADA Standards for Accessible Design.

In general, items that were constructed in compliance with the ADA and building code at the time of construction are able to remain. Elements that are not compliant with the ADA may be required to be brought into compliance regardless of planned alterations. Refer to Section 4 of this report for further information. This survey used the 2010 ADA Standards for Accessible Design to assess the level of accessibility for existing conditions.

There are multiple deficiencies located in the designated accessible parking spaces including excessive slopes, lack of signage, inadequate access aisle width, unstable surface(s), and excessive gaps and slopes along the accessible route to/from the accessible parking space(s) to the building entrance.

There is no accessible ticket window and no assistive listening equipment is available for individuals who are deaf or hard of hearing. Wheelchair spaces are dispersed throughout the stadium, however, some wheelchair spaces do not provide sufficient amount of space and have excessive slopes. Additionally, no designated accessible access aisle seats were identified during the survey.

There are protruding objects along circulation paths throughout the facility that may be a barrier or hazard to individuals who may be blind or have low vision. Stairs do not provide the required handrail extension dimension. Ramps providing access between the concourse level and lower level seating cross aisle have significant deficiencies including excessive slopes, non-compliant handrails, and inadequate landing sizes.

There are deficiencies in the multiuser toilet rooms. A family or assisted-use toilet room is provided on Level 1, however, it is located via what appears to be an employee-only area, requiring assistance. Toilet rooms located in the Suites have deficiencies as well.

The toilet and bathing areas in the locker rooms have accessible features with some compliance issues. No accessible lockers were identified.

Deficiencies were also identified in the employee-only areas.

Appendix A provides a list of deficiencies identified as part of the survey. Refer to Appendix A for further details.

1.0 Introduction

Jensen Hughes was retained by Ewing Cole (Client) to perform an accessibility compliance assessment of Ripken Stadium. Jensen Hughes has prepared this assessment to document existing accessibility conditions observed at the facilities, provide code citations and potential corrections for these issues, and assist the client and owner to understand the extent of obligations under the Maryland Accessibility Code (MAC) (COMAR 05.02.02), which adopts and amends the 2010 ADA Standards for Accessible Design for Title II and Title III facilities, the Americans with Disabilities Act, and Section 504 of the Rehabilitation Act, to provide accessibility at the existing facilities.

This report represents a professional opinion prepared by Jensen Hughes (Consultant), based on our understanding and interpretation of the applicable code requirements. The Client acknowledges that Federal Regulations including the Americans with Disabilities Act (ADA), Architectural Barriers Act (ABA), Fair Housing Act (FHA), and the Uniform Federal Accessibility Standards (UFAS); as well as state codes and local regulations, as may be applicable to this project, will be subject to various and possibly contradictory interpretations. Consultant will endeavor to use reasonable professional efforts to interpret applicable accessibility requirements as they may apply to Consultant's services. Consultant cannot and does not promise, warrant or guarantee that the Client's project will comply with all interpretations of those accessibility requirements and/or similar requirements of other federal, state and local laws, rules, codes, ordinances and regulations as they may be interpreted and/or apply to the project currently or in the future.

Jensen Hughes disclaims all obligation to any third party/ies with respect to any opinions and material contained herein. No third party may rely upon this document without advance and express written consent from Jensen Hughes and the Client. In this event, any third party will be bound by the limitations, qualifications, terms, conditions, and indemnities to Jensen Hughes set forth in the Agreement for Services.

All materials presented in this document are, to the knowledge of Jensen Hughes, reasonably based on the qualifications, limitations, and assumptions identified above.

2.0 Methodology for Assessment

Jensen Hughes performed an accessibility survey of the existing conditions at Ripken Stadium located in Aberdeen, Maryland on February 1 and 2, 2022. The survey was primarily a visual inspection with appropriate measurements using commercially available measuring tools (e.g., tape measure and level) to determine the level of accessibility.

Non-compliant conditions may exist which were not identified as part of this assessment. Some of the information was obtained from the building representatives, such as the total number of seats. This information was not confirmed as part of this survey. A detailed study of conformance of each element subject to accessibility provisions is beyond the scope of this survey. Representative photographs and sampling of conditions are included as part of this report.

The survey scope of work was intended to include areas required to be accessible. The following were not surveyed as they were not included in the scope of work:

- + Evaluation of means of egress for compliance with the Maryland State Fire Prevention Code
- + Evaluation of machinery spaces
- + Review of signage content and Braille spelling;
- + Evaluation of functionality of Volume Control Telephones, TTYs, Assistive Listening Systems, Automatic Teller Machines and Fair Machines, Two-Way Communication Systems, and Parking Control Devices
- + Evaluation of employee work stations (see section 5.8)
- + Evaluation of functionality and performance of elevator controls and operating mechanisms

- + Evaluation of emergency communication devices and fire alarm systems
- + Evaluation of all door closing speed and force

3.0 *Applicable Codes & Standards*

As a publicly owned entity, Ripken Stadium is subject to the federal, state, and local regulations, codes, and standards which require that public entities be accessible to persons with disabilities.

It is understood the building was constructed circa 2002. Therefore, the following regulations are applicable to accessibility at Ripken Stadium:

- + Title II of the Americans with Disabilities Act of 1990;

In addition, the following regulations, codes, and standards would be applicable to the accessibility of any alterations or additions to the existing building.

- + Title II of the Americans with Disabilities Act of 1990 and the 2010 Title III ADA Standards (cited as ADAS in this report for alterations/additions conducted after March 15, 2012);
- + Maryland Accessibility Code (MAC) (COMAR 05.02.02), which adopts and amends the 2010 ADA Standards for Accessible Design for Title II facilities (effective January 1, 2012)

Where more than one regulation, code, or standard is applicable, Ripken Stadium must comply with the scoping and technical criteria of all of them. In cases where there is a disparity in the scoping or technical criteria, the most stringent requirements shall prevail as long as these do not conflict with or provide a lower level of accessibility than is required by the other regulations, codes, and standards.

Where potentially relevant, the report references the 1991 ADA Accessibility Guidelines (ADAAG). In addition, references to state and/or local code sections are included in the report if/when the information is potentially relevant to the corrections that Jensen Hughes recommends for issues of non-compliance or to potential alteration/addition plans.

A more detailed explanation of the applicable scoping found in these regulations, codes, and standards is provided in Section 4.0 of this report.

4.0 *Detailed Explanation of Applicable Codes*

This section of the report elaborates on the scoping contained in accessibility regulations, codes, and standards that pertain to Ripken Stadium.

4.1 AMERICANS WITH DISABILITIES ACT

Ripken Stadium is a public entity owned by the City of Aberdeen that is operated under a Concession Agreement by Tufton Professional Baseball, thus is subject to Title II of the Americans with Disabilities Act of 1990.

Any elements or spaces altered or added after the effective date of the ADA accessibility standards would have been required to comply with whichever edition of the ADA Standards was in effect at the time of construction. If such elements or spaces were not installed in compliance with the ADA standards in effect at the time of construction, then those elements and spaces are required to be corrected to be compliant with current ADA Standards.

On the other hand, elements that have not been altered in existing facilities on or after March 15, 2012, and that also comply with the corresponding technical and scoping specifications for those elements in the 1991 Standards, are not required to be modified in order to comply with the requirements set forth in the 2010 Standards. This is known as “Safe Harbor” [ADA §36.304(d)(2)(i) and §35.151(b)(4)(ii)(C)]. A simple example of the application of safe harbor at an existing facility is: A paper towel dispenser was installed in a facility in the year 2000, when 1991 ADAAG was in effect. It was mounted with operable parts 52” above the floor which is compliant with the 54” maximum height range permitted by 1991 ADAAG. Though the 2010 Standards are more stringent in that the maximum height of an operable part is 48” if an unobstructed reach is provided, the existing dispenser would be “safe harbored” under the 1991 ADAAG and would not have to be lowered to comply with the 2010 Standards unless the dispenser was altered or replaced.

This assessment does not make a determination of whether an element or space is “safe harbored” as information pertaining to when an elements/space is constructed or altered was not included as part of this assessment and is beyond the scope of this survey. Such a determination is generally done element by element.

5.0 Specific Accessibility Applications & Scoping

The following are selected scoping provisions as related to Ripken Stadium.

5.1 PARKING

Standard parking facilities are required to provide accessible parking spaces per ADAS Table 208.2. With 1,941 parking spaces, 30 accessible parking spaces are required, of which 8 must be van accessible.

Van accessible parking must be served by an access isle 96 inches minimum width, and the accessible parking space must be identified with a supplemental "Van Accessible" sign in conformance with the requirements for uniform traffic control devices under Transportation Article, §25-104, Annotated Code of Maryland.

Each van-accessible parking space aisle shall be identified with a supplemental "No Parking" sign in conformance with the requirements for uniform traffic control devices under Transportation Article, §25-104, Annotated Code of Maryland.

A new sign posted after October 1, 2002, that designates a parking space or zone for the use of individuals with disabilities shall be identified with a supplemental "Maximum Fine" sign in conformance with the requirements for uniform traffic control devices under Transportation Article, §25-104, Annotated Code of Maryland.

5.2 ASSEMBLY AREAS

5.2.1 Wheelchair Spaces

Wheelchair spaces are to be provided in accordance with ADAS Table 221.2.1. In each luxury box, club box, and suite within arenas, stadiums, and grandstands, wheelchair spaces complying with ADAS 802.1 shall be provided in accordance with Table 221.2.1.1.

Table 2 – Wheelchair Spaces (Table 221.2.1)

Number of Seats	Minimum Number of Required Wheelchair Spaces
4 to 25	1
26 to 50	2
51 to 150	4
151 to 300	5
301 to 500	6
501 to 5000	6, plus 1 for each 150, or fraction thereof, between 501 through 5000
5001 and over	36, plus 1 for each 200, or fraction thereof, over 5000

Wheelchair spaces are to be an integral part of the seating plan and are to provide lines of sight complying with ADAS 802.2. In providing lines of sight, wheelchair spaces shall be dispersed. Wheelchair spaces shall provide spectators with choices of seating locations and viewing angles that are substantially equivalent to, or better than, the choices of seating locations and viewing angles available to all other spectators.

Wheelchair spaces are to be dispersed horizontally and vertically at varying distances per ADAS 221.2.3.1 and 221.2.3.2 respectively. When the number of wheelchair spaces required by 221.2.1 has been met, further dispersion shall not be required.

5.2.2 Companion Seats

At least one companion seat complying with ADAS 802.3 is to be provided for each wheelchair space.

5.2.3 Designated Aisle Seats

At least 5 percent of the total number of aisle seats provided shall comply with ADAS 802.4 and shall be the aisle seats located closest to accessible routes.

5.3 DRINKING FOUNTAINS

Where drinking fountains are provided, no fewer than two drinking fountains are to be provided. One drinking fountain shall comply with ADAS 602.1 through 602.6 and one drinking fountain shall comply with ADAS 602.7.

5.4 TOILET ROOMS

Where toilet rooms are provided, each toilet room is to comply with ADAS 603. Unisex toilet rooms shall contain not more than one lavatory, and two water closets without urinals or one water closet and one urinal. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches.

5.5 LOCKER ROOMS

Locker rooms are to comply with ADAS 803 including providing an accessible bench in conformance with ADAS 903 at least 5 percent, but no fewer than one of each type of locker is to be accessible and comply with ADAS 811.

5.6 TEAM OR PLAYER SEATING

At least one wheelchair space complying with ADAS 802.1 is to be provided in team or player seating areas. Team or player seating areas are to be on an accessible route. Platform lifts are permitted to provide accessible routes to team or player seating areas serving areas of sport activity.

5.7 DOOR OPENING FORCE & CLOSING SPEED

Manual doors along accessible routes are required to comply with maximum opening force and minimum closing time requirements found in ADAS 404.2. Interior doors that are not fire rated are required to be opened with 5 pounds of force (lbf) maximum. Fire doors shall have a maximum opening force of 50 pounds applied at the latch [2018 Life Safety Code section 7.2.1.4.5.1(b)]. Not all individual doors whose required opening force exceeds the maximum are identified.

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

This assessment did not include reviewing door opening force and closing speed of all doors. A sampling of doors were assessed for conformance.

5.8 EMPLOYEE WORK AREAS

Employee work areas must be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. In employee work areas greater than 1,000 square feet, an accessible route is required to be provided along general circulation paths. Employee common areas, such as meeting rooms, corridors, break rooms, on-call rooms, and toilet rooms are not considered employee work areas and are required to be fully accessible.

The following typical employee areas are not required to be accessible or be on an accessible route:

- + Spaces accessed only by ladders, catwalks, crawl spaces, or very narrow passageways
- + Areas raised primarily for purposes of security, life safety, or fire safety
- + Spaces frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment
- + Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet and elevated 7 inches or more above the finish floor or ground where the elevation is essential to the function of the space

Jensen Hughes surveyed the accessible route to and through employee work areas required to be along an accessible route. Toilet rooms, and meeting spaces used by employees were also surveyed as part of this effort.

6.0 Maintenance of Accessible Features & Moveable Objects

Per 28 CFR Part 35.133 – Maintenance of accessible features, *A public entity shall maintain in operable working condition those features of facilities and equipment that are required to be readily accessible to and usable by*

persons with disabilities by the Act or this part. This means that all required clear floor spaces, door maneuvering clearances, clear widths, etc. be maintained free of obstructions, both permanent and moveable and elevator operations be maintained. Though, this section does not prohibit isolated or temporary interruptions in service or access due to maintenance or repairs.

7.0 Prioritization

Under the ADA, a public entity is to operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities. To achieve this obligation, modifications to existing buildings may be necessary to help ensure access.

One approach to making existing buildings accessible is to utilize the priority framework outlined under Title III of the ADA regulations for public accommodations (private entities). The regulation suggests that a public accommodation's first priority should be to enable individuals with disabilities to physically enter its facility. This priority on "getting through the door" recognizes that providing physical access to a facility from public sidewalks, public transportation, or parking is generally preferable to any alternative arrangements in terms of both business efficiency and the dignity of individuals with disabilities.

The next priority is for measures that provide access to those areas where goods and services are made available to the public. For example, at a stadium, individuals with disabilities should be given access to the sales and service counters, wheelchair spaces, access aisle seats, assistive listening equipment, retail display areas, dining areas, and signage.

The third priority should be providing access to public restrooms.

The fourth priority is to remove any remaining barriers to using the facility by, for example, lowering telephones and providing accessible drinking fountains. Additionally, modifications to employee-only areas may be a lower priority, however, under ADA Title I provisions, an employer is responsible at any time, to provide reasonable accommodations to employees with disabilities which may require physical modifications to a space or element for the purposes of the employee being able to perform the duties of their occupation.

In general, it is recommended existing elements that can be easily repaired/remediated without much relative cost be addressed earlier than later regardless of their priority level.

Through this framework, Jensen Hughes has developed the following prioritization for reference only (Table 3). A priority has been given to each deficiency identified in Appendix A. Development of a remediation schedule with specific timelines is beyond the scope of this survey and further analysis is advised.

Table 3 – Accessibility Prioritization











Priority	Examples
1	Modify accessible parking surface, restripe accessible parking spaces and access aisles, install/replace all accessible parking spaces, alter/repair accessible routes to building entrance,
2	Adjust door closing speed and force, modify door thresholds and adjacent surfaces, alter/repair accessible routes including ramps and handrails, provide compliant wheelchair spaces and access aisle seats, replace/install accessible room signage, provide assistive listening equipment, provide accessible dining seating
3	Modify elements to access and use the bathroom including, but not limited to: replacing/altering door thresholds and adjacent surfaces, installing power door openers, lowering sink, lowering mirror, providing sink pipe protection, modifying accessible compartment door and door hardware, repositioning compartment partitions, relocating/replacing grab bars, relocating toilet and toilet paper dispenser, installing/relocating other dispensers, etc.
4	Provide accessible drinking fountain for standing persons and individuals who use wheelchairs, relocate/replace telephone with compliant type (if provided), modify elements within employee-only areas including toilet rooms.

8.0 Survey Data













The findings of the survey can be found in Attachment A.

Appendix A. Survey Data











Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Exterior	1.	1	Accessible Parking Spaces	General	Confirm the number of parking spaces serving the stadium. 1,941 parking spaces were counted. 43 total accessible parkign spaces were identified, one of which was van accessible parking.	Accessible parking spaces are to be provided in accordance with Table 208.2. For a total of 43 parking spaces, 30 are required to be accessible per ADAS 208.2
Exterior	2.	1	Accessible Parking Spaces (South)	Slope	Accessible parking spaces have excessive slope. This condition occurs at most parking spaces.	Parking spaces shall be level with surface with a slope not exceeding 1:48 (2.08%) in all directions.
Exterior	3.	1	Accessible Parking Spaces (North)	Slope	Accessible parking spaces have excessive slope. This condition occurs at the northern most parking space.	Parking spaces shall be level with surface with a slope not exceeding 1:48 (2.08%) in all directions.
Exterior	4.	1	Accessible Parking Spaces (South)	Slope	Accessible parking spaces have excessive slope.	Parking spaces shall be level with surface with a slope not exceeding 1:48 (2.08%) in all directions.
Exterior	5.	1	Accessible Parking Space (North)	Parking Space	The accessible parking space is less than 96" wide at 93.5". This condition occurs at the northern most parking space.	Car parking spaces shall be 96 inches (2438 mm) minimum.
Exterior	6.	1	Accessible Parking Space (North)	Access Aisle	The access aisle is less than 60" ranging from 58.5" to 59.25". This condition occurs at multiple parking spaces.	All accessible spaces shall have access aisle of 60 inches wide minimum measured centerline to centerline.

	Code Reference	Possible Solution	Image #1	Image #2
provided in l of 1,941 accessible per	ADAS 208.2	Determine if additional accessible parking is required. Coordinate with other accessible parking requirements.		
ce slopes not	ADAS 502.4	Regrade parking space and restripe.		
ce slopes not	ADAS 502.4	Regrade parking space and restripe.		
ce slopes not	ADAS 502.4	Regrade parking space and restripe.		
2440 mm) wide	ADAS 502.2	Restripe parking space(s).		
aisles that are terline to	ADAS 502.3	Restripe parking space(s).		

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Exterior	7.	1	Accessible Parking Space	Access Aisle	There is no signage identifying the accessible parking space. This condition occurs at multiple parking spaces.	Parking space identification signs shall be provided in accordance with COMAR 09.12.53.7 and the International Symbol of Accessibility.
Exterior	8.	1	Accessible Parking Space	Van Accessible Parking	There is insufficient number of van accessible parking spaces provided.	COMAR requires one in every four accessible parking spaces, but not less than one, shall be provided. The access aisle 96 inches minimum width and the accessible parking space shall be identified with supplemental "Van Accessible" sign.
Exterior	9.	1	Ramp from Accessible Parking	Slope	The running slope is greater than 1:12 (8.3%) and the cross slope exceeds 1:48 (2.08%) along the ramp from the southern parking area (Key 1).	The running slope of a ramp walking surface shall not exceed 1:12 (8.3%) and the cross slope of a ramp walking surface shall not be steeper than 1:48.
Exterior	10.	1	Ramp from Accessible Parking	Ramp Handrails	The handrails do not extend 12" minimum parallel to the walking surface at the top and bottom landing of the ramp.	Ramp handrails shall extend horizontally along the landing for 12 inches (305 mm) minimum at the top and bottom of ramp runs. Extension shall be to a wall, guard, or the landing surface, or continuous to the handrail of an adjacent ramp.
Exterior	11.	1	Walking Surface	Gaps	There are gaps greater than 1/2" wide and 1/4" deep along the accessible route from the accessible parking to the building entrance. This condition occurs at multiple locations.	Openings in floor or ground surfaces shall not allow the passage of a sphere more than 1/2 inch in diameter.
Exterior	12.	1	Walking Surface	Change in Level	There are vertical changes in level greater than 1/4" not beveled.	Changes in level greater than 1/4" but not more than 1/2" are to be beveled 1:2. Changes in level more than 1/2" are to be ramps.

	Code Reference	Possible Solution	Image #1	Image #2
be provided in cluding the	ADAS 502.3	Provide signage.		
ossible parking served by an and the fied with a	ADAS 208.2.4 and COMAR 09.12.53.7	Restripe parking space(s) and provide signage.		
urface shall not of walking (2.08%).	ADAS 405.2 and 405.3	Regrade ramp. Coordinate with other ramp requirements.		
y above the m beyond the s shall return to shall be t ramp run.	ADAS 505.10.1	Provide compliant handrail extensions. Coordinate with other ramp requirements.		
all not allow (13 mm)	ADAS 302.3	Modfiy gap.		
more than 1/2" greater than 1/2"	ADAS 303.3 and 303.4	Modfiy change in level.		












Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Exterior	13.	2	Ticket Office	Service Counter	The service counter is too high at 40.5" aff.	Sales and service counters are to be no 36" aff.
Typical	14.	2	Signage	General	There is no tactile exit signage. This condition occurs at exit doors with illuminated exit signs.	Doors at exit passageways, exit discharge stairways shall be identified by tactile signs with 703.1, 703.2, and 703.5.
Typical	15.	2	Signage	Signage Height	Some tactile signage is mounted too high. This condition occurs at multiple tactile signs. Note: 1991 ADAAG permitted signage to mounted 60" aff measured to the centerline of the sign.	Tactile characters on signs shall be located (1220 mm) minimum above the finish floor surface, measured from the baseline of tactile character and 60 inches (1525 mm) above the finish floor or ground surface, from the baseline of the highest tactile character.
Typical	16.	2	Signage	Character Font	Tactile characters are not sans serif.	Characters shall be sans serif.
Typical	17.	2	Signage	Signage Location	Some tactile signage is located on the wrong side of the door or not on the latch side.	Where a tactile sign is provided at a door, it shall be located alongside the door at the latch side.
Typical	18.	2	Elevators	Emergency Communication	Verify emergency two-way communication system is operable and response protocols are in place. System was not tested as part of this assessment.	Emergency two-way communication system shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.
Typical	19.	2	Stairs	Handrails	Handrail extensions do not extend far enough at the top of the landing. 12" min. is required before the return. This condition occurs at all stairs.	At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first step. Extensions shall return to a wall, guard, surface, or shall be continuous to the handrail of the adjacent stair flight.

	Code Reference	Possible Solution	Image #1	Image #2
higher than	ADAS 904.4.1	Modify and lower the counter.		
ge, and exit signs complying	ADAS 216.4	Install tactile exit signage.		
ted 48 inches or or ground (the lowest m) maximum measured character.	ADAS 703.4.1	Relocate tactile signage.		
	ADAS 703.2.3	Replace signage with compliant type.		
or, the sign shall ch side	ADAS 703.4.2	Relocate signage to latch side.		
systems shall characters shall shall comply	ADAS 407.4.9	Verify and modify as needed.		
l extend ches (305 mm) rst riser nosing. or the landing ndrail of an	ADAS 505.10.2	Modify handrail.		












Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Typical	20.	2	Stairs	Handrails	There is no handrail extension at the top landing. This condition was identified at the stair adjacent to the elevator.	At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first step. Extensions shall return to a wall, guard, or handrail surface, or shall be continuous to the handrail of the adjacent stair flight.
Typical	21.	2	Assembly Seating	Aisle Seats	No designated aisle seats were identified. Though there are seats without armrests, they are not identified as accessible aisle seats.	At least 5 percent of the total number of seats provided are to comply with ADAS 802.4.1. Seats shall have folding or retractable armrests or no armrests located closest to accessible routes. Each designated aisle seat shall be identified by a sign or marking.
Typical	22.	2	Assembly Seating	Wheelchair Space	The wheelchair space width is less than 36" for a single space and less than 66" for two adjacent spaces. This condition occurs at multiple locations along the concourse and cross aisle wheelchair seating locations.	A single wheelchair space shall be 36 inches wide minimum. Where two adjacent wheelchair spaces are provided, each wheelchair space shall be 66 inches (840 mm) wide minimum.
Typical	23.	2	Assembly Seating	Wheelchair Space	The slope of the wheelchair space is greater than 1:48 (2.08%) (up to 3.6% identified). This condition occurs at multiple locations along the concourse wheelchair seating locations.	Slopes shall not be greater than 1:48 at the wheelchair space ground surface.
Level 1	24.	2	Circulation	Protruding Object	The waiting line stanchion's lowest edge is greater than 27" aff.	Where a sign or other obstruction is mounted on posts or pylons and the clear distance between posts or pylons is greater than 12 inches, the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground surface.
Level 1	25.	2	Circulation	Fire Extinguisher	The fire extinguisher cabinet protrudes more than 4" into the circulation path where the leading edge is below 80" aff.	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

	Code Reference	Possible Solution	Image #1	Image #2
extend es (305 mm) st riser nosing. or the landing ndrail of an	ADAS 505.10.2	Modify handrail		
aisle seats and either o armrest and h designated marker.	ADAS 221.4 802.4.2	Identify aisle seats and confirm required number of seats are provided.		
ches (915 mm) elchair spaces all be 33 inches	ADAS 802.1.2	Modify seating to provide the required width.		
the wheelchair	ADAS 802.1.1	Modfiy surface.		
nted between etween the (305 mm), the hall be 27 (2030 mm) .	ADAS 307.3	Replace stanchions with type that provides lower cane detection.		
7 inches (685 mm) above inches (100 lation path.	ADAS 307	Relocate cabinet or provide cane detection.		

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	26.	2	Circulation	Drink shelf	The drink shelf protrudes more than 4" into the circulation path where the leading edge is below 80" aff. This condition occurs at both the North and South Concourse	Objects with leading edges more than 27 mm) and not more than 80 inches (2030 the finish floor or ground shall protrude 4 mm) maximum horizontally into the circul
Level 1	27.	2	Circulation	Picnic Table	No accessible picnic table identified. This condition occurs at the North and South Concourse and area near the home locker room.	Where dining surfaces are provided for the consumption of food or drink, at least 5 p seating spaces and standing spaces at the surfaces shall be accessible.
Level 1	28.	2	Circulation	South Concourse Ramp to Cross Aisle and Home Locker Room	There are multiple deficiencies along the ramp.	Ramps on accessible routes shall comply 405
Level 1	29.	2	Circulation	South Concourse Ramp to Cross Aisle and Home Locker Room	The running slope is greater than 1:12 (8.3%) along the ramp run of up to 10.3% identified. This condition occurs at multiple points along the ramp.	Ramp runs shall have a running slope no 1:12.
Level 1	30.	2	Circulation	South Concourse Ramp to Cross Aisle and Home Locker Room	The cross slope is greater than 1:48 (2.08%) along the ramp run of up to 3.5% identified. This condition occurs at multiple points along the ramp.	Cross slope of ramp runs shall not be ste 1:48.
Level 1	31.	2	Circulation	South Concourse Ramp to Cross Aisle and Home Locker Room	The handrail is not continuous.	Handrails shall be continuous within the f each stair flight or ramp run

	Code Reference	Possible Solution	Image #1	Image #2
inches (685 mm) above inches (100 mm) above ation path.	ADAS 307	Provide cane detection.		
ne percent of the ne dining	ADAS 226	Provide accessible picnic table(s).		
y with ADAS	ADAS 405.1	Modify ramp.		
st steeper than	ADAS 405.2	Modify ramp.		
eeper than	ADAS 405.3	Modify ramp.		
ull length of	ADAS 505.3	Modify handrail.		







Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	32.	2	Circulation	South Concourse Ramp to Cross Aisle and Home Locker Room	Top and bottom landings do not comply. Some landings do not have a length of 60" minimum.	Ramps shall have landings at the top and bottom of each ramp run. The landing clear length shall be 60 inches (1525 mm) long minimum.
Level 1	33.	2	Circulation	South Concourse Ramp to Cross Aisle and Home Locker Room	There are changes in level along the ramp and gaps greater than 1/2" wide.	Changes in level between 1/4 inch (6.4 mm) minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2. Openings in floor or ground surfaces shall not allow the passage of a sphere more than 1/2 inch (13 mm) diameter.
Level 1	34.	2	Circulation	North Concourse Ramp to Cross Aisle	The running slope is greater than 1:12 (8.3%) along the ramp run of up to 8.8% identified	Ramp runs shall have a running slope not steeper than 1:12.
Level 1	35.	2	Circulation	North Concourse Ramp to Cross Aisle	The cross slope is greater than 1:48 (2.08%) along the ramp run of up to 3.0% identified.	Cross slope of ramp runs shall not be steeper than 1:48.
Level 1	36.	2	Circulation	North Concourse Ramp to Cross Aisle	Handrail is not provided on both sides of the ramp.	Handrails shall be provided on both sides of the ramp.
Level 1	37.	2	Circulation	Beverage Dispenser	Operable parts for the beverage dispenser are too high at approximately 52". This condition occurs at the picnic pavilion.	Elements are to be within accessible reach ranges. Where a clear floor or ground space allows for the approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the ground.

	Code Reference	Possible Solution	Image #1	Image #2
and the bottom of shall be 60	ADAS 405.7	Modify ramp.		
(mm) high imum shall be 2. ill not allow (13 mm)	ADAS 303.3 and 302.3	Modify surface.		
ot steeper than	ADAS 405.2	Modify ramp.		
eeper than	ADAS 405.3	Modify ramp.		
s of ramps.	ADAS 505.2	Modify handrail.		
ch range. ws a parallel ch is e 48 inches each shall be finish floor or	ADAS 308.3	Replace with compliant type.		







Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	38.	2	Ticket Office	Assistive Listening Equipment	No assistive listening equipment is provided.	In each assembly area where audible communication is integral to the use of the space and audio is provided, an assistive listening system shall be provided. Signage indicating the availability of the assistive listening system shall be provided at the entrance to the assembly area or elsewhere.
Level 1	39.	2	Ticket Office	Door maneuvering clearance	Door maneuvering clearance is not provided on the push side of the door.	Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (457 mm) of the pull side or 12 inches (305 mm) of the push side of a doorway projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door or glass.
Level 1	40.	2	Ticket Office	Service Counter	The service counter is too high at 40.5" aff.	Sales and service counters are to be no higher than 36" aff.
Level 1	41.	4	Ticket Office	Protruding Object	First Aid Kit protrudes more than 4" into the circulation path where the leading edge is below 80" aff and is mounted too high.	Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path. Operable parts are to be within accessible reach per ADAS 308.
Level 1	42.	4	Ticket Office	Kitchen	Not enough kitchen storage appears to be in accessible reach range.	At least 50 percent of shelf space in kitchen facilities is to be accessible.
Level 1	43.	4	Ticket Office	Door	The door maneuvering clearance is obstructed by bookshelves at the office entry door.	Door maneuvering clearance shall be free of obstructions.
Level 1	44.	4	Ticket Office	Door Maneuvering Clearance	Door maneuvering clearance is not provided on the push side of the door.	Maneuvering clearances for forward approach shall be provided when any obstruction within 12 inches (305 mm) of the latch side of a doorway projects more than 8 inches (203 mm) beyond the face of the door, measured perpendicular to the face of the door on the push side of a door with a closer and

	Code Reference	Possible Solution	Image #1	Image #2
Communication is no amplification shall be availability of assistive ticket office or	ADAS 219.2 and 216.10	Provide assistive listening equipment and signage in accordance with ADAS 219.2 and 216.10.		
reach shall be inches (on the of the latch inches (205 red gate.	ADAS 404.2.4.3	Provide a power door opener.		
higher than	ADAS 904.4.1	Modify and lower the counter.		
inches (685 mm) above inches (100 ation path. reach range	ADAS 307 and 308	Relocate..		
when storage	ADAS 804.5	Verify if 50% of shelving is accessible.		
of	ADAS 404.2.4	Relocate object.		
reach shall be inches (455 ects more than e door, e door or gate, and latch.	ADAS 404.2.4.3	Install auto door opener.		

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	45.	4	Ticket Office Men's Toilet Room	Sink	The sink is mounted too high at 34.75" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.
Level 1	46.	4	Ticket Office Men's Toilet Room	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 41.5".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 1	47.	4	Ticket Office Men's Toilet Room	Walking Surface	The slope of the walking surface is greater than 1:48 (2.08%) at the drain. There is a drain in the toilet room where the adjacent slope is 3.0%	The cross slope of walking surfaces shall not be steeper than 1:48.
Level 1	48.	4	Ticket Office Men's Toilet Room	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Level 1	49.	4	Ticket Office Men's Toilet Room	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.
Level 1	50.	4	Ticket Office Men's Toilet Room	Accessible Compartment	The clear floor space at the seat cover dispenser is obstructed and the seat cover dispenser is too high at 61" aff.	A clear floor space shall be provided at the seat cover dispenser. The seat cover dispenser shall be within the clear floor space and mounted no higher than 48" aff.

	Code Reference	Possible Solution	Image #1	Image #2
with the front of 44 inches (865 ground.	ADAS 606.3	Alter sink.		
Countertops shall be reflecting surface the finish floor	ADAS 603.3	Relocate mirror.		
It not be	ADAS 403.3	Alter floor to reduce slope to no greater than 1:48.		
	ADAS 604.8.1.2	Modify door hardware as needed.		
be placed on	ADAS 604.8.1.2	Install door pull		
operable parts. reach range	ADAS 308	Relocate seat cover dispenser.		











Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	51.	4	Ticket Office Men's Toilet Room	Accessible Compartment	The coat hook is mounted too high at 64" aff.	Operable parts shall be mounted no higher than 48" aff.
Level 1	52.	4	Ticket Office Women's Toilet Room	Sink	The sink is mounted too high at 34.75" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 34" (863 mm) maximum above the finish floor or ground.
Level 1	53.	4	Ticket Office Women's Toilet Room	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 42".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 1	54.	4	Ticket Office Women's Toilet Room	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Level 1	55.	4	Ticket Office Women's Toilet Room	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.
Level 1	56.	4	Ticket Office Women's Toilet Room	Accessible Compartment	The clear floor space at the seat cover dispenser is obstructed and the seat cover dispenser is too high at 61" aff.	A clear floor space shall be provided at the seat cover dispenser. The seat cover dispenser shall be within the clear floor space and mounted no higher than 48" aff.

	Code Reference	Possible Solution	Image #1	Image #2
er than 48" aff.	ADAS 308	Relocate or install an additional coat hook.		
th the front of 4 inches (865 ground.	ADAS 606.3	Alter sink.		
ertops shall be ecting surface e finish floor	ADAS 603.3	Relocate mirror.		
	ADAS 604.8.1.2	Modfiy door hardware as needed.		
be placed on	ADAS 604.8.1.2	Install door pull		
perable parts. reach range	ADAS 308	Relocate seat cover dispenser.		








Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	57.	4	Ticket Office Women's Toilet Room	Accessible Compartment	The coat hook is mounted too high at 63" aff.	Operable parts shall be mounted no higher than 48 inches (1219 mm) above the finish floor.
Level 1	58.	2	Team Shop	Sales Counter	The sales counter is greater than 36" aff at 38".	A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) wide maximum above the finish floor shall be at or below 38 inches (965 mm) above the finish floor.
Level 1	59.	4	Team Shop Toilet Room	Door Maneuvering Clearance	Door maneuvering clearance is not provided on the pull side of the door due to the lavatory.	18" min. clearance beyond the latch mechanism to the doorway is required on the pull side of the door.
Level 1	60.	4	Team Shop Toilet Room	Door Hardware	Thumb latch/door hardware requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 1	61.	4	Team Shop Toilet Room	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 36 inches (915 mm) maximum above the finish floor or ground.
Level 1	62.	4	Team Shop Toilet Room	Sink	The piping is not fully insulated.	Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise covered to protect against contact. There shall be no exposed abrasive surfaces under lavatories and sinks.

	Code Reference	Possible Solution	Image #1	Image #2
er than 48" aff.	ADAS 308	Relocate or install an additional coat hook.		
6 inches (915 mm) high provided.	ADAS 904.4.1	Modify counter.		
nsured parallel e of the door.	ADAS 404.2.4	Provide power door opener or reverse swing of the door and remove closer..		
e hand and or twisting of operable parts operable parts	ADAS 309	Modify thumb latch.		
th the front of 4 inches (865 mm) ground.	ADAS 606.3	Alter sink.		
stories and figured to sharp or inks.	ADAS 606.5	Install pipe protection.		

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	63.	4	Team Shop Toilet Room	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 41.5".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 1	64.	3	Men's Toilet Room (North)	Toilet Room	Unable to survey. Refer to South Toilet Room for typical comments.	
Level 1	65.	3	Women's Toilet Room (North)	Toilet Room	Unable to survey. Refer to South Toilet Room for typical comments.	
Level 1	66.	3	Men's Toilet Room (South)	Signage	Tactile characters are not sans serif.	Characters shall be sans serif.
Level 1	67.	3	Men's Toilet Room (South)	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the top of the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.
Level 1	68.	3	Men's Toilet Room (South)	Sink	The piping is not fully insulated.	Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise covered to protect against contact. There shall be no exposed abrasive surfaces under lavatories and sinks.

	Code Reference	Possible Solution	Image #1	Image #2
Countertops shall be level with the finish floor	ADAS 603.3	Relocate mirror.		
				
				
	ADAS 703.2.3	Replace signage with compliant type.		
Countertops shall be at least 34 inches (865 mm) high from the front of the counter to the ground.	ADAS 606.3	Alter sink.		
Countertops shall be at least 34 inches (865 mm) high from the front of the counter to the ground.	ADAS 606.5	Install pipe protection.		








Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	69.	3	Men's Toilet Room (South)	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 40.75".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 1	70.	3	Men's Toilet Room (South)	Diaper Changing Station	The work surface of the changing station is too high at 40".	The tops of work surfaces shall be 28 inches (711 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
Level 1	71.	3	Men's Toilet Room (South)	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Level 1	72.	3	Men's Toilet Room (South)	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.
Level 1	73.	3	Men's Toilet Room (South)	Accessible Compartment	The door opening is greater than 4" from the corner at 6".	Where doors are located in the front part of the compartment, the opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the wall.
Level 1	74.	3	Men's Toilet Room (South)	Side Grab Bar	The side grab bar is mounted greater than 12" from the rear wall at 13.75".	The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) from the rear wall and extending 54 inches (1375 mm) minimum from the rear wall.

	Code Reference	Possible Solution	Image #1	Image #2
Countertops shall be reflecting surface to the finish floor	ADAS 603.3	Relocate mirror.		
Countertops (710 mm) maximum above the	ADAS 902.3	Relocate the changing station.		
	ADAS 604.8.1.2	Modify door hardware as needed.		
Doors shall be placed on	ADAS 604.8.1.2	Install door pull		
In addition, the door opening shall be a minimum from the water closet.	ADAS 604.8.1.2	Modify partition.		
Clearance (1065 mm) (1065 mm) maximum Clearance (1370 mm)	ADAS 604.5.1	Relocate grab bar.		









Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	75.	3	Men's Toilet Room (South)	Ambulatory Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Level 1	76.	3	Women's Toilet Room (South)	Signage	Tactile characters are not sans serif.	Characters shall be sans serif.
Level 1	77.	3	Women's Toilet Room (South)	Entrance	There are gaps greater than 1/2" wide and 1/4" deep along the accessible route.	Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch in diameter.
Level 1	78.	3	Women's Toilet Room (South)	Sink	The sink is mounted too high at 34 5/8" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 34 inches (864 mm) maximum above the finish floor or ground.
Level 1	79.	3	Women's Toilet Room (South)	Sink	The piping is not fully insulated.	Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise covered to protect against contact. There shall be no exposed abrasive surfaces under lavatories and sinks.
Level 1	80.	3	Women's Toilet Room (South)	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 40.75.	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.

	Code Reference	Possible Solution	Image #1	Image #2
	ADAS 604.8.2.2	Modfiy door hardware as needed		
	ADAS 703.2.3	Replace signage with compliant type.		
all not allow (13 mm)	ADAS 302.3	Modfiy gap.		
th the front of 4 inches (865 ground.	ADAS 606.3	Alter sink.		
stories and figured to o sharp or inks.	ADAS 606.5	Install pipe protection.		
ertops shall be ecting surface e finish floor	ADAS 603.3	Relocate mirror.		








Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	81.	3	Women's Toilet Room (South)	Diaper Changing Station	The work surface of the changing station is too high at 38".	The tops of work surfaces shall be 28 inches (711 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
Level 1	82.	3	Women's Toilet Room (South)	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Level 1	83.	3	Women's Toilet Room (South)	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.
Level 1	84.	3	Women's Toilet Room (South)	Accessible Compartment	The door opening is greater than 4" from the corner at 5".	Where doors are located in the front part of the compartment, the opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the wall.
Level 1	85.	3	Women's Toilet Room (South)	Toilet	The flush valve of the toilet is on the wrong side.	Flush controls shall be hand operated or foot operated. Hand operated flush controls shall comply with 409.4. Flush controls shall be located on the opposite side of the water closet.
Level 1	86.	3	Women's Toilet Room (South)	Toilet Paper Dispenser	The centerline of the toilet paper dispenser is not 7-9" from the front edge of the toilet at 4.5".	Toilet paper dispensers shall comply with 409.5. The dispenser shall be 7 inches (180 mm) minimum and 9 inches (229 mm) maximum in front of the water closet. The centerline of the dispenser shall be 7-9 inches (178-229 mm) from the front edge of the toilet.

	Code Reference	Possible Solution	Image #1	Image #2
ches (710 mm) num above the	ADAS 902.3	Relocate the changing station.		
	ADAS 604.8.1.2	Modfiy door hardware as needed.		
be placed on	ADAS 604.8.1.2	Install door pull		
ition, the door imum from the ter closet.	ADAS 604.8.1.2	Modfiy partition.		
automatic. y with 309. en side of the	ADAS 604.6	Modify flush valve.		
n 309.4 and d 9 inches (230 t measured to	ADAS 604.7	Relocate toilet paper dispenser.		








Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	87.	3	Women's Toilet Room (South)	Ambulatory Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Level 1	88.	3	Women's Toilet Room (South)	Ambulatory Compartment	Grab bar is not provided on both sides.	A side-wall grab bar complying with 604. provided on both sides of the compartme
Level 1	89.	3	Women's Toilet Room (South)	Feminine Napkin Dispenser	Feminine napkin dispenser requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with on shall not require tight grasping, pinching, the wrist. The force required to activate o shall be 5 pounds (22.2 N) maximum. Op are to be within reach range.
Level 1	90.	3	Family Toilet Room	Toilet Room	The toilet room is not readily available and requires traveling through an employee work area.	A public entity shall operate each service activity so that the service, program, or a viewed in its entirety, is readily accessible usable by individuals with disabilities.
Level 1	91.	3	Family Toilet Room	Protruding Object	Fire alarm panel protrudes more than 4" into the circulation path where the leading edge is below 80" aff.	Objects with leading edges more than 27 mm) and not more than 80 inches (2030 the finish floor or ground shall protrude 4 mm) maximum horizontally into the circu
Level 1	92.	3	Family Toilet Room	Signage	Tactile characters are not sans serif.	Characters shall be sans serif.

	Code Reference	Possible Solution	Image #1	Image #2
	ADAS 604.8.2.2	Modify door hardware as needed		
5.1 shall be ent.	ADAS 604.8.2.3	Install a grab bar.		
e hand and or twisting of operable parts operable parts	ADAS 309	Modify control.		
e, program, or activity, when e to and	ADA Title II 35.150	Modify adjacent area and operations to allow equal access to family toilet room.		
7 inches (685 mm) above inches (100 lation path.	ADAS 307	Relocate fire alarm panel or provide cane detection.		
	ADAS 703.2.3	Replace signage with compliant type.		











Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 1	93.	3	Family Toilet Room	Door threshold	The door threshold is greater than ½" above the adjacent surface due to sloping tile.	Thresholds, if provided at doorways, shall be 13 mm (1/2") high maximum.
Level 1	94.	3	Family Toilet Room	Door Hardware	Thumb latch/door hardware requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand. Operable parts shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 1	95.	2	Dining Terrace and Cafe	Dining Table	No accessible dining surfaces were identified. Pedestal tables do not comply with accessibility provisions as knee and toe clearance is obstructed. This condition occurs at tiered dining areas in left field and behind home plate.	Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall be accessible. Dining surfaces are to provide knee and toe clearance in compliance with ADAS 902.2 including a minimum of 17" minimum.
Level 1	96.	2	Dining Terrace and Cafe	Walking Surface	The slope of the walking surface is greater than 1:48 (2.08%) at 2.8. This condition occurs along the accessible route within the Café.	The cross slope of walking surfaces shall be no steeper than 1:48.
Level 1	97.	2	Dining Terrace and Cafe	Ramp	The handrails do not extend 12" minimum parallel to the walking surface at the top and bottom landing of the ramp.	Ramp handrails shall extend horizontally beyond the top and bottom landing for 12 inches (305 mm) minimum. Extensions shall be to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
Level 1	98.	2	Dining Terrace and Cafe	Ramp	Handrail is not provided on both sides of the ramp.	Handrails shall be provided on both sides of the ramp.
Level 1	99.	2	Dining Terrace and Cafe	Ramp	Handrail extension does not return.	Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
Level 1	100.	2	Ticket Services	Service Counter	The service counter is greater than 36" aff at 44".	A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be accessible.

	Code Reference	Possible Solution	Image #1	Image #2
l be 1/2 inch	ADAS 404.2.5	Modify threshold and/or adjacent surface.		
e hand and or twisting of operable parts operable parts	ADAS 309	Modify thumb latch.		
ne percent of the ne dining toe clearance g toe clearance	ADAS 226 and 902.2	Provide accessible seating.		
l not be	ADAS 403.3	Alter floor to reduce slope to no greater than 1:48.		
above the beyond the shall return to shall be ramp run. s of ramps.	ADAS 505.10.1	Provide compliant handrail extensions.		
	ADAS 505.2	Modify handrail.		
or the landing ndrail of an	ADAS 505.10.1	Modify handrail.		
6 inches (915 mm) high provided.	ADAS 904.4.1	Modify service counter.		







Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	101.	2	Circulation	Protruding Object	The fire alarm protrudes more than 4" into the circulation path where the leading edge is below 80" aff. This condition occurs in both seating areas (North and South Club Box) on level two.	Objects with leading edges more than 27 mm) and not more than 80 inches (2030 mm) the finish floor or ground shall protrude 4 mm) maximum horizontally into the circ
Level 2	102.	2	Circulation	Fire Extinguisher	The fire extinguisher is mounted greater than 48" aff measured to the top of the extinguisher.	Elements are to be within accessible rea Where a clear floor or ground space allow approach to an element and the side rea unobstructed, the high side reach shall b (1220 mm) maximum and the low side re 15 inches (380 mm) minimum above the ground.
Level 2	103.	2	Circulation	Protruding Object	Television protrudes more than 4" into the circulation path where the leading edge is below 80" aff. This condition occurs in both seating areas (North and South Club Box) on level two.	Objects with leading edges more than 27 mm) and not more than 80 inches (2030 mm) the finish floor or ground shall protrude 4 mm) maximum horizontally into the circ
Level 2	104.	2	Circulation	Protruding Object	Exhibit case protrudes more than 4" into the circulation path where the leading edge is below 80" aff.	Objects with leading edges more than 27 mm) and not more than 80 inches (2030 mm) the finish floor or ground shall protrude 4 mm) maximum horizontally into the circ
Level 2	105.	2	Circulation	Service Elevator	Tactile characters are not sans serif.	Characters shall be sans serif.
Level 2	106.	4	Circulation	Service Elevator	The gap at the hoistway is greater than 1" wide at 1.75".	The clearance between the car platform edge of any hoistway landing shall be 1 mm) maximum.

	Code Reference	Possible Solution	Image #1	Image #2
7 inches (685 mm) above inches (100 lation path.	ADAS 307	Relocate fire alarm or provide cane detection.		
ch range. ws a parallel ch is e 48 inches each shall be finish floor or	ADAS 308.3	Relocate fire extinguisher.		
7 inches (685 mm) above inches (100 lation path.	ADAS 307	Relocate television or provide cane detection.		
7 inches (685 mm) above inches (100 lation path.	ADAS 307	Relocate or provide cane detection.		
	ADAS 703.2.3	Tactile characters are not sans serif.		
sill and the 1/4 inch (32	ADAS 407.4.3	Modify clearance.		







Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	107.	4	Circulation	Service Elevator	There is no audible signal.	Audible signals shall sound once for the up direction and twice for the down direction, or shall have visual annunciators that indicate the direction of travel.
Level 2	108.	4	Drinking Fountain	Drinking Fountain	No high drinking fountain for standing persons was identified.	Where drinking fountains are provided, not less than two drinking fountains shall be provided. One drinking fountain shall comply with 602.6 and one drinking fountain shall comply with 602.7 for standing persons.
Level 2	109.	2	Buffet	Protruding Object	Signage hardware protrudes more than 4" into the circulation path where the leading edge is below 80" aff. This condition occurs at the bar service area across from the elevator.	Objects with leading edges more than 27 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 mm) maximum horizontally into the circulation path.
Level 2	110.	2	Buffet	Service Counter	The service counter is too high at 36.25" aff.	Sales and service counters are to be no more than 36" aff.
Level 2	111.	2	Buffet	Beverage Dispenser	Operable parts for the beverage dispenser are too high at approximately 54".	Elements are to be within accessible reach. Where a clear floor or ground space allows for a side approach to an element and the side reach is unobstructed, the high side reach shall be no more than 48 inches (1220 mm) maximum and the low side reach shall be no less than 15 inches (380 mm) minimum above the ground.
Level 2	112.	2	Concierge	Service Counter	The service counter is too high at 41" aff.	Sales and service counters are to be no more than 36" aff.

	Code Reference	Possible Solution	Image #1	Image #2
up direction have verbal of elevator car	ADAS 407.2.2.3	Repair.		
no fewer than on the floor. 602.1 through ply with	ADAS 211.2	Install high drinking fountain.		
7 inches (685 mm) above inches (100 lation path.	ADAS 307	Relocate hardware.		
higher than	ADAS 904.4.1	Modfiy and/or lower the counter.		
ch range. ws a parallel ch is be 48 inches each shall be finish floor or	ADAS 308.3	Replace with compliant type.		
higher than	ADAS 904.4.1	Modify and/or lower the counter		

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	113.	2	Club Box	Wheelchair Space	The wheelchair space obstructs the door maneuvering clearance at some club box locations. This condition occurs at Club Box 12.	The wheelchair space should not obstruct the door maneuvering clearance.
Level 2	114.	2	Club Box	Wheelchair Space	The wheelchair space is less than 60" long due to the handrail where the approach is only from the side. This condition was identified at Club Box 5 and 11.	Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 60 inches (1525 mm) deep minimum. Where a wheelchair space can be entered only from the side, the wheelchair space shall be 60 inches (1525 mm) deep minimum.
Level 2	115.	2	Club Box	Door threshold	The door threshold is greater than ½" at 7/8".	Thresholds, if provided at doorways, shall be ½" (13 mm) high maximum.
Level 2	116.	2	Club Box	Door	Door maneuvering clearance is obstructed on the push side of the door by a stair handrail. This condition was identified at Club Box 14.	Door maneuvering clearance is to be free of obstructions.
Level 2	117.	2	Box 1 Suite	Sink	The sink is too high at approximately 36" aff. (Furniture was in the room at the time of the survey. Unable to fully survey)	Lavatories and sinks shall be installed with the higher of the rim or counter surface 36" (915 mm) maximum above the finish floor or ground.
Level 2	118.	2	Box 1 Suite	Ceiling Fan	Operable parts for the ceiling fan were not identified. (Furniture was in the room at the time of the survey. Unable to fully survey)	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.

	Code Reference	Possible Solution	Image #1	Image #2
ct access.	ADAS 802.1.5	Modify adjacent seating and relocate wheelchair space.		
ed from the be 48 inches wheelchair space wheelchair ep minimum.	ADAS 802.1.3	Modfiy adjacent seating and relocate wheelchair space.		
ll be 1/2 inch	ADAS 404.2.5	Modify threshold and/or adjacent surface.		
e of	ADAS 404.2.4	Modify handrail.		
with the front of 34 inches (865 ground.	ADAS 606.3	Alter sink.		
he hand and or twisting of operable parts operable parts	ADAS 309 and 308	Confirm operable part for ceiling fan is accessible.	No photo	

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	119.	2	Box 1 Suite	Door	Door maneuvering clearance is not provided on the pull side of the door due to a shelf. (Furniture was in the room at the time of the survey. Unable to fully survey)	18" min. clearance beyond the latch mechanism to the doorway is required on the pull side.
Level 2	120.	2	Box 1 Suite	Door	Door maneuvering clearance is obstructed on the push side of the door by a stair handrail.	Door maneuvering clearance is to be free of obstructions.
Level 2	121.	2	Box 1 Suite	Door	The door surface is not smooth due to a door stop.	Swinging door and gate surfaces within 18" (457 mm) of the finish floor or ground measurement shall have a smooth surface on the push side extending the full width of the door or gate.
Level 2	122.	3	Box 1 Toilet Room	Door Hardware	Thumb latch/door hardware requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	123.	3	Box 1 Toilet Room	Toilet Clearance	The clearance at the toilet is less than 60" wide at 52.75".	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular to the side wall and 56 inches (1420 mm) minimum perpendicular from the rear wall.
Level 2	124.	3	Box 1 Toilet Room	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.

	Code Reference	Possible Solution	Image #1	Image #2
Insured parallel e of the door.	ADAS 404.2.4	Alter the shelf.		
e of	ADAS 404.2.4	Modify handrail or relocate door.		
10 inches (255 ed vertically side te.	ADAS 404.2.10	Remove door stop.		
e hand and or twisting of operable parts operable parts	ADAS 309	Modify thumb latch.	No photo	
e 60 inches ircular from the num measured	ADAS 604.3.1	Modify lavatory.		
th the front of 4 inches (865 ground.	ADAS 606.3	Alter sink.		




Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	125.	3	Box 1 Toilet Room	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 41.5".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 2	126.	3	Box 1 Toilet Room	Control	Operable part requires grasping, pinching, or twisting of the wrist.	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	127.	2	Box 2 Suite	Sink	The sink is too high at approximately 36" aff. (Furniture was in the room at the time of the survey. Unable to fully survey)	Lavatories and sinks shall be installed with the top of the higher of the rim or counter surface 36 inches (914 mm) maximum above the finish floor or ground.
Level 2	128.	2	Box 2 Suite	Ceiling Fan	Operable parts for the ceiling fan were not identified. (Furniture was in the room at the time of the survey. Unable to fully survey)	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	129.	2	Box 2 Suite	Door	Door maneuvering clearance is not provided on the pull side of the door due to a shelf. (Furniture was in the room at the time of the survey. Unable to fully survey)	18" min. clearance beyond the latch mechanism to the doorway is required on the pull side.
Level 2	130.	3	Box 2 Toilet Room	Door Hardware	Thumb latch/door hardware requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	131.	3	Box 2 Toilet Room	Toilet Clearance	The clearance at the toilet is less than 60" wide at 52.5".	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular to the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

	Code Reference	Possible Solution	Image #1	Image #2
ertops shall be ecting surface e finish floor	ADAS 603.3	Relocate mirror.		
e hand and or twisting of operable parts operable parts	ADAS 309 and 308	Replace operable part.	No photo.	
th the front of 4 inches (865 ground.	ADAS 606.3	Alter sink.		
e hand and or twisting of operable parts operable parts	ADAS 309 and 308	Confirm operable part for ceiling fan is accessible.	No photo.	
asured parallel e of the door.	ADAS 404.2.4	Alter the shelf.	No photo.	
e hand and or twisting of operable parts operable parts	ADAS 309	Modify thumb latch.		
e 60 inches ircular from the num measured	ADAS 604.3.1	Modify lavatory.		












Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	132.	3	Box 2 Toilet Room	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface (1015 mm) maximum above the finish floor or ground.
Level 2	133.	3	Box 2 Toilet Room	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 41.5".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 2	134.	3	Box 2 Toilet Room	Control	Operable part requires grasping, pinching, or twisting of the wrist.	Operable parts shall be operable with one hand. Controls shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Controls are to be within reach range.
Level 2	135.	2	Box 3 Suite	Sink	The sink is too high at approximately 36" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface (1015 mm) maximum above the finish floor or ground.
Level 2	136.	2	Box 3 Suite	Ceiling Fan	Operable parts for the ceiling fan were not identified.	Operable parts shall be operable with one hand. Controls shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Controls are to be within reach range.
Level 2	137.	2	Box 3 Suite	Door	Door maneuvering clearance is not provided on the pull side of the door due to a shelf.	18" min. clearance beyond the latch mechanism to the doorway is required on the pull side of the door.

	Code Reference	Possible Solution	Image #1	Image #2
with the front of 34 inches (865 ground.	ADAS 606.3	Alter sink.		
ntertops shall be reflecting surface the finish floor	ADAS 603.3	Relocate mirror.		
one hand and g, or twisting of operable parts Operable parts	ADAS 309 and 308	Replace operable part.		
with the front of 34 inches (865 ground.	ADAS 606.3	Alter sink.		
one hand and g, or twisting of operable parts Operable parts	ADAS 309 and 308	Confirm operable part for ceiling fan is accessible.		
asured parallel de of the door.	ADAS 404.2.4	Alter the shelf.		








Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	138.	2	Box 3 Suite	Accessible Route	The accessible route is reduced to less than 36" and is obstructed by furniture.	The clear width of walking surfaces shall be 36 inches (915 mm) minimum.
Level 2	139.	3	Box 3 Toilet Room	Door Hardware	Thumb latch/door hardware requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	140.	3	Box 3 Toilet Room	Toilet Clearance	The clearance at the toilet is less than 60" wide at 52.5".	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular to the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.
Level 2	141.	3	Box 3 Toilet Room	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the top of the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.
Level 2	142.	3	Box 3 Toilet Room	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 41.5".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 2	143.	3	Box 3 Toilet Room	Control	Operable part requires grasping, pinching, or twisting of the wrist.	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.

	Code Reference	Possible Solution	Image #1	Image #2
be 36 inches	ADAS 403.5.1	Relocate furniture.		
the hand and or twisting of operable parts operable parts	ADAS 309	Modify thumb latch.		
60 inches icular from the num measured	ADAS 604.3.1	Modify lavatory.		
th the front of 4 inches (865 ground.	ADAS 606.3	Alter sink.		
ertops shall be ecting surface e finish floor	ADAS 603.3	Relocate mirror.		
the hand and or twisting of operable parts operable parts	ADAS 309 and 308	Replace operable part.		










Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	144.	2	Box 5 Suite	Sink	The sink is too high at approximately 36" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 36" (914 mm) maximum above the finish floor or ground.
Level 2	145.	2	Box 5 Suite	Ceiling Fan	Operable parts for the ceiling fan were not identified.	Operable parts shall be operable with one hand. They shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	146.	2	Box 5 Suite	Door	Door maneuvering clearance is not provided on the pull side of the door due to a shelf.	18" min. clearance beyond the latch mechanism to the doorway is required on the pull side.
Level 2	147.	3	Box 5 Toilet Room	Door Hardware	Thumb latch/door hardware requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand. They shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	148.	3	Box 5 Toilet Room	Toilet Clearance	The clearance at the toilet is less than 60" wide at 52.5".	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular to the side wall and 56 inches (1420 mm) minimum perpendicular from the rear wall.
Level 2	149.	3	Box 5 Toilet Room	Side Grab Bar	The side grab bar is mounted greater than 12" from the rear wall at 13.5".	The side wall grab bar shall be 42 inches long minimum, located 12 inches (305 mm) from the rear wall and extending 54 inches minimum from the rear wall.

	Code Reference	Possible Solution	Image #1	Image #2
with the front of 34 inches (865 ground.	ADAS 606.3	Alter sink.		
the hand and or twisting of operable parts operable parts	ADAS 309 and 308	Confirm operable part for ceiling fan is accessible.		
insured parallel e of the door.	ADAS 404.2.4	Alter the shelf.		
the hand and or twisting of operable parts operable parts	ADAS 309	Modify thumb latch.		
e 60 inches icular from the mum measured	ADAS 604.3.1	Modify lavatory.		
s (1065 mm) m) maximum es (1370 mm)	ADAS 604.5.1	Relocate grab bar.		









Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	150.	3	Box 5 Toilet Room	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.
Level 2	151.	3	Box 5 Toilet Room	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 41.5".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 2	152.	2	Box 6 Suite	Sink	The sink is too high at approximately 36" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.
Level 2	153.	2	Box 6 Suite	Ceiling Fan	Operable parts for the ceiling fan were not identified.	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	154.	2	Box 6 Suite	Audio Control	Audio control requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand, shall not require tight grasping, pinching, or the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	155.	2	Box 6 Suite	Door	Door maneuvering clearance is not provided on the pull side of the door due to a shelf.	18" min. clearance beyond the latch mechanism to the doorway is required on the pull side of the door.

	Code Reference	Possible Solution	Image #1	Image #2
with the front of 44 inches (865 ground.	ADAS 606.3	Alter sink.		
ertops shall be ecting surface e finish floor	ADAS 603.3	Relocate mirror.		
with the front of 44 inches (865 ground.	ADAS 606.3	Alter sink.		
e hand and or twisting of operable parts operable parts	ADAS 309 and 308	Confirm operable part for ceiling fan is accessible.	No photo	
e hand and or twisting of operable parts operable parts	ADAS 309	Modify control.		
nsured parallel e of the door.	ADAS 404.2.4	Alter the shelf.		









Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	156.	2	Box 6 Suite	Door	Door maneuvering clearance is obstructed on the push side of the door by a stair handrail.	Door maneuvering clearance is to be free of obstructions.
Level 2	157.	2	Box 6 Suite	Door	The door surface is not smooth due to a door stop.	Swinging door and gate surfaces within 18 inches (457 mm) of the finish floor or ground measure shall have a smooth surface on the push side extending the full width of the door or gate.
Level 2	158.	3	Box 6 Toilet Room	Door Hardware	Thumb latch/door hardware requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand. They shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	159.	3	Box 6 Toilet Room	Toilet Clearance	The clearance at the toilet is less than 60" wide at 52.75".	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular to the side wall and 56 inches (1420 mm) minimum perpendicular from the rear wall.
Level 2	160.	3	Box 6 Toilet Room	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.
Level 2	161.	2	Club Bar	Service Counter	The service counter is too high at 36.5" aff.	Sales and service counters are to be no higher than 36 inches (914 mm) aff.

	Code Reference	Possible Solution	Image #1	Image #2
of	ADAS 404.2.4	Modify handrail or relocate door.		
0 inches (255 ed vertically side e.	ADAS 404.2.10	Remove door stop.		
e hand and or twisting of perable parts erable parts	ADAS 309	Modify thumb latch.		
60 inches ircular from the um measured	ADAS 604.3.1	Modify lavatory.		
th the front of 4 inches (865 round.	ADAS 606.3	Alter sink.		
higher than	ADAS 904.4.1	Modfiy and/or lower the counter.		

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	162.	2	Club Bar	Bar Seating	There is no accessible seating at the bar.	Where dining surfaces are provided for the consumption of food or drink, at least 5 p seating spaces and standing spaces at the surfaces shall comply with 902.
Level 2	163.	2	Club Bar	Seating	There are no accessible tables provided as no tables have compliant knee and toe clearance.	Where dining surfaces are provided for the consumption of food or drink, at least 5 p seating spaces and standing spaces at the surfaces shall comply with 902.
Level 2	164.	4	Press Box	Door Maneuvering Clearance	Door maneuvering clearance is not provided on the push side and pull side of the door. Door maneuvering clearance is less than 12" beyond the latch for a forward approach on the push side of the door and less than 54" measured perpendicular from the doorway for a latch approach at 52.5" on the pull side of the door.	12" min. clearance beyond the latch mea to the doorway is required on the push side for a forward approach to a door with a c latch. 54" min. clearance beyond the latch mea perpendicular to the doorway is required side of the door for a door with a closer.
Level 2	165.	4	Press Box Toilet Room	Door Maneuvering Clearance	Door maneuvering clearance is not provided on the pull side of the door.	Maneuvering clearances for forward app provided when any obstruction within 18 mm) of the latch side of a doorway proje 8 inches (205 mm) beyond the face of the measured perpendicular to the face of the
Level 2	166.	4	Press Box Toilet Room	Toilet	The flush valve of the toilet is on the wrong side.	Flush controls shall be hand operated or Hand operated flush controls shall compl Flush controls shall be located on the op water closet
Level 2	167.	4	Press Box Toilet Room	Sink	The sink is mounted too high at 34.25" aff.	Lavatories and sinks shall be installed wi the higher of the rim or counter surface 3 mm) maximum above the finish floor or g

	Code Reference	Possible Solution	Image #1	Image #2
the percent of the the dining	ADAS 226.1	Modify and provide a lower portion of the bar.		
the percent of the the dining	ADAS 226.1	Provide accessible tables.		
insured parallel side of the door loser and insured on the pull	ADAS 404.2.4	Install auto door opener		
roach shall be inches (455 acts more than e door, e door or gate.	ADAS 404.2.4.3	Install auto door opener.		
automatic. ly with 309. en side of the	ADAS 604.6	Modify flush valve.		
th the front of 4 inches (865 ground.	ADAS 606.3	Alter sink.		





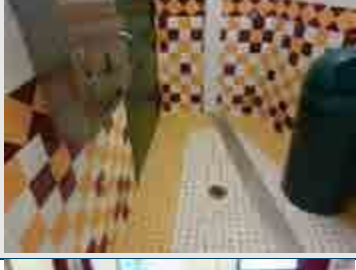



Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	168.	4	Press Box Toilet Room	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 41".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 2	169.	4	Press Box Toilet Room	Faucet	The hot water faucet does not remain open for 10 seconds minimum.	Controls for faucets shall comply with 301.10. Operated metering faucets shall remain open for 10 seconds minimum.
Level 2	170.	4	Press Box Toilet Room	Feminine Napkin Dispenser	Feminine napkin dispenser requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand, open fist, without tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
Level 2	171.	3	Men's Toilet Room near elevator (North)	Signage	Tactile characters are not sans serif.	Characters shall be sans serif.
Level 2	172.	3	Men's Toilet Room near elevator (North)	Door threshold	The door threshold is greater than 1/2" above the adjacent surface due to sloping tile.	Thresholds, if provided at doorways, shall be 1/2" (13 mm) high maximum.
Level 2	173.	3	Men's Toilet Room near elevator (North)	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the rim or counter surface 34" (863 mm) maximum above the finish floor or ground.

	Code Reference	Possible Solution	Image #1	Image #2
tertops shall be ecting surface ne finish floor	ADAS 603.3	Relocate mirror.		
9. Hand- open for 10	ADAS 606.4	Modfiy facuet.		
the hand and or twisting of operable parts operable parts	ADAS 309	Modify control.		
	ADAS 703.2.3	Replace signage with compliant type.		
ill be 1/2 inch	ADAS 404.2.5	Modify threshold and/or adjacent surface.		
with the front of 34 inches (865 ground.	ADAS 606.3	Alter sink.		











Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	174.	3	Men's Toilet Room near elevator (North)	Sink	The piping is not fully insulated.	Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise covered to protect against contact. There shall be no abrasive surfaces under lavatories and sinks.
Level 2	175.	3	Men's Toilet Room near elevator (North)	Mirror	The bottom of the reflecting surface is mounted higher than 40" off at 41.5".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Level 2	176.	3	Men's Toilet Room near elevator (North)	Walking Surface	The slope of the walking surface is greater than 1:48 (2.08%) at the drain. There are two drains in the toilet room where the adjacent slope is 5.9% and 4.5%.	The cross slope of walking surfaces shall not be steeper than 1:48.
Level 2	177.	3	Men's Toilet Room near elevator (North)	Diaper Changing Station	The work surface of the changing station is too high at 40".	The tops of work surfaces shall be 28 inches (711 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
Level 2	178.	3	Men's Toilet Room near elevator (North)	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Level 2	179.	3	Men's Toilet Room near elevator (North)	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.

	Code Reference	Possible Solution	Image #1	Image #2
atories and figured to o sharp or inks.	ADAS 606.5	Install pipe protection.		
tertops shall be ecting surface ne finish floor	ADAS 603.3	Relocate mirror.		
ll not be	ADAS 403.3	Alter floor to reduce slope to no greater than 1:48.		
ches (710 mm) num above the	ADAS 902.3	Relocate the changing station.		
	ADAS 604.8.1.2	Modify door hardware as needed.		
be placed on	ADAS 604.8.1.2	Install door pull		








Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	180.	3	Men's Toilet Room near elevator (North)	Accessible Compartment	The clear floor space at the seat cover dispenser is obstructed and the seat cover dispenser is too high at 61" aff.	A clear floor space shall be provided at o The seat cover dispenser shall be within and mounted no higher than 48" aff.
Level 2	181.	3	Women's Toilet Room near elevator (North)	Signage	Tactile characters are not sans serif.	Characters shall be sans serif.
Level 2	182.	3	Women's Toilet Room near elevator (North)	Door threshold	The door threshold is greater than ½" above the adjacent surface due to sloping tile.	Thresholds, if provided at doorways, shall (13 mm) high maximum.
Level 2	183.	3	Women's Toilet Room near elevator (North)	Door Maneuvering Clearance	Door maneuvering clearance is not provided on the pull side of the door. Door maneuvering clearance is less than 54" measured perpendicular from the doorway for a latch approach at 43".	54" min. clearance beyond the latch mea perpendicular to the doorway is required side of the door for a door with a closer.
Level 2	184.	3	Women's Toilet Room near elevator (North)	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed wi the higher of the rim or counter surface 3 (mm) maximum above the finish floor or g
Level 2	185.	3	Women's Toilet Room near elevator (North)	Sink	The piping is not fully insulated.	Water supply and drain pipes under lavat sinks shall be insulated or otherwise conf protect against contact. There shall be no abrasive surfaces under lavatories and si

	Code Reference	Possible Solution	Image #1	Image #2
perable parts. reach range	ADAS 308	Relocate seat cover dispenser.		
	ADAS 703.2.3	Replace signage with compliant type.		
ll be 1/2 inch	ADAS 404.2.5	Modify threshold and/or adjacent surface.		
asured on the pull	ADAS 404.2.4	Install auto door opener		
th the front of 4 inches (865 round.	ADAS 606.3	Alter sink.		
ories and figured to o sharp or inks.	ADAS 606.5	Install pipe protection.		








Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	186.	3	Women's Toilet Room near elevator (North)	Walking Surface	The slope of the walking surface is greater than 1:48 (2.08%) at the drain. There are two drains in the toilet room. The drain closets to the door has a slope of 3.1%.	The cross slope of walking surfaces shall be steeper than 1:48.
Level 2	187.	3	Women's Toilet Room near elevator (North)	Diaper Changing Station	The work surface of the changing station is too high at 37".	The tops of work surfaces shall be 28 inches minimum and 34 inches (865 mm) maximum finish floor or ground.
Level 2	188.	3	Women's Toilet Room near elevator (North)	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Level 2	189.	3	Women's Toilet Room near elevator (North)	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.
Level 2	190.	3	Women's Toilet Room near elevator (North)	Accessible Compartment	The door opening is greater than 4" from the corner at 5.5".	Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the wall.
Level 2	191.	3	Women's Toilet Room near elevator (North)	Accessible Compartment	The clear floor space at the seat cover dispenser is obstructed and the seat cover dispenser is too high at 61" aff.	A clear floor space shall be provided at the seat cover dispenser. The seat cover dispenser shall be within the clear floor space and mounted no higher than 48" aff.

	Code Reference	Possible Solution	Image #1	Image #2
Will not be	ADAS 403.3	Alter floor to reduce slope to no greater than 1:48.		
ches (710 mm) imum above the	ADAS 902.3	Relocate the changing station.		
	ADAS 604.8.1.2	Modfiy door hardware as needed.		
be placed on	ADAS 604.8.1.2	Install door pull		
ition, the door imum from the ater closet.	ADAS 604.8.1.2	Modfiy partition.		
operable parts. reach range	ADAS 308	Relocate seat cover dispenser.		







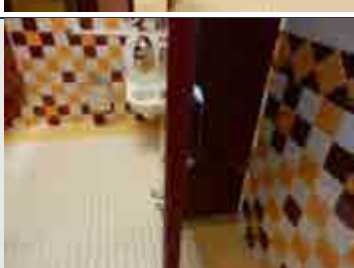
Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	192.	3	Women's Toilet Room near elevator (North)	Feminine Napkin Dispenser	Feminine napkin dispenser requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with o shall not require tight grasping, pinching the wrist. The force required to activate shall be 5 pounds (22.2 N) maximum. C are to be within reach range.
Level 2	193.	3	Men's Toilet Room (South)	Signage	Tactile characters are not sans serif.	Characters shall be sans serif.
Level 2	194.	3	Men's Toilet Room (South)	Door	Door maneuvering clearance is not level due to a drain. The adjacent slope is 3.1%	The slope of the door maneuvering clear be steeper than 1:48 (2.08%) in any dire
Level 2	195.	3	Men's Toilet Room (South)	Sink	The sink is mounted too high at 34.75" aff.	Lavatories and sinks shall be installed v the higher of the rim or counter surface mm) maximum above the finish floor or
Level 2	196.	3	Men's Toilet Room (South)	Diaper Changing Station	The work surface of the changing station is too high at 38".	The tops of work surfaces shall be 28 in minimum and 34 inches (865 mm) maxi finish floor or ground.
Level 2	197.	3	Men's Toilet Room (South)	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.

	Code Reference	Possible Solution	Image #1	Image #2
the hand and g, or twisting of operable parts operable parts	ADAS 309	Modify control.		
	ADAS 703.2.3	Replace signage with compliant type.		
urance shall not ection.	ADAS 404.2.4.4	Modfiy floor surface.		
with the front of 34 inches (865 ground.	ADAS 606.3	Alter sink.		
ches (710 mm) mum above the	ADAS 902.3	Relocate the changing station.		
	ADAS 604.8.1.2	Modfiy door hardware as needed.		









Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	198.	3	Men's Toilet Room (South)	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.
Level 2	199.	3	Men's Toilet Room (South)	Accessible Compartment	The door opening is greater than 4" from the corner at 5".	Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the wall.
Level 2	200.	3	Men's Toilet Room (South)	Accessible Compartment	The clear floor space at the seat cover dispenser is obstructed and the seat cover dispenser is too high at 61" aff.	A clear floor space shall be provided at the seat cover dispenser. The seat cover dispenser shall be within 48" of the floor and mounted no higher than 48" aff.
Level 2	201.	3	Men's Toilet Room (South)	Toilet Paper Dispenser	The centerline of the toilet paper dispenser is not 7-9" from the front edge of the toilet at 12".	Toilet paper dispensers shall comply with 405.2.1. The dispenser shall be 7 inches (180 mm) minimum and 9 inches (225 mm) maximum in front of the water closet. The centerline of the dispenser shall be 7-9 inches (180-225 mm) from the front edge of the toilet.
Level 2	202.	3	Women's Toilet Room (South)	Signage	Tactile characters are not sans serif.	Characters shall be sans serif.
Level 2	203.	3	Women's Toilet Room (South)	Door threshold	The door threshold is greater than 1/2" above the adjacent surface due to sloping tile.	Thresholds, if provided at doorways, shall not be more than 1/2 inch (13 mm) high maximum.

	Code Reference	Possible Solution	Image #1	Image #2
be placed on	ADAS 604.8.1.2	Install door pull		
ition, the door imum from the ter closet.	ADAS 604.8.1.2	Modfiy partition.		
operable parts. reach range	ADAS 308	Relocate seat cover dispenser.		
n 309.4 and d 9 inches (230 et measured to	ADAS 604.7	Relocate toilet paper dispenser.		
	ADAS 703.2.3	Replace signage with compliant type.		
ll be 1/2 inch	ADAS 404.2.5	Modify threshold and/or adjacent surface.		







Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	204.	3	Women's Toilet Room (South)	Door	Door maneuvering clearance is not level due to a drain. The adjacent slope is 4.1%	The slope of the door maneuvering clearance shall not be steeper than 1:48 (2.08%) in any direction.
Level 2	205.	3	Women's Toilet Room (South)	Door	There is a level change within the door maneuvering clearance.	Changes in level between 1/4 inch (6.4 mm) maximum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.
Level 2	206.	3	Women's Toilet Room (South)	Sink	The sink is mounted too high at 34.75" aff.	Lavatories and sinks shall be installed with the top of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
Level 2	207.	3	Women's Toilet Room (South)	Diaper Changing Station	The work surface of the changing station is too high at 38".	The tops of work surfaces shall be 28 inches (711 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
Level 2	208.	3	Women's Toilet Room (South)	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Level 2	209.	3	Women's Toilet Room (South)	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.

	Code Reference	Possible Solution	Image #1	Image #2
ance shall not ction.	ADAS 404.2.4.4	Modfiy floor surface.		
m) high imum shall be 2.	ADAS 303.3	Modify element.		
th the front of 4 inches (865 round.	ADAS 606.3	Alter sink.		
hes (710 mm) um above the	ADAS 902.3	Relocate the changing station.		
	ADAS 604.8.1.2	Modfiy door hardware as needed.		
be placed on	ADAS 604.8.1.2	Install door pull		








Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Level 2	210.	3	Women's Toilet Room (South)	Accessible Compartment	The door opening is greater than 4" from the corner at 5".	Where doors are located in the front part opening shall be 4 inches (100 mm) maximum side wall or partition farthest from the wall.
Level 2	211.	3	Women's Toilet Room (South)	Accessible Compartment	The clear floor space at the seat cover dispenser is obstructed and the seat cover dispenser is too high at 61" aff.	A clear floor space shall be provided at the seat cover dispenser. The seat cover dispenser shall be within reach range and mounted no higher than 48" aff.
Level 2	212.	3	Women's Toilet Room (South)	Feminine Napkin Dispenser	Feminine napkin dispenser requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand. The force required to activate or operate shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate or operate shall be 5 pounds (22.2 N) maximum. Operable parts shall be within reach range.
Dugout	213.	3	Dugout	Toilet Room	There are no accessible features in the dugout toilet room. One toilet room was locked at the time of the survey.	Where toilet rooms are provided, they shall be accessible.
Dugout	214.	2	Dugout	Player Seating	Player seating is not located on an accessible route and there is no accessible player seating provided.	At least one accessible route shall connect building or facility entrances with all accessible routes and elements within the building or facility, and otherwise connected by a circulation path. At least one wheelchair space shall be provided in team or player seating areas serving areas of activity.
Locker Room – Home Clubhouse	215.	2	Locker Room	Lockers	No accessible lockers were identified. This condition occurs in the Coaches Locker Room and Players Locker Room.	Lockers are to be accessible. Where lockers are provided, at least 5 percent, but no fewer than 3 lockers of each type, shall be accessible. Storage elements shall comply with accessibility provisions including reach range and operable parts.
Locker Room – Home Clubhouse	216.	3	Manager Bathroom	Door Hardware	Thumb latch/door hardware requires grasping, pinching, or twisting of the wrist to operate.	Operable parts shall be operable with one hand. The force required to activate or operate shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate or operate shall be 5 pounds (22.2 N) maximum. Operable parts shall be within reach range.

	Code Reference	Possible Solution	Image #1	Image #2
ition, the door imum from the ter closet.	ADAS 604.8.1.2	Modfiy partition.		
perable parts. reach range	ADAS 308	Relocate seat cover dispenser.		
e hand and or twisting of perable parts perable parts	ADAS 309	Modify control.	No photo	
all be	ADAS 213.1	Modify toilet room.		
ct accessible ossible spaces y which are n. provided in as of sport	ADAS 206.2.4 and 221.2.1.4	Provide an accessible route to the dugout and wheelchair space.		
kers are than one of lements must ding reach	ADAS 225.2.1 and 811	Modify locker.		
e hand and or twisting of perable parts perable parts	ADAS 309	Modify thumb latch.		





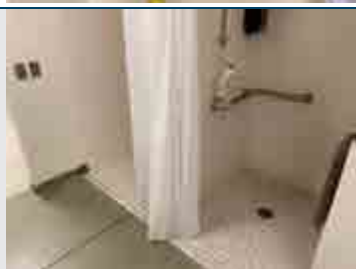

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Home Clubhouse	217.	3	Manager Bathroom	Toilet Clearance	The clearance at the toilet is less than 60" wide at 46".	Clearance around a water closet shall be (1525 mm) minimum measured perpendicular to the side wall and 56 inches (1420 mm) minimum perpendicular from the rear wall.
Locker Room – Home Clubhouse	218.	3	Manager Bathroom	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 36 inches (915 mm) maximum above the finish floor or ground.
Locker Room – Home Clubhouse	219.	3	Manager Bathroom	Sink	The piping is not fully insulated.	Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise covered to protect against contact. There shall be no exposed abrasive surfaces under lavatories and sinks.
Locker Room – Home Clubhouse	220.	3	Manager Bathroom	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 41.25".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Locker Room – Home Clubhouse	221.	3	Manager Bathroom	Soap Dispenser	The soap dispenser is mounted greater than 48" aff at 57".	Elements are to be within accessible reach ranges. Where a clear floor or ground space allows for approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.
Locker Room – Home Clubhouse	222.	3	Manager Bathroom	Shower	The shower compartment dimensions do not conform with transfer type shower dimensions. The shower measures 38.5" x 40". Transfer shower dimensions are required to be an absolute 36"x36".	Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear interior dimensions measured at the center point of the front sides and shall have a 36 inch (915 mm) minimum entry on the face of the shower compartment.

	Code Reference	Possible Solution	Image #1	Image #2
60 inches angular from the num measured	ADAS 604.3.1	Modify lavatory.		
th the front of 4 inches (865 ground.	ADAS 606.3	Alter sink.		
atories and figured to o sharp or inks.	ADAS 606.5	Install pipe protection.		
ertops shall be ecting surface e finish floor	ADAS 603.3	Relocate mirror.		
ch range. ws a parallel ch is e 48 inches each shall be finish floor or	ADAS 308	Relocate dispenser.		
ll be 36 inches inside ts of opposing wide compartment.	ADAS 608.2.1	Modify shower.		







Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Home Clubhouse	223.	3	Manager Bathroom	Shower	The shower clear floor space is not adjacent to the shower opening.	Clearance of 36 inches (915 mm) wide minimum and 48 inches (1220 mm) long minimum measurement. A control wall shall be provided.
Locker Room – Home Clubhouse	224.	3	Manager Bathroom	Shower	The grab bar does not extend the full width of the control wall.	In transfer type compartments, grab bars shall be provided across the control wall and back to the control wall point 18 inches (455 mm) from the control wall.
Locker Room – Home Clubhouse	225.	2	Coaches Shower Area	Signage	Tactile characters are not sans serif.	Characters shall be sans serif.
Locker Room – Home Clubhouse	226.	3	Coaches Shower Area	Sink	The sink is mounted too high at 35" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 36 inches (915 mm) maximum above the finish floor or ground.
Locker Room – Home Clubhouse	227.	3	Coaches Shower Area	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 41".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Locker Room – Home Clubhouse	228.	3	Coaches Shower Area	Walking Surface	The slope of the walking surface is greater than 1:48 (2.08%) at the drain. There is a drain in the toilet room where the adjacent slope is greater than 2.08%.	The cross slope of walking surfaces shall be steeper than 1:48.

	Code Reference	Possible Solution	Image #1	Image #2
minimum by 48 ed from the	ADAS 608.2.1	Modify shower.		
shall be k wall to a ol wall.	ADAS 608.3.1	Replace grab bar with compliant type.		
	ADAS 703.2.3	Replace signage with compliant type.		
th the front of 4 inches (865 ground.	ADAS 606.3	Alter sink.		
ertops shall be ecting surface e finish floor	ADAS 603.3	Relocate mirror.		
I not be	ADAS 403.3	Alter floor to reduce slope to no greater than 1:48.	 	





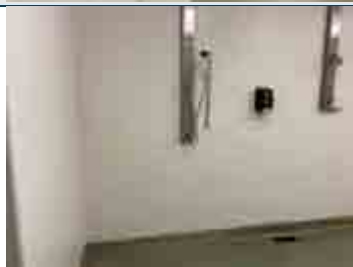


Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Home Clubhouse	229.	3	Coaches Shower Area	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Locker Room – Home Clubhouse	230.	3	Coaches Shower Area	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.
Locker Room – Home Clubhouse	231.	3	Coaches Shower Area	Toilet Paper Dispenser	The centerline of the toilet paper dispenser is not 7-9" from the front edge of the toilet at 4.5".	Toilet paper dispensers shall comply with 405.2.2. The dispenser shall be 7 inches (180 mm) minimum and 9 inches (225 mm) maximum in front of the water closet or toilet. The centerline of the dispenser.
Locker Room – Home Clubhouse	232.	3	Coaches Shower Area	Paper Towel Dispenser	The dispenser is mounted greater than 48" aff at 54".	Elements are to be within accessible reach. Where a clear floor or ground space allows for a side approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the ground.
Locker Room – Home Clubhouse	233.	3	Coaches Shower Area	Shower	The shower compartment dimensions do not conform with transfer type shower dimensions. The shower measures 38.5" x 45". Transfer shower dimensions are required to be an absolute 36"x36".	Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear interior dimensions measured at the center point of the shower sides and shall have a 36 inch (915 mm) minimum entry on the face of the shower.
Locker Room – Home Clubhouse	234.	3	Coaches Shower Area	Shower	The grab bar does not extend the full width of the control wall.	In transfer type compartments, grab bars shall be provided across the control wall and back wall at a point 18 inches (455 mm) from the control wall.

	Code Reference	Possible Solution	Image #1	Image #2
	ADAS 604.8.1.2	Modfiy door hardware as needed.		
be placed on	ADAS 604.8.1.2	Install door pull		
n 309.4 and d 9 inches (230 t measured to	ADAS 604.7	Relocate toilet paper dispenser.		
ch range. ws a parallel ch is e 48 inches ach shall be finish floor or	ADAS 308	Relocate dispenser.		
l be 36 inches inside s of opposing wide compartment.	ADAS 608.2.1	Modify shower.		
shall be k wall to a ol wall.	ADAS 608.3.1	Replace grab bar with compliant type.		








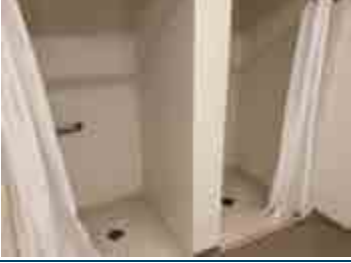

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Home Clubhouse	235.	3	Coaches Shower Area	Shower	The shower curtain reduces headroom to less than 80" aff at 78".	Vertical clearance shall be 80 inches (2030 mm) minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high
Locker Room – Home Clubhouse	236.	3	Coaches Shower Area	Shower	The L-shaped shower seat is not configured correctly.	The rear edge of an L-shaped seat shall be 16 inches (405 mm) maximum and the front edge shall be 16 inches (405 mm) minimum and 16 inches (405 mm) from the seat wall. The rear edge of the seat shall be 1 1/2 inches (38 mm) minimum and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (559 mm) minimum and 23 inches maximum from the main seat wall.
Locker Room – Home Clubhouse	237.	3	Coaches Shower Area	Shower	No shower spray unit with a hose is provided.	A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a shower head and as a hand-held shower head is provided.
Locker Room – Home Clubhouse	238.	3	Players Shower Area	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.
Locker Room – Home Clubhouse	239.	3	Players Shower Area	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 40.5".	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Locker Room – Home Clubhouse	240.	3	Players Shower Area	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.

	Code Reference	Possible Solution	Image #1	Image #2
(30 mm) high shall be provided 80 inches	ADAS 307.4	Relocate shower curtain.		
be 2 1/2 edge 15 inches (mm) maximum "L" portion of maximum from inches (355 maximum from inches (560 (585 mm) from	ADAS 610.3.2	Replace shower seat.		
es (1500 mm) a fixed-position r shall be	ADAS 607.6	Install a compliant shower spray.		
with the front of 34 inches (865 ground.	ADAS 606.3	Alter sink.		
tertops shall be ecting surface ne finish floor	ADAS 603.3	Relocate mirror.		
be placed on	ADAS 604.8.1.2	Install door pull		





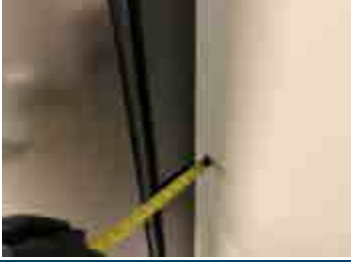
Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Home Clubhouse	241.	3	Players Shower Area	Accessible Compartment	The centerline of the toilet is not between 16-18" from the side wall. Centerline is 18.5".	The centerline of the water closet shall be (405 mm) minimum to 18 inches (455 mm) from the side wall or partition
Locker Room – Home Clubhouse	242.	3	Players Shower Area	Accessible Compartment	The door opening is greater than 4" from the corner at 9".	Where doors are located in the front part opening shall be 4 inches (100 mm) maximum side wall or partition farthest from the wall
Locker Room – Home Clubhouse	243.	3	Players Shower Area	Protruding Object	Paper towel dispenser protrudes more than 4" into the circulation path where the leading edge is below 80" aff.	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path
Locker Room – Home Clubhouse	244.	3	Players Shower Area	Shower	There is no accessible shower provided in the gang shower.	Where gang showers are provided, a full shower is required. Either a transfer compartment or a roll-in compartment can be integrated with the shower.
Locker Room – Home Clubhouse	245.	3	Players Shower Area	Shower	The shower threshold is greater than 1/2" above the adjacent surface.	Thresholds shall be 1/2 inch (13 mm) high and beveled 1:2.
Locker Room – Visitor Clubhouse	246.	2	Locker Room	Entrance	An accessible route does not connect the locker room to other spaces and elements on the site.	At least one accessible route shall connect the locker room to building or facility entrances with all accessible spaces and elements within the building or facility otherwise connected by a circulation path. At least one wheelchair space shall be provided in team or player seating areas serving the locker room activity.

	Code Reference	Possible Solution	Image #1	Image #2
6 inches (152 mm) maximum	ADAS 604.2	Relocate toilet or partition.		
Partition, the door maximum from the water closet.	ADAS 604.8.1.2	Modify partition.		
7 inches (685 mm) above 10 inches (100 mm) above the circulation path.	ADAS 307	Relocate or provide cane detection.		
Fully compliant compartment or a compartment with a gang	ADAS 608	Provide an accessible shower compartment.		
High maximum	ADAS 404.2.5	Modify threshold.		
Direct accessible route through accessible spaces which are provided in areas of sport	ADAS 206.2.2	Provide an accessible route.	No photo	

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Visitor Clubhouse	247.	2	Entrance	Door	There are gaps greater than ½” wide and ¼” deep along the accessible route. This condition occurs at the Visitor Clubhouse entrance door.	Openings in floor or ground surfaces shall allow the passage of a sphere more than 1/2 inch diameter.
Locker Room – Visitor Clubhouse	248.	2	Locker Room	Lockers	No accessible lockers were identified. This condition occurs in the Coaches Locker Room, Players Locker Room, and Umpires Locker Room.	Lockers are to be accessible. Where lockers are provided, at least 5 percent, but no fewer than 3 lockers of each type, shall be accessible. Storage elements shall comply with accessibility provisions including clearances, reach range and operable parts.
Locker Room – Visitor Clubhouse	249.	3	Umpire Bathroom	Sink	The sink is mounted too high at 34.5” aff.	Lavatories and sinks shall be installed with the top of the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.
Locker Room – Visitor Clubhouse	250.	3	Umpire Bathroom	Mirror	The bottom of the reflecting surface is mounted higher than 40” aff at 41.25”.	Mirrors located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Locker Room – Visitor Clubhouse	251.	3	Umpire Bathroom	Soap Dispenser	The soap dispenser is mounted greater than 48” aff at 56”.	Elements are to be within accessible reach ranges. Where a clear floor or ground space allows for side approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.
Locker Room – Visitor Clubhouse	252.	3	Umpire Bathroom	Shower	The shower compartment dimensions do not conform with transfer type shower dimensions. The shower measures 38.5” x 42”. Transfer shower dimensions are required to be an absolute 36”x36”.	Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear interior dimensions measured at the center point of the shower sides and shall have a 36 inch (915 mm) minimum entry on the face of the shower compartment.

	Code Reference	Possible Solution	Image #1	Image #2
all not allow (13 mm)	ADAS 302.3	Modfiy gap.		
ers are than one of lements must ding reach	ADAS 225.2.1 and 811	Modify locker.		
th the front of 4 inches (865 ground.	ADAS 606.3	Alter sink.		
ertops shall be ecting surface e finish floor	ADAS 603.3	Relocate mirror.		
ch range. ws a parallel ch is e 48 inches ach shall be finish floor or	ADAS 308	Relocate dispenser.		
l be 36 inches side s of opposing wide compartment.	ADAS 608.2.1	Modify shower.		

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Visitor Clubhouse	253.	3	Umpire Bathroom	Shower	The grab bar does not extend the full width of the control wall.	In transfer type compartments, grab bars provided across the control wall and back point 18 inches (455 mm) from the control
Locker Room – Visitor Clubhouse	254.	3	Umpire Bathroom	Shower	The shower curtain reduces headroom to less than 80" aff at 78".	Vertical clearance shall be 80 inches (2030 mm) minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high
Locker Room – Visitor Clubhouse	255.	3	Umpire Bathroom	Shower	There is no shower seat provided.	A folding or non-folding seat shall be provided in transfer type shower compartments.
Locker Room – Visitor Clubhouse	256.	3	Umpire Bathroom	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.
Locker Room – Visitor Clubhouse	257.	3	Umpire Bathroom	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.
Locker Room – Visitor Clubhouse	258.	3	Umpire Bathroom	Accessible Compartment	The door opening is greater than 4" from the corner at 9".	Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the wall.

	Code Reference	Possible Solution	Image #1	Image #2
s shall be k wall to a ol wall.	ADAS 608.3.1	Replace grab bar with compliant type.		
(30 mm) high all be provided 80 inches	ADAS 307.4	Relocate shower curtain.		
vided in	ADAS 608.4	Install shower seat.		
	ADAS 604.8.1.2	Modfiy door hardware as needed.		
be placed on	ADAS 604.8.1.2	Install door pull		
ition, the door imum from the ter closet.	ADAS 604.8.1.2	Modfiy partition.		







Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Visitor Clubhouse	259.	3	Umpire Bathroom	Accessible Compartment	The toilet seat is not 17—19" aff at 20" aff.	he seat height of a water closet above th shall be 17 inches (430 mm) minimum and (485 mm) maximum measured to the top
Locker Room – Visitor Clubhouse	260.	3	Managers Bathroom	Toilet	The toilet seat is not 17—19" aff at 20" aff.	he seat height of a water closet above th shall be 17 inches (430 mm) minimum and (485 mm) maximum measured to the top
Locker Room – Visitor Clubhouse	261.	3	Managers Bathroom	Toilet Paper Dispenser	The centerline of the toilet paper dispenser is not 7-9" from the front edge of the toilet at 11.5".	Toilet paper dispensers shall comply with shall be 7 inches (180 mm) minimum and mm) maximum in front of the water closet the centerline of the dispenser.
Locker Room – Visitor Clubhouse	262.	3	Managers Bathroom	Shower	The grab bar does not extend the full width of the control wall.	In transfer type compartments, grab bars provided across the control wall and back point 18 inches (455 mm) from the contro
Locker Room – Visitor Clubhouse	263.	3	Managers Bathroom	Shower	The shower seat does not extend to a point 3" from the entry.	In transfer-type showers, the seat shall e back wall to a point within 3 inches (75 m compartment entry.
Locker Room – Visitor Clubhouse	264.	3	Coaches Shower Area	Accessible Compartment	The compartment door is not self-closing.	The door shall be self-closing.

	Code Reference	Possible Solution	Image #1	Image #2
the finish floor and 19 inches of the seat.	ADAS 604.4	Relocate toilet.		
the finish floor and 19 inches of the seat.	ADAS 604.4	Relocate toilet.		
309.4 and 9 inches (230 inches) not measured to	ADAS 604.7	Relocate toilet paper dispenser.		
shall be back wall to a wall.	ADAS 608.3.1	Replace grab bar with compliant type.		
extend from the (mm) of the	ADAS 610.3	Replace shower seat. Coordinate with shower size.		
	ADAS 604.8.1.2	Modfiy door hardware as needed.		


Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Visitor Clubhouse	265.	3	Coaches Shower Area	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be on both sides of the door near the latch.
Locker Room – Visitor Clubhouse	266.	3	Coaches Shower Area	Accessible Compartment	The door opening is greater than 4" from the corner at 5.5".	Where doors are located in the front part of the compartment, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the wall.
Locker Room – Visitor Clubhouse	267.	3	Coaches Shower Area	Accessible Compartment	The toilet seat is not 17—19" aff at 20" aff.	The seat height of a water closet above the finished floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat.
Locker Room – Visitor Clubhouse	268.	3	Coaches Shower Area	Toilet Paper Dispenser	The centerline of the toilet paper dispenser is not 7-9" from the front edge of the toilet at 10".	Toilet paper dispensers shall comply with 409.2.1. The dispenser shall be 7 inches (180 mm) minimum and 9 inches (225 mm) maximum in front of the water closet. The centerline of the dispenser shall be 10 inches (254 mm) from the front edge of the toilet.
Locker Room – Visitor Clubhouse	269.	3	Coaches Shower Area	Shower	The shower compartment dimensions do not conform with transfer type shower dimensions. The shower measures 44.5" x 58". Transfer shower dimensions are required to be an absolute 36"x36".	Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center point of the compartment sides and shall have a 36 inch (915 mm) minimum entry on the face of the shower compartment.
Locker Room – Visitor Clubhouse	270.	3	Coaches Shower Area	Shower	The grab bar does not extend the full width of the control wall.	In transfer type compartments, grab bars shall be provided across the control wall and back wall at a point 18 inches (455 mm) from the control wall.

	Code Reference	Possible Solution	Image #1	Image #2
be placed on	ADAS 604.8.1.2	Install door pull		
ition, the door imum from the ter closet.	ADAS 604.8.1.2	Modify partition.		
e finish floor nd 19 inches of the seat.	ADAS 604.4	Relocate toilet.		
n 309.4 and d 9 inches (230 t measured to	ADAS 604.7	Relocate toilet paper dispenser.		
ll be 36 inches inside s of opposing wide compartment.	ADAS 608.2.1	Modify shower.		
s shall be k wall to a bl wall.	ADAS 608.3.1	Replace grab bar with compliant type.		

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Visitor Clubhouse	271.	3	Coaches Shower Area	Shower	The shower seat does not extend to a point 3" from the entry.	In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry.
Locker Room – Visitor Clubhouse	272.	3	Players Shower Area	Sink	The sink is mounted too high at 34.5" aff.	Lavatories and sinks shall be installed with the top of the higher of the rim or counter surface 34 to 38 inches (863 to 965 mm) maximum above the finish floor or ground.
Locker Room – Visitor Clubhouse	273.	3	Players Shower Area	Mirror	The bottom of the reflecting surface is mounted higher than 40" aff at 40.75".	Mirrors located above lavatories or compartments shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
Locker Room – Visitor Clubhouse	274.	3	Players Shower Area	Accessible Compartment	The compartment door has a door pull on one side only.	A door pull complying with 404.2.7 shall be provided on both sides of the door near the latch.
Locker Room – Visitor Clubhouse	275.	3	Players Shower Area	Accessible Compartment	Door maneuvering clearance is not provided on the pull side of the door. 17" is provided.	18" min. clearance beyond the latch mechanism to the doorway is required on the pull side of the door.
Locker Room – Visitor Clubhouse	276.	3	Players Shower Area	Accessible Compartment	The compartment is less than 60" wide at 59.75".	Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall.

	Code Reference	Possible Solution	Image #1	Image #2
extend from the (mm) of the	ADAS 610.3	Replace shower seat. Coordinate with shower size.		
with the front of 34 inches (865 ground.	ADAS 606.3	Alter sink.		
tertops shall be ecting surface he finish floor	ADAS 603.3	Relocate mirror.		
be placed on	ADAS 604.8.1.2	Install door pull		
asured parallel le of the door.	ADAS 404.2.4	Relocate partition.		
all be 60 ured	ADAS 604.8.1.1	Modify partition.		

Location	Item #	Priority	Area	Element	Noncompliance Description	Requirement
Locker Room – Visitor Clubhouse	277.	3	Players Shower Area	Accessible Compartment	The toilet seat is not 17—19" aff at 19.75" aff.	The seat height of a water closet above t shall be 17 inches (430 mm) minimum and (485 mm) maximum measured to the top
Locker Room – Visitor Clubhouse	278.	3	Players Shower Area	Grab bar	The rear grab bar extends less than 24" from the centerline of the toilet at 23".	The rear wall grab bar shall be 36 inches long minimum and extend from the center water closet 12 inches (305 mm) minimum and 24 inches (610 mm) minimum on the
Locker Room – Visitor Clubhouse	279.	3	Players Shower Area	Accessible Compartment	The clearance between the toilet paper dispenser and grab bar is less than 1.5" at 1.25".	The space between the grab bar and pro below and at the ends shall be 1 1/2 inch minimum.
Locker Room – Visitor Clubhouse	280.	3	Players Shower Area	Shower	There is no accessible shower provided in the gang shower.	Where gang showers are provided, a full shower is required. Either a transfer compartment or roll-in compartment can be integrated with the shower.
Locker Room – Visitor Clubhouse	281.	3	Players Shower Area	Shower	The shower threshold is greater than 1/2" above the adjacent surface.	Thresholds shall be 1/2 inch (13 mm) high and beveled 1:2.

	Code Reference	Possible Solution	Image #1	Image #2
the finish floor and 19 inches of the seat.	ADAS 604.4	Relocate toilet.		
(915 mm) erline of the m on one side e other side.	ADAS 604.5.2	Relocate grab bar.		
jecting objects es (38 mm)	ADAS 609.3	Relocate dispenser.		
y compliant partment or a th a gang	ADAS 608	Provide an accessible shower compartment.		
h maximum	ADAS 404.2.5	Modify threshold.		

LEIDOS FIELD AT RIPKEN STADIUM FACILITY CONDITION ASSESSMENT ADA MODIFICATIONS

REPLACEMENT (YEARS)	ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	GENERAL CONDITIONS	AMOUNT	REMARKS	0-1	0-5	5-10	10-15	15-20
0-5	ADA-1	Accessible Parking SpacesDetermine if additional accessible parking is required. Coordinate with other accessible parking requirements.	1	AL	\$	1,500.00	\$225	\$2,100	Accessible parking spaces are to be provided in accordance with Table 208.2. For a total of 1,941 parking spaces, 30 are required to be accessible per ADAS 208.2	\$2,100			
0-5	ADA-2	Accessible Parking Spaces (South)Regrade parking space and restripe.	1	AL	\$	500.00	\$75	\$700	Parking spaces shall be level with surface slopes not exceeding 1:48 (2.08%) in all directions.	\$700			
0-5	ADA-3	Accessible Parking Spaces (North)Regrade parking space and restripe.	1	AL	\$	500.00	\$75	\$700	Parking spaces shall be level with surface slopes not exceeding 1:48 (2.08%) in all directions.	\$700			
0-5	ADA-4	Accessible Parking Spaces (South)Regrade parking space and restripe.	1	AL	\$	500.00	\$75	\$700	Parking spaces shall be level with surface slopes not exceeding 1:48 (2.08%) in all directions.	\$700			
0-5	ADA-5	Accessible Parking Space (North)Restripe parking space(s).	1	AL	\$	500.00	\$75	\$700	Car parking spaces shall be 96 inches (2440 mm) wide minimum.	\$700			
0-5	ADA-6	Accessible Parking Space (North)Restripe parking space(s).	1	AL	\$	500.00	\$75	\$700	All accessible spaces shall have access aisles that are 60 inches wide minimum measured centerline to centerline.	\$700			
0-5	ADA-7	Accessible Parking SpaceProvide signage.	1	AL	\$	500.00	\$75	\$700	Parking space identification signs shall be provided in accordance with COMAR 09.12.53.7 including the International Symbol of Accessibility	\$700			
0-5	ADA-8	Accessible Parking SpaceRestripe parking space(s) and provide signage.	1	AL	\$	500.00	\$75	\$700	COMAR requires one in every four accessible parking spaces, but not less than one, shall be served by an access aisle 96 inches minimum width and the accessible parking space shall be identified with a supplemental "Van Accessible" sign.	\$700			
0-5	ADA-9	Ramp from Accessible ParkingRegrade ramp. Coordinate with other ramp requirements.	1	AL	\$	500.00	\$75	\$700	Turning surfaces of ramps leading to parking spaces shall not exceed 1:12 (8.3%) and the cross slope of walking surfaces shall not be steeper than 1:48 (2.08%).	\$700			
0-5	ADA-10	Ramp from Accessible ParkingProvide compliant handrail extensions. Coordinate with other ramp requirements.	1	AL	\$	500.00	\$75	\$700	Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.	\$700			
0-5	ADA-11	Walking SurfaceModify gap.	1	AL	\$	750.00	\$113	\$1,050	Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter.	\$1,050			
0-5	ADA-12	Walking SurfaceModify change in level.	1	AL	\$	750.00	\$113	\$1,050	Charges in level greater than 1/4", but no more than 3/4", are to be beveled 1:2. Charges in level greater than 3/4" are to be ramps.	\$1,050			
0-5	ADA-13	Ticket OfficeModify and lower the counter.	1	AL	\$	1,500.00	\$225	\$2,100	Sales and service counters are to be no higher than 36" aff.	\$2,100			
0-5	ADA-14	SignageInstall tactile exit signage.	1	AL	\$	150.00	\$23	\$210	Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.	\$210			
0-5	ADA-15	SignageRelocate tactile signage.	1	AL	\$	150.00	\$23	\$210	Handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.	\$210			
0-5	ADA-16	SignageReplace signage with compliant type.	1	AL	\$	150.00	\$23	\$210	Characters shall be sans serif.	\$210			
0-5	ADA-17	SignageRelocate signage to latch side.	1	AL	\$	150.00	\$23	\$210	Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side	\$210			
0-5	ADA-18	ElevatorsVerify and modify as needed.	1	AL	\$	1,500.00	\$225	\$2,100	Emergency two-way communication systems shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.	\$2,100			
0-5	ADA-19	StairsModify handrail.	1	AL	\$	500.00	\$75	\$700	Handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.	\$700			
0-5	ADA-20	StairsModify handrail	1	AL	\$	500.00	\$75	\$700	At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.	\$700			
0-5	ADA-21	Assembly SeatingIdentify aisle seats and confirm required number of seats are provided.	1	AL	\$	2,500.00	\$375	\$3,500	At least 5 percent of the total number of aisle seats provided are to comply with ADAS 602.4 and either have folding or retractable armrests or no armrest and located closest to accessible routes. Each designated aisle seat shall be identified by a sign or marker.	\$3,500			
0-5	ADA-22	Assembly SeatingModify seating to provide the required width.	1	AL	\$	250.00	\$38	\$350	A single wheelchair space shall be 36 inches (915 mm) wide minimum Where two adjacent wheelchair spaces are provided, each wheelchair space shall be 33 inches (840 mm) wide minimum.	\$350			
0-5	ADA-23	Assembly SeatingModify surface.	1	AL	\$	1,500.00	\$225	\$2,100	Slopes shall not be greater than 1:48 at the wheelchair space ground surface.	\$2,100			
0-5	ADA-24	CirculationReplace stanchions with type that provides lower cane detection.	1	AL	\$	500.00	\$75	\$700	Where a sign or other indication is provided between posts or pylons, and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or indication shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.	\$700			
0-5	ADA-25	CirculationRelocate cabinet or provide cane detection.	1	AL	\$	500.00	\$75	\$700	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.	\$700			
0-5	ADA-26	CirculationProvide cane detection.	1	AL	\$	250.00	\$38	\$350	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.	\$350			

0-5	ADA-27	CirculationProvide accessible picnic table(s).	1	AL	\$	250.00	\$38	\$350	Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall be accessible.	\$350
0-5	ADA-28	CirculationModify ramp.	1	AL	\$	250.00	\$38	\$350	Ramps on accessible routes shall comply with ADAS 405	\$350
0-5	ADA-29	CirculationModify ramp.	1	AL	\$	250.00	\$38	\$350	Ramp runs shall have a running slope not steeper than 1:12.	\$350
0-5	ADA-30	CirculationModify ramp.	1	AL	\$	250.00	\$38	\$350	Cross slope of ramp runs shall not be steeper than 1:48.	\$350
0-5	ADA-31	CirculationModify handrail.	1	AL	\$	250.00	\$38	\$350	Handrails shall be continuous within the full length of each stair flight or ramp run	\$350
0-5	ADA-32	CirculationModify ramp.	1	AL	\$	250.00	\$38	\$350	Ramps shall have landings at the top and the bottom of each ramp run. The landing clear length shall be 60 inches (1525 mm) long minimum.	\$350
0-5	ADA-33	CirculationModify surface.	1	AL	\$	250.00	\$38	\$350	Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.	\$350
0-5	ADA-34	CirculationModify ramp.	1	AL	\$	250.00	\$38	\$350	Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter.	\$350
0-5	ADA-35	CirculationModify ramp.	1	AL	\$	250.00	\$38	\$350	Ramp runs shall have a running slope not steeper than 1:12.	\$350
0-5	ADA-36	CirculationModify handrail.	1	AL	\$	250.00	\$38	\$350	Cross slope of ramp runs shall not be steeper than 1:48.	\$350
0-5	ADA-37	CirculationReplace with compliant type.	1	AL	\$	500.00	\$75	\$700	Handrails shall be provided on both sides of ramps.	\$700
0-5	ADA-38	Ticket OfficeProvide assistive listening equipment and signage in accordance with ADAS 219.2 and 216.10.	1	AL	\$	1,000.00	\$150	\$1,400	Elements are to be within accessible reach range. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.	\$1,400
0-5	ADA-39	Ticket OfficeProvide a power door opener.	1	AL	\$	2,500.00	\$375	\$3,500	In each assembly area where audible communication is integral to the use of the space and audio amplification is provided, an assistive listening system shall be provided. Signage indicating the availability of assistive listening system shall be provided at the ticket office or elsewhere.	\$3,500
0-5	ADA-40	Ticket OfficeModify and lower the counter.	1	AL	\$	250.00	\$38	\$350	Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (on the pull side) or 12 inches (on the push side) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.	\$350
0-5	ADA-41	Ticket OfficeRelocate..	1	AL	\$	250.00	\$38	\$350	Sales and service counters are to be no higher than 36" aff.	\$350
0-5	ADA-42	Ticket OfficeVerify if 50% of shelving is accessible.	1	AL	\$	50.00	\$8	\$70	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.	\$70
0-5	ADA-43	Ticket OfficeRelocate object.	1	AL	\$	250.00	\$38	\$350	Operable parts are to be within accessible reach range per ADAS 308.	\$350
0-5	ADA-44	Ticket OfficeInstall auto door opener.	1	AL	\$	2,500.00	\$375	\$3,500	At least 50 percent of shelf space in kitchen storage facilities is to be accessible.	\$3,500
0-5	ADA-45	Ticket Office Men's Toilet RoomAlter sink.	1	AL	\$	1,500.00	\$225	\$2,100	Door maneuvering clearance shall be free of obstructions.	\$2,100
0-5	ADA-46	Ticket Office Men's Toilet RoomRelocate mirror.	1	AL	\$	100.00	\$15	\$140	Maneuvering clearances for forward approach shall be provided when any obstruction within 12 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate, on the push side of a door with a closer and latch.	\$140
0-5	ADA-47	Ticket Office Men's Toilet RoomAlter floor to reduce slope to no greater than 1:48.	1	AL	\$	500.00	\$75	\$700	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.	\$700
0-5	ADA-48	Ticket Office Men's Toilet RoomModify door hardware as needed.	1	AL	\$	800.00	\$120	\$1,120	Mirrors located above lavatories or counter tops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.	\$1,120
0-5	ADA-49	Ticket Office Men's Toilet RoomInstall door pull	1	AL	\$	100.00	\$15	\$140	The cross slope of walking surfaces shall not be steeper than 1:48.	\$140
0-5	ADA-50	Ticket Office Men's Toilet RoomRelocate seat cover dispenser.	1	AL	\$	125.00	\$19	\$175	The door shall be self-closing.	\$175
0-5	ADA-51	Ticket Office Men's Toilet RoomRelocate or install an additional coat hook.	1	AL	\$	50.00	\$8	\$70	A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.	\$70
0-5	ADA-52	Ticket Office Women's Toilet RoomAlter sink.	1	AL	\$	1,500.00	\$225	\$2,100	A clear floor space shall be provided at operable parts. The seat cover dispenser shall be within reach range and mounted no higher than 48" aff.	\$2,100
0-5	ADA-53	Ticket Office Women's Toilet RoomRelocate mirror.	1	AL	\$	50.00	\$8	\$70	Operable parts shall be mounted no higher than 48" aff.	\$70
0-5	ADA-54	Ticket Office Women's Toilet RoomModify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.	\$2,100
0-5	ADA-55	Ticket Office Women's Toilet RoomInstall door pull	1	AL	\$	125.00	\$19	\$175	Mirrors located above lavatories or counter tops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.	\$175
0-5	ADA-56	Ticket Office Women's Toilet RoomRelocate seat cover dispenser.	1	AL	\$	50.00	\$8	\$70	The door shall be self-closing.	\$70
0-5	ADA-57	Ticket Office Women's Toilet RoomRelocate or install an additional coat hook.	1	AL	\$	500.00	\$75	\$700	A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.	\$700
0-5	ADA-58	Team ShopModify counter.	1	AL	\$	500.00	\$375	\$3,500	A clear floor space shall be provided at operable parts. The seat cover dispenser shall be within reach range and mounted no higher than 48" aff.	\$3,500
0-5	ADA-59	Team Shop Toilet RoomProvide power door opener or reverse swing of the door and remove closer..	1	AL	\$	2,500.00	\$375	\$3,500	Operable parts shall be mounted no higher than 48" aff.	\$3,500

0-5	ADA-60	Team Shop Toilet Room	Modify thumb latch.	1	AL	\$	250.00	\$38	\$350	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-61	Team Shop Toilet Room	Alter sink.	1	AL	\$	1,500.00	\$225	\$2,100	\$2,100 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-62	Team Shop Toilet Room	Install pipe protection.	1	AL	\$	250.00	\$38	\$350	\$350 Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
0-5	ADA-63	Team Shop Toilet Room	Relocate mirror.	1	AL	\$	50.00	\$8	\$70	\$70 Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-64	Men's Toilet Room (North)	signage	1	AL	\$	125.00	\$19	\$175	\$175
0-5	ADA-65	Women's Toilet Room (North)	signage	1	AL	\$	125.00	\$19	\$175	\$175
0-5	ADA-66	Men's Toilet Room (South)	Replace signage with compliant type.	1	AL	\$	125.00	\$19	\$175	\$175 Characters shall be sans serif.
0-5	ADA-67	Men's Toilet Room (South)	Alter sink.	1	AL	\$	250.00	\$38	\$350	\$350 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-68	Men's Toilet Room (South)	Install pipe protection.	1	AL	\$	250.00	\$38	\$350	\$350 Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
0-5	ADA-69	Men's Toilet Room (South)	Relocate mirror.	1	AL	\$	50.00	\$8	\$70	\$70 Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-70	Men's Toilet Room (South)	Relocate the changing station.	1	AL	\$	125.00	\$19	\$175	\$175 The tops of work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-71	Men's Toilet Room (South)	Modify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	\$2,100 The door shall be self-closing.
0-5	ADA-72	Men's Toilet Room (South)	Install door pull	1	AL	\$	125.00	\$19	\$175	\$175 A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-73	Men's Toilet Room (South)	Modify partition.	1	AL	\$	1,600.00	\$240	\$2,240	\$2,240 Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet.
0-5	ADA-74	Men's Toilet Room (South)	Relocate grab bar.	1	AL	\$	50.00	\$8	\$70	\$70 The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
0-5	ADA-75	Men's Toilet Room (South)	Modify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	\$2,100 The door shall be self-closing.
0-5	ADA-76	Women's Toilet Room (South)	Replace signage with compliant type.	1	AL	\$	125.00	\$19	\$175	\$175 Characters shall be sans serif.
0-5	ADA-77	Women's Toilet Room (South)	Modify gap.	1	AL	\$	500.00	\$75	\$700	\$700 Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter.
0-5	ADA-78	Women's Toilet Room (South)	Alter sink.	1	AL	\$	750.00	\$113	\$1,050	\$1,050 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-79	Women's Toilet Room (South)	Install pipe protection.	1	AL	\$	250.00	\$38	\$350	\$350 Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
0-5	ADA-80	Women's Toilet Room (South)	Relocate mirror.	1	AL	\$	50.00	\$8	\$70	\$70 Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-81	Women's Toilet Room (South)	Relocate the changing station.	1	AL	\$	150.00	\$23	\$210	\$210 The tops of work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-82	Women's Toilet Room (South)	Modify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	\$2,100 The door shall be self-closing.
0-5	ADA-83	Women's Toilet Room (South)	Install door pull	1	AL	\$	125.00	\$19	\$175	\$175 A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-84	Women's Toilet Room (South)	Modify partition.	1	AL	\$	1,600.00	\$240	\$2,240	\$2,240 Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet.
0-5	ADA-85	Women's Toilet Room (South)	Modify flush valve.	1	AL	\$	750.00	\$113	\$1,050	\$1,050 Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet.
0-5	ADA-86	Women's Toilet Room (South)	Relocate toilet paper dispenser.	1	AL	\$	75.00	\$11	\$105	\$105 Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser.
0-5	ADA-87	Women's Toilet Room (South)	Modify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	\$2,100 The door shall be self-closing.
0-5	ADA-88	Women's Toilet Room (South)	Install a grab bar.	1	AL	\$	150.00	\$23	\$210	\$210 A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.
0-5	ADA-89	Women's Toilet Room (South)	Modify control.	1	AL	\$	350.00	\$53	\$490	\$490 Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-90	Family Toilet Room	Modify adjacent area and operations to allow equal access to family toilet room.	1	AL	\$	500.00	\$75	\$700	\$700 A public entity shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.
0-5	ADA-91	Family Toilet Room	Relocate fire alarm panel or provide cane detection.	1	AL	\$	500.00	\$75	\$700	\$700 Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.
0-5	ADA-92	Family Toilet Room	Replace signage with compliant type.	1	AL	\$	150.00	\$23	\$210	\$210 Characters shall be sans serif.

0-5	ADA-93	Family Toilet RoomModify threshold and/or adjacent surface.	1	AL	\$	150.00	\$23	\$210	Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum.	\$210
0-5	ADA-94	Family Toilet RoomModify thumb latch.	1	AL	\$	250.00	\$38	\$350	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.	\$350
0-5	ADA-95	Dining Terrace and CafeProvide accessible seating.	1	AL	\$	2,500.00	\$375	\$3,500	Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating surfaces and standing spaces at the dining surfaces shall be accessible. Dining surfaces are to provide knee and toe clearance in compliance with ADAS 902.2 including toe clearance of 17" minimum.	\$3,500
0-5	ADA-96	Dining Terrace and CafeAlter floor to reduce slope to no greater than 1:48.	1	AL	\$	2,500.00	\$375	\$3,500	The cross slope of walking surfaces shall not be steeper than 1:48.	\$3,500
0-5	ADA-97	Dining Terrace and CafeProvide compliant handrail extensions.	1	AL	\$	250.00	\$38	\$350	Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom rail. Curved handrails shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.	\$350
0-5	ADA-98	Dining Terrace and CafeModify handrail.	1	AL	\$	250.00	\$38	\$350	Handrails shall be provided on both sides of ramps.	\$350
0-5	ADA-99	Dining Terrace and CafeModify handrail.	1	AL	\$	250.00	\$38	\$350	Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.	\$350
0-5	ADA-100	Ticket ServicesModify service counter.	1	AL	\$	250.00	\$38	\$350	A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided.	\$350
0-5	ADA-101	CirculationRelocate fire alarm or provide cane detection.	1	AL	\$	250.00	\$38	\$350	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.	\$350
0-5	ADA-102	CirculationRelocate fire extinguisher.	1	AL	\$	50.00	\$8	\$70	Elements are to be within accessible reach range. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.	\$70
0-5	ADA-103	CirculationRelocate television or provide cane detection.	1	AL	\$	150.00	\$23	\$210	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.	\$210
0-5	ADA-104	CirculationRelocate or provide cane detection.	1	AL	\$	150.00	\$23	\$210	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.	\$210
0-5	ADA-105	CirculationTactile characters are not sans serif.	1	AL	\$	150.00	\$23	\$210	Characters shall be sans serif.	\$210
0-5	ADA-106	CirculationModify clearance.	1	AL	\$	250.00	\$38	\$350	The clearance between the car platform sill and the edge of any hollow landing shall be 1 1/4 inch (32 mm) maximum.	\$350
0-5	ADA-107	CirculationRepair.	1	AL	\$	250.00	\$38	\$350	Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel.	\$350
0-5	ADA-108	Drinking FountainInstall high drinking fountain.	1	AL	\$	1,500.00	\$225	\$2,100	Where drinking fountains are provided, no fewer than two drinking fountains shall be provided on the floor. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7 for standing persons.	\$2,100
0-5	ADA-109	BuffetRelocate hardware.	1	AL	\$	150.00	\$23	\$210	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.	\$210
0-5	ADA-110	BuffetModify and/or lower the counter.	1	AL	\$	250.00	\$38	\$350	Sales and service counters are to be no higher than 36" aff.	\$350
0-5	ADA-111	BuffetReplace with compliant type.	1	AL	\$	500.00	\$75	\$700	Elements are to be within accessible reach range. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.	\$700
0-5	ADA-112	ConciergeModify and/or lower the counter	1	AL	\$	250.00	\$38	\$350	Sales and service counters are to be no higher than 36" aff.	\$350
0-5	ADA-113	Club BoxModify adjacent seating and relocate wheelchair space.	1	AL	\$	150.00	\$23	\$210	The wheelchair space should not obstruct access.	\$210
0-5	ADA-114	Club BoxModify adjacent seating and relocate wheelchair space.	1	AL	\$	150.00	\$23	\$210	Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 48 inches (1220 mm) deep minimum. Where a wheelchair space can be entered only from the side, the wheelchair space shall be 60 inches (1525 mm) deep minimum.	\$210
0-5	ADA-115	Club BoxModify threshold and/or adjacent surface.	1	AL	\$	50.00	\$8	\$70	Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum.	\$70
0-5	ADA-116	Club BoxModify handrail.	1	AL	\$	250.00	\$38	\$350	Door maneuvering clearance is to be free of obstructions.	\$350
0-5	ADA-117	Box 1 SuiteAlter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.	\$350
0-5	ADA-118	Box 1 SuiteConfirm operable part for ceiling fan is accessible.	1	AL	\$	250.00	\$38	\$350	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.	\$350
0-5	ADA-119	Box 1 SuiteAlter the shelf.	1	AL	\$	250.00	\$38	\$350	18" min. clearance beyond the latch measured parallel to the doorway is required on the pull side of the door.	\$350
0-5	ADA-120	Box 1 SuiteModify handrail or relocate door.	1	AL	\$	250.00	\$38	\$350	Door maneuvering clearance is to be free of obstructions.	\$350
0-5	ADA-121	Box 1 SuiteRemove door stop.	1	AL	\$	50.00	\$8	\$70	Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.	\$70
0-5	ADA-122	Box 1 Toilet RoomModify thumb latch.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.	\$210
0-5	ADA-123	Box 1 Toilet RoomModify lavatory.	1	AL	\$	1,250.00	\$188	\$1,750	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.	\$1,750
0-5	ADA-124	Box 1 Toilet RoomAlter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.	\$350
0-5	ADA-125	Box 1 Toilet RoomRelocate mirror.	1	AL	\$	50.00	\$8	\$70	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.	\$70

0-5	ADA-126	Box 1 Toilet Room/Replace operable part.	1	AL	\$	250.00	\$38	\$350	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-127	Box 2 Suite/Alter sink.	1	AL	\$	500.00	\$75	\$700	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-128	Box 2 Suite/Confirm operable part for ceiling fan is accessible.	1	AL	\$	50.00	\$8	\$70	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-129	Box 2 Suite/Alter the shelf.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-130	Box 2 Toilet Room/Modify thumb latch.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-131	Box 2 Toilet Room/Modify lavatory.	1	AL	\$	1,250.00	\$188	\$1,750	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.
0-5	ADA-132	Box 2 Toilet Room/Alter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-133	Box 2 Toilet Room/Relocate mirror.	1	AL	\$	50.00	\$8	\$70	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-134	Box 2 Toilet Room/Replace operable part.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-135	Box 3 Suite/Alter sink.	1	AL	\$	150.00	\$23	\$210	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-136	Box 3 Suite/Confirm operable part for ceiling fan is accessible.	1	AL	\$	50.00	\$8	\$70	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-137	Box 3 Suite/Alter the shelf.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-138	Box 3 Suite/Relocate furniture.	1	AL	\$	50.00	\$8	\$70	The clear width of walking surfaces shall be 36 inches (915 mm) minimum.
0-5	ADA-139	Box 3 Toilet Room/Modify thumb latch.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-140	Box 3 Toilet Room/Modify lavatory.	1	AL	\$	250.00	\$38	\$350	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.
0-5	ADA-141	Box 3 Toilet Room/Alter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-142	Box 3 Toilet Room/Relocate mirror.	1	AL	\$	50.00	\$8	\$70	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-143	Box 3 Toilet Room/Replace operable part.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-144	Box 5 Suite/Alter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-145	Box 5 Suite/Confirm operable part for ceiling fan is accessible.	1	AL	\$	50.00	\$8	\$70	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-146	Box 5 Suite/Alter the shelf.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-147	Box 5 Toilet Room/Modify thumb latch.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-148	Box 5 Toilet Room/Modify lavatory.	1	AL	\$	250.00	\$38	\$350	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.
0-5	ADA-149	Box 5 Toilet Room/Relocate grab bar.	1	AL	\$	50.00	\$8	\$70	The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.
0-5	ADA-150	Box 5 Toilet Room/Alter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-151	Box 5 Toilet Room/Relocate mirror.	1	AL	\$	50.00	\$8	\$70	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-152	Box 6 Suite/Alter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-153	Box 6 Suite/Confirm operable part for ceiling fan is accessible.	1	AL	\$	50.00	\$8	\$70	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-154	Box 6 Suite/Modify control.	1	AL	\$	50.00	\$8	\$70	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-155	Box 6 Suite/Alter the shelf.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-156	Box 6 Suite/Modify handrail or relocate door.	1	AL	\$	250.00	\$38	\$350	Door maneuvering clearance is to be free of obstructions.
0-5	ADA-157	Box 6 Suite/Remove door stop.	1	AL	\$	25.00	\$4	\$35	Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.
0-5	ADA-158	Box 6 Toilet Room/Modify thumb latch.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-159	Box 6 Toilet Room/Modify lavatory.	1	AL	\$	250.00	\$38	\$350	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

0-5	ADA-160	Box 6 Toilet Room	Alter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-161	Club Bar	Modify and/or lower the counter.	1	AL	\$	250.00	\$38	\$350	Sales and service counters are to be no higher than 36" aff.
0-5	ADA-162	Club Bar	Modify and provide a lower portion of the bar.	1	AL	\$	250.00	\$38	\$350	Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902.
0-5	ADA-163	Club Bar	Provide accessible tables.	1	AL	\$	2,500.00	\$375	\$3,500	Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902.
0-5	ADA-164	Press Box	Install auto door opener	1	AL	\$	500.00	\$75	\$700	12" min. clearance beyond the latch measured parallel to the doorway is required on the push side of the door for a forward approach to a door with a closer and latch.
0-5	ADA-165	Press Box	Toilet Room	Install auto door opener.	1	AL	\$	2,500.00	\$375	54" min. clearance beyond the latch measured perpendicular to the doorway is required on the pull side of the door for a door with a closer.
0-5	ADA-166	Press Box	Toilet Room	Modify flush valve.	1	AL	\$	350.00	\$53	Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.
0-5	ADA-167	Press Box	Toilet Room	Alter sink.	1	AL	\$	250.00	\$38	Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet
0-5	ADA-168	Press Box	Toilet Room	Relocate mirror.	1	AL	\$	50.00	\$8	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-169	Press Box	Toilet Room	Modify faucet.	1	AL	\$	150.00	\$23	\$70 Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-170	Press Box	Toilet Room	Modify control.	1	AL	\$	150.00	\$23	\$210 Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.
0-5	ADA-171	Men's Toilet Room	near elevator (North)	Replace signage with compliant type.	1	AL	\$	125.00	\$19	\$210 Operable parts shall be operable with one hand and shall not require light gasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Operable parts are to be within reach range.
0-5	ADA-172	Men's Toilet Room	near elevator (North)	Modify threshold and/or adjacent surface.	1	AL	\$	150.00	\$23	\$175 Characters shall be sans serif.
0-5	ADA-173	Men's Toilet Room	near elevator (North)	Alter sink.	1	AL	\$	250.00	\$38	\$210 Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum.
0-5	ADA-174	Men's Toilet Room	near elevator (North)	Install pipe protection.	1	AL	\$	150.00	\$23	\$350 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-175	Men's Toilet Room	near elevator (North)	Relocate mirror.	1	AL	\$	50.00	\$8	\$210 Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
0-5	ADA-176	Men's Toilet Room	near elevator (North)	Alter floor to reduce slope to no greater than 1:48.	1	AL	\$	500.00	\$75	\$70 Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-177	Men's Toilet Room	near elevator (North)	Relocate the changing station.	1	AL	\$	250.00	\$38	\$700 The cross slope of walking surfaces shall not be steeper than 1:48.
0-5	ADA-178	Men's Toilet Room	near elevator (North)	Modify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$350 The tops of work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-179	Men's Toilet Room	near elevator (North)	Install door pull	1	AL	\$	150.00	\$23	\$2,100 The door shall be self-closing.
0-5	ADA-180	Men's Toilet Room	near elevator (North)	Relocate seat cover dispenser.	1	AL	\$	125.00	\$19	\$210 A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-181	Women's Toilet Room	near elevator (North)	Replace signage with compliant type.	1	AL	\$	125.00	\$19	\$175 A clear floor space shall be provided at operable parts. The seat cover dispenser shall be within reach range and mounted no higher than 48" aff.
0-5	ADA-182	Women's Toilet Room	near elevator (North)	Modify threshold and/or adjacent surface.	1	AL	\$	150.00	\$23	\$175 Characters shall be sans serif.
0-5	ADA-183	Women's Toilet Room	near elevator (North)	Install auto door opener	1	AL	\$	2,500.00	\$375	\$210 Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum.
0-5	ADA-184	Women's Toilet Room	near elevator (North)	Alter sink.	1	AL	\$	250.00	\$38	\$3,500 54" min. clearance beyond the latch measured perpendicular to the doorway is required on the pull side of the door for a door with a closer.
0-5	ADA-185	Women's Toilet Room	near elevator (North)	Install pipe protection.	1	AL	\$	150.00	\$23	\$350 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-186	Women's Toilet Room	near elevator (North)	Alter floor to reduce slope to no greater than 1:48.	1	AL	\$	500.00	\$75	\$210 Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
0-5	ADA-187	Women's Toilet Room	near elevator (North)	Relocate the changing station.	1	AL	\$	125.00	\$19	\$700 The cross slope of walking surfaces shall not be steeper than 1:48.
0-5	ADA-188	Women's Toilet Room	near elevator (North)	Modify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$175 The tops of work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-189	Women's Toilet Room	near elevator (North)	Install door pull	1	AL	\$	125.00	\$19	\$2,100 The door shall be self-closing.
0-5	ADA-189	Women's Toilet Room	near elevator (North)	Install door pull	1	AL	\$	125.00	\$19	\$175 A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.

0-5	ADA-190	Women's Toilet Room near elevator (North)Modify partition.	1	AL	\$	1,600.00	\$240	\$2,240	Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet.
0-5	ADA-191	Women's Toilet Room near elevator (North)Relocate seat cover dispenser.	1	AL	\$	50.00	\$8	\$70	\$70 A clear floor space shall be provided at operable parts. The seat cover dispenser shall be within reach range and mounted no higher than 48" afi.
0-5	ADA-192	Women's Toilet Room near elevator (North)Modify control.	1	AL	\$	150.00	\$23	\$210	Operable parts shall be operable with one hand and shall not require light grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2N) maximum. Operable parts are to be within reach range.
0-5	ADA-193	Men's Toilet Room (South)Replace signage with compliant type.	1	AL	\$	125.00	\$19	\$175	Characters shall be sans serif.
0-5	ADA-194	Men's Toilet Room (South)Modify floor surface.	1	AL	\$	500.00	\$75	\$700	The slope of the door maneuvering clearance shall not be steeper than 1:48 (2.08%) in any direction.
0-5	ADA-195	Men's Toilet Room (South)Alter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-196	Men's Toilet Room (South)Relocate the changing station.	1	AL	\$	125.00	\$19	\$175	The tops of work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-197	Men's Toilet Room (South)Modify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	The door shall be self-closing.
0-5	ADA-198	Men's Toilet Room (South)Install door pull	1	AL	\$	125.00	\$19	\$175	\$175 A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-199	Men's Toilet Room (South)Modify partition.	1	AL	\$	1,600.00	\$240	\$2,240	Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet.
0-5	ADA-200	Men's Toilet Room (South)Relocate seat cover dispenser.	1	AL	\$	50.00	\$8	\$70	\$70 A clear floor space shall be provided at operable parts. The seat cover dispenser shall be within reach range and mounted no higher than 48" afi.
0-5	ADA-201	Men's Toilet Room (South)Relocate toilet paper dispenser.	1	AL	\$	50.00	\$8	\$70	Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser.
0-5	ADA-202	Women's Toilet Room (South)Replace signage with compliant type.	1	AL	\$	125.00	\$19	\$175	Characters shall be sans serif.
0-5	ADA-203	Women's Toilet Room (South)Modify threshold and/or adjacent surface.	1	AL	\$	150.00	\$23	\$210	Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum.
0-5	ADA-204	Women's Toilet Room (South)Modify floor surface.	1	AL	\$	500.00	\$75	\$700	The slope of the door maneuvering clearance shall not be steeper than 1:48 (2.08%) in any direction.
0-5	ADA-205	Women's Toilet Room (South)Modify element.	1	AL	\$	500.00	\$75	\$700	Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.
0-5	ADA-206	Women's Toilet Room (South)Alter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-207	Women's Toilet Room (South)Relocate the changing station.	1	AL	\$	125.00	\$19	\$175	The tops of work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-208	Women's Toilet Room (South)Modify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	The door shall be self-closing.
0-5	ADA-209	Women's Toilet Room (South)Install door pull	1	AL	\$	125.00	\$19	\$175	\$175 A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-210	Women's Toilet Room (South)Modify partition.	1	AL	\$	1,600.00	\$240	\$2,240	Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet.
0-5	ADA-211	Women's Toilet Room (South)Relocate seat cover dispenser.	1	AL	\$	125.00	\$19	\$175	\$175 A clear floor space shall be provided at operable parts. The seat cover dispenser shall be within reach range and mounted no higher than 48" afi.
0-5	ADA-212	Women's Toilet Room (South)Modify control.	1	AL	\$	125.00	\$19	\$175	Operable parts shall be operable with one hand and shall not require light grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2N) maximum. Operable parts are to be within reach range.
0-5	ADA-213	DugoutModify toilet room.	1	AL	\$	2,500.00	\$375	\$3,500	Where toilet rooms are provided, they shall be accessible.
0-5	ADA-214	DugoutProvide an accessible route to the dugout and wheelchair space.	1	AL	\$	2,500.00	\$375	\$3,500	At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path. At least one wheelchair space shall be provided in team or player seating areas serving areas of sport activity.
0-5	ADA-215	Locker RoomModify locker.	1	AL	\$	2,500.00	\$375	\$3,500	Lockers are to be accessible. Where lockers are provided, at least 5 percent, but no fewer than one of each type, shall be accessible. Storage elements must comply with accessibility provisions including reach range and operable parts.
0-5	ADA-216	Manager BathroomModify thumb latch.	1	AL	\$	125.00	\$19	\$175	Operable parts shall be operable with one hand and shall not require light grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2N) maximum. Operable parts are to be within reach range.
0-5	ADA-217	Manager BathroomModify lavatory.	1	AL	\$	250.00	\$38	\$350	Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.
0-5	ADA-218	Manager BathroomAlter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-219	Manager Bathroominstall pipe protection.	1	AL	\$	150.00	\$23	\$210	Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
0-5	ADA-220	Manager BathroomRelocate mirror.	1	AL	\$	50.00	\$8	\$70	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.

0-5	ADA-221	Manager BathroomRelocate dispenser.	1	AL	\$	125.00	\$19	\$175	Elements are to be within accessible reach range. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.
0-5	ADA-222	Manager BathroomModify shower.	1	AL	\$	1,500.00	\$225	\$2,100	Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment.
0-5	ADA-223	Manager BathroomModify shower.	1	AL	\$	1,500.00	\$225	\$2,100	Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.
0-5	ADA-224	Manager BathroomReplace grab bar with compliant type.	1	AL	\$	75.00	\$11	\$105	In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.
0-5	ADA-225	Coaches Shower AreaReplace signage with compliant type.	1	AL	\$	125.00	\$19	\$175	Characters shall be sans serif.
0-5	ADA-226	Coaches Shower AreaAlter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-227	Coaches Shower AreaRelocate mirror.	1	AL	\$	50.00	\$8	\$70	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-228	Coaches Shower AreaAlter floor to reduce slope to no greater than 1:48.	1	AL	\$	500.00	\$75	\$700	The cross slope of walking surfaces shall not be steeper than 1:48.
0-5	ADA-229	Coaches Shower AreaModify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	The door shall be self-closing.
0-5	ADA-230	Coaches Shower AreaInstall door pull	1	AL	\$	125.00	\$19	\$175	A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-231	Coaches Shower AreaRelocate toilet paper dispenser.	1	AL	\$	25.00	\$4	\$35	Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser.
0-5	ADA-232	Coaches Shower AreaRelocate dispenser.	1	AL	\$	25.00	\$4	\$35	Elements are to be within accessible reach range. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.
0-5	ADA-233	Coaches Shower AreaModify shower.	1	AL	\$	250.00	\$38	\$350	Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment.
0-5	ADA-234	Coaches Shower AreaReplace grab bar with compliant type.	1	AL	\$	75.00	\$11	\$105	In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.
0-5	ADA-235	Coaches Shower AreaRelocate shower curtain.	1	AL	\$	25.00	\$4	\$35	Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high.
0-5	ADA-236	Coaches Shower AreaReplace shower seat.	1	AL	\$	250.00	\$38	\$350	The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the L-shaped seat shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the front edge wall. The depth of the seat shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.
0-5	ADA-237	Coaches Shower AreaInstall a compliant shower spray.	1	AL	\$	50.00	\$8	\$70	A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided.
0-5	ADA-238	Players Shower AreaAlter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-239	Players Shower AreaRelocate mirror.	1	AL	\$	50.00	\$8	\$70	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-240	Players Shower AreaInstall door pull	1	AL	\$	125.00	\$19	\$175	A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-241	Players Shower AreaRelocate toilet or partition.	1	AL	\$	250.00	\$38	\$350	The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition.
0-5	ADA-242	Players Shower AreaModify partition.	1	AL	\$	1,600.00	\$240	\$2,240	Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition furthest from the water closet.
0-5	ADA-243	Players Shower AreaRelocate or provide cane detection.	1	AL	\$	150.00	\$23	\$210	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall provide 4 inches (100 mm) maximum horizontally into the circulation path.
0-5	ADA-244	Players Shower AreaProvide an accessible shower compartment.	1	AL	\$	2,500.00	\$375	\$3,500	Where gang showers are provided, a fully compliant shower is required. Either a transfer compartment or a roll-in compartment can be integrated with a gang shower.
0-5	ADA-245	Players Shower AreaModify threshold.	1	AL	\$	150.00	\$23	\$210	Thresholds shall be 1/2 inch (13 mm) high maximum and beveled 1/2.
0-5	ADA-246	Locker RoomProvide an accessible route.	1	AL	\$	500.00	\$75	\$700	At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path. At least one wheelchair space shall be provided in team or player seating areas as serving areas of sport activity.
0-5	ADA-247	EntranceModify gap.	1	AL	\$	250.00	\$38	\$350	Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter.
0-5	ADA-248	Locker RoomModify locker.	1	AL	\$	250.00	\$38	\$350	Lockers are to be accessible. Where lockers are provided, at least 5 percent, but no fewer than one of each type, shall be accessible. Storage elements must comply with accessibility provisions including reach range and operable parts.
0-5	ADA-249	Umpire BathroomAlter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-250	Umpire BathroomRelocate mirror.	1	AL	\$	50.00	\$8	\$70	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.

0-5	ADA-251	Umpire BathroomRelocate dispenser.	1	AL	\$	125.00	\$19	\$175	Barriers are to be within accessible reach range. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor.
0-5	ADA-252	Umpire BathroomModify shower.	1	AL	\$	250.00	\$38	\$350	Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment.
0-5	ADA-253	Umpire BathroomReplace grab bar with compliant type.	1	AL	\$	75.00	\$11	\$105	In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (457 mm) from the control wall.
0-5	ADA-254	Umpire BathroomRelocate shower curtain.	1	AL	\$	25.00	\$4	\$35	Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardsails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high.
0-5	ADA-255	Umpire BathroomInstall shower seat.	1	AL	\$	250.00	\$38	\$350	A folding or non-folding seat shall be provided in transfer type shower compartments.
0-5	ADA-256	Umpire BathroomModify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	The door shall be self-closing.
0-5	ADA-257	Umpire Bathroominstall door pull	1	AL	\$	125.00	\$19	\$175	A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-258	Umpire BathroomModify partition.	1	AL	\$	250.00	\$38	\$350	Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum height above the finish floor and the door shall be 48 inches (1220 mm) minimum above the finish floor.
0-5	ADA-259	Umpire BathroomRelocate toilet.	1	AL	\$	1,250.00	\$188	\$1,750	The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat.
0-5	ADA-260	Managers BathroomRelocate toilet.	1	AL	\$	1,250.00	\$188	\$1,750	The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat.
0-5	ADA-261	Managers BathroomRelocate toilet paper dispenser.	1	AL	\$	25.00	\$4	\$35	Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser.
0-5	ADA-262	Managers BathroomReplace grab bar with compliant type.	1	AL	\$	75.00	\$11	\$105	In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (457 mm) from the control wall.
0-5	ADA-263	Managers BathroomReplace shower seat. Coordinate with shower size.	1	AL	\$	250.00	\$38	\$350	In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry.
0-5	ADA-264	Coaches Shower AreaModify door hardware as needed.	1	AL	\$	1,500.00	\$225	\$2,100	The door shall be self-closing.
0-5	ADA-265	Coaches Shower AreaInstall door pull	1	AL	\$	125.00	\$19	\$175	A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-266	Coaches Shower AreaModify partition.	1	AL	\$	250.00	\$38	\$350	Where doors are located in the front partition, the door opening shall be 4 inches (100 mm) maximum height above the finish floor and the door shall be 48 inches (1220 mm) minimum above the finish floor.
0-5	ADA-267	Coaches Shower AreaRelocate toilet.	1	AL	\$	1,250.00	\$188	\$1,750	The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat.
0-5	ADA-268	Coaches Shower AreaRelocate toilet paper dispenser.	1	AL	\$	25.00	\$4	\$35	Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser.
0-5	ADA-269	Coaches Shower AreaModify shower.	1	AL	\$	250.00	\$38	\$350	Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment.
0-5	ADA-270	Coaches Shower AreaReplace grab bar with compliant type.	1	AL	\$	75.00	\$11	\$105	In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (457 mm) from the control wall.
0-5	ADA-271	Players Shower AreaReplace shower seat. Coordinate with shower size.	1	AL	\$	250.00	\$38	\$350	In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry.
0-5	ADA-272	Players Shower AreaAlter sink.	1	AL	\$	250.00	\$38	\$350	Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.
0-5	ADA-273	Players Shower AreaRelocate mirror.	1	AL	\$	50.00	\$8	\$70	Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground.
0-5	ADA-274	Players Shower AreaInstall door pull	1	AL	\$	125.00	\$19	\$175	A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.
0-5	ADA-275	Players Shower AreaRelocate partition.	1	AL	\$	500.00	\$75	\$700	18" min. clearance beyond the latch measured parallel to the doorway is required on the pull side of the door.
0-5	ADA-276	Players Shower AreaModify partition.	1	AL	\$	1,600.00	\$240	\$2,240	Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall.
0-5	ADA-277	Players Shower AreaRelocate toilet.	1	AL	\$	1,250.00	\$188	\$1,750	The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat.
0-5	ADA-278	Players Shower AreaRelocate grab bar.	1	AL	\$	25.00	\$4	\$35	Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment.
0-5	ADA-279	Players Shower AreaRelocate dispenser.	1	AL	\$	50.00	\$8	\$70	The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum.
0-5	ADA-280	Players Shower AreaProvide an accessible shower compartment.	1	AL	\$	1,250.00	\$188	\$1,750	Where gang showers are provided, a fully compliant shower is required. Either a transfer compartment or a curb compartment can be integrated with a gang shower.
0-5	ADA-281	Players Shower AreaModify threshold.	1	AL	\$	150.00	\$23	\$210	Thresholds shall be 1/2 inch (13 mm) high maximum and beveled 1:2.
							SUBTOTAL ADA REPAIR	\$191,135	
							25% CONTINGENCY	\$47,784	
							SUBTOTAL ARCHITECTURAL	\$238,919	
							33% SOFT COSTS	\$78,843	
							TOTAL ADA REPAIR CAPITAL IMPROVEMENTS	\$317,762	



July 1, 2022

TO
Mr. Kyle E. Torster, P.E.
Director of Public Works
City of Aberdeen, MD 21001

RE
Leidos Field at Ripken Stadium
Non-Capital Ordinary Routine Maintenance Plan
PO2022-0071

Dear Mr. Torster,

As part of our contract related to the Ripken Stadium Facility Assessment, we were asked to develop a Non-Capital Ordinary Routine Maintenance Plan.

The team's lease agreement defines 'routine' maintenance as:

- Preventative or periodic maintenance procedures for MEP equipment, fixtures and systems (could include grease hoods and ducts)
- Periodic testing of building systems
- Ongoing trash removal
- Regular maintenance of the field and irrigation systems
- Periodic cleaning and lubrication of MEP equipment and changing of filters
- Touch-up painting
- And any other routine work to keep the facility operating in a safe condition

During the course of our assignment, we were given a copy of the '2022 Leidos Field at Ripken Stadium Maintenance Plan' by facilities staff which is attached for reference. The copy we were given in March was not executed, but it appears as though it was intended to become a binding agreement between the City of Aberdeen and Tufton Professional Baseball, LLC.

We have reviewed the document and find it to be thorough and comprehensive. The responsibilities of the lesser and lessee are spelled-out and the scope of work delineated under the Preventative Maintenance Schedule is organized and defines the recommended frequency and/or time of year for the maintenance to be performed. It also defines the minimum qualifications of the party performing the maintenance and/or inspections.

The last two pages include a list of inspections required by Government agencies and identifies the third parties that Tufton is expected to contract in support of their maintenance obligations per type of maintenance.

We have compiled the attached list of additional items that we would recommend be added to the '2020 Leidos Field at Ripken Stadium Maintenance Plan'. This list includes the paved parking areas, the stormwater management facilities, certain items related to ADA compliance, additional Structural and MEP equipment items as well as more specific recommendations for the food service equipment. Also included are synthetic turf field maintenance recommendations.

With respect to cleaning and trash removal, those things are outside our areas of expertise. As such, we would recommend consultation with commercial cleaning and waste hauling companies to develop a workable plan. If no plan exists today, we might also recommend the City and Tufton consult with other MiLB teams to solicit advice on recommended 'best practices' within the industry.



Mr. Kyle E. Torster
July 1, 2022
Page 2

Should you have any questions with this proposal, please don't hesitate to call me.

Sincerely,

EwingCole

A handwritten signature in black ink, appearing to read "Craig J. Schmitt".

Craig J. Schmitt, RA
PRINCIPAL
DIRECT 215.409.4264

Attachments:

1. 2022 Leidos Field at Ripken Stadium Maintenance Plan (by others)
2. Schedule of Additional Routine Preventative Maintenance Items Recommended by EwingCole

2022 LEIDOS FIELD AT RIPKEN STADIUM MAINTENANCE PLAN

This document entitled, **LEIDOS FIELD AT RIPKEN STADIUM MAINTENANCE PLAN** ("Plan"), entered into between **Tufton Professional Baseball LLC** ("Tufton"), a Maryland Limited Liability Company and the **City of Aberdeen** ("City"), a body corporate and politic of the State of Maryland, sets forth the particulars of the use of the Stadium Maintenance Plan ("Plan") to which the parties shall strictly adhere in maintaining Leidos Field at Ripken Stadium ("Stadium").

Term: Tufton shall prepare and submit the Plan to the City each calendar year, which will outline the scheduled maintenance and repairs to be performed by Tufton during the upcoming year.

Dispute: In the event of difference of opinion as to the performance of the Plan the concerned party shall immediately notify the other party, in writing, of the particulars of its concern. The notified party shall promptly rectify the concern. In the event the parties disagree as to the lack of performance they shall promptly meet to discuss and resolve their differences.

Site Inspection: Tufton and the City will meet quarterly in January, April, July and October for a Site Inspection. At least one qualified facilities or engineering representative from Tufton and at least one qualified facilities or engineering representative from the City shall examine and inspect the entire facility. All significant concerns shall be noted and followed-up in writing to each party.

Scheduled Maintenance: Tufton shall be responsible for the year-round, routine, Non-Capital Maintenance including all repair obligations for operations of the Stadium as further described herein. Non-Capital Maintenance means all work (including all labor, supplies, materials, equipment and cost of electricity, gas, water, and sewer services) reasonably necessary for the cleaning and routine upkeep of any property, structures, surfaces, facilities, fixtures, equipment or furnishings, or any other component of the Stadium, in order to preserve such items in their existing condition, ordinary wear and tear excepted. By the way of illustration and without limiting the generality of the foregoing, Non-Capital Maintenance shall include; (i) preventative or periodic maintenance procedures for equipment, fixtures or systems; (ii) periodic testing of building systems, such as mechanical, card-key security, fire alarm and sound systems; (iii) ongoing trash removal; (iv) regular maintenance procedures for HVAC, plumbing, mechanical, electrical, structural systems and field irrigation and drainage system such as periodic cleaning, lubrication, and changing of air filters; (v) touch up painting; (vi) cleaning prior to, during and following all Tufton Events, City Events and City authorized user events (subject to any fee schedules outlined in Section 4.05 of the Concession Agreement); and (vii) any other work of a routine, regular and general predictable nature that is reasonably necessary in order to keep the Stadium, in good-order and condition.

2022 Calendar Year Scheduled Repairs: Tufton employees' duties and inspections are monitored and documented through their Work Order System. Work Order schedules and procedures are prioritized using a Standard Operating Procedure (SOP) which defines whether work orders are routine, emergency, or preventive maintenance tasks. Work Orders classified as Emergency will be completed as soon as possible. Tufton shall submit both open and completed work orders to the City quarterly.

Preventative Maintenance Schedule: All personnel engaged or employed by Tufton in the performance of their duties and obligations shall be considered as employees or contractors of Tufton and shall in no event be construed as being representatives, agents, contractors or employees of the City. Tufton will utilize authorized companies to support its Preventative Maintenance Plan (PM) and routine repairs:

a) Fire Sprinkler System (Annual - April)

- Tufton will contract a Maryland State Certified Fire Sprinkler Company to inspect/test the Stadium's three dry pipe systems and the Crab Deck's dry pipe system annually.
- The four systems will be inspected/tested to NFPA 25 Standards.
- A Sprinkler Inspection Report will be provided by the fire sprinkler company.
- A copy of the report will be provided to the Maryland State Fire Marshall.

b) Fire Sprinkler Inspection (Weekly)

- Facilities Staff will perform a weekly inspection of the sprinkler systems.
- Inspection guidelines from NFPA 25 are listed on the AFSA Weekly Report of Inspection Form. Staff will record their inspection data on this form.

c) Fire Extinguishers (Annual - April)

- Tufton will contract a Maryland State Certified Fire Extinguisher Company to inspect and/or hydrotest the portable fire extinguishers during the month of April.
- The extinguishers will be inspected/tested to NFPA 10 Standards.
- An Extinguisher Report and Inspection Tag for each extinguisher will be provided by the fire extinguisher company.
- A copy of the report will be provided to the Maryland State Fire Marshall.

d) Fire Extinguishers Inspection (Monthly)

- A monthly inspection of the fire extinguishers will be performed by Facilities Staff.
- The inspection will be performed to NFPA 10 Standards. The Staff will record their report on the Extinguisher Tags and/or the Facility Fire Extinguisher Inventory List.

e) Kitchen Hood Suppression (Semi-annual - April & October)

- Tufton will contract a Maryland State Certified Restaurant Hood Inspection Company to test the hood fire suppression systems in both concession kitchens, the Crab Deck kitchen, and the club level kitchen semi-annually.
- The hoods will be inspected/tested to NFPA 96 and NFPA 17A Standards.
- A Pre-Engineering Restaurant Hood Inspection Report will be provided by the hood inspection company.
- A copy of the report will be provided to the Maryland State Fire Marshall and the Harford County Board of Health.
- An October Hood Inspection is not required for both concession kitchens and the Crab Deck kitchen because they are shut down in September at the end of the baseball season.

f) Fire Alarms (Annual)

- Tufton will contract a Maryland State Certified Fire Alarm Company to inspect/test the fire alarms and devices annually.
 - The systems will be inspected/tested to NFPA 72 Standards.
 - The fire alarm panel will transmit to a 24-hour monitored emergency dispatch center.
 - Facilities Staff will visually check the fire alarm panel weekly during the fire sprinkler inspection.
- g) Security Alarms
- Tufton will contract a Maryland State Certified Security Alarm Company to service and maintain the security system.
 - The security alarm panel will transmit to a 24-hour monitored emergency dispatch center.
- h) Elevators (Monthly PM & State of Maryland DLLR Yearly Inspection - June)
- Tufton will contract a Maryland State Certified Elevator Company to provide an Elevator Maintenance Agreement. The company will inspect and service both passenger elevators (HA-1596 & HA-1597) monthly.
 - The contractor's service will include a monthly test of the emergency telephone to the 24-hour monitored emergency dispatch center.
 - The contractor will provide a report during each visit.
 - The State of Maryland DLLR will inspect both elevators in accordance with Article-Public Safety Title 12, subtitle 8 & 9 Annotated Code of Maryland.
 - The State of Maryland DLLR shall issue a Certificate of Inspection to the City (Owner) to be displayed inside each elevator unit.
- i) HVAC (Quarterly)
- Tufton will contract a Maryland State Certified HVAC Company to provide a Commercial HVAC Preventative Maintenance Program. The scheduled services will be provided quarterly.
 - The company's commercial service technicians will follow each manufacturers' recommended tasking procedures for the equipment and specific industry maintenance recommendations.
 - The contractor will provide 24 hour/7 days per week service, and Tufton will receive the highest priority response for emergencies and trouble.
 - Facilities Staff will monitor the equipment and set the controls for energy efficient operation. The HVAC company will be notified and scheduled immediately if equipment is not operating normally.
 - The company will provide a detailed written report of all service and repairs.
- j) Refrigeration & Kitchen Equipment (Annually - Spring)
- Tufton will contract a Maryland State Certified Refrigeration Company to service the kitchen refrigeration equipment annually.
 - Facilities or Food Service Staff will schedule the contractors immediately if the refrigeration and/or kitchen equipment is not operating normally.
- k) Plumbing
- Tufton will contract a Maryland State Certified Plumbing Company to service the potable water pipes and fixtures, sanitary sewer pipes, interior roofing

downspout pipes, grease trap pipes, hot water heaters, and natural gas service and pipes.

- The contractor will provide 24 hour/7 days per week service, and Tufton will receive the highest priority response for emergencies and trouble.
- Facilities Staff will schedule the contractor immediately if plumbing service is required.
- The contractor will acquire all necessary permits and approvals.
- The contractor will provide a detailed written report of all service and repairs.
- Seating bowl trough drains will be cleaned and flushed annually.

l) Plumbing De-Weatherization (Annually - Spring)

- Tufton will contract a Maryland State Certified Plumbing Company to restore potable water service in the spring to all areas that were weatherized.
- The contractor will flow and test all piping and fixtures. Any service or repairs required will be made timely.
- The contractor will restore the gas service and ignite all pilot flames and test all equipment burners.
- The company will provide a detailed written report of all service and repairs.

m) Plumbing Weatherization (Annually – Autumn)

- Tufton will contract a Maryland State Certified Plumbing Company to weatherize all potable water and drain services that are in risk of freezing during the winter season.
- The contractor will expel all potable water using air pressure and pump ethylene glycol through the pipes where necessary.
- The contractor will add ethylene glycol to all fixtures and drains where necessary.
- The contractor will be responsible for all damage caused by improper weatherization.
- Temporary heat trace wiring for the club level kitchen drains will be energized and monitored by Facilities Staff.
- The company will provide a detailed written report of all service and repairs.

n) Backflow Prevention (Annually - Spring)

- Tufton will contract a Maryland State Certified Company to test all backflow devices annually.
- The devices are located on the Stadium fire sprinkler system, the Crab Deck fire sprinkler system, the Stadium potable water system, the Home Clubhouse potable water system, the Visitor Clubhouse potable water system and the Stadium field irrigation system.
- The contractor will provide a Backflow Device Test Report.

o) Kitchen Equipment Weatherization (Annually - Autumn)

- Food Service Staff will clean, service and weatherize all kitchen equipment after the baseball season is completed and/or contract a company to assist in performing these services.

- The contractor will provide a detailed written report of all service and repairs.
- p) Backup Generator (Semi-annual Spring & Autumn)
 - Tufton will contract a Power Systems Company to provide planned maintenance service on the Kohler emergency generator semi-annually.
 - The company will provide a detailed written report of all service and repairs.
- q) Electric
 - Tufton will contract a Maryland State Certified Electrical Company to provide electrical services during repairs and projects.
 - The contractor will acquire all necessary permits and approvals.
 - The contractor will provide a detailed written report of all service and repairs.
- r) Electric Parking Lot Lights
 - Tufton will contract a Maryland State Certified Electrical Company to repair the parking lot lights.
 - The contractor will provide the service as needed.
 - The contractor will provide a detailed written report of all service and repairs.
- s) Electric Field Lights (Annual - Spring)
 - Tufton will contract a Maryland State Certified Electrical Company to repair the Stadium field lights.
 - The contractor will provide the service in the spring or as needed.
 - The contractor will provide a detailed written report of all service and repairs.
- t) Video Board & Scoreboard
 - Tufton will contract a Video Display Company to provide planned maintenance service on the Daktronics Video Board and Scoreboard.
 - The contractor will provide a detailed written report of all service and repairs.
- u) Baseball Field
 - Facilities Sports Turf will develop an annual Field Maintenance Plan for the baseball field.
 - Sports Turf will maintain the baseball field in accordance with the monthly scheduled tasks.
 - Sports Turf will provide a quarterly report of the completed tasks and any additional upkeep.
- v) Common Landscape Area (Weekly - In-Season)
 - Tufton will contract a Landscape Service Company to maintain the common landscape areas.
 - The contractor will provide service for mowing, crack and crevice control, mulching, edging, weeding, shrub/bed maintenance, and pruning.
- w) Field Equipment (Bi-weekly)
 - Tufton will contract a Certified Field Equipment Service Company to maintain the equipment fleet.

- x) Pest Control (Monthly)
 - Tufton will contract a Maryland State Certified Pest Management Company to provide a monthly integrated pest management program.
 - The contractor will provide a Log Book for employees to note any infestation and remedies provided by their service.
 - The contractor will provide a report to verify their monthly inspections, service and treatments.
- y) Snow Plowing and Salting (Seasonal)
 - Tufton will contract a Snow Plowing Company to provide snow clearing and salting of the parking lots and sidewalks during a snow/ice event.
 - The contractor will be on-call and the services will be coordinated by Facilities Staff for each event.
- z) Roof and Gutter Maintenance (Semi-annual – April & September)
 - Facilities Staff will conduct visual inspections of the roof and gutters semi-annually and immediately after significant storm events.
 - Facilities Staff will conduct simple maintenance using industry standard repairs and documented as a Work Order.
 - A Maryland State Certified Roofing Contractor will conduct more elaborate repairs. The repairs will be approved by the City of Aberdeen Director of Public Works.
 - Tufton Staff will clean the gutters annually or contract a company to perform the services.
- aa) Concrete, CMU, Brick & Handrails (Semi-annual – April & September)
 - Facilities Staff will inspect CMU walls, brick, concrete walls, slabs and steps for cracks, gaps, damp walls and failed expansion joints.
 - Facilities Staff will conduct simple maintenance using industry standard repairs and documented as a Work Order.
 - Major repairs will be approved by the City of Aberdeen Director of Public Works.
 - The City of Aberdeen Director of Public Works will be notified immediately of tripping hazards. Until the repairs can be made, the tripping hazard will be made as safe as possible by identifying the hazard with highly visible paint, installing signs, caution tape, traffic cones and/or barricades.
 - Handrails will be inspected for cracks and/or loose bases.
 - Facilities Staff will conduct simple maintenance using industry standard repairs and documented as a Work Order.
 - Major repairs will be approved by the City of Aberdeen Director of Public Works.
- bb) Seating and Tables (Annual and Game Day)
 - Tufton Staff will conduct an annual inspection of the seats and tables. All deficiencies will be identified on a Seating Maintenance Inspection Checklist.
 - Repairs and comments will be noted on the form.
 - Tufton Staff will clean and inspect seats and tables prior to each baseball game or event. All deficiencies will be reported on a Priority Work Order. If

the repair cannot be made timely, the customer will be moved to another seat.

Government Required Inspections Schedule:

a) Fire Sprinkler Flow Test	Yearly (April)
b) Fire Extinguishers Hydrostatic Test	Yearly (April)
c) Fire Extinguisher Inspections	Monthly
d) Kitchen Hood Suppression Test	Semi-annual (April & October)
e) Fire Alarms	Yearly (May)
f) Back-Flow Prevention Test	Yearly (May)
g) Board of Health	Yearly (May & Unscheduled Inspections)
h) Fire Marshall	Yearly (Unscheduled)
i) Elevators	Yearly (June)
j) Fire Works	Each Event

2022 Contractors: Tufton will contract the following Companies to support its Preventative Maintenance Plan (PM) and routine repairs. A copy of Service Agreements (when applicable) is attached. A copy of Inspections and relevant Reports will be submitted to the City quarterly:

a) Fire Sprinkler System & PM	Judd Fire Protection
b) Fire Alarms Testing & PM	Ark Systems
c) Fire Alarm Repairs	Ark Systems
d) Fire Extinguishers Inspections & PM	Fire Safe Inc.
e) Kitchen Hood Suppression & PM	Fire Safe Inc.
f) Elevators Service & PM	Delaware Elevator
g) HVAC Service & PM	Constellation/BGE Home
h) Refrigeration Service	Eco-Cool HVAC
i) Food Service Equipment	Hobart Inc.
j) Laundry Service	Express Parts & Service, Inc.
k) Plumbing	PlumbCrazy
l) Plumbing Weatherization PM	PlumbCrazy
m) Kitchen Equipment Weatherization	Cable Techs, Inc.
n) Irrigation Weatherization PM	Tufton
o) Back-Flow Prevention & PM	PlumbCrazy
p) Electric	Benfield Electric, Inc.
q) Parking Lot Lights	Benfield Electric, Inc.
r) Field Lights	Benfield Electric, Inc.
s) IT Service	Corsica Technologies
t) Security System	Strat Security Systems
u) Cable Network	Xfinity
v) Generator Service & PM	Fidelity Engineering, Inc.
w) Video Board Service & PM	Daktronics Company
x) Scoreboard Service & PM	Daktronics Company
y) Doors & Windows	Home Maintenance & Repairs, Inc.
z) Locksmith	Michael's Lock & Key

aa) Roofing Repairs	Turner Roofing Company
bb) Gutters Cleaning & Repairs	Randy's Gutters & Services Inc.
cc) Landscaping	Ruppert Landscape
dd) Field Repair	Fields, Inc.
ee) Field Equipment Service & PM	Finch Services, Inc.
ff) Field Equipment Service	Walter G. Cole, Inc.
gg) Waste Removal	Roadrunner Recycling, Inc.
hh) Recycling Removal	Roadrunner Recycling, Inc.
ii) Metal Recycling	Randy's Gutters & Services, Inc.
jj) Food Oil Recycling	Valley Proteins, Inc.
kk) Pest Control	American Pest
ll) Snow Removal & Salting	Brittain Inc.

Capital Improvements and Major Maintenance: The City shall be responsible for the capital maintenance of the Stadium and Site, including but not limited to, the repair or replacement of all structures, systems (including mechanical, electrical and those related to utilities such as, but not limited to HVAC, water, sewer and electrical) and capital improvements when needed or required to keep the Site, including the Stadium in compliance with applicable laws, rules or regulations. Such capital improvements and major maintenance replacement shall be performed by the City at its expense. The City, along with Tufton, shall inspect the facility on a quarterly basis to determine the timing and extent of such work required. The City is responsible for onsite Project Management during Capital Improvements and Major Maintenance, and shall coordinate with Tufton. Should Tufton be required to perform emergency actions that would ordinarily be the responsibility of the City, Tufton shall take the required emergency action, notify the City within twenty-four (24) hours followed by a written description of the problem within five (5) business days, and invoice the City for costs reasonably incurred by Tufton, which costs shall be paid by the city within thirty (30) days of receipt of such written notice.

The tenure of this LEIDOS FIELD AT RIPKEN STADIUM MAINTENANCE PLAN shall be in effect during the 2022 calendar year, (January 1, 2022, to December 31, 2022), between **Tufton Professional Baseball LLC and the City of Aberdeen**; agreed upon this ____ day of _____ 202__ by authorized representatives of the parties hereto.

Tufton Professional Baseball, LLC

City of Aberdeen

By _____
 Jack Graham, General Manager
 Tufton Professional Baseball LLC
 873 Long Drive
 Aberdeen, MD 21001

By _____

 City of Aberdeen
 60 North Parke Street
 Aberdeen, MD 21001

LEIDOS FIELD AT RIPKEN STADIUM**SCHEDULE OF ADDITIONAL ROUTINE PREVENTATIVE MAINTENANCE ITEMS RECOMMENDED BY EWINGCOLE:****cc) Structural Elements**

- Visually inspect wood post bases and all wood framing members below left field deck structure pre-season annually for signs of deterioration, specifically at stairs and in corners.
- Visually inspect wood base curbs around base of freestanding wood-framed storage and maintenance structures for signs of deterioration and replace as needed.
- Check caulk joints (arch item) and masonry walls around windows along grid 4 at the suite level. Patch and paint cracks as required prior to repairing caulking.
- Ensure landscaping around base of light poles is held back from pole and anchors are not buried.

dd) Bituminous Paving/Parking Lots & Roads

- All parking lots and all contiguous roadways should be inspected annually. Areas showing signs of reflective cracking/water born pavement markings, open pavement joints should be repaired annually. Inspection shall be performed by a senior-level inspector from a reputable paving contractor.

ee) Parking Lot & Pedestrian Scale Lighting

- A Maryland certified electrical contractor should inspect each light pole on an annual basis. (This is due to the age of these fixtures.) The contractor shall provide service as needed, to be noted in his/her annual report.

ff) Stormwater Management Facilities

- The stormwater management facilities should be inspected on an annual basis to clear out debris from the basin including the intake and outlet structures. Invasive growth should be removed on an annual basis. This work shall be performed by a firm that specializes in construction of stormwater management facilities.

gg) Back of House Gravel Service Drive

- The service drives behind the outfield fence should be inspected on an annual basis. Placement of additional gravel shall be done on an "as needed" basis, in particular within areas that are consistently being washed out during heavy rainstorms. This task shall be performed by a certified paving contractor.

hh) ADA Accessibility Compliance

- Annually check for compliance with door closing speed and force requirements per ADAS 404.2.8 and 404.2.9 at doors along accessible routes.

- Annually check for compliance with accessible route walking surfaces including addressing any gaps or changes in level along the routes.
- Twice annually check accessible routes and door maneuvering clearances to be free of obstructions.
- Periodically test assistive listening equipment to maintain working order.
- Once pre-season and monthly during the season, check self-closing accessible stall doors in toilet rooms. Doors not operating properly should be corrected immediately.

ii) HVAC

The following items should be included as part of the annual commercial HVAC preventative maintenance program if not already:

- Replace HVAC unit filters on a quarterly basis or when pressure drop through the filters is above a replacement level as measured by the BAS system.
- Inspect, clean and lubricate blower fans, motors, bearings and housings.
- Clean indoor and outdoor coils annually.
- Check drain pans and condensate lines for leaks as well as material condition.
- Ensure thermostats are calibrated and are operating correctly.

jj) Plumbing System

- Monthly operate all domestic water OS&Y gate valves and ball valves to ensure proper activation.
- Monthly operate sump pumps that do not typically receive fluids.
- Monthly clean and verify emergency eyewash at Facilities Service sink faucet.
- Monthly Operate hose bibbs and wall hydrants.
- Monthly provide proper cleaning, interior visual inspection, and maintenance schedule for all grease interceptors.
- Weekly inspect all floor drain, floor sink and trench drain grates, sediment buckets and drain bodies for debris and deterioration.
- Annually remove and re-caulk plumbing fixtures.

kk) Fire Sprinkler System

The following items should be included as part of the annual commercial Fire Sprinkler preventative maintenance program if not already:

- Weekly / Monthly operate all fire protection control valves to ensure proper activation.
- Monthly inspection of all pressure gauges.
- Annually clean all sprinkler heads.
- Quarterly test water flow alarm devices, signal devices and fire department connections.

II) Electrical

The chart below indicates electrical maintenance and testing recommendations as specified by NFPA 70B 2019 Edition. All maintenance testing shall be done per latest version of the NETA Standard for the Maintenance Testing Specifications.

Item/Equipment	Task/Function	Interval
Switchboard Assemblies	Infrared Scanning	Annually
Enclosures	Security/operational check- Indoor	6 months
	Visual Inspection- Indoor	6 months
Ventilation	Visual inspection	1-3 months
Space heaters	Operational Check	Annually
Insulation	Visual inspection/clean	Annually
	Electrical Tests	2 years
Surge Arresters	Visual inspection - Outdoor	3-6 months
	Visual inspection - Indoor	Annually
	Electrical Test	3-6 years
Stationary Batteries and Chargers	Visual inspection/clean	Monthly
	Check connection resistance	Annually
	Pilot cell measurements	Monthly
	All lead-acid cell-specific gravity	Quarterly
	Capacity Test	1-5 years
	Infrared Scanning	Annually
Power and Distribution Transformers		
Dry type	Cleaning, inspection, and testing	2 years
Power Cables	Visual Inspection	Yearly
	Electrical Testing	1-3 years
Motor Control Equipment	Infrared Scanning	Annually
Enclosures	Visual inspection/clean	Annually
Bus bar, wiring, and terminal connections	Check connections for tightness in accordance with 8.11	2 years
	Visual inspection of insulators	Annually
	Visual inspection of wiring	Annually
	Electrical Tests	2 years
Disconnects	Visual inspection/clean	Annually
	Operation Check	Annually
Contactors	Visual inspection/clean	Annually
Motor overload relays	Check connections for tightness	2 years
<i>Nonthermal type</i>	Cleaning, calibration, and function tests	3 years

Item/Equipment	Task/Function	Interval
Electrical interlocks	Inspection	Annually
Mechanical interlocks	Inspection	Annually
Electronic Equipment	Inspection	Annually
	Cleaning	3 years
	Adjustment/calibration	3-5 years
Molded-Case Circuit Breakers	Visual inspection/clean	3 years
	Mechanical Test	2 years
	Electrical Test	3-5 years
Fuses, 1000 Volts or Less		
Fuse terminals and fuse clips	Visual Inspection	3 years
	Clip contact pressure	3 years
	Cleaning of contact surfaces	3 years
Fuses	Visual inspection for discoloration and damage	3 years
Fuses, Vented Expulsion Type	Visual inspection of seals	3 years
Rotating Equipment	Vibration Analysis	Continuously to 6-month intervals
Stator and rotor windings	Visual and mechanical inspection, cleaning	Annually
	Electrical Testing	Annually
Brushes, collector rings, and commutators	Visual and mechanical inspection	Annually
Bearings, sleeved	Oil level check	Weekly-monthly
	Drain, flush, and lubricate	Annually
<i>Waste-packed</i>	Re-oil, check air gap	1000 hours
Ball and roller	Inspection and lubrication	Per manufacturer
Kingsbury thrust bearings	Drain, flush, and lubricate	Per manufacturer
Wiring Devices		
Attachment plugs, cord connector bodies	Inspection	Monthly and when used
Receptacles	Inspection	Monthly and when used
	Operation Check	Monthly and when used
General-use snap switches	Operation Check	When used
Pin-and-sleeve devices, heavy-duty industrial-type plugs, cord connectors, and receptacles	Inspections, cleaning, and checks	Monthly and when used
Uninterruptible Power Supply Systems	Infrared Scanning	Annually
	Visual Inspection	Quarterly

Item/Equipment	Task/Function	Interval
	Routine Maintenance	6 months
	System Tests	2 years
	Battery Tests	<i>See Stationary Batteries and Chargers</i>
UPS support standby generator	Test run, exercise	Monthly
Power Systems Study (by licensed professional engineer)	Short Circuit Study	5 years
	Coordination Study	
	Arch-Flash Hazard Analysis	

mm) Food Service Equipment

The following should be done annually (or as more frequently note) prior to the start of the season:

- **Broilers:** Check broilers and if radiants are cracked, they should be replaced. Wipe clean gas orifices and electric heating elements. If lava stone or ceramic coals are used, they should be cleaned so they do not produce fire or flare-ups. The air-to-gas mixture should be checked and adjusted to a blue flame.
- **Warewashers:** The chemical & detergent supply company that supplies the warewashers should calibrate the thermostats and verify the proper amount of soap and sanitizer is being dispensed during each cycle. They should also check for leaks and lime or mineral deposits should be removed with a de-liming agent. Make sure dishwasher doors open easily and the scrap tray and the pump intake screen are in place. Make sure the auto-fill works and shuts off properly and check incoming water temperatures.
- **Coffee & Hot Beverage Equipment:** The third-party equipment suppliers that provide the coffee & hot beverage equipment shall check the brew flow, replace the filter cartridge and calibrate all brewers and dispensers. Verify that drains run freely and there are no leaks at the plumbing supply connections.
- **Soft Drink Equipment:** The soda suppliers who provide the soft drink equipment shall check the brix (syrup to water ratio) for each beverage, verify that drains run freely, carbonators activate correctly and there are no leaks between the bag in box rack and the soda dispensers.
- **Draft Beer System:** For the draft beer system, clean the beer lines, check dispensing temperatures and verify the refrigerant in the draft beer system power packs is topped off and the refrigeration system is working as intended. Local direct draw draft beer refrigerator should also have their lines cleaned and their refrigeration system checked as outlined above.
- **Fryers:** Check fryers and wipe clean gas orifices and electric heating elements. For gas units, check the air-to-gas ratio so that a blue flame is visible and verify the thermostat settings. Heat exchangers or radiants that are cracked or warped should be replaced. Fry pots, drain lines and valves should be checked and repaired as needed.
- **Griddles:** Thermostats on griddles should be calibrated to assure accurate temperatures are maintained. The air-to-gas ratio on gas units should be adjusted so that a blue flame is visible.
- **Ice machine:** The coils should be cleaned monthly when in operation and the front panel should be removed to check for signs of build-ups of minerals or algae. Some ice makers have filters at the refrigeration coils so those should also be cleaned as required.

- Slicers: For slicers used in the main kitchen, this item should be broken down and thoroughly cleaned thoroughly after each use, but on an annual basis, the knife should be sharpened and the drive, the carriage and the gauge plate slide rods should be lubricated with a food-grade sanitary lubricant such as Petro-Gel.
- Mixers: For mixers also used in the main kitchen, these items should be cleaned thoroughly after each use, but on an annual basis, planetary ring should be removed and cleaned and checked for any signs of any oily accumulation. Again, Petro-Gel or an equivalent food-grade sanitary lubricant is required.
- Ovens: To ensure accurate temperatures, the thermostats for each oven should be checked. The gas pressure should also be checked for proper combustion. The pilot light should be adjusted to the lowest flame and the air-to-gas mixture should be adjusted to a blue flame. Oven doors should be adjusted and fit to be as air-tight as possible and if required, lubricated with graphite or another suitable food grade lubricant.
- Ranges: For ranges, pilot lights should be adjusted to the lowest possible flame. Gas jets should be cleaned and the burner flames should be adjusted. Lubricate gas valves as required.
- Refrigeration: The refrigeration units need to have the condenser coils brushed regularly, but certainly during annual maintenance. Have a tech check the components of the refrigeration unit if noisy or rattles. The door hinges and latch should be lubricated and the seal on the door gasket should be checked and if there are voids in the seal, replace as necessary. Thermostats should be calibrated and if there are cold spots on the outside surface or a refrigerator, that is an indication of loose or worn cabinet insulation which can be repaired by a service agency. Freezers should be set to defrost so there is no more than 1/8" ice build-up, especially around the fans.
- Walk-in refrigerators and freezers: The walk-in refrigerators and freezers should be emptied of all food & beverage inventory, the shelving removed and the walls and floors should be deep cleaned and allowed to dry before re-stocking.
- Exhaust ventilators: Duct cleaning should occur each off-season. Clean and replace exhaust ventilator filters as required.
- Stainless Steel Sinks and Tables: Deep clean all stainless steel sinks and tables and work surfaces and polish out any blemishes or early rust spots with Bartender's Friend or other stainless steel grade cleanser. Check that all bullet feet are installed and any casters roll smoothly with positive brakes.
- Floors: Use a degreaser such as tri sodium phosphate to get rid of grease and soils on all floors in foodservice areas. Check for cracks, holes or bumps that could be a tripping hazard and ensure all floor drains and trap primers are flowing properly.

nn) Playing Field

SYNTHETIC TURF BASEBALL FIELD MAINTENANCE PLAN		
TASK	FREQUENCY	PURPOSE
Synthetic Turf/Clay Edge Maintenance - Remove Clay and Conditioner from Turf Edges	Daily/After Games	Routine maintenance

Clay Maintenance - Pitching Mounds and Home Plate	Daily/After Games	Routine maintenance
Sweep Turf - Remove Sunflower Seed and Trash from Turf	Daily/After Games	Routine maintenance
Light Infill Applications in High Traffic Areas	Daily/After Games	Maintain adequate infill levels
Re-Slope Pitching Mounds	Weekly	Verify all mound slopes meet MLB requirements.
Turf Grooming	Weekly	Stand up fibers, re-distribute infill, light decompaction.
Removal of Gum and Spot Cleaning	Weekly/As Needed	Routine maintenance
Infill Spot Checks, Inspection and Reporting	Monthly	Inspection which includes overall turf condition, seams, markings, wear areas, and will provide client with a chart depicting infill depth. This is the basis for adding additional infill to keep the fields playing as designed & for complying with manufacturer's warranty.
Grooming & Magnet	Monthly	Grooming, light decompaction, and removal of surface trash such as paper items, leaves, and other small items. Pick up metal objects.
Synthetic Turf/Clay Edge Maintenance - Remove Contaminated Infill from All Turf Edges & Install New Infill	Quarterly	
Top Cleaning (.5" depth)	Quarterly	Clean top .5" of infill & remove dust, debris, etc.
Deep Cleaning	Annual	Deep cleaning of turf and infill. Keeps field clean, safe, and draining properly. Reduces bacteria build-up.
Decompaction	Annual	Typically begins in 2nd Year. Reduces surface hardness.

Certified GMAX Testing - Surface Hardness Monitoring	Annual	Measures playing surface hardness which is represented in a numerical value. This number will help determine necessary field maintenance practices to keep the field playable and safe.
Infill Application (recommended within 12 months from installation)	Annual	Add rubber as needed to keep infill depths at manufacture recommendations.
Seam Repair	As Needed	
Pitching Mound/Home Plate Renovations	Annual	Renovate mounds and home plate prior to start of MiLB season. Replace pitching rubbers and home plates as needed. Check all mound distances, heights, and slopes.
<i>Note: Consult with the turf manufacturer to ensure the maintenance program meets and/or exceeds the manufacturer's recommended maintenance guidelines to maintain the turf warranty and to maximize the lifespan of the turf.</i>		

Torster, Kyle

From: Schmitt, Craig J. <cschmitt@ewingcole.com>
Sent: Tuesday, July 5, 2022 12:49 PM
To: Torster, Kyle; Hess, Parley
Subject: Ripken Stadium - Ordinary Maintenance Plan
Attachments: 070122_Letter_Non_Capital Maintenance Plan.pdf; 1.15.22 CHS Field Operations Maintenance Plan_Cleaning only.docx

Kyle/Parley,

Attached please find a letter with attached recommendations to amend the Ordinary Maintenance Plan already created for the ballpark.

With respect to cleaning, trash removal and recycling, we are not experts in those areas of ballpark operations; however, we were able to obtain a document from another MiLB Club that describes their cleaning, trash removal and recycling protocol. They gave me permission to share and excerpt with you for reference so that you can create your own protocol in collaboration with Tufton. I hope you find it useful.

As always, please feel free to reach-out with questions.

Craig

Craig J. Schmitt, RA

PRINCIPAL

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Cleaning Overview

The comfort level of any facility is established by the physical facility and its furnishings. An aggressive housekeeping and maintenance program will keep a facility looking new. The program indicated below outlines the general and specific tasks that CHS Field Staff will follow to clean the ballpark to keep it in like-new condition.

At this point in time we plan on separating the program into two aspects:

Programmed Facility Care: Cleaning performed on schedules outside of the scope of cleaning directly related to an event. The intervals at which these different kinds of cleaning are performed are Daily, Weekly, Monthly, Quarterly, and Yearly.

Event Cleaning: Cleaning performed for events such as Sporting Events and Concerts. This would include preparation, event, and post-event clean.

Different areas of the facility will have very different requirements dictated by its usage. Areas such as executive offices, dressing rooms, broadcast, media areas, suite/club areas and locker rooms will all require different schedules and attention.

Following is a listing of specific tasks and standards that ballpark staff will employ to maintain CHS Field.

PROGRAMMED FACILITY CARE

Programmed Facility Care includes the following description of tasks:

High Pressure Washing	Hi & Low Dust Removal
Floor Stripping & Waxing	Elevator/Escalator Wipe Downs
Graffiti Removal	Seat Wipe Downs
Stain Removal	Equipment Maintenance
Horizontal Surfaces Wipe Downs	Wall / Signage Wipe Downs
Window Washing (Pinnacle)	Compactor Maintenance
Carpet Care / Extraction	Exterior Cleaning
Roof Cleaning	Pest Control

For large scale events, we will use the professional cleaning company in Marsden. For smaller events and day-to-day activities, ballpark cleanliness will be the responsibility of the operations department. Janitorial Duties identifies the timeframe of the different duties to be performed during the Programmed Facility Care program. The Facility Flooring Care is a chart of the different flooring that will be installed in the facility and its related care. All the attachments are for illustration and to outline a scope of tasks, which will be more fully developed over the next year.

EVENT CLEANING

Marsden Building Maintenance, LLC has been contracted to manage event and post event clean up. Their services will include, but not be limited to, the following list of tasks for each different type of event hosted at the ballpark. Each task will have a standard that will be developed in detail.

Services

Trash Removal	Restroom Sanitation
Mopping	Porter Service
Exterior Sweeping	Post Event Sweeping
On-Going Trash Pick-up	Post Event Trash Picking
Spill Clean-up	Post Event Bowl Scrubbing
Trash Can Maintenance	Concourse Scrubbing
Locker Room Maintenance	Exterior Plaza Maintenance
“Spill” Clean-up	Pre and Post Event Vacuuming
Elevator/Escalator Wipe Downs	Press Room Porter
Miscellaneous Chair/Table sets	Compactor Management
Seat Wipe Downs	Human Body Spills

Events Services – “Social Events” (Banquets, parties, receptions, etc.)

Trash Removal	Exterior Plaza Maintenance
Restroom Sanitation	Porter Service
Seat Wipe Downs	Post Event Sweeping
On-Going Trash Pick-up	Post Event Trash Picking
Spill Clean-up	Post Event Bowl Scrubbing
Trash Can Maintenance	Concourse Scrubbing
Dumpster Management	Pre and Post Event Vacuuming
Table/Chair Placement and removal	

Event Services – “Outdoor” (Festivals, special events, etc.)

Trash Removal	Post Event Trash Picking
On-Going Trash Pick-up	Trash Can Maintenance
Table/Chair Placement and removal	Porta-Potty Monitoring

Well in advance of events, crews will be trained, scheduled and organized into different functions. Crews will also be trained as to report times, proper clothing, equipment and procedures. Contractors will also be organized to perform the job categories listed above. Supervision is key to ensure the trained crews operate efficiently. We intend to utilize full-time managers in supervision roles.

Pre-Event Preparation

In the days leading up to events, walk-arounds will be conducted to identify any last minute issues that need to be addressed, which have not been addressed to standards, or areas that have been soiled due to construction or maintenance work or staff. Prep staff will stock paper products, soap, feminine products, and cleaning products. In addition, they will stage

and stock certain cleaning set-ups such as cleaning carts, mop buckets, tilt trucks, scrubbers and sweepers.

Premium areas and lobbies will require a detail crew a few hours before doors for final touches.

In the 8 hours prior to an event a crew will be brought in to perform a seat wipe down according to need. This will be analyzed in the days prior to the event.

Recycling activities will also be performed including separation of containers into proper storage.

Event Cleaning Protocol

Purpose:

To work during an event to ensure safety from spills; to restock restroom products; and maintain the concourses and restrooms trash and spill free.

Standards of Cleaning:

- Concourse is swept and caddied for all trash, peanuts and other debris.
 - All trash cans 3/4 full are emptied and re-lined.
 - All wet spills are mopped and wet floor signs are in place until area is dry.
 - All blood borne pathogens cleaning is completed with proper chemicals and protective equipment.
 - All restrooms are kept stocked and floors clean from trash.
 - Service overflowing toilets. If unable to fix, call Operations manager/assistant manager.
-
- Respond to required calls from upper management. May be required to help with general cleanup of detail crew prior to gates opening.
 - Empty all full tilt trucks on service level.
 - As a part of the Event Clean Protocol we will perform trashcan maintenance. Any soiled trashcans or ones that have an offensive odor may need to be pressure washed in the trash or dock area as a normal routine. Post Event staff will then go to this area to procure, place new liners in them and distribute according to a standard operating procedure map.
 - Event Cleaning Protocol will also include recycling activities, including cardboard bailing and separation of containers into proper storage. Recycling entities will be called upon need.

Post Event Protocol

A good deal of attention has been given to bowl wash down procedures and protocol. Indicated below you will find a specific program that has been agreed to by the interested parties.

- Immediately following the end of an event, a crew will pick the bulk trash and fine sweep the stands on all levels. At this time, there will be a separate crew assigned to clean all restrooms. A third crew of people will be assigned to clean all suites and premium areas. All trash will be removed, all surfaces will be cleaned and dusted, and all restrooms sanitized.
- All trash will be picked up by mobile tilt truck crews and taken to the trash disposal areas where staff on duty at the compactor will dispose of the trash. The crew would then take an empty, clean tilt trucks and return to pick up more trash.
- A crew washes down the seating bowl after each series, and as needed. This scrub will be essential in order to keep the concrete in the bowl clean, as there will be syrup from soda, beer spills, and cheese from nachos, which cannot be properly cleaned unless you scrub the bowl.
- After all bowl areas are picked, swept, and washed, all concourses and service areas will be cleaned using hoses with water. Detail crews will then come in behind them to perform all detail work such as edge mopping, stainless, horizontal surfaces, and glass cleaning.
- Common areas (concourses and lobbies) carpets and floors are addressed by scrubbing, vacuuming or extraction.
- Either the “stands” or “concourse” crew performs elevator wipe downs after an event. Lighting is checked, ceiling tiles, walls, floors handrails and stainless surfaces are addressed. Special attention will be given to tracks and door sills. If necessary carpets may be extracted or shampooed.
- Elevator wipe downs and cleaning by the use of special equipment are performed. Handrails and walls are cleaned.
- Suites and the Club will be cleaned with crews set up specifically for the premium areas. They will be pre-set with the correct equipment and materials. A sub-crew will address the carpets in these areas specifically. The premium area cleaning crew will be identifying and communicating carpet and upholstery needs through the use of checklists.
- Areas such as the offices, locker rooms, and media areas will be addressed in the same general manner as the premium areas, with crews organized and pre-set with proper equipment and materials.
- Exterior plaza maintenance will include walk-behind scrubbers and pressure washing where appropriate. A detail crew will then attend to horizontal surfaces and glass cleaning.

Compactors and localized dumpsters will be monitored and pulls performed at appropriate times to maximize full pulls, to help defray costs.

Waste Management / Recycling

The Saints are in agreement with the Minnesota Pollution Control Agency (MPCA) and Ramsey County on a recycling program for the ballpark. This includes infrastructure and processes to divert material into three main streams: Organics, Recyclables and Waste. There are two compactors that serve as a central depository for all streams. A single stream recyclables compactor is used for cardboard, paper, plastic, tin, and aluminum material. A hybrid waste/organics compactor is used to collect waste and organics streams. This hybrid compactor is managed by Walters and they transport to a sort facility where the organics and waste are separated. Walters and Wastewise then provide the Saints a scorecard for each haul. A typical haul covers 2-3 games. The streams are identified by a color coding system for collection (green for organics, blue for recyclables, black for waste). Color coded public containers are positioned in Club areas and the Concourse to allow patrons to choose stream diversion. Organics are collected by PSC in kitchen and concession areas, transported to the loading dock area and allocated to respective compactor stream.

ABERDEEN IRONBIRDS | LEIDOS FIELD AT RIPKEN STADIUM

2022 PDL Audit Report | Survey: February 1, 2022



EWING
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FACILITY DATA

2022 PDL Audit Report

Minor League Team Name: **Aberdeen IronBirds**

Team Contact: **Jack Graham**
Ripken Baseball
Phone: 443-327-8061
Email: jgraham@ironbirdsbaseball.com

Major League Affiliation: **Baltimore Orioles**

Team Classification: **High-A**

League Affiliation: **South Atlantic League**

Team Ownership: **Cal Ripken Jr.**

Facility Name: **Leidos Field at Ripken Stadium**

Year Facility Was Built: **2002**

Facility Location/Address: **873 Long Drive**
Aberdeen, Maryland 21001

Facility Ownership: **City of Aberdeen**

Facility Contact: **Kyle Torster**
Public Works Director
60 North Parke
Aberdeen, Maryland 21001
Phone: 410-272-1600
Email: ktorster@aberddeenmd.gov



FACILITY STANDARDS: GRADING RUBRIC

Violation Results in Automatic Non-Compliance



FACILITY STANDARDS: GRADING RUBRIC
Leidos Field at Ripken Stadium
2/1/2022

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 4 Visiting Club Facilities												
1	Visiting Clubhouse/Dressing Area:											
	Minimum # of Regulation Lockers: 32	Gradient	L3	32	30	28	1	3	10	30	1	Typical Locker Size: 32"x24"x80" Lockers have tab for locking, but no padlocks were present. Audit was performed pre-season
	Lockable storage	Binary	L1	-	-	-	1	1	1	1	1	
	Minimum floorspace: 1,000 sq.ft. (wall-to-wall dimensions)	Gradient	L3	1000	900	800	1	3	10	815	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	No designated area
	Refrigerator	Binary	L1	-	-	-	1	1	1	1	1	
	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	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	0	0	
3	Visiting Shower and Toilet Facilities											
	Shower heads: 6	Gradient	L3	6	5	4	1	3	10	10	0	2
	Water closets: 2	Binary	Critical	-	-	-	10	10	10	0	0	
	Urinals: 2	Binary	Critical	-	-	-	10	10	10	0	0	
	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	327	0	have wet area but no hydrotherapy equipment. have 2 ice machines
	Office desk	Binary	L3	-	-	-	3	3	3	1	3	
	2 treatment tables	Gradient	L3	3	2	1	-	3	10	1	3	
	2 full-body whirlpools	Gradient	L2	3	2	1	-	2	5	0	5	
	Ice machine	Binary	L3	-	-	-	3	3	3	0	0	
	Hydrocollator (4-pack minimum)	Binary	L3	-	-	-	3	3	3	1	3	
	Biohazard waste receptacle	Binary	L3	-	-	-	3	3	3	1	3	
	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	4	10	Locker Size: 30"x24"x80"; Room is 136 sq ft. Cannot add more lockers without exceeding the 'per capita' requirement
	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	0	0	Manager's restroom is private and accessed from within the office Seemed to have space; but not accounted for with current furniture layout
	Separate toilet, shower, and dressing area [may be shared with coaches]	Binary	L1	-	-	-	1	1	1	0	0	
	Meeting space for at least 4 people	Binary	L2	-	-	-	2	2	2	1	2	
	Hard-wired phone OR adequate cell phone reception	Binary	L1	-	-	-	1	1	1	0	0	
Section 4 Total										48		
Section 5 Additional Team Facilities												
1	Cleaning and Sanitation Protocols											
	Submission and approval of written protocols	Binary	L3	-	-	-	3	3	3	0	0	No MLB Team Storage room.
	Adherence to protocols	Binary	L3	-	-	-	3	3	3	0	0	
	Team Storage: minimum 200 sq.ft. [Or 2x minimum 100 sq. ft.]	Binary	L1	-	-	-	1	1	1	1	1	
3	Umpire Facilities											
	Enough regulation lockers for # of umpires at level of play	Binary	L3	-	-	-	3	3	3	0	0	(2) lockers at 36"x 24" x 84"
	Minimum 200 sq.ft.	Gradient	L2	200	175	150	1	2	5	344	0	
4	Female Staff Facilities:											
	Private dressing, shower, and toilet facility [10 pt total penalty if NA]	Binary	Critical	-	-	-	10	10	10	1	10	No Female Staff Facility
	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	510	3	Carpet flooring
	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	
6	Hitting/Pitching Tunnels:											
	Two covered pitching / hitting tunnels [10 pt total penalty if less than 2]	Binary	Critical	-	-	-	10	10	10	1	10	The Standards require “two covered tunnels for players to practice hitting and pitching in an enclosed environment, protected from wind-blown rain.” In this instance, the tunnels are not in an enclosed environment or protected from wind-blown rain.



FACILITY STANDARDS: GRADING RUBRIC
Leidos Field at Ripken Stadium
2/1/2022

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			
	Tunnel 1: Minimum dimensions (12' h x 15' w x 75' l)	Gradient	L2	See schedule			1	2	4			10'-0" h x 15'-0" w x 53'-0" l
	Tunnel 2: Minimum dimensions (12' h x 15' w x 75' l)	Gradient	L2	See schedule			1	2	4			10'-0" h x 15'-0" w x 53'-0" l
	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	see lighting report
	Well-ventilated space	Binary	L1	-	-	-	1	1	1	1	1	no mechanical ventilation (open air)
	Power outlets	Binary	L1	-	-	-	1	1	1	0	0	
	Professional quality netting without defects	Binary	L3	-	-	-	3	3	3	1	3	Observed multiple locations of wear and damage to netting
Section 5 Total											30	
Section 6 High-Speed Internet												
1	Primary Internet Connection	Binary	Critical	-	-	-	10	10	10	0	0	see internet email
2	Secondary Internet Connection	Binary	L3	-	-	-	3	3	3	0	0	see internet email
Section 6 Total											0	
Section 7 Playing Field												
1	Field Dimensions Compliance:											
	Distance Between Bases (+/- 3")	Binary	L2	-	-	-	2	2	2	0	0	(+/-) .5" Total; 3rd to 2nd base measurement was incorrect due to improper 3rd base anchor installation, the base does not align with the foul line
	Pitcher's Mound Height (+/- 1")	Binary	L3	-	-	-	3	3	3	0	0	Mound height is slightly off at 10.25" but is within tolerance; Mound distance is 60'6.75"
	Pitcher's Mound Slope	Binary	L3	-	-	-	3	3	3	0	0	Due to the timing of the field audit, mound slopes were not able to be accurately checked. The clay has undergone freeze/thaw cycles and was not in game ready condition.
	Playing Surface:											
	No defects or trip hazards	Binary	L3	-	-	-	3	3	3	0	0	The field has some defects that are not player safety issues but need to be called out due to the fact that they do not comply with the suggested rulebook layout of these areas. 1) The pitcher's mound circle has a 17' diameter (radius of 8'6") which is smaller than the suggested 18' diameter (9' radius) in the Official Baseball Rules. 2) The infield arc measurement, which is the arc separating the red infield turf from the green outfield turf is not at the suggested measurement. The arc varies from 94'6" at the RF & LF foul line corners to 93'8" at shortstop and 93'10" at 2nd base position area. The standard measurement is 95 feet, measured from the center, front edge of the pitching rubber. 3) 3rd Base Foul Line - There is an area in front of the 3rd base bag where the joints of the white foul lines are offset, resulting in a crooked foul line. 4) As noted above, the 3rd base anchor is not properly aligned with the foul line which results in the incorrect measurement from 3rd to 2nd base.
	Warning track - covering all zones within 15' of all walls/fences	Binary	L2	-	-	-	2	2	2	0	0	The warning track in front of the dugouts is 9'-9" but this is ok per MLB interpretations.
	Warning track material - sufficiently different surface type	Binary	L2	-	-	-	2	2	2	1	2	The red synthetic turf warning track does not provide a tactile change in surface type from the green synthetic turf.
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	0	0	
	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	
	Protective padding up to at least 8' high (or top of wall)	Binary	L3	-	-	-	3	3	3	1	3	Protective Padding is present, but the gap between the bottom and the ground is too high; leaving concrete/ fence rails exposed
	Appropriate safeguards over any LEDs (if applicable)	Binary	L1	-	-	-	1	1	1	0	0	



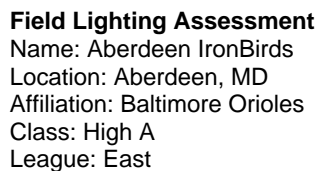
FACILITY STANDARDS: GRADING RUBRIC
Leidos Field at Ripken Stadium
2/1/2022

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			
4	Bullpens											
	New facilities: Bullpen location off the playing field	Binary	L3	-	-	-	3	3	3	0	0	Bullpens are located off of the playing field
	Protective overhead cover (if off the playing field)	Binary	L2	-	-	-	2	2	2	1	2	Bullpen seating areas do not have a <u>permanent</u> overhead cover to protect players from the elements (sun, rain, wind, snow, etc.). A pop-up tent does not satisfy this requirement.
	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	1	1	Both pitching rubbers on the bullpen mounds are not fully visible from both dugouts. On the right field bullpen mound, the mound farthest from the fence is not visible to the 1st base dugout and on the left field bullpen mound, the mound farthest from the fence is not visible from the 3rd base dugout.
	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	The left field bullpen mound heights are not in compliance. The mound nearest to the outfield is 11", which is within the 1" tolerance. However, the mound nearest the building is 8.75" which is not within tolerance. The pitching rubbers are set within .25" of each other in terms of elevation so the reason for the incorrect height is due to grading issues of the gravel base underneath the catcher's areas. There is a 2" elevation difference between the home plates.
	Bench for 10 players in each bullpen	Binary	L1	-	-	-	1	1	1	0	0	The left field bullpen has 2 of the individual seatbacks that need to be repired/replaced.
	Dedicated phones or walkie-talkies with connection to dugout	Binary	L1	-	-	-	1	1	1	0	0	
5	Dugouts											
	Bench: Minimum 45' total length	Binary	L2	-	-	-	2	2	2	1	2	*Home: 36'-0" Visitors: 40'-7"
	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	
	Anti-skid surface on steps and walkways	Binary	L3	-	-	-	3	3	3	0	0	
	Protective netting along entirety of dugout guardrail	Binary	L3	-	-	-	3	3	3	0	0	
6	Field Equipment											
	Batting Cage (min. dimensions w/ padding)	Binary	L3	-	-	-	3	3	3	1	3	Provide additional padding on the back aluminium rail of the batting cage frame.
	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	Existing Batters Eye is approximately 24' tall and 60' wide
	Batter's Eye: No white lettering/background, motion effects, or LED within 50' of	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	100	90	70	1	3	10	115.5	0	
	Field Lighting Average fc [Outfield]	Gradient	L3	70	60	50	1	3	10	83.5	0	
	Field Lighting Uniformity Ratio [Infield]	Gradient	L2	1.2	1.3	1.7	1	2	5	1.43	2	
	Field Lighting Uniformity Ratio [Outfield]	Gradient	L2	2.0	2.2	3.0	1	2	5	2.07	1	
8	Batting Cage Gate	Binary	L1	-	-	-	1	1	1	0	0	
9	Backstop	Binary	L1	-	-	-	1	1	1	1	1	"Ripken Stadium" is spelled out in large white lettering on the backstop. Team is planning on painting the white lettering orange.
10	Playing Field Tarps: infield, pitcher's mound, home plate, base pit, and bullpen	Binary	L3	-	-	-	3	3	3	0	0	
Section 7 Total											22	
Section 8 Maintenance												
1	Facility Maintenance Staff & Practices											
	Groundskeeper w/ turf degree or other approved accreditation	Binary	L3	-	-	-	3	3	3	0	0	8 years of FT experience at Aberdeen, 5 years in current position as Head GK
	Sufficient groundskeeping staff - no player or coach upkeep required	Binary	L3	-	-	-	3	3	3	0	0	
	Approved Groundskeeping Program that is followed by club	Binary	L3	-	-	-	3	3	3	0	0	Needs to be compiled & approved for upcoming 2022 season.
2	Field Maintenance Equipment											
	Dirt/clay care equipment	Binary	L2	-	-	-	2	2	2	0	0	
	Turf care equipment	Binary	L2	-	-	-	2	2	2	0	0	
3	Playing Field Reconditioning (prior to each game)	Binary	L3	-	-	-	3	3	3	0	0	



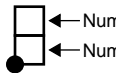
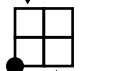
Section	Facility Standard	Grading Category	Relative Importance	Standard Cutoff (Less Than)			Penalty Range			INPUT	Grade	Comments
				Low	Mid	High	Low	Mid	High			
4	Field Maintenance Materials (sufficient drying material on hand)	Binary	L1	-	-	-	1	1	1	0	0	1) Replace broken lid on quick coupler behind the mound - Todd is planning to do this before the season begins. 2) The valve box for the quick coupler behind home plate is installed too low (1/2") resulting in surface unevenness.
5	Full-Field Irrigation System	Binary	L3	-	-	-	3	3	3	1	3	
6	Field Drainage System	Binary	L2	-	-	-	2	2	2	0	0	
Section 8 Total										3		
TOTAL FACILITY SCORE										121		



EwingCole Project: 20210590

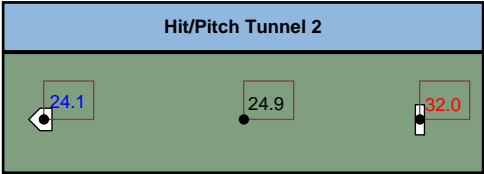
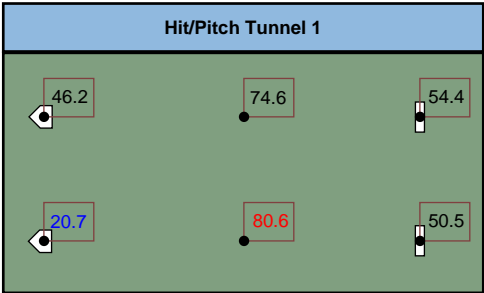
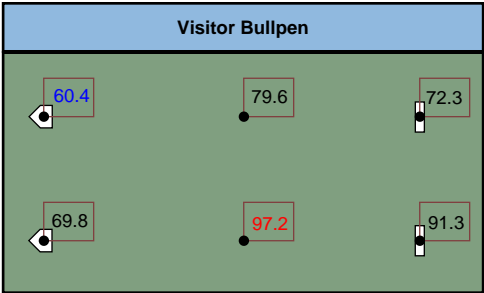
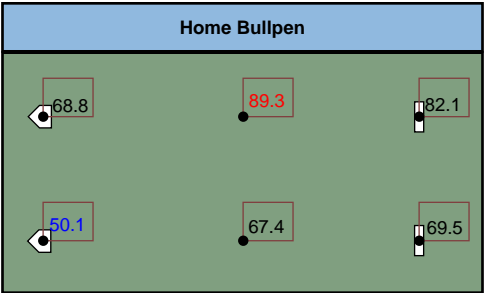


H: Home Bullpen V: Visitor Bullpen

Key	Sports Lighting System Information		Measurements		
	Stadium/Ballpark	Leidos Field	Number of Lamps	100	
	Date Installed	2021	Lamps Out	6	
	Manufacturer	Ephesus	Height of Poles	A: 143' B: 125' C: 125'	
	Lamp Type	LED	Requirements	Measured Readings	PDL Stds.
	Lamp Watts	1200	Infield	Average 115.5 FC	100 FC
	Lighting Assessment Information		H/L Ratio	130.1/91.0 1.43/1 1.2/1	
	Date of Readings	03/03/2022	Outfield	Average 83.5 FC	70 FC
	Readings Taken By	EwingCole	H/L Ratio	107.8/52.1 2.07/1 2.0/1	
	Light Meter	Gossen-Mavolux 5032B	Home Bullpen	Average 71.2 FC	50 FC
	Meter Calibration Date	08/06/2021	Visitor Bullpen	Average 78.4 FC	50 FC
	Meter Calibration Date	08/06/2021	Hit/Pitch Tunnel 1	Average 54.5 FC	70 FC
	Weather/Temperature	Cloudy / 47°	Hit/Pitch Tunnel 2	Average 27.0 FC	70 FC



Additional Measurement Areas:



Foot-candle Light Summary Data:

Area	Criteria	Measured	PDL Facility Standards
Infield	Average	115.5 FC	100 FC
	Uniformity Ratio	1.43/1	1.2/1
Outfield	Average	83.5 FC	70 FC
	Uniformity Ratio	2.07/1	2.0/1
Home Bullpen	Average	71.2 FC	50 FC
Visitor Bullpen	Average	78.4 FC	50 FC
Hitting/Pitching Tunnel 1	Average	54.5 FC	70 FC
Hitting/Pitching Tunnel 2	Average	27.0 FC	70 FC

Summary of Findings:

The sports lighting system currently does not comply with PDL Facility Standards in regards to Infield, and Outfield Uniformity Ratios.

The hitting/pitching tunnels lighting does not comply with the PDL Facility Standard.

Recommendations to meet PDL Facility Standards:

It was our understanding that the five lights out in the C2 pole was due to a circuit breaker issue. We would recommend having an electrical contractor troubleshoot this issue.

After the above issue is fixed, we would recommend engaging the original manufacturer to re-aim the system and take measurements until full compliance with the PDL standard is confirmed. Uniformity Levels were insufficient in both the infield and outfield areas, the infield deviation is not likely related to the lights out in the outfield.

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:

The outfield video board is located in front of the C2 pole and causes a shadow in the outfield and is of concern for playability for the center fielder.

The amount of shadows and general variations in lighting uniformity that can be seen with the eye in the outfield is concerning for a new installation and should be looked at by the manufacturer's qualified lighting engineers.

FACILITY PHOTOS - GENERAL

2022 PDL Audit Report



SECTION 3.1: HOME CLUBHOUSE/DRESSING AREA



SECTION 3.2: HOME COMMISSARY



SECTION 3.4: HOME TRAINING ROOM



SECTION 3.4: HOME TRAINING ROOM



SECTION 3.5: TEAM LAUNDRY FACILITY



SECTION 3.7: HOME STAFF LOCKERS/DRESSING AREA

FACILITY PHOTOS - GENERAL

2022 PDL Audit Report



SECTION 4.1: VISITING CLUBHOUSE/DRESSING AREA



SECTION 4.3: VISITING TOILET FACILITIES



SECTION 4.4: VISITING TRAINING ROOM



SECTION 4.5: VISITING STAFF LOCKERS/DRESSING AREA



SECTION 5.5: WEIGHT ROOM

FACILITY PHOTOS - GENERAL

2022 PDL Audit Report



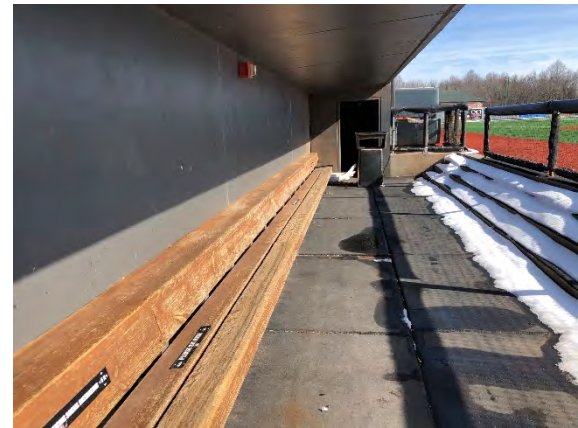
SECTION 5.6: HITTING/PITCHING TUNNELS



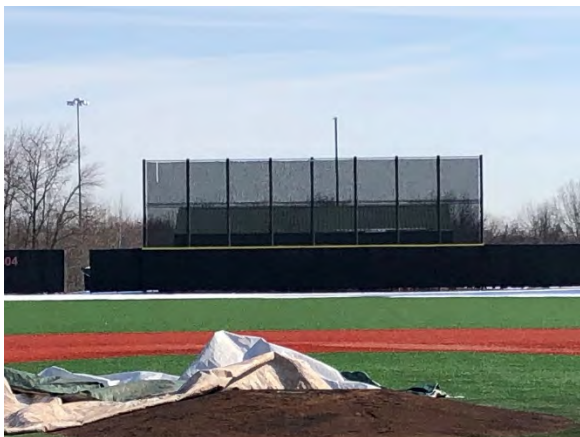
SECTION 7: PLAYING FIELD



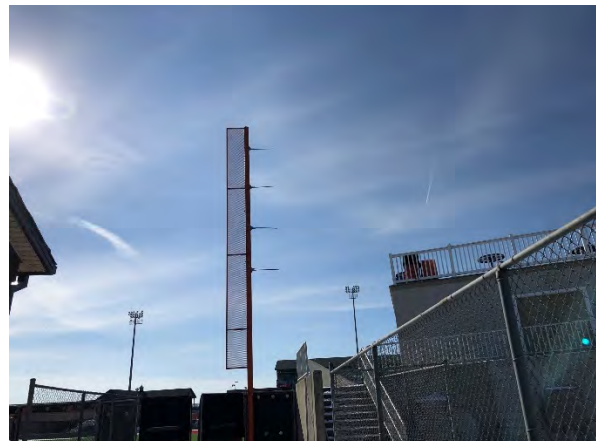
SECTION 7.3: FIELD WALL & BULLPEN



SECTION 7.5: DUGOUTS



SECTION 7.6.3: BATTER'S EYE



SECTION 7.6.4: FOUL POLES

FACILITY PHOTOS - SAMPLES OF NON-COMPLIANCE

2022 PDL Audit Report



SECTION 3.2: HOME COMMISSARY AND DINING DID NOT HAVE A DESIGNATED SEATING AREA FOR 8. ALSO THE SPACE DID NOT HAVE A FREEZER, SINK OR DISHWASHER.



SECTION 3.5: BOTH COMMERCIAL WASHERS IN THE LAUNDRY ROOM ARE CURRENTLY UNDERSIZED AT 40 LB CAPACITY.



SECTION 3.8: THE HOME MANAGERS OFFICE'S FURNITURE LAYOUT DOES NOT ACCOUNT FOR A MEETING OF 6 PEOPLE – PLENTY OF SPACE TO ACCOMMODATE THIS REQUIREMENT.



SECTION 4.4: VISITORS TRAINING ROOM DOES NOT HAVE A SINK OR DEDICATED WHIRPOOLS FOR VISITING TEAM.

FACILITY PHOTOS - SAMPLES OF NON-COMPLIANCE

2022 PDL Audit Report



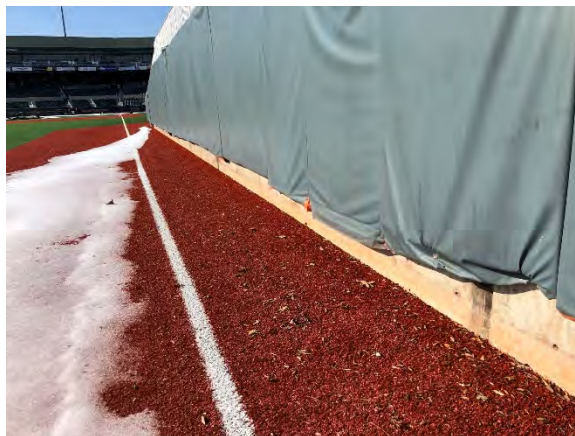
SECTION 4.5: VISITING STAFF LOCKER ROOM ONLY HAS 4 REGULATION SIZE LOCKERS AND DOES NOT HAVE SPACE TO INCLUDE MORE LOCKERS



SECTION 4.5: THE WEIGHT ROOM IS NOT LARGE ENOUGH AND IS GENERALLY COVERED WITH CARPETTING – NOT A RUBBER/ MLB APPROVED FLOORING



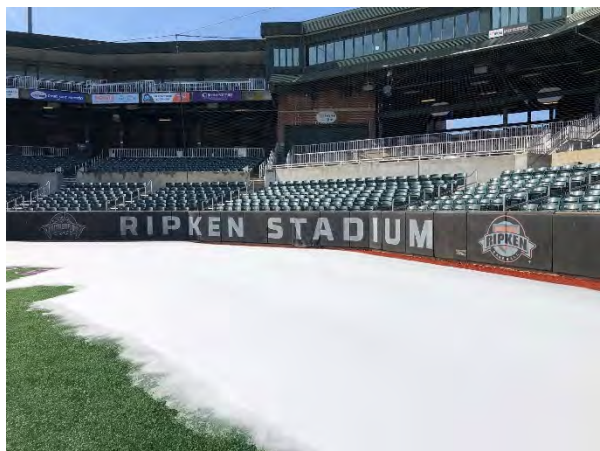
SECTION 5.6: BATTING TUNNELS ARE OPEN AIR AND NOT LONG ENOUGH – 55 FEET



SECTION 7.3: PROTECTIVE PADDING GENERALLY IS INSTALLED ABOVE THE 4 INCH THRESHOLD AT BASE. COMMON THROUGHOUT PLAYING FIELD.



SECTION 7.5: BOTH HOME AND AWAY DUGOUT BENCHES ARE LESS THAN 45 FEET IN LENGTH



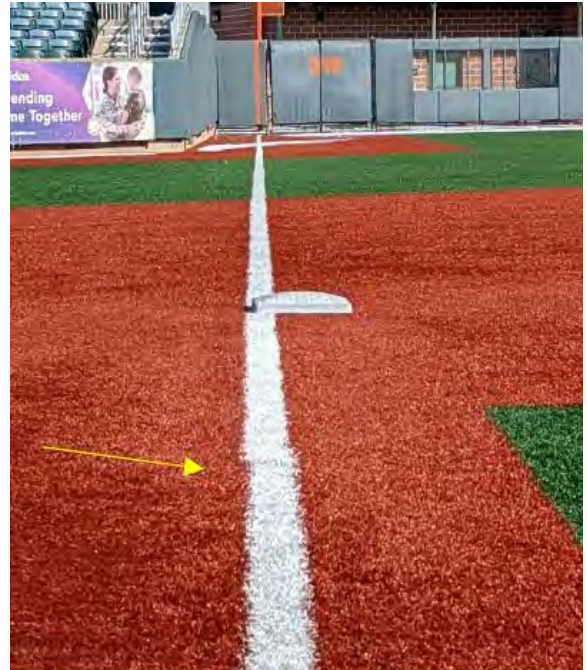
SECTION 7.9: WHITE SIGNAGE AT BACKSTOP. TO BE PAINTED ORANGE THIS OFF SEASON.

PLAYING FIELD PHOTOS - SAMPLES OF NON-COMPLIANCE

2022 PDL Audit Report



3RD BASE IS NOT PROPERLY ALIGNED WITH THE TURF FOUL LINE.



3RD BASE FOUL LINE JOINT IS OFFSET, RESULTING IN A CROOKED FOUL LINE.



BASE ANCHOR HOLE FOR 60' BASES (YOUTH GAMES). TODD SAID PLUGS WITH TURF INFILL ON TOP ARE FABRICATED AND ARE INSTALLED FOR MiLB GAMES.



RUBBER BASE PLUG FOR 60' BASES. TODD WILL INSTALL TURF & INFILL ON TOP OF THE PLUGS PRIOR TO THE MiLB SEASON.

PLAYING FIELD PHOTOS - SAMPLES OF NON-COMPLIANCE

2022 PDL Audit Report



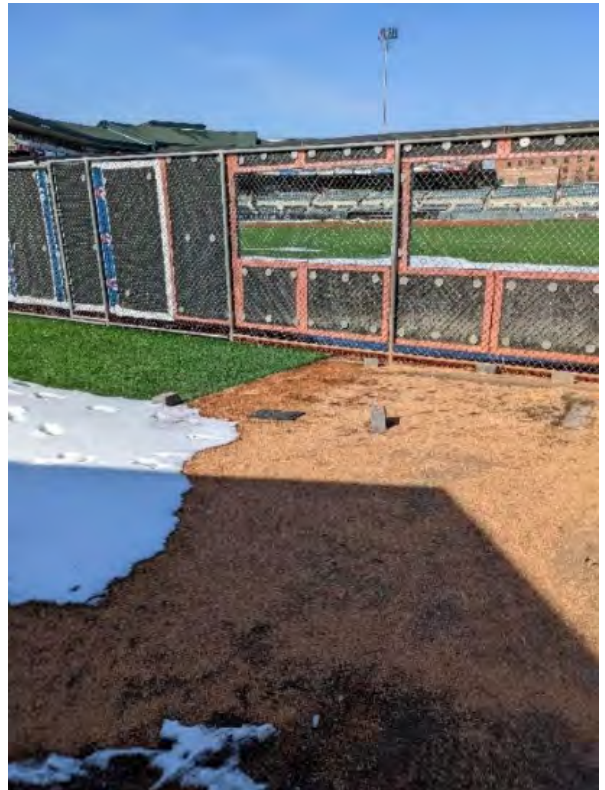
WARNING TRACK IN FRONT OF DUGOUTS DOES NOT MEET 15' MINIMUM WIDTH REQUIREMENT. WARNING TRACK DOES NOT PROVIDE TACTILE DIFFERENCE.



LEFT FIELD BULLPEN – REPLACE BROKEN SEATBACKS.



LEFT FIELD BULLPEN – 3RD BASE DUGOUT NOT VISIBLE FROM THE PITCHING RUBBER LOCATED FARTEST FROM THE FIELD.



RIGHT FIELD BULLPEN – 1ST BASE DUGOUT NOT VISIBLE FROM THE PITCHING RUBBER LOCATED FARTEST FROM THE FIELD.

PLAYING FIELD PHOTOS - SAMPLES OF NON-COMPLIANCE

2022 PDL Audit Report



PROVIDE ADDITIONAL PADDING ON BATTING CAGE FRAME – THE BACK ALUMINUM RAIL NEEDS PADDING.



QUICK COUPLER BEHIND PITCHERS MOUND – NEED TO REPLACE BROKEN VALVE BOX LID.



QUICK COUPLER BEHIND HOME PLATE – THE VALVE BOX IS INSTALLED TOO LOW WHICH CAUSES AN UNEVEN SURFACE.

Schmitt, Craig J.

From: Kevin Jimenez <kjimenez@ironbirdsbaseball.com>
Sent: Wednesday, February 09, 2022 12:13 PM
To: Schmitt, Craig J.
Cc: Jack Graham
Subject: Re: follow-up question re: ballpark PDL facility audit

Sent from EXTERNAL Source

Yes - we meet the requirements.

Thanks,
KJ



On Feb 9, 2022, at 11:56 AM, Schmitt, Craig J. <cschmitt@ewingcole.com> wrote:

Thank you Kevin. It sounds like you are compliant with both standards then, yes?

Craig

Craig J. Schmitt, RA
PRINCIPAL
EwingCole
Federal Reserve Bank Building
100 N. 6th Street
Philadelphia, PA 19106-1590
DIRECT 215.409.4264
TEL 215.923.2020
EMAIL cschmitt@ewingcole.com

ewingcole.com
www.ewingcole.com/sports

From: Kevin Jimenez <kjimenez@ironbirdsbaseball.com>
Sent: Wednesday, February 09, 2022 11:36 AM
To: Schmitt, Craig J. <cschmitt@ewingcole.com>
Cc: Jack Graham <jgraham@ironbirdsbaseball.com>
Subject: Re: follow-up question re: ballpark PDL facility audit

Sent from EXTERNAL Source
Hi Craig -

To meet the MLB's PDL requirements, we use Verizon FiOS (primary) and Comcast XFINITY (secondary) for internet. We increase our FiOS bandwidth to 1Gig and maintain 150mb XFINITY bandwidth during the season.

We have various secure VLANs that provide AP coverage for all the areas listed below. Note - the batting / pitching facilities are outside and may be subject to weather conditions.

Thanks,
KJ

<image001.jpg>

On Feb 8, 2022, at 1:36 PM, Jack Graham <jgraham@ironbirdsbaseball.com> wrote:

Craig,

I am copying KJ Jimenez on this email to help provide a description of the internet service provided to the clubhouses. [@Kevin Jimenez](#) can you please provide for Craig a description of how our systems comply with the following requirements?

6.1 PRIMARY INTERNET CONNECTION

Each facility shall provide Wi-Fi connectivity through a dedicated internet connection ("Primary Internet Connection") for the exclusive use of players and staff of the home and visiting Major League organizations. The Primary Internet Connection shall provide a minimum 300 Mb of synchronous bandwidth. In the event that a dedicated, 300 Mb synchronous bandwidth connection is not available in a particular market, the facility shall provide the dedicated internet connection with the highest synchronous bandwidth available. If no dedicated, synchronous bandwidth connection is available, the facility shall provide the shared connection with the highest available bandwidth. Separate virtual local area networks ("VLANs") shall be made available for the home PDL Club and the visiting PDL Club. Each of the home and visiting PDL Club VLANs shall be accessible in the hitting and pitching tunnels, weight room, female staff facilities, press box area, and the respective clubhouse areas (i.e., the dressing areas, training room and other areas of the clubhouse utilized by players and staff). The Major League Baseball Club shall determine the appropriate allocation of bandwidth to each location served by the VLANs, provided that the home PDL Club may not receive a greater allocation than the visiting PDL Club in any location. Firewalls shall be established at any point of connection between any networks of different trust levels (e.g., local area network, cloud, and the internet) and on all points of connection between the home and visiting networks.

6.2 SECONDARY INTERNET CONNECTION

Each facility shall be equipped with a shared internet connection ("Secondary Internet Connection") for the exclusive use of players and staff of the home and visiting Major League organizations in the event of a Primary Internet Connection failure. The Secondary Internet Connection shall provide a minimum of 150 Mb of asynchronous bandwidth, or the highest shared bandwidth connection available.

Jack A. Graham
General Manager
Aberdeen IronBirds
O: (443) 327-8061

From: Schmitt, Craig J. <cschmitt@ewingcole.com>
Sent: Monday, February 7, 2022 2:28 PM
To: Jack Graham <jgraham@ironbirdsbaseball.com>
Subject: follow-up question re: ballpark PDL facility audit

Hi Jack,

As you know, the new PDL facility standards have some specific requirements for primary and secondary high-speed internet service – refer to Articles 6.1 and 6.2. Can you please have the person in charge of your IT service send me a description of the 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.

There is a 10-point penalty for noncompliance with 6.1 and a 3-point penalty for noncompliance with 6.2 so we want to be sure we have this scored accurately.

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
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RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 1
3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
1 ADDITION TO HOME CLUBHOUSE AND SPORTS PERFORMANCE CENTER					
Shell Construction -					
Site clearing, grading, excavation & backfill	3,000	SF	\$ 5.00	\$ 15,000	
Demo Batting Tunnel	2,437	SF	\$ 5.00	\$ 12,185	
Concrete footers, columns	15	CY	\$ 840.00	\$ 12,600	
CMU Foundation Wall	190	SF	\$ 224.00	\$ 42,560	
Concrete slab on grade inc base prep	1,016	SF	\$ 11.20	\$ 11,379	
Light Gage Framing Roof Trusses	1,450	SF	\$ 8.00	\$ 11,600	
Decorative CMU Veneer	1,408	SF	\$ 32.00	\$ 45,056	
Exterior Cavity Walls - cmu backup, avb, rigid insulation	1,408	SF	\$ 48.00	\$ 67,584	
Windows, 5'X5'	4	EA	\$ 2,800.00	\$ 11,200	
Roofing, insulation, flashing	1,450	SF	\$ 28.00	\$ 40,600	
Mechanical equipment & shell hvac construct	1,016	SF	\$ 30.00	\$ 30,480	
Plumbing equipment & shell plumbing constr	1,016	SF	\$ 5.60	\$ 5,690	
Electrical service, equipment	1,016	SF	\$ 11.20	\$ 11,379	
Fire alarm, security, misc systems	1,016	SF	\$ 5.60	\$ 5,690	
Signage	1,016	SF	\$ 2.24	\$ 2,276	
IT/AV	1,016	SF	\$ 3.36	\$ 3,414	
Experiential Graphics	1,016	SF	\$ 3.36	\$ 3,414	
				\$	332,106
Site Improvements -					
Temporary facilities	1	LS	\$ 16,800.00	\$ 16,800	
Erosion control	1	LS	\$ 6,000.00	\$ 6,000	
Site Concrete - walkways	472	SF	\$ 8.96	\$ 4,229	
Lawns, Landscaping	1748	SF	\$ 10.00	\$ 17,480	
SUBTOTAL				\$	44,509
Interior Fitout, General -					
Demo cmu	632	SF	\$ 4.00	\$ 2,528	
Demo Existing Door	2	EA	\$ 75.00	\$ 150	
Partitions, cmu	802	SF	\$ 20.00	\$ 16,040	
New Flooring	6,560	SF	\$ 14.00	\$ 91,840	
New Ceilings	6,560	SF	\$ 12.00	\$ 78,720	
Door openings - door, frame, hardware, per leaf	5	EA	\$ 2,240.00	\$ 11,200	
Interior painting, wall finishes	20,873	SF	\$ 3.25	\$ 67,837	
SUBTOTAL				\$	268,315
Interior Fitout, By Room -					
A Locker Room					
B Player Grooming					
C Women's Locker					
D Video Coaching					
E Manager's Office					
Furniture/Finishes					
Couch	1	EA	\$ 2,800.00	\$ 2,800	
SUBTOTAL				\$	2,800
F Manager/Coaches Grooming					
G Coaches Locker					
H Laundry Room					
Mechanical					
Washer / extractor, commercial	2	EA	\$ 22,400.00	\$ 44,800	
Washer / extractor, connections upgrade	1	AL	\$ 2,500.00	\$ 2,500	
SUBTOTAL				\$	47,300
I Team Equipment					
J Mechanical Room					
K Player Dining					
Furniture/Finishes					
Quartz countertops	17	LF	\$ 336.00	\$ 5,712	
Plam cabinets	17	LF	\$ 448.00	\$ 7,616	
Refrigerator	1	EA	\$ 2,400.00	\$ 2,400	
Microwave	1	EA	\$ 480.00	\$ 480	
Dishwasher	1	EA	\$ 1,200.00	\$ 1,200	
Garbage disposer	1	EA	\$ 400.00	\$ 400	
Water dispenser	1	EA	\$ 560.00	\$ 560	
Reach-in Refrigerator	1	EA	\$ 2,800.00	\$ 2,800	
Dining tables	2	EA	\$ 2,800.00	\$ 5,600	
Chairs	8	EA	\$ 168.00	\$ 1,344	
Misc furnishings	1	LF	\$ 2,800.00	\$ 2,800	
Electrical - power, lighting	422	SF	\$ 33.60	\$ 14,179	
Plumbing -					
Sinks	1	SF	\$ 1,680.00	\$ 1,680	
Piping, drains, equipment connections	422	SF	\$ 16.80	\$ 7,090	
SUBTOTAL				\$	53,861
L Family					
M Men's Restroom					
N Women's Restroom					

RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 1
3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
O Lobby					
P Vestibule					
Q Weight Room					
Flooring in interior fitout	160	SF	\$ 40.00	\$ 6,400	
Ceilings in interior fitout	893	SF	\$ 12.00	\$ 10,716	
Wall mirrors					
Electrical - power, lighting					
SUBTOTAL					\$ 17,116
R Weight Office					
S Training Office					
Furniture/Finishes					
Flooring in interior fitout					
Ceilings in interior fitout					
Desks/chairs	1	EA	\$ 3,920.00	\$ 3,920	
Windows, interior	56	SF	\$ 84.00	\$ 4,704	
Mechanical - ducts, grd's	85	SF	\$ 16.80	\$ 1,428	
Electrical - power, lighting	85	SF	\$ 22.40	\$ 1,904	
Misc furnishings	1	LS	\$ 1,120.00	\$ 1,120	
SUBTOTAL					\$ 13,076
T Training Room					
Flooring in interior fitout					
Ceilings in interior fitout					
Quartz Countertop	13	LF	\$ 336.00	\$ 4,368	
Laminate Cabinets	13	LF	\$ 448.00	\$ 5,824	
Mechanical - ducts, grd's	460	SF	\$ 14.00	\$ 6,440	
Electrical - power, lighting	460	SF	\$ 14.00	\$ 6,440	
AV/IT	1	LS	\$ 1,800.00	\$ 1,800	
Plumbing					
Service piping, drains, miscellaneous	460	SF	\$ 16.80	\$ 7,728	
Undermount sinks	1	EA	\$ 1,680.00	\$ 1,680	
Ice machine	1	EA	\$ 3,360.00	\$ 3,360	
Hydro tubs	1	EA	\$ 8,400.00	\$ 8,400	
Treatment tables	1	EA	\$ 2,800.00	\$ 2,800	
Misc furniture & furnishings	1	LS	\$ 4,000.00	\$ 4,000	
SUBTOTAL					\$ 52,840
U Equipment Storage					
Furniture/Finishes					
Flooring in interior fitout					
Ceilings in interior fitout					
Storage Shelving	1	LS	\$ 2,500.00	\$ 2,500	
Mechanical - ducts, grd's	300	SF	\$ 28.00	\$ 8,400	
Electrical - power, lighting	300	SF	\$ 33.60	\$ 10,080	
SUBTOTAL					\$ 20,980
V Electrical Room					
W Corridor					
X Batting Tunnels					
ADDITION AND RENOVATED HOME CLUBHOUSE AND SPORTS PERFORMANCE CENTER TOTAL				\$	852,903
				COST/GSF	\$ 130
2 ADDITION AND RENOVATION TO VISITORS CLUBHOUSE					
Shell Construction -					
Cut existing Slab for Addition	800	SF	\$ 8.00	\$ 6,400	
Modify Storage Framing	450	SF	\$ 8.00	\$ 3,600	
New Sidewalks	230	SF	\$ 11.20	\$ 2,576	
Patch around new addition	120	SF	\$ 11.20	\$ 1,344	
Concrete footers, columns	10	CY	\$ 840.00	\$ 8,400	
CMU Foundation Wall	122	SF	\$ 24.00	\$ 2,928	
CMU Door Infill	37	SF	\$ 24.00	\$ 897	
Concrete slab on grade inc base prep	380	SF	\$ 11.20	\$ 4,256	
Light Gage Framing Roof Trusses		SF	\$ 8.00	\$ -	
Framing		SF	\$ 8.00	\$ -	
Roof Material		SF	\$ 8.00	\$ -	
Exterior wall facing -					
Decorative CMU Veneer	768	SF	\$ 38.00	\$ 29,184	
Exterior Cavity Walls - cmu backup, avb, rigid insulation	768	SF	\$ 48.00	\$ 36,864	
Windows, 5'X5'	1	EA	\$ 2,800.00	\$ 2,800	
Roof insulation, flashing modify existing	2,143	SF	\$ 10.00	\$ 21,430	
Mechanical equipment & shell hvac construct	380	SF	\$ 11.20	\$ 4,256	
Plumbing equipment & shell plumbing constr	380	SF	\$ 5.60	\$ 2,128	
Electrical service, equipment	380	SF	\$ 11.20	\$ 4,256	
Fire alarm, security, misc systems	380	SF	\$ 5.60	\$ 2,128	
Signage	380	SF	\$ 2.24	\$ 851	
Experiential Graphics	380	SF	\$ 3.36	\$ 1,277	
					\$ 135,575

Scope of Work		QTY	UNIT	UNIT COST	AMOUNT	TOTAL
Site Improvements -						
Temporary facilities		1	LS	\$ 16,800.00	\$ 16,800	
Disturbed area		1400	SF	\$ 10.00	\$ 14,000	
Demo Existing Storage Slab		800	LF	\$ 8.00	\$ 6,400	
Site Concrete - walkways		350	SF	\$ 8.96	\$ 3,136	
Modify Existing Storage Structure		1	LS	\$ 12,000.00	\$ 12,000	
SUBTOTAL						\$ 52,336
Interior Fitout, General -						
Partitions, cmu demo		972	SF	\$ 8.00	\$ 7,776	
Demo Doors		1	EA	\$ 50.00	\$ 50	
Partitions, cmu		999	SF	\$ 20.00	\$ 19,980	
New Flooring		3,760	SF	\$ 14.00	\$ 52,640	
New Ceilings		3,760	SF	\$ 12.00	\$ 45,120	
Door openings - door, frame, hardware, per leaf		3	EA	\$ 2,240.00	\$ 6,720	
Interior painting, wall finishes		11,725	SF	\$ 3.25	\$ 38,106	
SUBTOTAL						\$ 170,392
Interior Fitout, By Room -						
A Locker Room						
Furniture/Finishes						
	Flooring in interior fitout					
	Ceilings in interior fitout					
	Laminate Lockers	3	EA	\$ 1,000.00	\$ 3,000	
Electrical -	Data and power (includes power/data at each locker)	170	SF	\$ 11.20	\$ 1,904	
	Linear LED Fixtures	170	SF	\$ 16.80	\$ 2,856	
SUBTOTAL						\$ 7,760
B Player Grooming						
Furniture/Finishes						
C Women's Locker						
Furniture/Finishes						
	Flooring in interior fitout					
	Ceilings in interior fitout					
	New Paint	2,035	SF	\$ 3.00	\$ 6,105	
	2x2 ACT Ceiling		SF	\$ 8.40	\$ -	
	Ptd gwb Ceiling (toilet room)	150	SF	\$ 11.20	\$ 1,680	
	Quartz countertops	8	LF	\$ 336.00	\$ 2,688	
	Frameless mirrors	3	EA	\$ 280.00	\$ 840	
	Toilet cubicles - std	2	EA	\$ 2,240.00	\$ 4,480	
	accessible		EA	\$ 3,360.00	\$ -	
	Toilet accessories	1	LS	\$ 2,800.00	\$ 2,800	
	Laminate Lockers	8	EA	\$ 1,000.00	\$ 8,000	
	Chairs	8	EA	\$ 112.00	\$ 896	
Mechanical - ducts, grd's, exh fans		380	SF	\$ 33.60	\$ 12,768	
Electrical - power, lighting		380	SF	\$ 33.60	\$ 12,768	
Plumbing						
	Undermount sinks	3	EA	\$ 1,120.00	\$ 3,360	
	Wall mounted toilets	2	EA	\$ 2,240.00	\$ 4,480	
	Showers	2	EA	\$ 1,120.00	\$ 2,240	
	Service piping, drains, miscellaneous	1	LS	\$ 16,800.00	\$ 16,800	
SUBTOTAL						\$ 79,905
D Video Coaching						
E Manager's Office						
Furniture/Finishes						
	Couch	1	EA	\$ 2,800.00	\$ 2,800	
	Laminate Lockers	1	EA	\$ 1,000.00	\$ 1,000	
	Desks/chairs	1	EA	\$ 3,920.00	\$ 3,920	
SUBTOTAL						\$ 7,720
F Manager/Coaches Grooming						
Furniture/Finishes						
	Flooring in interior fitout					
	Ceilings in interior fitout					
	Quartz countertops	5	LF	\$ 336.00	\$ 1,680	
	Frameless mirrors	2	EA	\$ 280.00	\$ 560	
	Toilet cubicles - std	1	EA	\$ 2,240.00	\$ 2,240	
	Toilet accessories	1	LS	\$ 2,800.00	\$ 2,800	
Electrical - power, lighting		148	SF	\$ 28.00	\$ 4,144	
Plumbing						
	Undermount sinks	2	EA	\$ 1,680.00	\$ 3,360	
	Wall mounted toilets	1	EA	\$ 2,240.00	\$ 2,240	
	Showers	2	EA	\$ 1,120.00	\$ 2,240	
	Service piping, drains, miscellaneous	1	LS	\$ 20,000.00	\$ 20,000	
SUBTOTAL						\$ 39,264
G Coaches Locker						
Furniture/Finishes						
	Flooring in interior fitout					
	Ceilings in interior fitout					
	Laminate Lockers	7	EA	\$ 560.00	\$ 3,920	
	Desks/chairs	1	EA	\$ 3,920.00	\$ 3,920	
Electrical - power, lighting		230	SF	\$ 22.40	\$ 5,152	
SUBTOTAL						\$ 12,992
H Laundry Room						
Mechanical						
	Washer / extractor, commercial	2	EA	\$ 22,400.00	\$ 44,800	
	Washer / extractor, connections upgrade	1	AL	\$ 2,500.00	\$ 2,500	
SUBTOTAL						\$ 47,300
I Team Equipment						
J Mechanical Room						

RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 1
3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
K Player Dining					
Furniture/Finishes					
Flooring in interior fitout					
Ceilings in interior fitout					
Quartz countertops	17	LF	\$ 336.00	\$ 5,712	
Plam cabinets	17	LF	\$ 448.00	\$ 7,616	
Refrigerator/Freezer	1	EA	\$ 2,400.00	\$ 2,400	
Microwave	1	EA	\$ 480.00	\$ 480	
Dishwasher	1	EA	\$ 1,200.00	\$ 1,200	
Garbage disposer	1	EA	\$ 400.00	\$ 400	
Water dispenser	1	EA	\$ 560.00	\$ 560	
Reach-in Refrigerator	1	EA	\$ 2,800.00	\$ 2,800	
Dining tables	3	EA	\$ 2,800.00	\$ 8,400	
Chairs	12	EA	\$ 168.00	\$ 2,016	
Misc furnishings	1	LF	\$ 1,800.00	\$ 1,800	
Electrical - power, lighting	374	SF	\$ 11.20	\$ 4,189	
Plumbing -					
Sinks	1	SF	\$ 1,680.00	\$ 1,680	
Piping, drains, equipment connections	374	SF	\$ 16.80	\$ 6,283	
SUBTOTAL					\$ 45,536
L Family					
M Men's Restroom					
N Women's Restroom					
O Lobby					
P Vestibule					
Q Weight Room					
R Weight Office					
S Training Office					
T Training Room					
Flooring in interior fitout					
Ceilings in interior fitout					
Quartz Countertop	8	LF	\$ 336.00	\$ 2,688	
Laminate Base Cabinets	8	LF	\$ 250.00	\$ 2,000	
Laminate Wall Cabinets	5.5	LF	\$ 200.00	\$ 1,100	
Plumbing					
Service piping, drains, miscellaneous	328	SF	\$ 16.80	\$ 5,510	
Undermount sinks	1	EA	\$ 1,680.00	\$ 1,680	
Hydro tubs	1	EA	\$ 8,400.00	\$ 8,400	
Treatment tables	1	EA	\$ 2,800.00	\$ 2,800	
Desks/chairs	1	EA	\$ 3,920.00	\$ 3,920	
SUBTOTAL					\$ 28,098
U Training Storage					
V Electrical Room					
W Corridor					
X Batting Tunnels					
RENOVATED VISITOR CLUBHOUSE AND SPORTS PERFORMANCE CENTER TOTAL				\$	626,878
COST/GSF				\$	167
NEW 2 LANE BATTING TUNNEL					
Demo area for Batting Tunnels	6,000	SF	\$ 6.00	\$ 36,000	
Remove Exist temporary structure	2,500	SF	\$ 6.00	\$ 15,000	
Restore Hardscape/Landscape	1,580	SF	\$ 10.00	\$ 15,800	
Foundations - footer	32	CY	\$ 500.00	\$ 16,000	
Foundations - foundation wall	748	SF	\$ 22.00	\$ 16,456	
Asphalt base	4,100	SF	\$ 5.60	\$ 22,960	
Synthetic Turf	4,100	SF	\$ 9.00	\$ 36,900	
Netting	1	SF	\$ 25,000.00	\$ 25,000	
Electrical service, equipment	4,100	SF	\$ 16.00	\$ 65,600	
Ventilating, equipment	4,100	SF	\$ 12.00	\$ 49,200	
Pre-engineered shell, insulated, inc end walls	4,420	SF	\$ 45.00	\$ 198,900	
NEW 2 LANE BATTING TUNNEL TOTAL				\$	497,816
COST/GSF				\$	113
ADDITIONAL PDL REQUIREMENTS					
3 RETAIN EXISTING VISITORS CLUBHOUSE FOR HIGH SCHOOL GAMES					
4 NEW WALL PADDING ON EXISTING OUTFIELD FENCE					
Remove & Replace existing plywood	4,799	SF	\$ 5.00	\$ 23,995	
3" padding on Z clips	4,800	SF	\$ 22.00	\$ 105,600	
New advertising on padding	4,800	SF	\$ 15.00	\$ 72,000	
New 3'-0"w gate	1	EA	\$ 2,000.00	\$ 2,000	
TOTAL				\$	203,595
8 ADD VIDEO SURVEILLANCE OF ALL PLAYER/STAFF PARKING, ENTRANCES TO HOME					
Camera system (hardwired)	1	LS	\$ 50,000.00	\$ 50,000	
TOTAL				\$	50,000

RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 1
3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
9 MODIFY EXISTING OFFICE SPACE TO BE COMMAND POST FOR EVENT SECURITY FORCES					
Minor renovations (ie Paint, door hardware, etc)	1	LS	\$ 5,000.00	\$ 5,000	
				TOTAL	\$ 5,000
11 ADD PROTECTIVE COVER FOR VISITORS AND HOME BULLPEN					
Pre-engineered canopy	300	SF	\$ 75.00	\$ 22,500	
				TOTAL	\$ 22,500
13 PLAYING FIELD IMPROVEMENTS					
Extend Warning Track to 15'	1	AL	\$ 61,800.00	\$ 61,800	
Bullpen Fence Modifications	1	AL	\$ 20,220.00	\$ 20,220	
Raise Irrigation Boxes	1	AL	\$ 1,000.00	\$ 1,000	
Add Batting Cage Padding	1	AL	\$ 500.00	\$ 500	
				TOTAL	\$ 83,520
14 REMOVE EXISTING BATTER'S EYE AND BUILD NEW 36'H X 60'W BATTER'S EYE WITH MESH WINDSCREEN					
Total inc structural framing, foundations, facing	1	LS	200,000	\$ 200,000	
				TOTAL	\$ 200,000
ADDITIONAL PDL REQUIREMENTS TOTAL				\$	564,615
ADDITION AND RENOVATED HOME CLUBHOUSE AND SPORTS PERFORMANCE CENTER					\$ 852,903
RENOVATED VISITOR CLUBHOUSE AND SPORTS PERFORMANCE CENTER					\$ 626,878
NEW 2 LANE BATTING TUNNEL					\$ 497,816
ADDITIONAL PDL REQUIREMENTS TOTAL				\$	564,615
ESTIMATED DIRECT CONSTRUCTION COST					\$ 2,542,212
Design Contingency	15%			\$	381,332
Construction Contingency (Post Bid)	10%			\$	254,221
SUBTOTAL				\$	3,177,766
General Conditions	8%			\$	254,221
Prime Contractor Overhead and Profit	10%			\$	317,777
SUBTOTAL				\$	3,749,763
Owner Miscellaneous (Permits, Insur, Test & Inspects, etc.)	4%			\$	101,688
Design Fees (based on Construction total w/ contingency and O&P)	14%			\$	524,967
Owner's Representative	4%			\$	101,688
ESTIMATED PROJECT COST (Rounded)					\$ 4,478,000

RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 2

3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
1 NEW STANDALONE HOME CLUBHOUSE AND SPORTS PERFORMANCE CENTER					
Shell Construction -					
Site clearing, grading, excavation & backfill	10,000	SF	\$ 4.00	\$ 40,000	
Concrete footers, columns	25	EA	\$ 840.00	\$ 21,000	
Concrete footer	52	CY	\$ 600.00	\$ 31,200	
Foundations - footer, frost wall	365	LF	\$ 280.00	\$ 102,200	
Concrete slab on grade inc base prep	8,200	SF	\$ 11.20	\$ 91,840	
Structural Steel (assume 10#/sf)	41	T	\$ 5,400.00	\$ 221,400	
Metal roof deck	8,200	SF	\$ 3.36	\$ 27,552	
Exterior wall facing -					
Stone veneer base (3'h)	365	LF	\$ 224.00	\$ 81,760	
Concealed fastener lap seam met panel (abv stone)	365	LF	\$ 224.00	\$ 81,760	
Exterior Cavity Walls - cmu backup, avb, rigid insulation	365	LF	\$ 560.00	\$ 204,400	
Windows, 5'X5'	15	EA	\$ 2,800.00	\$ 42,000	
Roof, insulation, flashing	8,200	SF	\$ 28.00	\$ 229,600	
Mechanical equipment & shell hvac construction	8,200	SF	\$ 11.20	\$ 91,840	
Plumbing equipment & shell plumbing construction	8,200	SF	\$ 5.60	\$ 45,920	
Fire protection - sprinklers	8,200	SF	\$ 5.60	\$ 45,920	
Electrical service, equipment	8,200	SF	\$ 11.20	\$ 91,840	
Fire alarm, security, misc systems	8,200	SF	\$ 5.60	\$ 45,920	
Signage	8,200	SF	\$ 1.25	\$ 10,250	
Experiential Graphics	8,200	SF	\$ 0.50	\$ 4,100	
Batting Tunnel -					
Site clearing, grading, excavation & backfill	6,000	SF	\$ 4.00	\$ 24,000	
Concrete footers, columns	14	EA	\$ 840.00	\$ 11,760	
Concrete footer	26	CY	\$ 600.00	\$ 15,600	
Foundations - footer, frost wall	234	LF	\$ 280.00	\$ 65,520	
Structural Steel (assume 10#/sf)	25	T	\$ 5,600.00	\$ 140,000	
Metal roof deck	4,822	SF	\$ 3.36	\$ 16,202	
Exterior wall facing -					
Stone veneer base (3'h)	234	LF	\$ 224.00	\$ 52,416	
Concealed fastener lap seam met panel (abv stone)	234	LF	\$ 224.00	\$ 52,416	
Exterior Cavity Walls - cmu backup, avb, rigid insulation	234	LF	\$ 560.00	\$ 131,040	
Roof, insulation, flashing	4,822	SF	\$ 28.00	\$ 135,016	
Mechanical equipment & shell hvac construct	4,822	SF	\$ 11.20	\$ 54,006	
Plumbing equipment & shell plumbing constr	4,822	SF	\$ 5.60	\$ 27,003	
Fire protection - sprinklers	4,822	SF	\$ 5.60	\$ 27,003	
Electrical service, equipment	4,822	SF	\$ 11.20	\$ 54,006	
Fire alarm, security, misc systems	4,822	SF	\$ 5.60	\$ 27,003	
Signage	4,822	SF	\$ 1.25	\$ 6,028	
Experiential Graphics	4,822	SF	\$ 0.50	\$ 2,411	
				SUBTOTAL	\$ 2,351,933
Site Improvements -					
Temporary facilities	1	LS	\$ 16,800.00	\$ 16,800	
Erosion control	1	LS	\$ 11,200.00	\$ 11,200	
Site Concrete - curbs	400	LF	\$ 28.00	\$ 11,200	
Site Concrete - walkways	1,600	SF	\$ 10.00	\$ 16,000	
New asphalt paving full depth	100	SY	\$ 54.00	\$ 5,400	
New asphalt wearing course (east portion not incl)	900	SY	\$ 11.20	\$ 10,080	
Pavement markings	1	LS	\$ 2,500.00	\$ 2,500	
Lighting - additional poles	1	EA	\$ 8,400.00	\$ 8,400	
Lawns, Landscaping	1	LS	\$ 10,000.00	\$ 10,000	
Player/Staff parking fencing	400	LF	\$ 95.20	\$ 38,080	
Sliding gates, operators	1	EA	\$ 24,000.00	\$ 24,000	
Site signage	1	LS	\$ 2,800.00	\$ 2,800	
Site utilities -					
Storm drainage	1	LS	\$ 15,000.00	\$ 15,000	
Sanitary	1	LS	\$ 15,000.00	\$ 15,000	
Domestic & fire water	1	LS	\$ 30,000.00	\$ 30,000	
SUBTOTAL					\$ 216,460
Interior Fitout, General -					
Partitions, cmu 4"	1,680	SF	\$ 18.00	\$ 30,240	
Partitions, cmu 6"	8,910	SF	\$ 22.00	\$ 196,020	
Door openings - door, frame, hardware, per leaf	37	EA	\$ 2,240.00	\$ 82,880	
Interior painting, wall finishes	15,400	SF	\$ 5.60	\$ 86,240	
				SUBTOTAL	\$ 395,380

RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 2

3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
Interior Fitout, By Room -					
A Locker Room					
Furniture/Finishes					
Carpet Tile	1,146	SF	\$ 6.72	\$ 7,701	
2x2 ACT Ceiling	1,146	SF	\$ 8.40	\$ 9,626	
Laminate Lockers	41	EA	\$ 850.00	\$ 34,850	
Folding Chairs w/ logo	41	EA	\$ 112.00	\$ 4,592	
Furniture Allowance	1	LS	\$ 11,200.00	\$ 11,200	
Mechanical fitout - ducts, grd's	1,146	SF	\$ 22.40	\$ 25,670	
Electrical -					
Data and power (includes power/data at each locker)	1,146	SF	\$ 11.20	\$ 12,835	
Linear LED Fixtures	1,146	SF	\$ 16.80	\$ 19,253	
AV/IT, televisions	1,146	SF	\$ 8.00	\$ 9,168	
				SUBTOTAL	\$ 134,896
B Player Grooming					
Furniture/Finishes					
Floor Tile	612	SF	\$ 28.00	\$ 17,136	
Wall Tile	1,050	SF	\$ 28.00	\$ 29,400	
2x2 ACT Ceiling (1/2 of space)	154	SF	\$ 8.40	\$ 1,294	
Ptd gwb Ceiling (1/2 of space)	458	SF	\$ 13.44	\$ 6,156	
Quartz countertops	23	LF	\$ 336.00	\$ 7,728	
Frameless mirrors	8	EA	\$ 224.00	\$ 1,792	
Shower partitions	1	EA	\$ 1,120.00	\$ 1,120	
Floor mounted Toilet partitions - standard	2	EA	\$ 2,240.00	\$ 4,480	
Floor mounted Toilet partitions - accessible	1	EA	\$ 3,360.00	\$ 3,360	
Urinal screens	3	EA	\$ 1,120.00	\$ 3,360	
Quartz towel shelf	8	LF	\$ 168.00	\$ 1,344	
Toilet accessories	1	LS	\$ 5,600.00	\$ 5,600	
Mechanical - ducts, grd's, exh fans	612	SF	\$ 22.40	\$ 13,709	
Electrical - power, lighting	612	SF	\$ 22.40	\$ 13,709	
Plumbing					
Undermount sinks	8	EA	\$ 1,680.00	\$ 13,440	
Wall mounted toilets	3	EA	\$ 2,240.00	\$ 6,720	
Urinals	4	EA	\$ 1,680.00	\$ 6,720	
Showers	8	EA	\$ 1,120.00	\$ 8,960	
Service piping, drains, miscellaneous	1	LS	\$ 44,800.00	\$ 44,800	
				SUBTOTAL	\$ 190,827
C Women's Locker					
Furniture/Finishes					
Carpet tile	180	SF	\$ 6.72	\$ 1,210	
Floor Tile (toilet room)	154	SF	\$ 16.00	\$ 2,464	
Wall Tile (toilet room)	368	SF	\$ 16.00	\$ 5,888	
2x2 ACT Ceiling	180	SF	\$ 8.40	\$ 1,512	
Ptd gwb Ceiling (toilet room)	154	SF	\$ 11.20	\$ 1,725	
Quartz countertops	5	LF	\$ 336.00	\$ 1,680	
Frameless mirrors	2	EA	\$ 280.00	\$ 560	
Toilet cubicles - std	1	EA	\$ 2,240.00	\$ 2,240	
accessible	1	EA	\$ 3,360.00	\$ 3,360	
Toilet accessories	1	LS	\$ 2,800.00	\$ 2,800	
Laminate Lockers	5	EA	\$ 850.00	\$ 4,250	
Chairs	5	EA	\$ 112.00	\$ 560	
Mechanical - ducts, grd's, exh fans	334	SF	\$ 33.60	\$ 11,222	
Electrical - power, lighting	334	SF	\$ 33.60	\$ 11,222	
Plumbing					
Undermount sinks	2	EA	\$ 1,120.00	\$ 2,240	
Wall mounted toilets	2	EA	\$ 2,240.00	\$ 4,480	
Showers	2	EA	\$ 1,120.00	\$ 2,240	
Service piping, drains, miscellaneous	1	LS	\$ 16,800.00	\$ 16,800	
Televisions	1	EA	\$ 3,500.00	\$ 3,500	
				SUBTOTAL	\$ 79,953

RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 2

3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
D Video Coaching					
Furniture/Finishes					
Carpet Tile	258	SF	\$ 6.72	\$ 1,734	
2x2 ACT Ceiling	258	SF	\$ 8.40	\$ 2,167	
Work counter	32	LF	\$ 224.00	\$ 7,168	
Chairs	5	EA	\$ 112.00	\$ 560	
Mechanical - ducts, grd's	258	SF	\$ 22.40	\$ 5,779	
Electrical - power, lighting	258	SF	\$ 22.40	\$ 5,779	
AV/IT					
Data for laptops	1	EA	\$ 5,600.00	\$ 5,600	
Televisions	1	EA	\$ 3,500.00	\$ 3,500	
				SUBTOTAL	\$ 32,287
E Manager's Office					
Furniture/Finishes					
Carpet Tile	194	SF	\$ 6.72	\$ 1,304	
2x2 ACT Ceiling	194	SF	\$ 8.40	\$ 1,630	
Desk/chair	1	EA	\$ 2,800.00	\$ 2,800	
Couch	1	EA	\$ 2,800.00	\$ 2,800	
Lounge Chair	1	EA	\$ 1,400.00	\$ 1,400	
Laminate Locker	1	EA	\$ 850.00	\$ 850	
Mechanical - ducts, grd's	194	SF	\$ 22.40	\$ 4,346	
Electrical - power, lighting	194	SF	\$ 22.40	\$ 4,346	
AV/IT					
Data for laptops	1	EA	\$ 1,680.00	\$ 1,680	
Televisions	1	EA	\$ 3,500.00	\$ 3,500	
				SUBTOTAL	\$ 24,654
F Manager/Coaches Grooming					
Furniture/Finishes					
Floor Tile	174	SF	\$ 16.00	\$ 2,784	
Wall Tile	368	SF	\$ 16.00	\$ 5,888	
2x2 ACT Ceiling	-	SF	\$ 8.40	\$ -	
Ptd gwb Ceiling	174	SF	\$ 11.20	\$ 1,949	
Quartz countertops	5	LF	\$ 336.00	\$ 1,680	
Frameless mirrors	2	EA	\$ 280.00	\$ 560	
Toilet cubicles - std	-	EA	\$ 2,240.00	\$ -	
accessible	1	EA	\$ 3,360.00	\$ 3,360	
Urinal screens	1	EA	\$ 1,120.00	\$ 1,120	
Quartz towel shelf	-	LF	\$ -	\$ -	
Toilet accessories	1	LS	\$ 2,800.00	\$ 2,800	
Mechanical - ducts, grd's, exh fans	274	SF	\$ 22.40	\$ 6,138	
Electrical - power, lighting	274	SF	\$ 22.40	\$ 6,138	
Plumbing					
Undermount sinks	2	EA	\$ 1,680.00	\$ 3,360	
Wall mounted toilets	1	EA	\$ 2,240.00	\$ 2,240	
Urinals	1	EA	\$ 1,120.00	\$ 1,120	
Showers	2	EA	\$ 1,120.00	\$ 2,240	
Service piping, drains, miscellaneous	1	LS	\$ 39,200.00	\$ 39,200	
				SUBTOTAL	\$ 80,576
G Coaches Locker					
Furniture/Finishes					
Carpet Tile	300	SF	\$ 6.72	\$ 2,016	
2x2 ACT Ceiling	300	SF	\$ 8.40	\$ 2,520	
Desk/chair	1	EA	\$ 2,800.00	\$ 2,800	
Laminate Lockers	8	EA	\$ 850.00	\$ 6,800	
Chairs	8	EA	\$ 112.00	\$ 896	
Mechanical - ducts, grd's	300	SF	\$ 22.40	\$ 6,720	
Electrical - power, lighting	300	SF	\$ 22.40	\$ 6,720	
AV/IT					
Power/Data for each locker	1	EA	\$ 5,600.00	\$ 5,600	
Television	1	EA	\$ 2,240.00	\$ 2,240	
				SUBTOTAL	\$ 36,312

RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 2

3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
H Laundry Room					
Furniture/Finishes					
Sealed Concrete	379	SF	\$ 2.24	\$ 849	
Rod & Shelf	10	LF	\$ 80.00	\$ 800	
Laminate countertop	10	LF	\$ 200.00	\$ 2,000	
Equipment Pad	75	SF	\$ 33.60	\$ 2,520	
Mechanical					
Washer / extractor, commercial	2	EA	\$ 22,400.00	\$ 44,800	
Commercial dryers, gas	2	EA	\$ 11,200.00	\$ 22,400	
Lint Interceptor	1	EA	\$ 2,240.00	\$ 2,240	
Dryer Vent	1	EA	\$ 2,800.00	\$ 2,800	
Electrical - power, lighting	379	SF	\$ 16.80	\$ 6,367	
Plumbing					
Service piping, valves, drains etc.	379	SF	\$ 33.60	\$ 12,734	
Gas piping	1	LS	\$ 5,600.00	\$ 5,600	
				SUBTOTAL \$	103,111
I Team Equipment					
Furniture/Finishes					
Sealed Concrete	789	SF	\$ 2.24	\$ 1,767	
Storage Shelving	80	LF	\$ 28.00	\$ 2,240	
Mechanical - ducts, grd's	789	SF	\$ 11.20	\$ 8,837	
Electrical - power, lighting	789	SF	\$ 12.00	\$ 9,468	
				SUBTOTAL \$	22,312
J Mechanical Room					
K Player Dining					
Furniture/Finishes					
LVT Floor	405	SF	\$ 11.20	\$ 4,536	
2x2 ACT Ceiling	405	SF	\$ 8.40	\$ 3,402	
Quartz countertops	21	LF	\$ 336.00	\$ 7,056	
Plam cabinets	21	LF	\$ 448.00	\$ 9,408	
Refrigerator	1	EA	\$ 2,400.00	\$ 2,400	
Microwave	1	EA	\$ 480.00	\$ 480	
Dishwasher	1	EA	\$ 1,200.00	\$ 1,200	
Garbage disposer	1	EA	\$ 400.00	\$ 400	
Water dispenser	1	EA	\$ 560.00	\$ 560	
Reach-in Refrigerator	1	EA	\$ 2,800.00	\$ 2,800	
Dining tables	5	EA	\$ 2,800.00	\$ 14,000	
Chairs	20	EA	\$ 168.00	\$ 3,360	
Misc furnishings	1	LF	\$ 2,800.00	\$ 2,800	
Televisions	1	EA	\$ 3,500.00	\$ 3,500	
Mechanical - ducts, grd's, exh fan	405	SF	\$ 22.40	\$ 9,072	
Electrical - power, lighting	405	SF	\$ 22.40	\$ 9,072	
Plumbing -					
Sinks	1	SF	\$ 1,680.00	\$ 1,680	
Piping, drains, equipment connections	405	SF	\$ 16.80	\$ 6,804	
				SUBTOTAL \$	82,530
L Family					
M Men's Restroom					
N Women's Restroom					
O Lobby					
P Vestibule					
Furniture/Finishes					
LVT	84	SF	\$ 11.20	\$ 941	
Walk-off mat	100	SF	\$ 33.60	\$ 3,360	
Ptd GWB Ceiling	184	SF	\$ 11.20	\$ 2,061	
Entrances - glass doors, pair, auto operators	1	EA	\$ 14,000.00	\$ 14,000	
Mechanical - ducts, grd's	184	SF	\$ 11.20	\$ 2,061	
Electrical - power, lighting	184	SF	\$ 11.20	\$ 2,061	
				SUBTOTAL \$	24,483

RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 2

3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
Q Weight Room					
Rubber Flooring	800	SF	\$ 16.80	\$ 13,440	
Exposed Ceiling, painted	800	SF	\$ 2.50	\$ 2,000	
Wall mirrors	200	SF	\$ 40.00	\$ 8,000	
Mechanical - ducts, grd's	800	SF	\$ 22.40	\$ 17,920	
Electrical - power, lighting	800	SF	\$ 22.40	\$ 17,920	
AV/IT	1	LS	\$ 5,600.00	\$ 5,600	
Televisions	2	EA	\$ 3,500.00	\$ 7,000	
				SUBTOTAL	\$ 71,880
R Weight Office					
S Training Office					
T Training Room					
Rubber Flooring	490	SF	\$ 16.80	\$ 8,232	
CT Floor	100	SF	\$ 16.00	\$ 1,600	
CT Wall	200	SF	\$ 16.00	\$ 3,200	
2x2 ACT Ceiling	590	SF	\$ 8.40	\$ 4,956	
Quartz Countertop	23	LF	\$ 336.00	\$ 7,728	
Laminate Cabinets	13	LF	\$ 448.00	\$ 5,824	
Mechanical - ducts, grd's	590	SF	\$ 22.00	\$ 12,980	
Electrical - power, lighting	590	SF	\$ 22.00	\$ 12,980	
AV/IT	1	LS	\$ 5,600.00	\$ 5,600	
Televisions	1	LS	\$ 3,500.00	\$ 3,500	
Plumbing					
Service piping, drains, miscellaneous	590	SF	\$ 16.80	\$ 9,912	
Undermount sinks	1	EA	\$ 1,680.00	\$ 1,680	
Ice machine	1	EA	\$ 3,360.00	\$ 3,360	
Hydro tubs	2	EA	\$ 8,400.00	\$ 16,800	
Treatment tables	3	EA	\$ 2,800.00	\$ 8,400	
Misc furniture & furnishings	1	LS	\$ 2,500.00	\$ 2,500	
				SUBTOTAL	\$ 109,252
U Training Storage					
V Electrical Room					
Furniture/Finishes					
Sealed Concrete	66	SF	\$ 2.24	\$ 148	
Exposed Ceiling painted	66	SF	\$ 1.12	\$ 74	
Mechanical equipment	w/ shell				
Mechanical - ducts, grd's for ventilation	66	SF	\$ 11.20	\$ 739	
Electrical - power, lighting	66	SF	\$ 11.20	\$ 739	
Electrical equipment	w/ shell			\$ -	
Plumbing	66	SF	\$ 11.20	\$ 739	
				SUBTOTAL	\$ 2,439
W Corridor					
Furniture/Finishes					
Carpet Tile	1,190	SF	\$ 6.72	\$ 7,997	
2x2 ACT Ceiling	1,190	SF	\$ 8.40	\$ 9,996	
Mechanical - ducts, grd's	1,190	SF	\$ 22.40	\$ 26,656	
Electrical - power, lighting	1,190	SF	\$ 22.40	\$ 26,656	
				SUBTOTAL	\$ 71,305
X Batting Tunnels					
Furniture/Finishes					
Synthetic Turf on Asphalt Base	4,863	SF	\$ 13.40	\$ 65,164	
Exposed Ceiling (15' clear) painted	4,862	SF	\$ 1.12	\$ 5,445	
Cable supported retractable netting system	1	LS	\$ 25,000.00	\$ 25,000	
				SUBTOTAL	\$ 95,610
STANDALONE HOME CLUBHOUSE AND SPORTS PERFORMANCE CENTER TOTAL				\$	4,126,200
COST/GSF				\$	317

RIPKEN STADIUM STUDY - ROUGH ORDER OF MAGNITUDE COST ESTIMATE - OPTION 2

3/22/2022

Scope of Work	QTY	UNIT	UNIT COST	AMOUNT	TOTAL
2 CONVERT HOME CLUBHOUSE TO VISITORS CLUBHOUSE					
Expand Players Dining into Corridor/Laundry Rm to add 100 sf					
Furniture/Finishes					
Replace Floors	4,100	SF	\$ 12.00	\$ 49,200	
Replace Ceilings	4,100	SF	\$ 10.00	\$ 41,000	
Quartz countertops (Dining Rm)	17	LF	\$ 300.00	\$ 5,100	
Plam cabinets and hanging rod	17	LF	\$ 448.00	\$ 7,616	
Refrigerator	1	EA	\$ 3,000.00	\$ 3,000	
Microwave	1	EA	\$ 750.00	\$ 750	
Dishwasher	1	EA	\$ 2,000.00	\$ 2,000	
Garbage disposer	1	EA	\$ 750.00	\$ 750	
Water dispenser	1	EA	\$ 500.00	\$ 500	
Reach-in Refrigerator	1	EA	\$ 2,500.00	\$ 2,500	
Dining tables	2	EA	\$ 2,500.00	\$ 5,000	
Chairs	8	EA	\$ 150.00	\$ 1,200	
Hydro tubs	1	EA	\$ 8,400.00	\$ 8,400	
Paint All Clubhouse Walls	4,400	SF	\$ 3.50	\$ 15,400	
Miscellaneous Upgrades (i.e. door/lock changes)	1	LS	\$ 2,500.00	\$ 2,500	
Mechanical - ducts, grd's	4,100	SF	\$ 4.00	\$ 16,400	
Electrical - power, lighting	4,100	SF	\$ 12.00	\$ 49,200	
Plumbing					
CONVERT HOME CLUBHOUSE TO VISITORS CLUBHOUSE TOTAL					\$ 210,516
COST/GSF					\$ 48
4 NEW WALL PADDING ON EXISTING OUTFIELD FENCE					
Remove & Replace existing plywood	4,799	SF	\$ 5.00	\$ 23,995	
3" padding on Z clips	4,800	SF	\$ 22.00	\$ 105,600	
New advertising on padding	4,800	SF	\$ 15.00	\$ 72,000	
New 3'-0"w gate	1	EA	\$ 2,000.00	\$ 2,000	
TOTAL					\$ 203,595
8 ADD VIDEO SURVEILLANCE OF ALL PLAYER/STAFF					
Camera system (hardwired)	1	LS	\$ 50,000.00	\$ 50,000	
TOTAL					\$ 50,000
9 MODIFY EXISTING OFFICE SPACE TO BE COMMAND POST FOR EVENT SECURITY FORCES					
Minor renovations (ie Paint, door hardware, etc)	1	LS	\$ 5,000.00	\$ 5,000	
TOTAL					\$ 5,000
11 ADD PROTECTIVE COVER FOR VISITORS AND HOME BULLPENS					
Pre-engineered canopy	300	SF	\$ 75.00	\$ 22,500	
TOTAL					\$ 22,500
13 PLAYING FIELD IMPROVEMENTS					
Extend Warning Track to 15'	1	AL	\$ 61,800.00	\$ 61,800	
Bullpen Fence Modifications	1	AL	\$ 20,220.00	\$ 20,220	
Raise Irrigation Boxes	1	AL	\$ 1,000.00	\$ 1,000	
Add Batting Cage Padding	1	AL	\$ 500.00	\$ 500	
TOTAL					\$ 83,520
14 REMOVE EXISTING BATTER'S EYE AND BUILD NEW 36'H X 60'W BATTER'S EYE WITH MESH					
Total inc structural framing, foundations, facing	1	LS	200,000	\$ 200,000	
TOTAL					\$ 200,000
ADDITIONAL PDL REQUIREMENTS TOTAL					\$ 564,615
NEW HOME CLUBHOUSE AND SPORTS PERFORMANCE CENTER					\$ 4,126,200
RENOVATE EXISTING HCH TO VISITOR CLUBHOUSE					\$ 210,516
ADDITIONAL PDL REQUIREMENTS TOTAL					\$ 564,615
ESTIMATED DIRECT CONSTRUCTION COST					\$ 4,901,331
Design Contingency	15%			\$ 735,200	
Construction Contingency (Post Bid)	10%			\$ 490,133	
SUBTOTAL				\$ 6,126,664	
General Conditions	8%			\$ 490,133	
Prime Contractor Overhead and Profit	10%			\$ 612,666	
SUBTOTAL				\$ 7,229,464	
Owner Miscellaneous (Permits, Insur, Test & Inspects, etc.)	4%			\$ 196,053	
Design Fees (based on Construction total w/ contingency and O&P)	14%			\$ 1,012,125	
Owner's Representative	4%			\$ 196,053	
ESTIMATED PROJECT COST (Rounded)					\$ 8,634,000

Leidos Field at Ripken Stadium						
Facility Assessment Cost Estimate July 8, 2022						
	0 - 1	1 - 5	5 - 10	10 - 15	15 - 20	Total
Capital Improvements	5,001,705	18,315,874	5,657,680	4,133,969	2,854,427	35,963,655
Inflation Adjusted @ 4%	5,001,705	20,202,774	8,157,520	7,607,351	6,703,964	47,673,313
PDL Improvements						
Option 1		4,478,000				
Option 2		8,634,000				
Option 1 Total	5,001,705	22,793,874	5,657,680	4,133,969	2,854,427	40,441,655
Option 2 Total	5,001,705	26,949,874	5,657,680	4,133,969	2,854,427	44,597,655
Option 1 Total Adjusted	5,001,705	24,680,774	8,157,520	7,607,351	6,703,964	52,151,313
Option 2 Total Adjusted	5,001,705	28,836,774	8,157,520	7,607,351	6,703,964	56,307,313