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May 14, 2012

To Whom It May Concern:

In compliance with Chapter 610, the Missouri Sunshine Law, Attorney General Chris Koster made the following documents publicly available in response to various media inquiries and Sunshine requests regarding ongoing negotiations between the St. Louis Convention and Visitors Commission and its lessee.

Respectfully,

A handwritten signature in blue ink, reading "Chris Koster", is positioned above the printed name.

CHRIS KOSTER
Attorney General



MAY - 1 2012

April 30, 2012

VIA HAND DELIVERY

Attn: Kathleen Ratcliffe, President
St. Louis Convention and Visitors Commission
701 Convention Plaza, Suite 300
St. Louis, MO 63101

CONFIDENTIAL

Re: Rams 2012 Plans To Meet First Tier Standard

Dear Kitty:

Pursuant to Section 1.3.5 of Annex I of the Amended and Restated St. Louis NFL Lease (as amended, the "Amended Lease"), the RAMS are herewith submitting the RAMS 2012 Plans, consisting of Conceptual Design Plans dated as of May 1, 2012, and Conceptual Design Outline Program dated as of May 1, 2012, with architectural site plans, drawings and specifications for the upgrades, alterations, additions and improvements, that the RAMS reasonably believe are required to improve the Facilities and each of the Components to First Tier status as of the 2015 First Tier Measuring Date in accordance with the First Tier standards. The RAMS agree with the CVC's statements in the CVC 2012 Plans submitted February 1, 2012, that the Facilities and the Components presently do not meet the First Tier standards of the Amended Lease. But, as evidenced by the RAMS' recent rejection of the CVC 2012 Plans, the RAMS disagree that the implementation of the CVC 2012 Plans would result in the improvement of the Facilities and each of the specified Components to First Tier status.

The RAMS 2012 Plans submitted herewith address the steps that are required to improve the Facilities and each of the specified Components to First Tier status by the 2015 First Tier Measuring Date. The RAMS 2012 Plans are submitted in sufficient detail to permit the Facilities, taken as a whole, and each Component, taken as a whole, to be compared to NFL stadiums operating in 2012 and reconstructed or remodeled stadiums likely to be operating on the 2015 First Tier Measuring Date, as provided in Section 1.3.1 of Annex I. The RAMS 2012 Plans are also presented in sufficient detail to



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St. Louis Convention & Visitors Commission

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permit the CVC to price improvements to First Tier status of the Facilities and each of the Components as reflected in the RAMS 2012 Plans so that by June 1, 2012, the CVC can present the RAMS with a financial plan which can be implemented by the CVC and/or the Authority to complete the RAMS 2012 Plans by the 2015 First Tier Measuring Date, as provided in Section 1.3.6 of Annex I, should the CVC and the Authority chose to implement the RAMS 2012 Plans.

The RAMS are available to discuss the RAMS 2012 Plans and their implementation at the convenience of the CVC and the Authority.

Sincerely,

Kevin Demoff
For The St. Louis Rams, LLC

cc: Attn: Ms. Judith Doss, Chair
Regional Convention and Sports Complex Authority
901 North Broadway
St. Louis, MO 63101

Attn: Douglas E. Nelson, Acting Commissioner of Administration
The State of Missouri
State Capitol, Room 125
Jefferson City, MO 65101

Attn: Francis G. Slay, Mayor, Room 200
The City of St. Louis, Missouri
1200 Market Street, City Hall
St. Louis, MO 63103

Attn: Patricia Redington, County Counselor's Office
St. Louis County, Missouri
St. Louis County Government Center
41 South Central Avenue, 9th Floor
Clayton, MO 63105

RAMS 2012 PLANS

Conceptual Design

Outline Program

May 01, 2012



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Facility Requirements

This Conceptual Design Outline Program provides further detail on, and is to be read with and considered a part of the RAMS 2012 Plans Conceptual Design Plans dated May 1, 2012.

I. Facility Seating Bowl

Fixed General Seating
Fixed Club Seating
Private Premium Suites (Field level and elevated)
Removable Playing Field Surface
Telescopic Seating

The primary competition Event Floor will be designed to provide general seating for approximately 66,000 seats for a St. Louis Rams NFL game. In addition, without compromising the First Tier standards for viewing NFL games, the facilities should be designed for Conventions and Trade Shows and other similar events, as well as viewing concerts, and NCAA Basketball. The seating bowl should also accommodate national and international Soccer events. Seating should be configured to allow patrons to be as close to the event as practical with optimal sightlines. Seating layouts should provide patrons with opportunities for diverse seating options.

As indicated in the RAMS 2012 Plans Conceptual Design Plans, the upper bowl North, West and South seating will be retained. The balance of the upper and lower seating bowls will be replaced in the renovated facility. The seating bowl shall consist of a tiered seating environment constructed of cast in place concrete treads and risers. The first 14 rows of the lower seating bowl shall incorporate a powered telescopic seating system, comparable in quality to the telescopic seating system at Lucas Oil Stadium in Indianapolis, to allow for flexible event planning.

The seating bowl will have access to natural daylight and ventilation through the operable roof panel in its open position and access to natural daylight through the glazed building envelope with the roof panel opened or closed.

The fixed General Seating area includes the primary upper and lower seating bowl utilized by the viewing patrons during events. The fixed General Seating environment shall consist of the following:

- 33" treads with 19" seat widths, consistent with the existing general seating in the retained portions of the Edward Jones Dome
- Plastic back and plastic seat design
- Maximum 24 seats/row
- Fixed seats to be riser mounted
- Chair back drink holders with dual ad panels
- Aluminum handrails

The fixed Club seating area includes the primary seating bowl utilized by the Club patrons during events. The fixed Club seating environment shall consist of the following:

- 36" treads with 21" seat widths
- Padded back and padded seat design
- Maximum 18 seats/row
- Fixed seats to be riser mounted
- Chair back drink holders with dual ad panels
- Aluminum handrails

Private Premium Suites will consist of seating areas within the seating bowl in premium locations with private amenities. This includes Field Suites with a dedicated lounge at the Event Level. Suites will typically contain 16 fixed theater style seats plus bar seats at a drink rail. An enclosed lounge area including counter and cabinet space for food and beverage setup will be provided. The private Premium Suite environment shall generally consist of the following:

- 48" treads with 22" width seats
- Two rows of fixed, extra plush padded seating, minimum-width 22" leather or premium grade upholstered seats (indoor/outdoor usage)
- Private restroom in each Suite
- Dedicated upscale Suite Level restrooms
- Coat closets with door to accommodate a minimum twenty-five (25) coats
- Glass wall behind second row of fixed seating with door to inner Suite area and collapsible top half (at drink counter level)
- Fixed seats to be riser mounted with chair back drink holders with dual ad panel located between each seat of preceding row (front row to have drink holders mounted on front wall)
- Aluminum handrails
- Upscale finishes, millwork/ counter tops, and furnishings throughout
- Two seats to be removable for disabled patrons
- Airtight separation between Suite tub seats (seating bowl) and Suite interior with operable sections
- Direct access to dedicated Suite or Club Lounge
- Multiple flat panel TVs
- Wireless internet access

The Event Floor must accommodate playing surfaces required for NFL Football, Conventions, Basketball and other events per the facility operator's Event Schedule.

- The existing Edward Jones Dome Magic Carpet playing field surface will be stored and re-installed for use in the renovated facility
- Relocate playing field surface storage pit and equipment to North end zone below telescopic seating
- Portable wood hard court for Basketball
- Provide access to Event Floor by semi-trucks (two locations) with wide access lanes
- Allow for approximately 10,000 floor seats in concert and Basketball configuration
- 252'-6" Field Wall to Field Wall dimension at 50 yard line (397'-0" in perpendicular direction)
- 24 hour change over in all configurations excluding the NCAA Final Four and Super Bowl
- Provide NFL required – technical communication outlets on wall
- Provide media and scoring table at court level for Basketball events
- Perimeter field drainage at base of field walls
- Provide camera JBT boxes (12" deep) at field wall
- Recessed fire hose boxes, hose bibs and electrical outlets at Field Wall
- Provide "J" hooks at Field Wall for cabling (above cable tray and drain)
- Provide cable tray with perforated pan for drainage at Field Wall
- Show Power

II. Patron Amenities and Support

The patron amenities and support spaces are those that complement the seating bowl environment to complete the game day experience of the patron, including the Premium Patron, and include the following:

Concession Stands
Public Toilets
Accessible Family Toilets
Suite Toilets
Club Toilets
First Aid
Guest Services Rooms
Club Lounge(s)
Party Platform(s)

- Branded Party Zone
- Team Store
- Merchandise Stands
- Ticket Office Windows
- Ticket Office Vault
- Ticket Manager Office
- Ticket Office Staff Offices
- Ticket Office Work Room
- Ticket Office Conference Room
- Ticket Office Toilets
- Ticket Office Break Room/Copy Room
- Ticket Office Storage
- Ticket Office Communications Closet
- Press Will Call Pick-Up Window

The fan experience is enhanced by the inclusion of the following:

- Public Concourse Concessions Ratio – 1:200 maximum
- Club Lounge Concessions Ratio – 1:100 maximum
- At Public Concourses 1 concession per quad should be capable of grease cooking
- Public Concourse Toilet Fixture Ratio – 1:65 maximum
- Club Lounge Toilet Fixture Ratio – 1:40 maximum
- Family Toilets: 1 per quad minimum
- Two Merchandise Stands on the Main Concourse
- Four Merchandise Stands on the Upper Concourse
- Two Merchandise Stands in each Club Lounge

Club/ Suite Lounges are upscale private bar and dining area for Premium Patrons including the Club Seat patrons. The Club Lounge environments include the following:

- Access to natural daylight via open concourses or glazed façade openings
- Integrated naming rights sponsorship opportunities
- Upscale fixed Bars
- Lounge seating (tables and chairs and soft seating)
- Upscale concessions, restrooms, finishes
- Restrooms should include sound system tied into facility broadcast audio
- Motion detector lighting system at restrooms
- Wireless internet access
- Dedicated Sound System
- Fiber Optic backbone wiring to telecom closets with miscellaneous data ports
- Dimmable lighting system for specific areas
- 37" HDTV Equivalent size monitors, two (2) at each concession
- 42" mounted HDTVs at seating gathering areas
- Scoreboard (2'-0" x 6'-0") one (1) per lounge indicating score, quarter and time

Party decks are ticketed standing room only areas accessed directly from the concourse with views to the field.

The branded party zone is a non-ticketed area accessible to all patrons to replace or replicate the existing Bud Light Party Zone and include the following:

- Branded bars and concessions
- Non-ticketed drink rail seating
- Flat panel TVs throughout
- Rams themed graphics throughout
- Interactive areas as part of sponsorship package; confirm power and utilities requirements
- Dedicated toilet rooms with code minimum fixture counts to satisfy occupancy of party zone
- Access to natural light

A permanent Rams themed retail store shall be located on the Event Level and Main Concourse dedicated to the sale of NFL and sponsor merchandise. The Team Store shall be accessible for both Event and daily Non-Event sales.

III. NFL and Multipurpose Facilities

The NFL and multipurpose facilities are space intended for the day of game use of the Rams and the visiting teams. The Rams locker room and office facilities shall have hospitality grade finishes while the visiting facilities shall be finished to the minimum degree required by an NFL facility. The NFL and multipurpose facilities shall include:

- Rams Locker Room
- Rams Locker Room/ Shower/ Toilet
- Rams Head Coach Locker Room/ Shower/ Toilet
- Rams Assistant Coaches Locker Room/ Shower/ Toilet
- Rams Team Meeting Rooms
- Rams Owner's Office
- Rams Training Room
- Rams Head Trainer's Office
- Rams Training Staff Offices
- Rams Strength and Conditioning Coach Office
- Rams Trainer's Staff Locker Room/ Shower/ Toilets
- Rams Training Room Storage
- Rams Hydrotherapy Room
- Rams Weight Room
- Rams Weight Room Storage
- Rams Team Club Staff Room
- Rams Team Staff Locker Room/ Shower/ Toilets
- Medical Office
- Physician's Exam Room
- X-Ray Room
- Rams Team Equipment Room
- Rams Equipment Manager's Office/ Shower/ Toilet
- Rams Equipment Staff Locker Room
- Rams Team Storage
- Rams Laundry
- Rams Dining
- Rams Team Family Lounge
- Rams Team Family Nursery
- Rams Coaching Staff Family Lounge
- Rams Operations Rooms
- Rams Operations/Marketing Office
- NFL Visiting Locker Room
- NFL Visiting Locker Room/ Shower/ Toilet
- NFL Visiting Head Coach Locker Room/ Shower/ Toilet
- NFL Visiting Assistant Coaches Locker Room/ Shower/ Toilet
- NFL Visiting Training Room
- NFL Visiting Team Equipment Room
- Field Toilets
- Auxiliary Locker Room(s)
- Auxiliary Locker Room(s)/ Shower/ Toilet
- Auxiliary Coaches Locker Room/ Shower/ Toilet
- Auxiliary Training Room
- Auxiliary Team Equipment Rooms
- Rams Cheerleaders Locker Room
- Rams Cheerleaders Locker Room/ Shower/ Toilet

Game Officials Locker Room/ Lounge/ Shower/ Toilet
Chain Crew Locker Room/ Shower/ Toilet
Green Room/ Shower/ Toilet
Meeting Rooms
Rams Management Booth
Rams Scouting Booth
Rams Personnel Booth
Rams Owner's Booth
Player/ Event Parking (90 secured, paved parking spaces adjacent to a dedicated facility team entrance)

IV. Convention Facilities

The convention facilities are additional spaces, generally on the Event Level, useable primarily for convention related events. Some of these spaces are dedicated for use by the convention operator while others are shared by the Rams on game day.

Convention Facilities Information/Security Center
Show Manager's Office
Contractor Service Office
Event Level Convention Facilities Public Restrooms
Event Level Convention Facilities Concession Stands
Convention Storage
Event Level Pre-Function Areas
Exhibit Hall Configuration of Event Floor
Event Level Meeting Rooms

V. Food Service

The existing Edward Jones Dome food service spaces on the Event Level West side are to be retained as the design allows and improved as necessary.

The food service spaces shall support the preparation and distribution of a variety of high quality food offerings throughout the facility and shall include the following:

Commissary/Kitchen
Food/Dry Good Storage
Concessionaire Offices
Concessionaire Office Conference Room
Concessionaire Office Break Room/Copy Room
Concessionaire Office Toilets
Concessionaire Employee Locker Rooms
Food Service Money Counting Room
Food Service Vault
Commissary Pantries
Media Pantry
Beverage Pump Rooms
Private Premium Suites Kitchen
Vending Stations for Portables
Club Bars
Vendor Commissary

VI. Facility Operations

The existing Edward Jones Dome facility operations spaces on the Event Level North and West side are to be retained as the design allows and improved as necessary.

Facility operations facilities are back of house spaces required for the daily operation of the facility as well as day of game operation and include the following:

- Facility Operations Employee Check-in
- Facility Operations Reception/Waiting
- Facility Operations Offices
- Facility Operations Conference Rooms
- Facility Operations Toilets
- Facility Operations Break Room/Copy Room
- Facility Operations Uniform Rooms
- Facility Operations Laundry
- Facility Operations Employee Locker Rooms
- Facility Operations Storage
- Custodial Closets
- Playing Field Surface Storage
- Maintenance Shop
- Field Maintenance Equipment Room
- Field Maintenance Office
- Vehicle Maintenance
- Grounds Crew Break Room/Copy Room
- Grounds Crew Men's Locker Room/Shower/Toilet
- Grounds Crew Women's Locker Room/Shower/Toilet
- Facility Maintenance Offices
- Loading Dock Access/Storage/Marshaling
- Loading Dock
- Loading Dock Office
- Trash and Recycle Room
- First Aid Control Room
- Facility Control Room
- Facility Command Post
- Facility Security Offices/Holding Rooms
- Facility Dispatch
- Removable Seat Storage
- Main Facility Storage
- Food Storage

VII. Media/Electronic Systems

The media/ electronic systems of the facility shall comply with the NFL facilities best practices for TV and radio broadcasting and shall include the following spaces:

- Media Check-in
- Working Press
- Network TV/Broadcast Booth
- Radio Broadcasting Booths
- Camera/Spotlight Locations - Broadcast
- Camera Locations - Coaching
- Coaching Boxes
- Auxiliary/Visiting TV Booths
- Sky cam Control
- Instant Replay Booth

- Statistician's Booth
- Video Control Room
- PA Announcer
- Audio Control Room
- Media Workroom
- Media Equipment Storage
- Press Box Lounge
- Press Toilets
- Interview Rooms
- Local TV (ENG) and Satellite Uplink Parking
- Truck Power
- Video Boards
- Field Photography Media Room
- Coaching Video Camera Locations
- Local TV Cable Termination Room
- Network TV Cable Termination Room
- Sound System Amplifier Rooms
- Electronic Systems Control Room
- Sound Control Room
- TV Crew with Media Dining

The working press area shall include stations for approximately 200 (additional loose seating should be able to be added to achieve 350) press members. This area shall contain built-in writing counter, seating, electrical, and telephone outlets, sound system and closed circuit television.

Provide one (1) national broadcast booth with built-in counter, special acoustical treatment on walls and ceiling pipe grid for lighting and operable glazing at the field side.

Provide 5 booths with built-in counter, special acoustical treatment on walls and operable glazing at the field side. (Three (3) at 8'-0" and two (2) at 6'-0")

Video Boards:

- Two (2) corner video boards: 37' h. x 97' w. – 16 mm
- One (1) level of continuous ribbon board: 3' high
- Tie concourse video components into the seating bowl video display
- Tie advertising throughout the facility into the video display components
- HD format
- Infrastructure for temporary center hung video board
- Digital exterior display boards similar to Mediamesh integrated into East facade

Seating Bowl Sound System:

- Satellite Cluster System

Auxiliary Sound systems:

- Public restrooms
- Club Lounges and restaurants
- Suites
- Concourses and concessions
- Building entrances
- Post-game interview rooms
- Working press

ADA Audio Provisions – Hearing Assistance System:

- Seating bowl
- Working press and interview rooms
- Club Lounges

Distributed Video Systems:

- HD signals to 16:9 format TV sets
- IPTV - Combining digital signage functions with live video transported over the data network

Digital Signage:

- Digital concession menu boards to allow for the menus, advertising and promotional information to be displayed and easily changed
- Digital advertising displays
- Incorporate the menu board and advertising displays with the IPTV systems

TV Camera Platforms:

- Per NFL specifications and guidelines
- High positions at both 25 yd lines and midfield <20° to near sidelines, (4) cameras 25 yd lines and (6) at 50 yd lines (on mid deck level)
- Mid-court floor (between Television positions)
- Baseline for still photography (local media)
- Reverse angle – Upper Seating
- Slash – all four corners, rear Lower Bowl
- End zone – in seats
- High end zone top of upper seating
- Side by side broadcast locations
- Sky cam connection points
- Tie in for “blimp chaser” receiver

Tel/Data Structured Cabling and Data Network:

- Converged network, including house audio, distributed TV, Building Automation Systems (BMS), telephone and other system

Seating Bowl and Public Cellular and Wi Fi Services:

- Provide Wi Fi service in all public areas (seating bowl, concourses, Club Lounges, Suites)
- Distributed Antenna System (DAS) to improve cell phone service connectivity in areas of high population density and enclosed spaces

Surveillance and Access Control Systems:

- IP (data network) based camera video surveillance system with low light capabilities
- Integrated access control system to interface more closely and respond to activity sensed by the video surveillance system

VIII. Mechanical and Electrical

The mechanical and electrical facilities are back of house spaces required for the daily operation of the facility, as well as day of game operation and include the following:

Steam Entrance Facility Heat Exchanger Room
Chilled Water Entrance Facility and Pump Room
Fan Rooms
Event Level Fan Rooms
Seating Bowl Fan Rooms
Main Concourse Fan Rooms
Upper Suite Level Fan Room
Press Box Fan Room
Main Shafts
Miscellaneous Exhaust Shafts
Gas Meter
Water Service Entrance

Domestic Water Heaters
Fire Pump Room
Irrigation Pump Room
Pump Room
Fuel Oil Storage
Sewage Ejectors
Sump Pumps
Chilled Water Storage Option
Primary Meter Room
Primary Switchgear Room
Quadrant Substation Room
Event Level Substation Room
Retractable Roof Substation Room
Standby Generator Rooms
Electrical Riser Closets
Show Power
Primary and Secondary Telecommunication Service Entrance Room
Telecommunications Room Riser Closets
Main Telecommunications Room
Private Branch Exchange Equipment Room
Computer Room/Data Center
Cellular Provider Equipment Room
RF Distribution Room
Radio Equipment Room

HVAC

The HVAC system shall be zoned to permit diverse activities to occur in specific areas of the facility without requiring operation of the system throughout the entire facility.

Cooling Plant and Distribution:

- Chilled water cooling plant with multiple variable speed centrifugal chillers.

Heating Plant and Distribution:

- Natural gas hot water heating boiler plant with multiple flexible water tube boilers using forced draft natural gas burners.

Air Conditioning Systems – Open Operable Roof Panel Facility Events:

- The main Event Floor and seating bowl will be naturally ventilated via the open roof. Exhaust air will be provided around the upper seating bowl to ensure stratified heat is not trapped and there is no stagnation of air and buildup of heat.

Air Conditioning Systems – Fully Enclosed Event Mode:

- When used in an event mode with the operable roof panel closed, all spaces are air conditioned or provided with transfer air ventilation. Ventilation air quantity will be controlled through carbon dioxide sensors in the return air.

Seating Bowl:

- The seating bowl will be supplied with conditioned air from distributed packaged or field-erected variable volume air handling systems located in each quadrant of the building on a mechanical mezzanine level above the highest occupied level.

Suites:

- Suite air conditioning will be provided with ceiling mounted 4-pipe fan coil units with ductwork to linear diffusers along the glass fronts.

Clubs:

- Clubs will be fully conditioned through central variable air volume or constant volume packaged air handling units with medium pressure ductwork distributing air to terminal variable air volume control boxes and then through low pressure ductwork to diffusers located at ceiling level. Constant volume will be used where temperature control sub zoning is not required.

Concourse Areas With Significant Exterior Glass:

- Constant volume packaged air handling units will supply conditioned air through low pressure ductwork to down blow jet diffusers located at the perimeter wall to the open space concourse below.
- High volume low speed large diameter fans shall be installed in concourse high ceiling areas to create air movement and circulation.

Convention Hall/Meeting Rooms And Pre-function Areas:

- The Meeting Rooms will be fully conditioned through multiple variable air volume packaged air handling units with medium pressure ductwork distributing air to terminal variable air volume fan powered boxes and then through low pressure ductwork to linear and/or square diffusers
- Pre-function area shall have a separate air handling system.

Concession And Concourse Toilet Rooms Ventilation Only No HVAC:

- Concessions and concourse toilet rooms will not be heated or air conditioned. Valved and capped chilled water connections will be provided in each food and beverage space for connection to water-cooled food service refrigeration equipment.

Locker Rooms, Offices And Other Back-Of-House Occupancies:

- Distributed constant and variable air volume packaged air handling units will serve the other general occupancies including locker rooms, administrative offices, ticketing facilities, event facilities, food services, etc. The systems will be variable air volume for energy efficiency and thermostatic zone control where there is the requirement for multiple control zones. Single temperature control zones will be constant volume.

Year Round 24 Hour Cooling:

- Dedicated fan coil units providing 24 hour cooling will serve audiovisual equipment, scoreboard control rooms, security, and telecommunication equipment spaces and the main Security Room.
- Dedicated fan coil units will be provided for each electrical substation room and elevator machine room.

Exhaust Systems:

- Public toilets, team locker facilities and the Suite toilets will be served by individual toilet exhaust systems configured to allow portions of the building to operate independently and efficiently.
- Provide dedicated laundry dryer stainless steel exhaust ducts with exhaust fans and lint collectors for the Event Level laundry.
- Kitchens will be provided with welded steel Type I grease hood exhaust systems. Separate exhaust systems will be provided for each kitchen. Dedicated concession grease exhaust systems will be provided for cooking concessions. Where concessions are located on the same level, multiple concessions may be connected into a common exhaust system. Where the grease exhaust systems discharge horizontally at the sidewall to atmosphere, high extraction efficiency combined with integrated UVC ultraviolet light will be provided to clean kitchen exhaust. For planning purposes, it is expected that kitchen hoods at the Event Level, Main Concourse, and Lower Suite Level will be cleaned and discharged horizontally through the exterior façade.
- Type I grease exhaust ductwork will be protected using ceramic fire wrap insulation from each kitchen or cooking concession to the point of discharge.
- General exhaust systems will be provided for the non-cooking concessions.

Smoke Control:

- Smoke exhaust will be required in the enclosed seating bowl and all enclosed concourses and clubs/ restaurants, and the portions of the Event Level that become part of the smoke protected exiting system for the Event Floor.

Building Management System:

- A building management system will be provided to monitor, control and optimize the operation of the HVAC systems.
- Provide all required interfaces with the fire alarm system to achieve required smoke exhaust operation. All smoke purge functions to be achieved from a dedicated panel at the fire command station.
- System to be comprehensive for full automatic operation (control and monitoring of all HVAC systems, and typical spaces throughout the facility - local DDC controls). In addition, the system will monitor critical plumbing and electrical system operations.

Plumbing/ Fire Protection

Storm Drainage:

- The system shall be sized to collect rainwater from the roof surface when the operable roof panel is closed. In addition, field and seating drainage will be provided to accommodate the retractable roof being open during a sudden rain storm. Drains from the lower bowl seating will drain to a series of perimeter trenches.
- Seating bowl roof storm drainage piping and gutters are subject to freezing conditions and will be heat traced and insulated.

Sanitary Drainage:

- Eight (8) 15" sanitary sewer connections from the site system (three from each long side of the building and one for each end zone area) will be provided. Peak sanitary flow is estimated to be 3,000 gallons per minute.

Domestic Cold Water:

- Two (2) incoming 10" domestic water services will be provided. Peak flow for the facility is estimated to be 3,500 gallons per minute. The service will enter from two different streets.

Domestic Hot Water:

- Domestic hot water will be generated by double wall domestic hot water heat exchangers with vertical storage tanks. Heating source shall be the hot water heating boiler plant. Two heat exchanger tank rooms will be provided on the Event Level.
- Concessions may be provided with individual electric storage tank type water heaters.

Natural Gas:

- 80,000 cubic feet per hour natural gas service shall be provided and metered in accordance with utility company requirements.

Fuel Oil:

- Main fuel oil tank sized for 8 hours of full load generator operation will be 2,000 gallons provided for each generator location.
- Day tank sized at 50 gallons located in each generator room.

Compressed Air:

- Compressed air at 100 psi will be provided to each floor or wall box location in the Event Floor and in the adjacent convention/meeting area.

Convention Floor Boxes:

- Floor boxes will be provided 30 feet on center and shall include power, low voltage, cold water, compressed air, and direct/ auxiliary drains).

Plumbing Fixtures:

- All public plumbing fixtures will be manually operated, wall mounted, low flow type flush valves and faucets.

Fire Protection:

- Two incoming 8-inch fire services shall be provided. The service will enter from two different streets.
- The incoming services shall be headed together and serve a facility combined sprinkler standpipe system.
- The building will be fully sprinklered and equipped with quick response sprinklers throughout except that a variance will be pursued to eliminate the sprinklers at the facility roof.

Electrical

The electrical system shall be zoned/ circuited to permit diverse activities to occur in specific areas of the facility without requiring operation of the system throughout the entire facility.

Primary Service/Metering:

- The project will be served by the local power utility company as a primary. Primary service voltage is expected to be 12 KV, nominal (possible actual voltages are 12,000V, 12,470V or 13,800V). The facility actual peak electrical demand load is estimated at between 12 to 15 MVA depending on amount of conditioned area and system and equipment selections.
- Three 12 KV feeders, originating from different power company substations (if possible) will be provided by the local power utility company. Two feeders (primary) will terminate at a normally closed main vacuum circuit breaker in the primary metering switchgear. The third feeder (backup) will terminate in a normally open main vacuum circuit breaker in the primary metering switchgear.
- Approximately 50 percent of the load will be served by each primary feeder - two normally open tie breakers in the primary metering switchgear will serve as an automatic transfer switch. In the event of the failure of one of the primary feeders, the associated main breaker will automatically open, and the tie breaker will automatically close, affecting an automatic transfer to the backup feeder. This sequence will reverse itself automatically upon restoration of the failed primary feeder.

Raceways:

- All wire and cable shall be installed in conduit.

Standby Power System:

- Two radiator cooled, diesel fuel fired standby engine generator set rated 2000KW/2500KVA, 277/480V, 3 phase, 4 wire, 60 Hz, 1800 RPM will be provided to supply power to emergency loads. A signal from any automatic transfer switch will start the engine and supply power to the emergency distribution system in the event of failure of the normal power source.

Lightning Protection System:

- A lightning protection system consisting of interconnected roof-mounted air terminals, down conductors and grounding grid will be provided to obtain a UL-Master Label. Air terminals shall be 2'-0" tall, and be spaced approximately every 20'-0" on center.

Sports Lighting Systems:

- If the NCAA Basketball court layout is configured as a center court event (parallel with Football field), the Football lighting system may be used for NCAA Basketball. If the NCAA Basketball court layout is configured as an end court event (perpendicular to the Football field), an additional separate system will be required.
- Illumination shall be in accordance with the recommendations of the Illuminating Engineering Society of North America. Lighting systems will be selected based upon visual comfort, energy efficiency, color rendering capability, and compatibility with lighting control systems.
- Event lighting fixtures shall be outdoor metal halide floodlights, minimum 1500 watt, with internal reflector system to control spill light and glare. Fixtures shall be catwalk-mounted within the cantilevered roof canopy. The catwalk shall extend the entire length of the canopy on both sides of the field. The quantity of luminaries will be approximately 550 each at 2000 watts or 730 at 1500 watts, with the exact

quantity to be determined by manufacturer's ability to achieve the performance criteria, within the limitations of the available structure.

- The performance criteria for field lighting will meet the requirements for players, spectators and television broadcast. The criteria for television broadcast are the most stringent. The criteria will apply for the entire playing field including 15 feet beyond the end zones and sidelines. Lighting levels in the seating bowl area will gradually taper off.
- Emergency Lighting – Approximately 10 percent of event lighting shall be hot restrike to provide two foot-candles average illumination for emergency egress lighting in the seating bowl and on the field.
- The sports lighting fixtures will be provided with motorized shutters to create a blackout effect in the bowl during either an NFL Football or NCAA Basketball game.
- Provide infrastructure for temporary Basketball lighting system.

Lighting Controls:

- The lighting control system will be a stand-alone PC based system for control of all lighting in the facility and provide a separate relay for each sports lighting fixture.

Interior Architectural Lighting:

- Circulation at Concourse Levels to have surface or pendant-mounted metal halide area lights consistent with field house aesthetic. Fixtures to be spaced nominally 25' on center, two wide for concourses wider than 50'. Fluorescent or other high efficiency (LED) area lights and sign lighters as required for area and signage lighting. Design light level 5-15 fc.
- Clubs and Suites to have a combination of ambient and accent lighting suitable for high end hospitality space. Ambient light through use of LED or fluorescent concealed wall wash/niche/up lighting. Accent lighting to be low voltage incandescent or LED (dimmable). Full range dimming up to 10 fc.
- General Storage under the seating to have chain hung or surface-mounted industrial fluorescent fixtures at one fixture for every 100 square feet. Design light level 5-10 fc.
- Box Office to have recessed low brightness fluorescent lighting fixtures. Fixtures shall contain either T-8, T5 or compact fluorescent lamps with electronic ballasts. Design light level 40 fc over transaction area.
- Kitchens/Food Prep to have lensed static fluorescent 2x4 fixtures on an 8'x10' grid. Design light level 50 fc.
- Administration Area to have ceiling-recessed indirect 2x2 lighting fixtures or pendant-mounted indirect lighting. Fixtures shall contain either T-8, T5 or compact fluorescent lamps with electronic ballasts. Recessed compact fluorescent or LED down lights in all corridors. Office design light level 20-30 fc. Corridor design light level 5 –10 fc.
- Retail areas to have track accent lighting, wall washers and down lights located to highlight displays and merchandise.
- General toilet rooms to have fluorescent linear perimeter lighting with additional down lighting as required. Design light level 5-10 fc.
- Locker rooms to have low brightness formed lens fluorescent linear fixtures spaced a minimum of 10' apart with additional down lights as required. Design light level 10-20 fc.

Exterior Architectural Lighting:

- Pedestrian Walkways to have pole-mounted pedestrian scale luminaries (no taller than 12' high) on a maximum 50' on center spacing. At walkways in close proximity to facility entrances provide bollards. For pathways identified as egress to public right of way provide minimum light levels to meet local code.
- Allow for building-mounted lights at main entrances and at facility perimeter circulation. Design light level to be 1.0-5.0 fc.
- Allow for building-mounted lights to highlight building design at night. Fixtures considered should be a combination of high efficiency HID sources and LED sources with color changing capability.

IX. Circulation

Horizontal and vertical circulation elements are the key elements to quickly and efficiently moving patrons, including Premium Patrons, through the facility and include the following:

- Exterior Plazas
- Baer Plaza Terrace
- Entry Lobbies
- Convention Center Link
- Event Level Concourse
- Main Concourse
- Lower Suite Level Concourse
- Club Level Concourse
- Upper Suite Level Concourse
- Upper Concourse
- Premium Patron Passenger Elevators
- General Patron Passenger Elevators
- Service Elevators
- Premium Patron Escalators
- General Patron Escalators
- Fire Stairs
- Vertical Ramps

Entry Lobbies:

- Provide opportunities for integrated sponsorship
- Provide adequate space for efficient entry to the facility that considers queuing, security checks, and ticket taking

General Seating concourses shall include the following:

- 65' wide at Main Concourse and 40' wide at Upper Concourse
- Rams themed graphics throughout
- Interactive areas as part of sponsorship package; confirm power and utilities requirements
- Family toilet rooms
- Design floor slab and openings to allow for vehicles to be displayed on concourse
- Utility requirements for portable Food Service stands
- 37" HDTV equivalent size television monitors; two (2) per concession stand; also elevator lobbies and plazas
- Audio system
- Video camera surveillance system
- Appropriate lighting
- Hose bibs adjacent to standpipes
- As required by code; convenience power outlets distributed around concourse

Primary Spectator Passenger elevators:

- Capacity: 5500# - 6000#
- Platform size: 9'-0" wide X 6'-2" deep
- Entrance size: 6'-0"

Ancillary staff passenger elevators and specialty store, restaurant elevators, etc.:

- Capacity: 4000#
- Entrance size: 4'-0"

Escalators:

- Width at step: 40"
- Speed: 100 fpm
- Nominal Capacity: 4,080 persons/ hour
- Flat steps at landing: 3

X. Miscellaneous

- Entry Drive-up/ Drop-off
- Trash Chutes
- Catwalk
- Perimeter Security

XI. Future

- "Super Bowl" Seating Expansion
- Future Suites

The facility design should allow the seating bowl to be economically expanded to accommodate a Super Bowl event. A minimum of 6,000 additional seats will be required to meet the NFL requirements.

The primary competition Event Floor will be designed to provide general seating for approximately 72,000 seats for an NFL Football Super Bowl event. Expanded seating should be configured to allow patrons to be as close to the event as practical, with optimal sightlines, and with every reasonable effort to avoid sightline obstruction.

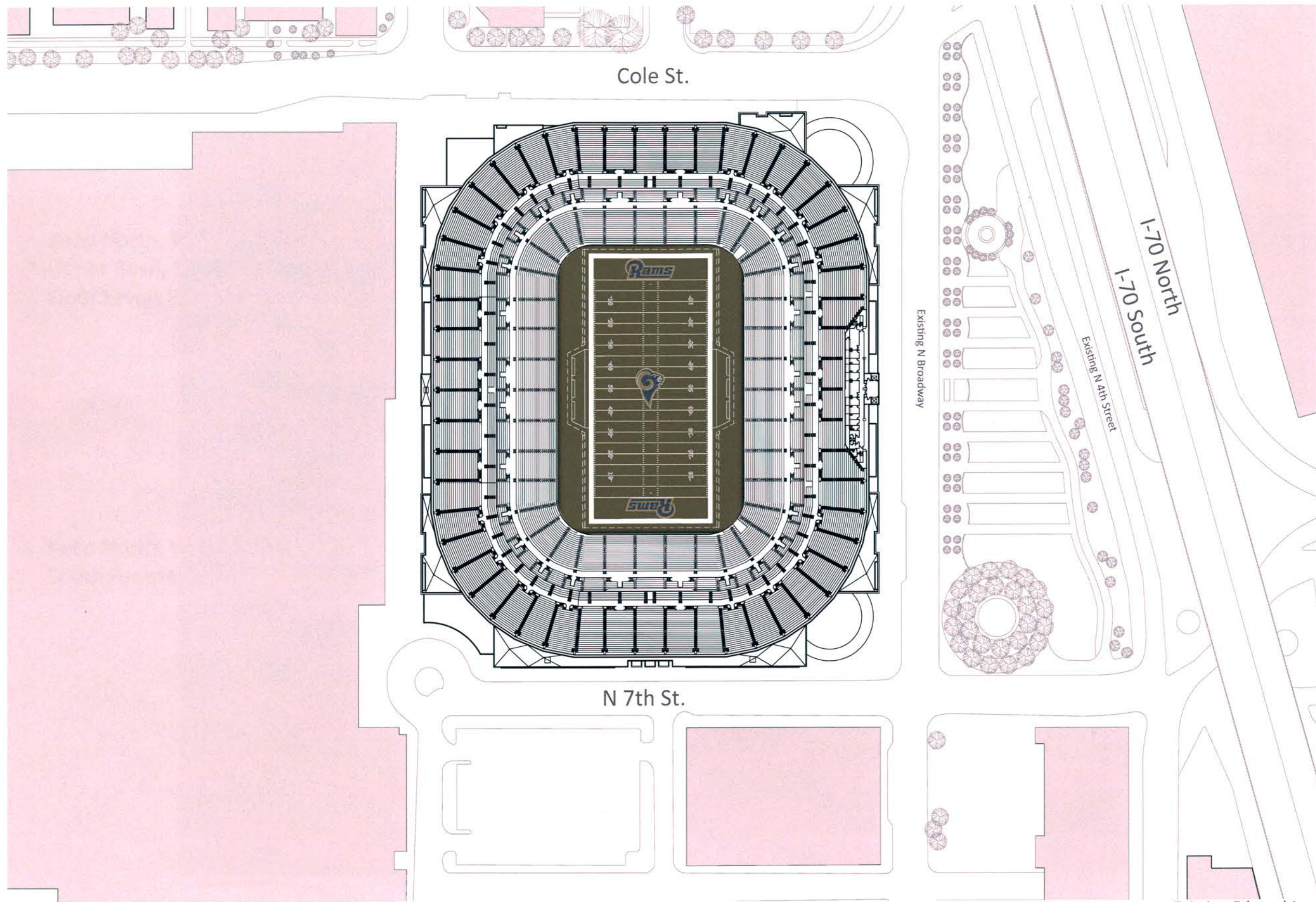
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May 01, 2012



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Keep North, West, and South
Upper Bowl, Structure, and
Floor Levels Below

Keep North, West, and
South Facade

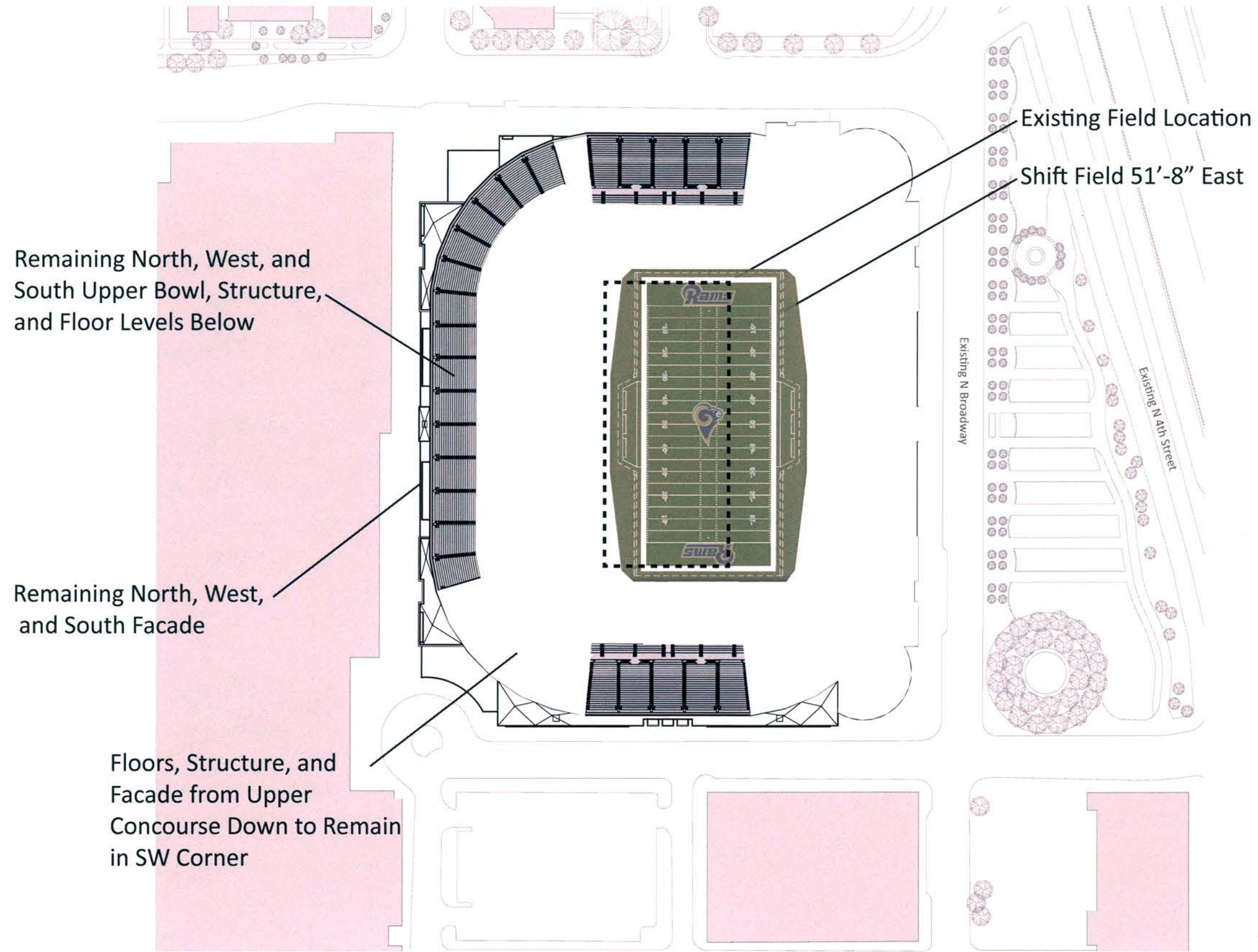
Remove Seating Bowl,
Structure, East Facade
and Roof

Existing N Broadway

Existing N 4th Street

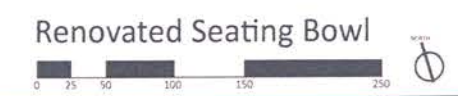
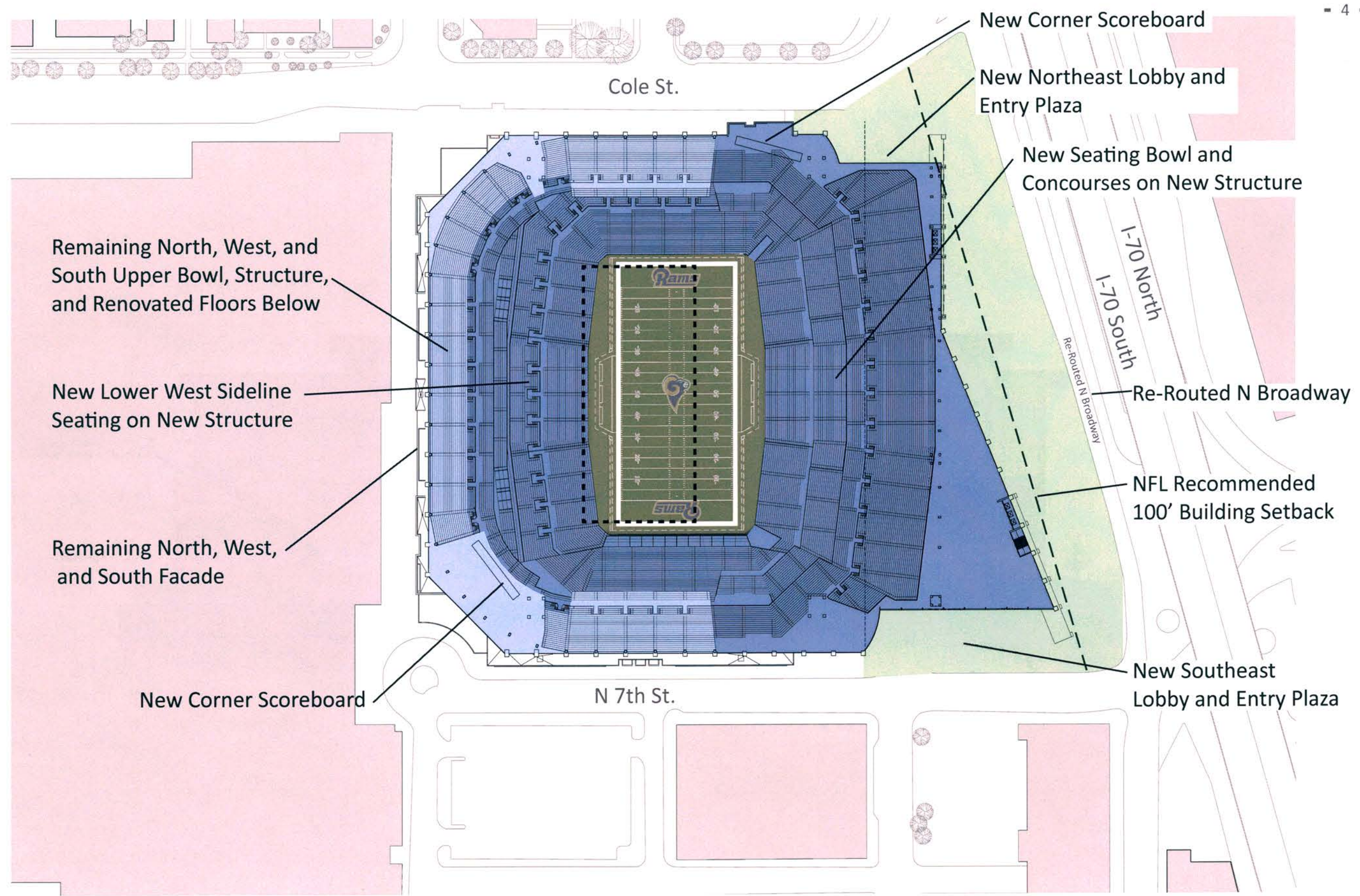
Seating Bowl Retention
and Removal

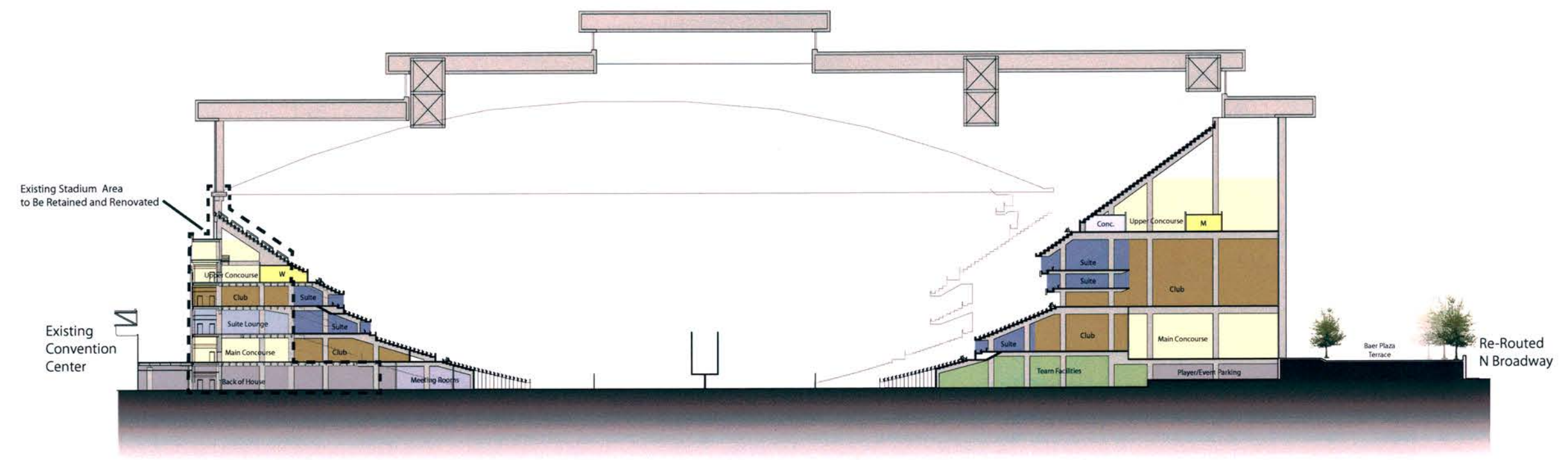




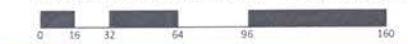
Shift Field East

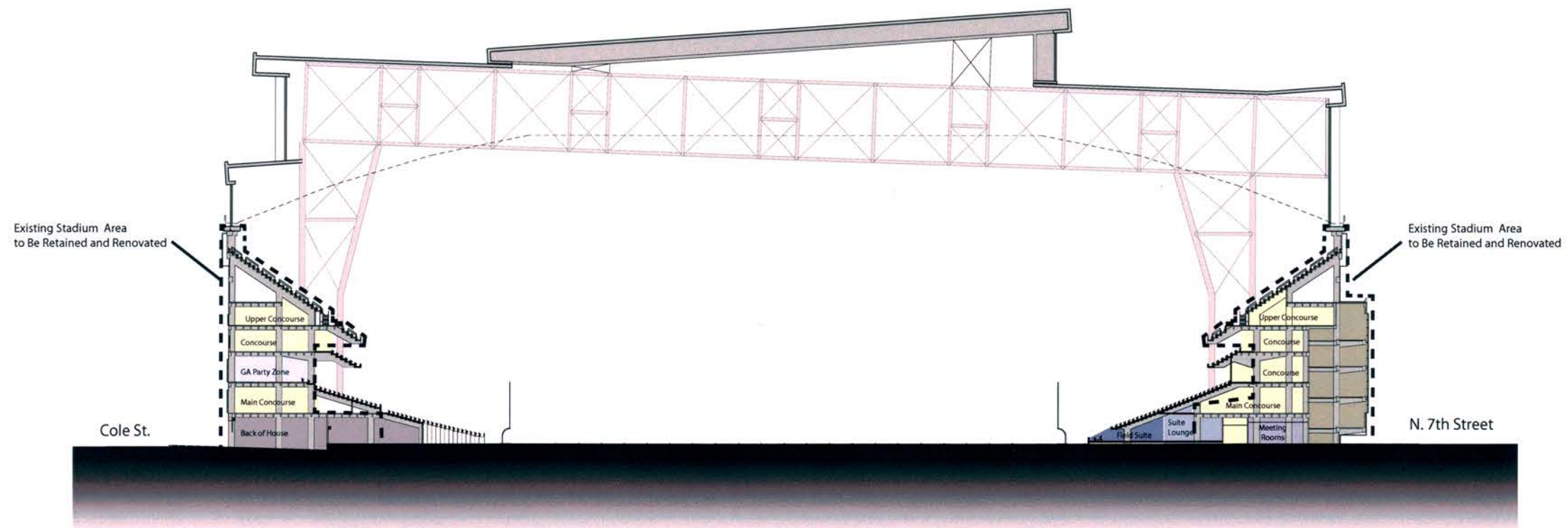






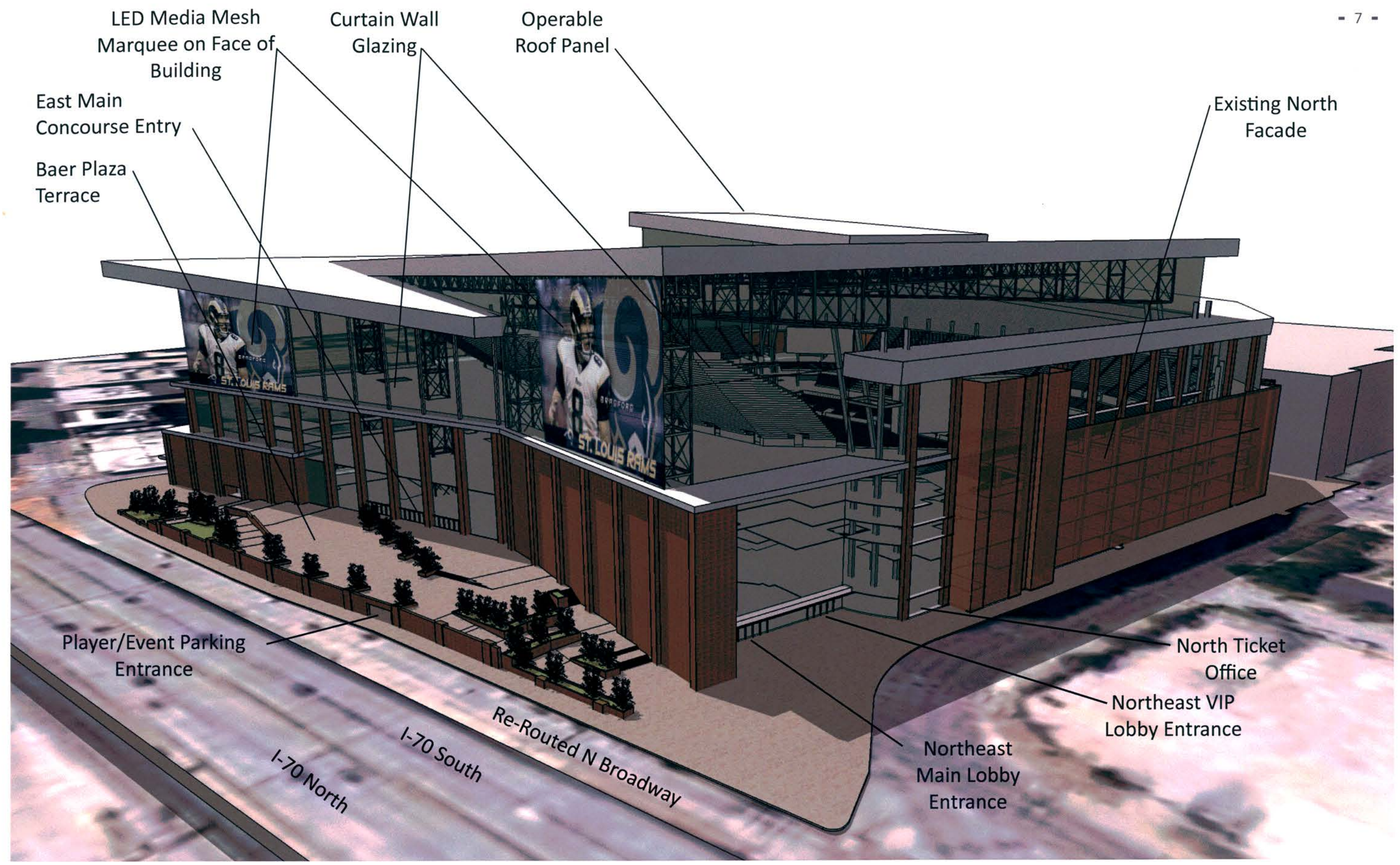
Stadium Section - Midfield





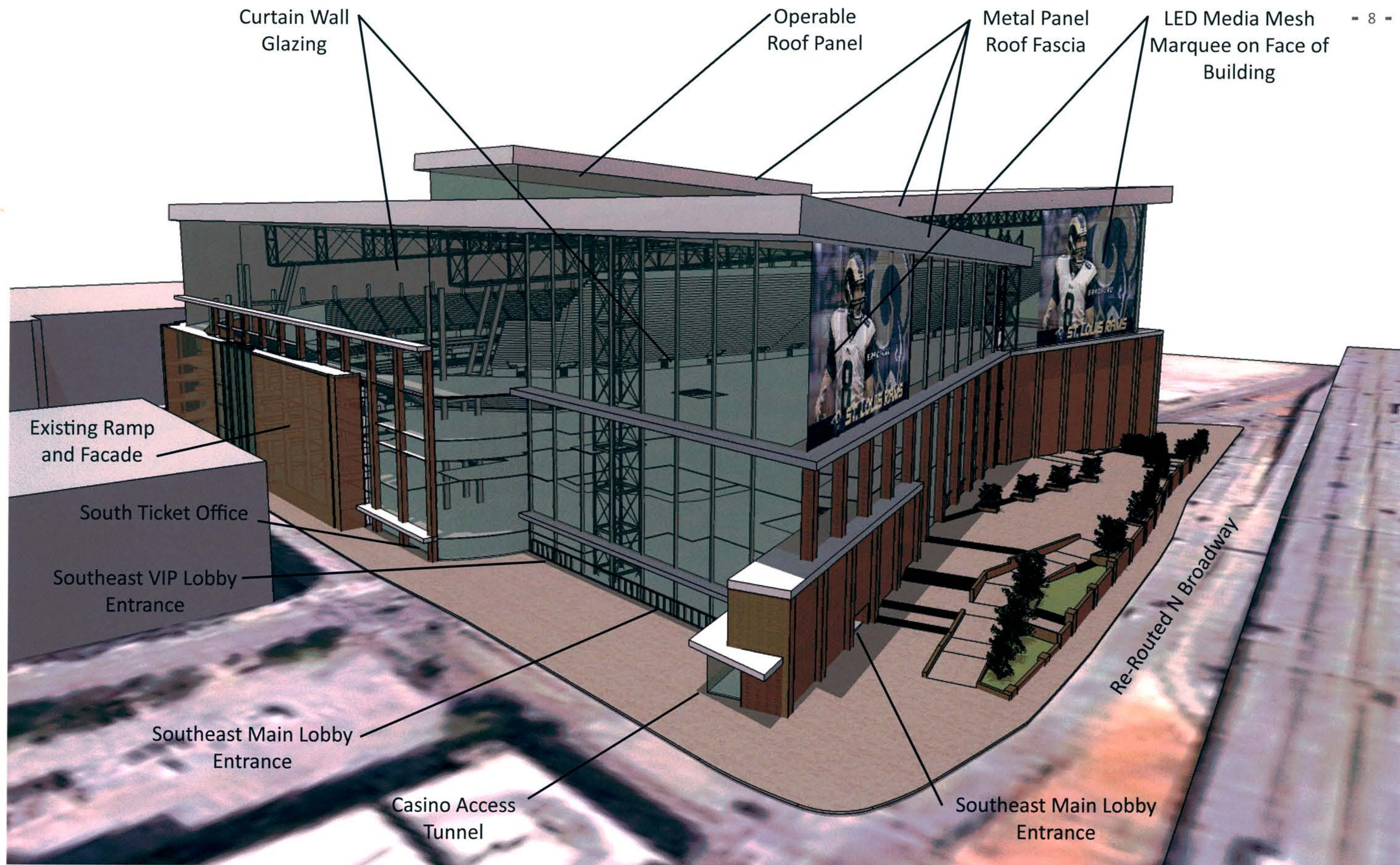
Stadium Section - N/S

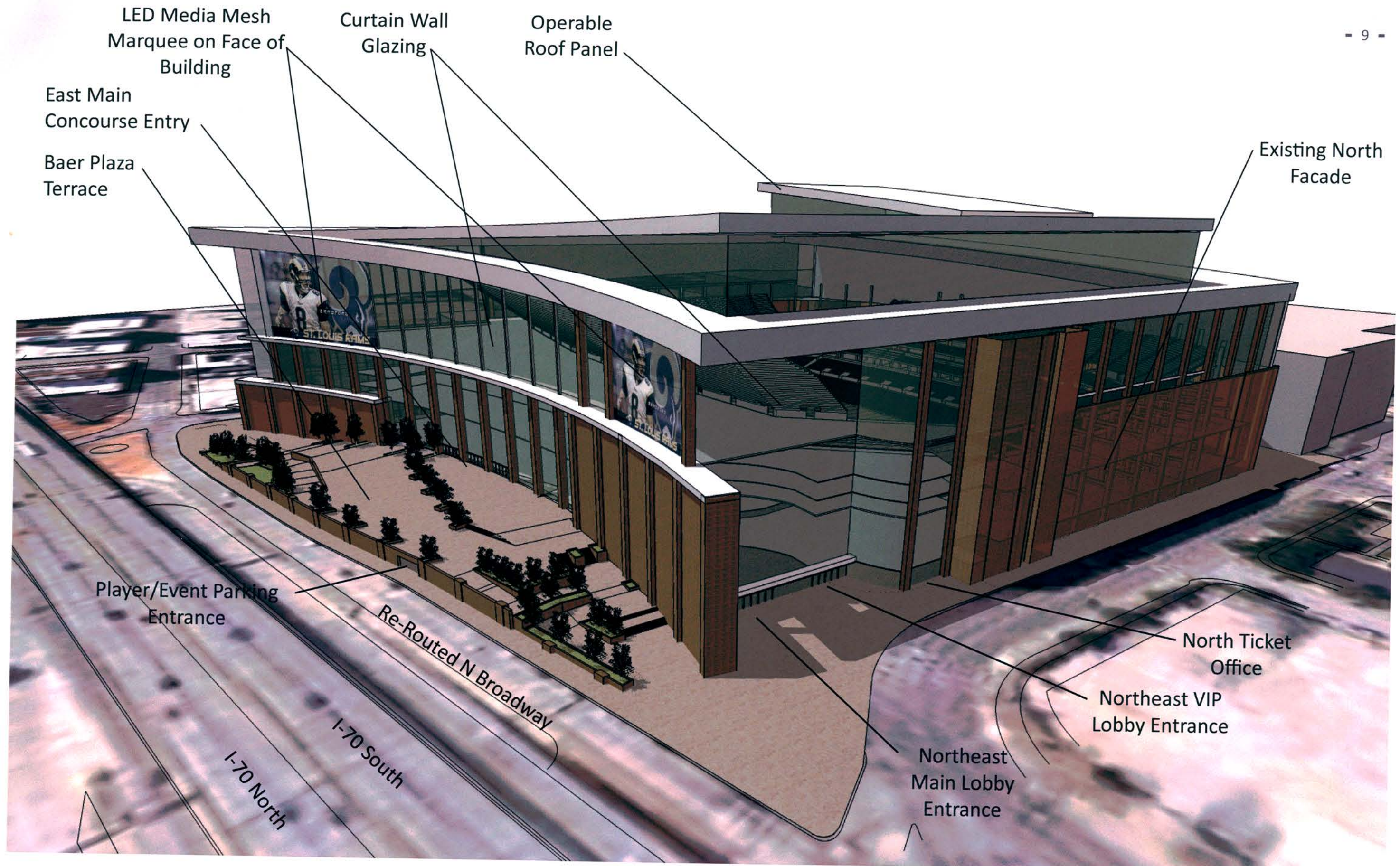


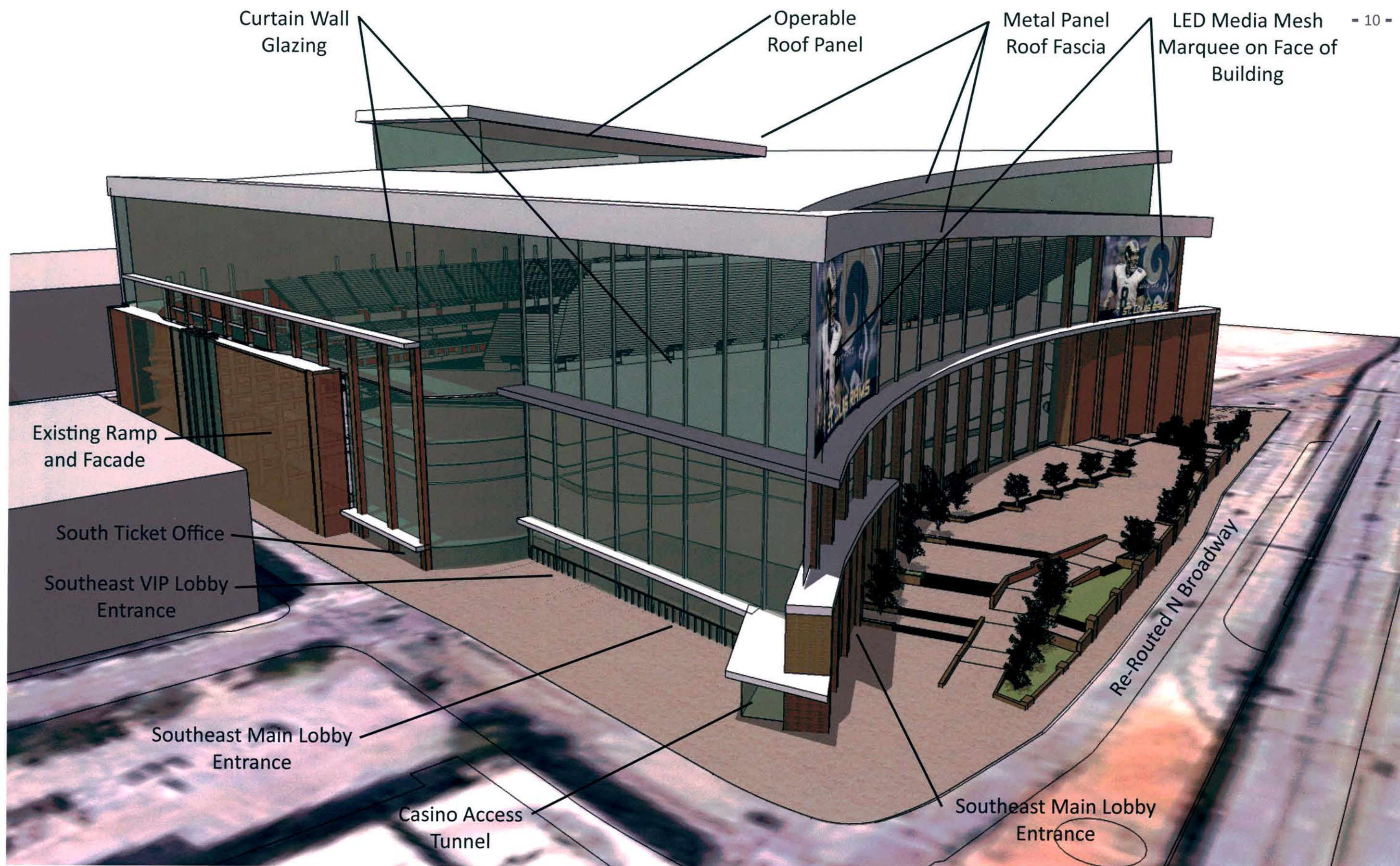


NE Aerial Rendering











Cole St.

General Seats - 18,000

General Concessions - 102 P.O.S. (1:176)
General Restrooms - 289 Fixtures (1:62)

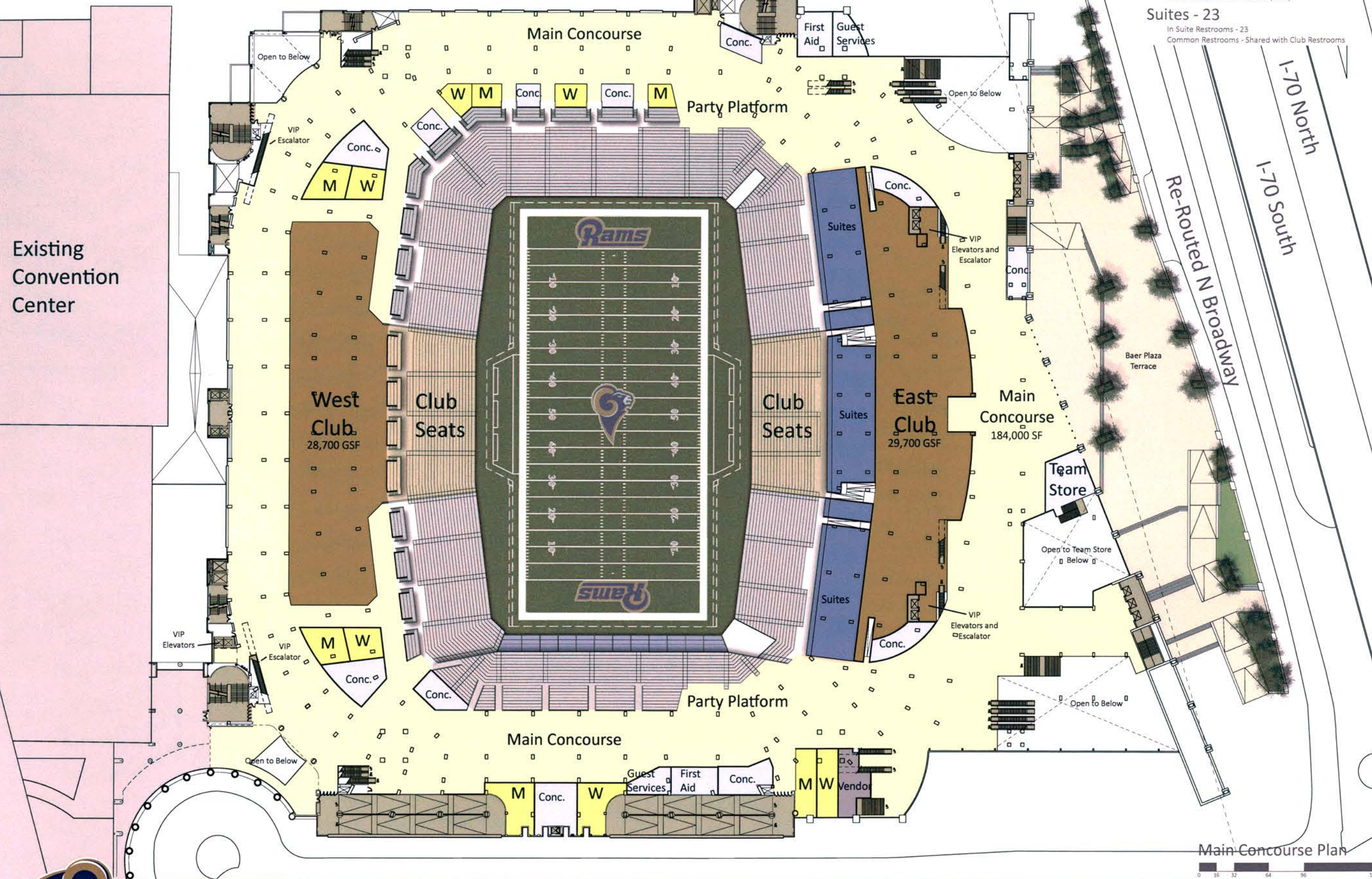
- 12 -

Club Seats - 3,840

Club Concessions - 43 P.O.S. (1:90)
Club Restrooms - 96 Fixtures (1:40)

Suites - 23

In Suite Restrooms - 23
Common Restrooms - Shared with Club Restrooms



Existing
Convention
Center

West
Club
28,700 GSF

Club
Seats

Club
Seats

East
Club
29,700 GSF

Main
Concourse
184,000 SF

Team
Store

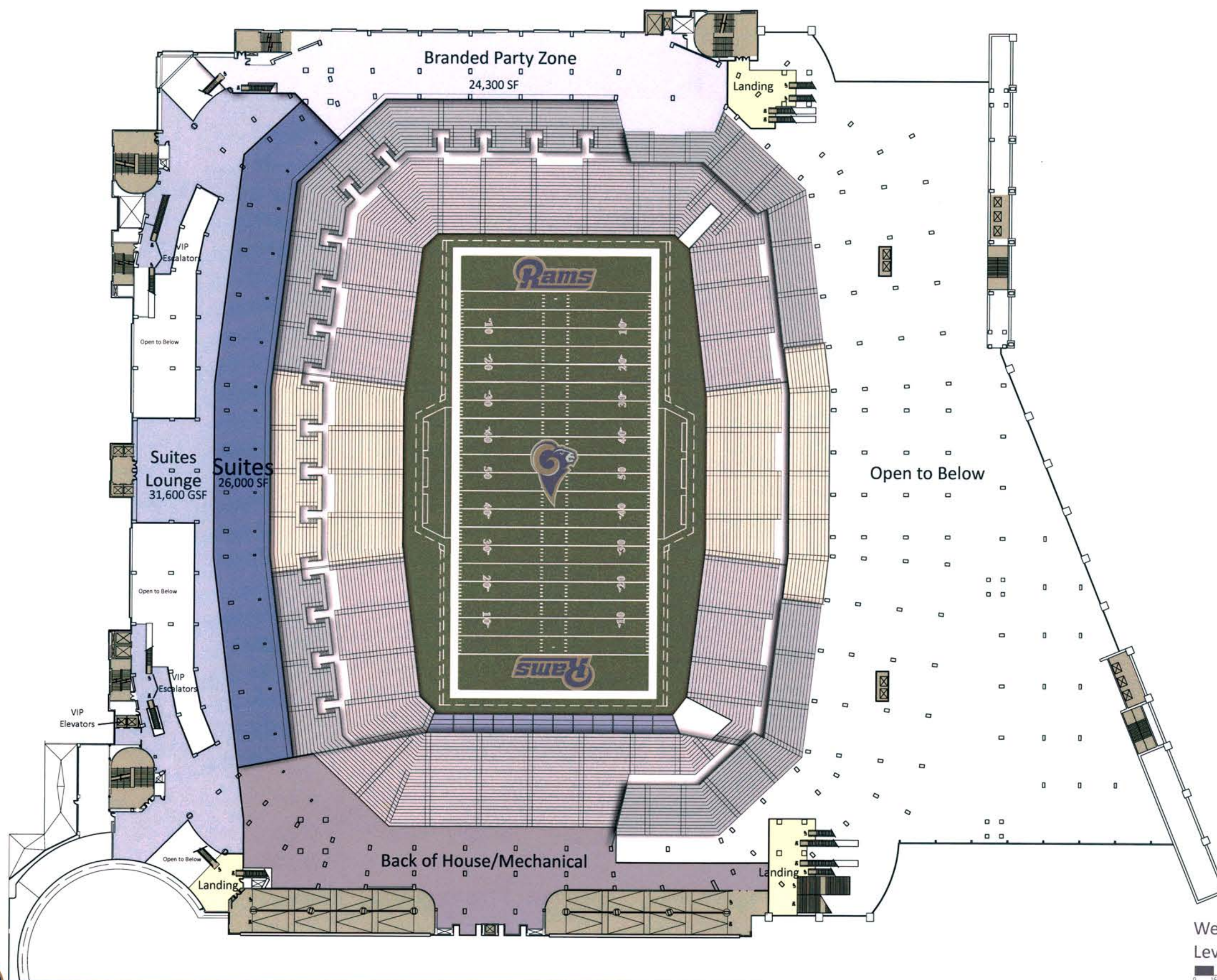
Main Concourse Plan



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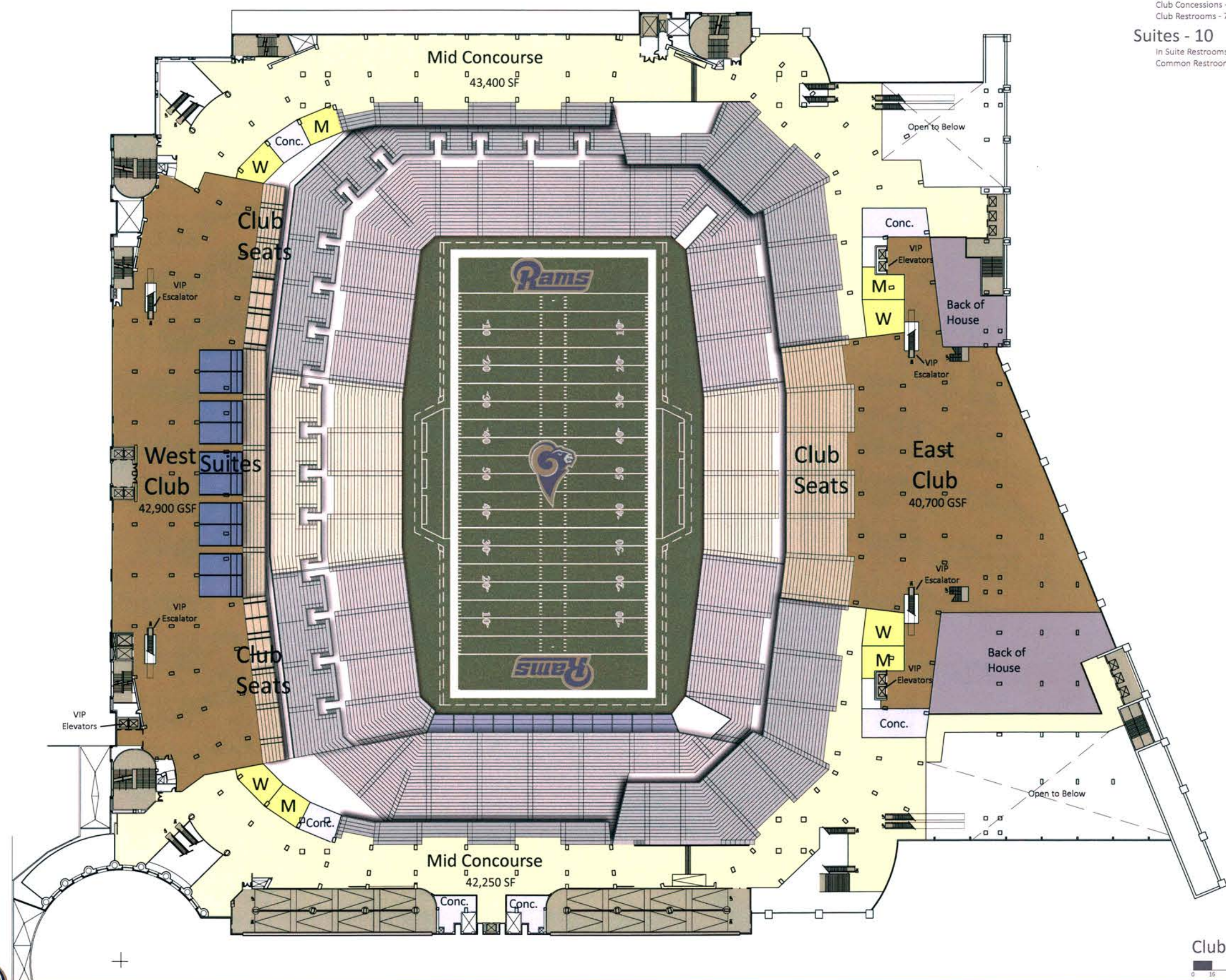
HKS sports &
entertainment



General Seats - 6,400
General Concessions - 32 P.O.S. (1:200)
General Restrooms - 164 Fixtures (1:39)

Club Seats - 2,930
Club Concessions - 33 P.O.S. (1:90)
Club Restrooms - 74 Fixtures (1:40)

Suites - 10
In Suite Restrooms - 10
Common Restrooms - Shared with Club Restrooms



Club Level Plan
0 16 32 64 96 128 160



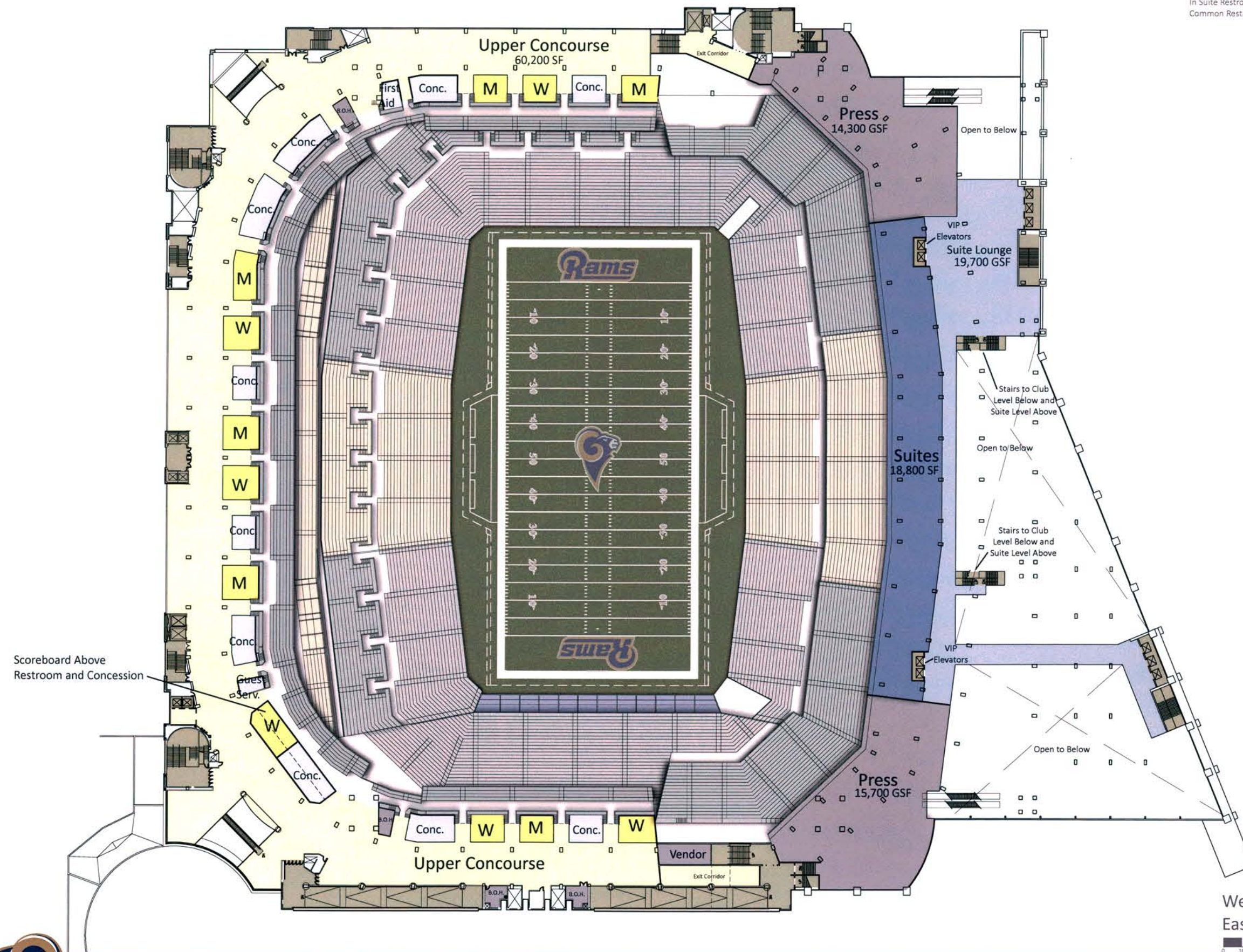
General Seats - 15,000

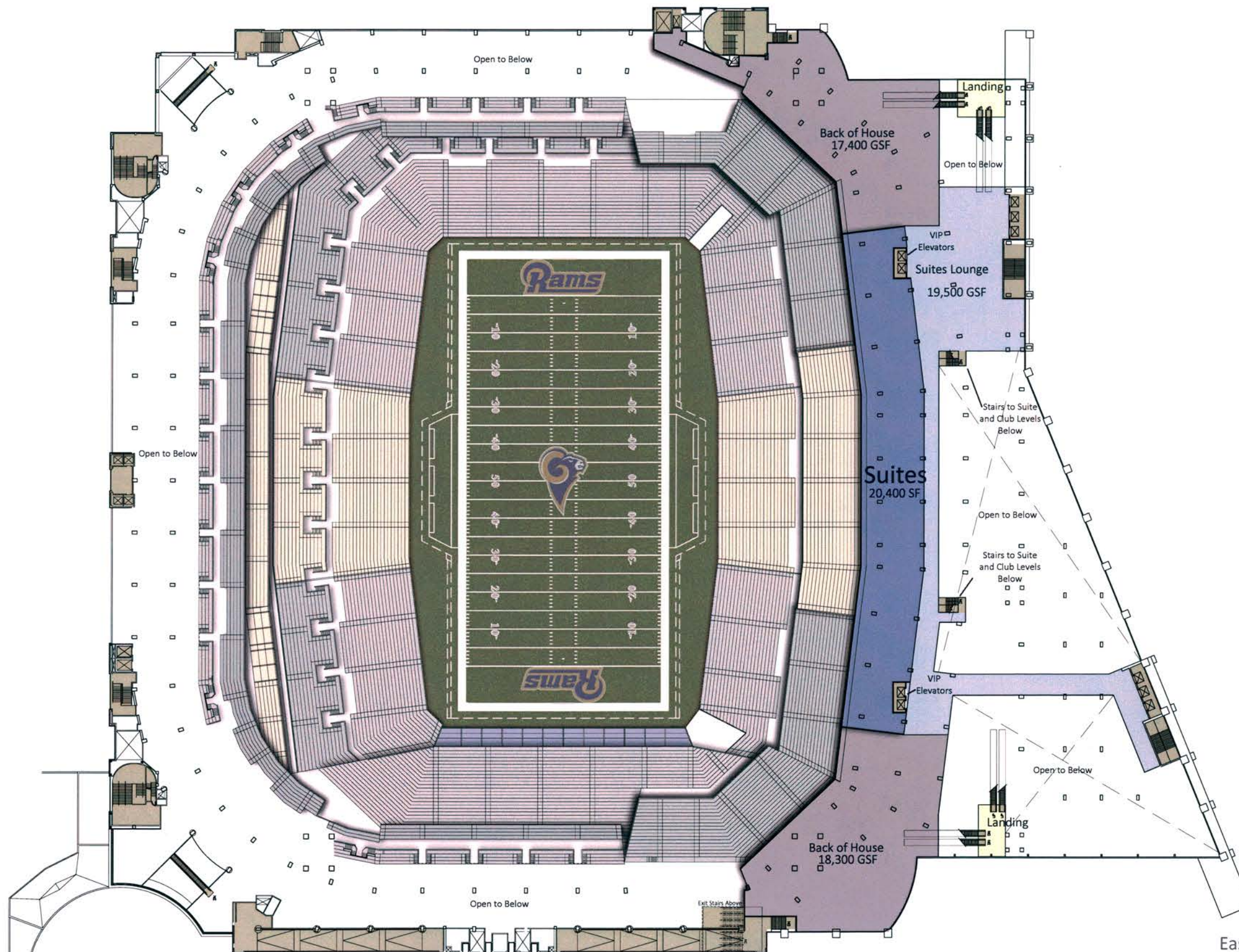
General Concessions - 75 P.O.S. (1:200)
General Restrooms - 242 Fixtures (1:62)

- 15 -

Suites - 24

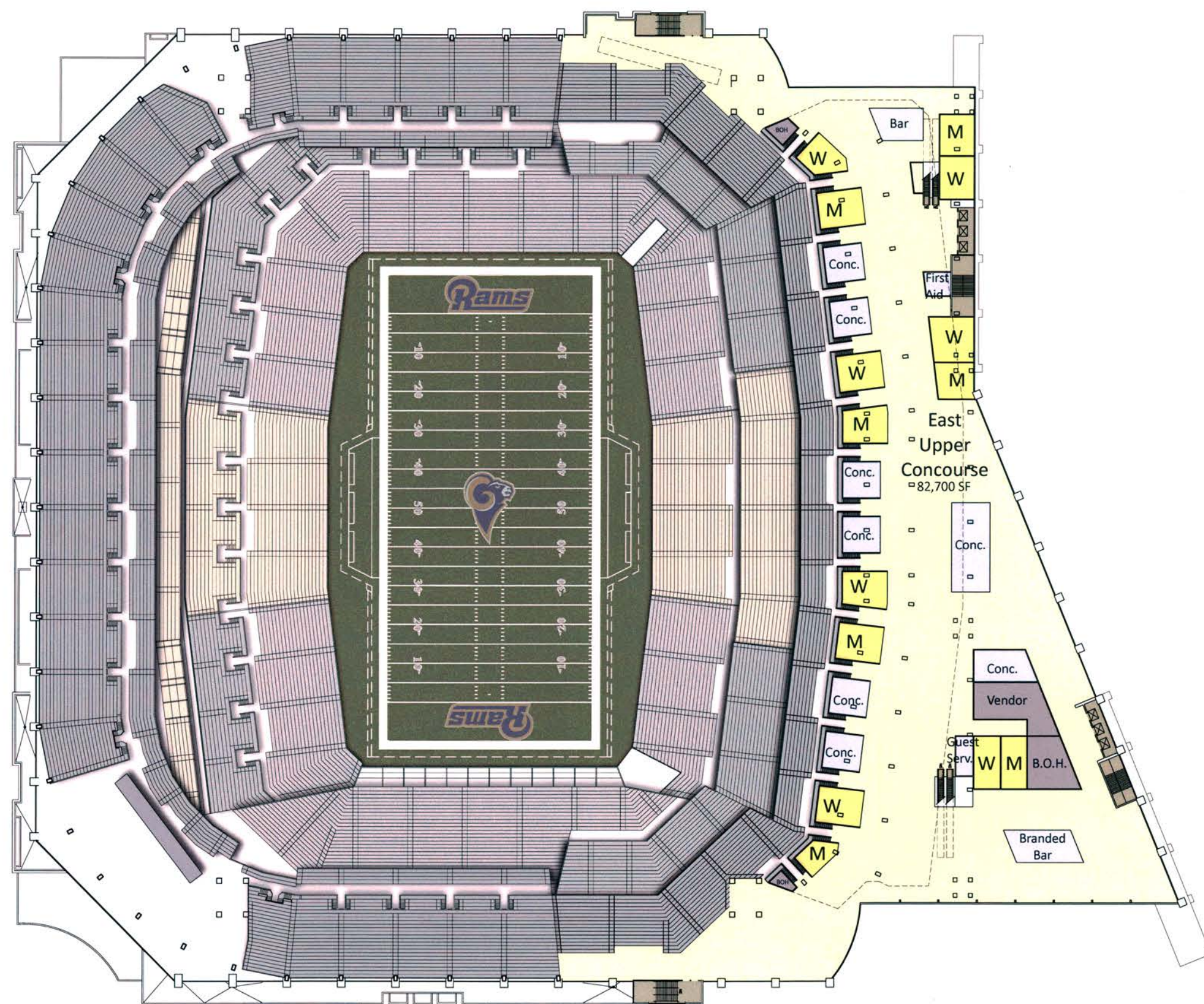
In Suite Restrooms - 24
Common Restrooms - 6 fixtures (1:4 suites)





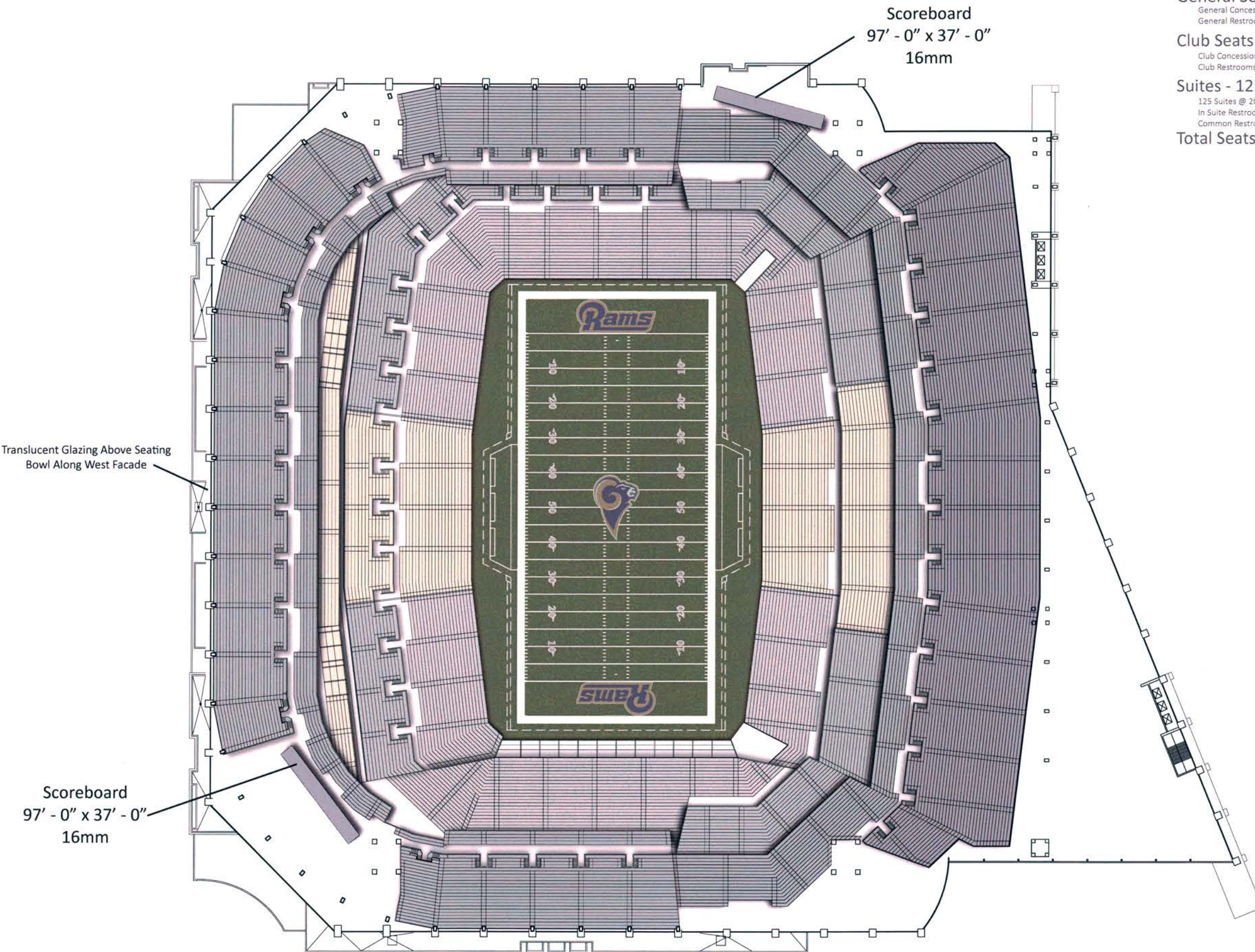
East Upper Suite
Level Plan





East Upper Concourse Plan
 0 16 32 64 96 128 160





General Seats - 56,800

General Concessions - 296 P.O.S. (1:192)
General Restrooms - 1026 Fixtures (1:55)

Club Seats - 6,770

Club Concessions - 76 P.O.S. (1:90)
Club Restrooms - 170 Fixtures (1:40)

Suites - 125

125 Suites @ 20 Patrons Ea. - 2,500 Seats
In Suite Restrooms - 125
Common Restrooms - 23 Fixtures (1:4 @ Dedicated Suite Levels)

Total Seats = 66,070

- 18 -

Seating Bowl Plan



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HKS sports & entertainment

Existing
Convention
Center

