

North Augusta



South Carolina's Riverfront

STADIUM ADVISORY BOARD

MINUTES OF FEBRUARY 22, 2023

*James Clifford, Boardmember
Tom Denlinger, Boardmember
Missy Martin, Boardmember
David McGhee, Boardmember
Tom Zeaser, Boardmember*

ORDER OF BUSINESS

The Stadium Advisory Board meeting of February 22, 2023, having been duly publicized, was called to order by City Administrator James Clifford at 2:05 p.m. in the Conference Room on the third floor of the Municipal Center.

Per Section 30-4-80(e) notice of the meeting was posted on the outside doors of the Municipal Center, the main bulletin board of the Municipal Center located on the first floor, and the City of North Augusta website.

Present were James Clifford, City Administrator, Tom Denlinger, Vice President of Augusta GreenJackets, Missy Martin, Vice President, Business Operations of Augusta GreenJackets, David McGhee, Councilmember, and Tom Zeaser, Engineering & Public Works Director. Also in attendance was Jamie Paul, City Clerk, Lynda Williamson, Finance Director, Rachele Moody, Assistant Administrator, and Elizabeth Hustad from Post & Courier.

3. Consideration of Appointing a Chairperson

It was moved by Boardmember Martin, seconded by Boardmember Clifford, to appoint Boardmember Tom Denlinger as Chairperson of the Stadium Advisory Board. Unanimously Approved.

4. Stadium Improvement Fund Review

Boardmember Clifford highlighted funding for the Stadium Improvement Fund and that the City has already set aside in FY2022 \$200,000 from the Public Facilities Corporation Fund and pre-paid for Fiscal Year's 2023, 2024, and 2025 from ARPA funds to total \$800,000 to potentially be used for any stadium improvements required by the PDL such as a female locker room, increased lighting, etc.

Discussion ensued relating to potential stadium improvements.

5. Proposed Stadium Improvement Projects

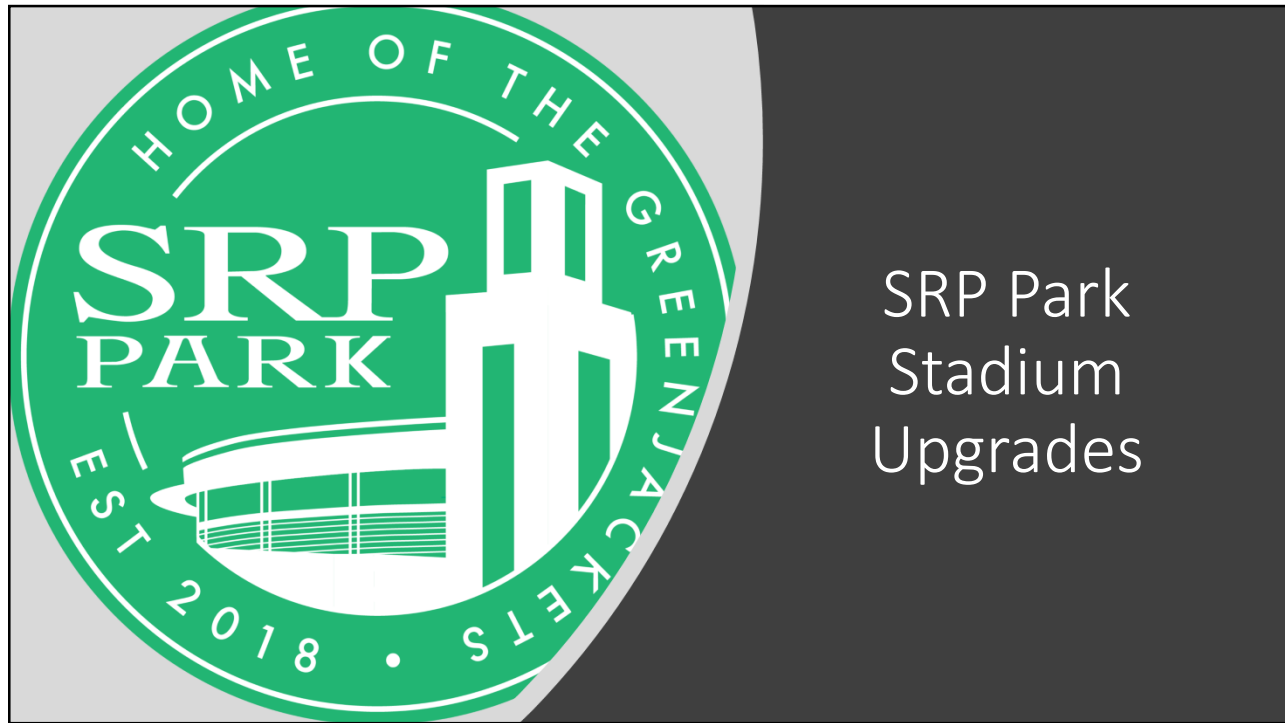
Boardmember Martin presented on the Stadium PDL requirements, PDL upgrades and repairs, project estimates/costs and work completed to date, and general Stadium upgrade needs/repairs and purchases to date. (See Attachment #5)

6. Adjournment

There being no further business, the Stadium Advisory Board adjourned the meeting at 3:27 p.m.

Approved this 4th day of
May, 2023.

Respectfully submitted,
Jamie Paul
Jamie Paul, City Clerk



SRP Park Stadium Upgrades

1



What we will cover

- MLB PDL Requirements
- PDL Upgrades and Repairs
- Project Estimates/Costs & Work Completed to Date
- General Stadium Upgrade Needs/Repairs & Purchases to Date

2



3

In 2021 MLB Set Forth a New Model



In order to keep and retain a PDL license, facilities had to meet certain physical standards, staggered by the 2023, 2024 and 2025 seasons. MLB set forth a grading rubric in 2021 to all teams, with a minimum point value target.



All teams conducted a self-inspection and, further were inspected by Ewing Cole in order to verify if the self inspection grades were correct.

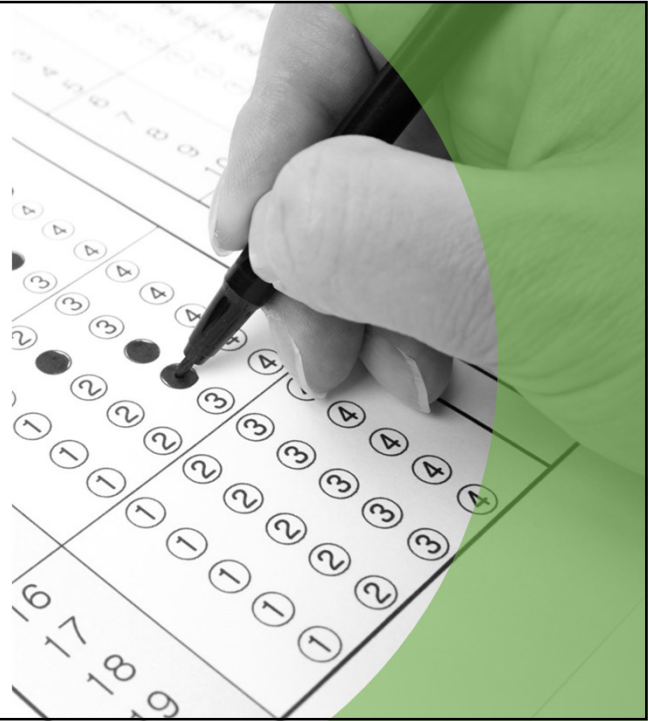


Ultimately a team must not carry more than 30 points by the 2023 season, 20 points by the 2024 season and 10 points by the 2025 season.

4

GreenJackets Assessment versus Ewing Cole Final

- GreenJackets' self assessment was 68 points
- Ewing Cole returned 78 points
(10 additional points)



5

GreenJackets' Plan



Created an estimated budget based on experience with stadium build in 2017/18.



Hired a skilled construction project manager, who has helped us manage the entire project along with getting clarity from MLB, to ensure we meet standards.



Immediately started reaching out to vendors, contractors, partners and leveraged local relationships to solidify the best pricing for upgrades.

6

Estimated Budget to Address Compliance

\$631,350 estimated as of June 1, 2022, prior to having all estimates, or costs.

The number above includes Musco Lighting (secured in 2021).

7

Actual Costs and Estimates To Date

Estimated Amount	Description of Request	Actual Cost	Why
\$37,000.00	Female Staff Facilities	\$28,800.00	Rented an apartment as backup
\$57,000.00	Visiting Commissary & Dining		
\$45,000.00	Training Room Sq. Footage		
\$15,000.00	Visiting Staff/Locker Room Construction		
\$20,000.00	On-site weight room 750sf	\$178,008.82	Includes Blueprints, Contractor and Project Manager
\$12,000.00	1 Whirlpool (Visiting)	\$12,320.00	Estimate
\$75,000.00	Batting Cages	\$154,913.84	We have spent 45k for lights and nets, we need to enclose
\$10,000.00	Playing Surface/Field	\$10,000.00	Estimate
\$9,750.00	Turf Equipment: Top Dresser	\$6,400.00	Purchased used
\$5,000.00	Full Field Irrigation Sys.	\$5,000.00	Estimate
\$45,000.00	Field Wall	\$45,000.00	Estimate
\$6,000.00	Warning Track	\$6,000.00	Estimate
\$1,800.00	Dugout Anti-skid	\$2,700.00	Estimate
\$27,000.00	Dugout Protective Netting	\$29,000.00	Estimate
\$265,800.00	Musco Field Lighting	\$271,600.00	Musco and Structural Engineer
\$631,350.00		\$749,742.66	

8

Overage in the Following

Batting cage enclosed (estimate 85-100k)

Female Facility (apartment, variable options to offset once facility is ready)

9

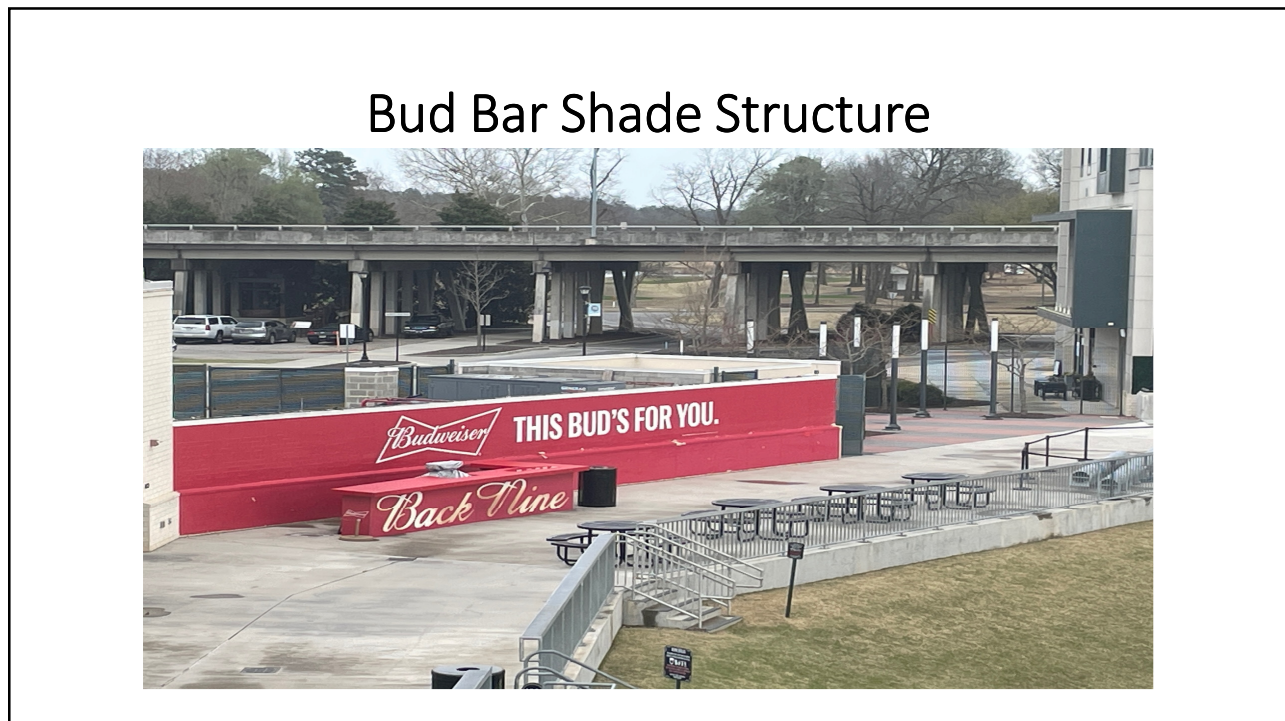
MLB PDL

Questions?
Comments?

10



11



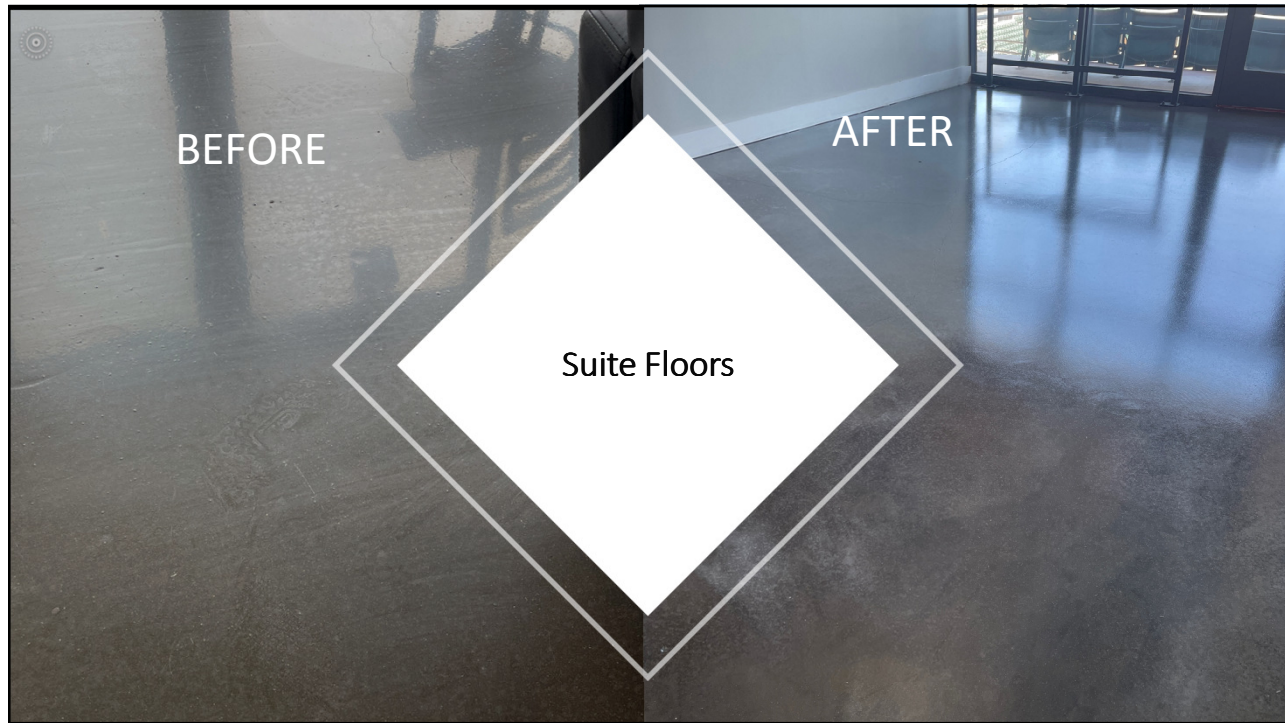
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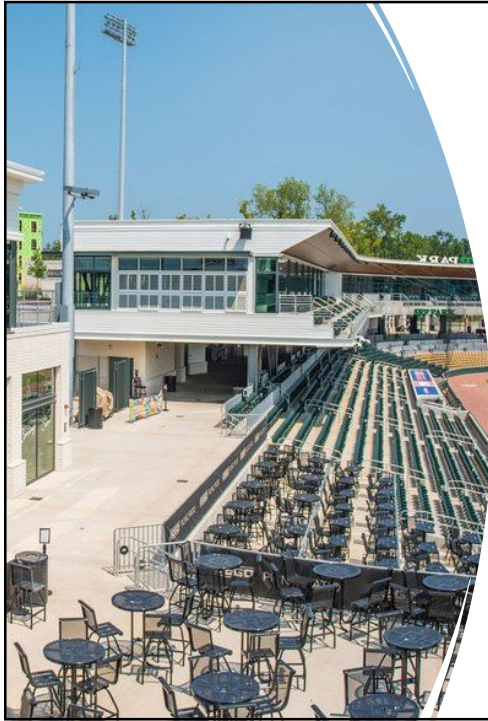


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Stadium Repairs and Upgrade Needs

Estimated Amount	Description of Request	Actual Cost	Why
\$40,000.00	Sound system replacement	\$15,000.00	Estimate
\$30,000.00	Padded Seat Replacement/ Irwin	\$22,307.00	Actual and ordered
\$60,000.00	Bud Bar Shade	\$60,000.00	Estimate
\$55,000.00	Suite Walkway Flooring	\$59,000.00	Actual
\$3,000.00	Storage Shed	\$8,500.00	Estimate
\$7,000.00	Field Tarp	\$6,900.00	Actual ordered
\$20,000.00	New concessions cart upstairs	\$10,250.00	Actual ordered
\$24,500.00	Freezer Repairs, Replacement Doors	\$25,230.00	Actual repair
\$19,364.00	Exhaust Hood Pantry	\$19,364.00	Completed
\$258,864.00		\$226,551.00	

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Ongoing Repairs & Maintenance

- HVAC System Maintenance Agreement
 - Leak Over Retail Space
 - Concrete Cracking (inside and out)
- Steel Rail Rust (Plan to work it in to create an aged look)

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Stadium Needs

Questions?
Comments?

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