

Ballpark "B"

STADIUM REVIEW SCORING SHEET

Facility:

Date: July 17, 2015

Reviewer: John Christison

Category	Comments	Score	Weight	Total Score
Site		3	1	3
Shell		3	2	6
Public Space		3	2	6
Public Restrooms		3	2	6
Seating Bowl		3	2	6
Food Service		3.5	2	7
Retail		3	1	3
Suites		3.5	1	3.5
Club/Function		4	1	4
Press Area		3	1	3
Field Area		3.5	1	3.5
Maintenance		4	1	4
Services		4	3	12
Total Score				67

Score Description

- 1) Needs immediate improvement- condition effecting overall system or use.
- 2) Needs improvement- below anticipated standard, components showing failure.
- 3) Good condition- within expected life cycle, limited wear and tear, no repairs or upgrades required at this time.
- 4) Very good condition- Above expected condition given age, very limited wear and tear, no repairs or upgrades required at this time.
- 5) Superior Condition- Components recently replaced or renewed, like new condition.

IM INSPECTION SCORING SHEET

Facility: Ballpark "B"
Date: June 17, 2015
Inspector: John Christison

Category: Site

Comments: The site around the ballpark is in generally good condition with the exception of the subsidence of the sidewalk. There have been attempts to resolve this problem with caulking but it has not resolved the issue. This is unsightly and is causing potential trip hazards. The landscaping was well maintained and other grounds and parking areas were in good condition. Exterior gates need painting.

Score: 3 Weight (1) = Total Category Score 3

Category: Shell

Comments: The shell of the facility is in reasonably good shape. There is a need for painting in the near future on some structural steel. Doors and windows were in good condition although we did find numerous doorways that were showing signs of rust. This is also true for the ramp ways. Trim and hardware in good condition. Foundation appears to be in good shape; floor surfaces are in good shape. Some leakage on stairways.

Score: 3 X Weight (2) = Total Category Score 6

Category: Public Space

Comments: Public spaces were clean and for the most part in good repair. Doors and windows as well as glass barriers in good shape. We noted some need for painting and texturing on wall surfaces. Floors generally in good shape. We noted some cracking and spalling and some dis-coloration on concourse walkways. Generally areas were adequately repaired or maintained. Way finding and signage is in good condition. Ceiling areas were for the most part well maintained.

Score: 3 Weight (2) = Total Category Score 6

Category: Public Restrooms

Comments: Public restrooms were in good repair and fixtures were in good shape. Floor areas were clean and partitions were in good shape. All restrooms we inspected were clean and sanitary. Walls, floors and ceilings were in good repair. Many of the restrooms are beginning to show age.

Score: 3 X Weight (2) = Total Category Score 6

Category: Seating Bowl

Comments: Seating Bowl was in fair condition and clean. Seats have held up well, operator has replaced 10,000 but the rest remain original. The seats themselves are in good shape but the stanchions are showing oxidization and chipping of paint. Bolts looked to be in fair condition. Expansion joints are in good shape. Handrails well painted and not showing rust or chipping beyond expectation. Safety netting looked good.

Score: 3X Weight (2) = Total Category Score 6

Category: Food Service

Comments: Cleanliness of food service areas was good. We noted that the kitchen areas were clean and organized. Equipment looked to be in good condition. The stands we inspected were clean. The team has added a lot of new food areas and they all looked in good shape. Equipment appears to be in good condition. Commissary areas were clean and fairly well organized. Most areas are well painted and with no damage.

Score: 3.5 X Weight (2) = Total Category Score 7

Category: Retail

Comments: Retail in good condition. The stores were clean and well light and stocked. Fixtures were in good shape and the spaces were well maintained.

Score: 3 X Weight (1) = Total Category Score 3

Category: Suites

Comments: The suites were in good condition. The suites are currently a mix of original and renovated spaces. The new suites look very good the old suites are showing their age. The exterior of the suites was in good shape with the exception of the tile surface on the lower suite level. This is in need of replacement.

Score: 3.5 X Weight (1) = Total Category Score 3.5

Category: Club/ Function

Comments: Club areas are in very good condition. They were clean well maintained and attractive. There have been several improvements and enhancements. Equipment looked well maintained.

Score: 4 X Weight (1) = Total Category Score 4

Category: Press Area

Comments: Press area and broadcast areas looked clean and well maintained. There is nothing special about the space but it is functional.

Score: 3 X Weight (1) = Total Category Score 3

Category: Field Area

Comments: Field is in very good condition. Playing surface, warning track and pads all looked good. Dugouts were in good condition. Locker rooms and attendant spaces were in very good condition

Score: 3.5 X Weight (1) = Total Category Score 3.5

Category: Maintenance Areas

Comments: Maintenance areas were clean and reasonably organized. Hallways were un-cluttered and mostly clear. Only limited storage of materials in electrical and HVAC rooms. Tools equipment and materials were properly stored. Central plant was clean and equipment was in good condition.

Score: 4 X Weight (1) = Total Category Score 4

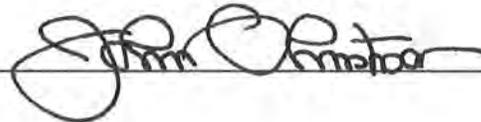
Category: Services

Comments: All systems appear to be in good operating condition. Mechanical systems appear to have additional life and electrical systems are checked on a regular basis. Vertical transportation appeared to be working well. Other systems all seem to be in good working order and routinely maintained.

Score: 4 X Weight (3) = Total Category Score 12

Total Score 67

Rating Observers Signature:
Date:



STADIUM REVIEW SCORING SHEET

Facility: Ballpark"C"

Date: June 15, 2015

Reviewer: Mike Wooley

Category	Comments	Score	Weight	Total Score
Site		3	1	3
Shell		3	2	6
Public Space		3	2	6
Public Restrooms		3	2	6
Seating Bowl		3	2	6
Food Service		3	2	6
Retail		3	1	3
Suites		3	1	3
Club/Function		3	1	3
Press Area		2.5	1	2.5
Field Area		3	1	3
Maintenance Areas		2	1	2
Services		3	3	9
Total Score				58.5

Score Description

- 1) Needs immediate improvement- condition effecting overall system or use.
- 2) Needs improvement- below anticipated standard, components showing failure.
- 3) Good condition- within expected life cycle, limited wear and tear, no repairs or upgrades required at this time.
- 4) Very good condition-Above expected condition given age, very limited wear and tear, no repairs or upgrades required at this time.
- 5) Superior Condition- Components recently replaced or renewed, like new condition

STADIUM INSPECTION SCORING SHEET

Ballpark "C"

Facility:

Date: June 15, 2015

Inspector: Mike Wooley

Category: Site

Comments: The exterior of the ballpark was observed to be in fair condition. Although the landscaping was well maintained we did observe several instances of spalled concrete and oxidized metal on the ornamental gates. Due to the extreme climate and the usage of ice melt, concrete will degrade at an accelerated rate and we did observe areas of sidewalk that had been replaced. The caulk joints appeared to be fairly well maintained. The metal gates surrounding the site should be repainted in the near term to prevent the continued oxidation of the metal.

Score: 3 Weight (1) = Total Category Score 3

Category: Shell

Comments:

The concourse slabs, CMU and brick exterior were observed to be in good condition. The brick façade did not show signs of cracking or efflorescence. The structural steel was observed to be in fair condition and ballpark management indicated that a complete recoating of the structural steel will be required in the near term. Door and window frames were observed to be in good condition and we observed no visible signs of oxidized metal.

Score: 3 X Weight (2) = Total Category Score 6

Category: Public Space

Comments: The public spaces, which include the concourses, entry points and plaza areas, were observed to be clean and well maintained. Interior finishes such as CMU, gyp board walls and wall coverings exhibited few signs of wear and tear indicating a well-executed repair and maintenance program. The directional and wayfinding signage has been updated in the last year.

Score: 3 X Weight (2) = Total Category Score 6

Category: Public Restrooms

Comments: The public restrooms are clean and in good condition with the faucets and fixtures functioning properly. The porcelain sinks; urinals and toilets are original and appear to be holding up well. The metered sink fixtures were observed to be functioning properly. The soap and paper towel dispensers have been placed appropriate for maximizing egress from the bathrooms.

Score: 3 X Weight (2) = Total Category Score 6

Category: Seating Bowl

Comments: The seating bowl was observed to be clean and in fair condition as the treads and risers have had their original top finish removed and concrete aggregate exposed. This is not uncommon for a ballpark that is 20+ years old but consideration should be given to adding an applied sealer or epoxy topcoat to arrest the continued degradation of the concrete. The seats and standards are in good condition with no evidence of faded plastic from the sun or significant cracking of the seat pans although most of the cup holders have faded surfaces. Some of the seating anchor bolts were observed to be oxidizing but management has been replacing bolts when necessary. The expansion and caulk joints are in good condition and appear to be well maintained.

Score: 3 X Weight (2) = Total Category Score 6

Category: Food Service

Comments: About half the main concourse concession stands have been removed and replaced with an open concept. The condition of the open stands appeared to be good and the floors fairly clean. The original stands on the 3rd base side concourse appeared dated but otherwise fairly clean. The kitchen spaces were observed to be cluttered and disorganized which is consistent with our observations for most of the service level.

Score: 3 X Weight (2) = Total Category Score 6

Category: Retail

Comments: The retail store although clean and well maintained looked “tired” and in need of renovation. Although the interior finishes are dated that appear to be well maintained with little evidence of damaged or chipped millwork.

Score: 3 X Weight (1) = Total Category Score 3

Category: Suites

Comments: The suites and common areas were observed to be in good condition as the carpet and wall coverings have been recently upgraded but furniture and millwork appeared to be dated and exhibited signs of wear and tear. The common areas of the suite levels although in good condition.

Score: 3 X Weight (1) = Total Category Score 3

Category: Club/ Function

Comments: The clubs and restaurant area are clean and in good condition as the carpet was replaced recently. The furniture in the Ballpark Classics club area is dated as is the millwork. The team recently added the Infinity Club, which provides more modern amenities observed in other premium spaces.

Score: 3 X Weight (1) = Total Category Score 3

Category: Press Area

Comments: The press area was observed to be dated as most of the millwork and furniture dates to the ballpark opening. The bottom track of the operable windows was observed to be problematic as they allow water to enter the space. Ballpark operations have to place towels at the bottom of each sliding panel to prevent water from entering the space.

Score: 2.5 X Weight (1) = Total Category Score 2.5

Category: Field Area

Comments: The field area was observed to be well maintained and clean. The dug out benches were in good condition as were the rail and wall padding. The flooring in the dugout club field seating had several inches of standing water due to a clogged drain. The flooring of the seating was carpet, which is an odd choice for an exterior space. A rubberized or stained concrete surface would be easier to maintain, wear better and aesthetically better than carpet.

Score: 3 X Weight (1) = Total Category Score 3

Category: Maintenance Areas

Comments: The back of house maintenance areas were observed to be poorly maintained, dirty and disorganized. The condition of the workshops, mechanical and electrical rooms along with the storage areas demonstrated poor attention to detail. Many of the electrical rooms have equipment in close proximity to panel boards and switchgear, which is likely a violation of building code.

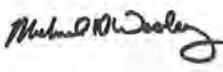
Score: 2 X Weight (1) = Total Category Score 2

Category: Services

Comments: Major systems were reported to be operating well and in good working condition. Due to the age of the ballpark much of the mechanical systems will likely require replacement in the next 5-10 years. The large video board in left field is a standard definition model, which is inconsistent with most MLB ballpark that have converted to high definition (HD) video and messaging boards. Ballpark management stated that funding for capital upgrades is a challenge as the public funding source is also being asked to assist the arena and football stadium.

Score: 3 X Weight (3) = Total Category Score 9

Total Score 58.5

Rating Observers Signature: 

Date: 6/19/15

Ballpark "C"

STADIUM REVIEW SCORING SHEET

Facility:

Date: July 25, 2015

Reviewer: John Christison

Category	Comments	Score	Weight	Total Score
Site		3	1	3
Shell		3	2	6
Public Space		3.5	2	7
Public Restrooms		3	2	6
Seating Bowl		3	2	6
Food Service		3	2	6
Retail		3.5	1	3.5
Suites		3	1	3
Club/Function		3.5	1	3.5
Press Area		2.5	1	2.5
Field Area		3	1	3
Maintenance		2	1	2
Services		3	3	9
Total Score				60.5

Score Description

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- 2) Needs improvement- below anticipated standard, components showing failure.
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- 5) Superior Condition- Components recently replaced or renewed, like new condition

SECTION SCORING SHEET

Ballpark "C"

Facility:

Date: June 15, 2015

Inspector: John Christison

Category: Site

Comments: The site surrounding the ballpark shows signs of concrete heaving and spalling. We noted several areas where concrete has been replaced. The landscaping, while minimal, is in fair condition. It appears to have been down graded since our last inspection, using bark in lieu of grass. We noted substantial asphalt cracking in parking areas. Metal is oxidizing in several areas and there are some areas of rust. Many metal gates need re-painting. Caulk joints seem to be in good shape. Some exterior expansion joints need attention

Score: 3 Weight (1) = Total Category Score 3

Category: Shell

Comments: The shell of the facility is in good shape. There is a need for painting in the near future on structural steel. Doors and windows were in good condition. Trim and hardware in good condition. Foundation is in good shape; floor surfaces are in good shape. Rust noted on ramp areas. Some leakage on stairways.

Score: 3 X Weight (2) = Total Category Score 6

Category: Public Space

Comments: Public spaces were clean and for the most part in good repair. Doors and windows as well as glass barriers in good shape. Stairs walls and floors generally in good shape. We noted some cracking and spalling and some discoloration on concourse walkways. Generally areas were adequately repaired or maintained. Way finding has been updated and is in good condition. Other signage in good repair. All areas well painted or coated. Ceiling areas were in excellent shape.

Score: 3.5X Weight (2) = Total Category Score 7

Category: Public Restrooms

Comments: Public restrooms were in good repair and fixtures were in good shape considering age. Floor areas were clean and partitions were in good shape. All restrooms we inspected were clean and sanitary. Walls, floors and ceilings were in good repair. Many of the restrooms are beginning to show age and some consideration of renovation might be considered.

Score: 3 X Weight (2) = Total Category Score 6

Category: Seating Bowl

Comments: Seating Bowl was in fair good condition and clean. We noted a lot of exposed aggregate where topcoat has been impacted by cleaning. Seats have held up well, as have standards. No evidence of fading or cracking. We did note that numerous cup holders are faded. Expansion joints are in good shape. Handrails well painted and not showing rust or chipping beyond expectation. Safety netting looked good.

Score: 3X Weight (2) = Total Category Score 6

Category: Food Service

Comments: Cleanliness of food service areas was good. We noted that the kitchen areas were cluttered and appeared disorganized. The stands we inspected were clean. A large number of older stands have been replaced with an open concept and these newer stands looked good and were clean. Equipment appears to be in good condition. Commissary areas are dis-organized. Most areas are well painted and with no damage.

Score: 3 X Weight (2) = Total Category Score 6

Category: Retail

Comments: Retail in fair condition. Fixtures are in good shape and the walls floor and ceiling look good and were clean. The over-all impression was that the space was tired.

Score: 3.5 X Weight (1) = Total Category Score 3.5

Category: Suites

Comments: The suites were in good condition. It appears that carpet and wall coverings have been updated. Some furnishing looked worn. Common areas around the suites were in good condition.

Score: 3 X Weight (1) = Total Category Score 3

Category: Club/ Function

Comments: Club areas are in very good condition. They were clean well maintained and attractive. There have been several improvements and enhancements. Equipment looked well maintained.

Score: 3.5 X Weight (1) = Total Category Score 3.5

Category: Press Area

Comments: Press area and broadcast areas look dated. They were clean but some of the millwork and fixtures were in only fair condition. We noted a serious problem with the operable windows that was allowing substantial leaking into the press box area.

Score: 2.5 X Weight (1) = Total Category Score 2.5

Category: Field Area

Comments: Field is in very good condition. Playing surface, warning track and pads all looked good. Dugouts were in good condition but we noted a problem with drainage in the dugouts that appear to be from clogged drains.

Score: 3 X Weight (1) = Total Category Score 3

Category: Maintenance Areas

Comments: Maintenance areas were poorly organized and poorly maintained. Tools equipment and materials were dis-organized and stored in a hap- hazard manner. Many electrical areas and mechanical spaces were being used for storage. The areas were not clean or well cared for. Central plant was cleaner than most maintenance areas but still needs improvement. Cooling tower was in poor condition.

Score: 2 X Weight (1) = Total Category Score 2

Category: Services

Comments: All systems appear to be operating well but we noted potential problems with the cooling tower. Mechanical systems are nearing a time where replacement or refurbishment will be necessary. Vertical transportation appeared to be working well. Other systems all seem to be in good working order and routinely maintained.

Score: 3X Weight (3) = Total Category Score 9

Total Score 60.5

Rating Observers Signature:
Date:



STADIUM REVIEW SCORING SHEET

Facility: Ballpark "C"

Date: June 15, 2016

Reviewer: Jan Haviland

Category	Comments	Score	Weight	Total S
Site	CRACKED CONCRETE, RUSTING STEEL	2	1	2
Shell	POOR PAINT, CAULKING	2	2	4
Public Space		3	2	6
Public Restrooms	POOR FLOORING	2	2	4
Seating Bowl	RUSTING SEAT SUPPORTS	2	2	4
Food Service	GENERALLY CLEAN, ADEQUATE	3	2	6
Retail		3	1	3
Suites	FINISHES DATED	3	1	3
Club/Function	MOST UPDATED	3	1	3
Press Area	WINDOWS LEAKING,	2	1	2
Field Area		3	1	3
Maintenance Areas	MESSY, IMPROPER STORAGE	1	1	1
Services	SIGNS OF POOR MAINTENANCE, EQUIPMENT NEEDS WEAR	2	3	3
Total Score				44

Score Description

- 1) Needs immediate improvement- condition effecting overall system or use.
- 2) Needs improvement- below anticipated standard, components showing failure.
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- 4) Very good condition- Above expected condition given age, very limited wear and tear, no repairs or upgrades required at this time.
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STADIUM INSPECTION SCORING SHEET

Facility: Ballpark"C"

Date: June 15, 2015

Inspector: Jon Haviland

Category: Site

Comments: Cracked concrete; Paving in poor condition; rusting at steel gates

Score: X **Weight (1) = Total Category Score**

Category: Shell

Comments: Painting needed in many areas; caulking in fair condition

Score: X **Weight (2) = Total Category Score**

Category: Public Space

Comments:

Score: X Weight (2) = Total Category Score

Category: Public Restrooms

Comments: Floor coating wearing, chipping

Score: X Weight (2) = Total Category Score

Category: Seating Bowl

Comments: seat supports rusting; expansion joints fair

Score: X Weight (2) = Total Category Score

Category: Food Service

Comments: Generally clean and organized

Score: X Weight (2) = Total Category Score

Category: Retail

Comments:

Score: X Weight (1) = Total Category Score

Category: Suites

Comments: Finishes dated

Score: X Weight (1) = Total Category Score

Category: Club/ Function

Comments: Some areas renovated

Score: X Weight (1) = Total Category Score

Category: Press Area

Comments: Windows leaking;

Score: X Weight (1) = Total Category Score

Category: Field Area

Comments:

Score: X Weight (1) = Total Category Score

Category: Maintenance Areas

Comments: Improper storage, messy, un-organized

Score: X Weight (1) = Total Category Score

Category: Services

Comments: Equipment needs rehabilitation work; signs of poor on-going maintenance

Score: X Weight (3) = Total Category Score

TOTAL SCORE

Rating Observers Signature:



Date: July, 19, 2015 _____

Progressive Field



Exterior Expansion Joint in need of attention



Exterior gate showing rust and rust stains



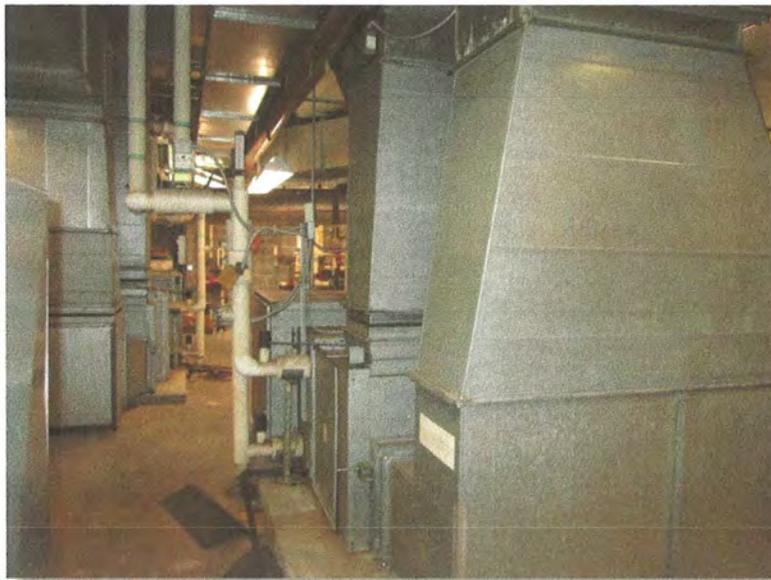
Interior ramp showing rust



Compactor Area needing cleaning



Water valve area needing attention



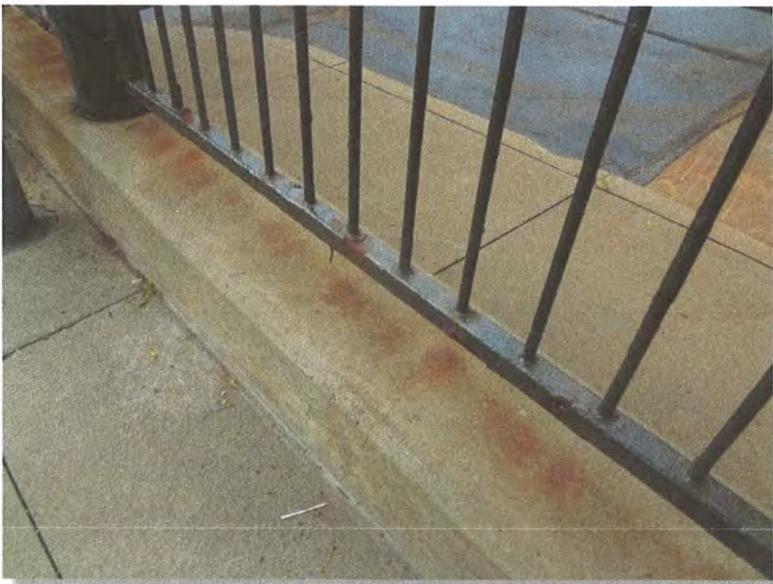
Mechanical space in good condition



Fire Pump in good condition



Exterior walkway needing repair



Exterior fencing showing rust and rust staining



Exterior Sidewalk needing attention



Cooling tower in poor condition



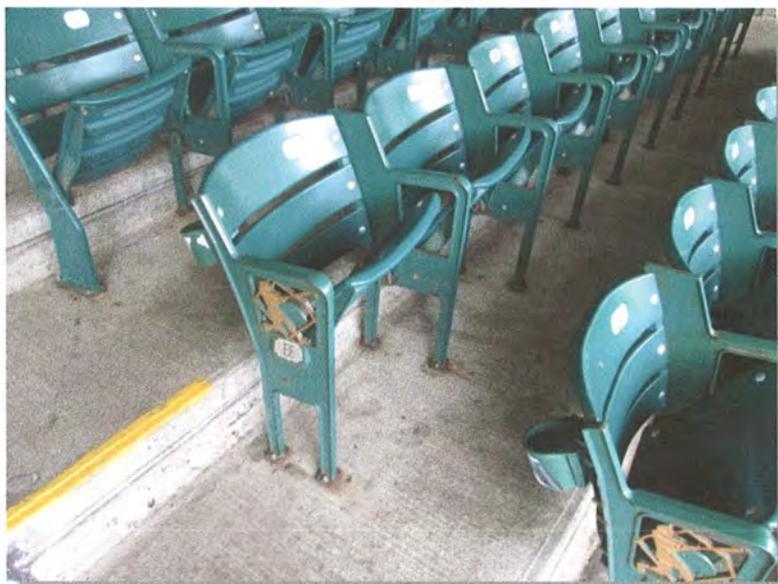
Exterior column showing rust



Interior steel showing paint flaking



Interior of cooling tower showing corrosion and needed repair



Seating in good condition
Deck is showing some aggregate



Public restrooms clean but beginning to look tired



Cluttered hallways in food service area



Entrance to Suite area



Food Service Kitchen needs cleaning and organization



Storage is somewhat disorganized



Another storage area that needs attention



Field level suites



Drainage issue in Field level suite



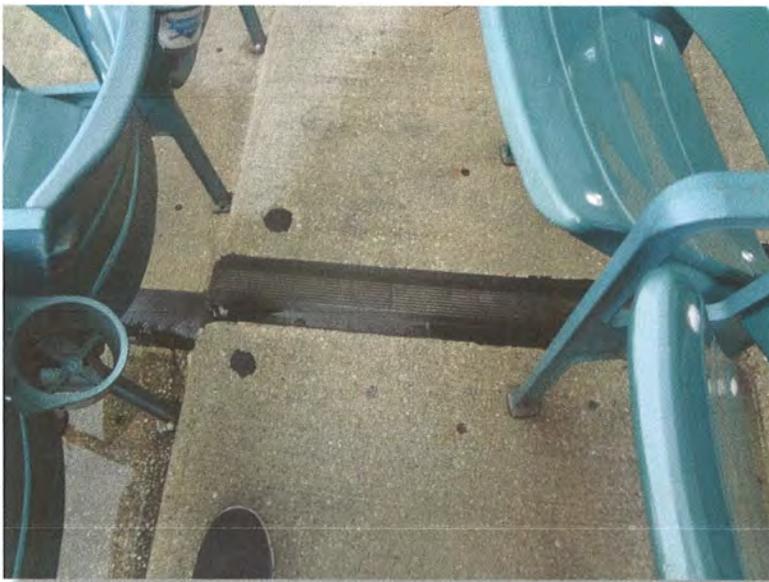
Locker Room



Service corridor with murals



Piping for Cooling tower in need of insulation



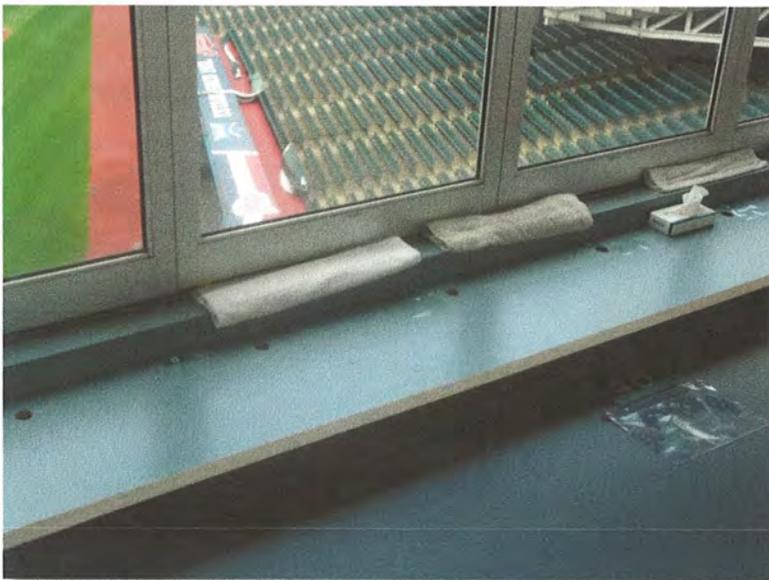
Expansion Joints in good shape



Ballpark graphics in good condition



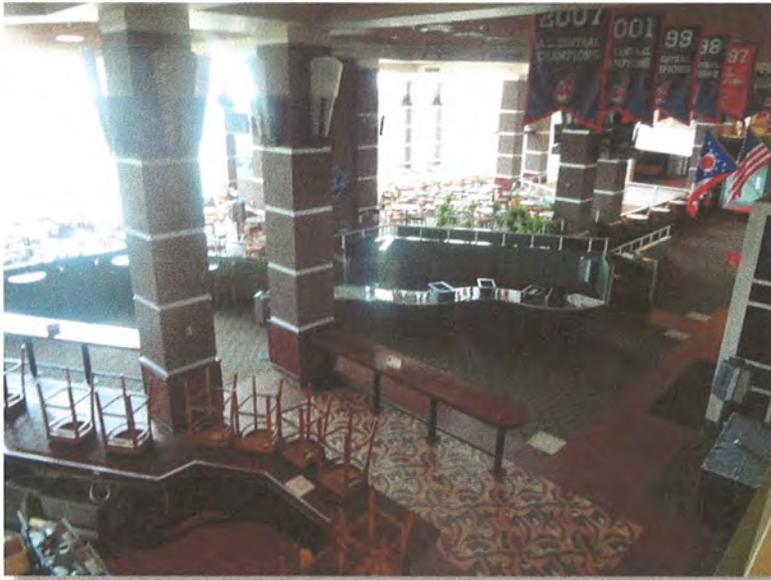
Specialty Suite



Window leaks in press box



Kids Play area very good condition



Club area



Exterior gate rusting

U.S. Cellular Field



Parking area with cracked asphalt



Dis-coloration on Panels



Service corridor



Training area good condition



Visiting Locker room



Water heater appear to be installed recently



Boiler in good condition



Water pump area appear well maintained



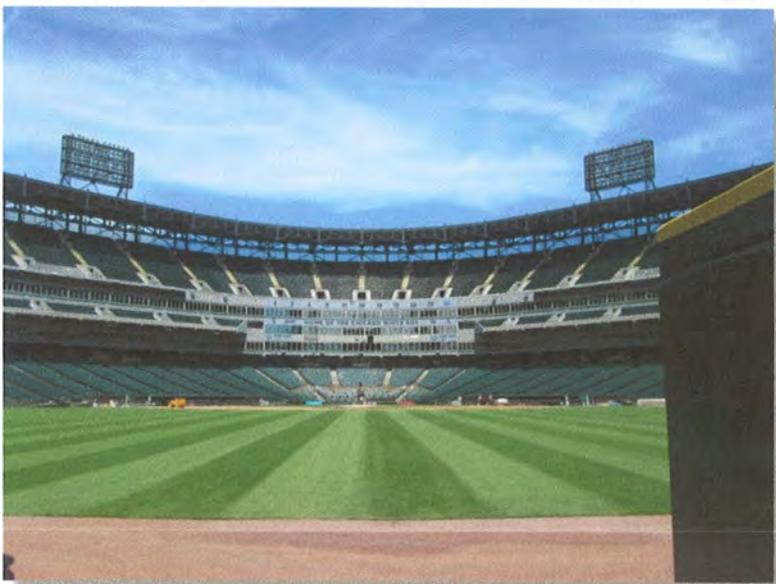
Water intrusion on seating deck minimal



Cooling tower area



Fan Seating area- clean but rather dark



Field Condition- good



Concession Storage cluttered



Fire pumps good condition



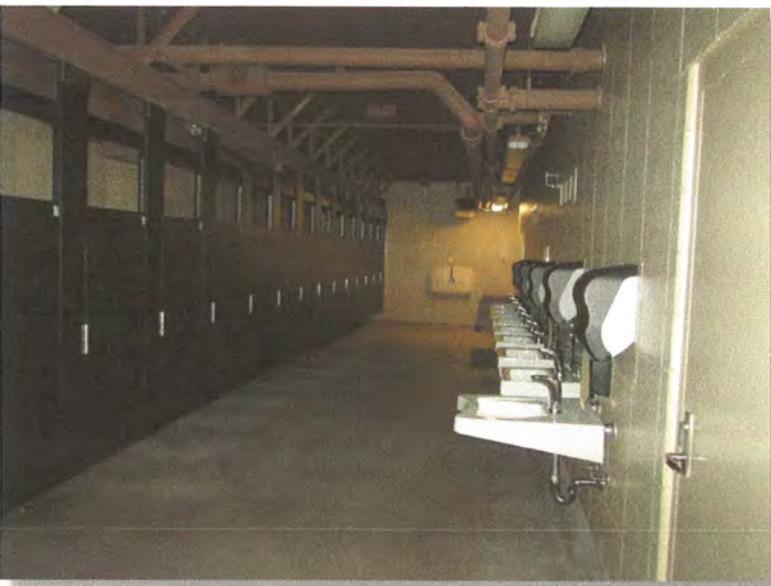
HVAC water lines look good



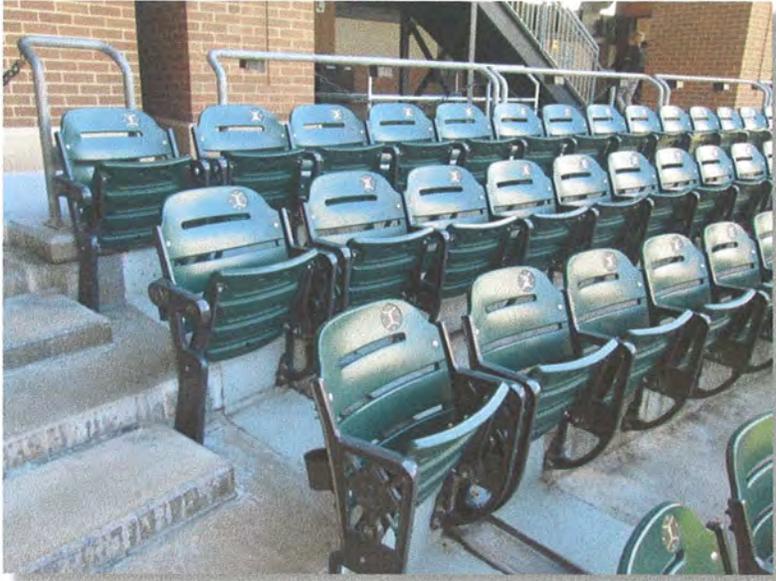
Chiller well maintained



Expansion Joint beginning to show deterioration



Public Restroom typical very basic but clean



Seating area and expansion joint in good repair



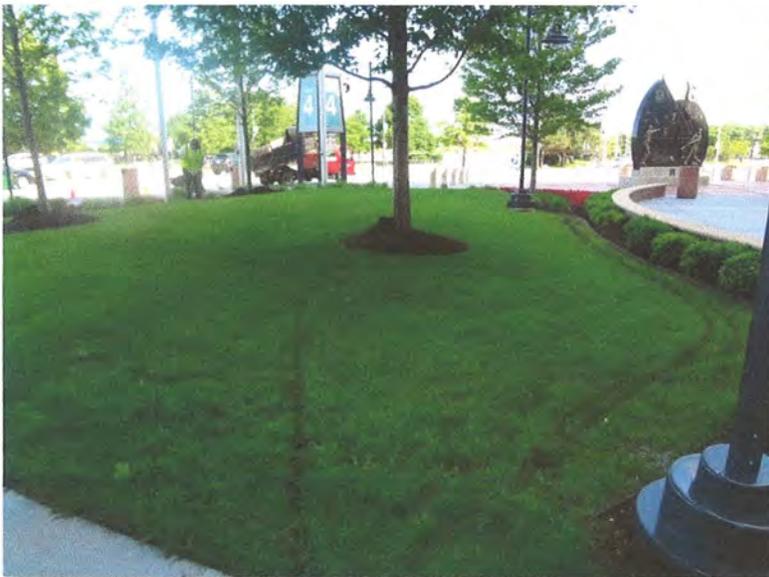
Exterior plaza with some concrete issues



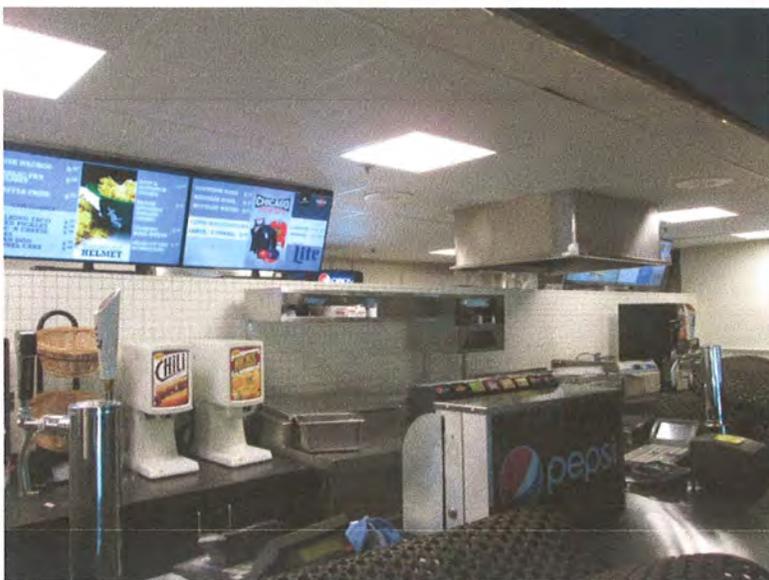
Ticketing



Concrete to building chalk joint well maintained



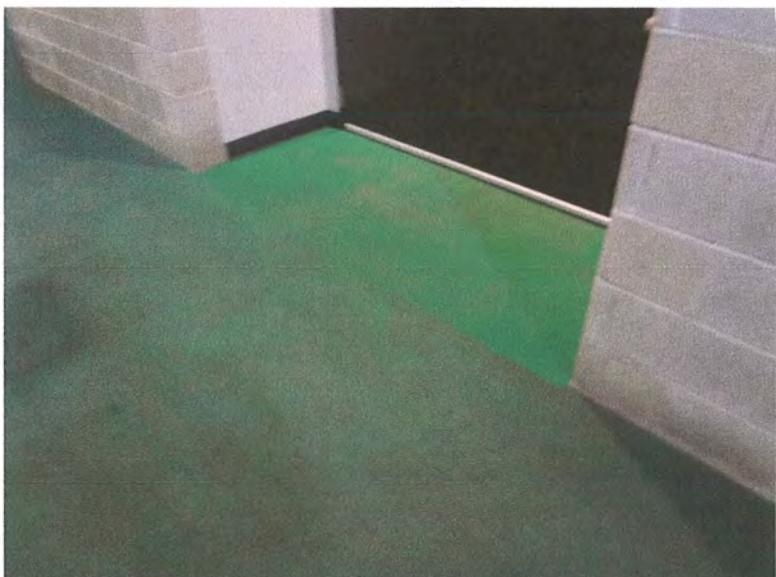
Exterior Landscaping in good condition



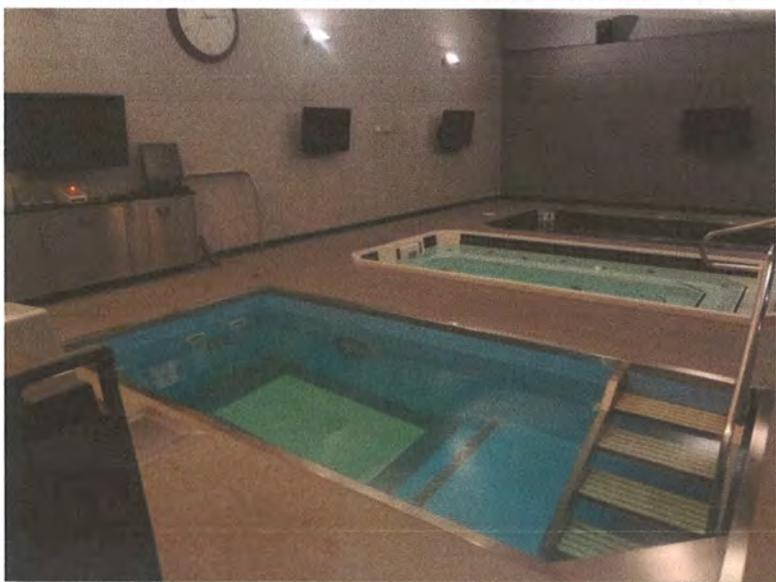
Concession interior typical



Service Corridor



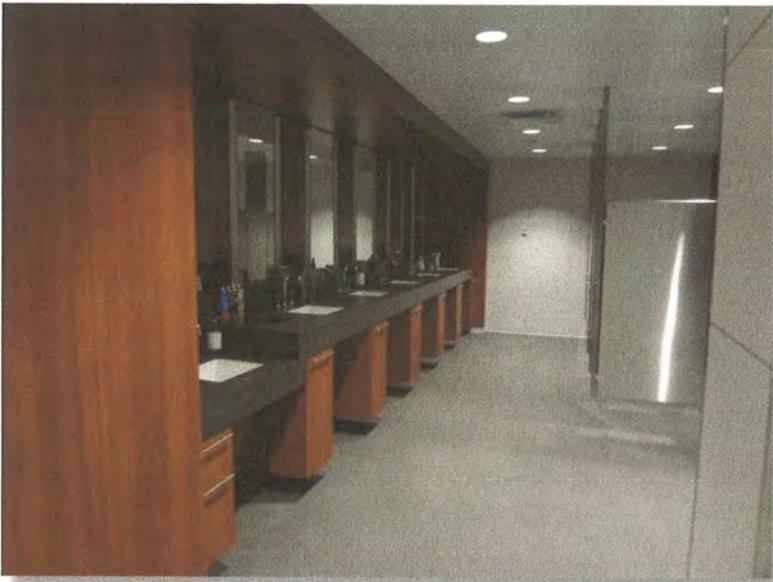
Worn carpet



Training area



Press Box Good condition



Club house interior good condition



Club house interior