



MLBL

Baseball Facility Evaluation Report Trent University, Peterborough, Ontario

Introduction:

We had the opportunity to have a full tour of the new baseball facility located at Trent University in Peterborough on June 23, 2016. Brand new, shiny facilities are always very exciting places to be for people in the community. It is a beautiful playing surface with ball park fencing and dugout facilities to accommodate high level baseball.

The sections below will outline our evaluation of the current facility along with requirements we believe that our group needs for our league to be successful at the Trent University Park.

Seating:

There is currently no seating established at this new facility. We would like to see at least 2,000 seats for our operation. We also would like to see a number of premium seating opportunities available to be able to market for a higher price.

There will be room potentially along the 1st Base side for additional bleachers if it necessitates.

There is room along the right field outside fence of the playing areas for hospitality/picnic seating which is quite important for current baseball fans and corporate customers. We would need to have this area developed for this purpose for as many as 200 patrons.

Food and Beverage Amenities:

There are no current food and beverage amenities built as yet but we would need serving facilities to accommodate at least 2,000 fans.

Parking and Transportation:

Currently there seems to be adequate parking spaces within walking distance to the ball park. We did hear that impending construction will pose a problem in coming years so a strategic plan would have to be made to accommodate this challenge. It may also be difficult currently for fans to get to this location on public transit.

Fan Entertainment:

We felt very positive about the fact that there is plenty of auxiliary area for use for added fan entertainment in the vicinity of the ball park. The use of the total area in the vicinity of the ball park would be key to the operation.

Fan Comfort and Safety:

Washroom facilities will be needed to accommodate 2,000 fans.

Protective screens seem to be complete for current seating areas.

Business Needs:

There are two main features that are required from our perspective: business office and ticket sales office or booths. There is not a ticket sales booth on site which would be required and no obvious situation for either a permanent or seasonal business office.

Perhaps a joint building could be constructed that could take care of both needs.

PA, broadcast and media facilities with amenities:

We would require an adequate booth for PA and broadcast needs at this facility.

A quality public address system is an important feature for a pro baseball operation as the ball park announcements and music are a key component of the entertainment factor for fans.

Professional Playing Surface and Amenities:

Quality of playing surface – This is one of the strongest components of the facility as the field looks in tremendous condition as it is a brand new facility and built with fantastic specifications for a professional operation.

Dugouts – Certainly it seems that dugouts are appropriate for our use. There are always minor amenities that can be added for the pro level environment but certainly would not be a costly addition.

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Bullpens – Bullpens look to be in great shape as they are new but the current setup with one pitching rubber would have to be expanded to a two rubber system. There is plenty of room for this expansion.

Lighting – We did not get to see the lighting turned on but we would need a high level of field lighting for this level of play as well and auxiliary lighting for safety of fans in all areas including grandstand, back of grandstand and in parking lot areas. We were told that the standard of lighting is high for the facility.

On field training amenities – During our tour of the grandstand, we did not see any training tools there such as safety screens. A full complement of these safety amenities would be required as well as a batting turtle for batting practice on-field. We would be happy to see an addition of an off-field batting tunnel for batting work.

Field tarps – Although not typically used in most amateur and community baseball facilities, we would require a full infield tarp to be used at the facility. The ability to tarp the field before, during and after games is essential in the business of pro baseball. Lost games mean a severe loss in business revenue.

Locker Room Facilities and Amenities:

Currently there are no locker or clubhouse amenities on site.

Scoreboard:

There is no current scoreboard on site.

Summary Notes:

Although we have made a number of recommendations and stated required needs for this, we feel that as it stands there is potential with a number of additions.

The true trick will be the ability to turn this brand new facility into one that can be transformed in-season to be the home of top level baseball with its own local character with the addition of a number of needed amenities.

Thank you,

John Hindle /Guy Yerama
Laker Baseball Properties