

PG&E Park MLS Conversion Scope  
**PHASE ONE IMPROVEMENTS**

**LEGEND – CONSTRUCTION SCOPE**

**1. New Field Club Restroom**

- a. All new core and shell including new MEP/utilities to be constructed in existing open-air storage space; new insulated steel stud/drywall partitions and weatherproof ceiling assembly. Heating and ventilation required. There are no services in the existing space.
- b. Finishes: Stained/sealed concrete floor, 2x2 ceramic tile base/5' high wainscot, epoxy painted drywall above, epoxy painted drywall ceiling
- c. Furnishings: Commercial grade toilet, lavatory, lighting, and accessories.

**2. New MLS Locker Room**

- a. General re-finishing only to existing locker facility. Scope limited to carpet removal/replacement; new paint, replacement of damaged ceiling tile and light fixtures.

**3. New MLS Coaches' Locker Rooms**

- a. General re-finishing only to existing locker facility. Scope limited to carpet removal/replacement; new paint, replacement of damaged ceiling tile and light fixtures.

**4. New MLS Training Area**

- a. Interior retrofit and upgrade of existing spaces.
- b. Selective demo of existing partitions, ceilings, fixtures.
- c. Provide all new finishes; 40% ceramic tile floors, new carpet and rubber base, painted drywall, acoustic ceiling tile and recessed light fixtures.
- d. New floor drain and utility service (hose-bib, power) for tiled training space.

**5. New MLS Strength and Conditioning Facility**

- a. All new core and shell including new MEP/utilities to be constructed in existing open-air storage space; new insulated steel stud/drywall partitions and weatherproof ceiling assembly. Heating, air conditioning, and ventilation required. There are no services in existing space.
- b. Finishes: 60% carpet, 40% cushioned rubber interlocking tile Mondo athletic floor/rubber base, epoxy painted walls, 12' drywall ceiling with indirect lighting and 75% sound absorptive surface-mounted ceiling panels.
- c. Furnishings: Strength and conditioning equipment by owner.

**6. New Building Storage**

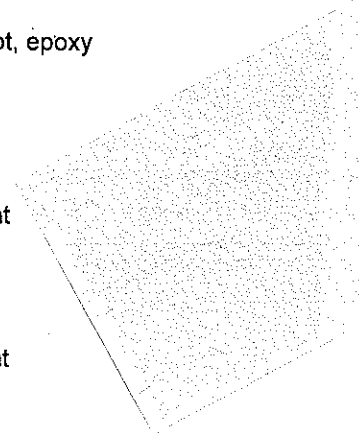
- a. Excavate existing grade to line of existing columns.
- b. Install new perimeter (at sides, back) low concrete retaining wall as needed. Assume 12" thick, independent of primary building structure, with 12" x 2' wide continuous footing tied to new 5" concrete slab.
- c. Provide chain link security fence at front, 10' high, with 4'x8' high gate.
- d. Provide new overhead fluorescent lighting.

**7. Upgrade Public Men's Restrooms (drawing note – color shade only mens' rooms)**

I. THIS WAS ADJUSTED TO AMEND ONLY THE RESTROOMS AT FIRST BASELINE

- b. Install rough-in plumbing to add two urinals in each Men's restroom. Scope includes selective demolition and patch/repair of existing walls, ceilings, and floors as needed to complete installation.

**8. Concourse Widening/Reconstruction of Concessions Stands**



- i. THIS WAS ADJUSTED TO AMEND THE NORTHERN 2 MOST BATHROOMS ON THE FIRST BASELINE
- b. Demolish existing Concession Stands and portions of concrete seating bowl above.
- c. Provide new steel structure and concrete slab on metal deck at extended floor areas for expanded concessions. Install new perimeter steel seismic reinforcement at new openings in seating bowl.
- d. Extend and rework utilities as required to serve new Concession Stands.
- e. Provide new gypsum board partitions, doors, and weatherproof ceiling enclosures for new Stands and Storage spaces.
- f. Provide all new finishes including epoxy flooring/cove base (Concessions) and sealed concrete (Concessions Storage), epoxy paint on walls, acoustic ceiling tiles (scrubbable in Concessions), new overhead security grilles, and new stainless counters.
- g. Food service fixtures, furnishings, and equipment allowance needed.

**9. New Box Seating Platforms**

- i. THIS ONLY HAPPENS ABOVE THE 2 AFFECTED CONCESSIONS ON THE FIRST BASELINE
- b. In each reconstructed/relocated Concessions Stand, an open platform above is to be constructed. These will be waterproofed concrete on new steel structure and deck.
- c. Provide a continuous perimeter painted 32" high steel handrail with sloped flat bar top rail, at three sides.
- d. Furnishings allowance required.

**10. Press Box**

- a. Demolish all interior finishes; remove 75% of glazing system at front of Box; demolish all utility services and heating/ventilation systems within. Demising partitions and steps accessing front rows to remain in place.
- b. Install new operable (vertical sliding) glazing system at front of Box to replace existing fixed glazing.
- c. Provide all existing new finishes (carpet floor, rubber base, painted drywall, acoustic ceilings) and millwork/counters (plastic laminate). Insulate entire new dropped ceiling above with continuous 10" fiberglass batts.
- d. Provide all new convenience outlets, telephone/data service and outlets throughout, new lighting, and fire/life safety systems throughout.
- e. Provide all new HVAC equipment (existing Box has minimal heating and no air conditioning) – suggest through-wall heat pump units across the front and back at 15' on center, full length.

**11. Camera Platforms**

- a. Provide a 6' x 6' camera location with television infrastructure as required. (Three existing camera platforms are located along the west sideline, below the press box).

PG&E Park MLS Conversion Scope  
**PHASE TWO IMPROVEMENTS**

**LEGEND – CONSTRUCTION SCOPE**

**1. New Home MLS Team Facilities**

- i. THIS WAS NOT EXECUTED IT IS ONLY A CORE AND SHELL SPACE WITH UTILITY STUBS FOR FUTIRE UNDER THE EAST STANDS
- b. All new core and shell including new MEP/utilities to be constructed under new east seating section. New CMU exterior enclosure with insulated steel stud/drywall internal partitions and weatherproof ceiling assembly. Spaces include, locker room, training and weight room, team lounge and coaches offices. Heating and ventilation required. There are no services in the existing space.
- c. Finishes: 60% carpet, 40% cushioned rubber interlocking tile Mondo athletic floor/rubber base, 2'x2' ACT, bathroom and shower area to be stained/sealed concrete floor, 2x2 ceramic tile base/5' high wainscot, epoxy painted drywall above, epoxy painted drywall ceiling.
- d. Furnishings: 40 (10 coaches) wood/P-Lam lockers, commercial grade toilets, lavatory, lighting, and accessories.

**2. New Building Support/Storage Area**

- i. THIS WAS INCLUDED AS A CORE AND SHELL SPACE UNDER THE EAST STANDS
- b. All new core and shell (including new MEP/utilities?) to be constructed under new east seating section. There are no services in the existing space.
- c. Finishes: Area to be stained/sealed concrete floor with painted CMU walls.
- d. Provide chain link security fence at front, 10' high, with 4'x8' high gate.
- e. Provide new overhead fluorescent lighting.

**3. New Lower Field Level Concourse**

- a. All new core and shell to be constructed under new east seating section. There are no services in the existing space.
- b. Finishes: Area to be stained/sealed concrete floor with painted CMU walls.
- c. Provide new overhead fluorescent lighting

**4. New MLS Home Team Locker Room**

- a. General re-finishing only to existing Beavers locker facility. Scope limited to carpet removal/replacement; new paint, replacement of damaged ceiling tile and light fixtures.

**5. New Field Perimeter**

- a. Demolish existing bullpens and portions of field perimeter.
- b. Provide new concrete/asphalt perimeter paving with drainage system.

**6. New/Recondition Playing Field**

- a. Relocate playing field to optimal location.
- b. Replace existing baseball infill turf area.

**7. New Seating**

- a. Provide new concrete elevated structure with pre-cast treads (2'-6") and risers. 5000, 19" chair-back seats.

**8. New Concessions and Restrooms**

- a. All new core and shell including new MEP/utilities to be constructed above new elevated seating structure. New CMU exterior and interior partitions with weatherproof ceiling assembly. Heating and ventilation required. There are no services in existing space.

- b. Extend and rework utilities as required to serve new Concession Stands.
- c. Provide new gypsum board partitions, doors, and weatherproof ceiling enclosures for new Stands and Storage spaces.
- d. Provide all new finishes including epoxy flooring/cove base (Concessions) and sealed concrete (Concessions Storage), epoxy paint on walls, acoustic ceiling tiles (scrubbable in Concessions), new overhead security grilles, and new stainless counters.
- e. Food service fixtures, furnishings, and equipment allowance needed.

**9. New Main Concourse (East)**

- a. Provide new waterproofed concrete infill on new steel structure and deck.
- b. New topping slab throughout.
- c. Demolish/relocate exiting scoreboard, PA, and field lighting.

**10. New Team Store**

- a. Demolish all interior finishes; demolish all utility services and heating/ventilation systems within.
- b. Install new operable glazing system at front of space to replace existing service counter.
- c. Provide all existing new finishes (carpet floor, rubber base, painted drywall, acoustic ceilings) and millwork/counters (plastic laminate). Insulate entire new dropped ceiling above with continuous 10" fiberglass batts.
- d. Provide all new convenience outlets, telephone/data service and outlets throughout, new lighting, and fire/life safety systems throughout.
- e. Provide all new HVAC equipment.

**General Note:**

All construction along East sideline will require new basic utilities and services.



NO. OF SECTIONS	1
NO. OF SHEETS	1
NO. OF DRAWINGS	1
NO. OF REVISIONS	0
NO. OF APPROVALS	0
NO. OF COMMENTS	0
NO. OF CHANGES	0
NO. OF DELETIONS	0
NO. OF ADDITIONS	0
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NO. OF CORRECTIONS	0

"ACME - ACME"  
STADIUM

Project: Acme Stadium  
Location: Acme, CA  
Client: Acme Sports & Entertainment  
Date: 11/15/11

Architect: EB Architects  
1111 Broadway  
San Francisco, CA 94133  
Tel: 415.774.4444  
Fax: 415.774.4444  
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Contractor: Acme Construction Co.  
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Engineer: Acme Engineering  
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Interior Designer: Acme Interiors  
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www.acmeinteriors.com

Structural Engineer: Acme Structural  
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Fax: 415.774.4444  
www.acmestructural.com

Mechanical Engineer: Acme Mech  
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San Francisco, CA 94133  
Tel: 415.774.4444  
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www.acmemech.com

Electrical Engineer: Acme Elec  
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www.acmeelec.com

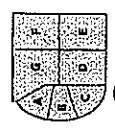
Plumbing Engineer: Acme Plum  
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Fire Engineer: Acme Fire  
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Acoustic Engineer: Acme Acoustic  
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Lighting Engineer: Acme Light  
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San Francisco, CA 94133  
Tel: 415.774.4444  
Fax: 415.774.4444  
www.acmelight.com

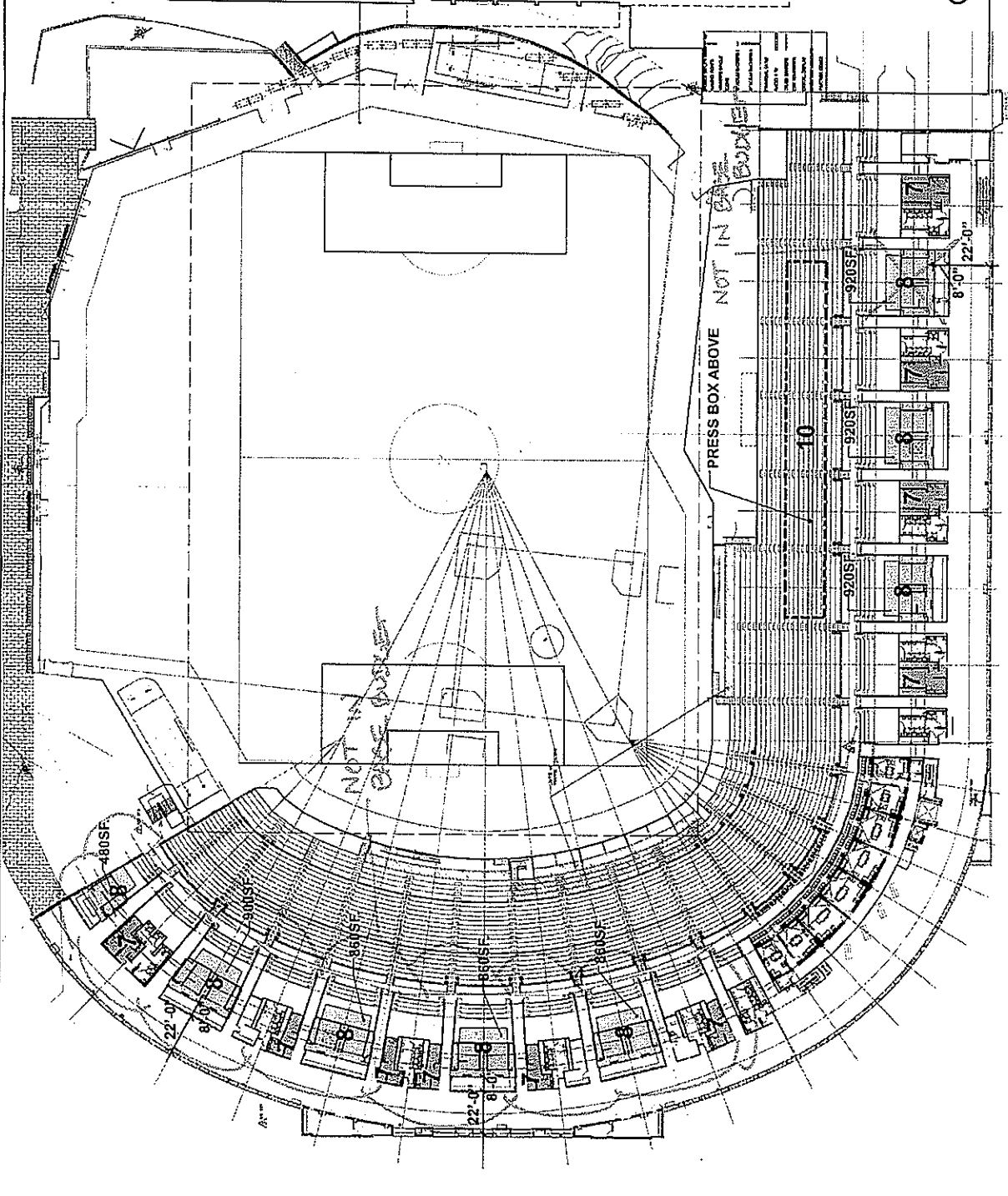
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Fax: 415.774.4444  
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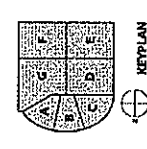
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Location: Acme, CA  
Client: Acme Sports & Entertainment  
Date: 11/15/11

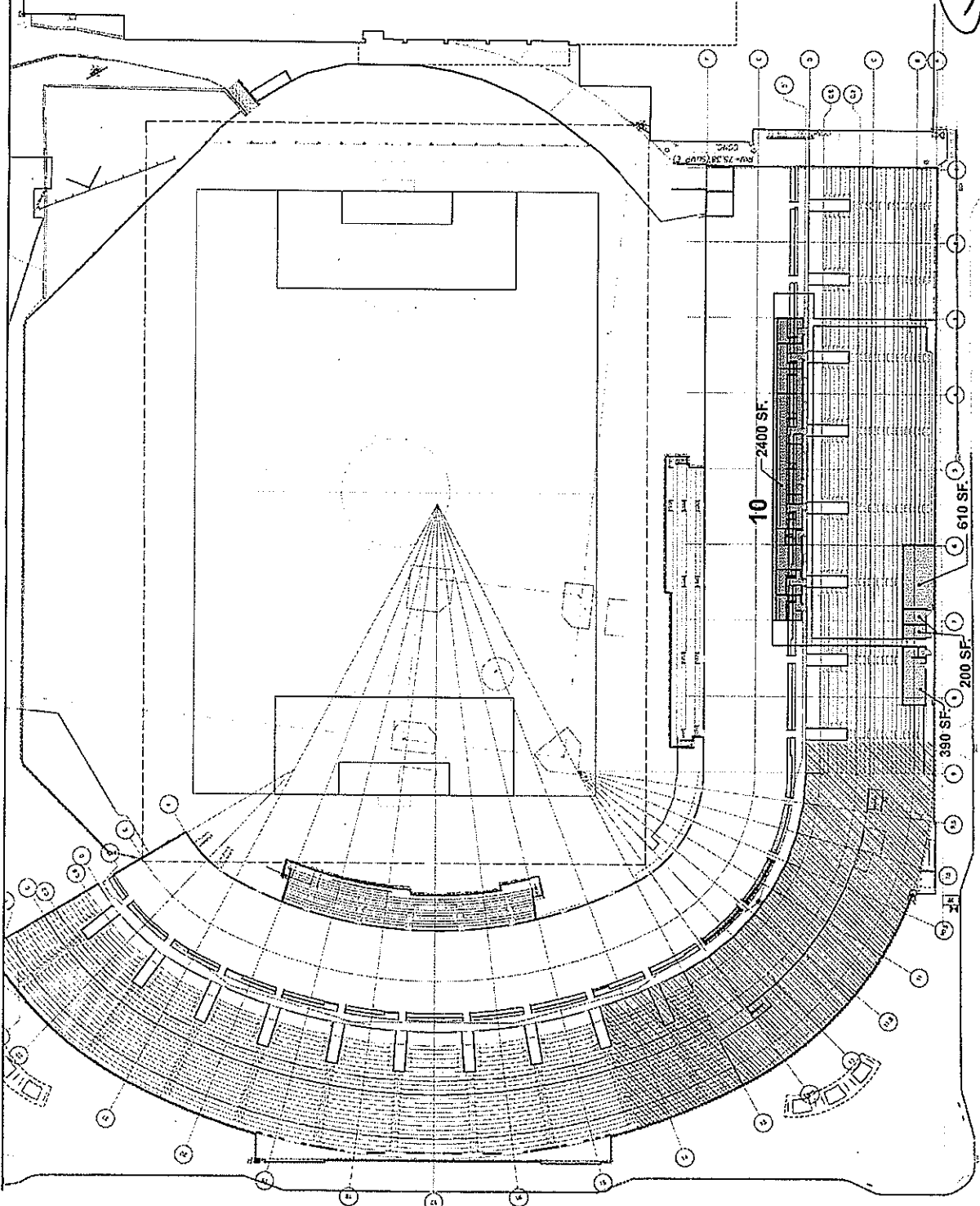
Architect: EB Architects  
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San Francisco, CA 94133  
Tel: 415.774.4444  
Fax: 415.774.4444  
www.ebarchitects.com



A102

DATE: 10/15/10	BY: [Signature]
PROJECT: 'ACME - ACME' STADIUM	SCALE: AS SHOWN
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
PROJECT MANAGER: [Signature]	DATE: 10/15/10
PROJECT LOCATION: [Address]	PROJECT NO: [Number]
OWNER: [Company]	ARCHITECT: [Company]
ENGINEER: [Company]	MECHANICAL ENGINEER: [Company]
ELECTRICAL ENGINEER: [Company]	PLUMBING ENGINEER: [Company]
STRUCTURAL ENGINEER: [Company]	LANDSCAPE ARCHITECT: [Company]
INTERIOR ARCHITECT: [Company]	EXTERIOR ARCHITECT: [Company]
SCULPTOR: [Company]	ARTIST: [Company]
PAINTER: [Company]	SCULPTOR: [Company]
WOODWORKER: [Company]	IRONWORKER: [Company]
GLASS INSTALLER: [Company]	ROOFER: [Company]
CONCRETE FINISHER: [Company]	MECHANICAL CONTRACTOR: [Company]
ELECTRICAL CONTRACTOR: [Company]	PLUMBING CONTRACTOR: [Company]
STRUCTURAL CONTRACTOR: [Company]	LANDSCAPE CONTRACTOR: [Company]
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ELECTRICAL CONTRACTOR: [Company]	PLUMBING CONTRACTOR: [Company]
STRUCTURAL CONTRACTOR: [Company]	LANDSCAPE CONTRACTOR: [Company]
INTERIOR CONTRACTOR: [Company]	EXTERIOR CONTRACTOR: [Company]


 REF PLAN  
**EB Architects**  
 7  
 Project No: [Number]  
 Date: 10/15/10  
 Scale: AS SHOWN  
 PRESS BOX LEVEL PLAN  
 PRESS BOX



PROJECT NO. 11  
 PROJECT NAME: 'ACME' STADIUM  
 ARCHITECT: EB Architects  
 DATE: 11/11/11

**'ACME' STADIUM**  
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 SCALE: 1/8" = 1'-0"

CONTRACTOR: [Name]  
 ARCHITECT: EB Architects  
 DATE: 11/11/11

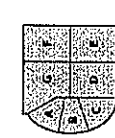
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 ARCHITECT: EB Architects  
 DATE: 11/11/11

CONTRACTOR: [Name]  
 ARCHITECT: EB Architects  
 DATE: 11/11/11

PROJECT NO. 11  
 PROJECT NAME: 'ACME' STADIUM  
 ARCHITECT: EB Architects  
 DATE: 11/11/11

CONTRACTOR: [Name]  
 ARCHITECT: EB Architects  
 DATE: 11/11/11

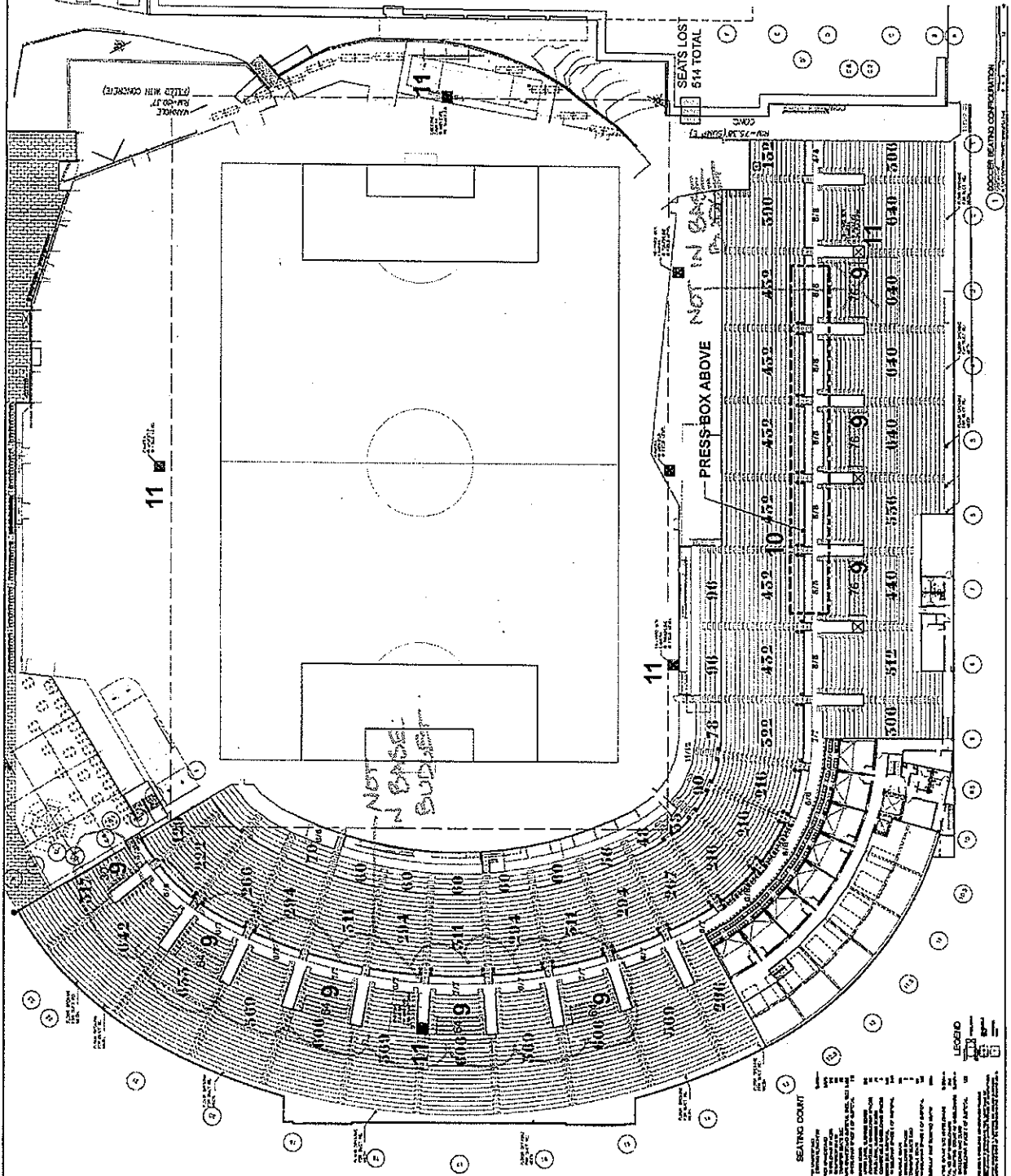
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 ARCHITECT: EB Architects  
 DATE: 11/11/11



**EB Architects**  
 ARCHITECTS

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 ARCHITECT: EB Architects  
 DATE: 11/11/11

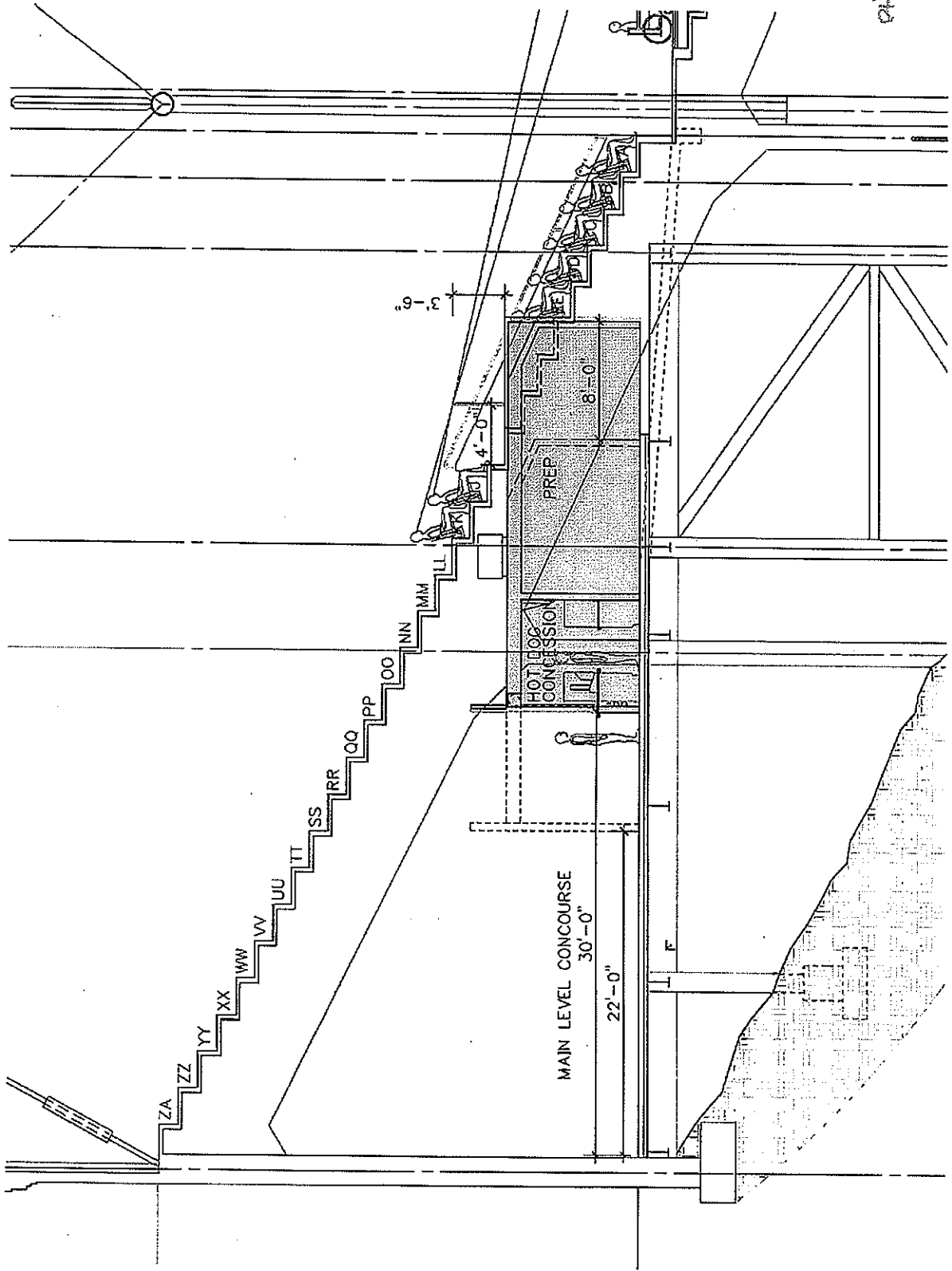
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SECTION AT MAIN CONCOURSE



DATE	DESCRIPTION
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08/24/01	ISSUED FOR PERMITS
08/24/01	ISSUED FOR PERMITS
08/24/01	ISSUED FOR PERMITS
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08/24/01	ISSUED FOR PERMITS
08/24/01	ISSUED FOR PERMITS

**"ACME - ACME" STADIUM**

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 ENGINEER: [unreadable]  
 CONTRACTOR: [unreadable]

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 SCALE: 1/8" = 1'-0"

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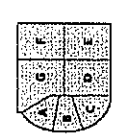
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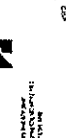
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KEYPLAN

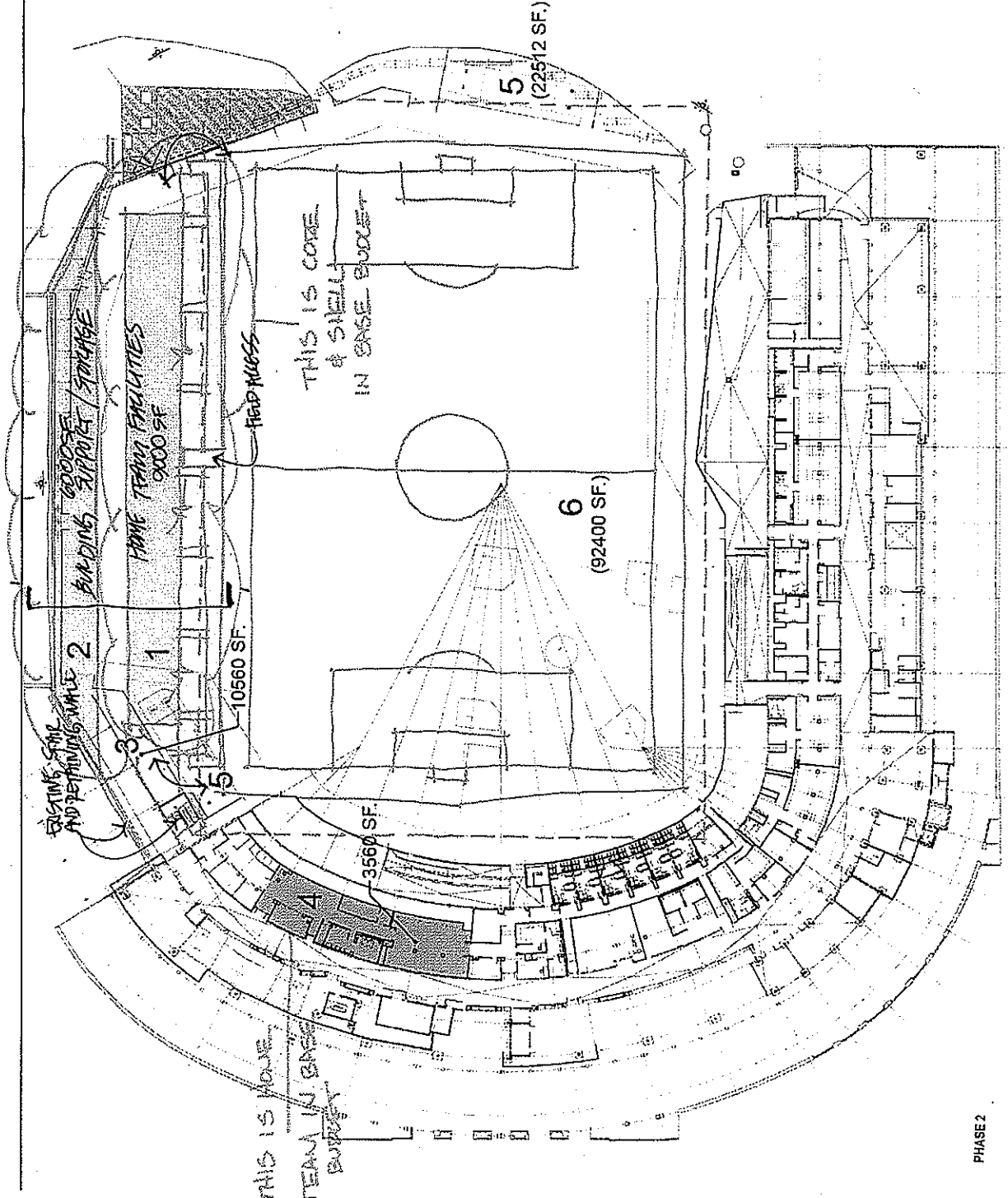
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PHASE 2

FIELD CONCOURSE LEVEL

A101



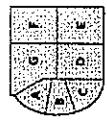
PHASE 2

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 PROJECT ADDRESS: 100-100-100  
 PROJECT CITY: NEW YORK, NY  
 PROJECT STATE: NY  
 PROJECT ZIP: 10001

**"ACME - ACME" STADIUM**

ARCHITECT: EB ARCHITECTS  
 PROJECT MANAGER: [Name]  
 DESIGNER: [Name]  
 DATE: 10/10/10

OWNER	ACME STADIUM
ARCHITECT	EB ARCHITECTS
PROJECT MANAGER	[Name]
DESIGNER	[Name]
DATE	10/10/10
SCALE	AS SHOWN
PROJECT NO.	100-100-100
PROJECT ADDRESS	100-100-100
PROJECT CITY	NEW YORK, NY
PROJECT STATE	NY
PROJECT ZIP	10001
PROJECT NAME	"ACME - ACME" STADIUM
PROJECT ADDRESS	100-100-100
PROJECT CITY	NEW YORK, NY
PROJECT STATE	NY
PROJECT ZIP	10001
PROJECT NAME	"ACME - ACME" STADIUM
PROJECT ADDRESS	100-100-100
PROJECT CITY	NEW YORK, NY
PROJECT STATE	NY
PROJECT ZIP	10001



NEWPLAN

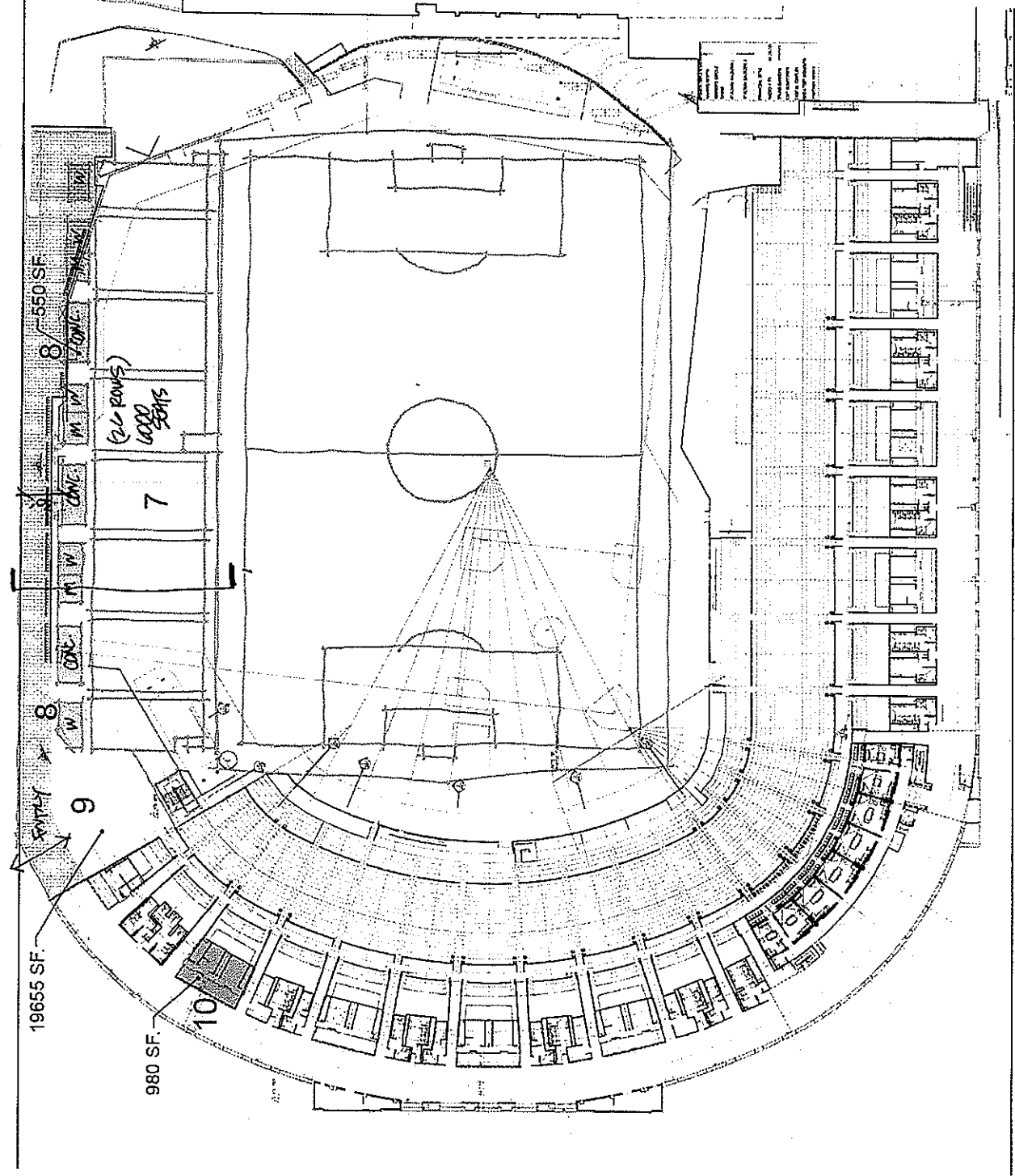
EB Architects

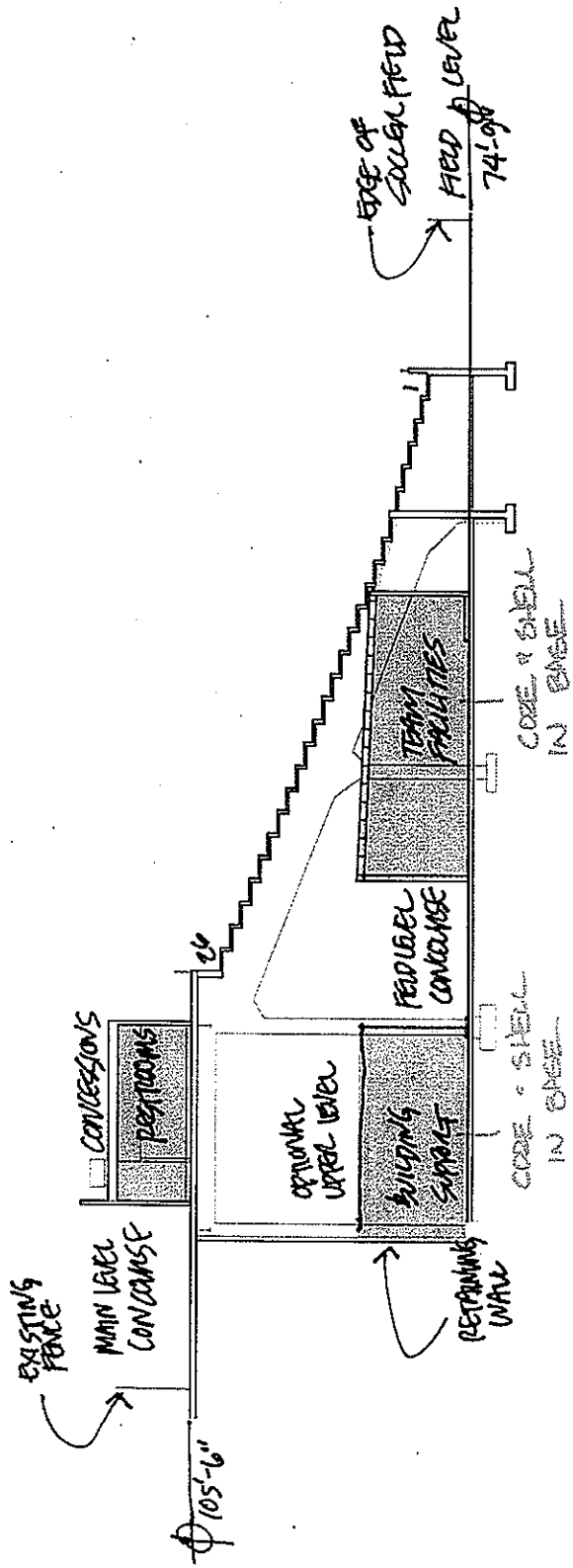


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PROJECT NO. 100-100-100  
 PROJECT NAME: ACME STADIUM  
 PROJECT ADDRESS: 100-100-100  
 PROJECT CITY: NEW YORK, NY  
 PROJECT STATE: NY  
 PROJECT ZIP: 10001

DRAWING NO. A102  
 DATE: 10/10/10  
 SCALE: AS SHOWN





**SECTION 1 C OUTFIELD**



14/1/07  
PHASE II