

## **Project Description** – Cleveland Indians Development Complex Renovations & Expansion

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**Submitted To:** City of Goodyear Public Improvement Corporation

**Date:** 4/19/17

### **Project Purpose**

Since our complex was built, we have added many new people/roles and evolved our training philosophies substantially in several areas. Though the complex is still considered a first rate facility, we are somewhat limited in how we use our human resources and the physical space to best meet our player development objectives. Hence, this effort was initiated, to expand the size and scope of the facility.

### **Primary Objectives** (in order of importance)

- Tier 1: Strength and conditioning expansion
- Tier 2: Major league operations expansion
  - ML kitchen / dining expansion
  - ML equipment room expansion
- Tier 3: Major league coaches area expansion
  - New private office(s)
  - Additional work space for coaches
  - Additional locker room space for coaches
- Tier 4: Multi-purpose space
- Tier 5: Minor league operations expansion / relocation
- Tier 6: 2nd floor office expansion

### **Design Details**

- Total expansion of approximately 16,000 sq. feet, primarily to the North
- New or renovated areas:
  - Expanded weight room, with mezzanine and new offices/conference space, such space to include the addition of 8,200 usable square feet to the weight room and the addition of 410 square feet of additional office and conference space (the original weight room and office area was 4,363 sq/ft). The additional office and conference space will be located within the northeast corner of the proposed expansion area, which is to the north of the existing weight room.
  - New multipurpose space totaling an additional 2,900 square feet of usable space. The multipurpose room will be located to the east of the existing weight room.
  - Expanded Minor League Coaches conference room, such space to include the expansion of the existing conference room from 760 square feet to approximately 2,004 square feet. The new minor league coaches' locker room will be located in the space previously occupied by the weight room.
  - Expanded Major League Coaches conference room, such space to include the expansion of the conference room from 422 square feet to 1,257 square feet. The new coach's conference room will be located on the Northern edge of the expansion area.
  - New Women's locker room containing approximately 348 square feet of usable space to be located in the space previously occupied by the minor league locker room.
  - New Manager's office and private secondary office for meetings, which was previously 128 square feet, will be relocated to the expansion area, and will be expanded to 464 square feet, such space to include a private restroom, office, and meeting room.
  - New and substantially bigger Major League Players dining hall, which was previously 450 square feet, will expand to 2,448 square feet, and will be located at the north end of the expansion area.

- New kitchen, which was previously 310 square feet, will be redesigned and relocated to the north end of the expansion area, and will have a new footprint of 1,022 square feet.
- New Major League Equipment Room, containing 2,632 square feet will be located in the northwest corner of the expansion area. The previous equipment room was 1,300 square feet.
- Renovated players and major league coaches grooming areas were 1,922 square feet originally. The new grooming areas are located in the same general location with some space in the newly expanded area and a new footprint of 2,256 square feet.
- The major league player's locker room will be expanded to include 3,623 square feet of space in the renovated portion of the facility. The existing locker room is 2,400 square feet.

#### **Timeline & Status**

- The full demo and construction timeline for the project is estimated as 7 months
- Design Documentation (Civil, Mechanical, Electrical, Structural drawings) is 100% complete
- Construction Documents are due to be complete on April 21, 2017 and the project will be put out for bid by May 1, 2017
- The Indians organization is looking at a start date for demo/construction of June 11, 2017