# CITY COUNCIL
# STUDY SESSION AGENDA

**November 12, 2026**
**6:00 p.m.**
Medford Police Station, Prescott Room
219 South Ivy, Medford

**The public may watch this meeting live HERE. Recorded study sessions are available on the City's website HERE.**

---

**Study Sessions are held to informally discuss topics of City business. The City Council does not vote, make decisions or hear public comment during study sessions.**

1. Stadium Report
2. Public Safety Utility Fee
3. Council Officers Update

Meeting locations are generally accessible to persons with disabilities. To request interpreters for hearing impaired or other accommodations for persons with disabilities, please contact the ADA Coordinator at (541) 774-2074 or ada@cityofmedford.org at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735-1232.

# STUDY SESSION

| | |
|---|---|
| **To:** | Mayor and Council |
| **From:** | John Vial, Interim City Manager |
| **Study Session Date:** | November 12, 2026 |
| **Subject:** | Medford Minor League Baseball Stadium Report and Discussion |

## COUNCIL DIRECTION

Staff and consultants are updating Mayor and Council regarding the findings of the Medford MiLB Stadium Due Diligence Report and Cost Analysis. The report studied the feasibility and cost analysis for locating a minor league baseball (MiLB) stadium at either Hawthorne Park or Harry & David Field.

## PRESENTATION OUTLINE

| | |
|---|---|
| Presenter: | Project Team of KNO Construction and DLR Group<br>John Vial, Interim City Manager<br>Ryan Martin, Chief Financial Officer / Assistant City Manager<br>DG Elmore, Elmore Sports Group |
| Additional Staff: | Rich Rosenthal, Parks, Recreation, and Facilities Department Director<br>Michelle King, Planning Department Director |

## PREVIOUS STUDY SESSIONS AND COUNCIL BRIEFINGS ON THE TOPIC

On April 9, 2025, Council received a presentation from the Eugene Emeralds and Beacon Economics regarding potentially moving the Eugene Emeralds to Medford and building a stadium to support the team. Generally, Council supported the move to Medford and directed further exploration by staff this could be a cornerstone for community and economic revitalization.

During the April 23, 2025, Study Session, Mayor Zarosinski appointed Councilors to serve on a Stadium Ad Hoc Committee. Councilors Card, Kerlinger and Stine have participated with the Mayor alongside City staff to continue exploration of a minor league stadium at Hawthorne Park.

During the February 25, 2026, Study Session, Council directed staff to proceed with commissioning a preliminary design, engineering, and geotechnical study to obtain reliable baseball stadium construction cost estimates, contingent upon 50% funding participation by the Eugene Emeralds owner.

On March 18, 2026, the Medford Urban Renewal Agency authorized up to $500,000 in MURA funds for the preliminary design, engineering, and geotechnical work for a baseball stadium construction cost estimate.

On June 3, 2026, Council approved an ordinance authorizing execution of a contract in an amount not to exceed $500,000 with KNO Construction LLC to provide consulting services for baseball stadium architectural design and cost estimation.

## SUMMARY AND BACKGROUND

Summary Stadium Report – Harry & David Field

In addition to the Hawthorne Park site, the City sought an alternate option for a cost estimate, conceptual site plan, and due diligence associated with renovation and expansion of the existing baseball facility at Harry & David Field to meet Professional Development League (PDL) stadium requirements. The MiLB Stadium Due Diligence Report and Cost Analysis includes a full analysis of the Harry & David Field site.

**Since completion of the MiLB Stadium Due Diligence Report and Cost Analysis, representatives of Elmore Sports Group, owners of the Eugene Emeralds, have indicated that they will not financially participate in an upgrade to Harry & David Field. They further noted that if the City decided to proceed with a renovation of the Harry & David Field to PDL standards, they would NOT relocate the Eugene Emeralds franchise to that location.**

Therefore, while the MiLB Stadium Due Diligence Report and Cost Analysis includes a full analysis of the Harry & David Field site, this memo and the staff presentation will provide no further analysis of the Harry & David Field site.

Summary Stadium Report – Hawthorne Park

The scope of the KNO Construction contract required them to provide design, cost estimates, and due diligence for construction of a MiLB stadium meeting PDL facility standards at Hawthorne Park.

As contracted, KNO Construction, in conjunction with the DLR Group and Parametrix, has completed the MiLB Stadium Due Diligence Report and Cost Analysis, which is attached as Exhibit A. This document summarizes the 14 individual technical reports which include such topics as design, stadium cost analysis, schedule, geotechnical report, traffic analysis, and several others. If Council desires to see these technical reports, please let staff know and they can be provided. Also attached as Exhibit B, is a one-page summary of the MiLB Stadium Due Diligence Report and Cost Analysis.

Staff recommends that the Mayor and Council review the MiLB Stadium Due Diligence Report and Cost Analysis report prior to the Study Session meeting.

Design

The following images show the design and location of the Hawthorne Park stadium.





The stadium is designed with 2,036 fixed seats, 764 club and suite premium seats, and 204 berm seating for a total maximum capacity of 3,004. In addition to the stadium, the design includes a Player Development Building (PEMB) and a Facilities Maintenance Building.



Project Cost

The MiLB Stadium Due Diligence Report and Cost Analysis found that the complete stadium project cost would be $75,219,067, which is broken down as follows.

**Medford MiLB Baseball Stadium**

*Project Cost Summary - **Hawthorne Park** , Medford, OR - Conceptual SD Estimate*

| Scope | Total Cost | $ / SF | |
|---|---|---|---|
| Main Stadium (Grandstand / Superstructure) | $ 64,711,853 | $466.22 | *Includes seating and concourse footage* |
| Player Development Building (PEMB) | $ 6,787,983 | $339.40 | *Bldg Footage Only* |
| Facilities Maintenance Building | $ 642,565 | $200.80 | *Bldg Footage Only* |
| **TOTAL CONSTRUCTION COST** | **$ 72,142,401** | **$519.75** | *Includes seating and concourse footage* |
| Owner-Provided FF&E (Furnishings, Fixtures & Equipment) - RC | $ 360,712 | | *.5% Allowance* |
| SDC (System Development Charges) Fees - City of Medford / M | $ 1,338,462 | | *Pending Final Assessment* |
| Land Use Entitlement, Parking and Project Legal Support | $ 115,000 | | *Oconner Northwest LLC* |
| Permitting and Special Inspection (1.25% & .5%) | $ 1,262,492.02 | | |
| **COMPLETE PROJECT COST (incl. Owner FF&E & SDC** | **$ 75,219,067** | **$541.92** | *Includes seating and concourse footage* |

Project Cost – Staff Additions

In reviewing the MiLB Stadium Due Diligence Report and Cost Analysis, staff have concerns that known, or potential, City costs have not been fully accounted for in the analysis. The report doesn't contain an owner's contingency where unanticipated items that are not the responsibility of the contractor or designer have not been included, nor have project management and owner representative costs. Additionally, staff feels a few costs have been underestimated and that a more conservative total project cost accounting for items the City may be responsible for at Hawthorne Park is needed. Those cost increases are provided below and will be further discussed at the Study Session meeting.

| | |
|---|---|
| Owner's Rep and Project Management | 2,000,000 |
| Owner Contingency (10%) | 5,723,031 |
| Replacement of Park Playground | 1,000,000 |
| Additional FF&E | 750,000 |
| Additional Traffic & Pedestrian Mitigation | 3,000,000 |
| **Total Additions** | 12,473,031 |
| | |
| Original Project Cost | 78,000,000 |
| Additions | 12,473,031 |
| **New Total** | 90,473,031 |
| | |
| Contributions from Outside Sources | 10,000,000 |
| | |
| **Total Estimated City / MURA Contribution** | 80,473,031 |

Due Diligence

The MiLB Stadium Due Diligence Report and Cost Analysis report includes a full analysis of land use compatibility and permitting, geotechnical and ground water constraints, easements, ODOT right of way encroachments, utilities, traffic and parking, and an environmental site assessment. The study found no issues that would preclude construction, nor did it find issues that would be so costly to prohibit construction of a stadium at Hawthorne Park. See the MiLB Stadium Due Diligence Report and Cost Analysis for a full report of the due diligence analysis.

Schedule

The MiLB Stadium Due Diligence Report and Cost Analysis found that while aggressive, completing a stadium project at Hawthorne Park, could be completed by April 6, 2029, the beginning of the MiLB season. This schedule has limited float time and is contingent upon quick and clear direction from Council and getting a design-builder under contract as quickly as possible following a decision at the November 18, 2026, Council meeting.

Stadium Debt Funding Plan

Attached as Exhibit C is a potential financing plan for the project. There are many potential variations of this financing plan and staff is not suggesting that this is the only available option. This plan does however draw upon previous financing approaches that Council has seen previously. This potential financing plan will be further reviewed and discussed as part of the Study Session staff report.

**REQUESTED DIRECTION**

Staff is prepared to develop a progressive design-build contract to proceed with the construction of a stadium at Hawthorne Park if that is Council's desire. To complete this work, staff will need clear direction on a few items in order to develop a financing plan to proceed with the project. A few questions which need clear direction include the following:

1. As Harry & David Field has been ruled out as a potential stadium location for the Eugene Emeralds Minor League team, is Council willing to utilize the Hawthorne Park space for this project?
2. How much is the City willing to contribute to this project? This question includes several associated questions.
    a. Does Council require Elmore Sports Group, or other entity, to pay for a certain amount or percentage of the stadium cost?
    b. Does Council desire to commit approximately 30% of all potential future MURA 2.0 revenues towards a stadium?
    c. Is Council willing to collect no MURA 2.0 TIF funding to be used for other MURA projects, including potential remediation of the Loring property or construction of a conference center, for a period of ten or more years?

   d. Is Council willing to implement an increase in Car Rental Tax, Park Utility Fees, Parks SDC's, or other local funding sources to supplement MURA 2.0 revenues to pay for the stadium debt?
3. There has been discussion that other potential sources of development funds may be available, such as funding from the state legislature. How much time do we give the Elmore Sports Group, or others, to secure funding before a final decision is made?

**COUNCIL GOALS**

**Council Goal and Objective:** Goal #7 – Advance projects of regional significance, such as a convention center, Emerald's relocation, South Stage Interchange, and the development of a medical/trade school campus

**Strategy:** #7.2 – Prioritize the recruitment of outside investment and public private partnerships.

**Deliverable:** None

**EXHIBITS**

Exhibit A – MiLB Stadium Due Diligence Report and Cost Analysis
Exhibit B – One-page summary of MiLB Stadium Due Diligence Report and Cost Analysis
Exhibit C – Stadium Debt Funding Plan

# MEDFORD MiLB STADIUM / MULTI-PURPOSE FACILITY

## Due Diligence Analysis | Hawthorne Park and Harry & David Field



HAWTHORNE PARK





HARRY AND DAVID FIELD

# ACKNOWLEDGEMENTS


MEDFORD OREGON

Rich Rosenthal - Parks, Recreation and Facilities Director

John Vial - Interim City Manager

Dan Worth - Public Works Director

Michelle King - Planning Director

CONSTRUCTION

Robb Mayers - Project Executive

Mike Taylor - Design & Cost Integration Manager

Ryan Beugli - Lead Estimator

Nick Lilly - Constructability Lead

Jeff Kleihauer - Estimator

DLRGROUP

Greg Garlock - Sports Design Leader

David Ciavarella - Design Project Manager

Chris Bell - Urban Planning Leader

Austin Wahl - Planning/Design

William Ragland - Senior Engineering Leader

Keith Miller - Senior Mechanical Engineering Leader

ELMORE SPORTS GROUP LTD

D.G. Elmore - Chairman

Parametrix

Darren Sandeno - Engineering Project Manager

Matt Craig - Design Engineer

Applied Geotechnical Engineering & Geologic Consulting

Robin Warren - Geotechnical Engineer

O'CONNOR NORTHWEST | LLC

Dan O'Connor - Land Use Attorney

METZGER LAND SURVEYING

Sean Metzger - Land Surveyor

TRANSPORTATION ENGINEERING, LLC

Kim Parducci - Parking & Traffic Operations Engineer

Pariani Land Surveying

John Pariani - Land Surveyor

# TABLE OF CONTENTS


PROJECT SUMMARY
OVERALL PROJECT GOALS
SUMMARY OF PROCESS

**INTRODUCTION** 1.0

SITE OVERVIEW
SITE INVESTIGATION
DUE DILIGENCE & RISK REDUCTION
SITE/FACILITY DESIGN CONCEPT
CONSTRUCTABILITY

**EXECUTIVE SUMMARY | HAWTHORNE PARK** 2.0

SITE OVERVIEW
SITE INVESTIGATION
DUE DILIGENCE & RISK REDUCTION
SITE/FACILITY DESIGN CONCEPT
CONSTRUCTABILITY

**EXECUTIVE SUMMARY | HARRY & DAVID FIELD** 3.0

SQUARE FOOT PROGRAM DOCUMENT
PDL COMPLIANCE MATRIX
SITE/FACILITY DESIGN CONCEPT
CONSTRUCTABILITY
SITE DUE DILIGENCE & RISK REDUCTION

**APPENDIX** 4.0

# 1.0 INTRODUCTION


1.1 PROJECT SUMMARY

1.2 OVERALL PROJECT GOALS

1.3 SUMMARY OF PROCESS




# 1.1 PROJECT SUMMARY

## Project Summary

The City of Medford has been proactive in developing high-quality sports venues over the past twenty years. Consequently, Medford is a magnet for youth sporting events based on its farsighted civic investments in world-class recreation facilities: Lithia & Driveway Fields and the Rogue Credit Union Community Complex. These assets cost over $100 million to build, but they have generated over $200 million in economic stimulus, helping grow and diversify the local economy.

The sports and recreation business is a recession-resistant multi-billion dollar industry that makes profound quality-of-life and transformative impacts on communities. In addition to hosting 66 professional baseball games annually and gaining the prestige of being one of only 120 minor league cities in the United States, a stadium would provide additional capacity for youth baseball tournaments currently coordinated by the City and would serve as a hub for community cultural events ranging from growers/crafters markets, to concerts, to non-profit organization fundraisers.

Given the above, in early-April 2026, the City of Medford Parks, Recreation and Facilities department issued a Request for Proposal soliciting the assistance of experienced consultant teams to provide design, cost estimates, and due diligence for construction of a minor league baseball (MiLB) stadium meeting Professional Development League (PDL) facility standards at Hawthorne Park, 501 East Main Street, in downtown Medford.

The PDL facility standards for MiLB ballparks were introduced in late-2020, and required all facilities to be in full compliance from April 2025 forward. The standards are broken down into seven major categories, and are graded on a point system. Each of these categories focus on day-to-day team operations and player safety, and generally do not affect fan experience or gameday atmosphere. A maximum of 10 points (related to facility deficiencies) are allowed before penalties are levied by Major League Baseball. The facilities indicated throughout this due diligence study are designed to meet or exceed all PDL requirements in order to achieve a score of zero with no deficiencies upon Opening Day 2029. A matrix with the initial grading rubric for this project appears in the Appendix (Section 4.2).



In addition to meeting PDL requirements, the City of Medford desired the facility design to be versatile enough to also accommodate a wide variety of community events and gatherings, such as outdoor markets and concerts.

In addition to the analysis at Hawthorne Park, the City also sought an alternate option for a cost estimate, conceptual site plan, and due diligence associated with renovation and expansion of the existing baseball facility at Harry & David Field, 2929 South Pacific Highway, in south-central Medford, to meet PDL stadium requirements.

The selected design team was required to provide comprehensive services including engineering, environmental, and geotechnical investigation, in conjunction with architectural design work. The team was also to include professionals skilled in preparing construction estimates and constructability reviews, while bringing an understanding of construction methods and techniques, and a familiarity with the local labor and subcontracting market. In addition, the consultant team was required to be experienced with the construction of public projects and sports venues.

In mid-May 2026, the City of Medford selected a project team led by the following organizations:

- **KNO Construction** | A single, fully accountable contracting entity backed by the combined resources, leadership, and operating capacity of Kirby Nagelhout Construction Company and Outlier Construction. KNO delivers disciplined CM/GC and Design-Build services with an emphasis on proactive risk management, transparent cost development, and schedule certainty.
- **DLR Group** | A global, integrated design firm founded in 1966, with a core practice in architecture, engineering, interiors, and planning. Within the firm, a dedicated group of professionals have focused on the design of sports facilities across the country, including more than fifty baseball stadium projects.
- **Parametrix** | An employee-owned firm dedicated to providing quality engineering, planning, and environmental services with superior client service. With offices across the western United States, its professionals provide multi-disciplinary services specializing in land development/ urban infill, transportation, natural resources, planning, and water/ wastewater.

In addition to the leadership of the core team noted above, several local consultants were vital participants in the process, with each providing their respective expertise in multiple key areas required to provide a thorough due diligence analysis. These firms included:

- **O'Connor Northwest, LLC** | Land-Use Services
- **Metzger Land Surveying** | Surveying Services
- **Applied Geotechnical Engineering & Geologic Consulting** Geotechnical Engineering & Consulting Services
- S**outhern Oregon Transportation Engineering, LLC (SOTE)** Parking & Traffic Analysis

The report that follows is the culmination of the findings uncovered during the due diligence process, ultimately resulting in a high-level conceptual design for a PDL-compliant minor league stadium/multi-purpose facility, with associated costs and anticipated schedule for completion in time for Opening Day 2029.

# 1.2 OVERALL PROJECT GOALS

- **Meet MiLB Professional Development League (PDL) Standards**
- **Accommodate a wide variety of community events**
- **Provide a great patron experience . . . for all**
- **Make it welcoming, durable, and maintainable**
- **Design it handle Event Day demand without burdening surrounding neighborhoods**
- **Become a magnet for future surrounding development**
- **Make it distinctly “Medford”**
- **Plan it with a level of transparency that earns public trust**

**...ADD VALUE TO THE CITY OF MEDFORD**

# 1.3 SUMMARY OF PROCESS

## Summary of Process

The project team has employed a process that started with LISTENING, and then VERIFYING, and constantly COLLABORATING. to create this feasibility report. As and when the project continues there will be a wider stakeholder group to listen to and collaborate with.

From the outset, the team worked closely with Medford City staff and the Elmore Sports Group to build a clear set of goals, concise outline brief, and program of needs. This ensured that all participants were aiming to achieve the same goals and objectives—via the same project parameters—before any part of the engagement began in earnest.

Once that important first step was accomplished, the project team then validated the ability to achieve project goals by investigating real site constraints, existing utilities, geotechnical realities, traffic operations, entitlement requirements, and any other aspects that might influence the ability of either site to host a professional-level sports and multi-use facility.

As the findings from that part of the analysis began to provide reliable and actionable information, the architectural design team started developing conceptual-level site and facility designs that responded appropriately to those facts and corresponding data points. The architectural—and preliminary engineering—design evolved over the course of several weeks as additional information became available and input was received from Medford City staff and the Elmore Sports Group.

While the architectural and engineering design evolved, the KNO Construction team began constructability reviews and continuously offered feedback and alternative methods for achieving similar results in the most construction-friendly and value-driven manners possible. This ongoing collaboration, beginning at the earliest stages of the design process, allowed the resulting concept design to achieve project goals in the most efficient way possible.



As the overall site and facility design solidified, the KNO team used Validation and Target Value Design methodologies to build a living budget tied to specific scope “buckets,” providing the City with transparent trade-offs and reliable cost estimates (based upon a conceptual design at 10% development) that could inform future decision-making.

None of this process would have been remotely successful without the commitment from Medford City staff and the Elmore Sports Group to regularly engage and actively participate in multiple ways over the course of several months. Weekly check in calls provided a continuous stream of information and feedback that informed downstream decision making and allowed progress to continue to evolve in real time. In addition to regular meetings, other conversations among smaller groups of individuals provided additional information that was vital to ensuring the results of the analysis and due diligence study would give the City of Medford what it needed in order to make informed decisions about the viability, and future, of the project.

# 2.0 EXECUTIVE SUMMARY | HAWTHORNE PARK

**2.1 SITE OVERVIEW**

**2.2 SITE INVESTIGATION**

- Alta Survey
- Zoning, Entitlements, and Title Reviews

**2.3 DUE DILIGENCE & RISK REDUCTION**

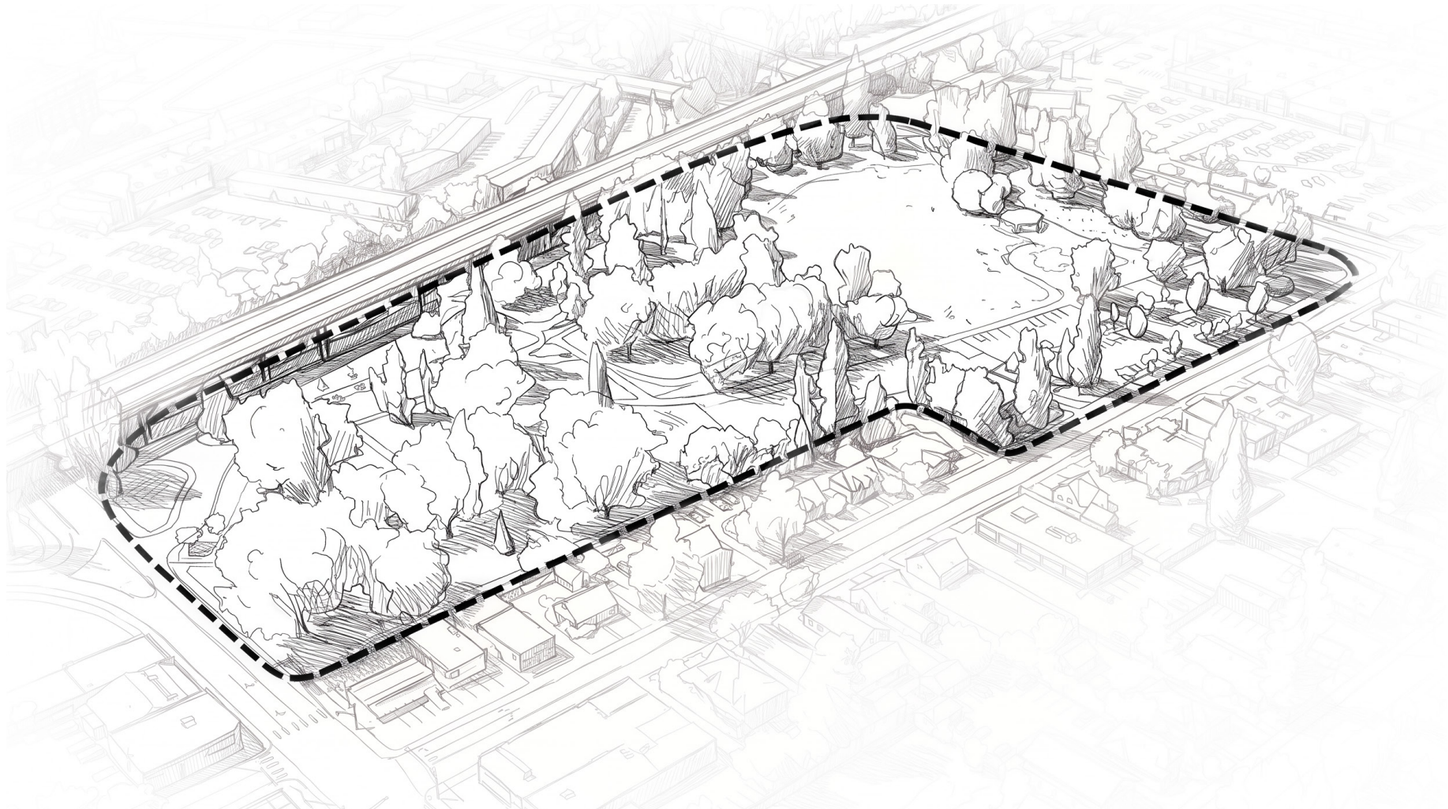
- Geotechnical Investigation
- Environmental Site Assessment
- Utility Capacity Study
- Traffic Impact Analysis
- Estimated Parking Load & Available Facilities

**2.4 SITE/FACILITY DESIGN CONCEPT**

- Concept Design Drivers:
  - Overall Site / Architectural Concept
  - Superstructure Concept
  - Foundation Concept
- MEP Demand:
  - Concept Design
  - Site Plan
  - Rendered Views

**2.5 CONSTRUCTABILITY**

- Cost Summary & Project Budget
- Master Project Schedule



# 2.1 SITE OVERVIEW

## Site History

Hawthorne Park is a 20-acre urban park located at 501 E. Main Street on the eastern edge of downtown Medford. The property was purchased by the City in 1945 from Frank and Katherine Farrell and has served for decades as one of Medford's principal civic gathering spaces and downtown parks. The park was renovated in 2015-2016 and now has a splash pad, playground, skate amenities, futsal court, dog parks, and public art beneath the Interstate 5 viaduct. The park also hosts the popular Rogue Valley Growers & Crafters Market, community events, recreation, and informal gathering.

## Regional Context

Medford is the economic center of the Rogue Valley and serves as Southern Oregon's largest city. The site benefits from exceptional regional accessibility including direct visibility from Interstate 5, the primary north-south transportation corridor through Oregon and is within minutes of regional destinations including Rogue Valley International-Medford Airport, downtown Medford, and its commercial districts. For a minor league stadium, freeway visibility and regional access are major strengths, offering potential branding exposure comparable to successful urban minor league facilities located adjacent to major highways.

## Site Character

Hawthorne Park is an important civic and social space at the edge of downtown Medford along Bear Creek. It has a distinctly urban park character with a mature tree canopy and large open lawn areas which provide a significant green respite and community destination. The park also faces challenges from its location that include being disconnected from downtown by Bear Creek and Interstate 5. It also lies directly beneath and adjacent to the elevated Interstate 5 viaduct, creating a unique but challenging condition from the noise and visibility of this infrastructure's presence.

From an urban design perspective, the park is one of the few sizable open spaces within Medford's downtown district and functions as both a neighborhood park and regional community destination.

## Urban Context

The park occupies a strategic position in the Central Business District adjacent to downtown Medford and lying along the Bear Creek Corridor. To the west of the park is the downtown commercial core on the other side of Bear Creek. To the south and south-east is the commercial and civic uses along East Main Street. The north side is a retail, mixed-use development, and to the east of Hawthorne Street is a residential neighborhood.

The site is increasingly viewed as a catalyst property within the broader downtown revitalization effort. Recent redevelopment concepts associated with the proposed "Creekside Quarter" envision a stadium as an anchor for mixed-use development, hospitality, entertainment, and conference facilities in the Bear Creek corridor.

## Connectivity

From a vehicular access standpoint the site provides direct frontage on East Main Street, immediate proximity to Interstate 5 interchanges, and existing parking resources distributed throughout downtown and surrounding commercial districts.

Pedestrian Access includes the site being walking distance to downtown restaurants, hotels, offices, and civic destinations. Hawthorne Park is of the few sites in Medford where a stadium could support a genuine walk-to-game experience.

One of the major positives Hawthorne Park provides is bicycle & trail access. The site has direct access to the Bear Creek Greenway, a 20-mile regional multi-use trail connecting Ashland, Talent, Phoenix, Medford, and Central Point. This presents a strong opportunity for regional bicycle access during games and events.

## Overall Assessment

From a stadium planning perspective, Hawthorne Park is arguably Medford's strongest urban stadium location because it combines downtown adjacency, Interstate 5 visibility, regional trail connectivity, and redevelopment potential. The site offers the opportunity to create a true civic ballpark integrated with downtown rather than a suburban sports complex.

The primary planning tradeoff is that the project would convert one of downtown Medford's few significant public green spaces into an entertainment venue, making replacement park amenities, public access, and year-round community benefits essential components of any successful stadium proposal.








# 2.2 SITE INVESTIGATION | ALTA SURVEY + ZONING, ENTITLEMENTS, AND TITLE REVIEWS

## Site Due Diligence: Hawthorne Park

**There is a clear path for obtaining land use entitlements for the proposed stadium development at Hawthorne Park.** Hawthorne Park is currently zoned Public Parks (P-1) and has a Comprehensive Plan designation of Parks and Schools (PS). Consequently, neither a Zone Change nor a Comprehensive Plan Amendment is required for the proposed stadium development.

The proposed stadium development uses examined include the following:

(a) minor league baseball games;

(b) Rogue Valley Growers and Crafters Market;

(c) youth sports tournaments;

(d) concerts and festivals;

(e) civic events; and

(f) restaurant uses.

**A Type III Park Development Review (PDR) application will be required for the proposed stadium development.** The Medford Planning Commission (the "Planning Commission") is the reviewing body for the PDR application. The Planning Commission has authority to impose conditions of approval to mitigate impacts to "general welfare". In summary, no significant code-based development issues are anticipated.

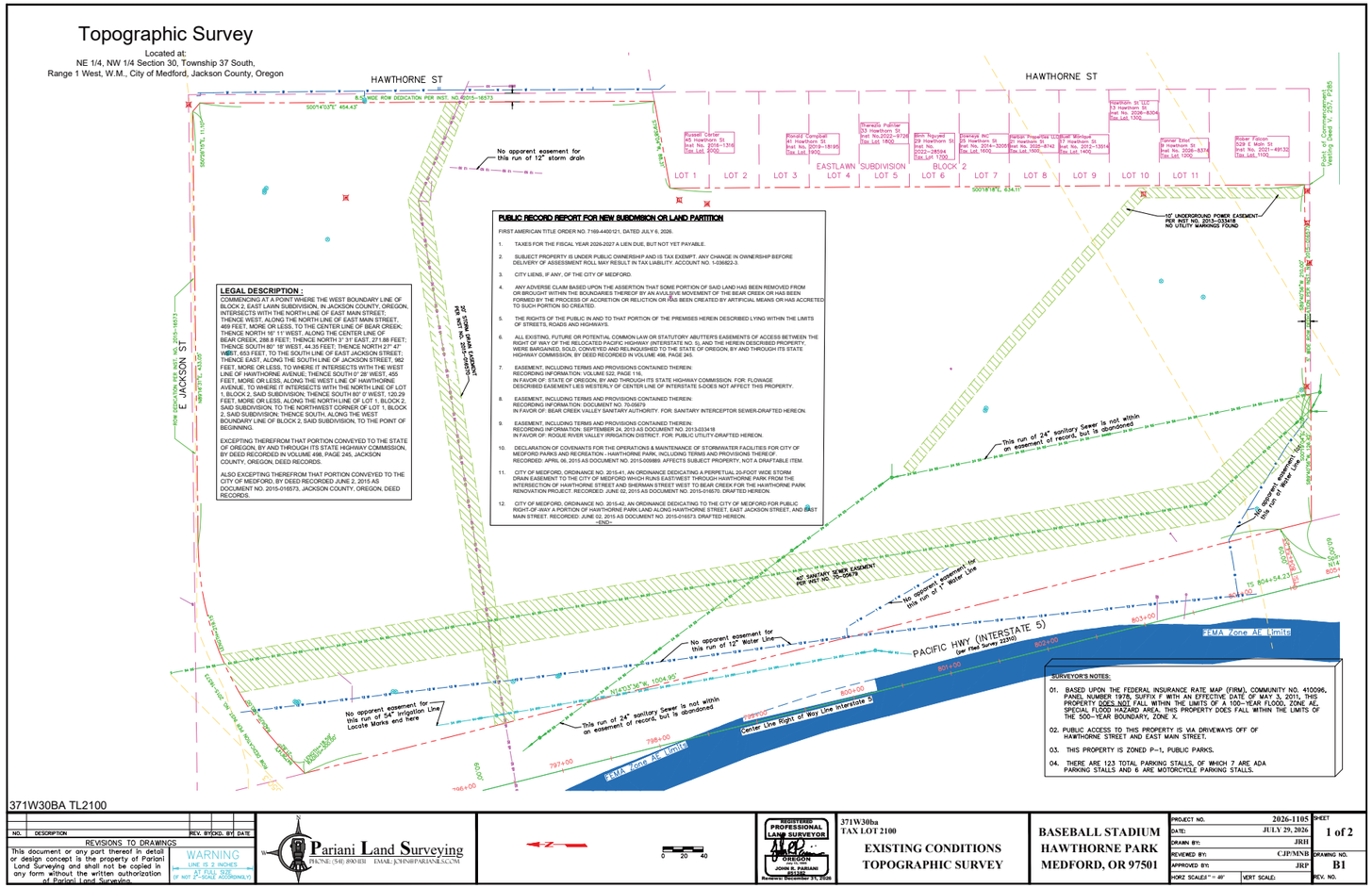
**As part of the due diligence, a title review of Hawthorne Park was conducted.** The overall condition of title for Hawthorne Park is good. The primary encumbrances consist of the following:

(a) Rogue River Valley Irrigation District easement ("RRVID Easement") located in the southern portion of Hawthorne Park;

(b) Stormwater facility easement ("Storm Drain Easement") that traverses the northern portion of Hawthorne Park in an east/west alignment; and

(c) Rogue Valley Sewer Services (RVSS) easement for the main interceptor sewer line that traverses the western portion of Hawthorne Park in a north/south alignment (the "RVSS Easement").

Only the stormwater facilities located within the Storm Drain Easement will need to be relocated as part of the proposed stadium development. As designed, there will be no impact or encroachment onto either the RVSS Easement or the RRVID Easement.



# 2.3 DUE DILIGENCE & RISK REDUCTION | SUMMARY NARRATIVES / FINDINGS

## Geotechnical Summary

**Applied Geotechnical Engineering and Geologic Consulting (AGEGC)** completed a preliminary geotechnical investigation of the Hawthorn Park site in September 2026, including a site reconnaissance and two exploratory borings to depths of 30 to 35 feet. AGEGC concluded the site is suitable for the proposed stadium.

**Site conditions.** The site is underlain by 4 to 8 feet of expansive clayey silt and fill, soft silt, about 12 feet of dense gravel and cobbles, and weathered sandstone bedrock starting around 25 to 30 feet. Groundwater tracks the level of Bear Creek and is seasonally shallow.

**Stadium foundations.** Driven steel H-piles bearing in sandstone at 30 to 40 feet are recommended for the main structure. Estimated settlement is under one inch. Spread footings and drilled piers were evaluated and ruled out because of the high column loads, soft surface soils, and shallow groundwater.

**Ancillary buildings.** The lighter support structures south of the stadium can use conventional spread footings once the top 4 feet of expansive soil is replaced with imported crushed rock.

**Playing field.** The field will be set about 3 feet below existing grade. The artificial turf will sit on a crushed rock base over geotextile fabric, with a subsurface French drain system to address the site's poorly draining native soils.

**Seismic.** The site is classified as Site Class D. Liquefaction and ground rupture risks are low, and there are no mapped faults nearby.

## Environmental Site Assessment

The Phase I Environmental Site Assessment (ESA) for Hawthorne Park evaluated approximately 12.83 acres currently developed as a public park. Historically, the property served as a municipal park and included a public swimming pool. Although nearby former gas stations, dry cleaners, and petroleum release sites were identified, none were determined to pose a recognized environmental condition affecting the property. The assessment identified no recognized environmental conditions or significant data gaps, and no additional environmental investigation is recommended.

## Utility Capacity Assessment

The scope of the utility assessment was to evaluate the feasibility and capacity of existing water, sanitary sewer, stormwater, and fire protection infrastructure to accommodate the proposed professional baseball stadium. The assessment identified available utility infrastructure, potential service connections, and potential improvements necessary to support the proposed development.

**Water:** It was determined that existing Medford Water infrastructure within the project area has sufficient capacity to support the project's estimated demand of ~400 gpm during use. The proposed approach is to connect to the existing 12-inch Medford Water main based upon hydraulic modeling.

**Fire Flow:** Based upon Medford Water's hydraulic modeling identified approximately 6,170 gpm of available fire flow at 46 psi residual pressure from the existing 12-inch water main. Further coordination with Medford Water and Fire will be necessary to determine exact fire flow requirements and to the extent necessary, any infrastructure upgrades to increase pressure.

**Sanitary Sewer:** Connection to the 54-inch sewer interceptor on the west side of the project site was determined to be acceptable by RVSS with initial capacity being verified.

**Stormwater:** Proposed improvements include rerouting existing drainage infrastructure and constructing an underground detention and water-quality treatment vault which will discharge at the existing outfall in Bear Creek as the geotechnical report has determined on-site infiltration to be infeasible.

## Traffic Impact Analysis

The Hawthorne Park alternative would place a new 3,000-person capacity stadium in downtown Medford, relying heavily on existing downtown streets, public parking facilities, and pedestrian connections. While the location benefits from strong multimodal access, including the Bear Creek Greenway, nearby sidewalks, signalized crossings, and walkable access to downtown parking, the study in the appendix identifies several transportation impacts associated with game-day traffic. Approximately 2,070 daily vehicle trips are projected for a weekday event, including 325 trips during the commuter peak hour, which would add demand to key corridors such as Jackson Street, Biddle Road, Main Street, and Riverside Avenue. Several nearby intersections are expected to experience increased queuing, and three intersections already exceed statewide crash rate thresholds.

The site can accommodate projected parking demand through a combination of on-site parking (125 spaces), public lots, and private parking agreements totaling more than 1,100 spaces. However, significant pedestrian activity between the stadium and remote parking areas will require safety enhancements such as improved crossings, pedestrian lighting, flashing beacons, traffic signal timing adjustments, and neighborhood parking management strategies. Overall, the Hawthorne location is feasible but would require targeted transportation and pedestrian improvements to mitigate downtown traffic and safety impacts.

## Estimated Parking Load & Available Facilities

For a sold-out event with approximately 3,000 attendees, there will be an estimated weekday parking demand of 770 vehicles. Planning for approximately 965 parking spaces will maintain an 80% occupancy target and operational flexibility. The Hawthorne Park site provides approximately 125 on-site spaces, including 70 spectator spaces and 55 secured player spaces, meaning the vast majority of event parking would be accommodated off-site.

The downtown location benefits from substantial nearby parking resources, including 788 spaces in City-owned public lots and 193 spaces in private lots with preliminary parking agreements, resulting in approximately 1,106 available spaces within walking distance of the stadium. Additional contingent private parking opportunities could provide another 90 to 190 spaces if needed. The available parking inventory exceeds the projected parking requirement. Successful operations will depend on coordinated use of downtown parking facilities, wayfinding, and parking management strategies to direct fans to available parking locations.

# 2.4 SITE/FACILITY DESIGN CONCEPT | CONCEPT DESIGN DRIVERS

## Overall Site/Architectural Approach

**As noted in Section 2.1 (Site Overview), Hawthorne Park provides a number of significant, built-in attributes that make it a very attractive site for a MiLB Stadium and Multi-Purpose Facility.** In conjunction with that high-level overview of site qualities, a thorough analysis of multiple technical variables that might further influence the site's viability as a stadium facility was also conducted. Those findings were summarized in Section 2.3 (Due Diligence and Risk Reduction) and resulted in parameters that greatly influenced the conceptual architectural design indicated on the following pages.

## Site Placement

The first order of business when identifying proper placement of the stadium facility on the Hawthorne Park site was to determine where a +/- 8-acre contiguous footprint that meets PDL-required playing field dimensions while also accommodating all modern ballpark facility plan footprints for the seating bowl, concourse, and numerous support structures could fit on the site. At the same time, the facility must remain within all existing property lines and setbacks, and attempt to avoid any significant utility infrastructure. Given the tapered shape of the overall site, while also avoiding a significant easement along the western edge of the site (as identified in Section 2.3), **the best location for the facility is in the northeast quadrant of the park**—pushed toward the corner of Jackson Street and Hawthorne Street.

## Playing Field Orientation

It should be noted here that the orientation of the playing field is a major determining factor in the overall layout of any baseball stadium. While there is some variability allowed as dictated by specific site attributes, there are, generally speaking, two universally-accepted orientations that require no additional justification. Those orientations are:

1. A line drawn from home plate through second base heads in the northeast direction.
2. A line drawn from home plate through second base heads in the southeast direction.

## Maintaining Hawthorne Park

The site at Hawthorne Park can lend itself to either orientation, but stakeholders who provided input during this due diligence analysis agreed that the second version provided the better opportunity to take full advantage of the site's assets when considering all elements that a project like this requires. All design images on the following pages utilize that orientation.

Placing the stadium facility as far north and east as allowable—in conjunction with compacting its overall operational footprint as much as possible—also results in the ability to leave much of the southern half of the site untouched and able to continue operating as a city park, albeit in a smaller footprint than currently exists.

As part of the approach to maintain some of the atmosphere and features of the existing Hawthorne Park, the concept facility plan also envisions an opportunity to create a playground near the corner of Jackson Street and Hawthorne Street. This feature can function as a publicly-accessible amenity on non-event days—similar to the existing playground there today—while also able to function as a stadium-driven amenity during event days. This can be accomplished through a strategic deployment of fences and gates that can control the ability and timing of which, and when, users can have access to it.

Overall, the conceptual site and stadium design has attempted to leave untouched as many existing trees and other landscape features as possible. Should the project move forward, every attempt will be made to design all structures so that even more of the natural beauty of the park can remain.



# 2.4 SITE/FACILITY DESIGN CONCEPT | CONCEPT DESIGN DRIVERS

## Stadium Seating/Building Section

One of the biggest form drivers of the concept design for the stadium facility at Hawthorne Park is the location of ground water relative to existing grade. Due to the high water table at the site, the ability to lower the playing field to a point where the entire seating bowl could be placed between it and existing grade—somewhere between 12' and 15'—was determined to be difficult to achieve without the inclusion of operating tradeoffs and/or incorporation of mitigation strategies that would likely add significant dollars to the project's cost. As such, the design team developed a building/seating bowl section that reacts smartly to the existing conditions while also achieving other desires of the Elmore Sports Group stakeholders within a more budget-friendly manner.

As indicated on the following pages (and in the Appendix for more-detailed diagrams), the playing field is located approximately three feet below existing grade while remaining safely above the water table.

The Main Concourse—where the majority of patrons will circulate to all features within the facility—is then placed approximately three feet above existing grade, creating a concourse that is roughly six feet above the playing field.

This configuration allows for four rows of field-level fixed seating with fantastic proximity to the action taking place on the field. The remaining fixed seating required to reach the desired capacity is then incorporated onto an elevated structure that occurs above a portion of the Main Concourse.

One major benefit of this configuration is that patrons  circulating along the concourse always have direct visual connection to the playing field. At the same time, a large portion of the concourse is covered by the raised seating platforms, which provides protection from the weather on rainy days while also providing significant shade on sunny days.

## Location of Fixed Seating

Per the request of the Elmore Sports Group, nearly one hundred percent of all fixed seats are located between first and third bases, providing incredible proximity to the baseball infield and excellent sightlines to the entire playing field.

## Presence

The placement of most fixed seats between first and third bases, in conjunction with the need to raise a large percentage of the seating bowl above existing grade, results in a facility that appears larger than its 2000 fixed seats might otherwise suggest. When combined with the Premium/Press Level that is placed above and behind the last rows of seating, along with a structured canopy that covers a significant portion of the upper seating bowl, the resulting massing of the building provides an opportunity to create a striking presence along Jackson Street—especially at the northwestern portion of the site where a major entry point would be located. While the purpose of this due diligence analysis was not to determine exactly what that 'presence' might look like in terms of a particular architectural style, the desire of the Elmore Sports Group to create it—ultimately unique to, and appropriate for, the City of Medford—is certainly viable with this overall stadium approach.

## Overall Site Development

While many of the patron-forward functions required of any modern day stadium facility are generally clustered behind home plate and the baseball infield, there are several important elements that extend beyond the right field outfield wall. Those include player/team/umpire facilities, as well as playing field maintenance and stadium operations facilities with associated vehicular circulation areas. The footprints for these facilities are intended to be in a primarily east-west footprint in order to maximize the amount of existing Hawthorne Park that can be left untouched. In addition to specific building necessities, the PDL requirements, introduced previously, necessitate a secured player/staff parking area located as close as possible to team/player facilities. The current concept design attempts to stretch this parking along a single axis in an east-west orientation in order to minimize any further intrusion into the southern half of Hawthorne Park.

## Parking

From an overall site standpoint, the existing parking lot at the southwest quadrant of the site is envisioned to remain as is and continue to function as public parking. However, there is a need to establish additional parking—especially ADA-compliant stalls—much closer to the main entrances into the stadium facilities. The current concept for the site essentially extends the existing parking at the southwest corner with additional parking facilities along a north-south route located immediately to the west of the stadium proper. This asset is placed over the existing infrastructure easement indicated in previous sections of this report and achieves the need for locating parking more convenient to the stadium itself. Because there are fewer than 100 new stalls identified on site, stadium operators will need to identify who has access, and when they can access them, during both event- and non-event days.

In addition to the parking noted above, the concept plan indicates a pull-off spot that will allow for deliveries and removal immediately outside the facility. The specifics of this operation will require further study should the project move forward.

The Bear Creek Corridor is a great opportunity for this site and potential access to the stadium on foot and on bike. Ample bike parking at the main entrances will be convenient to the corridor, it also allows the stadium to be a catalyst for the Bear Creek Corridor by making a notable destination as a part of that network.

## Events Beyond Baseball

The stadium has been planned to accommodate a variety of public events and uses. The existing playground will be reprovided in almost the same position at the northeast corner of the park and the stadium can host the Rogue Valley Growers & Crafters Market along the concourse at the west edge and out into the adjacent parking field. This will give covered and open areas for the market and spaces to pull up food trucks. All this can be supported by restroom facilities on the concourse. Other similar events could potentially use the building in the same way. Direct access to the playing field from the service yard beyond right field allows for access that could include stage set-ups and other equipment so that the stadium could be used for concerts or the like.

## Superstructure Concept

The ballpark superstructure is envisioned as a primarily steel-framed system supporting the main stadium structure including an elevated hybrid-precast seating bowl, club, press areas, and a signature canopy roof structure. While the structural concept assumes an all-steel framing system, portions of the roof may ultimately incorporate exposed mass timber elements to enhance architectural character and reduce the visual scale of the canopy.

Based on the current analytical model, the stadium structure is expected to require approximately 475 tons of primary structural steel. When allowances are included for connections, miscellaneous metals, catwalks, railings, stairs, and secondary framing, the total structural steel quantity is anticipated to be on the order of 600 tons. As the design progresses, member sizing and framing layouts will be further refined and optimized.

Supporting facilities throughout the site will employ structural systems tailored to their function and scale. Smaller restroom and concession buildings will utilize reinforced concrete masonry unit (CMU) construction, providing a durable, low-maintenance solution well suited to high-traffic public spaces. Player development, maintenance, storage, and operations facilities will be constructed using pre-engineered metal building (PEMB) systems, offering an economical and efficient approach that can accommodate larger clear-span spaces and allow for future operational flexibility.

Together, the combination of steel-framed stadium construction, CMU support buildings, and PEMB ancillary facilities creates a cohesive structural strategy that balances performance, cost efficiency, speed of construction, and long-term maintainability while supporting the architectural vision for the ballpark.

## Foundation Concept

The foundation concept for the ballpark at Hawthorne Park is centered on a deep foundation system designed to provide long-term structural stability while meeting the demands of a seismically resilient facility. The stadium structure will be supported on driven steel H-piles connected by a network of grade beams, which also function as seismic tie beams linking individual pile caps into a continuous foundation system. The associated support and ancillary buildings will utilize conventional spread footings on engineered structural fill.

Site development will require significant earthwork and ground improvement, including widespread excavation, off-site disposal of unsuitable materials, and replacement with imported crushed rock to create stable building platforms. Major design and construction considerations include foundation installation logistics, management of imported and exported materials, groundwater impacts on below-grade features, and coordination of construction activities near surrounding infrastructure and adjacent development.

Overall, the foundation approach prioritizes structural performance, seismic resilience, field durability, and constructability, while recognizing that foundation and earthwork activities will represent a substantial portion of the project's cost and schedule.

## MEP Demand

The facility will be supported by utility infrastructure capable of serving stadium activities for spectators, player facilities, concessions, maintenance operations, as well as year-round venue activities such as administration and club functions.

**Domestic water service** will be provided through a 4-inch main water line serving the primary stadium complex, including club and press facilities, administration, concessions, and restrooms. This main service can deliver approximately 320 gallons per minute (GPM), providing adequate capacity for peak game-day demands. A separate 2-inch water service will supply the player facility and field maintenance buildings with approximately 85 GPM of available flow capacity to support operational and maintenance functions. All buildings will be fully sprinklered with a wet-pipe system except the maintenance/cage building which will be dry-pipe system if required.

**The sanitary sewer system** will collect wastewater from all occupied facilities across the site. The player/team building, restroom buildings, club/press/restroom/concession facilities, and field maintenance building will each be served by 4-inch sanitary waste connections with an estimated capacity of approximately 108 GPM. Concession facilities will also include dedicated 4-inch grease waste piping systems to accommodate food-service operations and protect downstream sanitary infrastructure.

**Mechanical systems** will be selected to provide efficient climate control, ventilation, and indoor air quality while minimizing operational and maintenance costs. The player/team building will be fully conditioned to support locker rooms, training spaces, offices, meeting rooms, and support areas. Public-facing buildings, including restrooms, concessions, club spaces, and press facilities, will utilize packaged HVAC equipment and code-compliant exhaust systems tailored to their occupancy and operational needs. Mechanical systems will be designed to accommodate Medford's seasonal climate while supporting energy-efficient operation and occupant comfort. Kitchen hoods w/ grease ducts, Ansul suppression and exhaust provided at cooking locations.

**Electrical service** to the development will be provided through a centralized 480Y/277V, three-phase, 4,000-amp utility service. This capacity is intended to support field lighting, stadium and site lighting, scoreboards and audiovisual systems, concessions, HVAC equipment, life-safety systems, broadcast operations, and general power requirements throughout the facility. Electrical distribution will be configured to support both full game-day operations and reduced-load non-event modes, improving operational flexibility and energy efficiency. An eight pole LED field lighting system will be provided to meet MiLB requirements.

**Natural gas service** is currently planned to serve cooking equipment in concession areas, water heating, unit heaters, and make up air.

Overall, the MEP systems are intended to provide a reliable, maintainable, and scalable infrastructure platform capable of supporting the operational needs of a modern stadium and its associated functions.

# 2.4 SITE/FACILITY DESIGN CONCEPT | SITE PLAN (EXISTING)




Playground

Public Restrooms

Parking

Futsal/Basketball Courts

Dog Park

Parking

# 2.4 SITE/FACILITY DESIGN CONCEPT | SITE PLAN (PROPOSED)




- Shared Playground
- Grass Seating Berm
- ADA Parking
- Delivery Drop-off
- Parking
- Service Yard
- Player/Staff Parking
- Park Space to Remain
- Existing Parking to Remain

## 2.4 SITE/FACILITY DESIGN CONCEPT | VIEW LOOKING NORTHWEST (EXISTING)



# 2.4 SITE/FACILITY DESIGN CONCEPT | VIEW LOOKING NORTHWEST (PROPOSED)



# 2.4 SITE/FACILITY DESIGN CONCEPT | VIEW LOOKING NORTH (EXISTING)



# 2.4 SITE/FACILITY DESIGN CONCEPT | VIEW LOOKING NORTH (PROPOSED)



# 2.4 SITE/FACILITY DESIGN CONCEPT | VIEW LOOKING AT SEATING BOWL FROM PLAYING FIELD



# 2.4 SITE/FACILITY DESIGN CONCEPT | VIEW LOOKING AT PLAYING FIELD FROM CONCOURSE



## Medford MiLB Baseball Stadium

*Project Cost Summary - **Hawthorne Park** , Medford, OR - Conceptual SD Estimate*

| Scope | Total Cost | $ / SF | |
|---|---|---|---|
| Main Stadium (Grandstand / Superstructure) | $ 64,711,853 | $466.22 | *Includes seating and concourse footage* |
| Player Development Building (PEMB) | $ 6,787,983 | $339.40 | *Bldg Footage Only* |
| Facilities Maintenance Building | $ 642,565 | $200.80 | *Bldg Footage Only* |
| **TOTAL CONSTRUCTION COST** | **$ 72,142,401** | **$519.75** | *Includes seating and concourse footage* |
| Owner-Provided FF&E (Furnishings, Fixtures & Equipment) - RC | $ 360,712 | | *.5% Allowance* |
| SDC (System Development Charges) Fees - City of Medford / M | $ 1,338,462 | | *Pending Final Assessment* |
| Land Use Entitlement, Parking and Project Legal Support | $ 115,000 | | *Oconner Northwest LLC* |
| Permitting and Special Inspection (1.25% & .5%) | $ 1,262,492.02 | | |
| **COMPLETE PROJECT COST (incl. Owner FF&E & SDC** | **$ 75,219,067** | **$541.92** | *Includes seating and concourse footage* |

# 2.5 CONSTRUCTABILITY | MASTER PROJECT SCHEDULE

**CITY COUNCIL APPROVAL**
**11/18/26**
Wed - project start

**PDB CONTRACT / NTP**
**12/17/26**
1 month contracting

**CONSTRUCTION START**
**05/11/27**
Early work amendments

**SUBSTANTIAL COMPLETION**
**02/01/29**
incl. 4-wk owned contingency

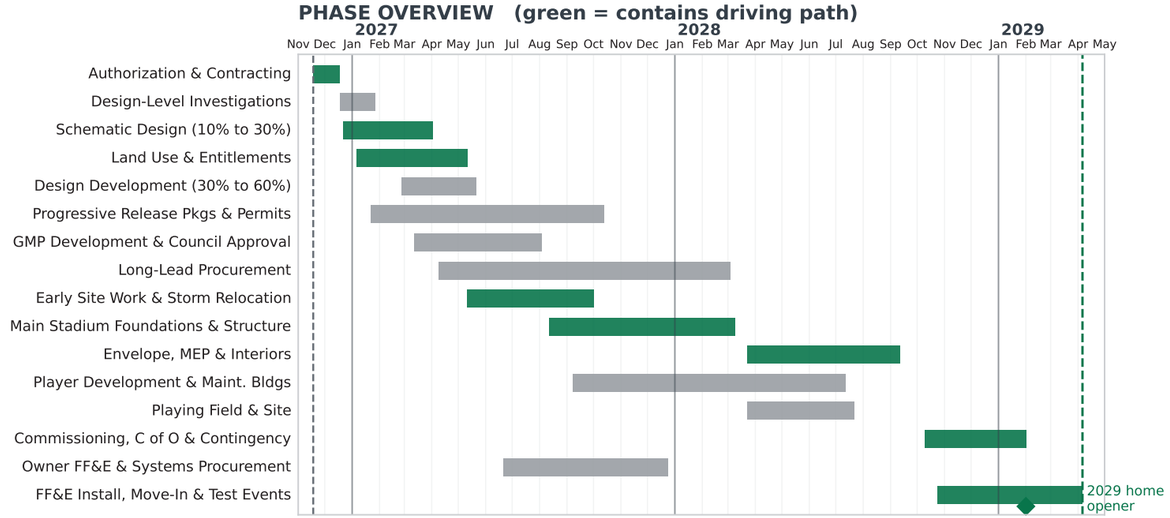
**2029 HOME OPENER**
**04/06/29**
fixed date - 19 WD (~3 wks) reserve ahead of it

## KEY MILESTONES

| | | |
|---|---|---|
| City Council approval - PDB award | **Wed 11/18/2026** | Driving (19 WD float) |
| PDB Phase 1 contract / NTP | **Thu 12/17/2026** | Driving (19 WD float) |
| Schematic Design (30%) approved | Thu 04/01/2027 | 162 WD float |
| EWA #1 - long-lead procurement released | Thu 03/25/2027 | 82 WD float |
| Land use approval final | **Mon 05/10/2027** | Driving (19 WD float) |
| Construction start - site mobilization | Tue 05/11/2027 | 46 WD float |
| City Council approval - GMP (Phase 2) | Mon 08/02/2027 | 112 WD float |
| Structural steel topped out | Wed 03/08/2028 | 271 WD float |
| Main stadium dry-in | **Thu 06/08/2028** | Driving (19 WD float) |
| Permanent power energized | Thu 06/15/2028 | 99 WD float |
| Playing field complete | Fri 07/21/2028 | 124 WD float |
| Substantial Completion / C of O | **Thu 02/01/2029** | Driving (19 WD float) |
| Final completion & City acceptance | Thu 03/08/2029 | 20 WD float |
| Facility ready - FF&E, move-in, test events done | **Thu 04/05/2029** | Fixed / late-start |
| 2029 HOME OPENER - first pitch | **Fri 04/06/2029** | Fixed / late-start |

Float measured to the fixed 2029 home opener (assumed Fri 4/6/2029). Driving path = least float (19 WD). Confirm date on MiLB 2029 schedule release.

**PHASE OVERVIEW (green = contains driving path)**




## SCHEDULE BASIS

- Progressive Design-Build from the 10% DLR concept (Site Option 03). Feasibility due diligence (survey, site selection, geotech pre-assessment, land use strategy) closes 10/15/26 - not repeated.
- Design starts at NTP: SD begins day 3 with program confirmation running concurrently; site plan frozen 3 wks into SD so the land use application files in early Feb 2027.
- Five progressive release packages: site/civil/storm, foundations/piles, steel/shell, full building, clubhouse/maintenance - construction starts on Pkg 1 while DD is still underway.
- Early Work Amendments: long-lead (steel mill, H-pile material, switchgear, precast, lighting, video board) released on the SD estimate in Mar 2027; site work on land use approval (May 2027).
- Full 2027 dry season used for storm relocation and mass grading; piles Aug-Sep, caps Sep-Nov, steel Nov-Mar, elevated precast bowl Feb-Mar, envelope after the bowl, dry-in Jun 2028. GMP approved by Council Aug 2027.
- Trades held at a sustainable, single-shift pace; Substantial Completion Feb 2029 with a 20 WD owned contingency, then owner FF&E, systems, licensing and readiness through March 2029.
- Opening Day is a fixed-date milestone (assumed Fri 4/6/29); readiness work is scheduled late-start so the reserve sits ahead of it, not behind it.
- Durations are working days on a 5-day, 8-hr calendar with U.S. construction holidays and contractor shutdowns at Christmas 2027 and 2028.

# 3.0 EXECUTIVE SUMMARY | HARRY & DAVID FIELD

**3.1 SITE OVERVIEW**

**3.2 SITE INVESTIGATION**

- Alta Survey
- Zoning, Entitlements, and Title Reviews

**3.3 DUE DILIGENCE & RISK REDUCTION PARAMETRIX SOTE**

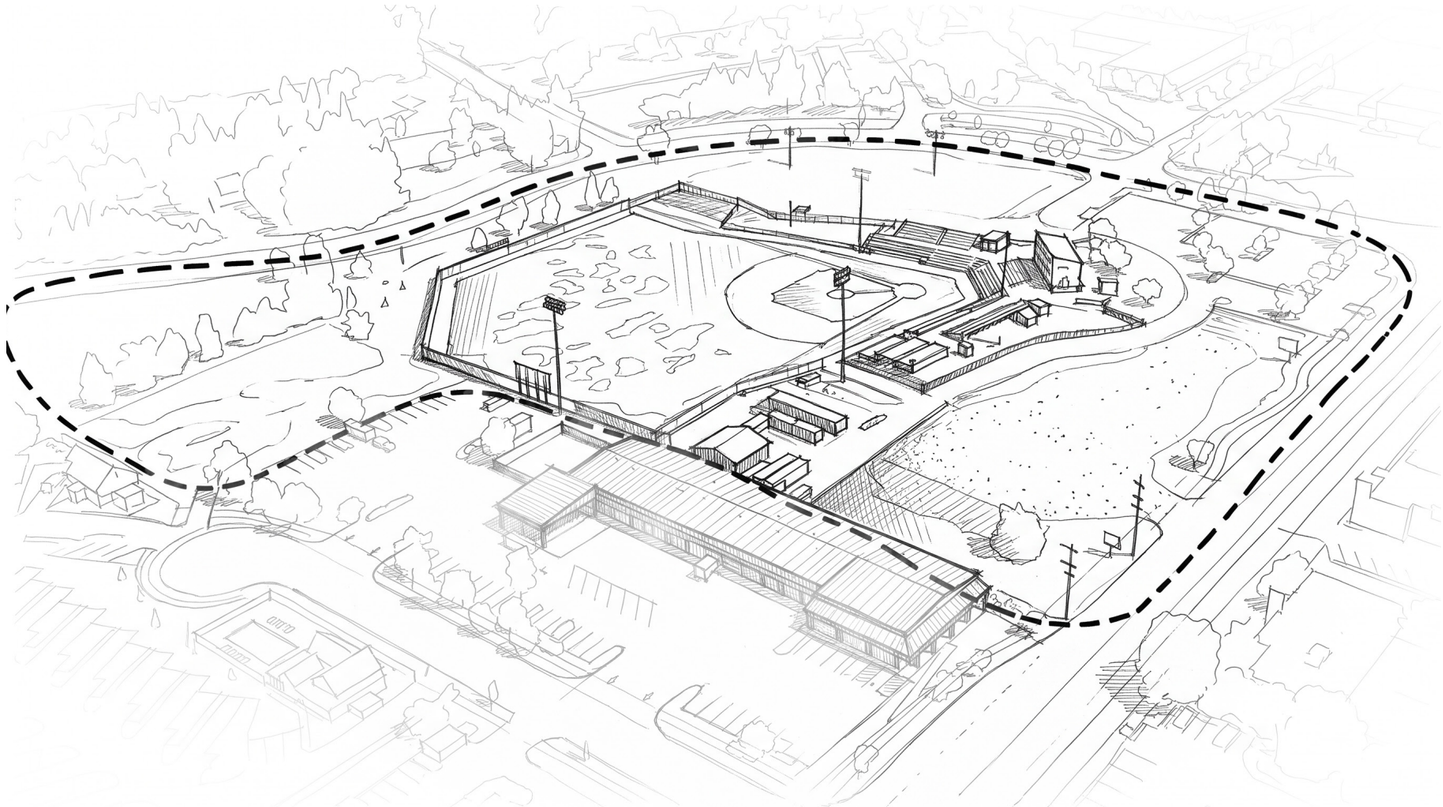
- Geotechnical Investigation
- Environmental Site Assessment
- Utility Capacity Study
- Traffic Impact Analysis
- Estimated Parking Load & Available Facilities

**3.4 SITE/FACILITY DESIGN CONCEPT**

- Concept Design Drivers:
  - Overall Site / Architectural Concept
  - Superstructure Concept
  - Foundation Concept
- MEP Demand:
  - Concept Design
  - Site Plan
  - Rendered Views

**3.5 CONSTRUCTABILITY**

- Cost Summary & Project Budget
- Master Project Schedule



# 3.1 SITE OVERVIEW

## Site History

Harry & David Field is located at 2929 South Pacific Highway in south Medford, adjacent to Lithia & Driveway Fields (formerly U.S. Cellular Community Park). Owned by the City of Medford, the facility opened in 2005 and serves as the home of the collegiate summer team the Medford Rogues, as well as the American Legion Mustangs. The ballpark underwent a significant renovation and expansion in 2012 including installation of professional-grade grass, upgraded irrigation, batting cages, and training facilities.

## Regional Context

The stadium sits along the South Pacific Highway (Highway 99) corridor in south Medford and serves the broader Rogue Valley region. Advantages of the site include convenient access from Interstate 5, and being a central location relative to Medford, Phoenix, Talent, Ashland, and surrounding communities. The existing ballpark is recognized as one of the region's highest-profile baseball venues. The site also benefits from proximity to the headquarters of the Harry & David Corporation, a major regional employer and brand.

## Site Character

The site's character is distinctly that of a regional sports complex. Its key characteristics include the existing baseball stadium infrastructure with seating, dugouts, concessions, restrooms, lighting, and spectator amenities. The existing ballpark has a capacity of 2,178 seats and is located within a larger athletic campus alongside multiple baseball, softball, football, and soccer fields.

## Immediate Context

Harry & David Field is located away from downtown Medford in a highway-oriented commercial development between Medford and Phoenix. This lower-density development would be accessed largely by vehicular means with limited opportunities for pedestrian or bike traffic. The site lacks urban activation, but avoids conflicts with existing downtown open space and civic parkland.

## Connectivity

Vehicular access is one of the site's strongest attributes with direct frontage on South Pacific Highway (Highway 99) in addition to close proximity to Interstate 5 with existing event circulation patterns established for tournaments and baseball events. The site also benefits from existing adjacent surface parking and has the opportunity to expand on that capacity.

Pedestrian connectivity is comparatively weak with limited walkability from downtown as well as few nearby hotels, restaurants, or entertainment venues within easy walking distance.

The site has few bicycle and trail connections, but does benefit from immediate access to the Bear Creek Greenway which does provide direct trail access to downtown Medford.

Transit service exists along South Pacific Highway corridors but is not particularly integrated with major civic destinations.

## Overall Assessment

From a baseball operations standpoint, Harry & David Field is a practical stadium site. It already functions as a baseball venue, contains existing stadium infrastructure, has established parking and vehicular access, and would avoid the political and community challenges associated with replacing existing park space.

From an urban development perspective, it lacks the transformational economic potential of a downtown ballpark. Harry & David Field represents traditional sports-complex model focused on operational efficiency and potentially lower capital investment.








# 3.2 SITE INVESTIGATION | ALTA SURVEY + ZONING, ENTITLEMENTS, AND TITLE REVIEWS

## Site Due Diligence: Harry & David

There is a clear path for obtaining land use entitlements for the proposed stadium development at the Harry & David Field site (the "H&D Site"), but multiple land use applications may be required. Specifically, the H&D Site is situated on a property (the "Property") on which numerous uses occur at various times, and traffic associated with the Property is currently limited to 5,900 average daily trips (ADT). For this reason, the Property is currently subject to Restricted Zoning (RZ), and an increase to the stipulated trip cap, if necessary, will require a Zone Change (ZC). The Property is currently zoned Public Parks (P-1) and has a Comprehensive Plan designation of Parks and Schools (PS). Consequently, a Comprehensive Plan Amendment is not required for the proposed stadium development, and a ZC will be required only if an increase to the stipulated trip cap is necessary.

The proposed stadium development uses examined include the following:

(a) minor league baseball games;

(b) youth sports tournaments;

(c) concerts and festivals; and

(d) civic events.

A Type III Park Development Review (PDR) application will be required for the proposed stadium development, and if a ZC is required to increase the stipulated trip cap, the Property will be subject to a Type III ZC application. The Planning Commission is the reviewing body for the PDR application and the ZC application (if applicable). The Planning Commission has authority to impose conditions of approval to mitigate impacts to "general welfare". In summary, no significant code-based development issues are anticipated.

As part of the due diligence, a title review of the H&D Site was conducted. The overall condition of title for the H&D Site is fair/good. It is important to note that title reports provided include the entire Property, which is approximately 124 acres in size. There are 38 specific encumbrances on title due to the large size of the Property. There are numerous utility facility easements encumbering title to the Property that contain normal development restrictions within the easement areas to protect the facilities. There are also several restrictive covenants that restrict the use of the Property to a sports park, apply trip caps to the Property, and apply time limitations on exterior lighting.

SURVEY NOTES:

HORIZONTAL DATUM: ORCS GRANTS PASS - ASHLAND ZONE

VERTICAL DATUM: NGVD29 PER COM BM C205 ELEV: 1428.75

ONE-CALL LOCATE TICKET NUMBER 26231006

*ADDITIONAL TOPO MAYBE NEEDED FOR DESIGN IN CONCRETE AREA AROUND CONCESSION STAND AND DUGOUTS NOT ALL VERTICAL WALLS MEASURED AT THIS TIME.*

ADDITIONAL TOPO FOR UTILITIES MAYBE NEEDED

SURVEY NOTES:

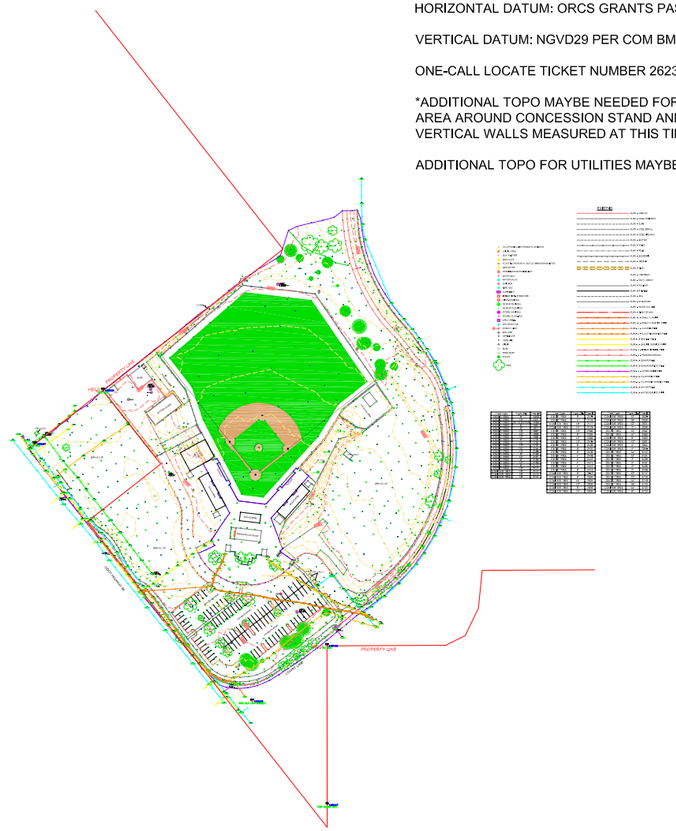
HORIZONTAL DATUM: ORCS GRANTS PASS - ASHLAND ZONE

VERTICAL DATUM: NGVD29 PER COM BM C205 ELEV: 1428.75

ONE-CALL LOCATE TICKET NUMBER 26231006

*ADDITIONAL TOPO MAYBE NEEDED FOR DESIGN IN CONCRETE AREA AROUND CONCESSION STAND AND DUGOUTS NOT ALL VERTICAL WALLS MEASURED AT THIS TIME.*

ADDITIONAL TOPO FOR UTILITIES MAYBE NEEDED



SURVEY NOTES:
- CURRENT BOUNDARY BASED ON SN 16795
- ODOT HWY 99 R/W SUBJECT TO CHANGE PER ORDERED TITLE REPORT (NOT YET RECEIVED)
- EASEMENTS WILL BE ADDED PER TITLE REPORT

# 3.3 DUE DILIGENCE & RISK REDUCTION | SUMMARY NARRATIVES / FINDINGS

## Geotechnical Summary

Amrhein Associates completed a subsurface investigation of the Highway 99 site (north of South Stage Road) in August 2004 for the Medford Youth Baseball Society's original stadium project. The investigation consisted of six backhoe test pits to depths of 6 to 9 feet. Amrhein concluded the stadium was feasible with respect to subsurface conditions.

**Site conditions.** The site is underlain by 4 to 5 feet of soft, black organic silt over medium stiff sandy silt and medium dense silty sand with gravel. No groundwater was encountered. The silty soils are moisture sensitive and soften quickly when disturbed in wet weather.

**Foundations.** Structures and retaining walls can be supported on conventional spread footings bearing on compacted structural fill over the native tan soils, at an allowable bearing pressure of 2,000 psf. Estimated total settlement is under three quarters of an inch.

**Site preparation.** The black organic silt must be fully removed beneath buildings, grandstands, and slabs and replaced with compacted crushed rock. Under parking areas, partial removal of 2 feet with geotextile fabric and crushed rock is acceptable. The organic silt may remain beneath the playing field drainage system.

**Pavement and field.** Recommended asphalt sections are 3.5 inches for truck lanes and 2.5 inches for car parking, each over 6 inches of crushed rock base. The field drainage design uses a gravel drainage layer with perforated pipes at 75 to 100 foot spacing beneath the turf.

## Environmental Site Assessment

The Phase I Environmental Site Assessment (ESA) for Harry & David Field evaluated approximately 10.73 acres currently developed as a baseball stadium and sports complex. Historically, the property was primarily agricultural or undeveloped land. Although nearby industrial facilities and petroleum storage sites were identified, none were determined to pose a recognized environmental condition affecting the property. The assessment identified no recognized environmental conditions or significant data gaps, and no additional environmental investigation is recommended.

## Utility Capacity Assessment

The scope of the utility assessment was to evaluate the feasibility and capacity of existing water, sanitary sewer, stormwater, and fire protection infrastructure to accommodate the proposed professional baseball stadium. The assessment identified available utility infrastructure, potential service connections, and potential improvements necessary to support the proposed development.

**Water:** Medford Water identified approximately 67 psi of available water pressure with an possible connection at the existing 14-inch line located within South Pacific Hwy.  Existing water infrastructure & capacity is anticipated to support the proposed stadium with minimal improvements.

**Fire Flow:** Preliminary water capacity findings are favorable and a fire service connection will reduce fire flow requirements.  Water connection scenarios & locations along with further modeling from Medford Water will further define the need & extent of any infrastructure upgrades to meet fire flow requirements.

**Sanitary Sewer:** Existing infrastructure provides a potential connection to the existing 12-inch RVSS sewer main, subject to connection approval and more detailed modeling from RVSS.

**Stormwater:** Proposed improvements include constructing an underground detention and water-quality treatment vault which will either infiltrate and/or discharge into existing storm infrastructure located adjacent to the project site.

## Traffic Impact Analysis

The projected traffic generation is similar to the Hawthorne option; however, transportation impacts are generally lower due to the site's access to a higher-capacity roadway network and available parking supply. The study found no significant intersection operational deficiencies attributable to stadium traffic, and none of the surrounding intersections exceed ODOT statewide crash rate thresholds. Parking availability is a major advantage, with approximately 225 on-site spaces and access to more than 1,200 spaces in nearby Harry & David parking lots, resulting in roughly 1,490 available parking spaces overall.

The primary transportation challenge involves pedestrian crossings between off-site parking areas and the stadium, particularly across OR 99. Planned ODOT improvements are expected to address many of these concerns. Additional considerations include compliance with the existing Sports Park trip cap, potential zoning implications if additional vehicle trips are required, and future improvements to Lowry Lane access and circulation. Overall, the Harry & David site presents fewer traffic and safety challenges than the Hawthorne alternative and benefits from superior parking capacity and roadway access.

## Estimated Parking Load & Available Facilities

Like the Hawthorne option, the Harry & David Field alternative is projected to generate a weekday parking demand of approximately 770 vehicles, with a recommended parking supply of 965 spaces at maximum stadium attendance. The site includes approximately 225 on-site parking spaces, consisting of 170 spectator spaces and 55 secured player spaces. A major advantage of this location is the extensive off-site parking inventory available nearby, most notably the Harry & David parking lots west of OR 99, which contain approximately 1,220 spaces. An additional 45 on-street spaces are available along Samike Drive, bringing the identified parking supply to approximately 1,490 spaces. The adjacent Lithia & Driveway Fields Sports Park also contains roughly 720 additional spaces that may be available depending on concurrent sports park activities. As a result, the Harry & David location provides substantially more parking capacity than required for projected event demand and offers the greatest parking flexibility of the two alternatives, with parking availability identified as a significant strength of the site.

# 3.4 SITE/FACILITY DESIGN CONCEPT | CONCEPT DESIGN DRIVERS

## Overall Site/Architectural Approach

As noted in Section 3.1 (Site Overview), the proposed site at Harry & David Field provides a set of unique attributes that shape its attractiveness as site for a MiLB Stadium and Multi-Purpose Facility. In conjunction with that high-level overview of site qualities, an analysis of multiple technical variables that might further influence the site's viability as a stadium facility was also conducted. Those findings were summarized in Section 3.3 (Due Diligence and Risk Reduction) and resulted in parameters that influenced the conceptual architectural design indicated on the following pages.

## Re-Use of Existing Facilities

The original assumption for the investigation of the Harry & David Field site was to begin by determining what, if any, elements from the existing ballpark could remain as-is and then be incorporated into a new, modern, fully-compliant MiLB stadium. After careful analysis and consideration, it was collectively determined by the entire stakeholder group that the proper course of action would be to demolish the existing ballpark in its entirety and start with a clean, unobstructed site in order to most cost-effectively achieve the goals set out for the project. The conceptual design indicated on the following pages follows that guidance.

## Site Placement

After that key decision was made, the first order of business when identifying proper placement of the stadium facility on the Harry & David Field site was to determine where a +/- 8-acre contiguous footprint that meets PDL-required playing field dimensions while also accommodating all modern ballpark facility plan footprints for the seating bowl, concourse, and numerous support structures could fit on the site. At the same time, the facility must remain within all existing property lines and setbacks, and attempt to avoid any significant utility infrastructure. There are very few constraints on the Harry & David Field site that limit where it could be placed to maximum benefit. For purposes of the due diligence analysis, the facility is placed along the southwestern edge of the site in order take advantage of the opportunity for 'presence' along Oregon Route 99/South Pacific Highway.

## Playing Field Orientation

It should be noted here that the orientation of the playing field is a major determining factor in the overall layout of any baseball stadium. While there is some variability allowed as dictated by specific site attributes, there are, generally speaking, two universally-accepted orientations that require no additional justification. Those orientations are:

1. A line drawn from home plate through second base heads in the northeast direction.
2. A line drawn from home plate through second base heads in the southeast direction.

The site at Harry & David Field can lend itself to either cardinal orientation, but given the shape of the site, doing so would result in uniquely-shaped portions of the site that would be difficult to develop appropriately. Given that, a generally south-to-north (home plate to second base) orientation—similar to that of the playing field of the existing ballpark—was chosen for purposes of this due diligence analysis. This orientation would provide opportunities for maximizing planning efficiencies across the overall site. Since this orientation is non-traditional, although not automatically deemed as unacceptable, additional study would be required to ensure that all baseball-focused stakeholders would be comfortable basing the remainder of the stadium design from this starting point. Note that a stadium actually built on this site may ultimately look quite different based upon the final orientation selected for the playing field.

## Stadium Seating/Building Section

One of the biggest form drivers of the concept design for the stadium facility at Harry & David Field is the location of ground water relative to existing grade. Given that the water table at the site is located relatively far below the surface, there is an ability to lower the playing field to a point where the entire seating bowl could be placed between it and existing grade—somewhere between 12' and 15'. As such, the design team developed a building/seating bowl section that reacts smartly to the existing conditions while also achieving other desires of the Elmore Sports Group stakeholders. As indicated on the following pages (and in the Appendix for more-detailed diagrams), the playing field is located approximately fourteen feet below existing grade while remaining safely above the water table. The Main Concourse—where the majority of patrons will circulate to all features within the facility—is then placed at the top and back of the seating bowl while generally located on existing grade. This configuration allows for the entire seating bowl to be cast-in-place concrete set on grade, which is extremely cost effective. One additional major benefit of this configuration is that patrons circulating along the concourse always have direct visual connection to the playing field. However, in order to provide adequate protection from the weather on rainy days while also providing significant shade on sunny days for the largest number of patrons, additional structured canopies may need to be considered along the concourse.

## Location of Fixed Seating

Per the request of the Elmore Sports Group, nearly one hundred percent of all fixed seats are located between first and third bases, providing incredible proximity to the baseball infield and excellent sightlines to the entire playing field.

## Presence

Since the playing field and seating bowl proposed for the Harry & David Field site are located below existing grade, the stadium facility designed in this manner would have a fairly low-slung massing profile. Given the building types and architectural styles on the properties surrounding Harry & David Field, there is an opportunity to create a unique 'presence' architecturally—especially along the façade directly facing Oregon Route 99/South Pacific Highway. While the purpose of this due diligence analysis was not to determine exactly what that 'presence' might look like in terms of a particular architectural style, the desire of the Elmore Sports Group to create it—ultimately unique to, and appropriate for, the City of Medford—is certainly viable with this overall stadium approach.

# 3.4 SITE/FACILITY DESIGN CONCEPT | CONCEPT DESIGN DRIVERS

## Overall Site Development

While many of the patron-forward functions required of any modern day stadium facility are generally clustered behind home plate and the baseball infield, there are several important elements that extend beyond the right field outfield wall. Those include player/team/umpire facilities, as well as playing field maintenance and stadium operations facilities with associated vehicular circulation areas. Given the lack of any true site constraints beyond its size and shape, the footprints for these facilities can flex into any necessary shape. In addition to specific building necessities, the PDL requirements, introduced previously, necessitate a secured player/staff parking area located as close as possible to team/player facilities. The current concept design allows this to be easily achieved, although future study may dictate a different location for it.

## Parking

From an overall site standpoint, the existing parking lot at the southern quadrant of the site (at the intersection of Oregon Route 99/South Pacific Highway and Lowry Lane) provides an opportunity for a portion of it to remain as is and continue to function as stadium parking. There is a need to establish additional parking—especially ADA-compliant stalls—close to the main entrances into the stadium facilities. The current concept for the site essentially extends the existing parking at the southern quadrant with additional parking facilities running along the eastern edge of the site.

## Superstructure Concept

The ballpark superstructure is envisioned as a primarily steel-framed system supporting the main stadium structure including club, press areas, and a signature canopy roof structure. While the structural concept assumes an all-steel framing system, portions of the roof may ultimately incorporate exposed mass timber elements to enhance architectural character and reduce the visual scale of the canopy.

Based on the current analytical model, the stadium structure is expected to require approximately 475 tons of primary structural steel. When allowances are included for connections, miscellaneous metals, catwalks, railings, stairs, and secondary framing, the total structural steel quantity is anticipated to be on the order of 600 tons. As the design progresses, member sizing and framing layouts will be further refined and optimized.

Supporting facilities throughout the site will employ structural systems tailored to their function and scale. Restroom, and concessions, buildings will utilize reinforced concrete masonry unit (CMU) construction, providing a durable, low-maintenance solution well suited to high-traffic public spaces. Player development, maintenance, storage, and operations facilities will be constructed using pre-engineered metal building (PEMB) systems, offering an economical and efficient approach that can accommodate larger clear-span spaces and allow for future operational flexibility.

Together, the combination of steel-framed stadium construction, CMU support buildings, and PEMB ancillary facilities creates a cohesive structural strategy that balances performance, cost efficiency, speed of construction, and long-term maintainability while supporting the architectural vision for the ballpark.

## Foundation Concept

The foundation concept for the ballpark at Harry and David Field is centered on a deep foundation system designed to provide long-term structural stability while meeting the demands of a seismically resilient facility. The stadium structure will be supported on driven steel H-piles connected by a network of grade beams, which also function as seismic tie beams linking individual pile caps into a continuous foundation system. The associated support and ancillary buildings will utilize conventional spread footings on engineered structural fill.

The Harry and David Field site presents an opportunity for the entire seating bowl to be constructed as a cast-in-place concrete structure that takes advantage of the site's natural topography, allowing the seating to be embedded into the existing slope. By working with the natural grade, the design can reduce the overall height and extent of elevated structural elements, improve spectator access and circulation, and create an integrated relationship between the ballpark and the surrounding landscape.

Site development will require earthwork and ground improvement, including targeted excavation, off-site disposal of unsuitable materials, and replacement with imported crushed rock to create stable building platforms and properly prepared subgrades for the seating bowl, concourses, and support facilities. The use of the site's natural slope for the seating bowl can help balance cut-and-fill operations while creating an efficient and economical structural solution. Major design and construction considerations include foundation installation logistics, management of imported and exported materials, groundwater impacts on below-grade features, and coordination of construction activities near surrounding infrastructure and adjacent development.

Overall, the foundation approach prioritizes structural performance, seismic resilience, spectator experience, and constructability. The combination of deep foundations, interconnected seismic tie beams, and a cast-in-place concrete seating bowl integrated into the site's natural grading creates a durable, long-term facility while recognizing that foundation, earthwork, and seating bowl construction activities will represent a substantial portion of the project's cost and schedule.

## Events Beyond Baseball

It should be noted that the new parking identified above can also act as the location for a wide range of community events that might take place on the site. In addition, given that the parking is located immediately adjacent to main entrances into the stadium, there will be an ability for those events to stretch into the stadium and onto the Main Concourse. Logistics will need to be further sorted out, but there will be an opportunity to utilize stadium facilities such as toilet rooms to support large crowds expected to attend such events.

In addition to events that could utilize the Main Concourse, the playing field will also provide the opportunity to host additional events beyond baseball. Direct access to the field from the Service Yard beyond right field will allow for the ability bring stages for concerts--or other equipment--on to the field in support of whatever event may be taking place.

# 3.4 SITE/FACILITY DESIGN CONCEPT | CONCEPT DESIGN DRIVERS

## MEP Demand

The facility will be supported by utility infrastructure capable of serving stadium activities for spectators, player facilities, concessions, maintenance operations, as well as year-round venue activities such as administration and club functions.

**Domestic water service** will be provided through a 4-inch main water line serving the primary stadium complex, including club and press facilities, administration, concessions, and restrooms. This main service can deliver approximately 320 gallons per minute (GPM), providing adequate capacity for peak game-day demands. A separate 2-inch water service will supply the player facility and field maintenance buildings with approximately 85 GPM of available flow capacity to support operational and maintenance functions. All buildings will be fully sprinklered with a wet-pipe system except the maintenance/cage building which will be dry-pipe system if required.

**The sanitary sewer system** will collect wastewater from all occupied facilities across the site. The player/team building, restroom buildings, club/press/restroom/concession facilities, and field maintenance building will each be served by 4-inch sanitary waste connections with an estimated capacity of approximately 108 GPM. Concession facilities will also include dedicated 4-inch grease waste piping systems to accommodate food-service operations and protect downstream sanitary infrastructure.

**Mechanical systems** will be selected to provide efficient climate control, ventilation, and indoor air quality while minimizing operational and maintenance costs. The player/team building will be fully conditioned to support locker rooms, training spaces, offices, meeting rooms, and support areas. Public-facing buildings, including restrooms, concessions, club spaces, and press facilities, will utilize packaged HVAC equipment and code-compliant exhaust systems tailored to their occupancy and operational needs. Mechanical systems will be designed to accommodate Medford's seasonal climate while supporting energy-efficient operation and occupant comfort. Kitchen hoods w/ grease ducts, Ansul suppression and exhaust provided at cooking locations.

**Electrical service** to the development will be provided through a centralized 480Y/277V, three-phase, 4,000-amp utility service. This capacity is intended to support field lighting, stadium and site lighting, scoreboards and audiovisual systems, concessions, HVAC equipment, life-safety systems, broadcast operations, and general power requirements throughout the facility. Electrical distribution will be configured to support both full game-day operations and reduced-load non-event modes, improving operational flexibility and energy efficiency. An eight pole LED field lighting system will be provided to meet MiLB requirements.

**Natural gas service** is currently planned to serve cooking equipment in concession areas, water heating, unit heaters, and make up air.

Overall, the MEP systems are intended to provide a reliable, maintainable, and scalable infrastructure platform capable of supporting the operational needs of a modern stadium and its associated functions.

# 3.4 SITE/FACILITY DESIGN CONCEPT | SITE PLAN (EXISTING)




Lithia & Driveway Fields Complex

Service Yard

Grass Seating Berm

Batting Cages

Entry Plaza

Parking

# 3.4 SITE/FACILITY DESIGN CONCEPT | SITE PLAN (PROPOSED)




Lithia & Driveway Fields Complex

Secured Player Parking

Service Yard

Grass Seating Berm

Public Parking

Entry Plaza

# 3.4 SITE/FACILITY DESIGN CONCEPT | VIEW LOOKING AT SEATING BOWL FROM PLAYING FIELD



## Medford MiLB Baseball Stadium

*Project Cost Summary - **Harry & David** Park, Medford, OR - Conceptual SD Estimate*

| Scope | | Total Cost | $ / SF | |
|---|---|---|---|---|
| Main Stadium (Grandstand / Superstructure) | $ | 57,793,348 | $416.37 | *Includes seating and concourse footage* |
| Player Development Building (PEMB) | $ | 6,561,587 | $328.08 | *Bldg Footage Only* |
| Facilities Maintenance Building | $ | 642,565 | $200.80 | *Bldg Footage Only* |
| **TOTAL CONSTRUCTION COST** | **$** | **64,997,500** | **$468.27** | *Includes seating and concourse footage* |
| Owner-Provided FF&E (Furnishings, Fixtures & Equipment) - ROM All | $ | 324,987 | | *.5% Allowance* |
| SDC (System Development Charges) Fees - City of Medford / Medfor | $ | 1,450,714 | | *Pending Final Assessment* |
| Land Use Entitlement, Parking and Project Legal Support | $ | 115,000 | | *Oconner Northwest LLC* |
| Permitting and Special Inspection (1.25% & .5%) | $ | 1,137,456 | | |
| **COMPLETE PROJECT COST (incl. Owner FF&E & SDC Fees** | **$** | **68,025,657** | **$490.09** | *Includes seating and concourse footage* |

# 3.5 CONSTRUCTABILITY | MASTER PROJECT SCHEDULE

**CITY COUNCIL APPROVAL**
**11/18/26**
Wed - project start

**PDB CONTRACT / NTP**
**12/17/26**
1 month contracting

**CONSTRUCTION START**
**05/11/27**
Early work amendments

**SUBSTANTIAL COMPLETION**
**01/04/29**
incl. 4-wk owned contingency

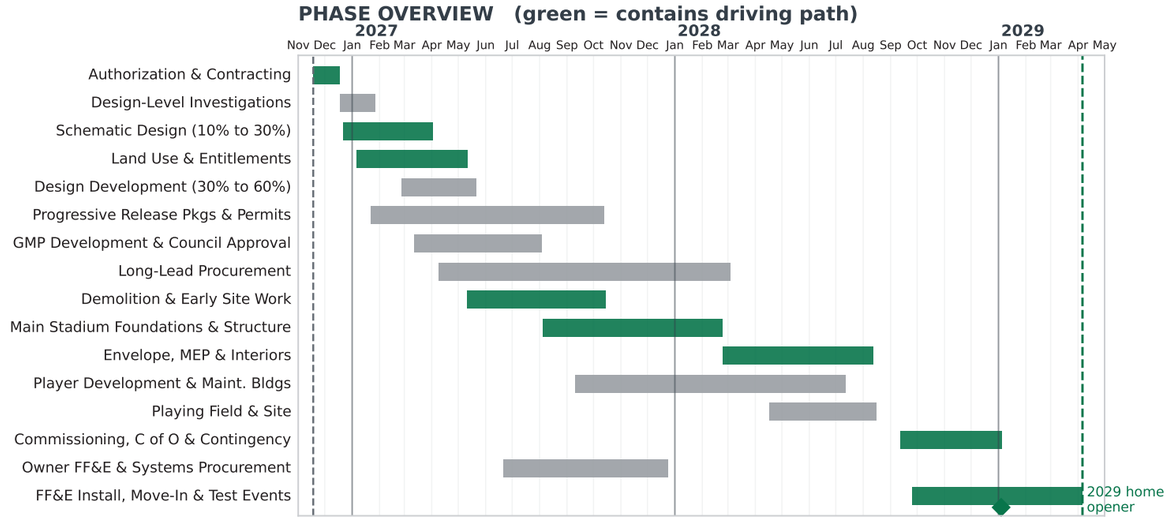
**2029 HOME OPENER**
**04/06/29**
fixed date - 39 WD (~7 wks) reserve ahead of it

## KEY MILESTONES

| | | |
|---|---|---|
| City Council approval - PDB award | **Wed 11/18/2026** | Driving (39 WD float) |
| PDB Phase 1 contract / NTP | **Thu 12/17/2026** | Driving (39 WD float) |
| Schematic Design (30%) approved | Thu 04/01/2027 | 162 WD float |
| EWA #1 - long-lead procurement released | Thu 03/25/2027 | 97 WD float |
| Land use approval final | **Mon 05/10/2027** | Driving (39 WD float) |
| Construction start - site mobilization | Tue 05/11/2027 | 66 WD float |
| City Council approval - GMP (Phase 2) | Mon 08/02/2027 | 112 WD float |
| Structural steel topped out | Wed 02/23/2028 | 281 WD float |
| Main stadium dry-in | **Wed 05/10/2028** | Driving (39 WD float) |
| Permanent power energized | Wed 05/17/2028 | 119 WD float |
| Playing field complete | Tue 08/15/2028 | 107 WD float |
| Substantial Completion / C of O | **Thu 01/04/2029** | Driving (39 WD float) |
| Final completion & City acceptance | Thu 02/08/2029 | 40 WD float |
| Facility ready - FF&E, move-in, test events done | **Thu 04/05/2029** | Fixed / late-start |
| 2029 HOME OPENER - first pitch | **Fri 04/06/2029** | Fixed / late-start |

Float measured to the fixed 2029 home opener (assumed Fri 4/6/2029). Driving path = least float (39 WD). Confirm date on MiLB 2029 schedule release.

**PHASE OVERVIEW (green = contains driving path)**




## SCHEDULE BASIS

- Progressive Design-Build at the existing Harry & David Field (2929 S. Pacific Hwy) from the conceptual SD estimate (10/11/26). Feasibility due diligence is not repeated.
- Design starts at NTP: SD begins day 3 with program confirmation running concurrently; site plan frozen 3 wks into SD so the land use application files in early Feb 2027.
- City actions run in parallel with contracting: amend the field's amateur-baseball-only use agreement and relocate the Rogues / Mustangs for the 2027-2028 seasons before demolition.
- Early Work Amendments: long-lead (steel mill, H-pile material, switchgear, precast risers, lighting, video board) on the SD estimate in Mar 2027; demolition and site work on land use approval (May 2027).
- 2027 dry season used for demolition of the existing ballpark and mass grading for the bowl on grade; piles Aug-Sep, caps Aug-Nov, bowl Nov-Jan, steel Nov-Feb, envelope after the bowl, dry-in May 2028.
- No storm main relocation at this site; stormwater gallery (15K SF) is built with site utilities. Field and turf held to the 2028 dry season; Hwy 99 frontage under ODOT / City ROW permit.
- Trades held at a sustainable, single-shift pace; Substantial Completion Jan 2029 with a 20 WD owned contingency, then owner FF&E, systems, licensing and readiness through March 2029.
- Opening Day is a fixed-date milestone (assumed Fri 4/6/29); readiness work is scheduled late-start so the reserve sits ahead of it, not behind it.

# 4.0 APPENDIX

**4.1 SQUARE FOOT PROGRAM DOCUMENT**

**4.2 PDL COMPLIANCE MATRIX**

**4.3 SITE/FACILITY DESIGN CONCEPT**

ADDITIONAL DRAWINGS:

- Typical Building Sections
- Plan Diagrams
- Superstructure Concept
- Foundation Concept

**4.4 CONSTRUCTABILITY**

BACKUP INFORMATION

- Cost Estimate Breakout
- Detailed CPM Schedule

**4.5 SITE DUE DILIGENCE & RISK REDUCTION**

FULL REPORTS:

- Site Due Diligence
- Geotechnical Investigation
- Environmental Site Assessment
- Utility Capacity Study
- Traffic Impact Analysis
- Estimated Parking Load



# 4.1 SQUARE FOOTAGE PROGRAM DOCUMENT

This document serves as a summary worksheet for all space requirements of the facility. This should be considered a working document and may be subject to change throughout the design process. Program requirements are divided into the following classifications:

| | |
|---|---|
| **1.0** | **Site Requirements** |
| **2.0** | **Spectator Seating** |
| **3.0** | **Spectator Facilities \| Concourse** |
| **4.0** | **Spectator Facilities \| Premium** |
| **5.0** | **Food & Retail Facilities** |
| **6.0** | **Media Facilities** |
| **7.0** | **Team / Event Facilities** |
| **8.0** | **Team Administrative Facilities** |
| **9.0** | **Playing Field Facilities** |
| **10.0** | **Service & Operations Facilities** |
| **11.0** | **Scoreboard & Sound System** |

PDL-required (and/or recommended) spaces

Spaces/details requested/confirmed by Elmore Sports Group (ESG)

General features/spaces/details to be verified by City/ESG/stakeholders

Pending additional/final confirmation

| 1.0 Site Requirements | | DLR Group Program | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Class No. | Function Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
| **1.1** | **Site Requirements** | | | | | | | |
| 1.1.1 | Site Ingress & Egress | | | | | | Provide adequate ingress & egress onto and around site. | |
| 1.1.2 | Site Circulation | | | | | | Provide easily understandable vehicle circulation, parking & pedestrian flow. | |
| 1.1.3 | Site Graphics | | | | | | Provide appropriate graphics, safety & control devices to aid movement. | |
| 1.1.4 | On-Site Drainage & Utilities | | | | | | Provide in accordance with applicable codes and ordinances. | |
| 1.1.5 | Parking | | | | | | | |
| 1.1.5.a | - General | | | | | | Provide minimum of **+/-1000** stalls (at 1 stall per 3 patrons) within 10 min walk. | |
| 1.1.5.b | - ADA | 18 | 300 | 1 | 5,400 | 5,400 | Provide per req'd wheelchair spaces *or* in accordance with applicable locl ordinances. | |
| 1.1.5.c | - VIP | 50 | 300 | 1 | 15,000 | 15,000 | Provide if req'd/desired by ESG. Controllable zone for VIP patrons. | |
| 1.1.5.d | - MiLB Team/Staff | 50 | 300 | 1 | 15,000 | 15,000 | **PDL 1.3** \| Provide fenced/secured zone for team and staff. | No Min. |
| 1.1.5.e | - Bicycle | 50 | 5 | 1 | 250 | 250 | Provide if req'd/desired by the City. LEED opportunity. | |
| 1.1.5.f | - Emergency Vehicle | 1 | 350 | 1 | 350 | 350 | Ambulance parking during event with clear and direct access to the field | |
| 1.1.6 | Pedestrian Circulation | | | | | | Appropriate pedestrian walkways & plazas, landscaping to meet ordinances. | |

| 2.0 Spectator Seating | | DLR Group Program | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
| **2.1** | **General** | **2,036** | **Seats** | | **Seating Bowl =** | **13,540** | ***Desire for bowl profile to be as vertical as possible.*** | |
| 2.1.1 | Chairback | | | | | | | |
| 2.1.1.a | - Fixed Seating | 2,000 | 6.5 | | | 13,000 | 21" chairbacks on 33" treads & risers. Focus between 1st & 3rd bases. | |
| 2.1.1.b | - ADA Space(s) | 18 | 20.0 | | | 360 | Based upon ADAAG 2010. Provide at all price levels. Distribute appropriately. | |
| 2.1.1.c | - ADA Companion | 18 | 10.0 | | | 180 | Based upon ADAAG 2010. Provide at all price levels. Distribute appropriately. | |
| 2.1.2 | Bench/Bleacher | | | | | | | |
| 2.1.2.a | - Fixed Seating | 0 | 5.5 | | | 0 | 18" aluminum benches, w/ backs, on 33" treads & risers. | |
| 2.1.2.b | - ADA Space(s) | 0 | 20.0 | | | 0 | Based upon ADAAG 2010. Provide at all price levels. Distribute appropriately. | |
| 2.1.2.c | - ADA Companion | 0 | 10.0 | | | 0 | Based upon ADAAG 2010. Provide at all price levels. Distribute appropriately. | |
| **2.2** | **Club** | **0** | **Seats** | | **Seating Bowl =** | **0** | | |
| 2.2.1 | Fixed Seating | 0 | 8.0 | | | 0 | Per ESG (260701), no dedicated outdoor Club seats req'd. See Sect 4.1 for interior space req's. | |
| 2.2.2 | ADA Space(s) | 0 | 20.0 | | | 0 | Based upon ADAAG 2010. Distribute appropriately. | |
| 2.2.3 | ADA Companion Seating | 0 | 10.0 | | | 0 | Based upon ADAAG 2010. Distribute appropriately. | |
| **2.3** | **Suite** | **104** | **Capacity** | | **Seating Bowl =** | **0** | | |
| 2.3.1 | Suite \| Indoor | | | | | | Per ESG (260415), no indoor Suites desired/required. | |
| 2.3.1.a | - Fixed Seating (Outdoor) | 0 | 12.0 | | | 0 | **22"** chairbacks on 42" (avg) concrete treads & risers. | |
| | | 0 | 12 | | | | No Indoor Suites @ 12 fixed seats each. | |
| 2.3.1.b | - Barstool Seats (Indoor) | 0 | 0.0 | | | 0 | Barstools located at interior drink rail. SF included in interior Suite (3.1.2.a). | |
| | | 0 | 4 | | | | No Indoor Suites @ 4 barstools each. | |
| 2.3.1.c | - ADA Space(s) | 0 | 0.0 | | | 0 | ADA spaces provided by two (2) removable fixed seats at each suite. | |
| 2.3.1.d | - ADA Companion | 0 | 0.0 | | | 0 | Utilize armchair adjacent to wheelchair space (at removable seats). | |
| 2.3.2 | Suite \| Outdoor | | | | | | ***Locate on Main Concourse with View to Playing Field.*** | |
| 2.3.2.a | - Capacity (Not Seats) | 104 | 0.0 | | | 0 | Per ESG (260701), no add'l fixed seating req'd in seating bowl. See Sect 3.3 for space req's. | |
| | | 4 | 26 | | | | Provide (4) open-air 'suites' with capacity of (26) in each. | |
| **2.4** | **Group / Bar Social Area(s)** | **660** | **Capacity** | | **Seating Bowl =** | **0** | | |
| 2.4.1 | Concourse Level | | | | | | | |
| 2.4.1.a | - Group Area (GRP-CONC-01) | 300 | 0.0 | | | 0 | Per ESG (260701), no add'l fixed seating req'd in seating bowl. See Sect 3.3 for space req's. | |
| 2.4.1.b | - Group Area (GRP-CONC-02) | 200 | 0.0 | | | 0 | Per ESG (260701), no add'l fixed seating req'd in seating bowl. See Sect 3.3 for space req's. | |
| 2.4.1.c | - Bar Social Area (BSA-CONC-01) | 80 | 0.0 | | | 0 | Per ESG (260701), no add'l fixed seating req'd in seating bowl. See Sect 3.3 for space req's. | |
| 2.4.1.d | - Bar Social Area (BSA-CONC-02) | 0 | 0.0 | | | 0 | Per ESG (260701), only (1) Bar Social Area req'd. | |
| 2.4.2 | Club Level | | | | | | | |
| 2.4.2.a | - Group Area (GRP-CLUB-01) | 40 | 0.0 | | | 0 | Per ESG (260701), no add'l fixed seating req'd in seating bowl. See Sect 4.2 for space req's. | |
| 2.4.2.b | - Group Area (GRP-CLUB-02) | 40 | 0.0 | | | 0 | Per ESG (260701), no add'l fixed seating req'd in seating bowl. See Sect 4.2 for space req's. | |
| **2.5** | **General Admission** | **204** | **Capacity** | | **Seating Bowl =** | **2,400** | | |
| 2.5.1 | Berm Seating Area | 200 | 12.0 | | | 2,400 | Sloped and/or terraced grass seating area(s). Final capacity TBD based upon overall design. | |
| 2.5.2 | ADA Space(s) | 2 | 20.0 | | | 40 | Based upon ADAAG 2010. Distribute appropriately. *****TBD IF REQUIRED*** . | |
| 2.5.3 | ADA Companion Seating | 2 | 10.0 | | | 20 | Based upon ADAAG 2010. Distribute appropriately. *****TBD IF REQUIRED*** . | |
| 2,200 | | | | | | | | |

| TOTAL STADIUM CAPACITY | 3,004 | Seating Bowl Area | |
|---|---|---|---|
| General Seating \| Fixed Seats | 2,036 | 13,600 | NSF |
| Premium Capacity \|No Fixed Seats | 764 | 0 | NSF |
| General Admission \| Berm Seating | 204 | 2,400 | NSF |

| Concrete \| Chairback, Bench/Bleacher, ADA, ADA Companion |
|---|
| Per ESG (260701), no fixed seats or seating bowl req'd for Premium Capacity. |
| Grass/Turf \| Berm |

| 3.0 Spectator Facilities \| Concourse | | DLR Group Program | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
| **3.1** | **Patron Amenities \| Concourse** | | | | | **6,225** | | **0** |
| 3.1.1 | Concessions | | | 3 | 800 | 2,400 | Per ESG (260701), utilize traditional belly-up outlets. Equipped per ESG notes. | |
| | *Patrons Served* | 2,924 | | | | | Assume 5'-0" width for each Point-of-Sale. Area includes prep/storage. Total POS TBD. | |
| | *Point-of-Sale Ratio* | 195 | | | | | One Point-of-Sale per number of patrons identified. | |
| 3.1.2 | Restrooms | | | | | | | |
| 3.1.2.a | - Women's Fixtures | 46 | 45 | 1 | 2,070 | 2,070 | Total Fixtures = Water Closets + Lavatories. Distribute area/fixtures appropriately. | |
| 3.1.2.a.1 | - Water Closets | **36** | | | | | Prelim Count for Main Concourse areas based upon **2025 OSSC**. | |
| 3.1.2.a.2 | - Lavatories | **10** | | | | | Prelim Count for Main Concourse areas based upon **2025 OSSC**. | |
| 3.1.2.b | - Men's Fixtures | 27 | 45 | 1 | 1,215 | 1,215 | Total Fixtures = Urinals +Water Closets + Lavatories. Distribute area/fixtures appropriately. | |
| 3.1.2.b.1 | - Toilets | 19 | | | | | Prelim Count for Main Concourse areas based upon **2025 OSSC**. | |
| 3.1.2.b.1a | - Urinals | **12** | | | | | 2/3 of total Toilet Count. | |
| 3.1.2.b.1b | - Water Closets | **7** | | | | | 1/3 of total Toilet Count. | |
| 3.1.2.b.2 | - Lavatories | **8** | | | | | Prelim Count for Main Concourse areas based upon **2025 OSSC**. | |
| 3.1.2.c | - Gender Neutral | | | 1 | 80 | 80 | Accessible. Provide (1) water closet, (1) lavatory. | |
| 3.1.2.d | - Mother's Room | | | 1 | 80 | 80 | Locate near restrooms. | |
| 3.1.3 | Guest Services | | | | | | | |
| 3.1.3.a | - Guest Services | | | 1 | 100 | 100 | Place in highly visible location, preferably near Main Entry. | |
| 3.1.3.a.1 | - Storage | | | 1 | 50 | 50 | Guest strollers, guest/house wheelchairs, headphones, etc. | |
| 3.1.3.b | - First Aid | | | 1 | 100 | 100 | Place in highly visible location, preferably near Guest Services (3.1.3). | |
| 3.1.3.b.1 | - Toilet | | | 1 | 80 | 80 | Locate within First Aid. Accessible. Provide (1) water closet, (1) lavatory. | |
| 3.1.3.b.2 | - Storage | | | 1 | 50 | 50 | Locate within First Aid. | |
| 3.1.4 | - ATM | | | 1 | 0 | 0 | Per ESG (260701), provide (1) Reverse ATM. No add'l SF req'd. | |
| **3.2** | **Misc. Public Areas \| Concourse (Outdoor)** | | | | | **8,000** | | **0** |
| 3.2.1 | Playground | | | 1 | 8,000 | 8,000 | **Outdoor Area**. Maximize Playground area in exchange for existing at Hawthorne Park. | |
| 3.2.2 | Misc Public Area 01 | | | | | | Not req'd. | |
| 3.2.3 | Misc Public Area 02 | | | | | | Not req'd. | |
| **3.3** | **Premium Areas \| Concourse (Outdoor)** | | | | | **10,572** | ***Required SF in addition to Concourse Circulation (3.4.2.a).*** | **0** |
| 3.3.1 | Suite(s) \| Outdoor | 26 | 18 | 4 | 468 | 1,872 | **Outdoor Area**. Per ESG (260701), concourse-level Suites. Provide ESG desired req's. | |
| 3.3.2 | Group Area(s) | | | | | | | |
| 3.3.2.a | - Group Area (GRP-CONC-01) | 300 | 15 | 1 | 4,500 | 4,500 | **Outdoor Area**. Per ESG (260701), no fixed seating. On Concourse. Provide ESG desired req's. | |
| 3.3.2.b | - Group Area (GRP-CONC-02) | 200 | 15 | 1 | 3,000 | 3,000 | **Outdoor Area**. Per ESG (260701), no fixed seating. On Concourse. Provide ESG desired req's. | |
| 3.3.3 | Bar Social Area(s) | | | | | | | |
| 3.3.3.a | - Bar Social Area (BSA-CONC-01) | 80 | 15 | 1 | 1,200 | 1,200 | **Outdoor Area**. Per ESG (260701), no fixed seating. Locate at back of seating bowl. Visitor side. | |
| 3.3.3.b | - Bar Social Area (BSA-CONC-02) | 0 | 15 | | 0 | 0 | **Outdoor Area**. Per ESG (260701), no Bar Social Area req'd on Home side. | |
| **3.4** | **Circulation** | | | | | **26,110** | | **0** |
| 3.4.1 | Lobby(s) | | | | | | | |
| 3.4.1.a | - Lobby/Reception | | | 1 | 400 | 400 | Provide direct acces from Street/Entry Plaza and Concourse. | |
| 3.4.2 | Circulation \| Horizontal | | | | | | Provide max shade coverage. Provide drinkrails at as many locations as possible. | |
| 3.4.2.a | - Concourse (@ Seating Bowl) | 2,924 | 8.0 | 1 | 23,400 | 23,400 | **Outdoor Area**. Max. view of field. Able to accommodate Farmers Market + community events. | |
| 3.4.2.b | - Concourse (@ Outfield) | | | 0 | 10,000 | 0 | **Outdoor Area**. Per ESG (260811), 360-degree concourse desired, but not req'd. | |
| 3.4.3 | Circulation \| Vertical | | | | | | | |
| 3.4.3.a | - Stairs | | | | | | | |
| 3.4.3.a.1 | - Monumental | | | 1 | 1,000 | 1,000 | **Outdoor Area**. Req'd only if Concourse is elevated above Street/Entry Plaza. | |
| 3.4.3.a.2 | - Egress (Enclosed) | | | 3 | 350 | 1,050 | Initially assume at two (2) levels - Main Concourse and Premium/Press Level. | |
| 3.4.3.a.3 | - Egress (Exterior, Open) | | | | | | Initially assume at two (2) levels - Main Concourse and Premium/Press Level. | |
| 3.4.3.b | - Elevator(s) | | | | | | | |
| 3.4.3.b.1 | - Passenger | | | 2 | 80 | 160 | Initially assume at two (2) levels - Main Concourse and Premium/Press Level. | |
| 3.4.3.b.2 | - Service | | | 1 | 100 | 100 | Initially assume at two (2) levels - Main Concourse and Premium/Press Level. | |
| **3.5** | **Support Facilities** | | | | | **1,260** | | **0** |
| 3.5.1 | Custodial Closet(s) @ Restroom(s) | | | 2 | 50 | 100 | Locate per each pair of Men's/Women's Restrooms. | |
| 3.5.2 | Housekeeping | | | 1 | 100 | 100 | Area for miscellaneous housekeeping equipment/supplies. | |
| 3.5.3 | Storage | | | | | | | |
| 3.5.3.a | - General | | | 1 | 200 | 200 | Locate centrally for ease of access. | |
| 3.5.3.b | - Custodial | | | 1 | 100 | 100 | General storage for custodial supplies. | |
| 3.5.4 | Trash Holding Room | | | 1 | 100 | 100 | Locate near Service Elevator (and Loading Dock, if possible). | |
| 3.5.5 | Miscellaneous | | | | | | | |
| 3.5.5.a | - Service Lobby | | | 1 | 400 | 400 | Interior staging area for access to Service Elevator. | |
| 3.5.6 | Elevator Equipment | | | | | | | |
| 3.5.6.a | - Passenger | | | 2 | 80 | 160 | Locate near elevator(s). | |
| 3.5.6.b | - Service | | | 1 | 100 | 100 | Locate near elevator(s). | |
| 3.5.7 | Facility Services | | | | | | ****See Section 10.7 (M/E/P Facilities) for information.** | |

| | | |
|---|---|---|
| **Outdoor Areas** | **42,972** | **SF** |
| Enclosed Space | 9,195 | NSF |
| Net-to-gross - 85% Efficiency | 1,630 | SF |
| **Enclosed Space - TOTAL** | **10,825** | **GSF** |

# 4.1 SQUARE FOOTAGE PROGRAM DOCUMENT

| 4.0 Spectator Facilities \| Premium | | DLR Group Program | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
| **4.1** | **Patron Amenities \| Premium Level (Indoor)** | | | | | **5,200** | | **0** |
| 4.1.1 | Concierge | | | 1 | 80 | 80 | Locate adjacent to Lobby / Reception. | |
| 4.1.2 | Jacket Room | | | 1 | 80 | 80 | Locate adjacent to Lobby / Reception. | |
| 4.1.3 | Club Lounge | 200 | 20 | 1 | 4,000 | 4,000 | Indoor Club area (200 capacity @ 20 sf/person). On elevated level, behind home plate. | |
| 4.1.4 | Suite(s) \| Indoor | | | | | | | |
| 4.1.4.a | - Typical | 0 | 20 | 0 | 0 | 0 | Not req'd. | |
| 4.1.4.b | - Special 01 | 0 | 20 | 0 | 0 | 0 | Not req'd. | |
| 4.1.4.c | - Special 02 | 0 | 20 | 0 | 0 | 0 | Not req'd. | |
| 4.1.5 | Suite Lounge | 0 | 20 | 0 | 0 | 0 | Not req'd. | |
| 4.1.6 | Restrooms | | | | | | | |
| 4.1.6.a | - Women's Fixtures | 8 | 55 | 1 | 440 | 440 | Total Fixtures = Water Closets + Lavatories. Distribute area/fixtures appropriately. | |
| 4.1.6.a.1 | - Water Closets | **4** | | | | | Prelim Count for Main Concourse areas based upon **2025 OSSC**. | |
| 4.1.6.a.2 | - Lavatories | **4** | | | | | Prelim Count for Main Concourse areas based upon **2025 OSSC**. | |
| 4.1.6.b | - Men's Fixtures | 8 | 55 | 1 | 440 | 440 | Total Fixtures = Urinals +Water Closets + Lavatories. Distribute area/fixtures appropriately. | |
| 4.1.6.b.1 | - Toilets | 3 | | | | | Prelim Count for Main Concourse areas based upon **2025 OSSC**. | |
| 4.1.6.b.1a | - Urinals | **2** | | | | | 2/3 of total Toilet Count. | |
| 4.1.6.b.1b | - Water Closets | **2** | | | | | 1/3 of total Toilet Count. | |
| 4.1.6.b.2 | - Lavatories | **4** | | | | | Prelim Count for Main Concourse areas based upon **2025 OSSC**. | |
| 4.1.6.c | - Gender Neutral | | | 1 | 80 | 80 | Accessible. Provide (1) water closet, (1) lavatory. | |
| 4.1.6.d | - Mother's Room | | | 1 | 80 | 80 | Locate near restrooms. | |
| **4.2** | **Premium Areas \| Premium Level (Outdoor)** | | | | | **1,200** | ***Required SF in addition to Concourse Circulation (3.4.2.a).*** | **0** |
| 4.2.1 | Group Area(s) | | | | | | | |
| 4.2.1.a | - Group Area (GRP-PREM-01) | 40 | 15 | 1 | 600 | 600 | **Outdoor Area**. Per ESG (260701), no fixed seating. Four-top tables w/ picnic furniture. | |
| 4.2.1.b | - Group Area (GRP-PREM-02) | 40 | 15 | 1 | 600 | 600 | **Outdoor Area**. Per ESG (260701), no fixed seating. Four-top tables w/ picnic furniture. | |
| **4.3** | **Circulation** | | | | | **6,190** | | **0** |
| 4.3.1 | Lobby(s) | | | | | | | |
| 4.3.1.a | - Lobby / Reception | | | 1 | 400 | 400 | Provide direct acces from Street/Entry Plaza and Concourse. | |
| 4.3.2 | Circulation \| Horizontal | | | | | | Provide max shade coverage. Provide drinkrails in as many locations as possible. | |
| 4.3.2.a | - Miscellaneous Circulation | 280 | 16.0 | 1 | 4,480 | 4,480 | Interior corridor linking all Premium/Press Level spaces. | |
| 4.3.3 | Circulation \| Vertical | | | | | | | |
| 4.3.3.a | - Stairs | | | | | | | |
| 4.3.3.a.1 | - Fire Egress (Enclosed) | | | 3 | 350 | 1,050 | Initially assume at two (2) levels - Main Concourse and Premium/Press Level. | |
| 4.3.3.a.2 | - Egress (Exterior, Open) | | | | | | Initially assume at two (2) levels - Main Concourse and Premium/Press Level. | |
| 4.3.3.b | - Elevator(s) | | | | | | | |
| 4.3.3.b.1 | - Passenger | | | 2 | 80 | 160 | Initially assume at two (2) levels - Main Concourse and Premium/Press Level. | |
| 4.3.3.b.2 | - Service | | | 1 | 100 | 100 | Initially assume at two (2) levels - Main Concourse and Premium/Press Level. | |
| **4.4** | **Support Facilities** | | | | | **630** | | **0** |
| 4.4.1 | Pantry | | | 1 | 400 | 400 | Req'd only if Central Kitchen is NOT on Premium/Press Level. | |
| 4.4.2 | Custodial Closet(s) @ Restroom(s) | | | 2 | 50 | 100 | Locate per each pair of Men's/Women's Restrooms. | |
| 4.4.3 | Housekeeping | | | 0 | 50 | 0 | Area for miscellaneous housekeeping equipment/supplies. | |
| 4.4.4 | Storage | | | | | | | |
| 4.4.4.a | - General | | | 1 | 400 | 400 | Locate centrally for ease of access. For tables/chairs and dry/portable bar(s) storage. | |
| 4.4.5 | Trash Holding Room | | | 1 | 80 | 80 | Locate near Service Elevator (and Loading Dock, if possible). | |
| 4.4.6 | Miscellaneous | | | | | | | |
| 4.4.6.a | - Service Lobby | | | 1 | 50 | 50 | Interior staging area for loading/unloading and access to Service Elevator. | |
| 4.4.7 | Elevator Equipment | | | | | | | |
| 4.4.7.a | - Passenger | | | 0 | 80 | 0 | Locate near elevator(s). | |
| 4.4.7.b | - Service | | | 0 | 100 | 0 | Locate near elevator(s). | |
| 4.4.8 | Facility Services/Infrastructure | | | | | | **See Section 10.7 (M/E/P Facilities) for information. | |

| | | |
|---|---|---|
| **Outdoor Areas** | **1,200** | **SF** |
| Enclosed Space | 12,020 | NSF |
| Net-to-gross - 75% Efficiency | 4,010 | SF |
| **Enclosed Space - TOTAL** | **16,030** | **GSF** |

| 5.0 Food & Retail Facilities | | DLR Group Program | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
| **5.1** | **Food & Beverage** | | | | | **0** | | **0** |
| 5.1.1 | Fixed Concession | | | | | | | |
| 5.1.1.a | - Traditional Belly-Up | | 120 | | | 0 | **See Section 3.1.1 for Concession Stand space req's. | |
| 5.1.1.b | - Market-Style | | 120 | | | 0 | Per ESG (260701), not desired/req'd. | |
| 5.1.1.c | - Grab-and-Go | | 120 | | | 0 | Per ESG (260701), not desired/req'd. | |
| 5.1.2 | Portable Concessions | | | | | 0 | Per ESG (260701), number of portables TBD. Provide max. electrical foul pole to foul pole. | |
| 5.1.3 | Vendor Commissary | | | 0 | 200 | 0 | Not required/desired. | |
| 5.1.4 | Food Court Seating Area | | | | | 0 | Not required/desired. | |
| 5.1.5 | Drinking Fountains | | | | | | | |
| 5.1.5.a | - Concourse | | | 3 | 0 | 0 | If req'd, provide per code--or @ 1 per 1000 spectators. No add'l SF req'd. | |
| 5.1.5.b | - Club Level | | | 1 | 0 | 0 | If req'd, provide per code--or @ 1 per 1000 spectators. No add'l SF req'd. | |
| **5.2** | **Restaurants / Bars** | | | | | **0** | | **0** |
| 5.2.1 | Restaurant / Bar 01 | | | | | | Not required/desired. | |
| 5.2.2 | Restaurant / Bar 02 | | | | | | Not required/desired. | |
| **5.3** | **Food Prep / Commissary** | | | | | **2,800** | | **0** |
| 5.3.1 | Central Kitchen | | | 1 | 1,000 | 1,000 | Per ESG (260701). Provide req's per ESG. Located under Club Lounge for easy transport. | |
| 5.3.2 | Commissary Storage | | | | | | Main food storage area. Locate convenient to Central Kitchen and Loading Area. | |
| 5.3.2.a | - Dry Storage | | | 1 | 1,200 | 1,200 | Per ESG (260701). | |
| 5.3.2.b | - Refrigerator/Freezer Storage | | | 1 | 600 | 600 | Per ESG (260701). | |
| **5.4** | **Concessionaire Admin** | | | | | **290** | | **0** |
| 5.4.1 | Check-In | | | 0 | 100 | 0 | Location TBD, pending overall design considerations. | |
| 5.4.2 | Offices - Walled | | | | | | | |
| 5.4.2.a | - Food Service Director | | | 1 | 120 | 120 | Location TBD, pending overall design considerations. | |
| 5.4.2.b | - Food Service Chef | | | 1 | 120 | 120 | Location TBD, pending overall design considerations. | |
| 5.4.3 | Cash Room / Vault | | | 0 | 120 | 0 | Not req'd. | |
| 5.4.4 | Storage \| Misc Admin. | | | 1 | 50 | 50 | Location TBD, pending overall design considerations. | |
| **5.5** | **Retail** | | | | | **750** | | **0** |
| 5.5.1 | Team Store | | | 1 | 500 | 500 | Per ESG (260701), access from outside and inside secure perimeter. Adjacent to Team Admin. | |
| 5.5.2 | Team Store Storage | | | 1 | 250 | 250 | Locate adjacent to each Team Store. | |
| 5.5.3 | Portable Novelty Sales | | | | | 0 | Per ESG (260701), number of portables TBD. Provide max. electrical foul pole to foul pole. | |

| | | |
|---|---|---|
| Enclosed Space | 3,840 | NSF |
| Net-to-gross - 80% Efficiency | 960 | SF |
| **Enclosed Space - TOTAL** | **4,800** | **GSF** |

| 6.0 Media Facilities | | DLR Group Program | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
| **6.1** | **Press Box** | | | | | **760** | ***Per ESG (260701), Press Box not located behind Home Plate. Prefer down right field side.*** | **30** |
| 6.1.1 | Working Press | 4 | 30 | 1 | 120 | 120 | Accommodate 4 writers. Work/serving counters at back of room. | |
| 6.1.2 | TV Broadcast Booth | 4 | 45 | 1 | 180 | 180 | Size to accommodate talent + camera(s). | |
| 6.1.3 | Radio Broadcast Booth | 4 | 20 | 2 | 80 | 160 | | |
| 6.1.4 | Operations | | | | | | | |
| 6.1.4.a | - PA/Scoreboard | | | 1 | 250 | 250 | **PDL 2.0** \| Provide space for PA Announcer, Scoreboard Operator(s), MLB Club Personnel. | No Min. |
| 6.1.4.b | - MLB Personnel | | | 1 | 50 | 50 | **PDL 2.0** \| Locate within PA/Scorebard. 2 personnel, 6 Linear Ft of counter w/ view to field | 30 |
| **6.2** | **Press Box Support** | | | | | **500** | | **0** |
| 6.2.1 | Infrastructure | | | | | | | |
| 6.2.1.a | - A/V Equipment Room | | | 1 | 150 | 150 | Locate in close proximity to PA/Scoreboard. Final size TBD. | |
| 6.2.1.b | - Electrical Room | | | 1 | 150 | 150 | Locate in close proximity to A/V Equipment Room. Final size TBD. | |
| 6.2.1.c | - IDF Room | | | 1 | 100 | 100 | Locate in close proximity to A/V Equipment Room. Final size TBD. | |
| 6.2.2 | Toilet \| Unisex | | | 0 | 80 | 0 | Not req'd. Utilize toilet facilities located near Club Lounge. | |
| 6.2.3 | Work Area | | | 1 | 50 | 50 | Provide area for copier, fax, and media materials. | |
| 6.2.4 | Storage | | | 1 | 50 | 50 | Provide for general Press storage. | |
| 6.2.5 | Lounge | | | 0 | 100 | 0 | Not req'd. | |
| 6.2.6 | Custodial Closet | | | 0 | 50 | 0 | Locate near Toilet Room(s). | |
| **6.3** | **Media Support** | | | | | **0** | | **0** |
| 6.3.1 | Interview Room | | | 0 | 200 | 0 | Not req'd. | |
| 6.3.2 | Toilet \| Unisex | | | 0 | 80 | 0 | Not req'd. | |
| **6.4** | **Cameras** | | | | | **560** | | **0** |
| 6.4.1 | Camera Locations | | | | | | | |
| 6.4.1.a | - High Home | | | 2 | 50 | 100 | **Outdoor Area**. Include with TV Broadcast Booth, if Press Box located behind Home Plate. | |
| 6.4.1.b | - Low 1st and 3rd | | | 2 | 50 | 100 | **Outdoor Area**. Locate at Main Concourse. | |
| 6.4.1.c | - High 1st and 3rd | | | 2 | 50 | 100 | **Outdoor Area**. Locate at back of Seating Bowl. | |
| 6.4.1.d | - Center field | | | 1 | 100 | 100 | **Outdoor Area**. Locate on 3rd base side of Batter's Eye. | |
| 6.4.2 | Still Photo Locations | | | | | | | |
| 6.4.2.a | - Low 1st and 3rd | | | 2 | 80 | 160 | **Outdoor Area**. Locate at ends of Dugouts at/near Field Level. | |

| | | |
|---|---|---|
| **Outdoor Areas** | **560** | **SF** |
| Enclosed Space | 1,260 | NSF |
| Net-to-gross - 75% Efficiency | 420 | SF |
| **Enclosed Space - TOTAL** | **1,680** | **GSF** |

# 4.1 SQUARE FOOTAGE PROGRAM DOCUMENT

| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
|---|---|---|---|---|---|---|---|---|
| **7.0** | **Team / Event Facilities** | | | **DLR Group Program** | | | | |
| **7.1** | **Clubhouse \| Home** | | | | | **4,130** | | **2,000** |
| 7.1.1 | Home Clubhouse/Dressing Area | 32 | 32 | 1 | 1,030 | 1,030 | **PDL 3.1** \| Provide (32) lockers @ 36"x72" w/ lockable storage. | 1,000 |
| 7.1.1.a | - Toilet Room | 12 | 30 | 1 | 360 | 360 | **PDL 3.3** \| Provide (2) urinals, (2) water closets, (8) lavs. | No Min. |
| 7.1.1.b | - Shower Room | 10 | 18 | 1 | 180 | 180 | **PDL 3.3** \| Provide (10) showerheads. | No Min. |
| 7.1.1.c | - Drying Area | 10 | 18 | 1 | 180 | 180 | **PDL 3.3** \| Locate adjacent to Shower Room. | No Min. |
| 7.1.2 | Home Commissary & Dining Area | | | 1 | 300 | 300 | **PDL 3.2** \| Include kitchenette and meal serving area. Provide all PDL req's. | 300 |
| 7.1.2.a | - Team Dietician Office | | | 0 | 120 | 0 | Not required/desired. | |
| 7.1.3 | Home Training Room | | | 1 | 400 | 400 | **PDL 3.4** \| Provide equipment per PDL Standards. | 400 |
| 7.1.3.a | - Office/Dressing | | | 1 | 150 | 150 | **PDL 3.4** \| Provide (2) desks and lockable millwork. Provide view into Taping & Hyrdo. | No Min. |
| 7.1.4 | Team Laundry | | | 1 | 300 | 300 | **PDL 3.5** \| Locate adj to Equip Mgr/Stor. Provide min. (2) 50-lb Washers, (1) 70-lb Dryer | No Min. |
| 7.1.5 | Team Equipment | | | 1 | 300 | 300 | **PDL 3.6** \| Provide lockable equipment storage in reasonable proximity to home clubhouse. | 300 |
| 7.1.6 | Home Staff Lockers/Dressing | 10 | 32 | 1 | 320 | 320 | **PDL 3.7** \| Provide (10) lockers @ 36"x72". | No Min. |
| 7.1.6.a | - Toilets/Shower | 6 | 40 | 1 | 240 | 240 | **PDL 3.7** \| Provide (1) urinal, (1) water closet, (2) lavs, (2) individual showers. | No Min. |
| 7.1.7 | Home Field Manager's Office | | | 1 | 200 | 200 | **PDL 3.8** \| Provide desk and small conference table for (6-8) in meeting. | No Min. |
| 7.1.7.a | - Toilets/Shower | 3 | 40 | 1 | 120 | 120 | **PDL 3.8** \| Provide (1) locker @ 36"x72", (1) urinal, (1) water closet, (1) shower. | No Min. |
| 7.1.8 | Custodial Closet | | | 1 | 50 | 50 | Locate as centrally as possible to all wet areas in Home Clubhouse. | |
| **7.2** | **Clubhouse \| Visitor** | | | | | **2,960** | | **1,600** |
| 7.2.1 | Visitor Clubhouse/Dressing Area | 32 | 32 | 1 | 1,030 | 1,030 | **PDL 4.1** \| Provide (32) lockers @ 36"x72" w/ lockable storage. | 1,000 |
| 7.2.1.a | - Toilet Room | 8 | 30 | 1 | 240 | 240 | **PDL 4.3** \| Provide (2) urinals, (2) water closets, (4) lavs. | No Min. |
| 7.2.1.b | - Shower Room | 8 | 18 | 1 | 150 | 150 | **PDL 4.3** \| Provide (8) showerheads. | No Min. |
| 7.2.1.c | - Drying Area | 8 | 18 | 1 | 150 | 150 | **PDL 4.3** \| Locate adjacent to Shower Room. | No Min. |
| 7.2.2 | Visitor Commissary & Dining Area | | | 1 | 300 | 300 | **PDL 4.2** \| Include kitchenette and meal serving area. Provide all PDL req's. | 300 |
| 7.2.3 | Training Room | | | 1 | 300 | 300 | **PDL 4.4** \| Provide equipment per PDL Standards. | 300 |
| 7.2.3.a | - Office/Dressing | | | 0 | 100 | 0 | Not required/desired. | |
| 7.2.4 | Visiting Staff Locker/Dressing | 7 | 32 | 1 | 230 | 230 | **PDL 4.5** \| Provide (7) lockers @ 36"x72". | No Min. |
| 7.2.4.a | - Toilets/Shower | 6 | 40 | 1 | 240 | 240 | **PDL 4.5** \| Provide (1) urinal, (1) water closet, (2) lavs, (2) individual showers. | No Min. |
| 7.2.5 | Visiting Field Manager's Office | | | 1 | 150 | 150 | **PDL 4.6** \| Provide desk and space for (4) people. | No Min. |
| 7.2.5.a | - Toilets/Shower | 3 | 40 | 1 | 120 | 120 | **PDL 4.6** \| Provide (1) locker @ 36"x72", (1) urinal, (1) water closet, (1) shower. | No Min. |
| 7.2.6 | Team Laundry | | | 0 | 300 | 0 | Not required/desired. | |
| 7.2.7 | Custodial Closet | | | 1 | 50 | 50 | Locate as centrally as possible to all wet areas in Visitor Clubhouse. | |
| **7.3** | **Additional Team Facilities** | | | | | **750** | | **200** |
| 7.3.1 | Team Storage (MLB Parent Team) | | | 1 | 200 | 200 | **PDL 5.2** \| Lockable, year-round storage of MLB franchise-owned equipment. | 200 |
| 7.3.2 | Pre-/Post-Game Waiting Area | | | 1 | 300 | 300 | **PDL 5.7** \| Locate w/ direct access to Lobby area, near Team Dress Room. | No Min. |
| 7.3.3 | Video Coaching Area/Conf Rm | | | 1 | 250 | 250 | Per ESG (260701), include Video Coaching/Conference Room. | |
| 7.3.4 | Home Team Clubbie | | | 0 | 120 | 0 | Not required/desired. | |
| 7.3.4.a | - Clubbie Locker/RR/Shwr | 3 | 40 | 0 | 120 | 0 | Not required/desired. | |
| **7.4** | **Umpire/Officials' Facilities** | | | | | **930** | | **200** |
| 7.4.1 | Officials' Locker Room | | | 2 | 200 | 400 | **PDL 5.3** \| Provide (5) lockers @ 36"x72". | 200 |
| 7.4.1.a | - Officials' Toilet/Shower | 6 | 40 | 2 | 240 | 480 | **PDL 5.3** \| Provide (2) water closet, (2) lavs, (2) individual showers. | No Min. |
| 7.4.2 | Custodial Closet | | | 1 | 50 | 50 | Locate adjacent to Shower & Toilet Rooms. Can share w/ Female Facilities if proximate. | |
| **7.5** | **Female Staff Facilities** | | | | | **1,370** | ***Per ESG (260701), (3) Female Staff Facilities will likely soon be req'd by MLB.*** | **200** |
| 7.5.1 | Locker Room | | | 3 | 200 | 600 | **PDL 5.4** \| Provide (4) lockers @ 36"x72". | 200 |
| 7.5.1.a | - Toilet / Shower Room | 6 | 40 | 3 | 240 | 720 | **PDL 5.4** \| Provide (2) water closet, (2) lavs, (2) individual showers. | No Min. |
| 7.5.2 | Custodial Closet | | | 1 | 50 | 50 | Locate adjacent to Shower & Toilet Rooms. Can share w/ Umpire Facilities if proximate. | |
| **7.6** | **Weight Room** | | | | | **750** | | **750** |
| 7.6.1 | Weight Room | | | 1 | 750 | 750 | **PDL 5.5** \| Shared between Home and Visitors. Details to meet PDL req's. | 750 |
| 7.6.1.a | - Strength Coach Office | | | 0 | 120 | 0 | Not required/desired. | |
| **7.7** | **Hitting/Pitching Tunnels** | | | | | **4,300** | | **0** |
| 7.7.1 | Batting Tunnels | 2 | 2,100 | 1 | 4,200 | 4,200 | **PDL 5.6** \| Enclosed. (2) @ 12'h x 15'w x 75'l +5' buffer all sides. Lighting @ 70fc min. | No Min. |
| 7.7.1.a | - Batting Tunnel Storage | | | 1 | 100 | 100 | Locate near entry to Hitting/Pitching area. | |
| 7.7.1.b | - Player Workstations | | | 0 | 200 | 0 | | |
| 7.7.1.c | - Technology Provisions | | | | | | Requirements TBD. No add'l SF req'd. | |
| **7.8** | **Miscellaneous Facilities** | | | | | **0** | | **0** |
| 7.8.1 | Medical Facilities | | | | | | | |
| 7.8.1.a | - Medical Room | | | 0 | 250 | 0 | Desired, but not req'd. | |
| 7.8.1.b | - Toilet Room | | | 0 | 80 | 0 | Desired, but not req'd. | |
| 7.8.2 | Locker Facilities | | | | | | | |
| 7.8.2.a | - Auxiliary Locker Room | | | 0 | 200 | 0 | Desired, but not req'd. | |
| 7.8.2.b | - Auxiliary Toilet/Shower Room | | | 0 | 150 | 0 | Desired, but not req'd. | |
| 7.8.2.c | - Batboy / Batgirl Locker Room | | | 0 | 0 | 0 | Desired, but not req'd. | |
| 7.8.2.d | - Mascot/Star Dressing Room | | | 0 | 100 | 0 | Desired, but not req'd. | |
| 7.8.2.e | - Mascot/Star Toilet/Shwr Room | | | 0 | 100 | 0 | Desired, but not req'd. | |
| 7.8.2.f | - Custodial Closet | | | 0 | 50 | 0 | Desired, but not req'd. | |

| | | |
|---|---|---|
| Enclosed Space | 15,190 | NSF |
| Net-to-gross - 70% Efficiency | 6,510 | SF |
| **Enclosed Space - TOTAL** | **21,700** | **GSF** |

| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
|---|---|---|---|---|---|---|---|---|
| **8.0** | **Team Administrative Facilities** | | | **DLR Group Program** | | | | |
| **8.1** | **Administrative Offices** | | | | | **2,200** | ***Per ESG (260415), desired SF for Admin incorporated into Space Program.*** | **0** |
| 8.1.1 | Reception / Waiting Area | | | | | | Included within 2200 SF allotment. Final req's TBD. | |
| 8.1.2 | Offices | | | | | | | |
| 8.1.2.a | - Fixed Offices | | | | | | Per ESG (260701), will be organized with cubbies and subdivisions, not offices. Req's TBD. | |
| 8.1.2.b | - Open Office Space | | | | | | Per ESG (260701), will be organized with cubbies and subdivisions, not offices. Req's TBD. | |
| 8.1.3 | Conference Room | | | | | | Included within 2200 SF allotment. Final req's TBD. | |
| 8.1.4 | Kitchen / Break Room | | | | | | Included within 2200 SF allotment. Final req's TBD. | |
| 8.1.5 | Copy / Mail / Work Room | | | | | | Included within 2200 SF allotment. Final req's TBD. | |
| 8.1.6 | IT / Telecommunications Room | | | | | | Included within 2200 SF allotment. Final req's TBD. | |
| 8.1.7 | Toilet \| Women | | | | | | Included within 2200 SF allotment. Final req's TBD. | |
| 8.1.8 | Toilet \| Men | | | | | | Included within 2200 SF allotment. Final req's TBD. | |
| **8.2** | **Ticketing** | | | | | **420** | | **0** |
| 8.2.1 | Ticket Windows | | | | | | | |
| 8.2.1.a | - Main Entry | | | 1 | 100 | 100 | Per ESG (260701), confirmed. | |
| 8.2.1.b | - Secondary Entry | | | 1 | 100 | 100 | Per ESG (260701), confirmed. | |
| 8.2.2 | Offices | | | | | | | |
| 8.2.2.a | - Ticket Manager | | | 1 | 120 | 120 | Locate within main Administrative Offices suite, if possible. | |
| 8.2.2.b | - Asst. Ticket Manager | | | 1 | 100 | 100 | Locate within main Administrative Offices suite, if possible. | |
| 8.2.3 | Counting Room | | | 0 | 0 | 0 | Not required/desired. | |
| 8.2.3.a | - Man Trap | | | 0 | 0 | 0 | Not required/desired. | |

| | | |
|---|---|---|
| Enclosed Space | 2,620 | NSF |
| Net-to-gross - 70% Efficiency | 1,130 | SF |
| **Enclosed Space - TOTAL** | **3,750** | **GSF** |

| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
|---|---|---|---|---|---|---|---|---|
| **9.0** | **Playing Field Facilities** | | | **DLR Group Program** | | | | |
| **9.1** | **Playing Field** | | | | | **130,000** | ***Per ESG/City, no accommodations for other sports.*** | **0** |
| 9.1.1 | Playing Field | | | 1 | | 130,000 | Per ESG (260415), provide truck access to field for non-baseball events. | |
| 9.1.1.a | - Field Dimensions/Playing Surface | | | | | | **PDL 7.1** \| Comply w/ PDL/MLB minimums. Synthetic turf. | NA |
| 9.1.1.b | - Field Grade | | | | | | **PDL 7.2** \| Comply w/ PDL/MLB req's. | NA |
| 9.1.1.c | - Field Wall | | | | | | **PDL 7.3** \| Comply w/ PDL/MLB req's. Minimum 8' tall w/padding. | NA |
| 9.1.2 | Field Irrigation System | | | | | | **PDL 8.5** \| Comply w/ PDL/MLB req's. | NA |
| 9.1.3 | Field Drainage System | | | | | | **PDL 8.6** \| Comply w/ PDL/MLB req's. | NA |
| **9.2** | **Bullpens** | | | | | **4,120** | | **0** |
| 9.2.1 | Bullpens | 2 | 1,000 | 2 | 2,000 | 4,000 | **PDL 7.4** \| Comply w/ PDL/MLB req's. Each w/ (2) regulation mounds/plates. Bench for (10). | No Min. |
| 9.2.1.a | - Bullpen Toilets | | | 2 | 60 | 120 | Provide adjacent to bullpens if too remote from dugouts or Player Facilities. | |
| **9.3** | **Dugouts** | | | | | **2,440** | | **0** |
| 9.3.1 | Dugouts | | | 2 | 1,100 | 2,200 | **PDL 7.5** \| Comply w/ PDL/MLB req's. Each to include 45' (min.) bench. | No Min. |
| 9.3.1.a | - Dugout Toilets | | | 2 | 60 | 120 | **PDL 7.5** \| Locate within dugout. | No Min. |
| 9.3.1.b | - Dugout Storage | | | 2 | 60 | 120 | Locate within dugout (at end). | |
| 9.3.2 | Bat Swing Areas | | | 0 | 140 | 0 | Locate along Player Dugout Access if occurs under Main Concourse. | |
| **9.4** | **Field Equipment** | | | | | **0** | | **0** |
| 9.4.1 | Field Equipment | | | | | | **PDL 7.6** \| Comply w/ PDL/MLB req's. | NA |
| 9.4.1.a | - Batting Cage | | | | | | **PDL 7.6.1** \| Comply w/ PDL/MLB req's. | NA |
| 9.4.1.b | - Field Screens | | | | | | **PDL 7.6.2** \| Comply w/ PDL/MLB req's. | NA |
| 9.4.2 | Batter's Eye | | | | | | **PDL 7.6.3** \| Comply w/ PDL/MBL req's. Min. dims. Of 60'w x 36'h. Solid, monochromatic color. | NA |
| 9.4.3 | Foul Poles | | | | | | **PDL 7.6.4** \| Comply w/ PDL/MLB req's. Provide (recommended) 45'-tall poles. | NA |
| 9.4.4 | Backstop | | | | | | **PDL 7.9** \| Comply w/ PDL/MLB req's. Cable-supported. Foul pole to foul pole. | NA |
| 9.4.5 | Playing Field Tarp/Storage | | | | | | **PDL 7.10** \| Comply w/ PDL/MLB req's. Stored in easily-accessible location, but no safety hazard | No Min. |
| **9.5** | **Field Lighting** | | | | | | | **0** |
| 9.5.1 | Field Lighting System | | | | | | **PDL 7.7** \| Comply w/ PDL/MLB req's. | NA |

| | | |
|---|---|---|
| **Outdoor Areas** | **6,200** | **SF** |
| Enclosed Space | 360 | NSF |
| Net-to-gross - 90% Efficiency | 40 | SF |
| **Enclosed Space - TOTAL** | **400** | **GSF** |

**** Excludes Playing Field Area ****

# 4.1 SQUARE FOOTAGE PROGRAM DOCUMENT

| 10.0 Service & Operations Facilities | | DLR Group Program | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
| **10.1** | **Facility Security** | | | | | **150** | | **0** |
| 10.1.1 | Facility Security | | | 1 | 150 | 150 | **PDL 1.1** \| Command post for game-day security. Provide per PDL req's. No Holding Room. | No Min. |
| **10.2** | **Stadium Personnel Facilities** | | | | | **610** | | **0** |
| 10.2.1 | Entrance | | | 1 | 80 | 80 | Provide direct line-of-sight blockage. | |
| 10.2.2 | Staff Locker | | | 1 | 250 | 250 | Provide approx. (70) half-height lockers. Final locker req's TBD. | |
| 10.2.3 | Break Room | | | 1 | 120 | 120 | Locate adjacent to Staff Locker. | |
| 10.2.4 | Toilet Room \| Unisex | | | 2 | 80 | 160 | Accessible. Provide (1) water closet, (1) lav. | |
| **10.3** | **Storage** | | | | | **1,450** | | **0** |
| 10.3.1 | Storage \| Promotions | | | | | | | |
| 10.3.1.a | - Promo | | | 2 | 50 | 100 | Locate at each entry for storage of game-day promotions/program storage. | |
| 10.3.1.b | - Field Promo | | | 1 | 100 | 100 | Locate with direct access to field, if possible. | |
| 10.3.2 | Storage \| Miscellaneous | | | | | | | |
| 10.3.2.a | - Concourse | | | 2 | 200 | 400 | Locate one (1) each on 1st and 3rd base sides. | |
| 10.3.2.b | - Club Level | | | 0 | 400 | 0 | Accommodated in Section 4.4.4.a. | |
| 10.3.2.c | - Portable Cart | | | 1 | 250 | 250 | Locate on Main Concourse. | |
| 10.3.2.d | - Group Area | | | 2 | 200 | 400 | Locate one (1) adjacent to each Main Concourse Group Area. | |
| 10.3.2.e | - Picnic Area | | | 0 | 0 | 0 | Not req'd. | |
| 10.3.2.f | - Kid's Play Area | | | 0 | 0 | 0 | Not req'd. | |
| 10.3.2.g | - Promoter | | | 0 | 0 | 0 | Not req'd. | |
| 10.3.2.h | - Attic Stock | | | 1 | 200 | 200 | Locate adjacent to Field Maintenance Area. Store surplus seating parts, etc. | |
| **10.4** | **Loading Dock** | | | | | **1,700** | | **0** |
| 10.4.1 | Loading Area (or Dock) | | | 1 | 500 | 500 | **Outdoor Area**. For truck loading/unloading. | |
| 10.4.2 | Trash Compactor | | | 1 | 700 | 700 | **Outdoor Area**. Located adjacent to Field/Stadium Maintenance Area. | |
| 10.4.3 | Recycling Bins | | | 1 | 500 | 500 | **Outdoor Area**. Locate adjacent to Trash Compactor. | |
| **10.5** | **TV Van Parking** | | | | | **3,000** | | **0** |
| 10.5.1 | TV Van Parking | | | 1 | 3,000 | 3,000 | **Outdoor Area**. Locate adjacent to stadium. Likely used for other event vehicle parking. | |
| **10.6** | **Field/Stadium Maintenance** | | | | | **5,030** | | **0** |
| 10.6.1 | Field Maintenance | | | | | | | |
| 10.6.1.a | - Field Equipment Storage | | | 1 | 2,000 | 2,000 | **Outdoor area**. Locate with easy access to Playing Field. | |
| 10.6.1.b | - Bin Storage | | | 1 | 200 | 200 | **Outdoor area**. Locate with easy access to Playing Field. | |
| 10.6.1.c | - Field Maintenance Storage | | | 1 | 500 | 500 | Locate with easy access to Playing Field. | |
| 10.6.1.d | - Field Maintenance Office | | | 1 | 120 | 120 | Locate immediately adjacent to Field Maintenance Storage. | |
| 10.6.2 | Stadium Maintenance | | | | | | | |
| 10.6.2.a | - Stadium Maintenance Shop/Stor | | | 1 | 1,500 | 1,500 | Locate with access to all areas of stadium, preferably near Field Maintenance area. | |
| 10.6.2.b | - Stadium Maintenance Office | | | 1 | 120 | 120 | Locate immediately adjacent to Stadium Maintenance Shop/Storage. | |
| 10.6.3 | Shared Facilities | | | | | | | |
| 10.6.3.a | - Break Room | | | 1 | 200 | 200 | Locate with easy access to all Field/Stadium Maintenance personnel. | |
| 10.6.3.b | - Locker | | | 1 | 150 | 150 | 6-8 lockers with integral combination lock | |
| 10.6.3.c | - Toilet/Shower Room | 6 | 40 | 1 | 240 | 240 | (2) water closets, (2) lavs, (2) individual showers/drying area | |
| **10.7** | **M/E/P/I Facilities** | | | | | **4,200** | | **0** |
| 10.7.1 | Mechanical | | | | | | | |
| 10.7.1.a | - Mechanical Space | | | 1 | 2,500 | 2,500 | Initial area assumed to be +/- 4% of net building area. Appropriately distributed. | |
| 10.7.2 | Electrical | | | | | | | |
| 10.7.2.a | - Main Electrical Room | | | 1 | 350 | 350 | Location/size TBD. | |
| 10.7.2.b | - Emergency Electrical Room | | | 1 | 100 | 100 | Location/size TBD. | |
| 10.7.2.c | - Secondary Electrical Room | | | 2 | 90 | 180 | Location/size TBD. | |
| 10.7.2.d | - Elevator Machine Room | | | 3 | 100 | 300 | Locate one (1) adjacent to each elevator. | |
| 10.7.2.e | - Show Power | | | 1 | | | Provide Show Power capabilities. Assume stage at outfield | |
| 10.7.2.f | - Fire and Security System | | | 1 | | | Provide Fire and Security Systems. | |
| 10.7.3 | Plumbing | | | | | | | |
| 10.7.3.a | - Fire Pump Room | | | 1 | 150 | 150 | Location/size TBD. | |
| 10.7.3.b | - Water Heater Room | | | 1 | 200 | 200 | Location/size TBD. | |
| 10.7.4 | Telecommunications | | | | | | | |
| 10.7.4.a | - Main Telecom Room | | | 1 | 150 | 150 | Location/size TBD. | |
| 10.7.4.b | - Secondary Telecom Room | | | 2 | 85 | 170 | Location/size TBD. | |
| 10.7.4.c | - Fiber Optic Connectivity | | | | | | Provide connectivity for admin, concessions, ticketing, gift shop, press box, etc. | |
| 10.7.5 | Audio/Visual | | | | | | | |
| 10.7.5.a | - Sound Rack / A/V | | | 2 | 50 | 100 | Location/size TBD. | |

| | | |
|---|---|---|
| **Outdoor Areas** | **6,900** | **SF** |
| Enclosed Space | 9,240 | NSF |
| Net-to-gross - 80% Efficiency | 2,310 | SF |
| **Enclosed Space - TOTAL** | **11,550** | **GSF** |

| 11.0 Scoreboard & Sound System | | DLR Group Program | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Class No. | Space Type | Units | NSF/ Unit | No. of Spaces | NSF/ Space | Total NSF | Description | Req'd SF |
| **11.1** | **Scoreboard** | | | | | **0** | | |
| 11.1.1 | Main Scoreboard | | | 1 | 0 | 0 | Size TBD. No part of scoreboard within 50' of centerline of field. | |
| **11.2** | **Sound System** | | | | | **0** | | |
| 11.2.1 | Sound System | | | 1 | 0 | 0 | Provide distributed sound system throughout entire stadium. Serve the following: | |
| | | | | | | | - Entrances - Kids' Play Area | |
| | | | | | | | - Seating Bowl - Administrative Offices | |
| | | | | | | | - Seating Berm - Novelty Store | |
| | | | | | | | - Suites - Public Toilets | |
| | | | | | | | - Party Decks - Press Box | |
| | | | | | | | - Outdoor Bar | |

## SQUARE FOOTAGE SUMMARY

| Class No. | Class Type | Outdoor | Enclosed | Net-to-Gross | Comments |
|---|---|---|---|---|---|
| 1.0 | Site Requirements | 36,000 SF | | | |
| 2.0 | Spectator Seating | 16,000 SF | | | |
| 3.0 | Spectator Facilities \| Concourse | 42,972 SF | 9,195 NSF + | 1630 SF | |
| 4.0 | Spectator Facilities \| Premium | 1,200 SF | 12,020 NSF + | 4010 SF | |
| 5.0 | Food & Retail Facilities | | 3,840 NSF + | 960 SF | |
| 6.0 | Media Facilities | 560 SF | 1,260 NSF + | 420 SF | |
| 7.0 | Team / Event Facilities | | 15,190 NSF + | 6510 SF | |
| 8.0 | Team Administrative Facilities | | 2,620 NSF + | 1130 SF | |
| 9.0 | Playing Field Facilities | 6,200 SF | 360 NSF + | 40 SF | Excludes Playing Field Area |
| 10.0 | Service & Operations Facilities | 6,900 SF | 9,240 NSF + | 2310 SF | |
| 11.0 | Scoreboard & Sound System | | | | |

| | | |
|---|---|---|
| Playing Field Area | 130,000 | SF |
| Subtotal Outdoor Areas | 73,832 | SF |
| Subtotal Indoor Areas | 53,725 | NSF + |
| Net-to-Gross Adjustment | 17,010 | SF |

| | | |
|---|---|---|
| **Total Outdoor Area** | **73,832** | **SF** |
| **Total Indoor Area** | **70,735** | **GSF** |

* Not including Playing Field or Site Requirements

# 4.2 PDL COMPLIANCE MATRIX

**FACILITY STANDARDS: GRADING RUBRIC**
**MEDFORD BALLPARK**

**INPUT NOTES:**
Binary: 1 = Violation; 0 = No Violation
Gradient: Input value as measured

*Violation Results in Automatic Non-Compliance*

| Section | Facility Standard | Grading Category | Relative Importance | Standard Cutoff (Less Than) | | | Penalty Range | | | INPUT | Grade |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | *Low* | *Mid* | *High* | *Low* | *Mid* | *High* | | |
| **Section 1** | **Security** | | | | | | | | | | |
| 1 | Facility Security: | | | | | | | | | | |
| | Security Command Post | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | 24/7 Video Surveillance | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| 2 | Direct Field/Dugout Access: [no penalty if dedicated security] | | | | | | | | | | |
| | Home Club | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Visiting Club | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Female Staff | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Umpires | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| 3 | Player Parking: Post-Game Security [if no unencumbered route] | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| Section 1 Total | | | | | | | | | | | 0 |
| **Section 2** | **Media Facilities** | | | | | | | | | | |
| 1 | Media Facilities: | | | | | | | | | | |
| | Min. desk & floor space for MLB Club staff (30 sq.ft. incl. 6x2 ft desk) | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| Section 2 Total | | | | | | | | | | | 0 |
| **Section 3** | **Home Club Facilities** | | | | | | | | | | |
| 1 | Home Clubhouse / Dressing Area: | | | | | | | | | | |
| | Minimum # of Regulation Lockers: 32 | Gradient | L3 | *32* | *30* | *28* | 1 | 3 | 10 | 32 | 0 |
| | Lockable storage | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Minimum floorspace: 1,000 sq.ft. (wall-to-wall dimensions) | Gradient | L3 | *1000* | *900* | *800* | 1 | 3 | 10 | 1000 | 0 |
| 2 | Home Commissary and Dining Area: | | | | | | | | | | |
| | Minimum floorspace: 300 sq.ft. [max penalty if not separate space] | Gradient | L2 | *300* | *250* | *175* | 1 | 2 | 5 | 300 | 0 |
| | Refrigerator | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Freezer | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Sink | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Dishwasher | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Microwave | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Storage Cabinets | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Seating area (min. 8 person capacity) | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Compliance with sanitation and cleanliness standards | Binary | L3 | - | - | - | 3 | 3 | 3 | | 0 |
| 3 | Home Shower and Toilet Facilities: | | | | | | | | | | |
| | Shower heads: 8 (10 recommended) | Gradient | L3 | *8* | *7* | *6* | 1 | 3 | 10 | 8 | 0 |
| | Water closets: 2 | Binary | Critical | - | - | - | 10 | 10 | 10 | 0 | 0 |
| | Urinals: 2 | Binary | Critical | - | - | - | 10 | 10 | 10 | 0 | 0 |
| | Lavatories: 4 (8 recommended) | Gradient | L3 | *4* | *3* | *2* | 1 | 3 | 10 | 8 | 0 |
| | All showers provide hot water (100+ F) | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |

# 4.2 PDL COMPLIANCE MATRIX

**FACILITY STANDARDS: GRADING RUBRIC**
**MEDFORD BALLPARK**

**INPUT NOTES:**
Binary: 1 = Violation; 0 = No Violation
Gradient: Input value as measured

*Violation Results in Automatic Non-Compliance*

| Section | Facility Standard | Grading Category | Relative Importance | Standard Cutoff (Less Than) | | | Penalty Range | | | INPUT | Grade |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | *Low* | *Mid* | *High* | *Low* | *Mid* | *High* | | |
| 4 | Home Training Room | | | | | | | | | | |
| | Minimum 400 sq.ft. | Gradient | L3 | *400* | *300* | *200* | 1 | 3 | 10 | 400 | 0 |
| | Office desk | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | 2 treatment tables | Gradient | L3 | *3* | *2* | *1* | - | 3 | 10 | 2 | 0 |
| | 2 full-body whirlpools | Gradient | L2 | *3* | *2* | *1* | - | 2 | 5 | 2 | 0 |
| | Ice machine | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Hydrocollator (4-pack minimum) | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Scale | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Stationary bike | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Lockable storage for training supplies | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | Biohazard waste receptacle | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Sink with hot & cold water | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| 5 | Team Laundry Facility | | | | | | | | | | |
| | 2 commercial quality washers (Min 140 F temp; 50 lb capacity) | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | 1 commercial quality dryer (Min 70 lb capacity) | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | Laundry sink | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Located separately from clubhouse, dressing, and training areas | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| 6 | Team Equipment Room: min. 300 sq.ft.; lockable; reasonable proximity | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| 7 | Home Staff Lockers / Dressing Area: | | | | | | | | | | |
| | Minimum of 7 staff lockers; Regulation size | Gradient | L3 | *7* | *6* | *5* | 1 | 3 | 10 | 7 | 0 |
| | Separate from player dressing area | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| 8 | Home Field Manager's Office: | | | | | | | | | | |
| | Separate manager's office | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Separate toilet, shower, and dressing area [may be shared with coache: | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Meeting space for at least 6 people | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | Hard-wired phone OR adequate cell phone reception | Binary | L1 | - | - | - | 1 | 1 | 1 | | 0 |
| Section 3 Total | | | | | | | | | | | 0 |

# 4.2 PDL COMPLIANCE MATRIX

**FACILITY STANDARDS: GRADING RUBRIC**
**MEDFORD BALLPARK**

**INPUT NOTES:**
Binary: 1 = Violation; 0 = No Violation
Gradient: Input value as measured

*Violation Results in Automatic Non-Compliance*

| Section | Facility Standard | Grading Category | Relative Importance | Standard Cutoff (Less Than) | | | Penalty Range | | | INPUT | Grade |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | *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 | 32 | 0 |
| | Lockable storage | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Minimum floorspace: 1,000 sq.ft. (wall-to-wall dimensions) | Gradient | L3 | *1000* | *900* | *800* | 1 | 3 | 10 | 1000 | 0 |
| 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 | 300 | 0 |
| | Refrigerator | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Freezer | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Sink | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Dishwasher | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Microwave | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Storage Cabinets | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Seating area (min. 8 person capacity) | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Compliance with sanitation and cleanliness standards | Binary | L3 | - | - | - | 3 | 3 | 3 | | 0 |
| 3 | Visiting Shower and Toilet Facilities | | | | | | | | | | |
| | Shower heads: 6 | Gradient | L3 | *6* | *5* | *4* | 1 | 3 | 10 | 6 | 0 |
| | 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 |
| 4 | Visiting Training Room | | | | | | | | | | |
| | Minimum 300 sq.ft. | Gradient | L3 | *300* | *250* | *150* | 1 | 3 | 10 | 300 | 0 |
| | Office desk | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | 2 treatment tables | Gradient | L3 | *3* | *2* | *1* | - | 3 | 10 | 2 | 0 |
| | 2 full-body whirlpools | Gradient | L2 | *3* | *2* | *1* | - | 2 | 5 | 2 | 0 |
| | Ice machine | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Hydrocollator (4-pack minimum) | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Biohazard waste receptacle | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Sink with hot & cold water | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| 5 | Visiting Staff Lockers / Dressing Area | | | | | | | | | | |
| | Minimum of 7 staff lockers; Regulation size | Gradient | L3 | *7* | *6* | *5* | 1 | 3 | 10 | 7 | 0 |
| | 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 |
| | Separate toilet, shower, and dressing area [may be shared with coache: | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Meeting space for at least 4 people | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | Hard-wired phone OR adequate cell phone reception | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| Section 4 Total | | | | | | | | | | | 0 |

# 4.2 PDL COMPLIANCE MATRIX

**FACILITY STANDARDS: GRADING RUBRIC**
**MEDFORD BALLPARK**

**INPUT NOTES:**
Binary: 1 = Violation; 0 = No Violation
Gradient: Input value as measured

*Violation Results in Automatic Non-Compliance*

| Section | Facility Standard | Grading Category | Relative Importance | Standard Cutoff (Less Than) | | | Penalty Range | | | INPUT | Grade |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | *Low* | *Mid* | *High* | *Low* | *Mid* | *High* | | |
| **Section 5** | **Additional Team Facilities** | | | | | | | | | | |
| 1 | Cleaning and Sanitation Protocols | | | | | | | | | | |
| | Submission and approval of written protocols | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Adherence to protocols | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| 2 | Team Storage: minimum 200 sq.ft. [Or 2x minimum 100 sq. ft.] | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| 3 | Umpire Facilities | | | | | | | | | | |
| | Enough regulation lockers for # of umpires at level of play | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Minimum 200 sq.ft. | Gradient | L2 | *200* | *175* | *150* | 1 | 2 | 5 | 200 | 0 |
| 4 | Female Staff Facilities: | | | | | | | | | | |
| | Private dressing, shower, and toilet facility [10 pt total penalty if NA] | Binary | Critical | - | - | - | 10 | 10 | 10 | 0 | 0 |
| | Reasonable proximity to home and visiting clubhouses | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Minimum 4 regulation lockers | Gradient | L2 | *4* | *3* | *2* | 1 | 2 | 5 | 4 | 0 |
| | Minimum 200 sq.ft. | Gradient | L2 | *200* | *175* | *150* | 1 | 2 | 5 | 200 | 0 |
| | Shower heads: 2 | Gradient | L3 | *NA* | *2* | *1* | - | 1 | 10 | 2 | 0 |
| | Water closets: 2 | Gradient | L3 | *NA* | *2* | *1* | - | 1 | 10 | 2 | 0 |
| | Lavatories: 2 | Gradient | L3 | *NA* | *2* | *1* | - | 1 | 10 | 2 | 0 |
| 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 | 778 | 0 |
| | 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 | 0 | 0 |
| 6 | Hitting/Pitching Tunnels: | | | | | | | | | | |
| | Two covered pitching / hitting tunnels [10 pt total penalty if less than 2 | Binary | Critical | - | - | - | 10 | 10 | 10 | 0 | 0 |
| | Tunnel 1: Minimum dimensions (12' h x 15' w x 75' l) | Gradient | L2 | | *See schedule* | | 1 | 2 | 4 | NA | 0 |
| | Tunnel 2: Minimum dimensions (12' h x 15' w x 75' l) | Gradient | L2 | | *See schedule* | | 1 | 2 | 4 | NA | 0 |
| | Padding pitching screen (8' x 8') | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Sufficient lighting systems [minimum 70 fc] | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Well-ventilated space | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Power outlets | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Professional quality netting without defects | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| Section 5 Total | | | | | | | | | | | 0 |
| **Section 6** | **High-Speed Internet** | | | | | | | | | | |
| 1 | Primary Internet Connection | Binary | Critical | - | - | - | 10 | 10 | 10 | 0 | 0 |
| 2 | Secondary Internet Connection | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| Section 6 Total | | | | | | | | | | | 0 |

# 4.2 PDL COMPLIANCE MATRIX

**FACILITY STANDARDS: GRADING RUBRIC**
**MEDFORD BALLPARK**

**INPUT NOTES:**
Binary: 1 = Violation; 0 = No Violation
Gradient: Input value as measured

*Violation Results in Automatic Non-Compliance*

| Section | Facility Standard | Grading Category | Relative Importance | Standard Cutoff (Less Than) | | | Penalty Range | | | INPUT | Grade |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | *Low* | *Mid* | *High* | *Low* | *Mid* | *High* | | |
| **Section 7** | **Playing Field** | | | | | | | | | | |
| 1 | Field Dimensions Compliance: | | | | | | | | | | |
| | Distance Between Bases (+/- 3") | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | Pitcher's Mound Height (+/- 1") | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Pitcher's Mound Slope | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Playing Surface: | | | | | | | | | | |
| | No defects or trip hazards | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Warning track - covering all zones within 15' of all walls/fences | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | Warning track material - sufficiently different surface type | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| 2 | Field Grade | | | | | | | | | | |
| | Flat infield playing surface [Existing facilities in compliance up to .37%] | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | Maximum grade from baseline to dugout step = 8" | Binary | L2 | - | - | - | 2 | 2 | 2 | 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 | 0 | 0 |
| | Appropriate safeguards over any LEDs (if applicable) | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| 4 | Bullpens | | | | | | | | | | |
| | New facilities: Bullpen location off the playing field | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Protective overhead cover (if off the playing field) | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | No tripping hazard (if in foul territory) | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Visible to both dugouts and press box (or appropriate video feed) | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Two pitching mounds and home plates per bullpen | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Regulation Dimension (height and slope) | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Bench for 10 players in each bullpen | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| | Dedicated phones or walkie-talkies with connection to dugout | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| 5 | Dugouts | | | | | | | | | | |
| | Bench: Minimum 45' total length | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | 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 | 0 | 0 |
| | All required Field Screens | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | Batter's Eye: Dimensions (Min 30' h x 60' w) [New facilities = 36' h x 60' | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| | Batter's Eye: No white lettering/background, motion effects, or LED wit | 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 |

# 4.2 PDL COMPLIANCE MATRIX

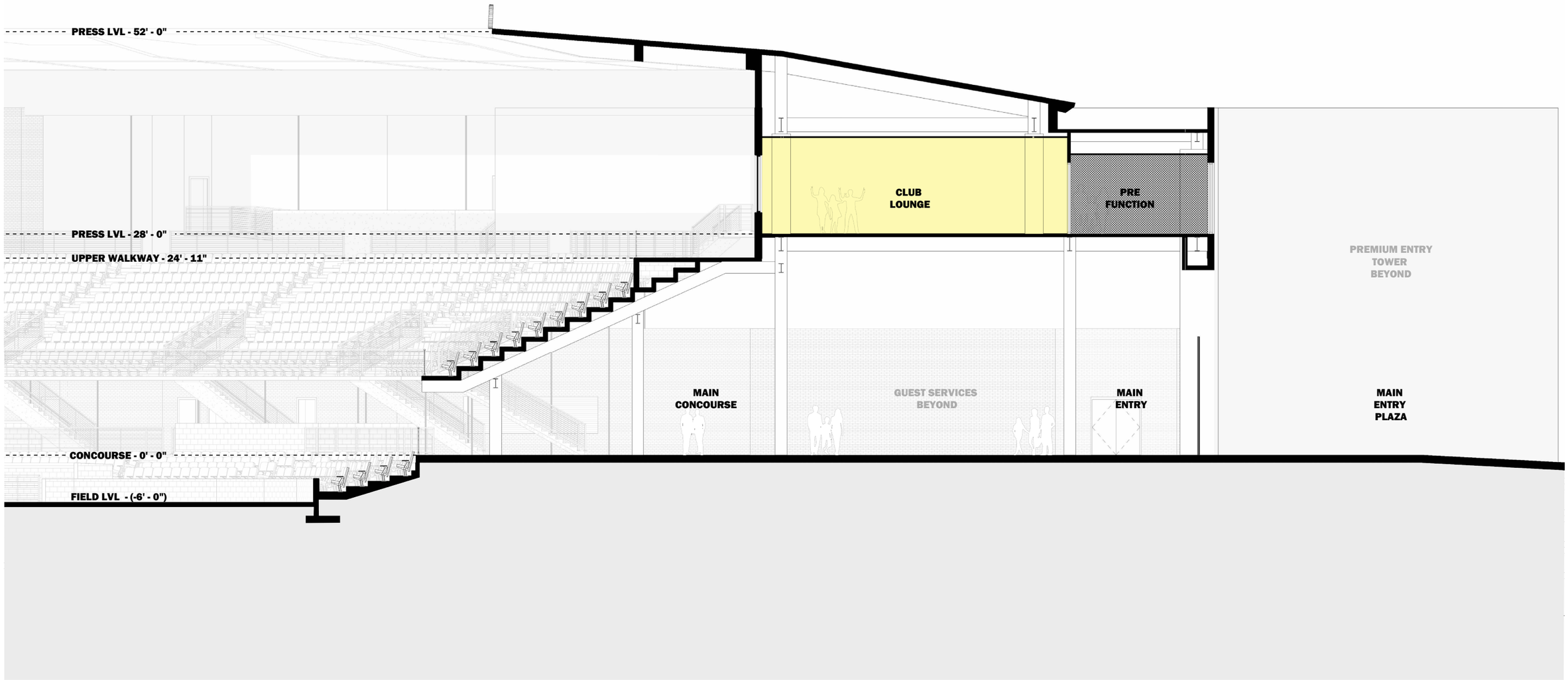
**FACILITY STANDARDS: GRADING RUBRIC**
**MEDFORD BALLPARK**

**INPUT NOTES:**
Binary: 1 = Violation; 0 = No Violation
Gradient: Input value as measured

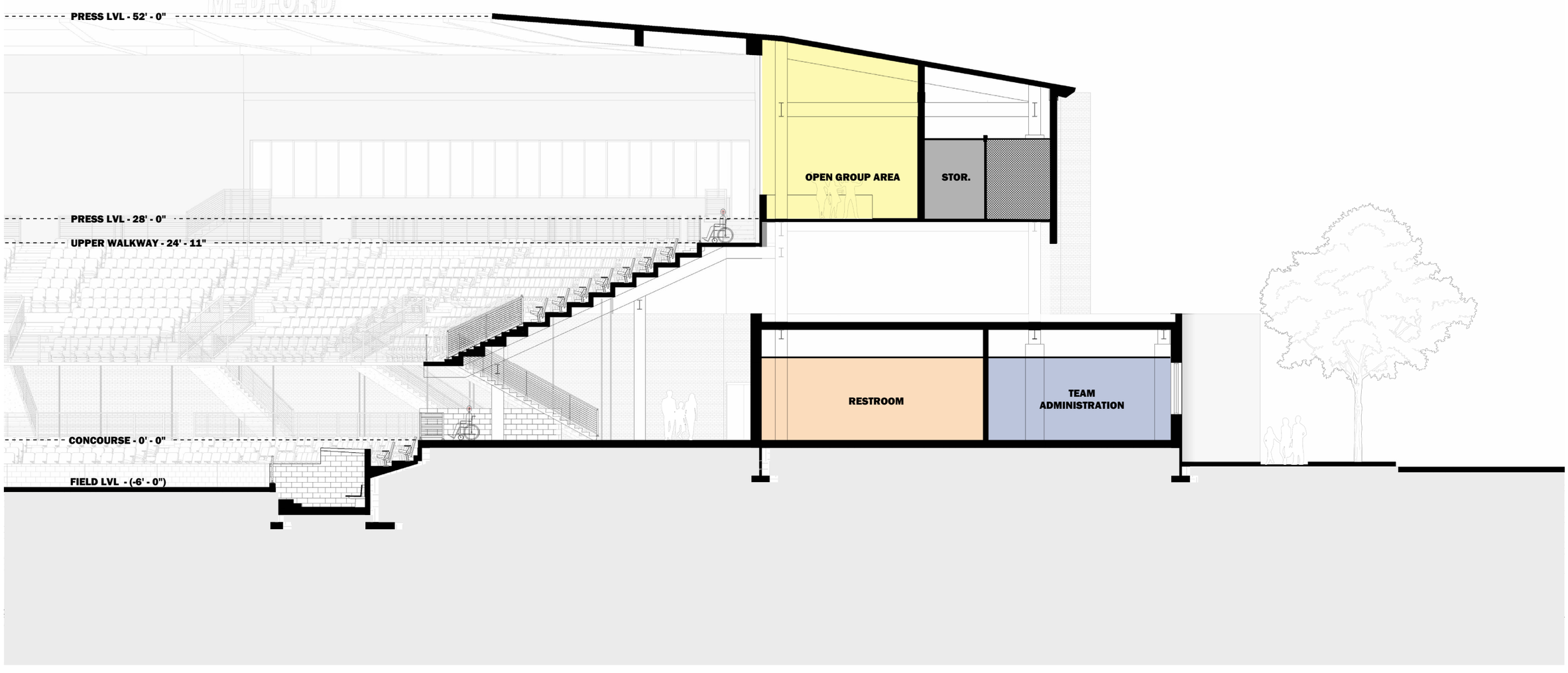
*Violation Results in Automatic Non-Compliance*

| Section | Facility Standard | Grading Category | Relative Importance | Standard Cutoff (Less Than) | | | Penalty Range | | | INPUT | Grade |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | *Low* | *Mid* | *High* | *Low* | *Mid* | *High* | | |
| 7 | Field Lighting Average fc [Infield] | Gradient | L3 | *100* | *90* | *70* | 1 | 3 | 10 | 100 | 0 |
| | Field Lighting Average fc [Outfield] | Gradient | L3 | *70* | *60* | *50* | 1 | 3 | 10 | 70 | 0 |
| | Field Lighting Uniformity Ratio [Infield] | Gradient | L2 | *1.2* | *1.3* | *1.7* | 1 | 2 | 5 | 1.2 | 0 |
| | Field Lighting Uniformity Ratio [Outfield] | Gradient | L2 | *2.0* | *2.2* | *3.0* | 1 | 2 | 5 | 2.00 | 0 |
| 8 | Batting Cage Gate | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| 9 | Backstop | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| 10 | Playing Field Tarps: infield, pitcher's mound, home plate, base pit, and bu | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| Section 7 Total | | | | | | | | | | | 0 |
| **Section 8** | **Maintenance** | | | | | | | | | | |
| 1 | Facility Maintenance Staff & Practices | | | | | | | | | | |
| | Groundskeeper w/ turf degree or other approved accredidation | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| | 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 |
| 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 |
| 4 | Field Maintenance Materials (sufficient drying material on hand) | Binary | L1 | - | - | - | 1 | 1 | 1 | 0 | 0 |
| 5 | Full-Field Irrigation System | Binary | L3 | - | - | - | 3 | 3 | 3 | 0 | 0 |
| 6 | Field Drainage System | Binary | L2 | - | - | - | 2 | 2 | 2 | 0 | 0 |
| Section 8 Total | | | | | | | | | | | 0 |
| **TOTAL FACILITY SCORE** | | | | | | | | | | | **0** |

# 4.3 SITE/FACILITY DESIGN CONCEPT | TYPICAL BUILDING SECTION @ HOME PLATE



# 4.3 SITE/FACILITY DESIGN CONCEPT | TYPICAL BUILDING SECTION @ THIRD BASE DUGOUT



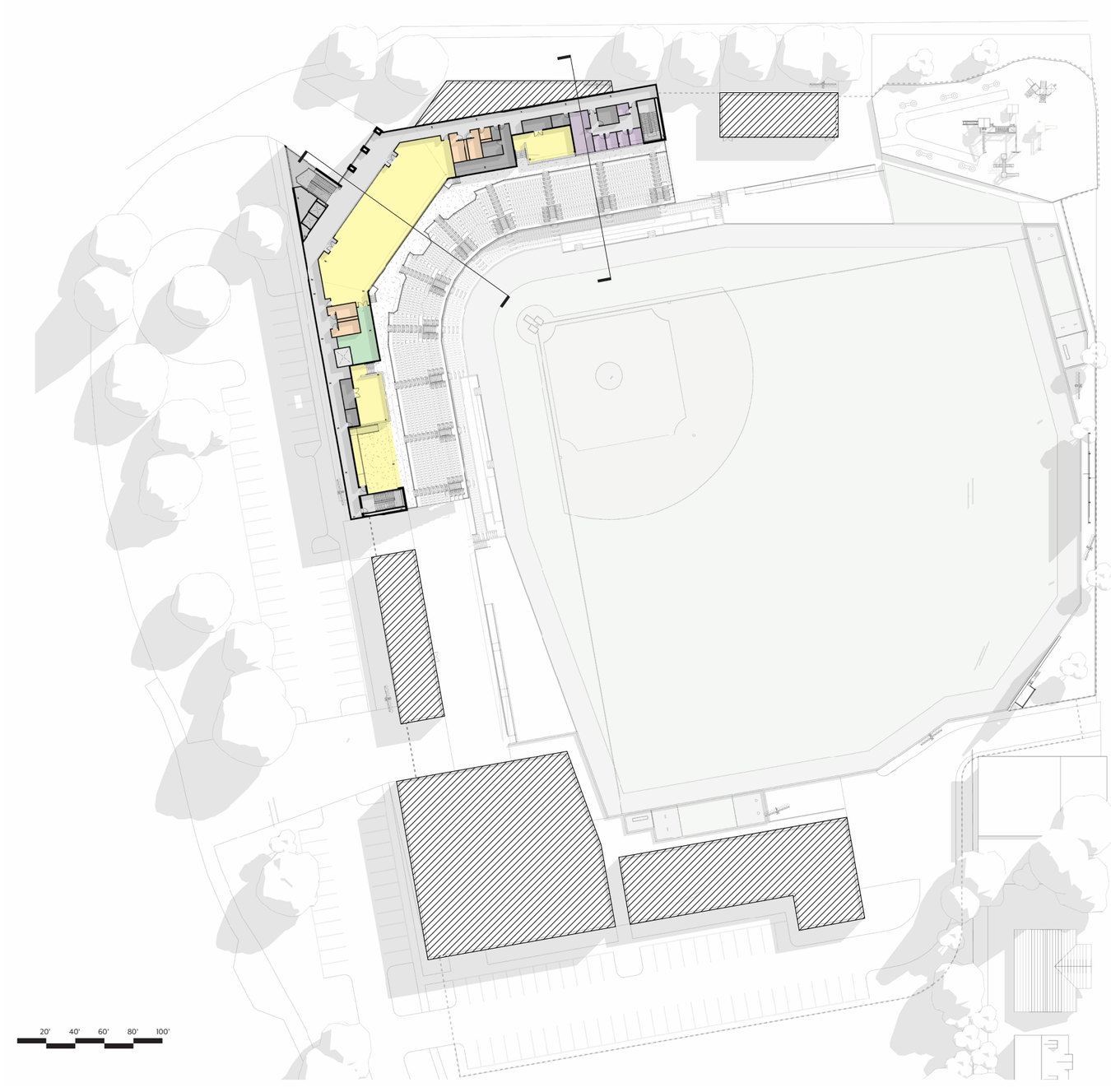
# 4.3 SITE/FACILITY DESIGN CONCEPT | CONCOURSE LEVEL PLAN




## Category Legend

- Admin
- Ops/Storage/MEP
- F+B/Kitchen/Prep
- Restrooms
- Premium/Social
- Player/Umpire Facilities
- Press

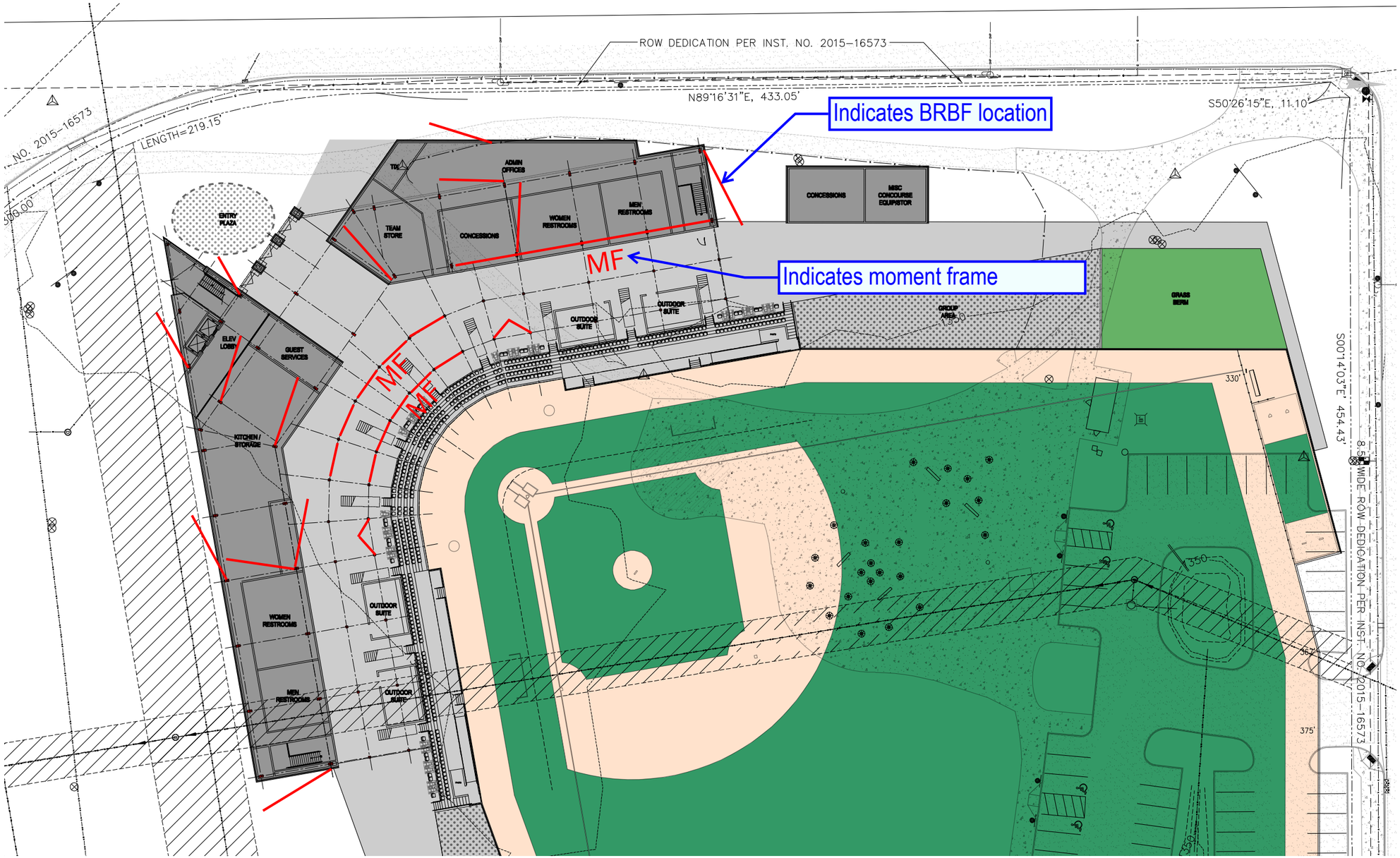
# 4.3 SITE/FACILITY DESIGN CONCEPT | PRESS/PREMIUM LEVEL PLAN



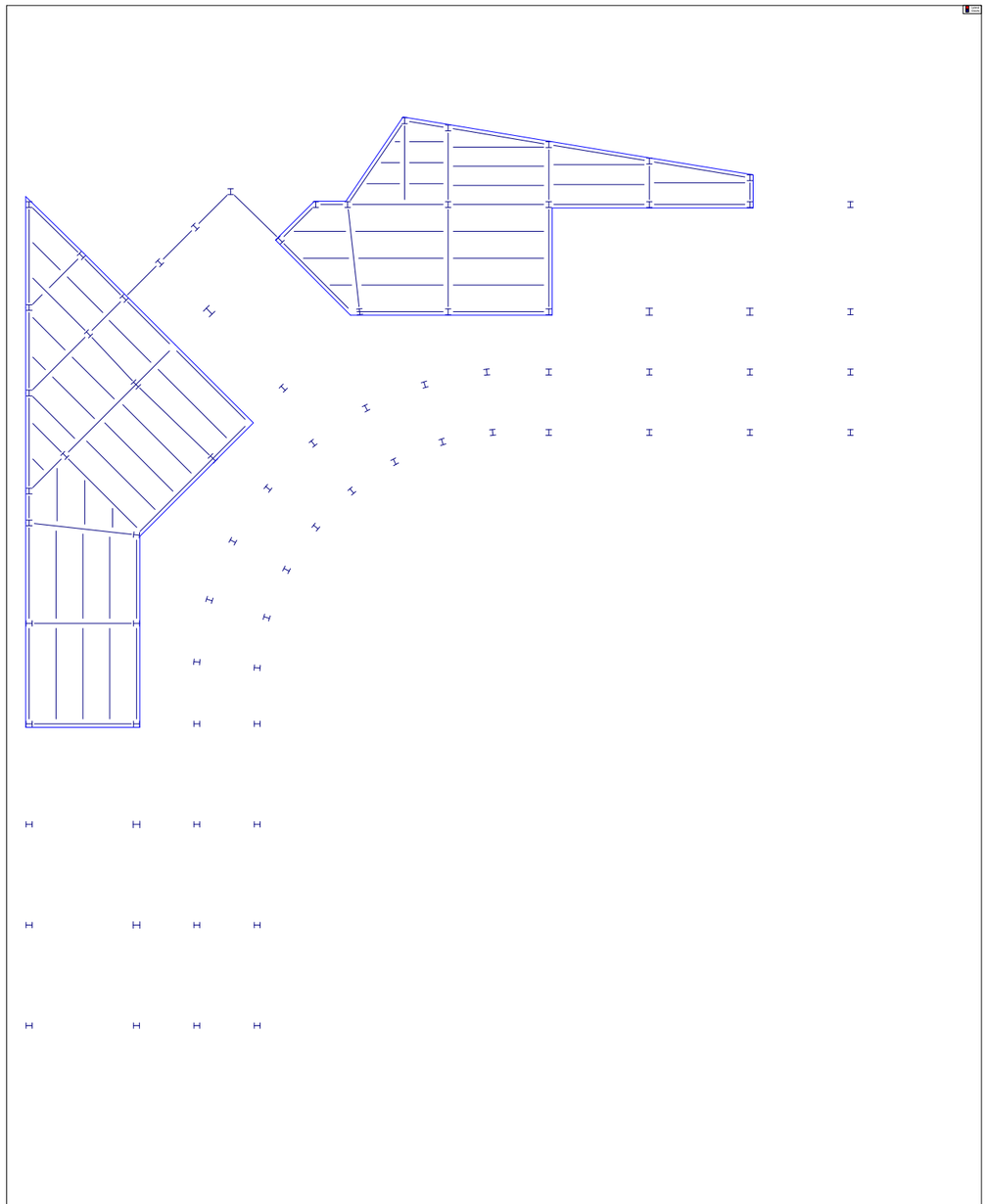

## Category Legend

- Admin
- Ops/Storage/MEP
- F+B/Kitchen/Prep
- Restrooms
- Premium/Social
- Player/Umpire Facilities
- Press

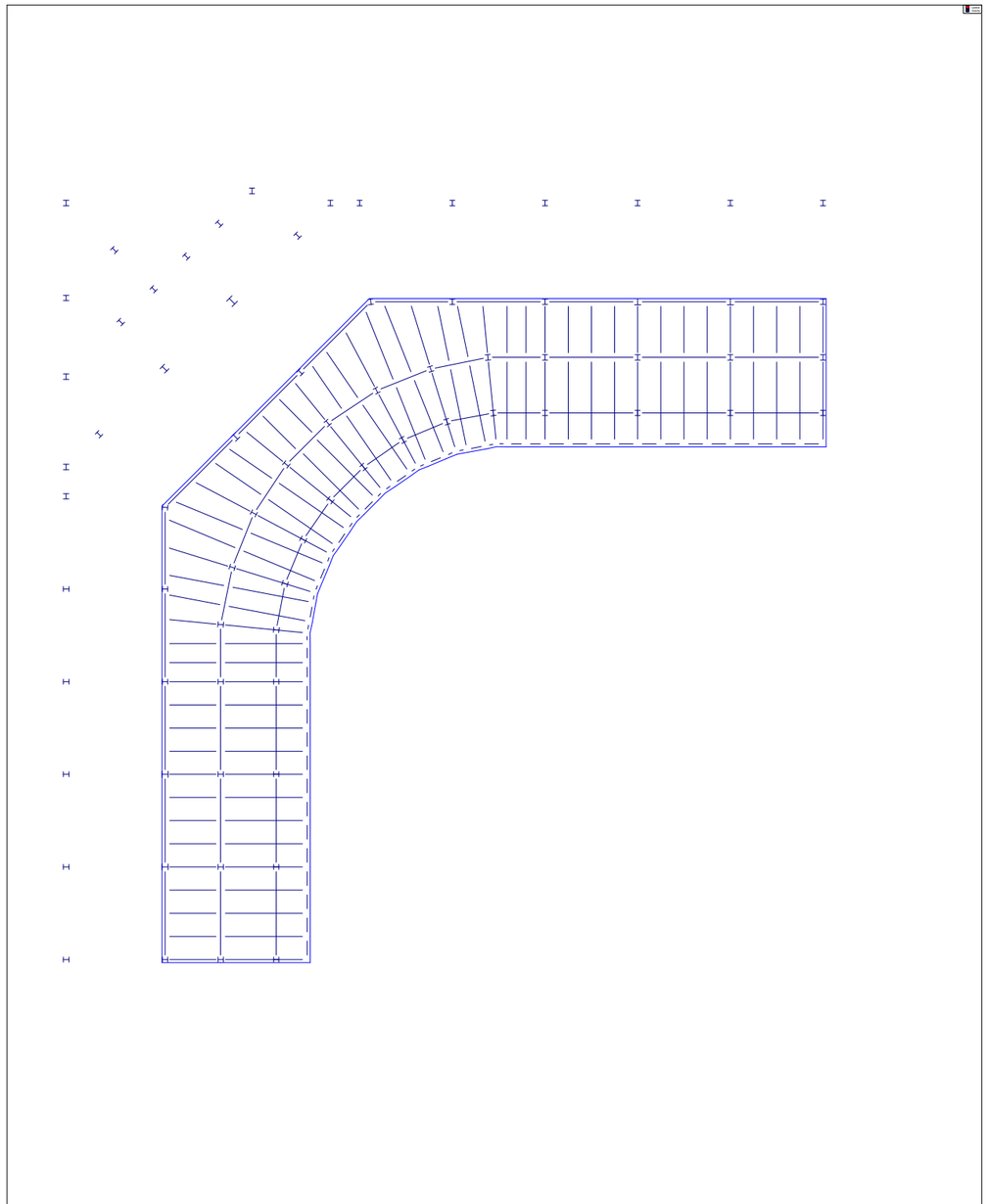
# 4.3 SITE/FACILITY DESIGN CONCEPT | SUPERSTRUCTURE CONCEPT



# 4.3 SITE/FACILITY DESIGN CONCEPT | SUPERSTRUCTURE CONCEPT

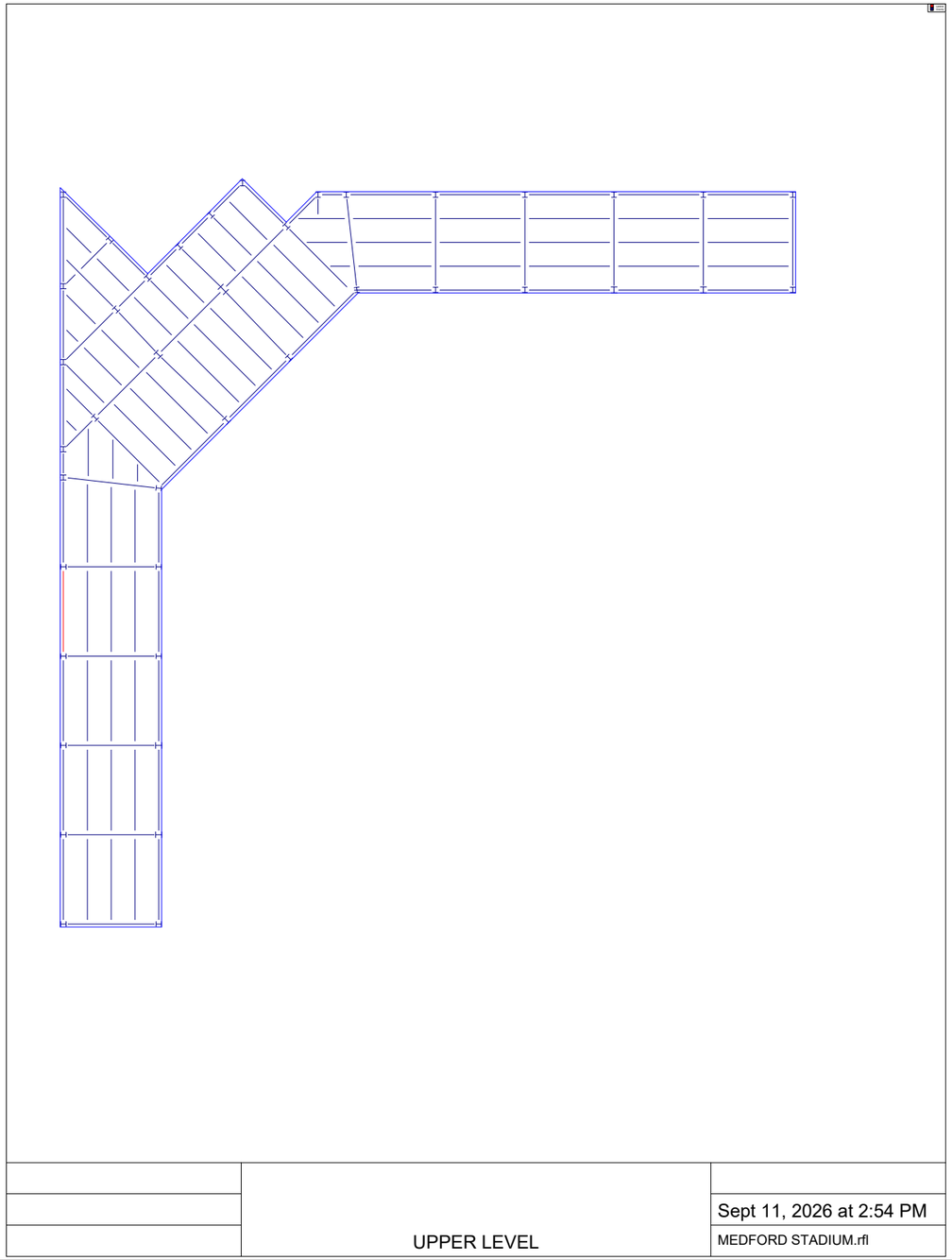


| | | |
|---|---|---|
| | | Sept 11, 2026 at 2:53 PM |
| | ADMIN LEVEL | MEDFORD STADIUM.rfl |

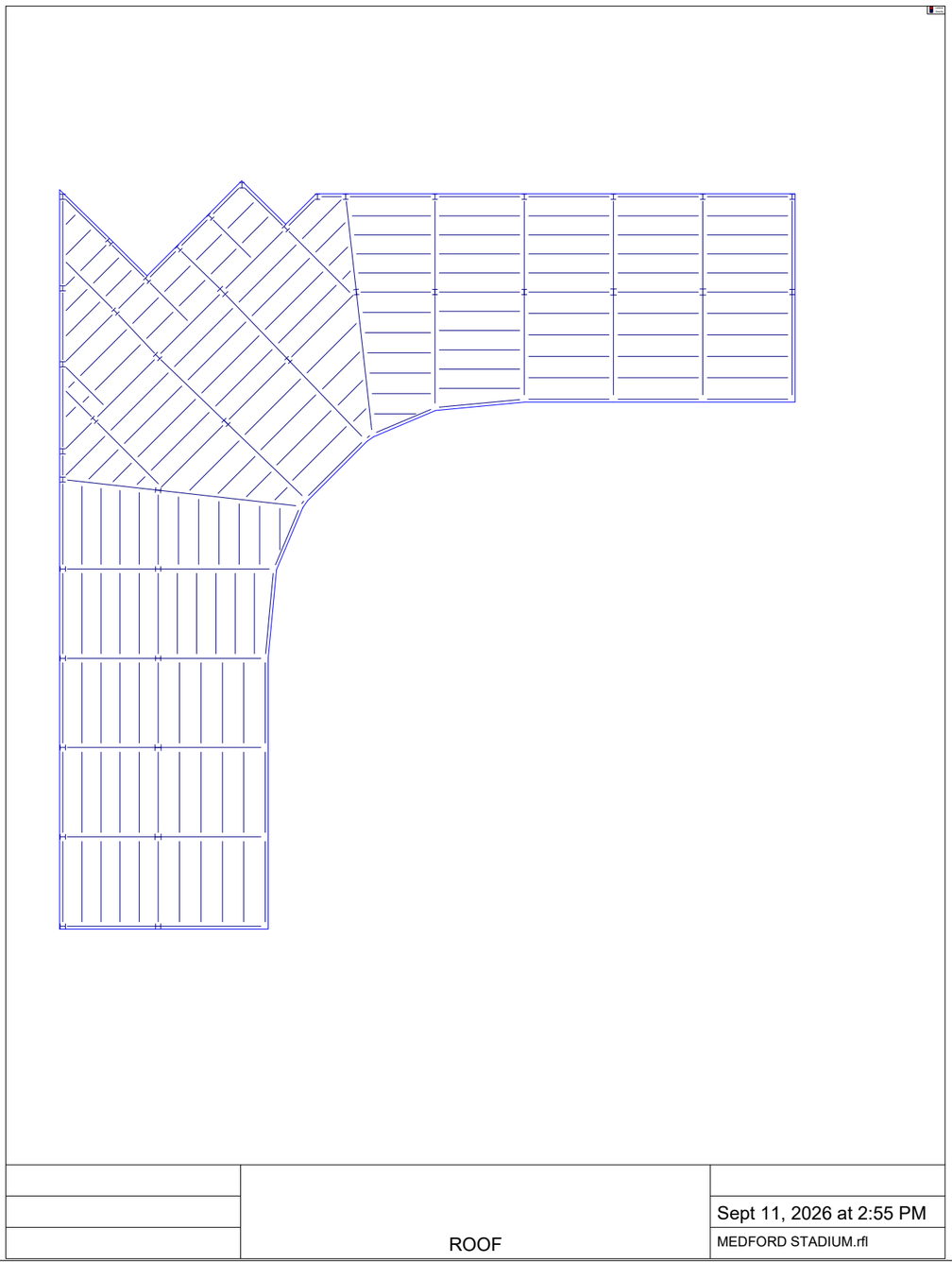


| | | |
|---|---|---|
| | | Sept 11, 2026 at 2:53 PM |
| | BOWL | MEDFORD STADIUM.rfl |

# 4.3 SITE/FACILITY DESIGN CONCEPT | SUPERSTRUCTURE CONCEPT

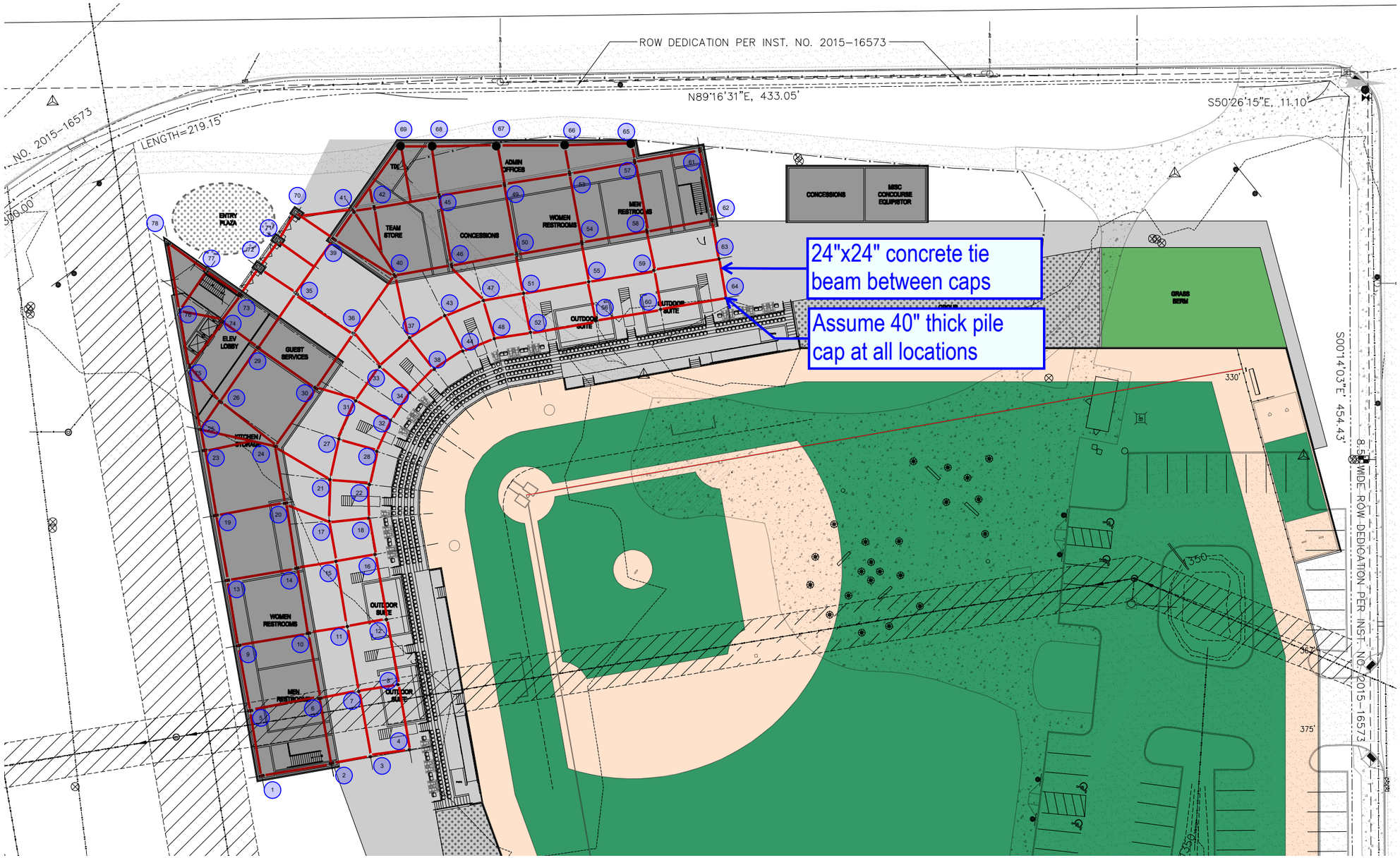


| | | |
|---|---|---|
| | UPPER LEVEL | Sept 11, 2026 at 2:54 PM |
| | | MEDFORD STADIUM.rfl |

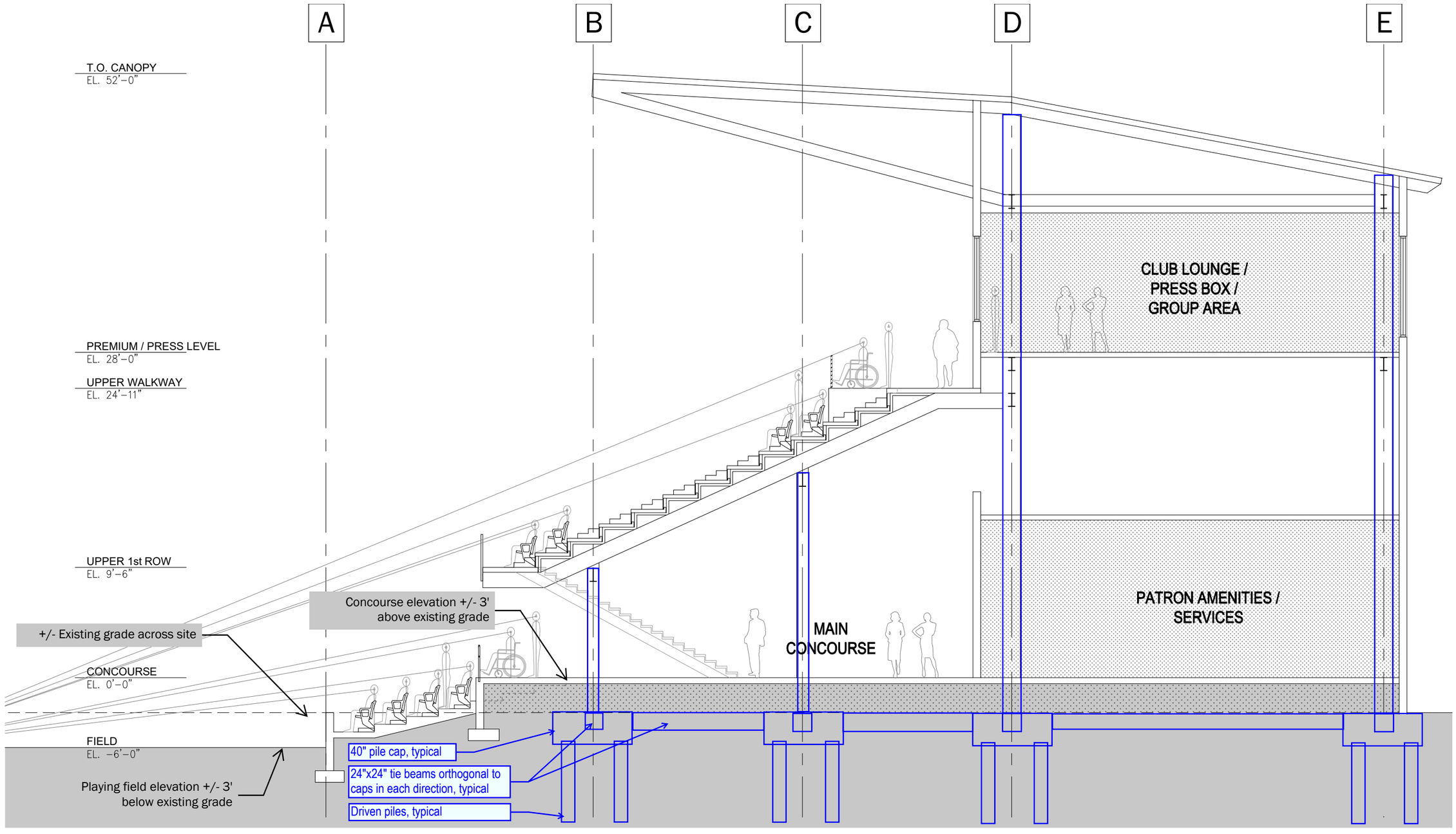


| | | |
|---|---|---|
| | ROOF | Sept 11, 2026 at 2:55 PM |
| | | MEDFORD STADIUM.rfl |

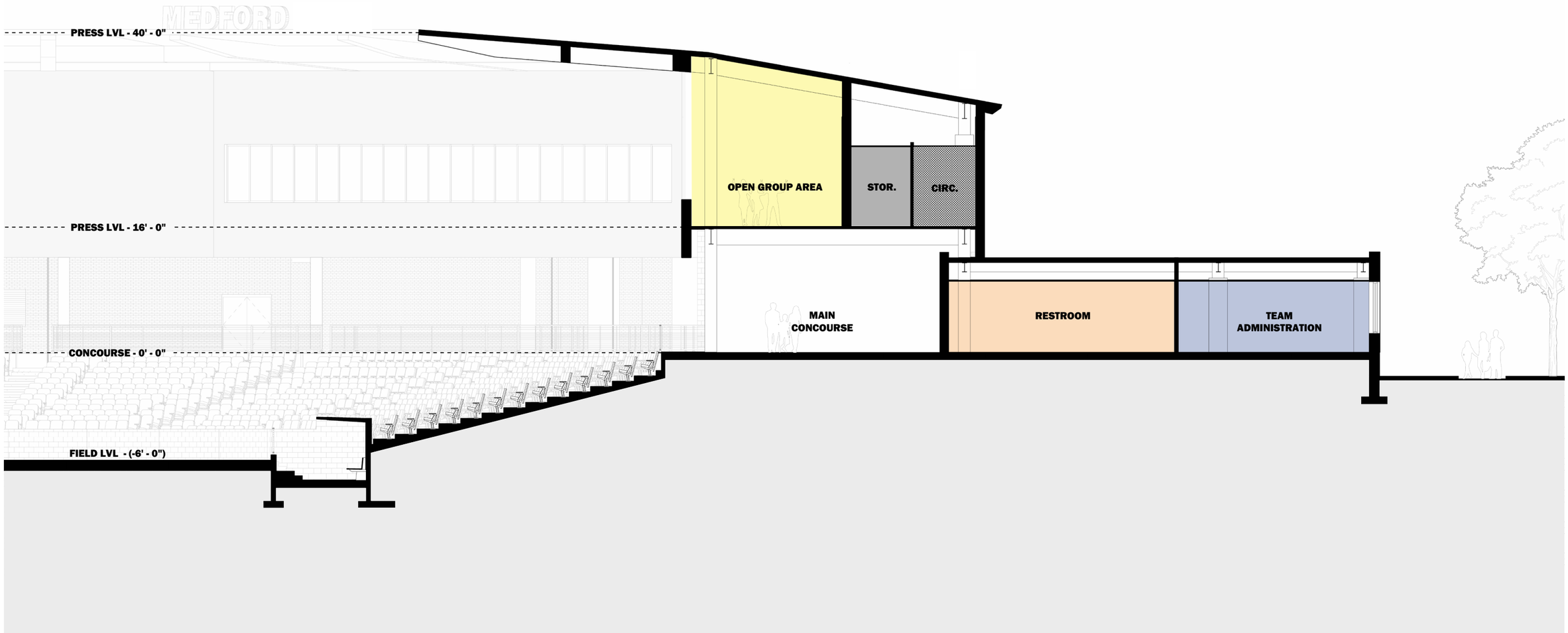
# 4.3 SITE/FACILITY DESIGN CONCEPT | FOUNDATION CONCEPT



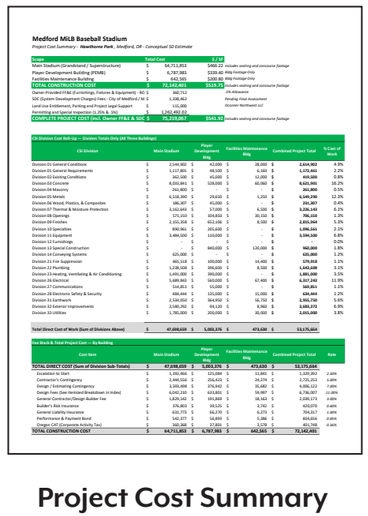
# 4.3 SITE/FACILITY DESIGN CONCEPT | FOUNDATION CONCEPT



# 4.3 SITE/FACILITY DESIGN CONCEPT | TYPICAL BUILDING SECTION @ HARRY & DAVID FIELD



# 4.4 CONSTRUCTABILITY | BACKUP INFORMATION



**Medford MiLB Baseball Stadium**

*Project Cost Summary - **Hawthorne Park**, Med@md, OR - Conceptual SD Estimate*

| Scope | Total Cost | $ / SF | |
|---|---|---|---|
| Main Stadium (Grandstand / Superstructure) | $ 64,711,853 | $466.22 | Includes seating and concourse footage |
| Player Development Building (PDAB) | $ 6,787,383 | $339.40 | Prkg Footage Only |
| Facilities Maintenance Building | $ 842,585 | $200.80 | Prkg Footage Only |
| TOTAL CONSTRUCTION COST | $ 71,342,821 | $155.92 | Includes seating and concourse footage |
| Owner-Provided FF&E (Furnishings, Fixtures & Equipment) - KC $ | 382,712 | .5% Allowance | |
| SDC (System Development Charges) Fees - City of Medford / M $ | 1,338,462 | Pending Final Assessment | |
| Land Use Entitlement, Parking and Project Legal Support $ | 110,000 | Winmier Northwest LLC | |
| Permitting and Special Inspections (1.75% & 5%) | $ 1,788,233 | | |
| COMPLETE PROJECT COST (incl. Owner FF&E & SDC $ | 75,332,067 | $541.41 | Includes seating and concourse footage |

**CSI Division Cost Roll-Up — Division Totals Only (All Three Buildings)**

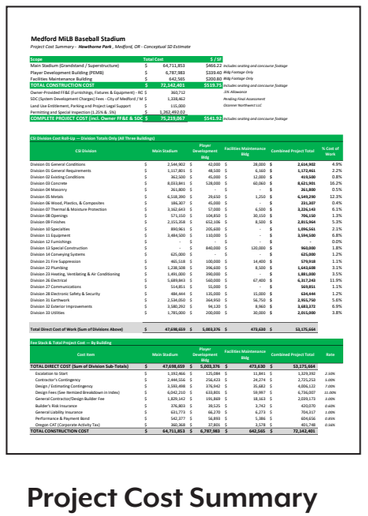
| CSI Division | Main Stadium | Player Development Bldg | Facilities Maintenance Bldg | Combined Project Total | % Cost of Work |
|---|---|---|---|---|---|
| Division 01 General Conditions | $ 2,144,902 | $ 42,000 | $ 28,000 | $ **2,214,902** | 4.9% |
| Division 01 General Requirements | $ 1,117,801 | $ 48,100 | $ 6,500 | $ **1,172,401** | 2.2% |
| Division 02 Existing Conditions | $ 362,500 | $ 45,000 | $ 12,000 | $ **419,500** | 0.8% |
| Division 03 Concrete | $ 8,010,841 | $ 126,000 | $ 65,060 | $ **8,221,901** | 16.2% |
| Division 04 Masonry | $ 261,800 | $ - | $ - | $ **261,800** | 0.5% |
| Division 05 Metals | $ 4,116,300 | $ 29,610 | $ 1,250 | $ **4,149,160** | 12.3% |
| Division 06 Wood, Plastics, & Composites | $ 166,307 | $ 47,000 | $ - | $ **213,307** | 0.4% |
| Division 07 Thermal & Moisture Protection | $ 3,393,000 | $ 57,000 | $ 6,500 | $ **3,456,500** | 6.8% |
| Division 08 Openings | $ 571,150 | $ 164,850 | $ 30,100 | $ **766,100** | 1.5% |
| Division 09 Finishes | $ 2,101,358 | $ 652,106 | $ 8,500 | $ **2,811,964** | 5.3% |
| Division 10 Specialties | $ 890,961 | $ 295,600 | $ - | $ **1,186,561** | 2.1% |
| Division 11 Equipment | $ 1,494,500 | $ 110,000 | $ - | $ **1,594,500** | 6.8% |
| Division 12 Furnishings | $ - | $ - | $ - | $ - | 0.0% |
| Division 13 Special Construction | $ - | $ 840,000 | $ 120,000 | $ **960,000** | 1.8% |
| Division 14 Conveying Systems | $ 625,000 | $ - | $ - | $ **625,000** | 1.2% |
| Division 21 Fire Suppression | $ 465,318 | $ 100,000 | $ 14,400 | $ **579,918** | 1.1% |
| Division 22 Plumbing | $ 1,238,328 | $ 396,600 | $ 9,500 | $ **1,644,428** | 3.1% |
| Division 23 Heating, Ventilating & Air Conditioning | $ 1,491,000 | $ 390,000 | $ - | $ **1,881,000** | 3.5% |
| Division 26 Electrical | $ 5,166,851 | $ 761,000 | $ 67,400 | $ **6,995,251** | 13.1% |
| Division 27 Communications | $ 514,851 | $ 79,000 | $ - | $ **593,851** | 1.1% |
| Division 28 Electronic Safety & Security | $ 484,444 | $ 135,000 | $ 15,000 | $ **634,444** | 1.2% |
| Division 31 Earthwork | $ 2,534,050 | $ 564,950 | $ 56,750 | $ **3,155,750** | 5.9% |
| Division 32 Exterior Improvements | $ 3,180,292 | $ 94,130 | $ 8,960 | $ **3,283,372** | 6.1% |
| Division 33 Utilities | $ 1,781,000 | $ 200,000 | $ 30,000 | $ **2,011,000** | 3.8% |
| | | | | | |
| **Total Direct Cost of Work (Sum of Divisions Above)** | **$ 47,698,659** | **$ 5,900,376** | **$ 473,630** | **$ 53,570,664** | |

**Cost Stack & Total Project Cost — by Building**

| Cost Item | Main Stadium | Player Development Bldg | Facilities Maintenance Bldg | Combined Project Total | Rate |
|---|---|---|---|---|---|
| **TOTAL DIRECT COST (Sum of Division Sub-Totals)** | **$ 47,698,659** | **$ 5,900,376** | **$ 473,630** | **$ 53,570,664** | |
| Escalation to Start | $ 1,192,466 | $ 125,084 | $ 11,841 | $ 1,329,392 | 2.16% |
| Contractor's Contingency | $ 2,466,316 | $ 256,415 | $ 24,276 | $ 2,751,274 | 4.69% |
| Design / Estimating Contingency | $ 3,350,498 | $ 376,942 | $ 35,682 | $ 4,056,122 | 7.08% |
| Design Fees (See Itemized Breakdown in Index) | $ 4,040,210 | $ 653,835 | $ 58,987 | $ 4,753,032 | 11.89% |
| General Conditions/Design-Builder Fee | $ 1,626,000 | $ 191,545 | $ 18,134 | $ 1,835,679 | 2.68% |
| Bonds & Insurance | $ 1,429,760 | $ 176,903 | $ 16,743 | $ 1,623,405 | 2.48% |
| General Liability Insurance | $ 631,773 | $ 66,270 | $ 6,273 | $ 704,317 | 1.09% |
| Performance & Payment Bond | $ 542,377 | $ 56,893 | $ 5,386 | $ 604,656 | 0.84% |
| Oregon CAT (Corporate Activity Tax) | $ 360,368 | $ 37,801 | $ 3,578 | $ 401,746 | 0.56% |
| **TOTAL CONSTRUCTION COST** | **$ 64,711,853** | **$ 6,787,983** | **$ 642,265** | **$ 72,142,401** | |

**Project Cost Summary**

[Hawthorne]



**Medford MiLB Baseball Stadium**

*Project Cost Summary - **Hawthorne Park**, Med@md, OR - Conceptual SD Estimate*

| Scope | Total Cost | $ / SF | |
|---|---|---|---|
| Main Stadium (Grandstand / Superstructure) | $ 64,711,853 | $466.22 | Includes seating and concourse footage |
| Player Development Building (PDAB) | $ 6,787,383 | $339.40 | Prkg Footage Only |
| Facilities Maintenance Building | $ 842,585 | $200.80 | Prkg Footage Only |
| TOTAL CONSTRUCTION COST | $ 71,342,821 | $155.92 | Includes seating and concourse footage |
| Owner-Provided FF&E (Furnishings, Fixtures & Equipment) - KC $ | 382,712 | .5% Allowance | |
| SDC (System Development Charges) Fees - City of Medford / M $ | 1,338,462 | Pending Final Assessment | |
| Land Use Entitlement, Parking and Project Legal Support $ | 110,000 | Winmier Northwest LLC | |
| Permitting and Special Inspections (1.75% & 5%) | $ 1,788,233 | | |
| COMPLETE PROJECT COST (incl. Owner FF&E & SDC $ | 75,332,067 | $541.41 | Includes seating and concourse footage |

**CSI Division Cost Roll-Up — Division Totals Only (All Three Buildings)**

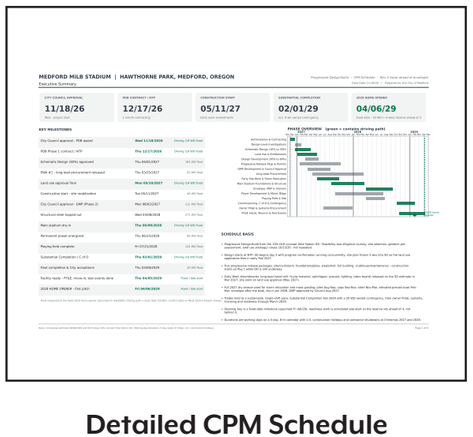
| CSI Division | Main Stadium | Player Development Bldg | Facilities Maintenance Bldg | Combined Project Total | % Cost of Work |
|---|---|---|---|---|---|
| Division 01 General Conditions | $ 2,144,902 | $ 42,000 | $ 28,000 | $ **2,214,902** | 4.9% |
| Division 01 General Requirements | $ 1,117,801 | $ 48,100 | $ 6,500 | $ **1,172,401** | 2.2% |
| Division 02 Existing Conditions | $ 362,500 | $ 45,000 | $ 12,000 | $ **419,500** | 0.8% |
| Division 03 Concrete | $ 8,010,841 | $ 126,000 | $ 65,060 | $ **8,221,901** | 16.2% |
| Division 04 Masonry | $ 261,800 | $ - | $ - | $ **261,800** | 0.5% |
| Division 05 Metals | $ 4,116,300 | $ 29,610 | $ 1,250 | $ **4,149,160** | 12.3% |
| Division 06 Wood, Plastics, & Composites | $ 166,307 | $ 47,000 | $ - | $ **213,307** | 0.4% |
| Division 07 Thermal & Moisture Protection | $ 3,393,000 | $ 57,000 | $ 6,500 | $ **3,456,500** | 6.8% |
| Division 08 Openings | $ 571,150 | $ 164,850 | $ 30,100 | $ **766,100** | 1.5% |
| Division 09 Finishes | $ 2,101,358 | $ 652,106 | $ 8,500 | $ **2,811,964** | 5.3% |
| Division 10 Specialties | $ 890,961 | $ 295,600 | $ - | $ **1,186,561** | 2.1% |
| Division 11 Equipment | $ 1,494,500 | $ 110,000 | $ - | $ **1,594,500** | 6.8% |
| Division 12 Furnishings | $ - | $ - | $ - | $ - | 0.0% |
| Division 13 Special Construction | $ - | $ 840,000 | $ 120,000 | $ **960,000** | 1.8% |
| Division 14 Conveying Systems | $ 625,000 | $ - | $ - | $ **625,000** | 1.2% |
| Division 21 Fire Suppression | $ 465,318 | $ 100,000 | $ 14,400 | $ **579,918** | 1.1% |
| Division 22 Plumbing | $ 1,238,328 | $ 396,600 | $ 9,500 | $ **1,644,428** | 3.1% |
| Division 23 Heating, Ventilating & Air Conditioning | $ 1,491,000 | $ 390,000 | $ - | $ **1,881,000** | 3.5% |
| Division 26 Electrical | $ 5,166,851 | $ 761,000 | $ 67,400 | $ **6,995,251** | 13.1% |
| Division 27 Communications | $ 514,851 | $ 79,000 | $ - | $ **593,851** | 1.1% |
| Division 28 Electronic Safety & Security | $ 484,444 | $ 135,000 | $ 15,000 | $ **634,444** | 1.2% |
| Division 31 Earthwork | $ 2,534,050 | $ 564,950 | $ 56,750 | $ **3,155,750** | 5.9% |
| Division 32 Exterior Improvements | $ 3,180,292 | $ 94,130 | $ 8,960 | $ **3,283,372** | 6.1% |
| Division 33 Utilities | $ 1,781,000 | $ 200,000 | $ 30,000 | $ **2,011,000** | 3.8% |
| | | | | | |
| **Total Direct Cost of Work (Sum of Divisions Above)** | **$ 47,698,659** | **$ 5,900,376** | **$ 473,630** | **$ 53,570,664** | |

**Cost Stack & Total Project Cost — by Building**

| Cost Item | Main Stadium | Player Development Bldg | Facilities Maintenance Bldg | Combined Project Total | Rate |
|---|---|---|---|---|---|
| **TOTAL DIRECT COST (Sum of Division Sub-Totals)** | **$ 47,698,659** | **$ 5,900,376** | **$ 473,630** | **$ 53,570,664** | |
| Escalation to Start | $ 1,192,466 | $ 125,084 | $ 11,841 | $ 1,329,392 | 2.16% |
| Contractor's Contingency | $ 2,466,316 | $ 256,415 | $ 24,276 | $ 2,751,274 | 4.69% |
| Design / Estimating Contingency | $ 3,350,498 | $ 376,942 | $ 35,682 | $ 4,056,122 | 7.08% |
| Design Fees (See Itemized Breakdown in Index) | $ 4,040,210 | $ 653,835 | $ 58,987 | $ 4,753,032 | 11.89% |
| General Conditions/Design-Builder Fee | $ 1,626,000 | $ 191,545 | $ 18,134 | $ 1,835,679 | 2.68% |
| Bonds & Insurance | $ 1,429,760 | $ 176,903 | $ 16,743 | $ 1,623,405 | 2.48% |
| General Liability Insurance | $ 631,773 | $ 66,270 | $ 6,273 | $ 704,317 | 1.09% |
| Performance & Payment Bond | $ 542,377 | $ 56,893 | $ 5,386 | $ 604,656 | 0.84% |
| Oregon CAT (Corporate Activity Tax) | $ 360,368 | $ 37,801 | $ 3,578 | $ 401,746 | 0.56% |
| **TOTAL CONSTRUCTION COST** | **$ 64,711,853** | **$ 6,787,983** | **$ 642,265** | **$ 72,142,401** | |

**Project Cost Summary**

[Harry & David]



**MEDFORD MILB STADIUM | HAWTHORNE PARK, MEDFORD, OREGON**

Executive Summary

| CITY COUNCIL APPROVAL | PDB CONTRACT / NTP | CONSTRUCTION START | SUBSTANTIAL COMPLETION | 2025 HOME OPENER |
|---|---|---|---|---|
| **11/18/26** | **12/17/26** | **05/11/27** | **02/01/29** | **04/06/29** |
| Med - project start | 1 month contracting | Early work awarded early | Punch Dec 15 2028 + 2 months internal shakedown | Target Mar 15 2029 + 3 weeks internal shakedown |

**KEY MILESTONES**

| Milestone | Date | Driving / Float |
|---|---|---|
| City Council approval - PDB award | **Wed 11/18/2026** | Driving (20 WD float) |
| PDB Phase 1 contract / NTP | **Thu 12/17/2026** | Driving (20 WD float) |
| Schematic Design (30%) approved | Thu 04/01/2027 | (20 WD float) |
| FAR #1 - long-lead procurement released | Thu 05/25/2027 | (20 WD float) |
| Land use approval final | **Mon 05/10/2027** | Driving (20 WD float) |
| Construction start - site mobilization | Tue 05/11/2027 | (20 WD float) |
| City Council approval - GMP (Phase 2) | Mon 08/02/2027 | (20 WD float) |
| Structural steel topped out | Wed 03/08/2028 | (20 WD float) |
| Main stadium dry-in | **Thu 09/28/2028** | Driving (20 WD float) |
| Permanent power energized | Thu 05/17/2029 | (20 WD float) |
| Playing field complete | Fri 07/13/2029 | (20 WD float) |
| Substantial Completion (1 of 2) | **Thu 02/01/2029** | Driving (20 WD float) |
| Final completion & City acceptance | Thu 03/08/2029 | (20 WD float) |
| Facility ready - PT&E, move-in, test events done | **Thu 04/05/2029** | Float / late start |
| 2029 HOME OPENER - first pitch | **Fri 04/06/2029** | Float / late start |

**PHASE OVERVIEW (green = contains driving path)**



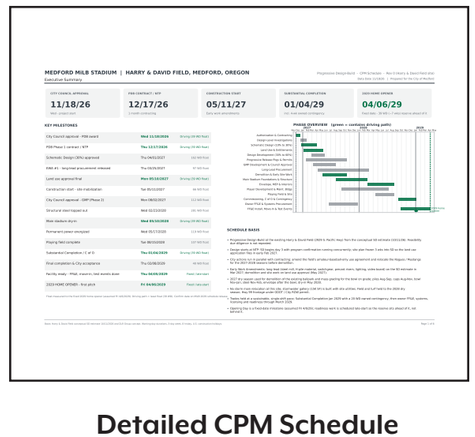

**SCHEDULE BASIS**

- Progressive Design-Build per the existing Harry & David field (2021 to 2023). Major Work Plan concept per SD drill-thru (2023.08). Availability and alignment is our assumption.
- Construction duration: 21 months (Apr 3 with proposed coordination running concurrently; site plan freeze 3 wks into SD so the land use application files in mid-Mar 2027).
- City actions run in parallel with contracting: present the field's primary location/entry use agreement and execute the Hoagie / Pendergrass lease before the PDB contract is awarded.
- Early Work Amendments: long-lead steel, cold chain material, switchgear, armored cable, lighting, some buried on-site SD estimate in Mar 2027; demolition and site work on land use approval (May 2027).
- Main stadium dry-in: Sep 28 2028 (~5 months before opening) to allow time for the final 10 grade; play field; cool-in-place, turf installation, and grow-in. Turf must be in place by Jul 31 2028, Mar 2029.
- No Work Zone relocation of the City, stormwater, gallery (100 SF) is built with site utilities. Hold and Cut Field to Dry 2028 dry season. May 29 Frontage under 2028 (~5 by 2028 prices).
- Tickets held at a placeholder, single-shift crew: Substantial Completion Jan 2029 with a 10 WD earned contingency, three-week PT&E, systems, training, and move-in before Feb 1 2029.
- Opening Day is a fixed-date milestone sourced from Fr 4/6/29; readiness work is scheduled into April so the float is not shown in Fr 4/6/29.
- Durations are working days on a 5-day, 8-hr calendar with U.S. construction holidays and cast-occur shutdowns at Christmas 2027 and 2028.

Page 4 of 5

**Detailed CPM Schedule**

[Hawthorne]



**MEDFORD MILB STADIUM | HARRY & DAVID FIELD, MEDFORD, OREGON**

Executive Summary

| CITY COUNCIL APPROVAL | PDB CONTRACT / NTP | CONSTRUCTION START | SUBSTANTIAL COMPLETION | 2026 HOME OPENER |
|---|---|---|---|---|
| **11/18/26** | **12/17/26** | **05/11/27** | **01/04/29** | **04/06/29** |
| Med - project start | 1 month contracting | Early work awarded early | Punch Dec 15 2028 + 2 months internal shakedown | Target Mar 15 2029 + 3 weeks internal shakedown |

**KEY MILESTONES**

| Milestone | Date | Driving / Float |
|---|---|---|
| City Council approval - PDB award | **Wed 11/18/2026** | Driving (20 WD float) |
| PDB Phase 1 contract / NTP | **Thu 12/17/2026** | Driving (20 WD float) |
| Schematic Design (30%) approved | Thu 04/01/2027 | (20 WD float) |
| FAR #1 - long-lead procurement released | Thu 05/25/2027 | (20 WD float) |
| Land use approval final | **Mon 05/10/2027** | Driving (20 WD float) |
| Construction start - site mobilization | Tue 05/11/2027 | (20 WD float) |
| City Council approval - GMP (Phase 2) | Mon 08/02/2027 | (20 WD float) |
| Structural steel topped out | Wed 03/28/2028 | (20 WD float) |
| Main stadium dry-in | **Wed 09/20/2028** | Driving (20 WD float) |
| Permanent power energized | Wed 05/17/2028 | (20 WD float) |
| Playing field complete | Tue 06/20/2028 | (20 WD float) |
| Substantial Completion (1 of 2) | **Thu 01/04/2029** | Driving (20 WD float) |
| Final completion & City acceptance | Thu 02/08/2029 | (20 WD float) |
| Facility ready - PT&E, move-in, test events done | **Thu 04/05/2029** | Float / late start |
| 2029 HOME OPENER - first pitch | **Fri 04/06/2029** | Float / late start |

**PHASE OVERVIEW (green = contains driving path)**




**SCHEDULE BASIS**

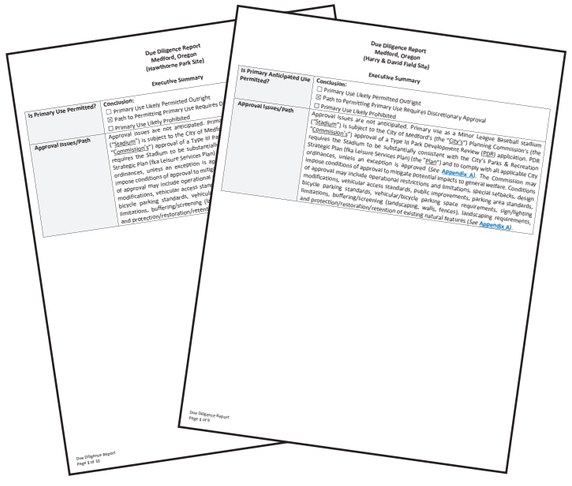
- Progressive Design-Build per the existing Harry & David field (2021 to 2023). Major Work Plan concept per SD drill-thru (2023.08). Availability and alignment is our assumption.
- Construction duration: 21 months (Apr 3 with proposed coordination running concurrently; site plan freeze 3 wks into SD so the land use application files in mid-Mar 2027).
- City actions run in parallel with contracting: present the field's primary location/entry use agreement and execute the Hoagie / Pendergrass lease before the PDB contract is awarded.
- Early Work Amendments: long-lead steel, cold chain material, switchgear, armored cable, lighting, some buried on-site SD estimate in Mar 2027; demolition and site work on land use approval (May 2027).
- Main stadium dry-in: Sep 20 2028 (~4 months before opening) to allow time for the final 10 grade; play field; cool-in-place, turf installation, and grow-in. Turf must be in place by Jul 31 2028, Mar 2029.
- No Work Zone relocation of the City, stormwater, gallery (100 SF) is built with site utilities. Hold and Cut Field to Dry 2028 dry season. May 29 Frontage under 2028 (~5 by 2028 prices).
- Tickets held at a placeholder, single-shift crew: Substantial Completion Jan 2029 with a 10 WD earned contingency, three-week PT&E, systems, training, and move-in before Feb 1 2029.
- Opening Day is a fixed-date milestone sourced from Fr 4/6/29; readiness work is scheduled into April so the float is not shown in Fr 4/6/29.
- Durations are working days on a 5-day, 8-hr calendar with U.S. construction holidays and cast-occur shutdowns at Christmas 2027 and 2028.

Page 5 of 5

**Detailed CPM Schedule**

[Harry & David]

# 4.5 SITE DUE DILIGENCE & RISK REDUCTION | FULL REPORTS



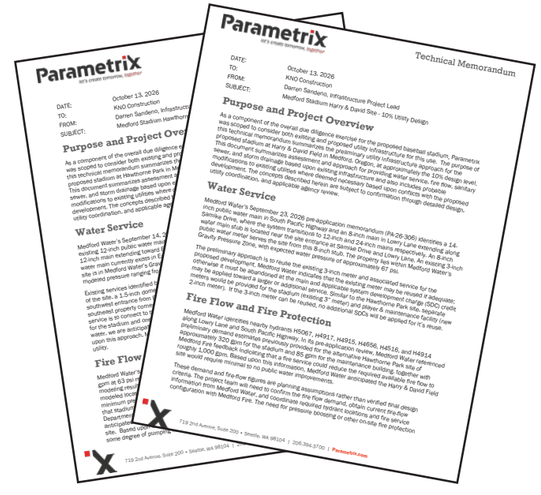

**Site Due Diligence**

Hawthorne
Harry & David



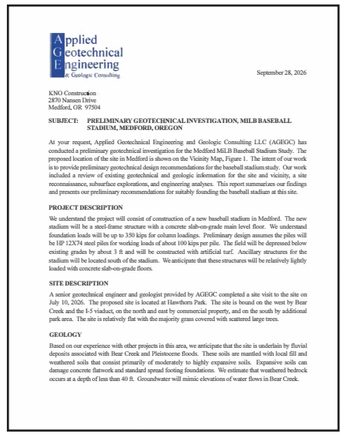

**Environmental Site Assessment**

Hawthorne
Harry & David



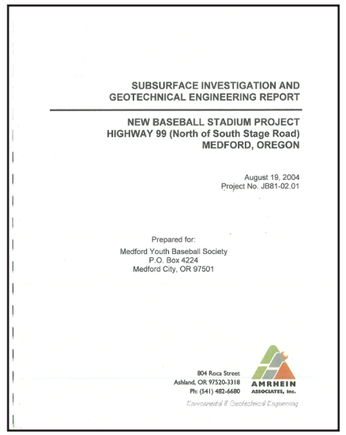

**Utility Capacity Study**

Hawthorne
Harry & David



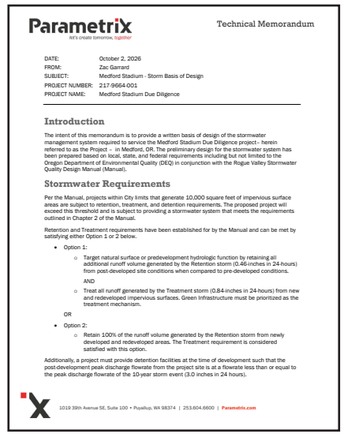

**Geotechnical Investigation**

Hawthorne




**Geotechnical Investigation**

Harry & David




**Stormwater Study**

Both Sites




**Traffic Impact Analysis Estimated Parking Load**

Both Sites

# MEDFORD MiLB STADIUM / MULTI-PURPOSE FACILITY | Due Diligence Findings | Hawthorne Park · 501 E. Main Street Medford, OR 97504

*ATTENTION: The information below is a truncated summarization of the larger feasibility report that follows. Please note that all items of interest should be reviewed in greater detail in the following report to ensure a full and accurate understanding of the findings.*

| $75.22M | $72.14M | 20 ac | P-1 / PS | Type III | O RECs | 02/01/29 | 1,106 |
|---|---|---|---|---|---|---|---|
| **Complete Project Cost** | **Construction Cost** | **Park Area** | **Zoning / Comp Plan** | **Land Use Review** | **Phase I ESA** | **Substantial Completion** | **Parking Supply** |
| $541.92/sf including FF&E, SDCs, permits | $519.75/sf conceptual SD estimate | City-owned since 1945 ±8 ac stadium footprint | No zone change or plan amendment | Park Development Review, Planning Commission | No further investigation recommended | 19 WD float to 04/06/29 opener | vs. 965 planning target (770 demand) |

## SITE PROFILE

| | |
|---|---|
| Location | 501 E. Main St., east edge of downtown, along Bear Creek; bounded by E. Jackson St. (N), Hawthorne Ave. (E), E. Main St. (S), Bear Creek / I-5 (W) |
| Legal | Map 371W30BA, Tax Lot 2100; NE¼ NW¼ Sec. 30, T37S, R1W, W.M.; tax-exempt public ownership (Acct. 1-036822-3) |
| History | Purchased by City 1945 (Farrell); renovated 2015-2016 |
| Existing uses | Splash pad, playground, skate, futsal/basketball, dog parks, restrooms, parking; host site of Rogue Valley Growers & Crafters Market |
| Adjacent | Downtown core (W across Bear Creek); commercial/ civic (S, SE); retail/mixed-use (N); residential (E of Hawthorne St.); elevated I-5 viaduct (W) |
| Access | E. Main St. frontage; adjacent I-5 interchanges; Bear Creek Greenway (20-mile regional trail) on site |

## LAND USE & ENTITLEMENTS

- Zoned Public Parks (P-1); Comprehensive Plan Parks and Schools (PS). **No Zone Change or Comprehensive Plan Amendment required.**
- Uses examined: MiLB games, Growers & Crafters Market, youth tournaments, concerts/festivals, civic events, restaurant uses.
- Type III Park Development Review (PDR) required; Planning Commission is reviewing body and may impose conditions of approval for "general welfare."
- No significant code-based development issues identified. *O'Connor Northwest, LLC*

## TITLE & SURVEY

First American Title Order No. 7169-4400121 (07/06/26). Condition of title: **Good**. Topographic survey 07/29/26 (Job 2026-1105).

| ENCUMBRANCE | LOCATION | IMPACT |
|---|---|---|
| 20-ft City storm drain easement (Ord. 2015-41) | North, E/W | RELOCATE |
| RVSS main interceptor sewer (Doc. 70-05679) | West, N/S | AVOIDED |
| RRVID public utility easement (Doc. 2013-033418) | South | AVOIDED |
| Stormwater O&M covenant (Doc. 2015-009889) | Site-wide | Carry forward |
| ROW dedication (Ord. 2015-42); I-5 conveyance and relinquished abutter's access (Vol. 498 Pg. 245) | Perimeter | No conflict |
| Bear Creek avulsion / accretion exception | West edge | Standard |

## GEOTECHNICAL

AGEGC preliminary investigation, Sept 2026: site reconnaissance and two borings to 30-35 ft. Site suitable for the stadium.

| | |
|---|---|
| Soil profile | 4-8 ft expansive clayey silt and fill; soft silt; ±12 ft dense gravel/cobbles; weathered sandstone at 25-30 ft |
| Groundwater | Tracks Bear Creek; seasonally shallow |
| Stadium | Driven steel H-piles bearing in sandstone at 30-40 ft; settlement <1 in. Spread footings and drilled piers ruled out |
| Ancillary bldgs | Spread footings after replacing top 4 ft with imported crushed rock |
| Playing field | ±3 ft below grade; turf on crushed rock over geotextile with French drains (native soils drain poorly) |
| Seismic | Site Class D; low liquefaction and ground rupture risk; no mapped faults nearby |

## ENVIRONMENTAL SITE ASSESSMENT

Phase I ESA of ±12.83 developed acres. Historic uses: municipal park and public swimming pool. Nearby former gas stations, dry cleaners, and petroleum release sites reviewed; none constitute a recognized environmental condition. **No RECs, no significant data gaps, no further investigation recommended.**

## UTILITY CAPACITY

| UTILITY | FINDING | STATUS |
|---|---|---|
| Water | Existing 12-in. Medford Water main has capacity for ±400 gpm event demand (hydraulic model) | ADEQUATE |
| Fire flow | ±6,170 gpm available at 46 psi residual; final requirement and any pressure upgrades with Medford Water / Fire | CONFIRM |
| Sanitary | Connection to 54-in. RVSS interceptor (west) acceptable to RVSS; capacity verification in progress | CONFIRM |
| Storm | Reroute existing drainage; underground detention and water-quality vault released to existing Bear Creek outfall at predevelopment rates. On-site infiltration infeasible (high water table, vault depth) | RELOCATE |

## TRAFFIC IMPACT ANALYSIS

- 3,000-person event: **±2,070 weekday daily trips; 325 commuter peakhour trips.**
- Added demand on Jackson St., Biddle Rd., Main St., and Riverside Ave.; increased queuing at several nearby intersections.
- **Three nearby intersections already exceed statewide crash-rate thresholds.**
- Required mitigation: improved crossings, pedestrian lighting, flashing beacons, signal timing adjustments, neighborhood parking management. Finding: feasible with targeted transportation and pedestrian improvements. *SOTE*

## PARKING

| SUPPLY SOURCE | SPACES |
|---|---|
| On site (70 spectator + 55 secured player) | 125 |
| City-owned public lots, walking distance | 788 |
| Private lots, preliminary agreements | 193 |
| Identified supply | 1,106 |
| Contingent private parking | 90-190 |
| Sellout weekday demand / planning target (80% occ.) | 770 / 965 |

*Only 125 of 1,106 spaces (11%) are on site; operations depend on wayfinding and parking management.*

## CONCEPT DESIGN BASIS (10%, OPTION 03)

| | |
|---|---|
| Program | 2,000 fixed chairback seats (nearly all between bases); 3,000 capacity; 200-person club; ±70,735 GSF enclosed / 73,832 SF outdoor |
| Placement | NE quadrant at Jackson / Hawthorne; home-to-2nd oriented SE; southern park and SW parking lot retained; playground re-provided |
| Section | Field ±3 ft below grade, concourse ±3 ft above grade (6 ft over field); 4 field-level rows, balance on elevated hybrid-precast bowl |
| Structure | Steel frame, ±475 tons primary / ±600 tons total; CMU restroom/concession bldgs; PEMB player and maintenance bldgs |
| Foundation | H-piles with grade/seismic tie beams; significant excavation, export, and imported rock |
| MEP | 4,000A 480Y/277V 3-phase service; 8-pole LED field lighting; 4-in. water (320 gpm) + 2-in. (85 gpm); 4-in. sanitary (108 gpm); grease waste; fully sprinklered; natural gas |

## CONCEPTUAL COST ESTIMATE (SD, 09/28/26)

| BY BUILDING | COST | $/SF |
|---|---|---|
| Main Stadium (grandstand / superstructure) | $64,711,853 | $466.22 |
| Player Development Building (PEMB) | $6,787,983 | $339.40 |
| Facilities Maintenance Building | $642,565 | $200.80 |
| **Total Construction Cost** | **$72,142,401** | **$519.75** |
| Owner FF&E allowance (0.5%) | $360,712 | |
| SDC fees, City / Medford Water (pending final) | $1,338,462 | |
| Land use, parking and legal support | $115,000 | |
| Permitting and special inspection (1.25% / 0.5%) | $1,262,492 | |
| **Complete Project Cost** | **$75,219,067** | **$541.92** |

| FEE STACK | RATE | AMOUNT |
|---|---|---|
| Total direct cost of work | | $53,175,664 |
| Escalation to start | 2.50% | $1,329,392 |
| Contractor's contingency | 5.00% | $2,725,253 |
| Design / estimating contingency | 7.00% | $4,006,122 |
| Design fees | 11.00% | $6,736,007 |
| GC / design-builder fee | 3.00% | $2,039,173 |
| Builder's risk / GL / P&P bond / OR CAT | 3.01% | $2,130,791 |

## MASTER SCHEDULE (PDB CPM REV 3)

| MILESTONE | DATE | FLOAT |
|---|---|---|
| City Council approval, PDB award | 11/18/26 | Driving |
| PDB Phase 1 contract / NTP | 12/17/26 | Driving |
| EWA #1 long-lead procurement released | 03/25/27 | 82 WD |
| Land use approval final | 05/10/27 | Driving |
| Construction start, site mobilization | 05/11/27 | 46 WD |
| City Council GMP approval (Phase 2) | 08/02/27 | 112 WD |
| Structural steel topped out | 03/08/28 | 271 WD |
| Main stadium dry-in | 06/08/28 | Driving |
| **Substantial Completion / C of O** | **02/01/29** | **19 WD** |
| **2029 home opener (fixed, assumed)** | **04/06/29** | |

*Data date 11/18/26. Driving path: land use, storm relocation, piles, steel, precast bowl, envelope.*

# MEDFORD MiLB STADIUM / MULTI-PURPOSE FACILITY | Due Diligence Findings | Harry & David Field · 2929 S. Pacific Hwy. Medford, OR 97501

*ATTENTION: The information below is a truncated summarization of the larger feasibility report that follows. Please note that all items of interest should be reviewed in greater detail in the following report to ensure a full and accurate understanding of the findings.*

| $68.03M | $65.00M | ±124 ac | P-1 / PS + RZ | Type III | O RECs | 01/04/29 | 1,490 |
|---|---|---|---|---|---|---|---|
| **Complete Project Cost** | **Construction Cost** | **Parent Property** | **Zoning / Comp Plan** | **Land Use Review** | **Phase I ESA** | **Substantial Completion** | **Parking Supply** |
| $490.09/sf including FF&E, SDCs, permits | $468.27/sf conceptual SD estimate | 10.73 ac ESA area; ±8 ac stadium footprint | Restricted Zoning: 5,900 ADT trip cap | PDR; Zone Change only if trip cap rises | No further investigation recommended | 39 WD float to 04/06/29 opener | vs. 965 planning target (770 demand) |

## SITE PROFILE

| | |
|---|---|
| Location | 2929 S. Pacific Hwy (OR 99), south Medford between Medford and Phoenix; adjacent to Lithia & Driveway Fields; near Harry & David headquarters |
| Ownership | City of Medford |
| History | Opened 2005; major renovation 2012 (professional-grade grass, irrigation, batting cages, training facilities) |
| Existing facility | 2,178-seat ballpark with dugouts, concessions, restrooms, lighting; within multi-field baseball, softball, football and soccer campus |
| Current tenants | Medford Rogues (collegiate summer); American Legion Mustangs |
| Access | OR 99 frontage; close to I-5; established tournament circulation; Bear Creek Greenway access; transit on OR 99 corridor |

## LAND USE & ENTITLEMENTS

- Zoned Public Parks (P-1); Comprehensive Plan Parks and Schools (PS). **No Comprehensive Plan Amendment required.**
- Property subject to Restricted Zoning (RZ) limiting traffic to **5,900 average daily trips** across all property uses.
- Type III PDR required. **Type III Zone Change required if the trip cap must increase.** Planning Commission reviews both.
- Uses examined: MiLB games, youth tournaments, concerts/festivals, civic events.
- Multiple land use applications may be required; no significant code-based issues identified. *O'Connor Northwest, LLC*

## TITLE & SURVEY

Condition of title: **Fair** / **Good.** Title reports cover the entire ±124-acre parent property, carrying **38 encumbrances.**

| ENCUMBRANCE TYPE | IMPACT |
|---|---|
| Numerous utility easements with standard development restrictions | DESIGN AROUND |
| Restrictive covenants limiting use to a sports park | CONFIRM NON SPORTS RELATED EVENTS |
| Covenant trip caps (tied to RZ 5,900 ADT) | CONFIRM |
| Time limitations on exterior lighting | RESOLVE FOR NIGHT GAMES |
| Existing use agreement limited to amateur baseball | AMEND |

## GEOTECHNICAL

Amrhein Associates, Aug 2004, for the original Medford Youth Baseball Society stadium: six backhoe test pits to 6-9 ft. Concluded the stadium feasible with respect to subsurface conditions.

| | |
|---|---|
| Soil profile | 4-5 ft soft black organic silt over medium stiff sandy silt and medium dense silty sand with gravel; moisture sensitive in wet weather |
| Groundwater | Not encountered (to 9 ft) |
| Foundations (2004) | Spread footings on compacted structural fill, 2,000 psf allowable; settlement <¾ in. |
| Site prep | Full organic silt removal under buildings, grandstands and slabs |
| Pavement / field | 3.5 in. AC truck lanes, 2.5 in. AC car parking over 6 in. rock; gravel drainage layer, perforated pipe at 75-100 ft |
| Data gap | No borings; investigation predates 14 ft field cut and stadium column loads. **New investigation required.** |

## ENVIRONMENTAL SITE ASSESSMENT

Phase I ESA of ±10.73 acres developed as baseball stadium and sports complex. Historic use: primarily agricultural or undeveloped land. Nearby industrial facilities and petroleum storage sites reviewed; none constitute a recognized environmental condition. **No RECs, no significant data gaps, no further investigation recommended.**

## UTILITY CAPACITY

| UTILITY | FINDING | STATUS |
|---|---|---|
| Water | ±67 psi available; connection to existing 14-in. line in S. Pacific Hwy; minimal improvements anticipated | ADEQUATE |
| Fire flow | Preliminary findings favorable; fire service connection reduces requirement; further Medford Water modeling to set upgrades | CONFIRM |
| Sanitary | Potential connection to existing 12-in. RVSS main, subject to approval and detailed modeling | CONFIRM |
| Storm | Underground detention / water-quality vault (±15,000 SF gallery) discharging to adjacent storm system. On-site infiltration may be feasible; requires further evaluation. No main relocation. | ADEQUATE |

## TRAFFIC IMPACT ANALYSIS

- Trip generation similar to Hawthorne (3,000-person event); impacts lower due to higher-capacity roadway network and parking supply.
- **No significant intersection operational deficiencies** attributable to stadium traffic.
- **No surrounding intersections exceed ODOT statewide crash-rate thresholds.**
- Primary issue: pedestrian crossings of OR 99 between off-site lots and stadium; planned ODOT improvements expected to address many concerns.
- Further items: compliance with Sports Park trip cap, zoning implications of added trips, Lowry Lane access and circulation. *SOTE*

## PARKING

| SUPPLY SOURCE | SPACES |
|---|---|
| On site (170 spectator + 55 secured player) | 225 |
| Harry & David lots, west of OR 99 | ±1,220 |
| On-street, Samike Drive | 45 |
| Identified supply | ±1,490 |
| Lithia & Driveway Fields (subject to concurrent events) | ±720 |
| Sellout weekday demand / planning target (80% occ.) | 770 / 965 |

*Identified supply exceeds target by ±525 spaces before Sports Park parking; requires agreement for Harry & David lots.*

## CONCEPT DESIGN BASIS (10% CONCEPT)

| | |
|---|---|
| Existing ballpark | Reuse of existing elements evaluated; full demolition and a clean site determined to be the most cost-effective path to PDL compliance. |
| Program | 2,000 fixed chairback seats (nearly all between bases); 3,000 capacity; 200-person club; ±70,735 GSF enclosed / 73,832 SF outdoor |
| Placement | SW edge of site with OR 99 frontage; home-to-2nd oriented south-to-north (non-traditional; requires stakeholder confirmation) |
| Section | Field ±14 ft below grade above water table; concourse at grade at top/back of bowl; entire bowl cast-in-place concrete on grade; added concourse canopies may be needed |
| Structure | Steel frame for club, press and canopy; CMU restroom/ concession bldgs; PEMB player and maintenance bldgs |
| Foundation | Concept carries driven H-piles with grade/seismic tie beams; ancillary bldgs on spread footings. Basis to be confirmed by new geotech |
| MEP | 4,000A 480Y/277V 3-phase service; 8-pole LED field lighting; 4-in. water (320 gpm) + 2-in. (85 gpm); 4-in. sanitary (108 gpm); grease waste; fully sprinklered; natural gas |

## CONCEPTUAL COST ESTIMATE (SD, 10/11/26)

| BY BUILDING | COST | $/SF |
|---|---|---|
| Main Stadium (grandstand / superstructure) | $57,793,348 | $416.37 |
| Player Development Building (PEMB) | $6,561,587 | $328.08 |
| Facilities Maintenance Building | $642,565 | $200.80 |
| Total Construction Cost | $64,997,500 | $468.27 |
| Owner FF&E allowance (0.5%) | $324,987 | |
| SDC fees, City / Medford Water (pending final) | $1,450,714 | |
| Land use, parking and legal support | $115,000 | |
| Permitting and special inspection (1.25% / 0.5%) | $1,137,456 | |
| Complete Project Cost | $68,025,657 | $490.09 |
| **FEE STACK** | **RATE** | **AMOUNT** |
| Total direct cost of work | | $47,909,207 |
| Escalation to start | 2.50% | $1,197,730 |
| Contractor's contingency | 5.00% | $2,455,347 |
| Design / estimating contingency | 7.00% | $3,609,360 |
| Design fees | 11.00% | $6,068,881 |
| GC / design-builder fee | 3.00% | $1,837,216 |
| Builder's risk / GL / P&P bond / OR CAT | 3.01% | $1,919,759 |

## MASTER SCHEDULE (PDB CPM REV 0)

| MILESTONE | DATE | FLOAT |
|---|---|---|
| City Council approval, PDB award | 11/18/26 | Driving |
| PDB Phase 1 contract / NTP | 12/17/26 | Driving |
| EWA #1 long-lead procurement released | 03/25/27 | 97 WD |
| Land use approval final | 05/10/27 | Driving |
| Construction start, site mobilization | 05/11/27 | 66 WD |
| City Council GMP approval (Phase 2) | 08/02/27 | 112 WD |
| Structural steel topped out | 02/23/28 | 281 WD |
| Main stadium dry-in | 05/10/28 | Driving |
| **Substantial Completion / C of O** | **01/04/29** | **39 WD** |
| **2029 home opener (fixed, assumed)** | **04/06/29** | |

*Data date 11/18/26. Driving path: land use, demolition, mass grading, piles, bowl, envelope.*

# Stadium Debt Funding Plan

Borrowing $80,473,500 | 5.00% interest | 30-year term | Annual debt payment $5,234,917

*City of Medford | November 12, 2026 Council Study Session*

| ANNUAL DEBT PAYMENT | TOTAL DEBT SERVICE | PAID WITH TIF | PAID WITH CRT, PARK FEE & SDC | OTHER FINANCING NEEDED |
|---|---|---|---|---|
| **$5.2M** | **$157.0M** | **$115.7M** | **$40.6M** | **$0.7M** |
| for 30 years | principal + interest | 74% of debt service | 26% of debt service | 1 years \| 0% of debt service |

## KEY ASSUMPTIONS

| | | | |
|---|---|---|---|
| **TIF dedicated to stadium** | 100% in Years 1–6; 80% in Years 7–30 of TIF collected | **Car Rental Tax (CRT) - 2% Increase** | $500,000/yr, Years 1–30 |
| **TIF collection ends** | Year 25 (FY 2052) | **Park Utility Fee** | Starts at $6/month ($3,000,000/yr); steps down in whole $1 increments |
| **Unused TIF saved for later** | Yes – reserve pays debt after TIF ends | **Parks System Development Charges** | Up to $1,000,000/yr, Years 1–11 |
| **Max. Indebtedness (MURA)** | $120,000,000 (excludes bond interest) | **Funding order** | TIF first, then CRT, Park Fee, SDC; full CRT used every year |

## ANNUAL FUNDING PLAN

| | | | | FUNDING SOURCES | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Fiscal Year** | **Year** | **TIF Collected** | **Debt Payment** | **TIF – Current Year** | **TIF – From Reserve** | **Car Rental Tax** | **Park Utility Fee** | **Parks SDC** | **Other Financing** | **Total Funding** |
| 2028 | 1 | – | **$5,234,917** | – | – | $500,000 | $3,000,000 | $1,000,000 | **$734,917** | **$5,234,917** |
| 2029 | 2 | $833,273 | **$5,234,917** | $833,273 | – | $500,000 | $3,000,000 | $901,644 | – | **$5,234,917** |
| 2030 | 3 | $1,271,908 | **$5,234,917** | $1,271,908 | – | $500,000 | $3,000,000 | $463,009 | – | **$5,234,917** |
| 2031 | 4 | $1,725,895 | **$5,234,917** | $1,725,895 | – | $500,000 | $3,000,000 | $9,022 | – | **$5,234,917** |
| 2032 | 5 | $2,195,772 | **$5,234,917** | $2,195,772 | – | $500,000 | $2,500,000 | $39,145 | – | **$5,234,917** |
| 2033 | 6 | $2,682,094 | **$5,234,917** | $2,682,094 | – | $500,000 | $2,000,000 | $52,822 | – | **$5,234,917** |
| 2034 | 7 | $3,185,438 | **$5,234,917** | $2,548,351 | – | $500,000 | $2,000,000 | $186,566 | – | **$5,234,917** |
| 2035 | 8 | $3,706,399 | **$5,234,917** | $2,965,119 | – | $500,000 | $1,500,000 | $269,797 | – | **$5,234,917** |
| 2036 | 9 | $4,245,594 | **$5,234,917** | $3,396,475 | – | $500,000 | $1,000,000 | $338,442 | – | **$5,234,917** |
| 2037 | 10 | $4,803,660 | **$5,234,917** | $3,842,928 | – | $500,000 | $500,000 | $391,989 | – | **$5,234,917** |
| 2038 | 11 | $5,381,259 | **$5,234,917** | $4,305,007 | – | $500,000 | – | $429,910 | – | **$5,234,917** |
| 2039 | 12 | $5,979,073 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2040 | 13 | $6,597,811 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2041 | 14 | $7,238,205 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2042 | 15 | $7,901,013 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2043 | 16 | $8,587,019 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2044 | 17 | $9,297,035 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2045 | 18 | $10,031,902 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2046 | 19 | $10,792,489 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2047 | 20 | $11,579,697 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |

| | | | | FUNDING SOURCES | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Fiscal Year | Year | TIF Collected | Debt Payment | TIF – Current Year | TIF – From Reserve | Car Rental Tax | Park Utility Fee | Parks SDC | Other Financing | Total Funding |
| 2048 | 21 | $12,394,457 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2049 | 22 | $13,237,734 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2050 | 23 | $14,110,525 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2051 | 24 | $15,013,864 | **$5,234,917** | $4,734,917 | – | $500,000 | – | – | – | **$5,234,917** |
| 2052 | 25 | $3,791,050 | **$5,234,917** | $3,032,840 | $1,702,076 | $500,000 | – | – | – | **$5,234,917** |
| 2053 | 26 | – | **$5,234,917** | – | $4,734,917 | $500,000 | – | – | – | **$5,234,917** |
| 2054 | 27 | – | **$5,234,917** | – | $4,734,917 | $500,000 | – | – | – | **$5,234,917** |
| 2055 | 28 | – | **$5,234,917** | – | $4,734,917 | $500,000 | – | – | – | **$5,234,917** |
| 2056 | 29 | – | **$5,234,917** | – | $4,734,917 | $500,000 | – | – | – | **$5,234,917** |
| 2057 | 30 | – | **$5,234,917** | – | $4,734,917 | $500,000 | – | – | – | **$5,234,917** |
| **Total** | | **$166,583,168** | **$157,047,500** | **$90,353,579** | **$25,376,660** | **$15,000,000** | **$21,500,000** | **$4,082,345** | **$734,917** | **$157,047,500** |
| | | | **Share of total funding** | **57.5%** | **16.2%** | **9.6%** | **13.7%** | **2.6%** | **0.5%** | **100.0%** |

✓ *Total funding equals the debt payment in every year.*

## NOTES

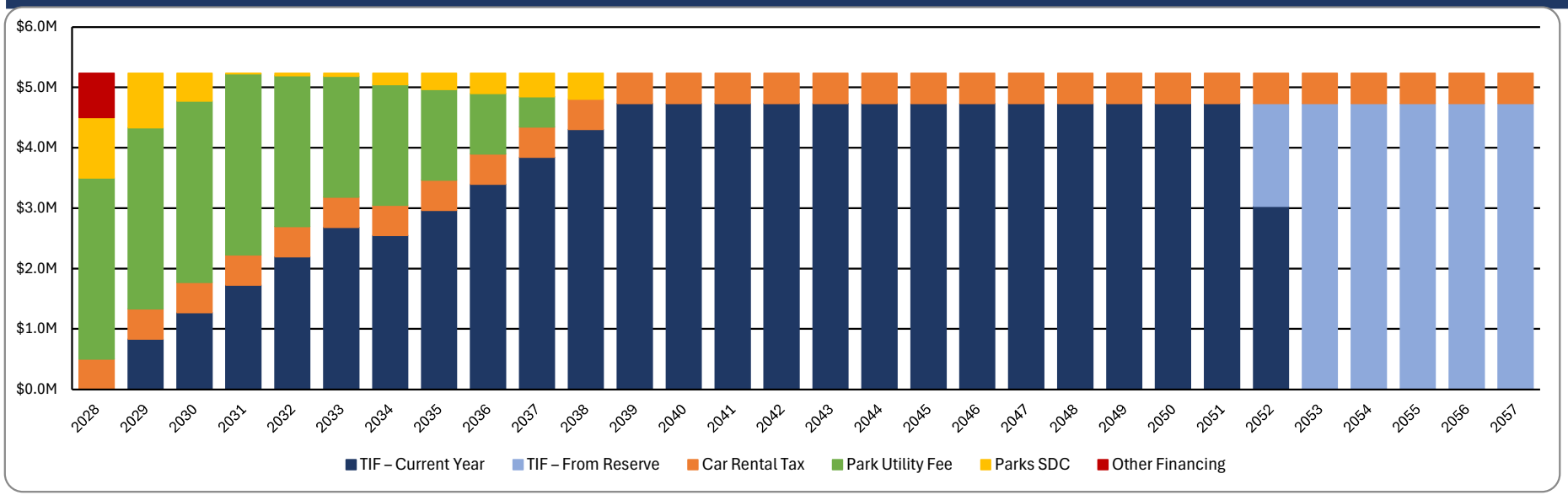
TIF = Tax Increment Financing collected by the Medford Urban Renewal Agency (MURA). "From Reserve" is TIF saved in earlier years and used after collection ends.

CRT = Car Rental Tax (2%). SDC = System Development Charges. Park Utility Fee: each $1 of monthly fee = $500,000 per year.

Other Financing is any gap left after TIF, CRT, Park Utility Fee and SDC; it is highlighted in red when needed.

All figures link to the "$70M Scenario-TB (Flexible)" tab. To test a different scenario, change the yellow input cells on that tab.

## FUNDING SOURCES BY YEAR ($ millions, by fiscal year)



# STUDY SESSION

| | |
|---|---|
| **To:** | Mayor and Council |
| **From:** | Ryan Martin, Chief Financial Officer/Assistant City Manager<br>Eric Thompson, Fire Chief<br>Trevor Arnold, Police Chief |
| **Study Session Date:** | November 12, 2026 |
| **Subject:** | Commercial Public Safety Utility Fee Methodology |

## COUNCIL DIRECTION

Staff is seeking Mayor and Council direction regarding amending the commercial methodology for the Public Safety Utility Fee (PSUF).

## PRESENTATION OUTLINE

Presenter: Ryan Martin
Additional Staff: Trevor Arnold and Eric Thompson

## PREVIOUS STUDY SESSIONS AND COUNCIL BRIEFINGS ON THE TOPIC

At the September Council Briefing meetings, staff presented a recommendation from the Budget Stabilization Committee (BSC) regarding a proposed change to the PSUF methodology for commercial accounts.

## SUMMARY AND BACKGROUND

In 2007, the City Council adopted an ordinance creating section 4.1109 of the Medford Municipal Code and implementing a PSUF. The PSUF was originally created to fund the expenses of five police officers and five firefighters and later the Livability Team, debt service for the police station, three fire stations, and a portion of a fourth fire station.

In December 2022, Council approved six years (effective July 1, 2023) of increases to the PSUF for implementation of the police and fire strategic plans, which included 29 additional personnel. The approved monthly rate increases are $1.98 per year for the additional personnel from the strategic plans, $1 per year for stabilization of the City's General Fund, and a 1% inflationary increase.

Earlier this year, finance staff updated projections for Funds 200 and 300, Police and Fire Public Safety Utility Funds, respectively. The updated projections showed that expenses in the two funds exceed revenues by $2 to $4 million per year from FY2027-28 through FY2030-31. The primary reasons for this structural deficit are:

- Substantial increases in public safety personnel costs from negotiated labor contracts.
- Insufficient Consumer Price Index (CPI) adjustments to the PSUF.
- Aside from fee increases approved by Council, the rates only increase by growth in billable units (~1% per year).
- Several positions added in the strategic plans were hired earlier than expected.

Finance, Police, and Fire staff prepared an analysis of 134,000 public safety calls for service from 2025 and assigned the calls for service to addresses matching utility billing customers. Approximately 50% of the calls for service were assignable to an address while 50% were not (e.g. 1800 block of McAndrews).

Of the calls for service assignable to an address, 43% were residential, 11% were government, and 46% were commercial. However, of the $11 million PSUF revenue estimated to be generated in FY2026-27, 88% is paid by residential customers while only 11% is paid by commercial customers. The average annual calls for service per residential address is 1.61 while the same for commercial is 7.2.

The current PSUF methodology bills one unit of the PSUF ($22.23 per month) to each address – meaning that all commercial customers pay the same rate as residential customers. Below is a table showing the calls for service and monthly PSUF for residential and several Medford commercial businesses that summarizes the inequities.

| Company | 2025 Calls for Service | Monthly PSUF |
|---|---|---|
| Residential | 1.61 per address | $22.23 |
| South Wal-Mart | 753 | $22.23 |
| Asante Hospital* | 816 | $22.23 |
| Food 4 Less | 600 | $22.23 |
| In-N-Out | 167 | $22.23 |
| Cinemark | 144 | $22.23 |

*Does not pay property taxes

**Budget Stabilization Committee**

Over the past six months, the Budget Stabilization Committee (BSC), consisting of councilmembers, budget committee members, and citizen members, has met three times to discuss the current and proposed update to the PSUF methodology.

Staff presented four commercial PSUF methodology options to the BSC with the goal of avoiding a structural deficit and creating an objective approach that creates more equity between the billed residential and commercial PSUF.

- Keep the current PSUF methodology.
- Option 1 - Based on trip ends for each commercial customer.
- Option 2 - Commercial fee is 4x the residential fee.
- Option 3 - Based on trip ends for each commercial customer but commercial uses with similar trip counts are grouped together in tiers.
- Option 3A - Based on trip ends for each commercial customer but commercial uses with similar trip counts are grouped together in tiers. Daily trip ends are capped at 2,000, and the maximum monthly PSUF would be $840.94.

Most of the proposed commercial PSUF methodology options focus on trip ends for the following reasons:

- Uses a familiar methodology Medford already uses for calculating the street maintenance fee.
- Has a close nexus to public safety calls for service (higher trip counts *generally* means more calls for service).
- Avoids subjectivity of picking and choosing certain commercial uses to pay a different fee.
- Moves closer to solving inequities between residential and commercial customers and between commercial customers with different uses.
- Same methodology implemented by Grant's Pass in 2025 has been successful.

At the October 29, 2026, meeting, the BSC forwarded a favorable recommendation of Option 3A and an annual CPI adjustment.

**General Fund Subsidization**

The General Fund is currently subsidizing the police and fire public safety funds by $2 million per year. The budget for Fund 200, the Police Public Safety Fund, is 14% of the total Police Department budget. Fund 300, the Fire Public Safety Fund, is 14% of the total Fire Department budget. However, only 4% and 7% of the materials and services for Police and Fire are budgeted to the police and fire public safety funds, respectively, meaning 96% and 93% of police and fire materials and services expenses, respectively, are budgeted in the General Fund. Further, no administrative or supervisory overhead is budgeted to either of the public safety funds.

Staff proposes to correct these discrepancies if Council chooses to implement Option 3A. The table below shows the estimated residential and commercial revenue by year, the projected public safety expenses, and the remaining amount noted as contingency/other.

| | 2027 | 2028 | 2029 | 2030 | 2031 |
|---|---|---|---|---|---|
| Trip Generation Grouped Revenue (Residential) | 9,234,964 | 10,857,489 | 12,556,673 | 13,060,171 | 13,582,578 |
| Trip Generation Grouped Revenue (Commercial) | 1,837,404 | 6,684,472 | 7,654,794 | 7,884,438 | 8,120,971 |
| Public Safety Fund Expenses | (11,760,850) | (14,864,318) | (16,316,641) | (17,287,466) | (17,959,130) |
| Correct M&S and Administration Discrepancies | | (2,000,000) | (2,195,411) | (2,326,036) | (2,416,408) |
| Contingency/Other | | (677,643) | (1,699,416) | (1,331,108) | (1,328,011) |
| Estimated Reserves | 2,700,000 | | | | |
| Reserve Requirement | 2,248,525 | | | | |
| **Surplus/(Deficit)** | **(237,007)** | - | - | - | - |

Below are several reasons the public safety funds should pay for their fair share of materials and services and administrative/supervisory expenses:

- The City's 11 Parks funds and 15 Public Works funds operate in a similar manner where administrative/supervisory overhead is split based on estimates of what services they provide for the various funds.
- The City's General Fund will face a large structural deficit in the upcoming 2027-2029 biennium.
    - PERS rates are increasing by 28%, or $6 million in the General Fund while total personnel services expenses will likely increase by $14 million.
        - Revenues will likely only increase by $5 million or less.
    - If MURA 2.0 is approved, the City will receive $3 million less in property tax revenue for the first five years, and $7 million less in years 6-10.
    - All estimates do not include the addition of any personnel not already approved.
- Our projections show with these changes the public safety funds would avoid a structural deficit through 2034.

Contingency/other is simply a placeholder at this point. Staff's recommendation is to wait until the 2027-29 budget cycle begins to determine any changes to already approved PSUF rate increases.

**Summary of Requested Direction**

- Does Council support updating the commercial PSUF methodology, enacting Option 3A, recommended by the BSC?
- Does Council support adding an annual CPI adjustment, as recommended by the BSC?
- Does Council support the public safety funds paying the correct amounts for materials and services and administrative overhead, similar to the City's parks and public works funds?

**Upcoming Dates**

- November 2026 – Presentation to the Chamber Board.
- December 16, 2026 – Tentative City Council meeting based on direction from the October 2026 study session.
- July 1, 2027 – The updated PSUF commercial methodology, if approved, would become effective.

## COUNCIL GOALS

**Council Goal and Objective:** Safe and Healthy Community

**Strategy:** Track expansion of public safety staffing and assess impacts on service delivery.

**Deliverable:** Update strategic plans.

## EXHIBITS

None.