

Meeting Date
October 21, 2014



AGENDA	
Section	New Business
Item No.	V.C.2

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	SPACE COAST STADIUM - 2014-2015 CAPITAL IMPROVEMENTS
DEPT/OFFICE:	Central Services Office – Facilities

Requested Action:

It is requested that the Board of County Commissioners authorize staff to: (1) proceed with design and construction of capital improvements at Space Coast Stadium; (2) authorize County Manager or designee to authorize bids and awards; or use continuing contracts for materials, services and equipment necessary for the expeditious completion of these projects; and (3) approve budget changes as required to complete approved Stadium capital projects.

Summary Explanation & Background:

The Washington Nationals Baseball Club, LLC, Space Coast Stadium Lessee, requests completion of capital improvements and repairs prior to the start of the Nationals' spring training in February 2015. The lease with the Nationals provides that the team is responsible for operating and maintaining the Stadium; and capital repairs and improvements are to be funded from the "Capital Fund" as jointly agreed to by the County and the team. The total estimated cost of improvements is \$2,341,300.00.

"Capital Improvements shall be authorized jointly by the County and the Club and shall be funded from an account to be established and maintained by the County (the "Capital Fund") and, if applicable, by insurance proceeds pursuant to subsection 3.9(a). The Capital Fund shall be a separate interest bearing bank account (which interest earned to be added to the Capital Fund) and shall be funded with 50% of the difference between (A) the amount collected by the County in respect of the additional 1% local option tourist development tax that was levied by the County to pay debt service on the Bonds and (B) the regularly scheduled debt service on the Bonds with (the "Excess"). All the Excess shall be deposited by the County into the Capital Fund to the extent necessary to achieve and maintain a minimum balance in the Capital Fund of \$2,000,000. So long as a minimum balance of \$2,000,000 is continuously maintained in the Capital Fund, the County at its option may use any Excess over and above such required minimum balance to retire Bonds. Other than to retire Bonds as permitted by the foregoing sentence and to fund repairs and improvements to the Stadium that are agreed to by the parties in the exercise of their reasonable discretion, the Capital Fund shall be used solely for funding Capital Improvements. The Club shall not be responsible for the cost of any Capital Improvements".

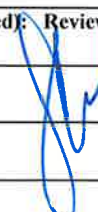
In a letter to County Manager Stockton Whitten dated September 3, 2014, Director of Florida Operations for the Washington Nationals Damon Jones provided a prioritized list of improvements required in advance of 2015 Spring Training. All items submitted are included in the County's stadium proposed improvement list, however the priority order is not consistent between the County and the Nationals (see Tables 1 and 2 attached).

Contact: Joan Van Sickle; joan.vansickle@brevardcounty.us; 321-633-2050

(continued on next page)

Clerk to the Board instruction:

Exhibits Attached: Washington Nationals Letter dated September 3, 2014; County Manager's Letter dated September 24, 2014; Staff Report dated October 1, 2014; Table 1. Brevard County Space Coast Stadium Improvements 2014/2015; Table 2. Prioritized List of Brevard County Space Coast Stadium Improvement List 2014/2015.

Contract /Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>	
County Manager								Department Director / Extension	
Stockton Whitten								Assistant County Manager	



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972

October 22, 2014

M E M O R A N D U M

TO: Teresa Camarata, Central Services Director Attn: Joan Van Sickle

RE: Item V.C.2., 2014-2015 Space Coast Stadium Capital Improvements

The Board of County Commissioners, in regular session on October 21, 2014, authorized staff to proceed with design and construction of capital improvements at Space Coast Stadium; authorized the County Manager, or his designee, to authorize bids and awards, or use continuing contracts for materials, services, and equipment necessary to the expeditious completion of these projects; and approved budget change requests as required to complete approved Stadium capital projects.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge, Deputy Clerk

cc: Finance
Budget

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SPACE COAST STADIUM - 2014-2015 CAPITAL IMPROVEMENTS

Improvements, beginning with safety issues, will be completed in order of priority established by the County to maintain the building. Funding for stadium improvements in the amount of \$350,000.00 is budgeted in the FY 2014/2015 Capital Fund. A budget change in the amount of \$480,000.00 will allow completion of items included in **Table 1. Brevard County Space Coast Stadium Improvements – 2014/2015**, attached. Improvements will be completed in the priority listed:

- Safety\$105,000
- Waterproofing..... 593,000
- Structural..... 25,000
- General Capital Repairs 107,000
- Total..... 830,000

Should funding allow, additional improvements will be completed in an amount not to exceed \$830,000.00. Additional improvements are detailed in **Table 2. Brevard County Prioritized List of Space Coast Stadium Improvements – 2014/2015**, attached.

Staff will utilize existing Facilities and Purchasing Services continuing/term contracts to expedite completion of the projects. It is requested the Board of County Commissioners delegate authority to the County Manager or designee to authorize and award bids for all materials, services and equipment necessary for completion of improvements that exceed the existing Board approved threshold of \$100,000. Improvements requiring contractors or vendors not included on existing continuing/term contracts will be bid and awarded in accordance with Brevard County Policy BCC-25 Procurement.

FISCAL IMPACT: All capital improvements to the Stadium are funded through the 4th Cent Tourist Development tax Business Area 1448, Cost Center 293230, GL Account 5468101.



September 3, 2014

Mr. Stockton Whitten
Deputy County Manager
Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C
Viera, FL 32840-6602

Re: Capital Improvements to Space Coast Stadium for FY 2014-2015

Dear Mr. Whitten,

Please find enclosed a list of necessary improvements for FY 2014-2015, along with pictures of each item. Please submit this list and the pictures immediately to the Board of County Commissioners. We feel strongly that each item must be completed no later than January 15, 2015 in order to prepare the facility properly for the 2015 Spring Training season.

As you are aware, we have repeatedly informed you that Space Coast Stadium has been in disrepair for an extended period of time. We have submitted dozens of capital requests over the years that have not been addressed, causing the state of the facility to worsen as years go by. As the lessor of the facility, Brevard County is obligated to maintain a certain amount of money to fund capital improvements to Space Coast Stadium. In our opinion, this obligation has not been properly fulfilled and as a reminder I have attached to this letter a copy of our October 8, 2013 letter on that subject.

Please ensure the timely approval of the enclosed list and assist in developing a plan to begin working on each of the items right away. In the meantime, we will continue to assess Space Coast Stadium and let you know about any additional items to be completed prior to 2015 Spring Training.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be "Damon Jones", written over a horizontal line.

Damon Jones
Senior Vice President & General Counsel
Washington Nationals Baseball Club, LLC



SPACE COAST STADIUM IMPROVEMENTS

PRIORITY	ESTIMATES	DESCRIPTION
		<i>RED items are new additions for 2015</i>
1	\$ 289,987.00	Upper bowl grandstand water proofing continuation
2	\$ 25,000.00	Repair/replace HVAC Systems - drip pan drain additions in multiple locations
3	\$ 50,000.00	Continue retile/resurface/remodel all player/staff bathrooms and wet areas on first floor Coaches and Visitors Clubhouse.
4	\$ 10,000.00	Replace fixtures in first floor restrooms.
5	\$ 9,000.00	Replace stairs at ticket booth
6	\$ 35,000.00	Resurface coated entry flooring main entrance of stadium
7	\$ 85,288.00	Mezzanine slab sealing
8	\$ 81,497.00	Lower bowl grandstand water proofing
9	\$ 60,000.00	Replace stair tower stairs-2 each
10	\$ 48,233.00	Vomitory wall sealing
11	\$ 45,000.00	Repair sections of under slab membrane on concourse area
12	\$ 17,000.00	Strip/Prime/Repaint berm bridge hand railing
13	\$ 35,000.00	Replace/repair various infield/outfield pads
14	\$ 15,000.00	Gate 5 parking lot access road pavement
15	\$ 45,000.00	Berm walkway steel under support replacement
16	\$ 15,000.00	Dugout fence replacement home and visitors
17	\$ 100,000.00	Replace flooring through 1st floor
18	\$ 6,000.00	Handrail repair/Misc. steel painting and repairs
19	\$ 5,000.00	BC Fire Rescue Inspection - Emergency/exit light maintenance
20	\$ 25,000.00	Gate 5 parking lot light replacement
21	\$ 5,000.00	Door replacement: Kitchen
22	\$ 5,000.00	Repair elevated walkway at ticket booth
23	\$ 2,500.00	Water proofing testing
24	\$ 1,500.00	Repair of hose bib housing in center vomitorium
25	\$ 20,000.00	Grandstand seat replacement
26	\$ 10,000.00	Replace roll up door in press box
27	\$ 15,000.00	Replace suite window treatments
28	\$ 8,000.00	Second floor light fixture replacement
29	\$ 10,000.00	Replace Bullpen seating area
30	\$ 75,000.00	Replace carpet in common areas
31	\$ 800.00	Investigate and repair leak in the front lobby.
32	\$ 25,000.00	Perimeter fence replacement
33	\$ 30,000.00	Replace Box office windows and speakers
34	\$ 50,000.00	Rescreen concession stand windows and replace rusted roll up doors
35	\$ 5,000.00	Replace wood walkway on scoreboard
36	\$ 15,000.00	Upgrade AC capabilities in Visiting Coaches office/Umpires Room
37	\$ 45,000.00	New washer and dryers in clubhouse laundry room
38	\$ 5,000.00	Replace dugout doors
39	\$ 15,000.00	Attach new tile drain, located on the west side of the sidewalk underneath main entrance, to catch basin near Party Zone.
40	\$ 2,500.00	Replace trash chute at stadium
41	\$ 2,500.00	Tighten all gutters on awnings, fixing leaks (1st base side)
42	\$ 10,000.00	Replace or recoat all picnic tables throughout facility
43	\$ 1,000.00	Add to carpet list the team store and belly up stand
44	\$ 1,500.00	Fix space shuttle near Casey statue
45	\$ 25,000.00	Broken Sidewalk Repair/Replacement
46	\$ 440,000.00	Exterior painting of buildings
47	\$ 63,000.00	Repair of outfield wall column bases and engineering
48	\$ 50,000.00	Remove, repaint seat stanchions in grandstands
49	\$ 45,000.00	Resurface all entrance gate stairways.
50	\$ 32,967.00	Additional warning track drainage
51	\$ 30,000.00	SCS Batting Cage - Replace foam in ceiling with soffit and paint interior.



October 8, 2013

Mr. Stockton Whitten
Deputy County Manager
Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C
Viera, FL 32840-6602

Dear Mr. Whitten:

I have received your letter of September 12, 2013, along with Douglas Haymond's e-mail of September 19, 2013 containing the Space Coast Stadium improvements list for 2013-2014. In addition, I have been advised that County Staff is recommending that the County Commission allocate \$325,000 for Capital Improvements to Space Coast Stadium for this coming fiscal year.

The County's interpretation of the lease for the Stadium and the other Facilities between the County and the Club (the "Lease"), as set forth in your September 12th letter, is incorrect. As a result, the proposed funding by the County is not only inadequate to meet the needs of the Facilities but also would be in violation of the County's obligations under the Lease.

Under Section 3.5 of the Lease, the County is responsible for all Capital Improvements. The joint authorization language you mention does not mitigate the County's obligations, but rather provides a procedural mechanism by which the parties mutually authorize required Capital Improvements. This language in no way excuses the County from making the required Capital Improvements, nor does it grant the County the right to arbitrarily and unilaterally cap the annual amount that will be spent on Capital Improvements at \$325,000 or any other dollar amount. Indeed, the County's fundamental misreading of the Lease suggests that the County believes it has the unilateral authority to elect never to make a single Capital Improvement throughout the Lease term, which is contrary to a plain reading of Section 3.5.

Your letter also makes reference to the Capital Fund required to be maintained by the County under the Lease. As you point out, under Section 3.5(b) of the Lease, the County is required to fund the Capital Fund with 50% of the difference between the amount collected in respect of the additional 1% local option tourist development tax and the regularly scheduled debt service on the Bonds (the "Excess"). The County is also required to deposit all of the Excess into the Capital Fund to the extent necessary to achieve and maintain a minimum balance in the Capital Fund of \$2,000,000. In addition, so long as a minimum balance of \$2,000,000 is continuously maintained in the Capital Fund, the Lease allows the County to use any additional Excess to retire Bonds; however, nothing in the Lease permits the County to use or divert any Excess for any other reason (other than to fund Capital Improvements or other repairs and



Mr. Stockton Whitten
October 8, 2013
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improvements to the Stadium that are agreed to by the parties in the exercise of their reasonable discretion), including for any uses not related to the Stadium.

In light of the foregoing, we ask that you promptly provide to us documentary evidence confirming (1) as you note in your letter, that the amount currently on deposit in the Capital Fund is at least \$2,000,000 as required under the Lease, and (2) that, for each fiscal year beginning with the 2006 fiscal year, the County has maintained a continuous balance of \$2,000,000 in the Capital Fund and has used all of the Excess solely to fund Capital Improvements or other mutually agreed upon repairs and improvements or to retire the Bonds, but not for any other purpose, as required under the Lease.

We also note that it is our understanding that the Bonds have been fully retired and there are no further regularly scheduled debt service payments due on the Bonds. We therefore remind you that, for the remainder of the term of the Lease, no portion of the Excess may be used by the County other than for Capital Improvements and other repairs and improvements to the Stadium that are approved by the parties in their reasonable discretion.

The County has been aware of the Capital Improvement needs of the Stadium for an extended period, which needs extend far beyond the amount the County has suggested it will make available for the upcoming fiscal year, notwithstanding its contractual obligations. The Club's expectation is that the County will utilize the Capital Fund and otherwise appropriate sufficient funding to fulfill its obligations under the Lease and ensure that the Stadium and the other Facilities meet the standards necessary to serve the public purposes contemplated thereby.

To the extent that it would be meaningful, we would gladly make ourselves available to meet with you or other County staff to review the applicable financial information described above, to obtain a better understanding as to how tax funds have been allocated in years past and are proposed to be allocated in the upcoming year and to discuss the continuing substantial capital needs of the Stadium and the other Facilities.

I encourage you to reach out to me with any questions or to set up a date to meet.

Very truly yours,

Thomas Bell

Thomas Bell



BOARD OF COUNTY COMMISSIONERS

County Manager's Office

2725 Judge Fran Jamieson Way
Building C, Room 301
Viera, Florida 32940

September 24, 2014

Mr. Damon Jones, Senior Vice President & General Counsel
Washington Nationals Baseball Club, LLC
1500 South Capitol Street SE
Washington, DC 20003

Re: Capital Improvements to Space Coast Stadium for FY 2014-2015

Dear Mr. Jones,

I am in receipt of your letter dated September 3, 2014 regarding improvements to Space Coast Stadium for FY 2014-2015.

I am taken aback with regards to the following statement:

"As you are aware, we have repeatedly informed you that Space Coast Stadium has been in disrepair for an extended period of time. We have submitted dozens of capital requests over the years that have not been addressed, causing the state of the facility to worsen as years go by. As the lessor of the facility, Brevard County is obligated to maintain a certain amount of money to fund capital improvements to Space Coast Stadium. In our opinion, this obligation has not been properly fulfilled and as a reminder I have attached to this letter a copy of our October 8, 2013 letter on that subject."

Let me state that you have not advised me or the County that the Stadium is or has been in disrepair for any length of time. This allegation first came about last year when the Nationals approached the County about terminating the contract early. It is no secret that the Nationals have been negotiating with various other counties for a newer stadium closer to locations where other baseball teams have their spring training facilities. I am of the opinion that the County has made every effort to maintain its asset, and has honored the contract between the Washington Nationals and Brevard County.

With regards to the County's capital repair and funding obligations, the applicable provisions of the contract are set forth below:

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*Capital Improvements shall be **authorized jointly** by the County and the Club and shall be funded from an account to be established and maintained by the County (the "Capital Fund")*

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*The Capital Fund shall be a separate interest bearing bank account (with the interest between (A) the amount collected by the County in respect of the additional 1% local option tourist development tax that was levied by the County to pay debt service on the Bonds and (B) the regularly scheduled debt service on the Bonds with (the "Excess"). All the Excess shall be deposited by the County into the Capital Fund to the extent necessary to achieve and maintain a minimum balance in the Capital Fund of \$2,000,000. So long as a minimum balance of \$2,000,000 is continuously maintained in the Capital Fund, the County at its option may use Excess over and above such required minimum balance to retire Bonds. Other than to retire Bonds as permitted by the foregoing sentence and **to fund repairs and improvements to the Stadium that are agreed to by the parties in the exercise of their reasonable discretion**, the Capital Fund shall be used solely for funding Capital Improvements. The Club shall not be responsible for the cost of any Capital Improvements.*

As you are aware each year your requested listing of improvements is paired with the priority improvements of the County and submitted to the Board of County Commissioners for approval. Over the last eight years the County has funded over \$6 million in capital improvements and repairs. As I advised last year the County does maintain, in a separate interest bearing account, over \$2,000,000 as the Capital Fund per the above referenced contract provision.

As we evaluate the needs of the stadium this year, our three priority areas are

- Health and Safety,
- Water-Proofing and
- Concrete resurfacing and/or repair (if the item is not included in health and safety).

As always, I will work expeditiously to process your request and, as we have each year, I am requesting that you provide us with any cost estimates you may have with regards to your listing.

Mr. Damon Jones
Washington Nationals Baseball Club, LLC
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Additionally, we would like to be advised of the Club's annual maintenance program in compliance with section 3.5 (a) of the contract. With regards to your equipment requests please refer to Exhibit 3 of the contract as it outlines the responsible parties.

Sincerely,



Stockton Whitten
County Manager

cc: Board of County Commissioners
Scott L. Knox, County Attorney
Shannon Wilson, Deputy County Attorney
Scott Barrett, Facilities Manager




BOARD OF COUNTY COMMISSIONERS

Central Services Department
2725 Judge Fran Jamieson Way
Building A, Room 207
Viera, Florida 32940

Inter-Office Memo

To: Stockton Whitten, County Manager

Thru: Teresa Camarata, Central Services Director 

Thru: Scott Barrett, Facilities Building and Operations Manager

From: Joan Van Sickle, Construction Manager

Date: October 1, 2014

Re: Space Coast Stadium

The annual evaluation and maintenance plan for the Space Coast Stadium consists of work in three priority areas. They are safety; water-proofing; and concrete resurfacing and/or repair. Each year the request for improvements submitted by the Washington Nationals is paired with the County's priorities, and work is accomplished in priority order. Once priority issues are completed, general repairs and improvements are addressed pending available budget.

Safety issues are the highest priority, and include emergency lighting, tripping hazards, handrail repairs, and upgrades to the aging fire alarm system. Safety items slated for completion this year total \$105,000.

Water intrusion repairs are required to prevent further deterioration of the facility. These repairs are a result of:

- Improper sealing of the construction joints in the precast concrete floor planks of the seating area.
- Failures in the waterproofing membrane below the topping slab throughout the stadium.
- Cracked slabs throughout the stadium grandstands and surrounding areas, probably caused by premature concrete curing, inadequate expansion capability, temperature and shrinkage, or structure settling.
- Wall cracks allow water intrusion to destroy the reinforcing steel within the concrete walls.

Water intrusion repairs identified for completion this year are estimated at \$593,000.

Structural steel corrosion is evident throughout the stadium where bolts, nuts and various steel hardware components show signs of corrosion. Exposed to the elements, even the smallest cracks in the paint will result in steel corrosion if not continually repainted and repaired. Spalling concrete has occurred due to moisture seeping through the concrete, corroding the reinforcing steel, causing the concrete to crack and diminish the structural integrity of the concrete. Continuous repair of structural elements is required to prevent eventual structural damage due to corroded reinforcing steel, and prevent water intrusion into occupied spaces. Structural repairs are estimated at \$25,000.

General Capital repair priorities this year include the repair/replacement of four (4) HVAC units; removing paint from the galvanized metal railing located on the bridge; door replacement at first floor lift; and parking lot access road pavement. These repairs are estimated at \$107,000.

Due to the vast exposure to the elements, annual repairs and improvements will be required to maintain the structural integrity of the Space Coast Stadium facility. The total of repairs recommended for completion prior to the Washington Nationals Spring Training is estimated as follows:

Life Safety Improvements:	\$105,000
Water Intrusion Repairs:	593,000
Structural Improvements:	25,000
<u>Life Cycle Repairs:</u>	<u>107,000</u>
Total	\$830,000

BREVARD COUNTY SPACE COAST STADIUM IMPROVEMENTS - 2014/2015			
PRIORITY		DESCRIPTION	ESTIMATES
Brevard County	Washington Nationals		
SAFETY			
1 thru 5	18, 19, 45	Repair/replace emergency lighting, handrails, tripping hazards and upgrades to the aging fire alarm system.	\$ 105,000.00
WATERPROOFING			
6 thru 15	1, 2, 6, 7, 8, 10,11, 23, 24, 31	Repair construction joints in the precast concrete floor planks of the seating area. Repair/replace the waterproofing membrane below the topping slab throughout the stadium. Repair cracks in concrete allowing intrusion that's destroying reinforcing steel within the concrete walls.	\$ 593,000.00
STRUCTURAL			
16,17,19,20	12, 21, 22, 56	Repair miscellaneous concrete cracks, spalling concrete, doors, hand rails, wall repairs, and structural steel per the structural and maintenance evaluations.	\$ 25,000.00
GENERAL CAPITAL REPAIRS FY14/15			
18,21,22,23	13, 14, 58,	General capital repairs and asset renewals: repair parking lot and roadways; HVAC replacements; replace ceiling grid and tiles; repair infield and outfield pads.	\$ 107,000.00
FY 14/15 Total			\$ 830,000.00
UNFUNDED GENERAL CAPITAL REPAIRS			
24 thru 67	3-5, 9, 15, 17, 20, 25-30, 32-44, 46-55, 57, 59-64	General capital repair to restore damaged, worn-out or building life cycle components, fixtures and equipment.	\$ 1,511,300.00
Total all projects			\$ 2,341,300.00

Note: Line items provided in Table 2 Prioritized List of Brevard County Dspace Coast Stadium Improvements 2014/2015

Table 1. Brevard County Space Coast Stadium Improvements - 2014/2015.

PRIORITIZED LIST OF BREVARD COUNTY SPACE COAST STADIUM IMPROVEMENTS - 2014/2015			
PRIORITY		DESCRIPTION	ESTIMATES
Brevard County	W. Nationals		
FY 14/15			
1	19	BC Fire Rescue Inspection - Emergency/Exit light maintenance/Fire Alarm	\$ 5,000.00
2		Biennial stadium grandstand inspection and structural repair engineering	\$ 25,000.00
3	18	Handrail repair/Misc. steel painting and repairs in accordance with structural evaluation	\$ 10,000.00
4	45	Remove and replace broken sidewalks throughout the stadium property	\$ 25,000.00
5		Upgrade aging fire alarm system to non-proprietary system	\$ 40,000.00
6	1	Replacement of joint sealant throughout upper bowl grandstand seating areas	\$ 290,000.00
7	2	Replace HVAC condensate drains above 1st floor ceilings.	\$ 5,000.00
8	6	Resurface waterproofing coated entry flooring in the main entrance of the stadium.	\$ 35,000.00
9	10	Rework aluminum cap on vomitory walls and repaint vomitory walls to prevent water intru	\$ 48,000.00
10	11	Repair sections of under slab waterproofing membrane on concourse area walkway	\$ 45,000.00
11	24	Repair of leaking hose bib piping which is recessed in the vomitorium wall	\$ 1,000.00
12	7	Additional concourse repair identified during completion of line item #11 and Mezzanine area concrete water repellent sealant as needed	\$ 85,000.00
13	8	Lower bowl grand stand joint sealant to address erosion under seating	\$ 81,000.00
14	23	Water proofing testing to repaired areas	\$ 3,000.00
15	56	Miscellaneous concrete crack and wall repairs per structural evaluation	\$ 10,000.00
16	22	Repair spalling concrete on the underside of the walkway between the ticket booth and	\$ 5,000.00
17	12	Strip failing paint from galvanized berm bridge hand railing. Leave railing unpainted	\$ 5,000.00
18	21	Replace rusted out steel door in the east wall of the ovations area	\$ 5,000.00
19		Allowance to repair/replace 4, HVAC Systems	\$ 50,000.00
20	14	Repair potholes in the Gate 5 parking lot access road pavement	\$ 15,000.00
21	58	Replace ceiling T-bar brackets throughout first floor that has been damaged by Concourse leaking.	\$ 30,000.00
22	13	Seal plywood on outfield pads. Replace/repair various infield/outfield pads	\$ 12,000.00
			\$ 830,000.00
23	5	Replace corroding steel stair tower at ticket booth	\$ 9,000.00
24	9	Replace corroding steel stair towers-2 each	\$ 60,000.00
25	3	Continue retiling/resurface all player/staff bathrooms and wet areas on first floor Coaches and Visitors Clubhouse.	\$ 15,000.00
26	15	Address corroding metal sheeting under elevated walkway from concourse to berm seating	\$ 45,000.00
27	16	Dugout fence replacement home and visitors	\$ 15,000.00
28	20	Gate 5 parking lot light replacement	\$ 25,000.00
29	25	Grandstand seat replacement	\$ 20,000.00
30	4	Replace fixtures in first floor restrooms.	\$ 10,000.00
31	26	Replace roll up door in press box	\$ 10,000.00
32	27	Replace suite window treatments	\$ 15,000.00
33	28	Second floor light fixture replacement	\$ 8,000.00
34	29	Replace Bullpen seating area	\$ 10,000.00
35	30	Replace carpet in common areas	\$ 75,000.00
36	32	Perimeter fence replacement	\$ 25,000.00
37	47	Repair of outfield wall column bases and engineering	\$ 63,000.00
38	50	Additional underground collection warning track drainage	\$ 33,000.00
39	48	Remove, repaint seat stanchions in grandstands	\$ 50,000.00
40	57	Repair base of Casey Statue	\$ 5,000.00
41	55	T12 to T8 Light replacement on first floor	\$ 7,500.00
42	52	Replace outfield plywood wall	\$ 21,000.00
43	46	Exterior painting of buildings	\$ 440,000.00
44	60	Replace outfield deck and berm	\$ 15,000.00
45	59	Sound System Repairs - Add new centerfield speaker - Centerfield speaker is old and beyond repair.	\$ 20,000.00
46	62	Bull pen fence replacement modification	\$ 5,000.00
47	49	Resurface all entrance gate stairways.	\$ 45,000.00
48	53	Install booster pump or new well for field irrigation	\$ 16,000.00
49	54	New benches in dugouts.	\$ 12,000.00
50	17	Replace flooring through 1st floor	\$ 100,000.00
51	51	SCS Batting Cage - Replace foam in ceiling with soffit and paint interior.	\$ 30,000.00

Table 2. Prioritized List of Brevard County Space Coast Stadium Improvements 2014/2015.

52	63	Replace retention pond fountains. The fountain behind the Casey statue and the one on lot 2 is beyond repair	\$ 25,000.00
53	61	Paint interior of 1st floor clubhouse area -	\$ 20,000.00
54	33	Replace box office windows and speakers	\$ 30,000.00
55	34	Rescreen concession stand windows and replace rested roll up doors	\$ 50,000.00
56	35	Replace wood walkway on scoreboard	\$ 5,000.00
57	36	Upgrade AC capabilities in Visiting Coaches office/Umpires Room	\$ 15,000.00
58	37	New washer and dryers in clubhouse laundry room	\$ 45,000.00
59	38	Replace dugout doors	\$ 5,000.00
60	39	Attach new tile drain, located on the west side of the sidewalk underneath main entrance, to catch basin near party zone.	\$ 15,000.00
61	40	Replace trash chute at stadium	\$ 25,000.00
62	41	Tighten all gutters on awnings, fixing leads (1st base side)	\$ 25,000.00
63	42	Replace or recoat all picnic tables throughout facility	\$ 10,000.00
64	43	Add to carpet list the team store and belly up stand	\$ 1,000.00
65	44	Fix space shuttle near Casey statue	\$ 15,000.00
66	12	Repaint berm bridge hand railing	\$ 17,000.00
67	64	Install new mul - t lock mortise and rekey entire stadium (all four floors, box-office, team store and grounds crew building) to eliminate all the key duplication and improve security.	\$ 3,800.00

Table 2. Prioritized List of Brevard County Space Coast Stadium Improvements 2014/2015, continued.