



## COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT  
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February 2, 2011

**TO:** Board of County Supervisors

**FROM:** Susan L. Roltsch *SLR*  
Deputy County Executive

**THRU:** Melissa S. Peacor  
County Executive

**RE:** Pfitzner Stadium Renovations

During yesterday's Board meeting, the Board directed staff to work with the Park Authority and the owner of the Potomac Nationals to address deficiencies noted in the attached letter dated October 15, 2010, sent by Mr. Mark Scialabba of Minor League Operations to Mr. Fred Seymour of Major League Operations. The letter outlines a number of facility upgrades and repairs deemed necessary to address noncompliance with league facility standards.

For several weeks, staff has been discussing this matter with Mr. Jay Ellington, the Park Authority Executive Director, and Mr. Art Silber, the team owner. Since the County faces funding constraints due to the current economic situation, we asked Mr. Silber to indicate his top priority in terms of completing the list of necessary facility improvements. He felt that improving the home team club house should be the top priority due to the limited number of bathroom fixtures and overall constraints in space serving over 30 players and coaches. We also asked Mr. Silber whether he would be willing to share in the cost of completing necessary improvements to which he responded in the affirmative, provided the costs were within a certain range.

Mr. Silber worked with the Park Authority to develop a design and cost estimate. We understand the most recent cost estimate obtained by Mr. Silber is approximately \$210,000. The cost-share proposal discussed thus far by the three (3) parties is that each party would be responsible for one-third of the cost.

At this point, we are providing to the Board the most current information available in order to address the Board's directive of yesterday. If by the date of the upcoming Board meeting, this information and arrangement can be confirmed to the satisfaction of County staff and the Park Authority, we will be recommending the Board adopt the attached resolution. In addition, the Park Authority will be prepared to provide more detailed information regarding the design of improvements and a lease amendment reflecting the lease-hold improvements.

Attachments

October 15, 2010

Mr. Fred Seymour  
Baseball Operations  
Major League Baseball Central Offices  
245 Park Ave  
New York, NY 10167



Dear Freddie,

We would like to make note of some important issues with one of our affiliate's facilities. As you know Pfitzner Stadium, located in Woodbridge, VA, is home to the Potomac Nationals, and for several years has not met professional standards. The ballpark continues to deteriorate each year without significant upgrades to the clubhouses, playing surfaces and other areas which affect our players and staff on a daily basis. We appreciate the survey report conducted by Gould Evans Associates, LC and prepared for Major League Baseball Commissioner's Office which outlines specifically all of the areas that are not in compliance to the PBA standards.

It is our intention that these areas of concern which do not meet professional standards be addressed this off-season and upgraded, replaced or repaired for opening day 2011 so our Potomac Nationals players and staff can be treated in a similar way to the rest of our players in the Washington Nationals organization as well as those players and staff members throughout minor league baseball.

A summary of the following areas that are in need of upgrades, replacements and improvements with explanations are below:

#### Clubhouse

- Training Room
  - Whirlpool: Currently there is no space for the whirlpool. Therefore, it is located in the shower. There needs to be space added to maintain a whirlpool. There are only 4 shower heads so space is already limited in the shower room.
  - Ice Machine: Currently our staff has to go to the concession stand to obtain ice. There should be an ice machine somewhere in the clubhouse available to our trainers.
  - Equipment: The training area and strength and conditioning areas are both in limited quarters and equipment is often overflowing creating unorganized and unsanitary conditions. There is very limited space for *both* training and strength and conditioning equipment.
- Field Manager's Office: There is a small manager's office and currently suffices for one-on-one meeting, but ideally, in almost every professional stadium there is a large enough space with a table or desk to have meetings with 4-6 staff members.

- Bathrooms/Showers: Currently there is one toilet, 2 urinals and 4 shower heads in the bathroom area. Ideally there should be a separate staff bathroom with showers and toilets. If this is not possible the common bathroom should have an additional toilet and a few more shower heads. Routinely we have over 30 players and staff utilizing the same bathroom space before and after games.
- Visiting Clubhouse: The visiting clubhouse is unsanitary and extremely small. Several front office members from other teams have complained to me over the past year about the conditions of the clubhouse and it has become an embarrassing topic of discussion. Due to the lack of space and conditions some teams have chose to shower and change off-site at the hotel instead of using the clubhouse.
  - Bathrooms: Similar to the home clubhouse there should be a separate bathroom and shower for the staff.
  - Training Room: The training room space is limited and only one player at a time can receive treatment in the area designated for the training staff. There is little to no room for training or strength and conditioning equipment.
  - Whirlpool: Currently there is no space for a whirlpool. This is a standard piece of equipment that is used throughout every facility and is not accessible.
  - The conditions are old and unsanitary. The floor is carpeted in certain areas and needs to be replaced. Ideally there should be new carpeting throughout the entire clubhouse. The floors, walls and surfaces need to be cleaned thoroughly and sanitized.
  - The clubhouse lacked internet service throughout the season. Clubhouses on both sides of every minor league facility should have wireless internet available due to the evolving nature of professional baseball. Managers and trainers have to communicate before and after games on a nightly basis by sending game reports and injury reports. The clubhouse should have wireless internet installed and provided during the season.

## Playing Surface

The playing surface ranks as one of the worst in the Carolina League and some minor repairs can help improve the safety and playing conditions.

- Infield:
  - The infield conditions are poor and the field needs to be laser graded to level the surface to meet professional baseball standards.
  - The drainage system has not been upgraded in the infield. In past years we cancelled games a day after a storm due to excessive flooding. Drainage was added to the outfield in 2009 but not to the infield. Adding drainage would help create more consistent, level conditions while preventing lost games.

- Outfield
  - There are bare spots in right field and poor drainage along the warning track in RF. There are divots formed along the track that need to be repaired.
  - For the safety of the players, there needs to be padding added to the foul poles and the chain link fence next to the poles should be grounded and secured. These areas are hazardous.
  - The OF fence needs to be repaired or replaced due to the wear and tear along some sections.
- Bullpens: The bullpen mounds need to be constructed to meet the same specifications as all pitching mounds. Having a mound that has different dimensions is unacceptable at the professional level.
- Batting Cages: A major area of contention is the one, open batting cage with damaged turf. Currently the batting cage is located behind the stands down the RF line next to a kids' play zone. Our hitting coaches have to watch out for kids who are walking up to the cage or near the cage when players are hitting to prepare for the game. This is not only an issue for the players and staff, but more importantly is a safety hazard for fans and children who may be susceptible to injury if a ball goes through the netting.
  - In addition, the cage is open to weather conditions and obviously affected by rain. Routinely after periods of rain, water seeps into the cage and damages balls when we hit.
  - Ideally we expect to have 2 covered batting cages in a secure area available for our hitters.
- Lighting: The survey recommends a way to improve the light distribution by moving the location of one or two of the luminaries.

Pfizer Stadium is home to professional baseball players and is an affiliate with a Major League Baseball team. The quality of the clubhouses and fields should be held to a higher standard than in the past so our players can develop in a professional, safe, sanitary setting and freely utilize the tools they are accustomed to throughout all ballparks in professional baseball. We appreciate any advice or assistance you can provide to improve the conditions of this facility for all the players and staff in the Carolina League.

Best Regards,



Mark Scialabba  
Director, Minor League Operations

Cc: Mike Rizzo  
Bryan Minniti  
Bob Boone  
Doug Harris

**MOTION:**

**February 8, 2011  
Regular Meeting  
Res. No. 11-**

**SECOND:**

**RE:           TRANSFER, BUDGET AND APPROPRIATE \$70,000 FROM THE  
GENERAL COUNTY CAPITAL RESERVE TO THE PARK  
AUTHORITY FOR RENOVATIONS TO PFITZNER STADIUM**

**ACTION:**

**WHEREAS**, the Pfitzner Stadium was constructed in 1984 to accommodate minor league baseball play. Since 1984, the Stadium has continuously been utilized for this purpose. The Park Authority owns and manages the current stadium, as well as the property upon which it is located; and

**WHEREAS**, the Board of County Supervisors is supportive of the Potomac Nationals minor league baseball team and the recreational opportunities the team brings to the community; and

**WHEREAS**, Pfitzner Stadium is in need of renovations if it is to continue to be the home of the Potomac Nationals; and

**WHEREAS**, the Park Authority, who owns and manages Pfitzner Stadium, estimates the cost of the renovations to be \$210,000, and has identified \$70,000 that can be directed toward these renovations; and

**WHEREAS**, the Potomac Nationals have also identified \$70,000 that can be directed toward these renovations; and

**WHEREAS**, \$70,000 is available in the General County Capital Reserve to be directed toward these renovations;

**NOW, THEREFORE, BE IT RESOLVED** that the Prince William Board of County Supervisors does hereby transfer, budget and appropriate \$70,000 from the General County Capital Reserve to the Park Authority for the renovations to Pfitzner Stadium as follows:

**TRANSFER FROM:**

**BUDGET AND APPROPRIATE FUND BALANCE**

| <u>OCA</u>                            | <u>OBJECT LEVEL 3</u>            | <u>AMOUNT</u> |
|---------------------------------------|----------------------------------|---------------|
| 209999-General County Capital Reserve | 9110-Transfer to Capital Project | \$70,000      |

**February 8, 2011  
Regular Meeting  
Res. No. 11-  
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**TRANSFER TO:**

**INCREASE REVENUE BUDGET**

| <u>OCA</u>                       | <u>OBJECT LEVEL 3</u>              | <u>AMOUNT</u> |
|----------------------------------|------------------------------------|---------------|
| TBD-Pfitzner Stadium Renovations | 1969-Transfer from Capital Project | \$70,000      |

**INCREASE EXPENDITURE BUDGET**

| <u>OCA</u>                       | <u>OBJECT LEVEL 3</u>                    | <u>AMOUNT</u> |
|----------------------------------|--|---------------|
| TBD-Pfitzner Stadium Renovations | 9150-Transfer to the Park Authority Fund | \$70,000      |

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

**For Information:**

Budget Director  
Finance Director  
Park Authority  
CIP Coordinator

**ATTEST:** \_\_\_\_\_  
**Clerk to the Board**