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**Addendum No. 1**

**To Offerors: Request for Proposals  
Design-Build Services  
Harry Grove Stadium Improvements**

**Date Issued: July 27, 2023**

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This addendum is hereby made part of the Request for Proposals dated July 12, 2023, on the subject work, as though originally included therein. The following amendments, additions, and/or corrections shall govern this solicitation.

This addendum incorporates the following items:

1. A copy of the pre-proposal conference powerpoint is attached hereto.
2. The pre-proposal conference registration and attendance list is attached hereto.
3. The site visit registration and attendance list is attached hereto.
4. Attachment O, Harry Grove Stadium 2022 PDL Audit Report/Survey has been replaced. Attachment O now references the "Harry Grove Stadium List of Known PDL Deficiencies" and is attached hereto for reference purposes only.
5. All revised attachments are also available via the RFP attachments link:  
<https://mdstad.sharefile.com/d-s9647751667164d61b9aa21221af27e22>

**Note: All addenda must be acknowledged by the Offeror in the Technical Proposal.**

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Natasha Speaks  
Procurement Officer  
**End of Addendum 1**



# **MARYLAND STADIUM AUTHORITY**

## **Request for Proposals for Design Build Services Harry Grove Stadium Improvements**

### **Pre-Proposal Conference**

***July 24, 2023***

# POINT OF CONTACT

**Natasha Speaks**

Maryland Stadium Authority

351 West Camden Street, Suite 300

Baltimore, Maryland 21201








Telephone: 443-202-3885

Email: [nspeaks@mdstad.com](mailto:nspeaks@mdstad.com)

# MARYLAND STADIUM AUTHORITY

- ❖ Established by the Maryland General Assembly in 1986.
- ❖ Original mission was to build, manage, and maintain quality facilities to retain major league baseball, and return NFL to Maryland.
- ❖ Legislation enacted in 1987 approved Camden Yards as the site for the new stadium complex and granted MSA administrative and operational powers.
- ❖ Pursuant to MD Code Ann., Econ. Dev. §10-622, the Authority is authorized, among other things, to prepare studies and design projects for political subdivisions of the State.

# KEY DATES

	<u>ACTIVITY</u>	<u>DATE (Local Time)</u>
	Request for Proposals Issued	July 12, 2023
	Pre-Proposal Web Conference	July 24, 2023 at 10:30 a.m.
	Site Visit	July 25, 2023 at 11:00 a.m.
	Offeror Questions Due	July 27, 2023 at 1 p.m.
	Technical/Financial Proposals Due	August 7, 2023 at 1 p.m.
	Oral Presentations	Week of August 31st
	Anticipated NTP	October

# **SCOPE OF SERVICES**

MSA is issuing this solicitation to select a highly qualified firm to provide design/build services related to the improvements for Harry Grove Stadium. The stadium is located in Frederick, MD and is the home of the Frederick Keys and the Spire City Ghost Hounds. The project will be designed to ensure compliance with the Professional Development League Standards recently adopted by MLB.

MSA encourages MBE firms to respond to this solicitation.

# SCOPE OF SERVICES

Services include, but are not limited to:

- Design and pre-construction services
  - Design and engineering, scheduling, cost estimating, constructability analysis, logistics planning, value engineering, preparation and submission of a GMP proposal for the execution of the Project.
- Construction Services
  - Construction administration services, project management and field supervision, construction, safety and quality control, per Article 4 of Attachment J.

The GMP limit for this Project is \$17.5 million dollars.

# MINIMUM QUALIFICATIONS

Please refer to Section 2 of the RFP and respond to each criterion.

## **2.1 Offeror qualifications**

- Has at least five (5) years of experience in managing design/build projects of similar size, scope, and complexity;
- Is licensed to operate in the State of Maryland;
- Has experience providing the following services during both preconstruction and construction phases: quality assurance/quality control, estimating and budget control, CPM scheduling, value engineering, and evaluation and implementation of innovative construction techniques;
- Has ability to meet the insurance requirements set forth in the Agreement (Attachment J); and
- Has ability to meet the bonding requirements set forth in Section 1.39 of the RFP.



# MINIMUM QUALIFICATIONS CON'T.

## 2.2 Key Personnel Qualifications

- Project Executive: Served in similar role on three (3) projects; one of which shall have had a construction cost of approx. \$15 million.
- Project Manager(s) for design and construction: Served in similar role on three (3) projects; one of which shall have a construction cost of approx. \$15 million.
- Project Superintendent: Served in similar role on three (3) projects; one of which shall have a construction cost of approx. \$15 million.
- Cost Estimator: Served in similar role during the preconstruction/design phase on three (3) projects utilizing the construction management at risk or design build delivery method; three (3) of which shall be approx. \$15 million in construction cost. Explain specific experience estimating early design concepts and value engineering.
- Lead Scheduler: Served in similar role on three (3) projects; one of which shall have a construction cost of approx. \$15 million.

# MINORITY BUSINESS ENTERPRISES

- ❖ **DESIGN & PRE-CONSTRUCTION SERVICES** - Minimum overall MBE subcontract participation goal is 31% with the following sub-goals: 7% African-American, 10% Women-Owned.
- ❖ **CONSTRUCTION SERVICES** - Minimum overall MBE subcontract participation goal is 32% with the following sub-goals: 8% African-American, 11% Women-Owned.
- ❖ All subconsultants named by the Offeror as part of their MBE Schedule must be certified with the Maryland Department of Transportation (“MDOT”).
- ❖ Offerors’ submissions must also include the MBE subcontractor’s MDOT certification number & NAICS product and service description of work to be performed. MBE form D-1A must be submitted with the Technical Proposal.
- ❖ For information on certified MBE firms, the directory is available at <https://marylandmdbe.mdbecert.com/?TN=marylandmdbe>. Select the MBE Program label at the left side of the website.
- ❖ The Governor’s Office of Small, Minority & Women Business Affairs has issued a Q&A document regarding how to count participation by MBE primes. Information is available on GOSBA’s website (<http://goma.Maryland.gov/Pages/Reporting-Tool-MBE.aspx>).

# PROPOSAL SUBMISSIONS

- ❖ All submissions must be sent electronically. DO NOT send them via email. Use the link provided in Section 1.10 of the RFP.
- ❖ See Section 4 of the RFP for all proposal and submission requirements, including format requirements.
- ❖ Technical Volume:
  - Transmittal letter
  - Executive Summary
  - Offeror Experience and Qualifications
  - Key Personnel Experience and Qualifications
  - Work Plan
  - Bid/Proposal Affidavit (Attachment A)
  - Conflict of Interest Disclosure (Attachment B)
  - Corporate Profile (Attachment E)
  - Corporate Diversity Affidavit (Attachment L)
  - Capacity Summary Sheet (Attachment N)
  - Proof of Insurance/ability to meet insurance requirements
  - MBE Form D1-A “MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule” – One for Design and Pre-construction and one for Construction Services.

# PROPOSAL SUBMISSIONS CONT.

## ❖ Financial Volume:

- Pricing Form
- Bonding Requirements (per Section 1.39 and 4.4 of the RFP)
- Do NOT include price/financial information in your technical proposal.

**\*Financial Proposal form must be password protected and submitted to the designated link.\***

# EVALUATION CRITERIA

- ❖ Technical criteria has more weight than Financial criteria. Proposals will be evaluated based on the adequacy of their proposed work plan, Offeror's experience and qualifications, and past performance, among other criteria listed in Section 5.2 of the RFP.
- ❖ The Selection Committee will review the Offerors' Technical Proposals. Firms deemed as meeting all requirements will be ranked and, based on the achieved rankings, selected firms will then be "short-listed" to participate in oral presentations.
- ❖ After oral presentations, firms will be short-listed again. Those firms will be invited to the Financial Proposal phase.



# SITE VISIT

July 25, 2023 at 11 a.m.

*Register closes at 1 p.m. today.*



# QUESTIONS

- ❖ **All questions regarding the RFP must be submitted to the Procurement Officer in writing via the link included in Section 1.9 prior to the deadline given for questions in order to receive an official response from the Maryland Stadium Authority.**
- ❖ Only responses provided in writing by the Maryland Stadium Authority will be considered official answers to questions regarding this RFP.
- ❖ Addenda will be posted on eMMA, MSA's website, and will be sent via GovDelivery to everyone who participated in this pre-proposal. Please check your junk/spam folders and update your e-mail settings to ensure that you receive MSA Contracting GovDelivery e-mails.

**Maryland Stadium Authority  
Request for Proposals for Design Build Services  
Harry Grove Stadium Improvements**

**Pre-Proposal Conference Registration & Attendance List  
Monday, July 24, 2023 at 10:30 AM**

Name	Company	Email	Prime or Subcontractor	MBE	Attended
Matthew Ernest	A. Morton Thomas and Associates	mernest@amtengineering.com	Subcontractor	No	Yes
Ryan Pinckney	ADTEK Engineers	rpinkney@adtekengineers.com	Subcontractor	No	Yes
Pat Sanford	Alexander Perry Inc.	psanford@alexanderperryinc.com	Subcontractor	No	Yes
Abbey Adepoju	Apercon Ltd.	apercon@aol.com	Subcontractor	Yes	No
Kalyn Huffman	Apple Designs, Inc.	kalyn@apple-designs.com	Subcontractor	Yes	Yes
Jon Hall	Apple Designs, Inc.	jhall@apple-designs.com	Subcontractor	Yes	No
Roli Rathore	Banneker Ventures	rrathore@bannekerventures.com	Prime	Yes	No
Jason Iannotti	Bruno Clay Management	jiannotti@brunoclay.com	Prime	No	Yes
Briana Wilkins	Cannon Design	bwilkins@cannondesign.com	Prime	No	Yes
Rachel Barry	Carroll Engineering	rbarry@ceiengineering.com	Subcontractor	Yes	Yes
Ralph Ifeagwu	CBY Enterprises Inc.	rifeagwu@cbyenterprises.com	Subcontractor	Yes	No
Terry Edmondson	Clark Construction Group, LLC	terry.edmondson@clarkconstruction.com	Prime	No	Yes
Justin George	Clark Construction Group, LLC	justin.george@clarkconstruction.com	Prime	No	Yes
Will Englehart	Clark Construction Group, LLC	will.Englehart@clarkconstruction.com	Prime	No	No
Anthony Picard	CMTS LLC	apicard@cmtsllc.com	Prime	Yes	Yes
Jessica Remshard	CMTS LLC	jremshard@cmtsllc.com	Subcontractor	Yes	Yes
Harry Sigley	CMTS LLC	hsigley@cmtsllc.com	Subcontractor	Yes	No
Bill Holaday	Convergent Technologies Design Group Inc.	bholaday@ctdginc.com	Subcontractor	Yes	Yes
Marc Antonio	CV Inc.	mantonio@cvinc.com	Subcontractor	Yes	Yes



Anita Rappoport	CV Inc.	arappoport@cvinc.com	Subcontractor	Yes	Yes
Linda Nunnelly	Delon Hampton & Associates	LNunnelly@delonhampton.com	Subcontractor	Yes	No
Colisa Harris	Delon Hampton & Associates	charris@delonhampton.com	Subcontractor	Yes	No
Jill Handy	Design & Integration	jhandy@designandintegration.com	Subcontractor	Yes	No
Kim Duerr	Dustin Construction, Inc.	kduerr@dustinconstruction.com	Prime	No	Yes
Kim Duerr	Dustin Construction, Inc.	kduerr@dustinconstruction.com	Prime	No	Yes
Hanna Khouri	Dynamic Earth	hkhouri@dynamic-earth.com	Subcontractor	No	Yes
Michael Miles	Dynamic Engineering Consultants, PC	mmiles@dynamicec.com	Subcontractor	No	Yes
Connor McManus	Dynamic Engineering Consultants, PC	cmcmanus@dynamicec.com	Subcontractor	No	Yes
Jake Jarboe	Dynamic Engineering Consultants, PC	jjarboe@dynamicec.com	Subcontractor	No	Yes
Jason Kolenda	EBA Engineering	jason.kolenda@ebaengineering.com	Subcontractor	Yes	Yes
Shaun O'Neal	ECS Mid-Atlantic	soneal@ecslimited.com	Subcontractor	No	Yes
Toby Rand	Ewing Cole	trand@ewingcole.com	Subcontractor	No	Yes
Jonathan Gemmell	Floura Teeter Landscape Architects	jgemmell@flourateeter.com	Subcontractor	Yes	Yes
Ben Roush	FSi Engineers	benr@fsi-engineers.com	Subcontractor	No	Yes
Greg Permison	Gilbane Building Company	GPermison@GilbaneCo.com	Prime	No	Yes
Matt Karle	Gilbane Building Company	mkarle@gilbaneco.com	Prime	No	Yes
Corey Sarver	Gilbane Building Company	Csarver@gilbaneco.com	Prime	No	Yes
Leah Schultz	Gipe Associates, Inc.	lschultz@gipe.net	Subcontractor	No	Yes
Mike Purtell	Gipe Associates, Inc.	mpurtell@gipe.net	Subcontractor	No	Yes
Christen Fairley	Gorove Slade	cfairley@goroveslade.com	Subcontractor	No	No
Nathalia Marcano	Henley Construction	nathaliam@henleyconstruction.com	Prime	No	Yes
Naseer Nayeem	Hillis Carnes Engineering Associates, Inc.	nnayeem@hcea.com	Subcontractor	No	Yes
Joe Saunders	Hughes Group Architects at Little	joe.saunders@hgaarch.com	Prime	Yes	Yes

Brian Soethe	J. Vinton Schafer Construction	bsoethe@quandel.com	Prime	No	Yes
Stephen Smallidge	J. Vinton Schafer Construction	ssmallidge@quandel.com	Prime	No	Yes
Megan McDowell	J. Vinton Schafer Construction	mmcdowell@quandel.com	Prime	No	Yes
Mindy Lyle	KBE Building	mlyle@kbebuilding.com	Prime	No	No
Bill Barotti	KBE Building	bbarotti@kbebuilding.com	Prime	No	No
Matt Haught	KBE Building	mhaught@kbebuilding.com	Prime	No	No
Derrick Lawson	KBE Building	dlawson@kbebuilding.com	Prime	No	No
Gary Thurman	KCI Technologies	gary.thurman@kci.com	Subcontractor	No	Yes
Hailey Klebe	KCW Engineering	hklebe@kcw-et.com	Subcontractor	Yes	Yes
Art Rautenberg	KLA Laboratories Inc.	arautenberg@klalabs.com	Subcontractor	No	Yes
Patti Zimmerman	Koffel Associates,Inc.	pzimmerman@koffel.com	Subcontractor	No	Yes
Elizabeth Morgan	Little Diversified Architectural Consulting	elizabeth.morgan@littleonline.com	Subcontractor	No	Yes
Gavin Myers	Little Diversified Architectural Consulting	gavin.myers@littleonline.com	Subcontractor	No	No
Allyne Hooks	M.A. + Associates, LLC	ahooks@ma-assoc.net	Subcontractor	No	No
MacKenzie Smith	McKissack & McKissack of Washington, Inc.	MacKenzie.Smith@mckinc.com	Subcontractor	No	No
Ricardo Nolasco	McKissack & McKissack of Washington, Inc.	Ricardo.Nolasco@Mckinc.com	Subcontractor	No	No
Deborah Vere	McKissack & McKissack of Washington, Inc.	Deborah.Vere@mckinc.com	Subcontractor	No	No
Charles Yetter	McKissack & McKissack of Washington, Inc.	Charles.Yetter@mckinc.com	Subcontractor	No	No
Jerry Grable	Morgan Keller Construction	jgrable@morgankeller.com	Prime	No	No
Marilaura Guerrero	MOYA Design Partners	marilaura@moya.us	Prime	Yes	Yes
Robert Asbury	Noekler and Hull Architects	rasbury@noelkerhull.com	Subcontractor	No	Yes
Michaela Simpson	Pendulum	michaela.simpson@pendulumkc.com	Prime	Yes	Yes
Chris Krupinski	RK&K Engineers	ckrupinski@rkk.com	Subcontractor	No	Yes
Phil Jones	Salas O'Brien	phil.jones@salasobrien.com	Subcontractor	No	Yes

Sharon Brooks	Selert Perkins Design	sbrooks@selbertperkins.com	Subcontractor	No	Yes
Michael Lentz	Setty & Associates	Michael.Lentz@setty.com	Subcontractor	Yes	Yes
Anthony DiCola	Setty & Associates	Tonyd@setty.com	Subcontractor	Yes	No
Charles Bergen	Sheladia Associates	cbergen@sheladia.com	Subcontractor	Yes	No
Brian Shadrick	Site Resources, Inc.	bshadrick@siteresourcesinc.com	Subcontractor	Yes	Yes
Samad Khan	Tejy Inc	skhan@tejy.com	Subcontractor	Yes	Yes
Derrick Adams	The Adams Design Group, LLC	dadams@the-adg.com	Subcontractor	Yes	Yes
Peter Vasco	The Whiting-Turner Contracting Company	peter.vasco@whiting-turner.com	Prime	No	Yes
Peter Sheehan	The Whiting-Turner Contracting Company	tige.sheehan@whiting-turner.com	Prime	No	No
Brooke Wenger	Triad Engineering, Inc.	bwenger@triadeng.com	Subcontractor	No	Yes
Jodi Akers	Triad Engineering, Inc.	jakers@triadeng.com	Subcontractor	No	No
Evan Mowbray	Trinity Subsurface, LLC	emowbray@trinitysubsurface.com	Subcontractor	No	Yes
Avital Zenilman	Turner Construction Company	azenilman@tcco.com	Prime	No	Yes
Emily Janney	Turner Construction Company	ejanney@tcco.com	Prime	No	Yes
Cameron Wilson	Warner Construction	cwilson@warner-construction.com	Prime	No	No

**Maryland Stadium Authority  
Request for Proposals for Design Build Services  
Harry Grove Stadium Improvements**

**Site Visit Registration & Attendance List  
July 25, 2023 at 11:00 am**

Name	Company	Email	Prime or Subcontractor	MBE	Attended
Matthew Ernest	A. Morton Thomas and Associates	mernest@amtengineering.com	Subcontractor	No	Yes
Ryan Pinckney	ADTEK Engineers	rpinckney@adtekengineers.com	Subcontractor	No	Yes
Pat Sanford	Alexander Perry Inc.	psanford@alexanderperryinc.com	Subcontractor	No	No
Jon Hall	Apple Designs, Inc.	jhall@apple-designs.com	Subcontractor	Yes	No
Roli Rathore	Banneker Ventures	rrathore@bannekerventures.com	Prime	Yes	No
Muhammad Ali	Banneker Ventures	mabdulali@bannekerventures.com	Prime	Yes	No
Briana Wilkins	Cannon Design	bwilkins@cannondesign.com	Prime	No	No
Will Englehart	Clark Construction Group, LLC	will.Englehart@clarkconstruction.com	Prime	No	No
Terry Edmondson	Clark Construction Group, LLC	terry.edmondson@clarkconstruction.com	Prime	No	No
Harry Sigley	CMTS LLC - MBE / DBE	hsigley@cmtslc.com	Subcontractor	Yes	Yes
Linda Nunnelly	Delon Hampton & Associates	lnunnelly@delonhampton.com	Subcontractor	Yes	No
Sarah Palmer	Dustin Construction, Inc.	Dustin Construction, Inc.	Prime	No	Yes
Kevin Hurley	Dynamic Earth	khurley@dynamic-earth.com	Subcontractor	No	Yes
Jake Jarboe	Dynamic Engineering Consultants, PC	jjarboe@dynamicec.com	Subcontractor	No	Yes
Shaun O'Neal	ECS Mid-Atlantic	soneal@ecslimited.com	Subcontractor	No	Yes
Toby Rand	Ewing Cole	trand@ewingcole.com	Subcontractor	No	No
David Gaudreau	Ewing Cole	dgaudreau@ewingcole.com	Subcontractor	No	No
Janet Patterson	Ewing Cole	jpatterson@ewingcole.com	Subcontractor	No	Yes
Corey Sarver	Gilbane Building Company	javerza@gilbaneco.com	Prime	No	Yes
Greg Permison	Gilbane Building Company	GPermison@GilbaneCo.com	Prime	No	Yes
Ryan Simmons	Gilbane Building Company	rsimmons@gilbaneco.com	Prime	No	Yes

Matt Karle	Gilbane Building Company	mkarle@gilbaneco.com	Prime	No	Yes
Amin Alimardani	Gilbane Building Company	malimard@gilbaneco.com	Prime	No	Yes
Naseer Nayeem	Hillis Carnes Engineering Associates, Inc.	nnayeem@hcea.com	Subcontractor	No	Yes
Joe Saunders	Hughes Group Architects at Little	joe.saunders@hgaarch.com	Prime	Yes	Yes
Mindy Lyle	KBE Building	mlyle@kbebuilding.com	Prime	No	No
Derrick Lawson	KBE Building	dlawson@kbebuilding.com	Prime	No	No
Gary Thurman	KCI Technologies	gary.thurman@kci.com	Subcontractor	No	Yes
Elizabeth Morgan	Little Diversified Architectural Consulting	elizabeth.morgan@littleonline.com	Subcontractor	No	Yes
Alan Ma	Ma-Tech, LLC	Alan@ma-tech.ninja	Subcontractor	Yes	No
Charles Yetter	McKissack & McKissack of Washington, Inc.	Charles.Yetter@mckinc.com	Subcontractor	No	No
Ricardo Nolasco	McKissack & McKissack of Washington, Inc.	Ricardo.Nolasco@Mckinc.com	Subcontractor	No	Yes
Jerry Grable	Morgan Keller Construction	jgrable@morgankeller.com	Prime	No	No
Matt Trendall	Morgan Keller Construction	mtrendell@morgankeller.com	Prime	No	Yes
Noor Makkiya	MOYA Design Partners	noor@moya.us	Prime	Yes	No
Robert Asbury	Noelker and Hull Architects	rasbury@noelkerhull.com	Subcontractor	No	Yes
Chris Krupinski	RK&K Engineers	ckrupinski@rkk.com	Subcontractor	No	Yes
Phil Jones	Salas O'Brien	phil.jones@salasobrien.com	Subcontractor	No	Yes
Michael Lentz	Setty & Associates	Michael.Lentz@setty.com	Subcontractor	Yes	No
Anthony DiCola	Setty & Associates	Tonyd@setty.com	Subcontractor	Yes	No
Robert Thomas	Setty & Associates	robert.thomas@setty.com	Subcontractor	Yes	Yes
Charles Bergen	Sheladia Associates	cbergen@sheladia.com	Subcontractor	Yes	No
Brian Shadrick	Site Resources, Inc.	bshadrick@siteresourcesinc.com	Subcontractor	Yes	Yes
Sukh Singh	Tejy Inc	skhan@tejy.com	Subcontractor	Yes	Yes
Derrick Adams	The Adams Design Group, LLC	dadams@the-adg.com	Subcontractor	Yes	Yes
Olivia Adams	The Adams Design Group, LLC	oadams@the-adg.com	Subcontractor	Yes	Yes

Carly Greer	The Adams Design Group, LLC	greercs00@gmail.com	Subcontractor	Yes	Yes
Peter Vasco	The Whiting-Turner Contractor Company	peter.vasco@whiting-turner.com	Prime	No	Yes
Tige Sheehan	The Whiting-Turner Contractor Company	tige.sheehan@whiting-turner.com	Prime	No	Yes
Tokes Adesida	Total Environmental Concepts, Inc	TAdesida@teci.pro	Subcontractor	No	No
Patrick Huang	Turner Construction Company	phuang@tcco.com	Prime	No	No
Chelsea Macco	Turner Construction Company	cmacco@tcco.com	Prime	No	Yes
Avital Zenilman	Turner Construction Company	azenilman@tcco.com	Prime	No	Yes
Cameron Wilson	Warner Construction	cwilson@warner-construction.com	Prime	No	No

## ATTACHMENTS

Attachments can be downloaded via the following link:

<https://mdstad.sharefile.com/d-s9647751667164d61b9aa21221af27e22>

- A. ....**BID/PROPOSAL AFFIDAVIT**
- B. ....**CONFLICT OF INTEREST AFFIDAVIT**
- C. ....**MINIMUM PROJECT DESIGN & CONSTRUCTION REQUIREMENTS**
- D. ....**MBE INSTRUCTIONS AND FORMS**
- E. ....**CORPORATE PROFILE**
- F. ....**PROJECT EXPERIENCE FORM**
- G. ....**STAFFING PLAN**
- H. ....**KEY PERSONNEL PROJECT EXPERIENCE MATRIX**
- I. ....**FINANCIAL PROPOSAL FORMS**
- J. ....**DESIGN BUILD AGREEMENT**
- K. ....**CONTRACT AFFIDAVIT**
- L. ....**CORPORATE DIVERSITY AFFIDAVIT**
- M. ....**MBE GOAL SETTING FACTORS**
- N. ....**CAPACITY SUMMARY SHEET**
- ~~O. ....**HARRY GROVE STADIUM 2022 PDL AUDIT REPORT | SURVEY**~~
- O. ....HARRY GROVE STADIUM LIST OF KNOWN PDL DEFICIENCIES (For reference only.)**
- P. ....**HARRY GROVE STADIUM AS-BUILTS (For reference only. All information must be field verified/confirmed.)**

## Harry Grove Stadium - List of Known PDL Deficiencies

### Site Security

- Facility lacks a central security command post.
- Facility lacks 24/7 video surveillance system.
- There is no secured player parking area.

### Existing Home Clubhouse Facility

- Lockers do not include lockable storage compartments.
- There is not a designated commissary space and many of the associated equipment requirements for the space are not present.
- Current training room space is too small (at ~334.75 SF).
- Current training space does not include the minimum required amenities and equipment (Only 1 full body whirlpool present and no stationary bike present).
- Team Laundry Facility equipment does not meet minimum requirements.
- Team equipment room does not meet the minimum SF requirements. (~28 SF)
- Staff locker room is not adequately sized and is only capable of accommodating four lockers.
- The manager and coaches share grooming / lavatory and shower space. The existing shared space does not meet minimum requirements.
- The manager's office does not accommodate the meeting space requirements.

### Existing Visiting Team Clubhouse

- Clubhouse does not meet minimum size requirements. (~555 SF)
- Clubhouse does not provide for minimum required locker quantities (28 current).
- Lockers do not include lockable storage compartments.
- There is not a designated commissary space and many of the associated equipment requirements for the space are not present.
- Current training room space is too small (at ~104.5 SF).
- Current training space does not include the minimum required amenities and equipment (No whirlpools, ice machine, hydro collator, sinks with hot/cold water present).
- Visiting Staff locker / dressing areas do not meet the minimum requirements (~300 SF) and only capable of accommodating six lockers.
- Visiting manager does not have dedicated office.
- The manager and coaches share grooming / lavatory and shower space.
- A dedicated meeting space for the manager is not available.

### Additional Team Facilities

- Additional MLB club storage space does not meet requirements. (~36 SF)
- Dedicated female staff facilities are not present.
- No team weight room is present.
- Only one batting tunnel is present and it fails to meet any of the associated minimum requirements.

### Internet Services

- The existing Primary and Secondary Services do not meet minimum requirements.

### Playing Field

- Existing outfield walls are not padded.



- Chain link fence walls along portions of the right field / left field foul lines are not properly padded.
- Bullpens are currently located in foul territory of the main playing field area along both the right and left field lines.
- The existing dugouts do not provide for minimum required bench lengths.
- The existing dugouts do not have an anti-skid surface at steps and walkways.
- There is not an existing water sources within 100' of the existing dugouts.
- The existing batters eye does not meet minimum requirements (~28' x 57').
- The existing field lighting system is not compliant and will require replacement.
- The protective netting currently extends to the edge of the dugouts along first and third base lines and will need to be extended to the outfield wall.