



PRINCIPAL PARK - MASTER PLAN

November 15, 2021

*Principal Park is among the oldest Minor League Baseball (MiLB) stadiums in the country. Over the past 30 years the facility has been maintained as necessary to allow continued operations but is naturally showing signs of age and deterioration. So when Major League Baseball (MLB) assumed greater control of MiLB in 2020 and mandated **new facility standard requirements**, the City of Des Moines took that opportunity to **look holistically at Principal Park and the surrounding site** to identify areas in need of updates, and to take advantage of opportunities to **provide an enhanced user experience** the people of Des Moines can be proud of. This Master Plan provides guidance for MiLB facility compliance, **identifies areas in need of infrastructure upgrades**, and lays out an overall vision to provide a unique fan experience that will **sustainably extend the life of Principal Park for the next 30 to 50 years.***

VISION STATEMENT & GOALS

OVERALL MASTER PLAN AND PHASES

PHASE 01 - FACILITY STANDARD COMPLIANCE

- COST ESTIMATE

- TIMELINE

QUESTIONS

VISION STATEMENT

*Prepare a Principal Park Master Plan that continues the rich history of professional baseball in Des Moines and **maximizes its potential as a central Iowa asset** by complying with current **MiLB Facility Standards**, **extending the life of the facility** for another thirty to fifty years, **responding to evolving stakeholder needs**, and **supporting the City's strategic plan**, while simultaneously **addressing sustainability initiatives and energy efficiency**.*

SUPPORTING GOALS

Bring Principal Park into facility standard compliance.

1. MLB issued new facility standards in January 2021 that all MiLB clubs must meet.
2. Updated standards focus exclusively on player and team requirements.
3. Time is of the essence, as initial benchmarks must be met by April 2023.
4. Failure to meet updated standards may result in MLB taking franchises away from cities.

Focus on facility infrastructure to address long-term building issues and deferred maintenance.

1. Principal Park is the oldest AAA stadium in the country.
2. Many building systems are at the end of their useful lifespans.
3. Water intrusion has resulted in structural and material integrity concerns around the facility.
4. Multiple plaza, deck and roof areas require repair or possible replacement.

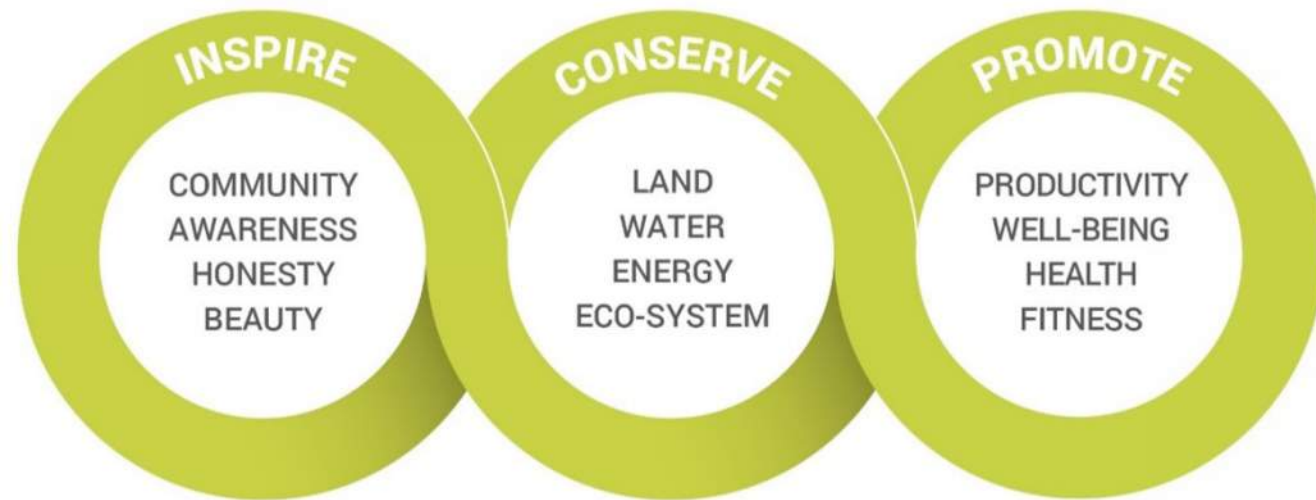
Focus on user experience to update fan amenities and improve safety for all patrons.

1. Ensure Principal Park upholds City's commitment to providing high-quality of public facilities.
2. Identify opportunities for upgraded or new amenities.
3. Contemplate a 'refresh' of finishes throughout the facility.
4. Consider new recommendations regarding public health, safety, and security measures.

Enhance the park's neighborhood context as it contributes to its active and growing surroundings.

1. Engage the community to identify important objectives.
2. Identify improvements that support recent updates to adjacent neighborhoods and amenities.
3. Consider site and grounds improvements that support the City's comprehensive plan.
4. Identify features that will support and expand opportunities to host non-baseball events.

SUSTAINABILITY VISION & GOALS



The Principal Park Master Plan Vision Statement includes “...extending the life of the facility for another thirty to fifty years” as well as “...addressing sustainability initiatives and energy efficiency.” In order to **plan for a sustainable future and follow guidelines put in place by the City of Des Moines**, including the PlanDSM Comprehensive Plan and Greenhouse Gas Emissions Reduction and Carbon-Free Electricity Resolution, the recommendations contained in this report should **promote the efficient use of energy, overall health and wellness, selection of low-embodied-carbon building materials, maximizing alternative transportation opportunities, and designing for resilience in the face of climate change.**

ENERGY + WATER USE



Exceed water fixture conservation goals of Energy Policy Act of 1992. Employ strategies to reduce energy use and optimize performance throughout the built infrastructure. Provide enhanced commissioning of all systems to verify performance and optimization.

HEALTH AND WELLNESS



Use healthier building material standards during project specification to enhance indoor environmental quality. Enhance indoor air quality and acoustic performance strategies to create optimal thermal comfort and maximize daylight.

MATERIAL SELECTION



Reduce the embodied carbon in specific building materials to help reduce the overall carbon footprint of the facility.

TRANSPORTATION



Continue to improve site connectivity for pedestrians and bicycles and reduce the dependence on single-occupancy vehicles. Reduce at-grade parking and provide access to quality transit.

WASTE REDUCTION / ZERO WASTE



Reduce the environmental impact of construction activity and demolition waste. Employ a strategy to maximize storage and collection of recyclables throughout the facility.

RESILIENCE



Design buildings, landscapes, communities, and regions in order to respond to natural and man-made disasters and disturbances—as well as long-term changes resulting from climate change—including flooding, increased frequency of heat waves, and regional drought.

USER EXPERIENCE OPPORTUNITIES

- A.** NEW MAIN ENTRY
- B.** WEST EVENT LAWN / SPLASH PAD
- C.** TEAM STORE / SERVICE AREA
- D.** PARKING GARAGE (NEW)
- E.** RETAIL / RESTAURANTS / PATIOS
- F.** ON STREET PARKING
- G.** NEW VIP ENTRY
- H.** MEZZANINE CLUB
- I.** MEZZANINE SUITES
- J.** SUITE LEVEL PARTY DECK
- K.** TAILGATE ZONE #1
- L.** SYNTHETIC TURF LAWN
- M.** GIANT SCREEN
- N.** DOWNTOWN PLAYGROUND
- O.** NEW BIKE VALET LOCATION
- P.** RIVERVIEW SEATING PLAZA
- Q.** PASSIVE PLAY AREA
- R.** ICONIC ART SCULPTURE
- S.** VIEW INTO STADIUM / STAGE
- T.** NEW EAST EVENT LAWN
- U.** PREMIUM SEATING / CONCESSION
- V.** MAINTENANCE
- W.** OUTFIELD FLEX SPACE
- X.** HOME / VISITOR BULLPENS
- Y.** SECURE PLAYER PARKING
- Z.** CLUBHOUSE BUILDING

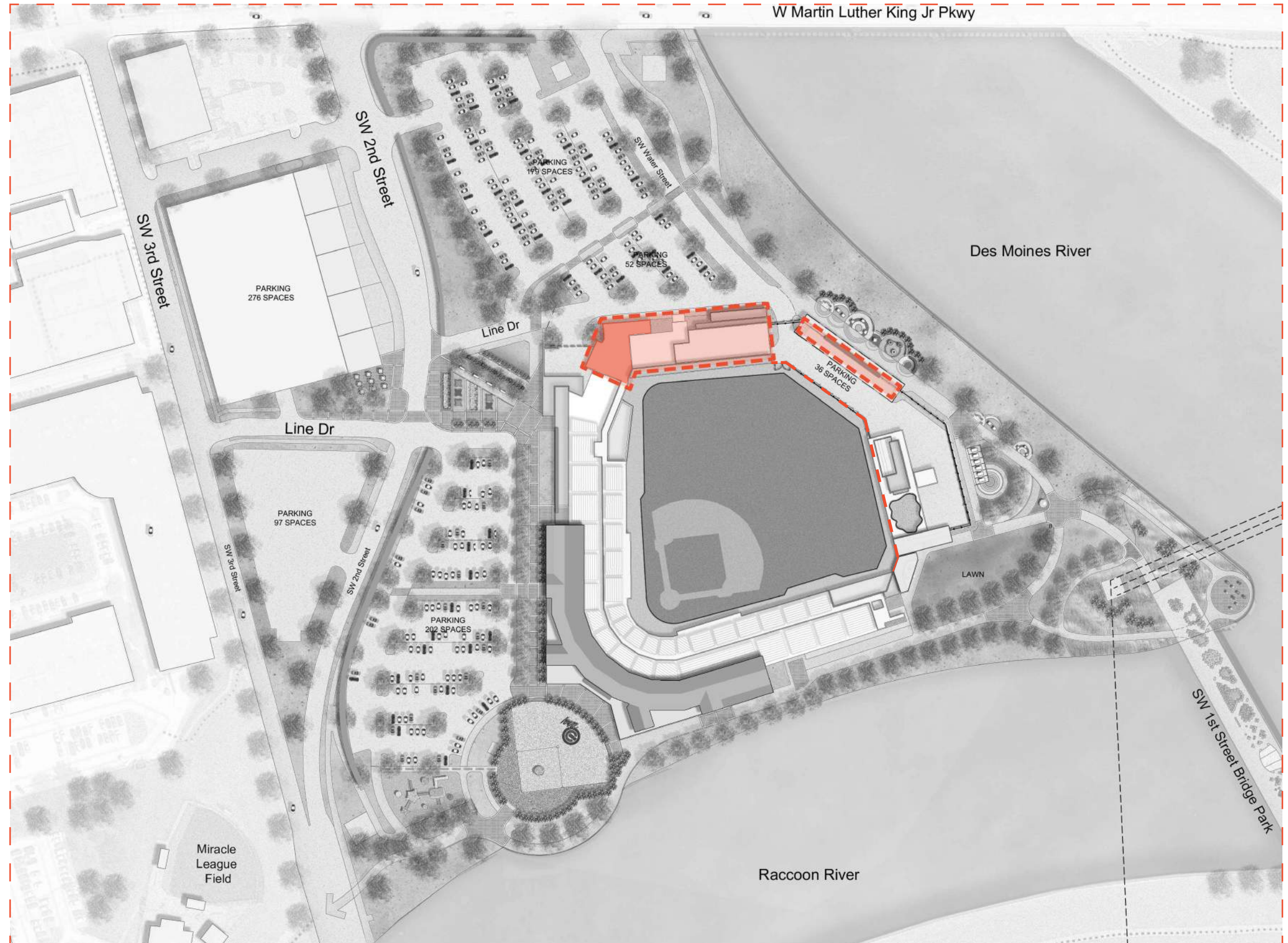
SIGNIFICANT SITE ELEMENTS

- AA.** HISTORIC LOG CABIN
- BB.** LEVEE
- CC.** ELECTRIC TOWER



MASTER PLAN PHASES

- PHASE 01**
 Player Clubhouse Renovation
 Batter's Eye Upgrade
- PHASE 02**
 Secure Player Parking
 Main Entry
 Relocated Service
 Relocated Bullpens
 East Event Lawn
 Iconic Art Sculpture
 West Event Lawn
 Interactive Water Feature
 Passive Park Space
- PHASE 03**
 Turf Lawn + Video Screen
 New Playground
 Relocated Bike Valet
 Riverside Seating Plaza
- PHASE 04**
 Upgraded VIP Entry
 Mezzanine Club
 Mezzanine Suites
 Suite Level Decks
- PHASE 05**
 Maintenance Access
 Outfield Community Flex Area
 Right Field Hospitality & Kid Zone
 Maintenance Area
- ECONOMIC DEVELOPMENT**
 Parking Garage
 Restaurants / Bars / Patios
 On-Street Parking



FACILITY STANDARD COMPLIANCE

NEW MINOR LEAGUE REQUIREMENTS

EXISTING CLUBHOUSE FACILITY

CONCEPT CLUBHOUSE LAYOUT

ADDITIONAL REQUIREMENTS

NEW MLB STANDARDS FOR MiLB FACILITIES

Since the last time MiLB facility standards were implemented in 1990 professional baseball has evolved significantly. Many organizations have added enhanced nutrition programs, staff are becoming more diverse, including more female staff members who require separate locker rooms; and weight-lifting and training programs have become much more robust. In response to these changes, **between the 2020 and 2021 seasons Major League Baseball (MLB) announced new Minor League Baseball (MiLB) facility standards to be enforced over the next several years.**

Currently the Iowa Cubs have **Professional Development League (PDL) agreement with the Chicago Cubs organization through 2030** and are required to bring Principal Park into compliance. All proposed renovations to the current clubhouse and stadium facility will **need to be approved by MLB before changes are made** to assure the Iowa Cubs are satisfying the new requirements.

These standards are primarily team-focused, and generally do not affect fan experience or game day atmosphere. They are broken down into seven major categories with compliance within each of these categories tracked via a customized scoring system, or grading rubric developed by MLB. Over the coming years these scores will be used by MLB to rate degrees of facility compliance. **Facilities must be in initial compliance by April 2023 and ultimate compliance by April 2025.** MLB will use these compliance scores to factor in franchise affiliations, level, and even MiLB team contraction decisions.

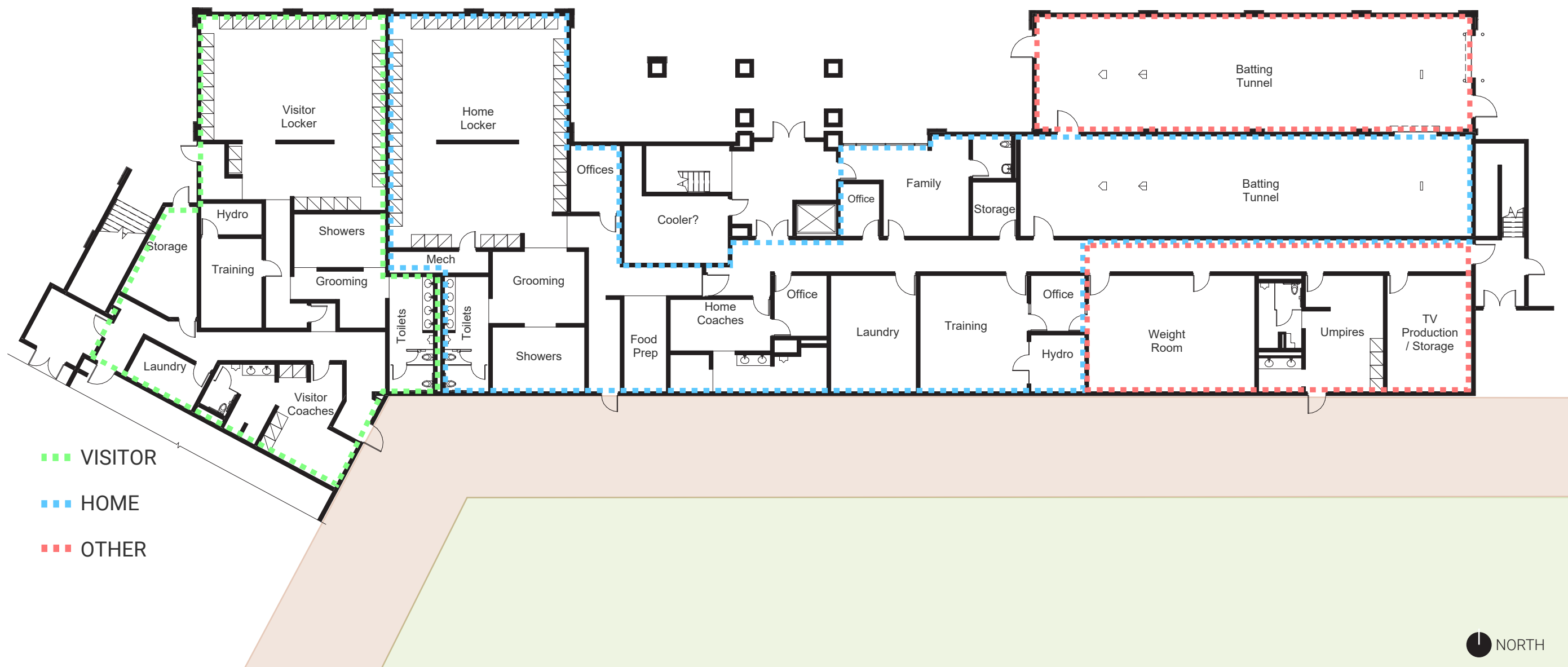
In order to address the identified deficiencies a conceptual layout for the existing clubhouse is proposed that would bring the facility into compliance in a single phase of construction. The renovation would affect all areas of the existing clubhouse except for the existing batting tunnels, and would require a small addition to accommodate a new weight room and family waiting room.



EXISTING CLUBHOUSE FACILITY

The existing player clubhouse facility is located beyond the left field fence on the first level. Above the player clubhouse is an occupiable premium patio space, the left field restaurant, and suites. The player clubhouse has had two recent expansions in 2012 and 2017. In 2012, the existing locker rooms were renovated and expanded to the north. In 2017, a second batting tunnel expansion was built directly north of the existing batting tunnel.

We broke down the plan into three areas, home clubhouse, visitor clubhouse, and other space that is used by both teams and/or umpires.



CONCEPT CLUBHOUSE LAYOUT

Overall, the design team proposes the floor plan below to address the MLB/MiLB grading rubric deficiencies and create a more efficient layout with a well-defined player clubhouse. Ideally, everything on the interior would be demolished except the load bearing walls on the first level allowing the program spaces to reorganize creating separate home and visitor clubhouses.

Outlined on the right side of the page is a summary of the changes made in the clubhouse to accommodate the requirements in the MLB/MiLB Facility Standards. We broke down the plan into three areas, home clubhouse, visitor clubhouse, and community space that is used by both teams and/or umpires.

- A small addition was added to the north to accommodate space required in the facility.
- Female staff space was centrally added to accommodate both teams.
- Home locker, shower, and toilet was moved to the east side of the building.
- Home coaches, training, and meeting spaces were grouped next to the home locker.
- Visitor locker, shower, and toilet were reconfigured on the north west corner of the facility
- Visitor coaches, training, and meeting space grew and located near the visitor locker.
- Umpires were moved to the south west corner and given a private entrance.
- Weight room and batting tunnels were left "centrally" located for visitor and home use.

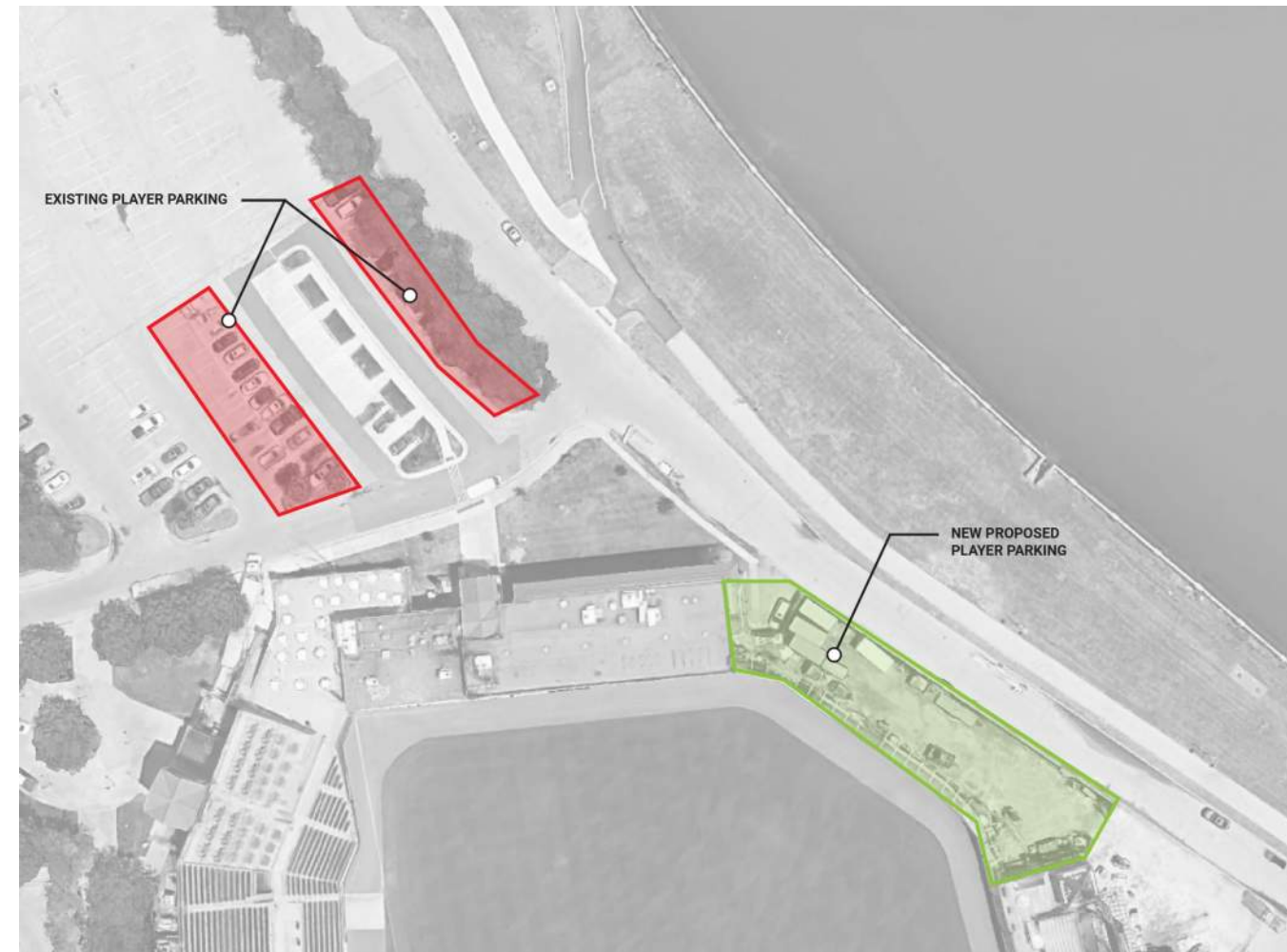


ADDITIONAL REQUIREMENTS

The clubhouse facility concept addresses all the major deficiencies except for the batter's eye and secure player parking. These two items can be brought into compliance separate from the player clubhouse facility but still needed to be fully compliant by April of 2025.

SECURE PLAYER PARKING

The current location of player parking does not have a secure perimeter or direct access to the player facilities which are two requirements of the new facility standards. Although this is non-compliant, they have an option of providing dedicated security ensuring both players and staff are able to move safely from the clubhouse to the parking facility, which is what they do now. It's recommended, in phase 2, to move the player parking to a new location, with direct access to the player clubhouse and secure perimeter to eliminate the need for a hired security force. They will need to protect the player vehicles in this location with a protective netting to eliminate the concern of damage from home run balls. Moving the player parking between the new batter's eye and outfield wall will also open more parking in the existing parking lot.



NEW BATTER'S EYE

The batter's eye is a solid colored structure, usual dark, beyond the center field wall intended to provide a contrasting background to minimize visual distractions in the line of site of a batter who is tracking a pitched ball. The current batter's eye size is non-compliant with the new MLB/MiLB Facility Standards creating a safety issue for the players. Existing facilities are required to have a compliant batter's eye located beyond the center field wall. It's highly recommended to include the batter's eye in phase 1 for player safety. The addition of this batter's eye will minimally block the view to the Capitol building from a limited number of lower bowl seats. Below you will find images studying the obstructed view of the Capitol building from different locations within the seating bowl. (Proposed batter's eye is represented in red with an analysis on the next page.)



BATTER'S EYE ANALYSIS

The following images analyze the impacts of a larger batter's eye as it relates to obstructing the Capitol Building. Centered behind home plate we photographed and visualized in red what the potential batter's eye size would be, per the new requirements. Starting in row 1, up to row 28, mezzanine level.



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PHASE 01 OVERVIEW

MAIN GOALS & INITIATIVES

The work related to Phase 1 is intended to bring the existing clubhouse into compliance with the new MLB/MiLB Facility Standards. Initial compliance with these standards must be achieved by April 2023. See Section 2.0 – Facility Standard Compliance for additional details regarding requirements, points, and compliance deadlines. While these required improvements are being implemented, Phase 1 also recommends addressing additional deficiencies related to the clubhouse building as identified by the Facility Infrastructure assessment in Section 3.3. *The full extent of phase 1 will be determined in the next phase of design.*

SCOPE SUMMARY

The proposed renovation of the lower level of the clubhouse building would require demolition of all non-load-bearing interior partitions. All existing floors, ceilings, lighting, plumbing fixtures, ductwork and other related systems will be removed in order to prepare for new work.

Complete interior renovation includes reorganizing all team-related spaces to address facility compliance deficiencies as identified in Section 2.0 in addition to creating better separation of home and visitor operations. Major spaces included as part of the renovation are home and visitor locker rooms and related shower/dressing spaces; training and nutrition areas; and umpire, coach and female staff areas. A building addition is also recommended to accommodate a larger weight room and related support spaces.

In addition to the work described above, exterior improvements include replacement of approximately 4,300 sf of roof deck outside the left field restaurant and above the existing locker rooms with split slab construction. Other Phase 1 scope items include: clean, repair and seal spalling and cracking concrete/CMU surfaces in preparation for new cladding; replace exterior hollow metal and aluminum storefront systems at clubhouse level and left field restaurant; and incorporate exterior site lighting and concrete/paving reconfiguration related to the building expansion noted above.

Complete renovation of the clubhouse level, combined with aging existing building systems, warrants total replacement as part of Phase 1 with new and more efficient systems. This includes complete building HVAC, electrical and life-safety system replacement as described in Section 3.2 narratives. Lower level clubhouse renovation requires total plumbing replacement/reconfiguration per the new layout. Addition of security cameras at all exterior doors and parking areas is required by facility standards.

Also included in phase 1 is the complete replacement of the outfield wall in its existing location as well as a new larger batter's eye beyond the center field wall in order to meet new facility standards for that element. If budget allows, secure player parking should be considered in this phase. This should be considered even if it's a limited or semi-temporary solution.

For additional details on items scheduled as part of Phase 1 work, see Facility Standard Compliance in Section 2.0 and Facility Infrastructure narratives and spreadsheet in Section 3.0 .

FACILITY INFRASTRUCTURE

Items being repaired or replaced within the Facility Infrastructure category are intended to be done in the area of the scope of work for that phase. This can be expanded upon based on each item and financial feasibility. Additional information can be found in Section 3.0.

CONCRETE / MASONRY

- Repair, clean, and prepare CMU for paint or updated facade.

THERMAL & MOISTURE PROTECTION

- Replace concrete roof deck @ left field restaurant.

EXTERIOR DOORS & WINDOWS

- Replace exterior hollow metal doors and aluminum storefront door systems.
- Replace door hardware with door replacement.

CEILING & FLOORING

- Replace water damaged ceiling tiles.

Plumbing

- Upgrade water heaters, approaching end of life cycle.
- Add master thermostatic mixing valve.
- Add water softening system.

HVAC

- Recommend replacing HVAC nearing end of life cycle.
- Upgrade system to ERV/DOAS to reduce energy consumption.
- Test and balance system.
- Add monitor to kitchen exhaust system for occupancy detection @ left field restaurant.

ELECTRICAL

- Replace corroded conduits and boxes.
- Update circuit directories and label conduits.
- Replace panel boards and add surge protective devices.
- Replace exterior lighting in area of work.

LIFE SAFETY SYSTEMS

- Add additional fire alarm system devices to interior.
- Replace exit signs and emergency lighting, add additional where needed.
- Replace smoke/heat detectors and add additional detectors where needed.

FACILITY STANDARD COMPLIANCE

Z. MLB / MiLB PLAYER CLUBHOUSE RENOVATION

BATTER'S EYE UPGRADE

SECURE PLAYER PARKING (TBD)

PHASE 01 COST ESTIMATE

Phase 1 Estimate Summary

Facilities Standards Compliance	\$ 4,170,000
Clubhouse Renovation	\$ 4,020,000
Batter's Eye	\$ 150,000
User Experience Upgrades	\$ -
Facilities Infrastructure Upgrades	\$ 1,048,000
Estimated Construction Cost	\$ 5,218,000
Project Soft Costs - Design Fees, Permits, FF&E (25%)	\$ 1,305,000
Estimated Project Cost	\$ 6,523,000

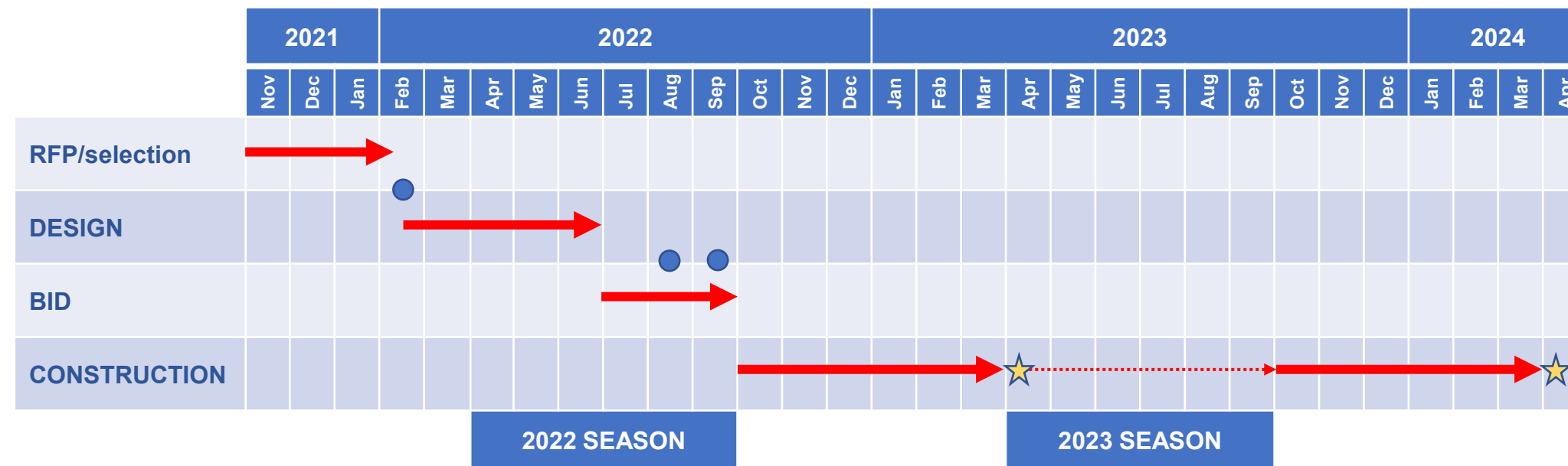
Clubhouse Renovation	
Demolition	\$ 107,000
Concrete & Masonry	\$ 191,000
Metals	\$ 98,000
Woods/Plastics/Composites	\$ 315,000
Thermal & Moisture Protection	\$ 416,000
Exterior Doors & Windows	\$ 125,000
Finishes	\$ 415,000
Specialties	\$ 78,000
Equipment	\$ 50,000
Fire Suppression	\$ 35,000
Plumbing	\$ 277,000
HVAC	\$ 680,000
Electrical	\$ 275,000
Communications	\$ 58,000
Life Safety Systems	\$ 105,000
Sitework	\$ 125,000
General Conditions, Bonds, Fees, OH & Profit (20%)	\$ 670,000
Total	\$ 4,020,000

Batter's Eye	
30' x 60' Wall & Structure	\$ 125,000
General Conditions, Bonds, Fees, OH & Profit (20%)	\$ 25,000
Total	\$ 150,000

Facilities Infrastructure Upgrades	
Concrete & Masonry	\$ 13,000
Thermal & Moisture Protection	\$ 178,000
Exterior Doors & Windows	\$ 94,000
Finishes	\$ 110,000
Plumbing	\$ 48,000
HVAC	\$ 225,000
Electrical	\$ 165,000
Life Safety Systems	\$ 13,000
Sitework	\$ 27,000
General Conditions, Bonds, Fees, OH & Profit (20%)	\$ 175,000
Total	\$ 1,048,000

PHASE 01 TIMELINE

TENTATIVE SCHEDULE Principal Park – Phase 1 Improvements



- = CITY COUNCIL MEETING
- ★ = MLB FACILITY STANDARD COMPLIANCE DEADLINE

QUESTIONS?