

Orlando Venues Workshop Presentation

Tinker Field

Citrus Bowl Reconstruction

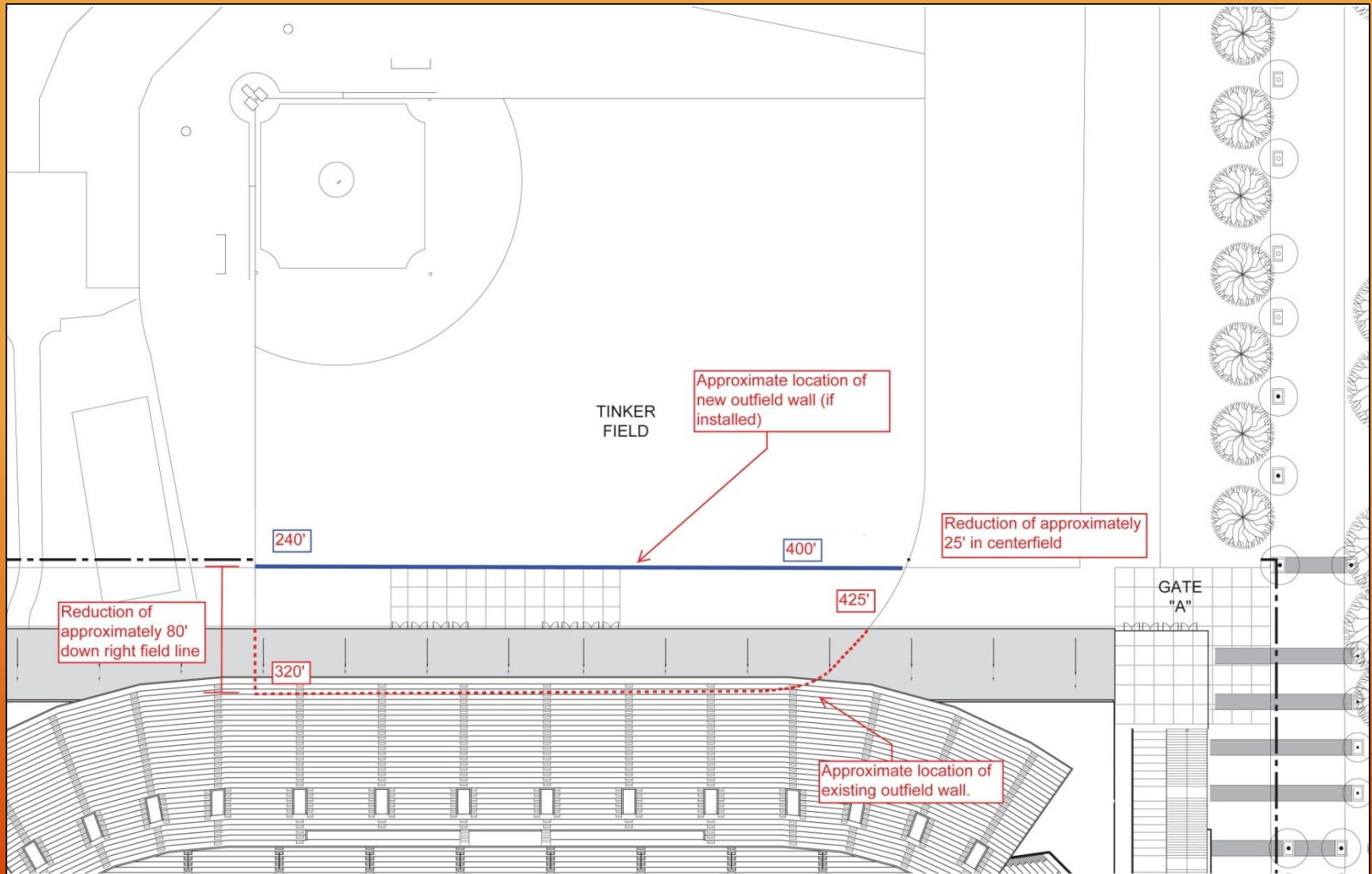


New West Elevation



New West Elevation

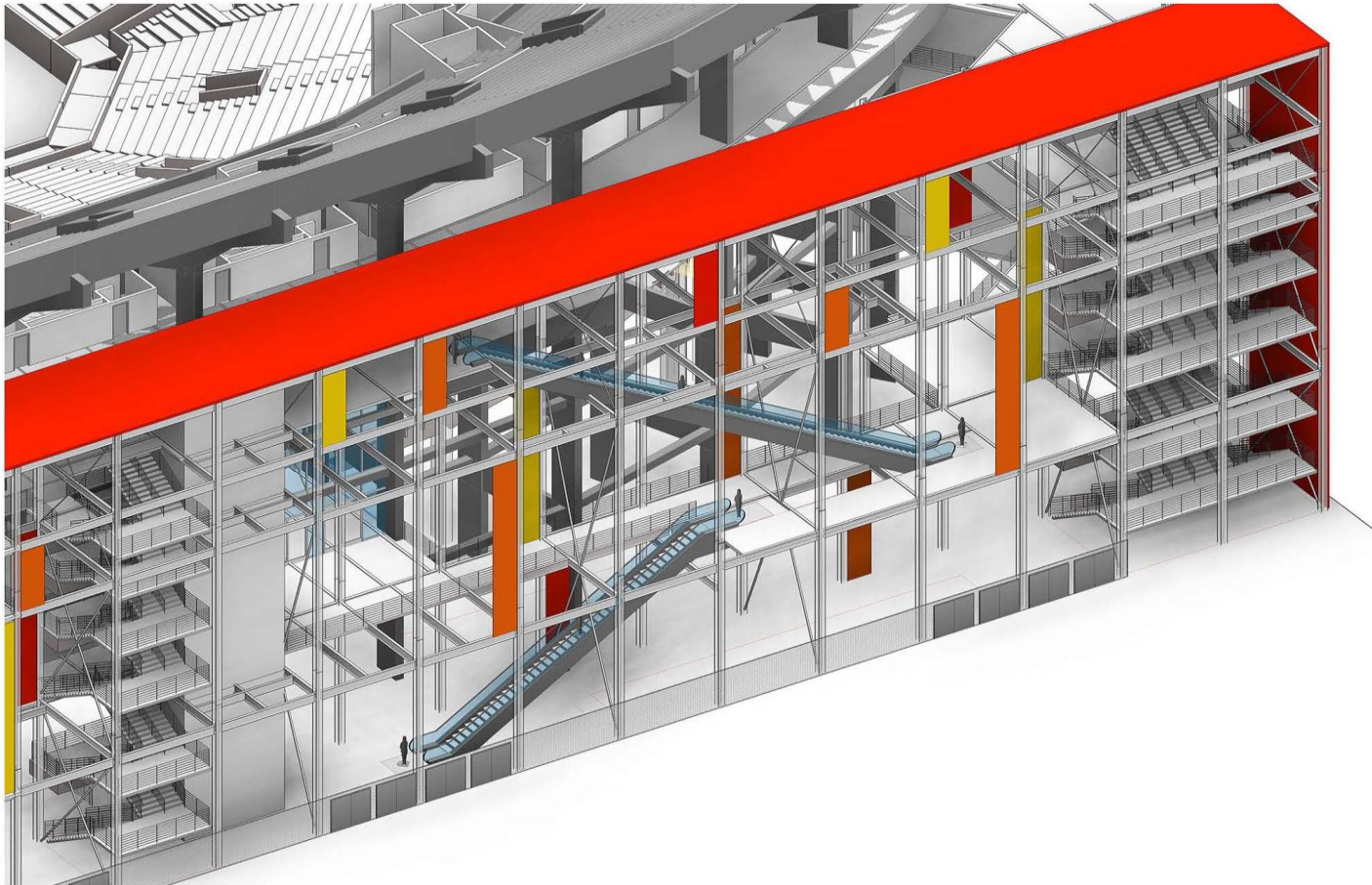
Encroachment



Reasons for Encroachment

- New enclosure on the exterior of the building contains vertical transportation including elevators, escalators and stairs.
- Pedestrian walkways added to ensure safe and adequate path of travel around the stadium as well as to ensure safe entering and exiting of the stadium.

Vertical Transportation



Escalator Axonometric

Tinker Field

- Since 1999 when the Orlando Rays left, there has not been a revenue generating baseball tenant.
- Because of this the Venues Department has not had the ability to make improvements to Tinker Field.
- This has led to the structure reaching a point of failure with a tremendous cost to repair or replace.

Tinker Field Five Year Revenue History Baseball and Misc Events without Concerts

Year	Net Income (Loss)
2009	-\$297,155.00
2010	-\$227,357.00
2011	-\$147,700.00
2012	-\$182,952.00
2013	-\$215,531.41
Annual Average	-\$214,139.08
5 Year Total	-\$1,070,695.41

Tinker Field

Over the past few years, the use of Tinker Field has changed.

- Concerts
- Pre and post activity space for Orlando Citrus Bowl events
- Cultural events

TINKER FIELD FIVE YEAR EVENT & ATTENDANCE HISTORY

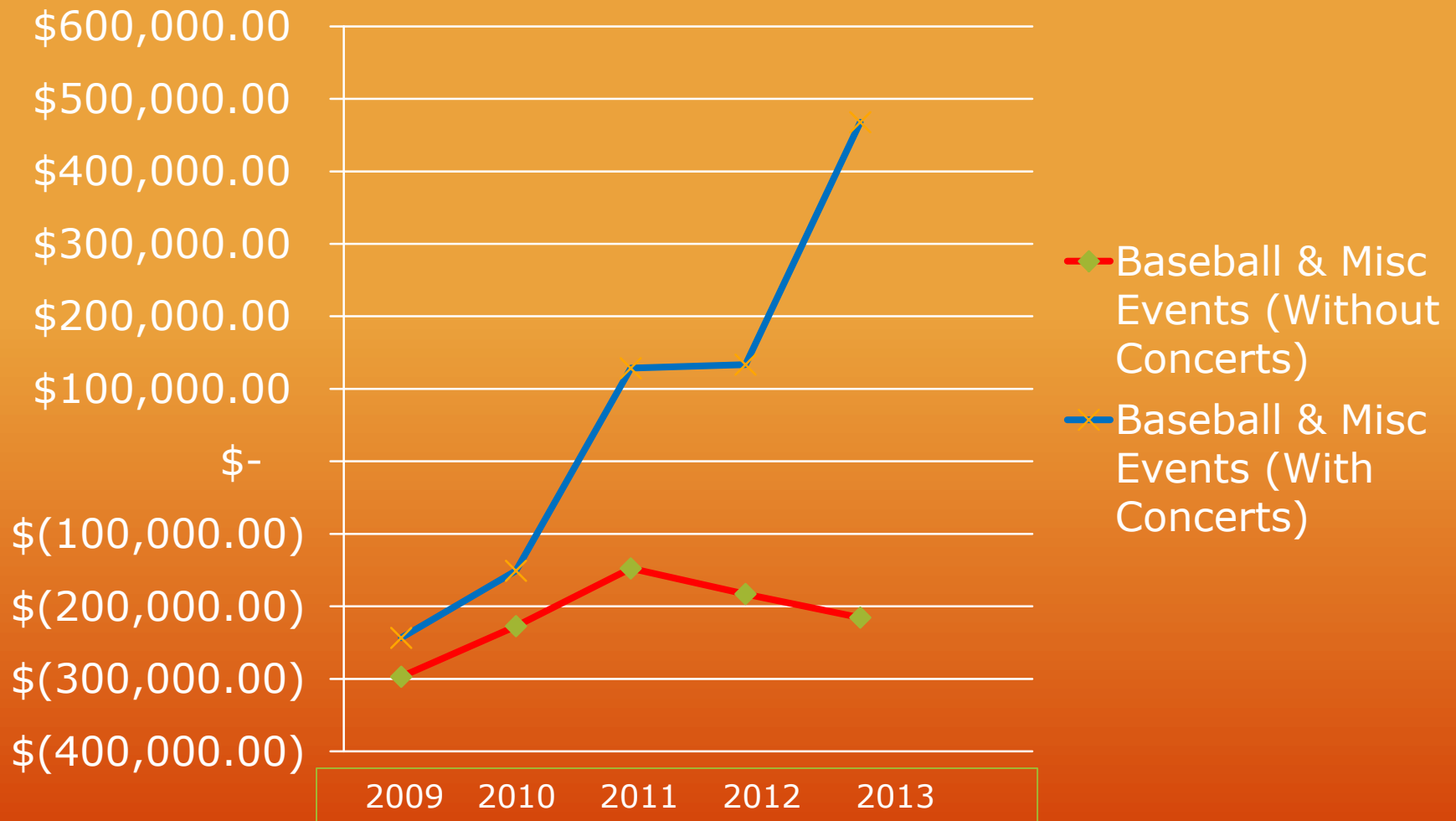
	2008/09	2009/10	2010/11	2011/12	2012/13
Amateur Baseball/Softball Games	178	112	17	30	22
Attendance	2,470	2,125	1,440	3,630	1,074
Concerts/Rally	2	1	5	2	4
Attendance	11,232	17,626	21,761	18,188	59,829
Total Events	180	113	22	32	26
Total Attendance	13,702	19,751	23,201	21,818	60,903

Tinker Field Five Year History

Baseball and Misc Events with Concerts

Year	Net Income (Loss)
2009	-\$243,562.00
2010	-\$151,020.00
2011	\$128,476.00
2012	\$133,361.00
2013	\$467,750.00
Annual Average	\$67,001.00
5 Year Total	\$335,005.00

Tinker Field Five Year History Net Income (Loss)



Tinker Field Condition

Structural Deficiencies

Site Utility Inadequacies

Code Compliance Required Upgrades

Environmental Conditions

Estimated Cost of Repair

Structural Deficiencies

Grandstand Condition

- Structure/ Canopy Deterioration

- Pre-Cast Concrete Seating Members

- Concrete Walkways

- Railings/ Seating

Front Entry Building

- Concrete Block

- Wood Roof Trusses

Original Press Box

- Concrete Block

- Water/ Termite Damage

Grandstand Design



Figure 5: View of existing rigid frame bent.

Deterioration of Key Structural Connections



Photograph 2: Closer View of high eave truss connection showing corrosion and section loss



Photograph 8: Corrosion and section loss at raker bearing



Photograph 5: Typical tapered column base plate connection



Photograph 9: Corrosion of roof beam

Pre-Cast Concrete Seating Members



Photograph 19: Seating riser bearing on raker



Photograph 20: Corroded bent plate bearing
Seats and embeds

Concrete Walkways



Photograph 20: Corroded bent plate bearing
Seats and embeds



Photograph 23: Loose stair tread nosing

Railings/ Seating

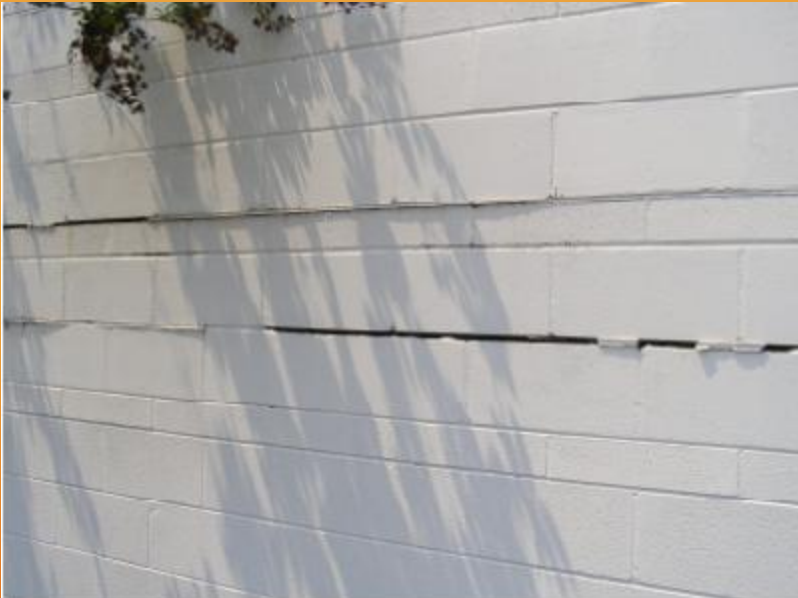


Photograph 26: Failed sealant around seat
Anchorage plate



Photograph 27: Corrosion of handrail post
Base plate

Front Entry Building



Photograph 34: Deteriorated CMU bed joints



Photograph 38: Damage to roof framing and Connections

Original Press Box



Photograph 41: Stair-step cracks in south wall
Of press box building



Photograph 43: Appears to be termite frass
On floor

Site Utilities Inadequacies

- Storm Drainage Problems
 - Lack of Drains
 - Water run-off and Concrete Damage
- Sanitary Drainage
 - Most Restroom no usable and taken out of service
 - Temporary facilities used last year for events
- Electrical Service
 - Services Terminated

Site Utilities Inadequacies

Photo 3-2

Plumbing fixtures taken out of service due to inadequate sanitary lines



Photo 3-3

Signs of electrical failure in one of the electrical rooms

Code Compliance Upgrades

- Railings
- Life Safety Systems
 - Fire Protection
 - Fire Alarms
 - Exit Signage
- ADA Accessibility
 - Cross-slopes
 - Access to Press Box



Photo 4-1

Sloping of slabs are too steel, Railing in background do not meet code

Environmental Conditions



Photo 5-3

Wood framed walls are deteriorated and mold is growing in the drywall (in concession pantry in 1990 building)

Estimated Costs for Repairs

Structural Repairs

Grandstand Repairs	\$6,162,200
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Front Entry Building Repairs Subtotal	\$165,000
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Original Press Box Repairs Subtotal	\$91,500
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Site Utilities Repairs Subtotal	\$1,050,000
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Code Requirements Subtotal	\$470,000
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Environmental Remediation Subtotal	\$200,000
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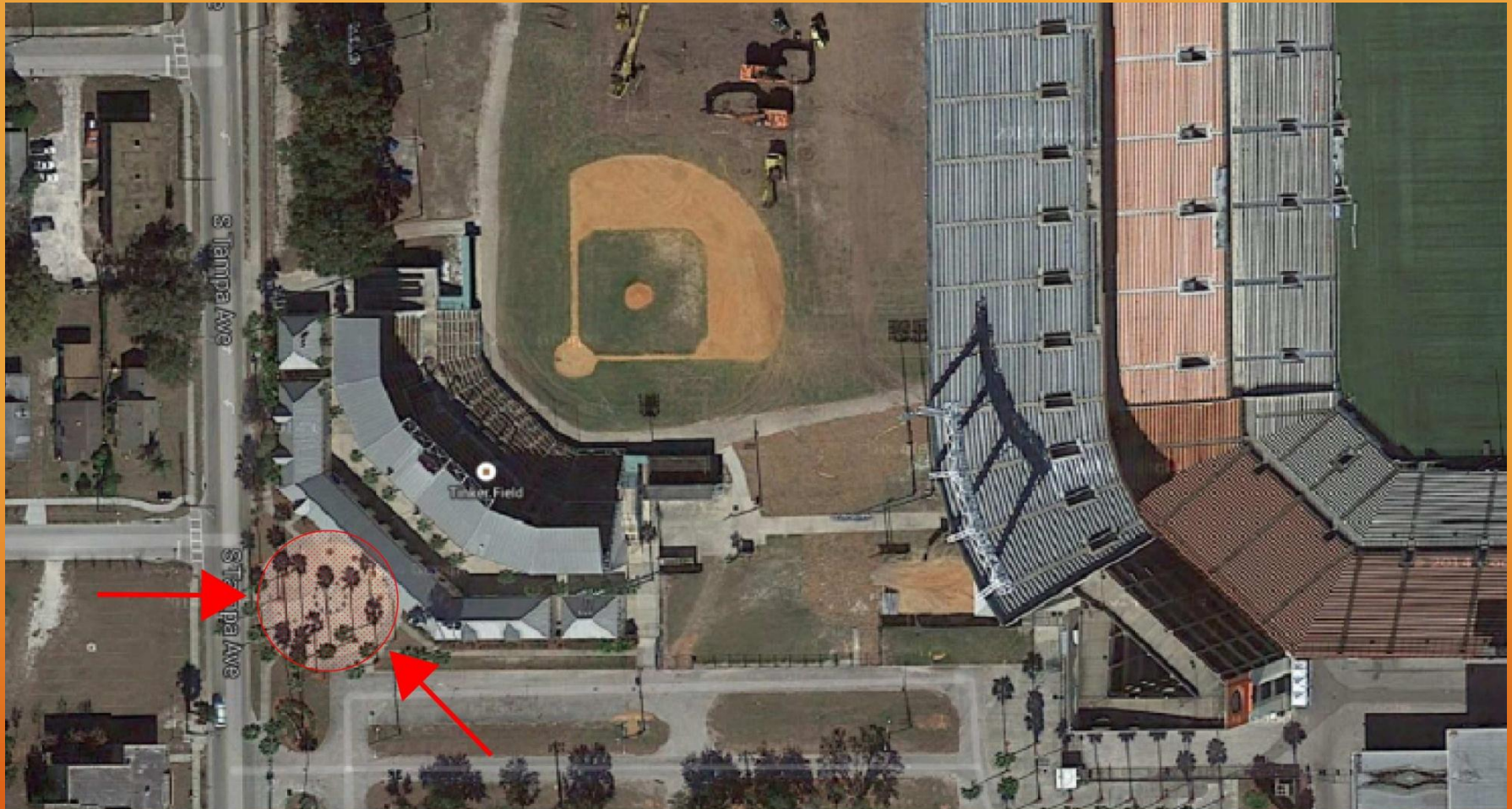
Insurance/ Contractor Mark-ups	\$1,469,000
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Total Cost for Repairs	\$9,607,700
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Next Steps

- We recognize the significant events that have occurred at Tinker Field.
- Mayor Dyer directed staff to develop a plan to memorialize the significant events that have occurred at Tinker Field.
- Engaged the Wells Built Museum to research and identify what could be included in a memorial.
- We have engaged Commissioners and other community groups in this process.

Tinker Field Plaza



PROPOSED PLAZA LOCATION



605 E. ROBINSON ST.
SUITE 750
ORLANDO, FL 32801



HNTB CORPORATION
715 KIRK DR.
KANSAS CITY, MO 64105

TINKER FIELD OPTION 6

1610 WEST CHURCH STREET, ORLANDO, FLORIDA 32805



CITY OF ORLANDO

Tinker Field Plaza



SITE PLAN



605 E. ROBINSON ST.
SUITE 750
ORLANDO, FL 32801



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715 KIRK DR.
KANSAS CITY, MO 64105

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CITY OF ORLANDO

Tinker Field Plaza



EYE-LEVEL PERSPECTIVE



605 E. ROBINSON ST.
SUITE 750
ORLANDO, FL 32801



HNTB CORPORATION
715 KIRK DR.
KANSAS CITY, MO 64105

TINKER FIELD OPTION 6

1610 WEST CHURCH STREET, ORLANDO, FLORIDA 32805



CITY OF ORLANDO

Tinker Field Plaza



BIRDSEYE PERSPECTIVE



rhodes + britto
ARCHITECTS
605 E. ROBINSON ST.
SUITE 750
ORLANDO, FL 32801



HNTB CORPORATION
715 KIRK DR.
KANSAS CITY, MO 64105

TINKER FIELD OPTION 6

1610 WEST CHURCH STREET, ORLANDO, FLORIDA 32805



CITY OF ORLANDO

Impact of Being Designated the Structure a Historical Site

- It will impact future operations for community development
- The cost to repair, replace and maintain is too costly for the city
- Citrus Bowl encroachment prohibits baseball from being played
- Detrimental long term financial impact to the City and community if structure remains and concert promoters are unable to utilize area.

Landmark application

•**Procedural history**

- Nomination
- Staff analysis
- Report to the HPB
- HPB recommendation based on evaluation criteria of section 65.720, City Code
- MPB consideration
- Council consideration of HPB and MPB recommendations

Action Before MPB

- **Standard of Review**

- “the appropriateness of [the HPB’s] recommendation...”
- “appropriateness” = *fitting under the circumstances*

- **Evidence weighed:**

- Evaluation criteria of section 65.720, City Code
 - HPO Staff Report
 - HPB recommendation
- Orlando Venues presentation
 - Structural Condition Assessment
 - Site Utility Conditions
 - Code Compliance Upgrades
 - Environmental Conditions
 - Repairs Estimate
 - Operational considerations
- Public testimony

Action Before Council Today

- **Whether to approve the recommendation of MPB to designate the “diamond” (including the clay infield playing surface) an Orlando Historic Landmark?**



Action Before Council Today

- **Whether to approve the recommendation of MPB to designate the “diamond” (including the clay infield playing surface) an Orlando Historic Landmark?**

- Options:

1. Move approval of MPB’s recommendation.
2. Move approval of designating parts or all of the Tinker Field complex an Orlando Historic Landmark. (Must describe which elements of the complex should be designated.)
3. Move not designating any part of the Tinker Field complex an Orlando Historic Landmark.
4. Move not designating any part of the Tinker Field complex an Orlando Historic Landmark, but install an appropriate historic marker at the site to memorialize Tinker Field and the significant events that took place there.