

# Stadium Renovations for Scottsdale/SF Giants



# Scottsdale Stadium Multi-Use Facility Master Plan San Francisco Giants

- Current contract with Giants thru 2025 with two (2) 5-year extension options
- 2015 - Began Master Plan process to study options to achieve facilities for long-term goals
  - Stadium with SF Giants - Masterplan
  - Evaluation for Year Round Player development facilities currently at Indian School Park
- Nov. 2017 - Presentation to TDC
- Dec. 2017 - Presentation to Experience Scottsdale

# Stadium Master Plan Status

Concept Plan is being finalized for release in March '18

- Concept site plans and character sketches

- Project scope and estimate of costs

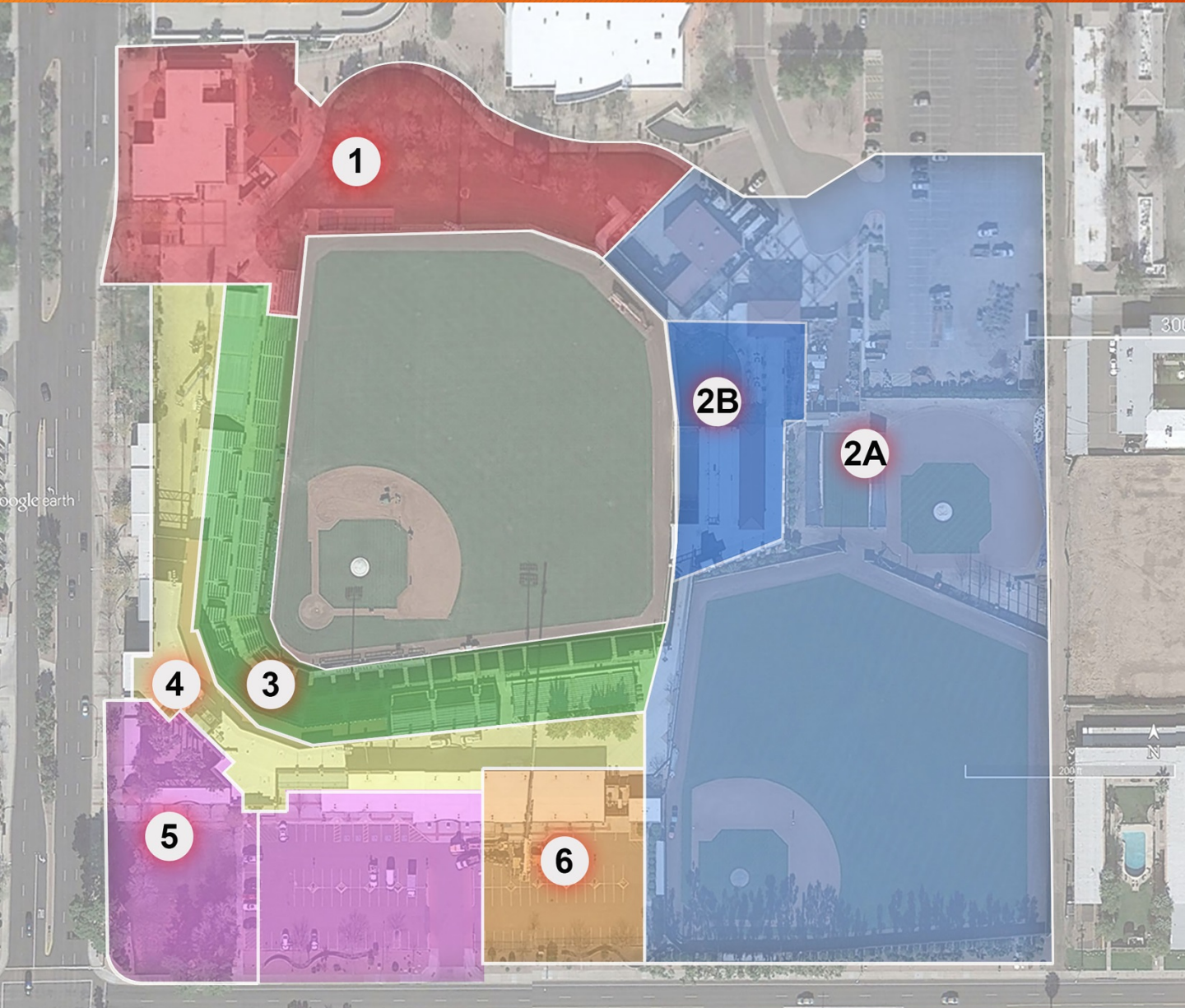
Addresses:

Professional Baseball Improvements

Fan Experience Enhancements

Facility Maintenance/Operations Updates

Enhancement of Year Round Multi-use Event Spaces



- 1. LEFT FIELD AND RESTROOMS
- 2A. RIGHT FIELD / BASEBALL
- 2B. RIGHT FIELD / CHARROS AND CONCESSION PLATFORMS
- 3. SEATING BOWL / SHADE
- 4. PRESS LEVEL / ADMIN.
- 5. SOUTHWEST ENTRY AND PARKING
- 6. CLUBHOUSE





PERSPECTIVE VIEW

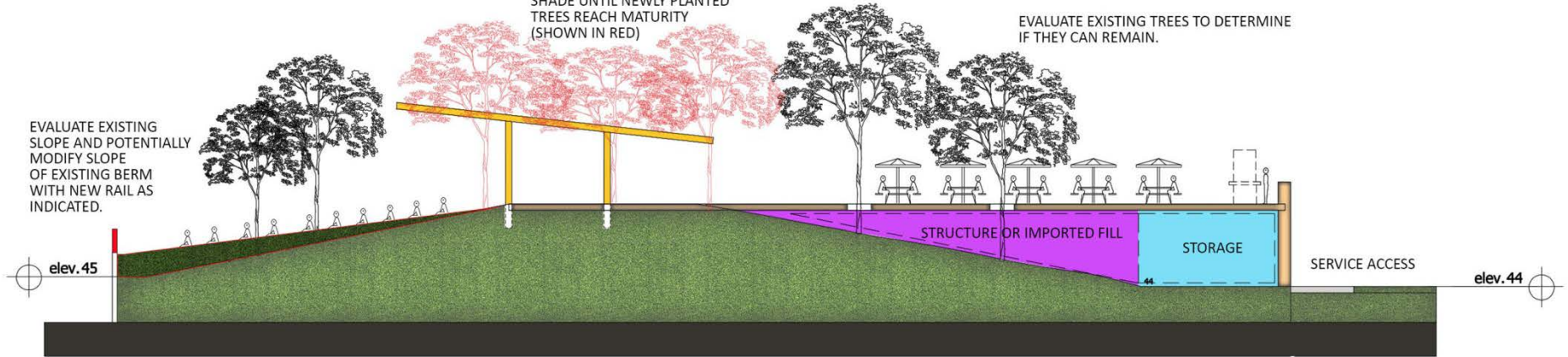


AERIAL PERSPECTIVE

NEWLY PLANTED SHADE STRUCTURE COULD BE INTEGRATED INTO EXISTING TREES TO PROVIDE SHADE UNTIL NEWLY PLANTED TREES REACH MATURITY (SHOWN IN RED)

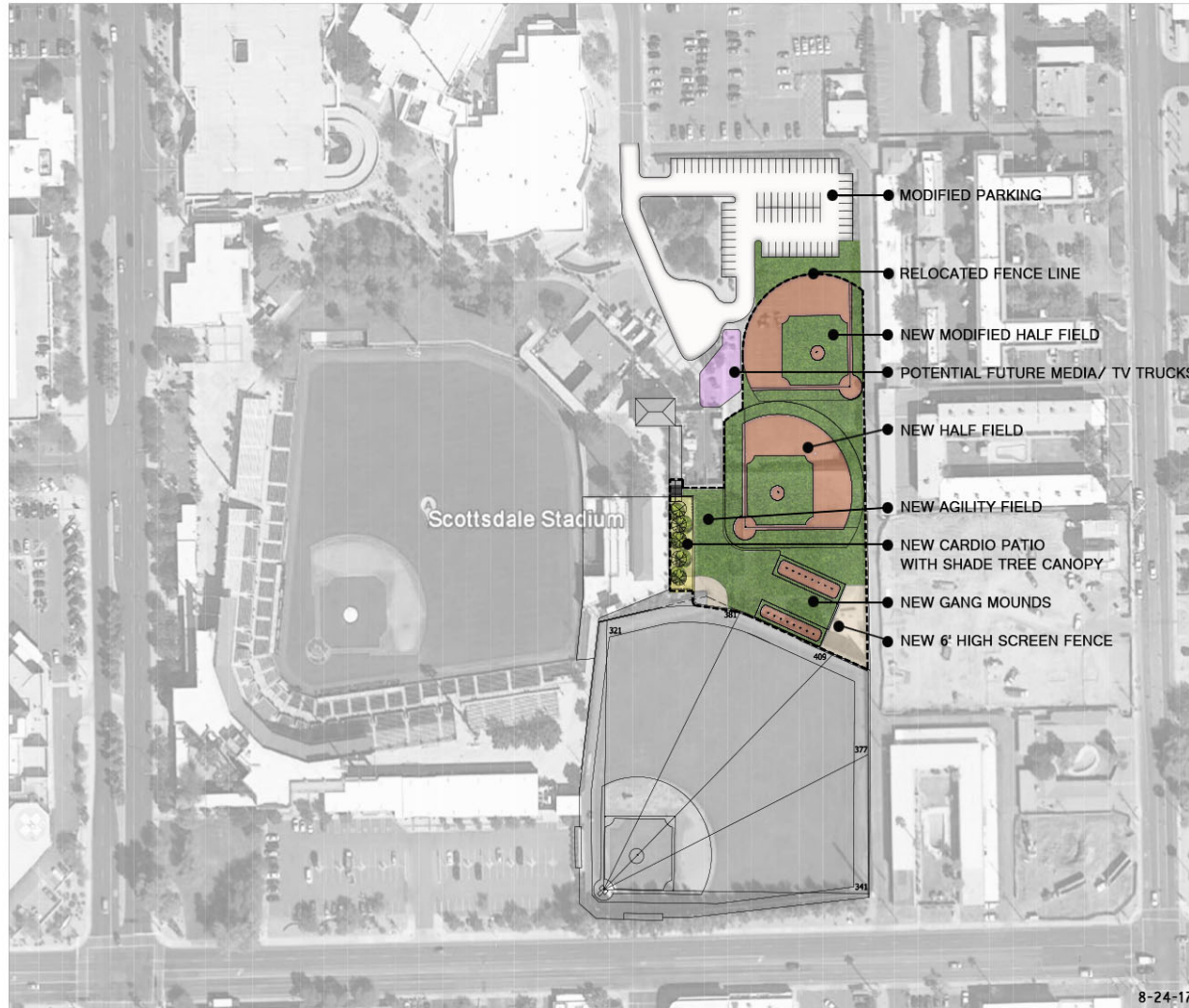
EVALUATE EXISTING TREES TO DETERMINE IF THEY CAN REMAIN.

EVALUATE EXISTING SLOPE AND POTENTIALLY MODIFY SLOPE OF EXISTING BERM WITH NEW RAIL AS INDICATED.



NEW PROPOSED BERM SECTION

# Completed - Right Field Baseball Improvements



# Opportunities for Shade



PERSPECTIVE VIEW OF THE NEW SHADE STRUCTURES FOR THE SEATING BOWL AS WELL AS THE CHARROS LODGE. IT IS ANTICIPATED THAT THE FINAL DESIGN WILL COMBINE THE EXISTING AESTHETIC CHARACTER OF SCOTTSDALE WHILE ALSO EXPRESSING A MODERN, FRESH FEEL.

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# Charro Shade and Year Round Multi-use Event



PERSPECTIVE VIEW DURING A NON-SPRING TRAINING EVENT



PERSPECTIVE VIEW DURING SPRING TRAINING

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# Seating, Concessions and Indoor Multi-Use



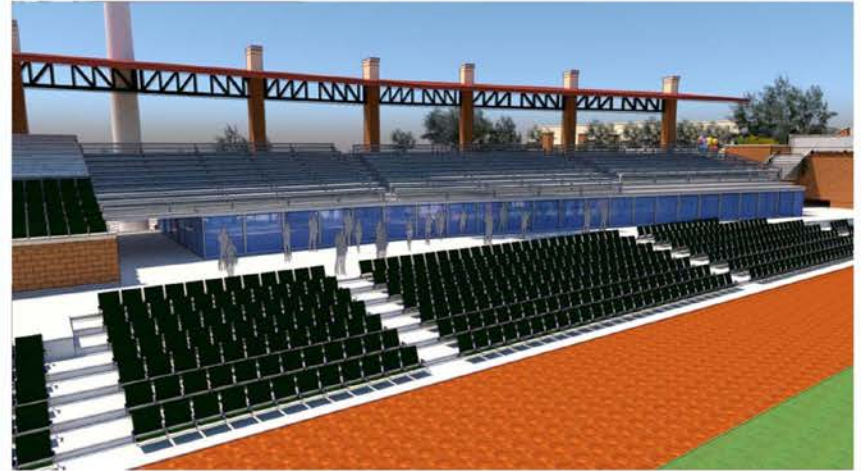
AERIAL STREETSIDE VIEW OF NEW MULTI-USE AREA WITH NEW TERRACES IN BACKGROUND



PERSPECTIVE VIEW OF NEW MULTI-USE AREA HIGHLIGHTING ENTRY, NEW SHADE CANOPY, AND NEW LANDSCAPING.



VIEW OF THE NEW MULTI-USE AREA. THERE COULD BE GLAZING ON THE FIELD SIDE WHICH WOULD ALLOW THE SPACE TO OPEN TO THE CROSS-AISLE.



A NEW ACCESS CORRIDOR UNDER THE NEW UPPER SEATING WILL ALLOW PATRONS TO CIRCULATE EASILY BETWEEN THE CONCOURSE AND CROSS-AISLE.

# Seating, Office/Admin. Needs and Multi-Use

**8. NEW SHADE STRUCTURES**  
Create new shade for the seating bowl. It is anticipated that the new shade structures could extend to protect the new areas of seating on the 3rd base side.

**7. NEW SEATING AREA**  
New seating behind existing seating bowl. RE: Seating Bowl Plan

**7a. NEW WALKWAY CONNECTION**  
Potential new walkway connecting the new 3rd-base seating to the home plate area.

**9. NEW NANAWALL DOOR SYSTEM**  
NanaWall system will replace the facade shown as red on the adjacent plan. The existing structure will remain in place. Drinkrails will accompany Nanawall system.

**2. PRESS IMPROVEMENTS**  
In addition to finish upgrades in the press area, the upper tier of the working press should be eliminated and become flexible work area. If additional viewing is needed, high top tables can be used or temporary counters.

**3. POTENTIAL NEW RESTROOM FACILITIES**  
To service the additional seating capacities on the upper level, a new restroom area will be added. This area will be constructed in the existing press box area adjacent to the existing kitchen area so that plumbing and electrical lines can be more easily accessed. Total square footage of this new unisex restroom is +/- 125 s.f.

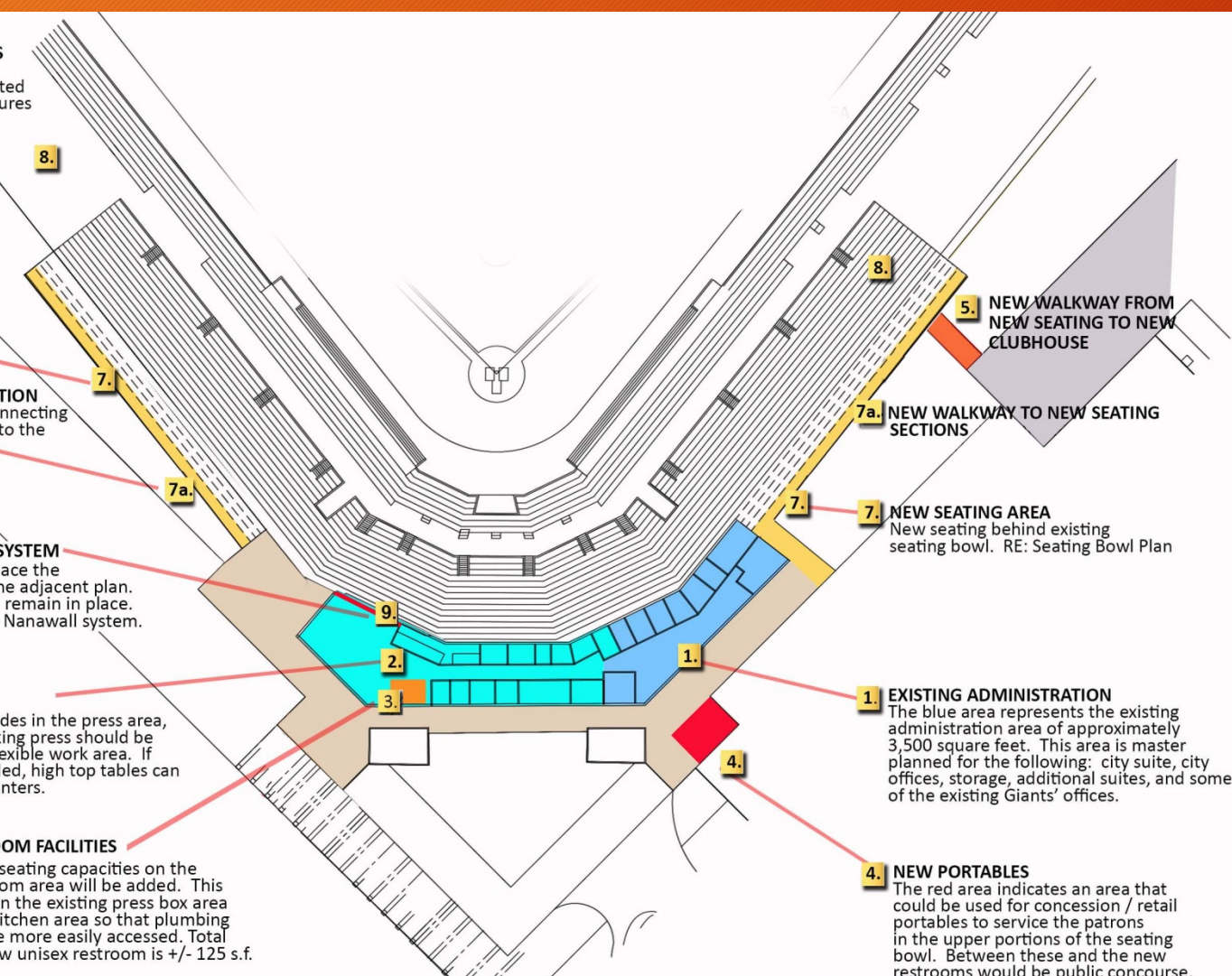
**5. NEW WALKWAY FROM NEW SEATING TO NEW CLUBHOUSE**

**7a. NEW WALKWAY TO NEW SEATING SECTIONS**

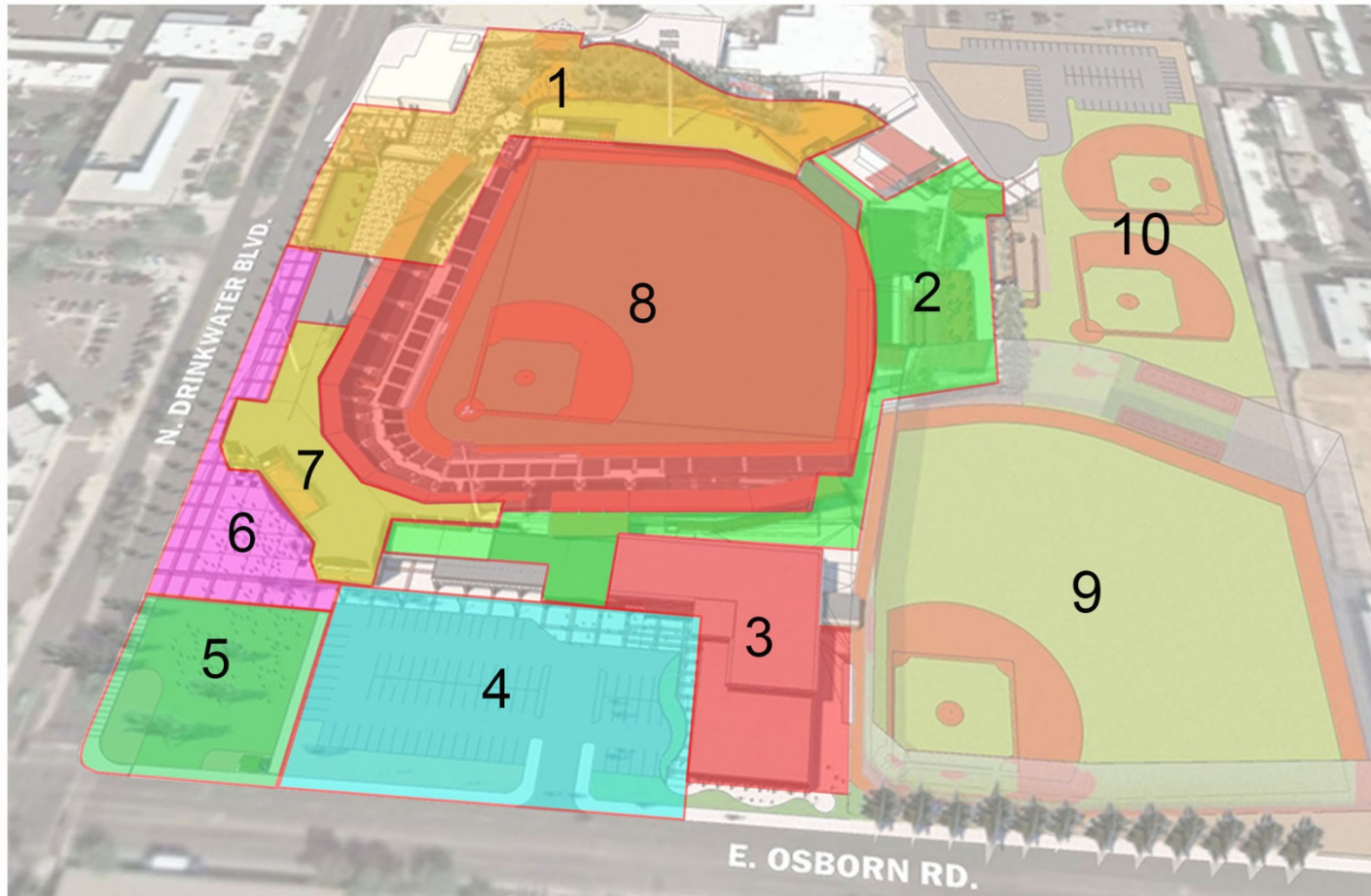
**7. NEW SEATING AREA**  
New seating behind existing seating bowl. RE: Seating Bowl Plan

**1. EXISTING ADMINISTRATION**  
The blue area represents the existing administration area of approximately 3,500 square feet. This area is master planned for the following: city suite, city offices, storage, additional suites, and some of the existing Giants' offices.

**4. NEW PORTABLES**  
The red area indicates an area that could be used for concession / retail portables to service the patrons in the upper portions of the seating bowl. Between these and the new restrooms would be public concourse.



# Multi-Use Spaces - Independent or Combined



## AREAS OF MULTI-USE OPPORTUNITIES

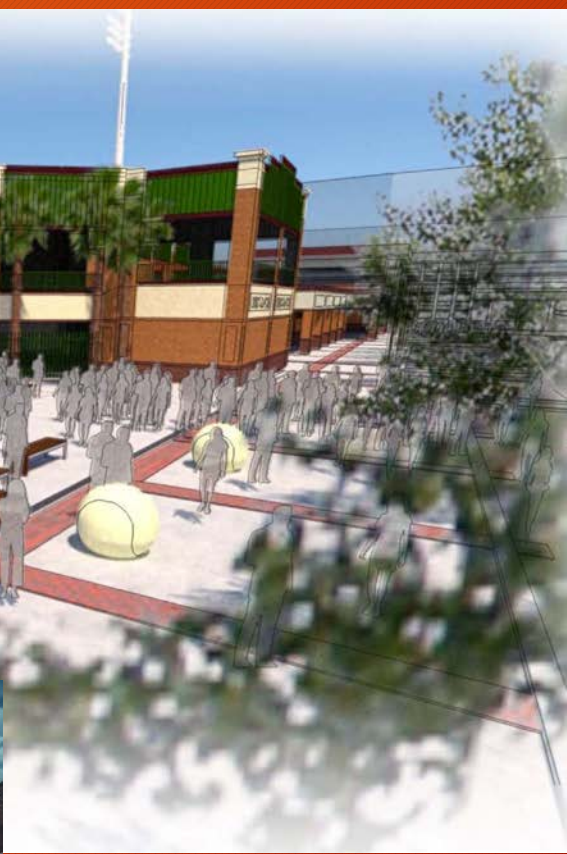
AREA 1: EXTERIOR AREAS:	62,000 S.F.
AREA 2: EXTERIOR AREAS:	39,000 S.F.
AREA 3: INTERIOR AREAS:	12,200 S.F.
EXTERIOR AREAS :	3,000 S.F.
AREA 4: EXTERIOR AREAS:	40,000 S.F.
AREA 5: EXTERIOR AREAS:	10,200 S.F.
AREA 6: EXTERIOR AREAS:	24,000 S.F.
AREA 7: INTERIOR AREAS:	7,000 S.F.
EXTERIOR AREAS:	7,000 S.F.
SUBTOTAL:	204,400 S.F.
AREA 8: EXTERIOR AREAS:	150,000 S.F.
AREA 9: EXTERIOR AREAS:	120,000 S.F.
AREA 10: EXTERIOR AREAS:	68,000 S.F.
SUBTOTAL:	338,000 S.F.
GRAND TOTAL:	542,400 S.F.

WITH THE NEW SCOTTSDALE MASTER PLAN, THERE ARE 10 DIFFERENT MULTI-USE OR ACTIVITY ZONES THAT COULD BE UTILIZED THROUGHOUT THE FACILITY, BOTH INDIVIDUALLY AND COLLECTIVELY. FOR EXAMPLE, ONE FUNCTION COULD OCCUR IN ZONE 1 WHILE ANOTHER FUNCTION COULD HAPPEN IN ZONE 3, I.E. THE MULTI-USE ROOM OF THE CLUBHOUSE. FOR LARGER SCALE EVENTS, ALL THE ZONES COULD BE COMBINED, PROVIDING A WIDE VARIETY OF VENUE OPPORTUNITIES.

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# Clubhouse and Multi-Use Space





# Multi-Use - Small, Medium or Large



PERSPECTIVE VIEW OF HOME PLATE AREA, PARKING LOT AND NEW CLUBHOUSE / ENTIRE AREA CAN BE A UNIQUE ACTIVITY ZONE THAT CAN BE USED COLLECTIVELY OR SUBDIVIDED ACCORDING TO THE FUNCTION WITH DIFFERENT CONFIGURATIONS AS THESE DRAWINGS ILLUSTRATE.

# Stadium Master Plan Timeframe

## Concept Master Plan to be released in March 2018

- ✓ General Cost Estimate - \$60+ Million
  - (+) Is for possible Escalation - Phase Project/Construction
- ✓ Cost estimate includes:
  - Considerations for Facility Age, needs for Code Compliance and anticipates use for additional 35 year
  - Pro Baseball continues to evolve and expand rosters
  - Multi-use opportunities - Support Tourism Downtown

## Options for Funding sources are being explored:

Scottsdale, SF Giants, Charros, Concessionaire, Sponsorships, Utility and Service providers

# Stadium Agreement with Giants

Scottsdale has begun negotiations with SF Giants to update contractual agreement(s) in 2018 for the Stadium

- ✓ Capital Costs
- ✓ Capital Funding Sources - TBD - early 2018
- ✓ Maintenance and Operations managed by COS
- ✓ Target term of agreement(s) - up to 35 years



# Stadium Renovation Request

Desire is to begin construction in April of 2019:

- ✓ Clubhouse open in January 2020
- ✓ Full improvements by January 2021

To accomplish this schedule, design/build process must start immediately:

- RFP release this week
- Design/Build team selection by June
- Design starts in July
- First Phase construction begins April 2019

# Stadium Renovation Request

## Tourism Development Commission

- Request support:
  - \$5 million to initiate Design Process and Construction Strategy
  - Staff will advise Council of your recommendation

Tonight - Requesting City Council Approval of funding to begin the Design process

- Would facilitate opportunity to begin construction in April 2019

# CITY COUNCIL REPORT



Meeting Date: March 20, 2018

General Plan Element: ***Public Services and Facilities***  
General Plan Goal: ***Provide city service facilities to meet the needs of the community.***

## **ACTION**

**Scottsdale Stadium Renovations Budget Transfer.** Adopt Resolution No. 11061 authorizing a \$5,000,000 budget appropriation transfer from additional available budget appropriation in the Adopted FY 2017/18 CIP to a newly created CIP project to be titled Scottsdale Stadium Renovations to be funded by the FY 2017/18 Tourism Development Fund undesignated, unreserved fund balance.

## **BACKGROUND**

Scottsdale Stadium is located in the middle of the City's scenic downtown and a short walk from a wide selection of hotels, restaurants, shops and galleries. Scottsdale Stadium is home to the San Francisco Giants for Cactus League Spring Training, the Arizona Summer League, and the Scottsdale Scorpions of the Arizona Fall League (including the championship game at the end of November). The facility also hosts multiple year-round events.

Given the current age of the stadium, the increased demand of events and larger crowd attendance, the City, the Scottsdale Charros and the San Francisco Giants and their shared desire for a long-term extension of the Giants commitment to downtown Scottsdale, they recognize the need for multiple upgrades to the stadium. These needs have led to the completion of a comprehensive masterplan of the stadium including practice facilities.

The following specific Scottsdale Stadium upgrades are to be considered as part of the renovations:

- Left field berm fan amenity additions with ADA access
  - Multi-use concourse deck with shade
  - Upgrade and expansion to left field Restroom and entry Plaza
- Additional shade for Charro Lodge area
- Revise Centerfield Concession/restroom bldg. to accommodate restroom expansion
- Seating bowl upgrades to include
  - Refinements and diversity of seating options
  - Left/right field bleacher area - fixed seats and multi-use deck with shade
  - Expansion/efficient use under seating area (concession and indoor multi-use space)

- Expansion of shade options for existing seating areas
- Clubhouse refinements/expansion and accommodation for 10-12,000sf of year-round multi-use event facility
  - Locker rooms, meeting space, weight and physical training facilities, etc.
  - Kitchen area for both clubhouse, stadium and multi-use events
- Auxiliary field - secure netting to enclose for use by major league team - field/safety
  - Refurbish auxiliary practice field including drainage system for stadium
- Enhanced/expansion offices, administration, suite areas - Press box area
  - Additional office space/staff-both Baseball Operation and Business Function
  - Fan, event, player safety/security updates
- Upgrades for building, safety codes, maintenance, cooling and heating, Wi-Fi and other technologies, concession stand infrastructure and enhancement and flexible use for events
- Revise main entry plaza to accommodate baseball entry and multi-use event flexibility

On September 20, 2016 the City Council approved Resolution No. 10466 authorizing Architectural Services Contract No. 2016-080-COS with Populous Group, LLC in the amount of \$244,524 for master planning services for the Scottsdale Stadium and baseball operations.

## **ANALYSIS & ASSESSMENT**

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### **Recent Staff Action**

Staff has worked with the architect, the Giants and the Charros to develop a masterplan that will serve as the basis for moving the renovations into final design and construction.

## **RESOURCE IMPACTS**

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### **Available funding**

Staff is requesting authorization of a \$5,000,000 budget appropriation transfer from additional available budget appropriation in the Adopted FY 2017/18 CIP to a newly created CIP project titled Scottsdale Stadium Renovations to be funded by the FY 2017/18 Tourism Development Fund Undesignated, unreserved fund balance.

Additional CIP budget appropriation is available because the total FY 2017/18 CIP adopted budget amount was based on an inception-to-date year-end expenditure forecast from February 2017. At fiscal year-end the forecasted figures were reconciled to actual expenditures as of June 2017 resulting in a reduction of the total budget by approximately \$30 million, which is considered additional available budget appropriation for the fiscal year.

### **Staffing, Workload Impact**

The contract administrator responsible for enforcement of all provision of the contract is Anna Leyva, Sr. Project Manager, Public Works Division. Community Services staff will provide support to the Project Manager.

**OPTIONS & STAFF RECOMMENDATION**

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**Recommended Approach:**

Adopt Resolution No. 11061 authorizing a \$5,000,000 budget appropriation transfer from additional available budget appropriation in the Adopted FY 2017/18 CIP to a newly created CIP project titled Scottsdale Stadium Renovations to be funded by the FY 2017/18 Tourism Development Fund undesignated, unreserved fund balance.

**RESPONSIBLE DEPARTMENT(S)**

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Community Services, Capital Project Management

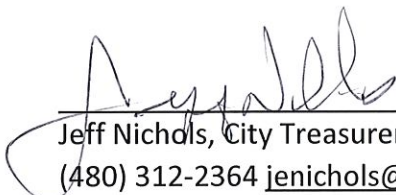
**STAFF CONTACT(S)**

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William B. Murphy, Director, [bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov) 480-312-7954

**APPROVED BY**

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Jeff Nichols, City Treasurer  
(480) 312-2364 [jenichols@scottsdaleaz.gov](mailto:jenichols@scottsdaleaz.gov)

3/6/18  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Judy Doyle, Budget Director  
(480) 312-2603 [jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)

3.6.18  
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Date

  
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Daniel J. Worth, Public Works Director  
(480) 312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)

3-6-18  
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Date

  
\_\_\_\_\_  
William B. Murphy, Community Services Director  
(480) 312-7954, [bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov)

3/6/18  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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- 1) Resolution No. 11061

RESOLUTION NO. 11061

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING A BUDGET APPROPRIATION TRANSFER TOTALING \$5,000,000 FROM ADDITIONAL AVAILABLE BUDGET APPROPRIATION IN THE ADOPTED FY 2017/18 CIP TO A NEWLY-CREATED CIP PROJECT TO BE TITLED SCOTTSDALE STADIUM RENOVATIONS, TO BE FUNDED BY THE FY 2017/18 TOURISM DEVELOPMENT FUND UNDESIGNATED, UNRESERVED FUND BALANCE.

WHEREAS, funds are available in additional CIP budget appropriation; and

WHEREAS, it is in the best interests of the City of Scottsdale to create a new capital project for the purpose of designing renovations to Scottsdale Stadium including practice facilities;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. The City Council hereby authorizes a budget appropriation transfer totaling \$5,000,000 from additional available budget appropriation in the Adopted FY 2017/18 CIP to a newly-created CIP project to be titled Scottsdale Stadium Renovations. This budget appropriation transfer will be funded by the FY 2017/18 Tourism Development Fund undesignated, unreserved fund balance.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 20th day of March, 2018.

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

ATTEST:

\_\_\_\_\_  
Carolyn Jagger, City Clerk

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W.J. "Jim" Lane, Mayor

APPROVED AS TO FORM:



Bruce Washburn, City Attorney

By: Kimberly Campbell, Assistant City Attorney