

## 2024-904 - AMENDMENT FOR CONSIDERATION THURSDAY, JUNE 20TH

Amend #	Council Member Introducing	Agreement(s) Affected by Amendment	Summary of Amendment
1	White	Community Benefits Agreement	<ol style="list-style-type: none"><li>1. Retain approving City Financial Commitment of \$56,000,000 for the Parks and Public Spaces Strategic Focus in Ord. 2024-904 to be considered with stadium project.</li><li>2. Carve out remainder of City CBA initiatives to be placed into a separate agreement and filed as separate legislation for City Council introduction on July 23rd.</li><li>3. Reduce Jaguar contribution by \$31,333,334 to account for the reduction in the City contribution. The remainder will be handled in the separate legislation.</li></ol>

**2024-904 - COUNCIL MEMBER AMENDMENTS FOR CONSIDERATION ON FRIDAY, JUNE 21ST (REVISED)**

Amend #	Council Member Introducing	Agreement(s) Affected by Amendment	Summary of Amendment
1	Salem	All Agreements	Require list/summary of all technical changes/amendments authorized for any agreement to be reported to the Council Auditor's Office.
2	Gay	Stadium Development Agreement	City to retain 100% of the sales tax savings realized through tax exempt direct purchases of eligible supplies and materials for the Stadium Project and eliminating the proposed pro rata split.
3	Gay	Stadium Development Agreement	Require adherence to Local Business Participation policy to use local businesses to perform or supply at least 40% of the Stadium Project as outlined in revised Chapter 126, <i>Ordinance Code</i> (effective July 1, 2024).
4	Gay	Stadium Development Agreement	Require a Registered/Certified Apprenticeship program for all major trades (e.g. electrical, mechanical, plumbin, etc.) for the Stadium Project.
5	Clark-Murray	All Agreements	Incorporate language from Section 2 of Ordinance 2024-904 allowing only "technical" changes to Agreements without Council approval.
6	Clark-Murray	Stadium Development Agreement	Include a Registered/Certified Apprenticeship program for the Stadium Project with a goal of retaining a minimum of 10% of registered/certified apprentices to complete work.
7	Clark-Murray	Stadium Development Agreement	Include a local purchase preference for the Stadium Project to require a good faith effort to purchase materials and supplies from Duval County first, before next pursuing purchases from the state of Florida and finally nationally.
8	Johnson	Stadium Lease Agreement	Revise language to provide that the Stadium will be managed by a third-party management company agreed upon by the City and the Jaguars rather than managed by the Jaguars.
9	Salem	Stadium Lease Agreement	Delete property insurance costs/expenses for Stadium from list of items to be paid out of the Operations, Utilities and Events Fund. The Stadium will be included on the City's major asset list for property insurance coverage to be paid for by the City as is currently done today.

**Council Auditor's Office  
Stadium Parking Agreement  
Comments, Concerns and Recommendations**

**Questions Pending Responses from Administration**

1. P. 282 Recital C –
  - a. Has the City obtained appraisals for all 3 parcels?
  - b. Is the conveyance of the ROFO Parcels and ROFO term consistent with DIA's approved plans for this subject area?

**Summary of Terms**

1. **Parking obligations –**
  - Establishes the minimum number (5,330) and location of parking spaces that the City is required to provide.
  - Parking is for StadCo's exclusive use during Team Events and the right to use during Third-Party Events.
  - This portion of the Parking Agreement will become effective immediately.
2. **Parking Revenue and Expenses (effective when new Stadium Lease commences - i.e. 2028) –**
  - StadCo will retain parking revenue from Team Event Parking Periods and pay for all parking operating costs related to Team Event Parking Periods.
  - City will retain parking revenue from City Events and will pay for all parking operating costs related to City Events.
  - Net parking revenue from Third-Party Events will be deposited in the Operations, Utilities and Events Fund being established under the new lease, where it will be shared by the City and StadCo.
  - City will pay for all maintenance and capital costs of the Sports District Parking Facilities.
3. **\$25 Million ROFO (Right of First Offer) Credit –**
  - TeamCo will make a payment of \$25 million (which is counted toward Stadium Costs) for the ROFO to purchase certain City-owned parcels located adjacent to the Shipyards development ("ROFO Parcels" – see attached map).
  - Instead of TeamCo paying the \$25 million directly to the City, the \$25 million payment will be applied and credited to StadCo as a payment of Stadium Costs under the Development Agreement.
  - The \$25 million payment will act as a credit towards TeamCo's future purchase of the ROFO Parcels based on their appraised value as of December 31, 2025.
  - The ROFO can only be exercised during the period of August 1, 2025 through August 31, 2030.
  - StadCo may apply the \$25 million credit first to the ROFO Parcels, then to any other mutually agreed upon City-owned real property, during the ten-year period following execution of the Development Agreement.

**Council Auditor's Office  
Stadium Parking Agreement  
Comments, Concerns and Recommendations**

- If StadCo has not utilized any of the \$25 million credit within the ten-year period, the City will be required to repurchase the credit from StadCo for \$25 million. If the credit is not used in whole, the City shall have no obligation to repurchase the credit.
- Conveyance of the ROFO Parcels to TeamCo is subject to a minimum required private capital investment not less than \$100,000,000, DIA's public notice and disposition process, and approval by DIA and City Council. It is also contingent upon the expiration of an existing ROFO authorized under the Shipyards Development Agreement which expires June 30, 2025.

**4. ROFO Parking –**

- StadCo has the non-exclusive right to use the ROFO Parcels (Future Development Parcel and Retained Parcel 4) during Team Event Parking Periods and is responsible for maintenance of the ROFO Parcels during period of 8/1/26 – 8/31/30.

**Concerns and Recommended Amendments**

**Concern #1 – City Investment**

The City is contributing \$775 million to the Stadium Costs in addition to conveying land indicated to be worth \$25 million. StadCo and TeamCo are contributing \$625 million and receiving land worth \$25 million. However, the \$25 million ROFO payment being applied to the Stadium Budget will not count toward the City's liquidated damages.

**Recommended Amendment**

The Non-Relocation Agreement should be amended to add the \$25 million ROFO payment to the Liquidated Damages.

**Concern #2 - Appraisals**

The \$25 million payment to be received from TeamCo under the ROFO will be credited toward the future purchase of City owned parcels should they exercise the ROFO. The credit will be applied to the appraised values of the parcels as of December 31, 2025. However, TeamCo has until August 31, 2030 to exercise the ROFO. The Parking Agreement does not address what would happen if the appraised values increase from the December 31, 2025 appraisal date and it is not guaranteed that the City would receive the additional amount. Additionally, we have not been provided the appraisals of the ROFO Parcels to substantiate the \$25 million value, so it is unclear if this is a reasonable amount.

**Recommended Amendment**

Appraisals should be required to be obtained at the date TeamCo exercises the ROFO if not within six months of the initial appraisal date of 12/31/25. If the appraised values are greater than the \$25 million credit, the City should be compensated for the additional value that is being transferred to TeamCo.

**Council Auditor's Office  
Stadium Parking Agreement  
Comments, Concerns and Recommendations**

*Concern #3 – ROFO Parking*

Parking revenue generated on the ROFO Parcels for Third-Party Events is not addressed.

*Recommended Amendment*

We recommend that once the new Stadium Lease takes effect, net revenues derived from the ROFO Parking during Third-Party Events be shared equally between the City and StadCo.

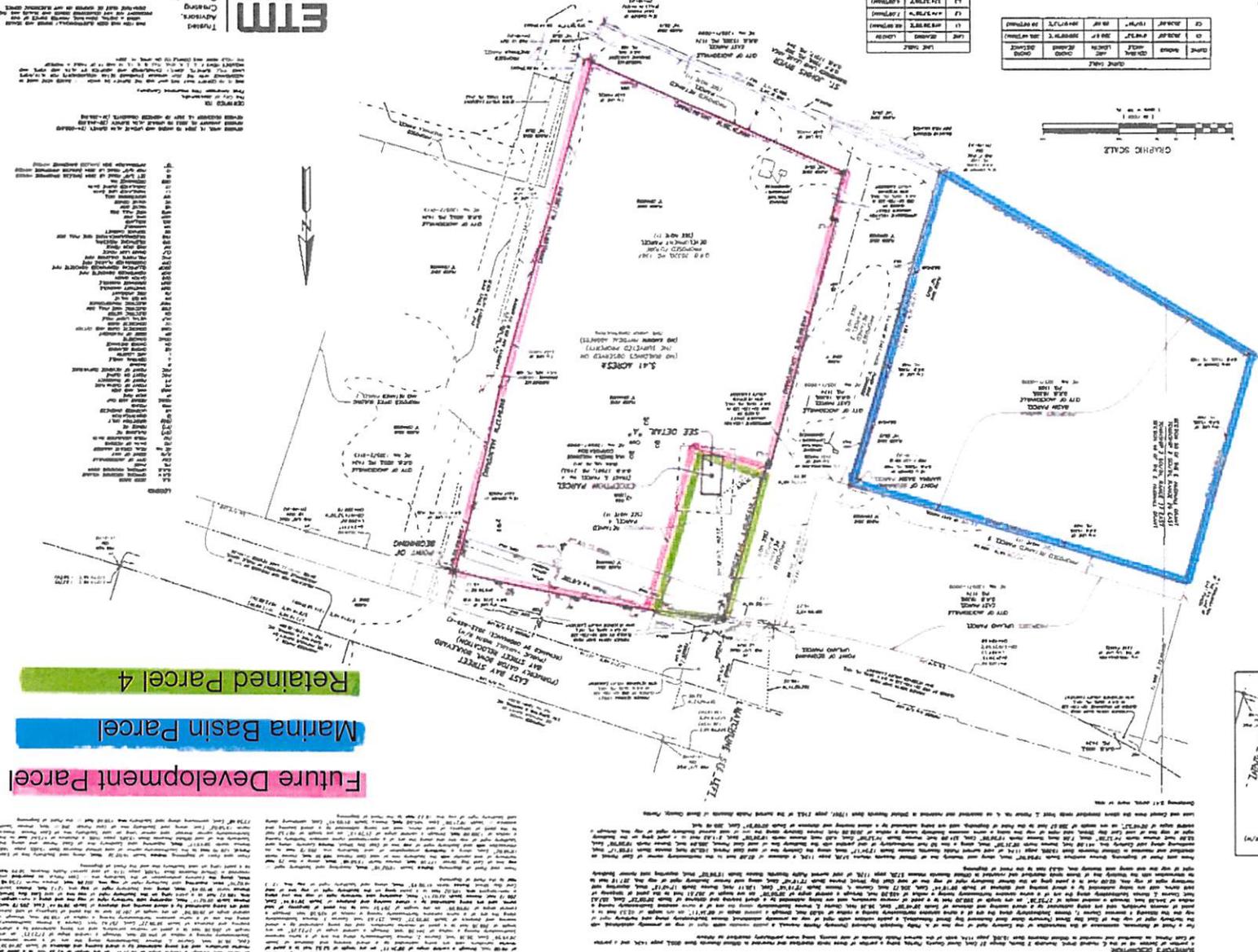
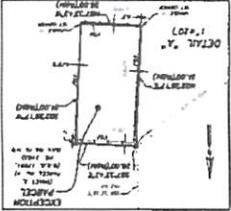
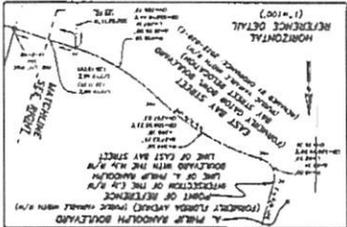
*Additional Recommended Amendment*

Clarify who from the City can approve technical amendments and require City Council approval for any substantive and/or financial amendments.

# ROFO Parcel Map

## ALTANSPS LAND TITLE SURVEY

A PORTION OF SECTION 45 OF THE E. HUNNALL GRANT, TOWNSHIP 2 SOUTH, RANGE 27 EAST, OVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 003, PAGE 1434, AND A PORTION OF EAST PARCEL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1585, PAGE 1174, BOTH OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



**ETM**  
SURVEYING & MAPPING  
CONSULTANTS  
PRELIMINARY 4/25/2024

THIS MAP IS PREPARED BY ETM SURVEYING & MAPPING CONSULTANTS, INC. FOR THE PURPOSES OF THE PROJECT DESCRIBED HEREIN. IT IS THE PROPERTY OF ETM SURVEYING & MAPPING CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ETM SURVEYING & MAPPING CONSULTANTS, INC.

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**Future Development Parcel**

**Marina Basin Parcel**

**Retained Parcel 4**

**Council Auditor's Office  
Stadium Development Agreement  
Comments, Concerns and Recommendations**

**Summary of Terms:**

**1. Contributions to the \$1.4 billion Stadium Project Budget:**

\$ 775,000,000	City Contribution for Stadium Improvements
<u>\$ 625,000,000</u>	StadCo/TeamCo Contribution for Stadium
<u><u>\$ 1,400,000,000</u></u>	Stadium Project Budget

- a. City - In addition to the \$775 million contribution, the City will be:
    - i. Required to do certain Public Infrastructure Improvements. Estimated cost of \$1,380,000 per the Administration,
    - ii. Granting a Right of First Offer to TeamCo on three City-owned parcels. Note, if the Right of First Offer is not exercised then the City would be required to pay \$25 million to TeamCo. If this were to occur the City would really be contributing \$800 million and StadCo/TeamCo would be contributing \$600 million, and
    - iii. Will be forgoing supplemental rent payments to the City of \$7.3 million that are owed by the Jaguars related to past Stadium improvements due to the current lease ending two years early. Additionally, if the 2027 supplemental rent is forgiven in the future, the City would be forgoing revenue of \$5.4 million. Council approval would be required to abate the 2027 rent payments owed. If this were to occur, this amount should be added to the liquidated damages for the Non-Relocation Agreement.
    - iv. Responsible for all City-Caused Cost Overruns.
  - b. StadCo/TeamCo – In addition to the \$625 million contribution:
    - i. TeamCo has agreed to a minimum capital investment of \$100 million on the development of the ROFO parcels.
    - ii. StadCo will be responsible for all Cost Overruns besides City-Caused Cost Overruns.
2. **Sale of surplus City tangible property** – Proceeds from the sale of surplus property will assist with funding the \$1.4 billion budget and be credited towards the City's and StadCo's required contribution on a pro rata basis (i.e., the City's cash out the door to meet the \$775 million contribution is reduced).
3. **Sales Tax Exemption**- The sales tax savings from the direct purchase of materials by the City are factored into the Stadium Project Budget of \$1.4 billion.

**Council Auditor's Office**  
**Stadium Development Agreement**  
**Comments, Concerns and Recommendations**

4. **Cost Overruns:**
  - a. The City is responsible for City-Caused Cost Overruns which are overruns that directly result from
    - 1) change orders specifically requested by the City that are not attributable to ensuring public access and safety or required by applicable law or regulatory purposes,
    - 2) grossly negligent acts or omissions of the City, and
    - 3) material delays to the construction schedule caused by the City's failure to meet the deadlines set forth in the agreement not a result of force majeure.
  - b. StadCo is responsible for any other Cost Overruns, including those resulting from a casualty during construction to the extent insurance policy proceeds are insufficient to fund the repair.
  
5. **Cost Savings** – Cost savings in general will be split pro rata between the City and StadCo; however, upon mutual agreement the savings can be reallocated to other improvements to the Stadium.
  
6. **StadCo Construction Oversight-** The City is not in control of the construction. Therefore, in many instances change orders will not require approval of the City Representative. Instead, only change orders that propose to reduce the applicable minimum standards set forth in the Project Program Statement (this would also require City Council approval per the Administration) or increases to any line item by more than 5% in the Stadium Project Budget will require written approval of the City Representative. Additionally, StadCo is in control of the Master Project Schedule while complying with all other parts of the applicable agreements, including the Project Program Statement.
  
7. **City Annual Appropriation-** Each year the City will need to appropriate funding and include in the CIP the City's pro rata portion of the Stadium Improvement costs expected to be incurred in the next year. There is flexibility built into the agreement so that if during construction the amount budgeted in the CIP for the current year is not sufficient to keep contributions pro rata, StadCo will cover the difference in the intermediate. Then in the next year, the City funds will be used first to get back to the proper pro rata amounts.
  
8. **JSEB Goals-** There is a 20% JSEB goal on the JSEB-eligible portion of the Stadium Budget.

**Council Auditor's Office  
Stadium Development Agreement  
Comments, Concerns and Recommendations**

9. **Limitation on Home Games played outside of Existing Stadium during construction**
- a. 2025 and 2026 NFL Seasons – Reduced Capacity Seasons
    - i. Play up to three Home Games in aggregate between the two seasons outside of the Existing Stadium
    - ii. Remaining Home Games will be played at the Existing Stadium, unless Team requests and Mayor approves more games to be played outside the stadium during this period. (Note – Current lease does have a requirement related to how many games must be played at the stadium.)
  - b. 2027 NFL Season –
    - i. Up to three Home Games in London
    - ii. Remaining Home Games outside of Existing Stadium at an Alternate Site
  - c. 2028 NFL Season – Anticipated to be in played in Renovated Stadium, but does not appear to address if not ready for 2028 Season.
10. **Formal Default Date-** The agreement establishes the formal default date as the first regular season Home Game of the 2029 NFL Season although the targeted completion date is before the first regular season Home Game of the 2028 NFL season (i.e., August 2028).
11. **The following exhibits will be attached once finalized**
- a. **Exhibit A** – Project Program Statement (Recommendation Below)
  - b. **Exhibit B-** Final Stadium Project Budget. Draft attached.
  - c. **Exhibit C-** Stadium Site description.
  - d. **Exhibit D-** Description of Public Infrastructure Improvements.
  - e. **Exhibit G-** JSEB Reporting Form

**Concern and Recommended Amendment**

**Concern #1**

The Project Program Statement (Exhibit A) has not been finalized. This document is required to be attached within 30 days of the effective date, subject to mutual agreement with the City, and must be consistent with public discussions of the details and attributes of the Stadium of the Future. This document is important because it sets the minimum standards for the stadium improvements and helps ensure what the City is getting for its \$775 million investment.

**Recommendation #1**

Given that the Project Program Statement is not final, City Council needs to determine whether it should identify and include specific criteria in the agreement that it considers essential (i.e., minimum requirements) or whether it should authorize the City to work with the Jaguars to finalize the Project Program Statement after agreement execution, which is how the legislation was filed. For example, the agreement does not currently list the minimum number of seats.

**Council Auditor's Office  
Stadium Development Agreement  
Comments, Concerns and Recommendations**

**Concern and Recommendation #2**

Currently, the agreement states that changes to the final Project Program Statement that reduce the applicable minimum standards cannot be approved by the "City Representative, acting alone". We recommend that this be clarified that these changes require City Council Approval.

**Concern and Recommendation #3**

Given the importance of the final construction costs and ensuring each party has contributed the appropriate amount, as well as providing confirmation of the final costs for insurance and amortization purposes, there should be a provision added to require a final certification of construction costs after construction is complete.

**Concern and Recommendation #4**

Supplemental Rent payments for NFL Seasons 2028 and 2029 totaling \$7,286,485 that are owed by the Jaguars to the City pursuant to Amendment #5 to the existing Stadium Lease related to their portion of capital improvements made related to preparations to host the Superbowl will no longer be received by the City based on the new lease agreement taking effect around August 2028. We recommend that a provision be added to the agreement that these payments owed to the City be considered as a dollar for dollar credit against the City's Contribution or at a minimum that they be added to the list of items that would be included as part of the liquidated damages calculation in the Non-Relocation Agreement.

**Concern and Recommendation #5**

A provision should be added to the legislation requiring the City Representative to provide updates to City Council on the status of the construction on a periodic basis during the term of the Development Agreement (e.g., presentations monthly or quarterly).

**Concern and Recommendation #6**

Clarify who from the City can approve technical amendments and require City Council approval for any substantive and/or financial amendments.

**Overall Responsibilities on Stadium  
Current Agreement vs. Future Agreements**

Description	Current Agreement	Future Agreements	
Naming Rights Revenue for Stadium	Jags	Jags	
Advertising Revenue (w/Limited Exceptions)	Jags	Jags	
NFL Events			
Revenues	Jags	Jags	
Expenses			
JSO/JFRD Exterior	City	City	
JSO/JFRD Interior	City	Split	
All Other Game Day Expenses	City	Jags	
City Events			
Revenues	City	City	
Expenses	City	City	
Third-Party (Joint Events)			
Revenues	N/A	Split	A
Expenses			
JSO/JFRD Exterior	N/A	City	A
All Other Expenses	N/A	Split	A
General Day-To-Day Expenses			
Management Cost/Fee	City	Split	A
Utilities	City	Split	A
Insurance	City	Split	A
Security	City	Split	A
Non-Capital Maintenance and Repair	City	Split	A
Capital Expenses	City	Split	B

**Overall Note**

There are limited exceptions to the above items (e.g., Jags responsible for maintenance of pools added in Amendment #12 of the current lease); however, the above provides a high-level explanation of responsibilities under the current agreement vs. the future lease agreements.

**Note A**

After (i) Base Rent, (ii) Surcharges, and (iii) Net Third-Party Event Revenue, the City's maximum annual contribution is \$3.5 million to the Operations, Utilities and Events Fund. The \$3.5 million maximum contribution is matched dollar for dollar by the Jags. Any additional shortfall is covered solely by the Jags.

**Note B**

City splits with Jags difference between \$15 million and the collection of Convention Development Tax. If there is a funding shortfall, the City and Jags then split the next \$10 million of shortfall at \$5 million each and if there are still funding shortfalls after that, the City would solely cover the next \$20 million.

**Impact to Cash Flows of General Fund/GSD**  
**Based on FY 22/23 Actual Expenditures Under Existing Lease Compared to New Lease**

	<b>Amount</b>
<b>Elimination of Current Contributions to City Venues for Stadium (No Cap)</b>	<b>\$ 19,911,586</b>
<b>Contributions for New Lease and Agreements</b>	
Operations, Utilities and Event Fund (City Cap of \$3.5 million)	\$ (3,341,317)
Capital and Maintenance Fund (City Cap of approx. \$27.6 million) <sup>a</sup>	\$ (2,646,645)
JSO/JFRD (No Cap)	\$ (2,351,100)
<b>Subtotal - Contributions for New Lease and Agreements</b>	<b>\$ (8,339,063)</b>
<b>Other Impacts</b>	
Loss of Convention Development Taxes for Debt and Other Capital <sup>b</sup>	\$ (6,803,970)
Net Savings from Temporary Seats No Longer Being Needed	\$ 361,198
<b>Subtotal - Other Impacts</b>	<b>\$ (6,442,772)</b>
<b>Net Positive Impact</b>	<b>\$ 5,129,751</b>

**Overall Comment**

While the above amount does show a **positive Cash Flow of \$5.1 million**, the City does have **exposure of an additional \$25 million** mainly as it relates to the Capital and Maintenance Fund based on the fact that if capital needs were more, the **City could have to put in an additional \$25 million each year** than what is shown above in the example based on FY 2022/23.

**Note a - Explanation of Capital and Maintenance Cap Calculation**

<b>Amount</b>	
\$ 2,646,645	Difference Between Convention Development Collections and \$15 million Minimum (Split 50/50)
5,000,000	Funding Shortfall Covered \$5 million Each (if reserves not available)
20,000,000	Next \$20 million in Shortfalls Covered Solely by the City
<u>\$ 27,646,645</u>	

**Note b - Explanation of Convention Development Impact**

Due to the Convention Development Tax being utilized to fund a portion of the Capital and Maintenance Fund, the City will no longer have the portion of the Convention Development Tax that was utilized to pay existing debt and the 30% remaining portion that was utilized for other areas of the Sports Complex (i.e., baseball stadium and arena).

**Council Auditor's Office**  
**Amended and Restated Stadium Lease Agreement**  
**Comments, Concerns and Recommendations**

**Summary of Other Terms**

1. **StadCo Managing Stadium-** StadCo will be in charge of the day-to-day management of the Stadium and will receive a Management Fee in an amount equal to 5% of Operations and Capital Budgets, which would be approximately \$1,285,000 in the first full year of the new lease. The Management Fee will be paid from the Operations, Utilities and Events Fund (so it will be a split cost between the City and StadCo). If StadCo contracts with a third-party Operator to manage the stadium or Concessionaire, the entity must be approved by the City Representative. In addition, the Operator would need to be approved by City Council pursuant to Section 126.316 of the City's Municipal Code.
2. **Operations, Utilities and Events Fund-** For the Operations, Utilities and Events Fund, there will be a process to come to a mutual agreement each year for the budget. The maximum amount of city exposure is explained on the prior pages.
3. **Capital and Maintenance Fund-**
  - a. For the Capital and Maintenance Fund, there will be a process to come to a mutual agreement each year for the budget. The maximum amount of city exposure is explained on the prior pages.
  - b. In the third lease year, StadCo is obligated to deliver a Capital Plan. StadCo subject to the City Representative's approval, shall hire (i) an independent consulting firm of qualified engineers licensed in the State of Florida and (ii) a reputable, independent facility condition consulting firm and/or construction firm (together, the "Capital Plan Manager") to assist StadCo with the production of the Capital Plan. The cost of this will be covered by the Capital and Maintenance Fund, subject to available funding. The Capital Plan Manager shall develop an annual inspection schedule for the Renovated Stadium's structural, electrical, architectural and mechanical elements. StadCo shall provide the Capital Plan Manager with access to the Renovated Stadium's general plan and drawings for review prior to the onsite inspections and may provide recommendations for the Capital Plan Manager's consideration.
  - c. Capital Expenses are not required to meet the Capital Improvement Plan requirements within Section 122.602(a) of the City's Municipal Code (e.g., 10 year useful life and cost over \$100,000).
4. **Base rent-** Rent will be \$1,000,000 initially and will increase by 3% annually. The rent will be deposited into the Operations, Utilities and Events Fund to reduce the City's and StadCo's contributions to the fund.
5. **Event of Default-** Similar to the Development Agreement, the NFL can perform StadCo's obligations under the lease in the event of a default.

**Council Auditor's Office**  
**Amended and Restated Stadium Lease Agreement**  
**Comments, Concerns and Recommendations**

6. **Third-Party Events**- These are a new type of event created under this lease where the City and StadCo will split the costs and revenue from the events. These events will be managed by StadCo with the net profit being deposited or net lost being billed to the Operating, Utilities, and Events Fund. Either party can opt to not participate in these events and the other party would be responsible for all costs and receive all of the revenue.
7. **City Events**- The only two City Events are the Florida-Georgia Game and the TaxSlayer Bowl. Any other events put on by the City, would be events where StadCo elected to not participate in the event. The Florida/Georgia is given highest scheduling priority in the lease. It is important to note that the City will need to notify the Jaguars by February 1 each year of the date of the Florida/Georgia game to ensure that flexible scheduling could not impact timing and to ensure the priority.
8. **Civic Events**- The lease provides for unlimited use for Civic Events subject to written notice and scheduling.
9. **Procurement**- The Operation, Utilities and Events Fund and Capital and Maintenance Fund will follow a Procurement Process that is mutually agreed upon with the City's Procurement Chief that complies with state law. We have a recommendation to require the agreed upon process and any changes to the process be filed with City Council.
10. **Future Municipal Code changes**- Changes to the City's Municipal Code will be needed in the future to effectuate the provisions of the lease (e.g., changing code requirements to allow ticket surcharges to be utilized on operations and to create the new accounting funds that the City needs to create as a requirement of the lease).

**Concerns and Recommended Amendment**

**Concern #1**

As currently worded, the contract would not grant audit rights to the Council Auditor's Office and the Office of Inspector General.

**Recommendation #1**

We recommend the standard audit rights language for the City be added in addition to the audit language already included. If this is not approved, this agreement would need to waive the applicable charter and ordinance code sections related to the audit and investigatory rights of the Council Auditor's Office and Office of Inspector General.

**Concern and Recommendation #2**

In order to prevent duplicative management fees, we recommend that a provision be added that if StadCo pursues hiring an operator for the stadium, that the management fee associated with the operator be paid directly from StadCo since it is already receiving a 5% management fee.

**Council Auditor's Office**  
**Amended and Restated Stadium Lease Agreement**  
**Comments, Concerns and Recommendations**

*Concern and Recommendation #3*

Given the importance of the City staying in compliance with this agreement (e.g., impact on Non-Relocation Agreement related to Liquidated Damages), we recommend that all default notices also be required to go to the City Council President and City Council Auditor.

*Concern and Recommendation #4*

Clarify who from the City can approve technical amendments and require City Council approval for any substantive and/or financial amendments.

JACKSONVILLE JAGUARS  
**STADIUM OF THE FUTURE**  
PROJECT PROGRAM STATEMENT

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JUNE 25, 2024



THIS PROGRAM STATEMENT AND THE RELATED BUDGET ESTIMATE, RENDERINGS, FLOOR PLANS AND OTHER DESIGN DOCUMENTS (COLLECTIVELY, THESE DOCUMENTS) ARE CURRENT AS IT RELATES TO THE DESIGN OF THE STADIUM OF THE FUTURE AS OF THE DATE ON THE FRONT COVER OF THIS PROGRAM STATEMENT. THE DESIGN IS SUBJECT TO EVOLUTION IN ACCORDANCE WITH THE DEFINITIVE AGREEMENTS BETWEEN THE CITY AND THE JACKSONVILLE JAGUARS AS IT RELATES TO THE CONSTRUCTION AND LEASE OF THE STADIUM OF THE FUTURE. THESE DOCUMENTS ARE TO BE KEPT CONFIDENTIAL PURSUANT TO SECTION 119.071(3)(B)1 OF THE FLORIDA STATUTES AND ARE TO BE SHARED ONLY WITH THOSE WHO HAVE EXPRESS PERMISSION TO VIEW THE DOCUMENTS FROM THE JACKSONVILLE JAGUARS, AS PROJECT MANAGER FOR THE STADIUM OF THE FUTURE.

# STADIUM OF THE FUTURE

## PROJECT PROGRAM STATEMENT

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## DESIGN OVERVIEW

The Stadium of the Future reimagines the home of the Jacksonville Jaguars as one of the most-iconic sport and entertainment venues in the world. A new roof canopy, updated landscaping, expanded concourses, new premium amenities, and new food, beverage and merchandise options will provide an outstanding gameday experience for every fan in the stadium from groups of adults visiting premium areas to families with young children looking to enjoy the general bowl experience. The stadium of the future is designed to support events for at least the next 30 years, so long as the building is properly maintained, repaired, and improved.

Simple and elegant, the new roof canopy has been designed with careful consideration and analysis to embrace the climate of Jacksonville and enhance fan comfort while creating an icon that proudly represents and embraces the city. The roof canopy is designed as a single-layer polymer membrane that allows for a reduction in the heat factor by up to 70 percent and protect fans from the elements, while the removal of the precast stadia at the corners of the 200 level of the seating bowl create breezeways that promote natural ventilation and air flow and provide spectator viewing platforms to the field.

Upon arrival to the stadium, patrons will travel through plazas that are inspired by the beauty of the natural Floridian landscape, up to the newly expanded concourses via new stairs and escalators. The stadium grounds will double as a public park on non-event days, contributing to community health and wellbeing and connecting to the proposed riverfront pedestrian promenade. The newly landscaped plazas will also minimize the heat island effect at the stadium perimeter, and native plantings will reduce stormwater runoff volume and improve water quality by replicating the natural hydrology and water balance of the site.

The stadium's main and upper concourses will be expanded and connected 360 degrees around the stadium. The widened main concourse will offer a mix of new and renovated concessions and restrooms with a rich variety of food and beverage offerings. The new four corner breezeways of the stadium will offer bars on the main concourse

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and provide fans a new gameday experience, with great views back to the city skyline and St. John's riverfront. There will also be new viewing platforms at the upper concourse that showcase the skyline, the river and the bridges from the very top of the stadium.

The existing sideline clubs will be renovated and redesigned to provide distinct club environments at the lower and upper club levels – allowing for the separation of ticket price points, the ability to host multiple events simultaneously without interference and the ability to create four unique experiences. Field clubs will be added to each sideline and the south endzone, providing an entirely new premium experience for fans at the service level of the stadium. The redesigned suites will offer enhanced food and beverage offerings as well as new suite types. All levels of the south endzone will be renovated to enhance their appeal as premium clubs for stadium events and concerts at Daily's Place.

## EXECUTIVE SUMMARY

This Project Program Statement establishes minimal standards for the Stadium of the Future Project. The Jacksonville Jaguars and the City of Jacksonville are collaborating to design, develop and construct improvements to that certain City-owned stadium located in Jacksonville, Florida, currently known as EverBank Stadium (the “**Existing Stadium**”), in order to transform the Existing Stadium into a state-of-the-art venue with the capacity and modernized amenities and features to enable it (1) to continue to serve as the home stadium of the Jacksonville Jaguars and to host other NFL games, collegiate football games, concerts, various sporting events, civic events and other significant events and (2) to increase tourism and strengthen the local hospitality industry (such transformed stadium, the “**Stadium**”) for the benefit of the City, the Jaguars and the citizens of the City and the State of Florida. The anticipated date for opening of the Stadium is prior to the Jaguars first regular season home game in 2028.

The Stadium will be an open-air stadium and include a new protective enclosure made of a composite polymer on a steel framed structure and cable-net roof system, which will provide shade for spectators and general coverage from rain. All spectator seats in the stadium will now be covered by a cable-net roof system to provide shade and protection from rain to improve the fan experience during events. The Stadium will provide a seating capacity of 61,280 seats, with the ability to expand capacity to 70,100 spectators including standing room only (SRO). The Stadium will feature new or modified finishes, amenities, technology, and seating products with a mixture of general seating, club seating, premium seating and suite offerings.

The renovated stadium is organized over three primary levels with new 360-degree connectivity at the Service Level, Main Concourse, and Upper Concourse. Located at intermediate levels are partial levels including Lower Club Level, Upper Club Level, Lower Suite Level, South Lower Terrace, and the South Upper Terrace. The building sits on grade with the Main Concourse approximately thirty feet above grade level. New site stairs and escalators will be provided upon entering through the four new entry gates providing circulation up to the main concourse for the majority of all patrons and

guests, helping to clear the service level for employees and event operations while allowing VIP access to the field level clubs.

The Stadium will have a mix of concessions, both cooking and non-cooking, portable food and merchandise carts, restroom facilities, and retail stores.

The project will include a renovated home team locker room, refreshed visiting team locker room, a new auxiliary locker room, new referee and chain crew locker rooms, locker rooms for female staff in compliance with the latest NFL requirements and necessary support spaces, such as janitor closets, guest services, box office/ticketing, security, mechanical and electrical rooms, IT closets, first aid, new fire command center, renovated press facilities, laundry, trash, storage, and relocating the broadcast facilities from the west side adjacent to Daily's Place to the north side of the building adjacent to the loading dock area.

The total budget for the Stadium is \$1.4B, with the Jaguars assuming responsibility for cost overruns, as set forth in the definitive documents.

Additional details supporting the programs are noted below. Where possible, the renovation will incorporate technological innovations, environmental sustainability considerations and other best practices in design, construction, and operations comparable to modern renovated NFL stadiums, including the following elements:

## FACILITY PROGRAM SUMMARY

Stadium Program Summary			
Space Classification	Total Gross Area (Square Foot)	Existing To Maintain Gross Area (Square Foot)	New Construction Gross Area (Square Foot)
Sub-Total Classification 1: Spectator Facilities	762,697	355,763	406,934
Sub-Total Classification 2: Food Service & Retail Facilities	140,459	47,387	93,072
Sub-Total Classification 3: Team Facilities	53,432	32,653	20,779
Sub-Total Classification 4: Media Facilities	22,459	2,365	20,094
Sub-Total Classification 5: Administrative Facilities	2,257	0	2,257
Sub-Total Classification 6: Service & Operations Facilities	255,882	199,221	56,661
Sub-Total Classification 7: Circulation + Concourses	581,709	281,068	300,641
<b>Total Project Square Footage</b>	<b>1,818,895</b>	<b>918,458</b>	<b>900,437</b>

**\* Note: project square footage is based on design to date and be modified in accordance with the procedures set forth in the development agreement for the Stadium.**

Current Restroom Count: 38

New Restrooms: 12 (38% increase)

Current Elevator Count: 13

New Elevator Count: 12 (100% increase)

New Escalators: 16

Total Escalators: 26

Current Air-Conditioned Space: 242,600 square feet

New Air-Conditioned Space: 586,000 square feet

Current Points of Sale: 248

New Points of Sale: 190

Current square feet of Jaguars Office Space: 28,380 square feet

New square feet of Jaguars Office Space: 0 square feet

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**Current Club Areas: 3**

**New Club Areas: 7**

## **THE EXTERIOR ENCLOSURE**

The Enclosure - The new exterior roof canopy enclosure will be supported by structural steel framing and a long-span roof constructed primarily of a tensioned cable net supporting an enclosure of a reflective, low-e composite polymer foil membrane or similar lightweight, transparent/translucent foil membrane material. The new long-span roof and enclosure system will be constructed above and around the perimeter of the existing stadium, minimizing demolition and disruption to operations and allowing construction to take place around the existing perimeter of the stadium during the 2025 and 2026 seasons. A continuous structural steel compression ring will connect the tips of the trusses and form the boundary of the cable net roof system and support the new sports lighting and bowl audio and public address system. The cable net will also be designed to support rigging loads for concerts, theatrical shows, and other various events. Large gutters will be strategically located around the roof perimeter and connect to the storm sewer system and a new lightning protection system will be incorporated in the design.

The Façade - The outer shell of the enclosure will use vertical trusses sitting on cast-in-place concrete pillars extending above the seating bowl and the existing north and south scoreboards and will cantilever inward towards the field. The outer portions of the roof and façade will consist of the reflective, low-e composite polymer foil membrane supported by steel framing and will provide enhanced thermal/solar performance in the form of reduced Solar Heat Gain and glare for improved fan comfort. The design of the façade is shaped to create large openings in the north and south endzones and the four corners where stadia seating will be removed to allow for passive ventilation and air flow.

## **SEATING AREAS**

The Stadium will be consistent with expectations for NFL stadiums and NCAA college football venues, as well as applicable codes, accessibility, and energy requirements. Amenities that will facilitate an improved fan experience include at a minimum, new general spectator fixed seating, club and suite seating, new loge seating, retractable seating, wheelchair spaces, companion seats, and sufficient restrooms (including unisex restrooms), mother rooms and sensory rooms. Attention will be given to providing appropriate distribution and dispersion of disabled accommodations, inclusive of all seating and support/hospitality environments, for premium and general patron experiences.

### **Premium Seating Areas**

Field and Lower Clubs - The existing sideline clubs will be renovated and redesigned to provide distinct club environments at the lower and upper club levels – allowing for separation of ticket price points, double the variety of environments and the ability to host multiple events simultaneously without overlap. Field clubs will be added to the east and west sidelines and the south endzone, providing an entirely new premium experience for fans at the event level of the stadium.

Field Patios and Suites - There will be new Field Suites on the west sideline accessed from the West Field Club with private concessions and restrooms. There will also be new Field Patio Suites on the east sideline accessed by the East Field Club and utilizing the East club amenities. Both offerings are new premium experiences and will have direct adjacency to home and visiting team players.

South Endzone Field Suites - New premium Field Suites will be offered at the south endzone accessed through the new South Endzone Club. The suites will have all-glass fronts along the field side with individual toilet rooms with fixed padded seating and direct views to the field separated by a low padded field wall.

Suites - The existing Suites on the East and West Suite Levels will be renovated entirely and expanded to allow for lounges and bars and food service pantries accessed from

the suite corridor with an overlook to the club spaces below. There will be a new blend of suite offerings in addition to individual single suites including double suites, party suites, while the Owner Suite remains on the West sideline with a new 2-level feature connecting to the Press Level and having a direct access elevator connecting directly from the Field Level. Individual restrooms will be removed from the single suites and provided with access to new lounge restrooms. The glass wall line will be moved back in all of the suites to allow for two rows of outdoor seating – a feature which does not exist in any suite today - and will be configured to allow for accessible seating.

**Suite Lounges and Bars** - The Suite Level will feature new lounge and bar spaces for use by patrons creating a social environment during the event. This lounge will include soft seating, televisions and high-end food and beverage offerings.

**Loge Seating** – A new premium Loge seat offering will be created in front of the suites that will be accessed via new stairs from the new Suite Level lounges, down to the Loge area. Wheelchair accessibility will be provided via platform lifts on each end that will provide access to the Loge seating. Loge ticket holders will have in-seat service along with access to the lounge amenities and restrooms in the suite area.

### **General Seating Areas and Spectator Amenities**

The Stadium will provide seating capacity of 61,280 seats, with the ability to expand capacity to 70,100 spectators including SRO. The new seats will match in kind the self-rising plastic seats on a new rail-mount system and provide appropriate wheelchair and companion spaces throughout in compliance with ADA requirements. The existing 32-inch tread precast concrete seating will be maintained in this project, with new precast stadia where seating modifications are being planned. The elevations of the first rows of seats in relation to the playing field shall vary, depending upon the existing sideline and endzone conditions.

At the upper seating bowl, the new rail mount seating will replace the existing in kind without altering the seating bowl layout and existing seats per row. New retractable seating at the north and south upper concourse can be deployed for the Florida/Georgia and Gator Bowl NCAA games to increase seat capacity. The egress components

including aisles, stairs, and ramps will be designed to accommodate the largest capacity. In new seating offerings, the seat widths will be designed 19-20 inches for general admission seats and 21-22 inches for club, loge, and suite seats.

Existing seating bowl aisle handrails will be replaced where necessary, at vomitories, and at the front of all seating sections.

Wheelchair and companion seating areas shall be provided and distributed around the facility at all levels to meet the applicable accessibility requirements.

### **Public Toilets**

Washrooms will be refurbished at each concourse level, with men's and women's fixture counts provided in accordance with current plumbing code requirements with new washrooms appropriately distributed based on seating population. The ratio of spectators to fixtures shall be based on a 50% male and 50% female attendance. Fixtures shall be provided based on the fixture schedule indicated on the drawings. Accessible and ambulatory stalls will be provided in each washroom with a lavatory in each wheelchair stall as required by State of Florida Accessibility regulations.

Washrooms shall be equipped with accessories that include mirrors at sinks (stainless steel mirrors at general concourses), soap dispensers, paper towel dispensers/disposals, diaper changing counters and toilet/urinal partitions. A hose bib shall be provided for general maintenance. Lavatories at general admission seating areas will utilize individual porcelain sinks.

New washrooms will be equipped with general lighting and exhaust. Tempered water service will be provided at all public washrooms at concourses to match existing. Hot and cold water shall be provided at Clubs, Suites, and Family restrooms.

### **Unisex / Family Restrooms**

Family and Unisex restrooms shall be provided to accommodate family use and disabled persons that might require assistance. Family toilets shall have an accessible toilet, grab bars, lavatory, and accessories including mirrors above lavatories, soap

dispensers, shelves, paper dispensers/disposals, and diaper changing counters. Hot and cold-water shall be provided at lavatories.

### **Mother's Rooms**

New Mothers' Rooms will be incorporated in the design to accommodate nursing mothers. Rooms shall be equipped with general lighting, power receptacles, heating, and exhaust. Amenities include a place to sit and a flat counter surface, other than the floor, to place nursing supplies. Hot and cold water shall be provided at sinks or

### **Sensory Rooms**

New Sensory Rooms will be placed at each level to help reduce sensory overload for patrons who may become overwhelmed during the game or event. The rooms will have dim lighting, soft furnishings and sensory friendly materials.

### **Bottle Filling Stations**

Frost proof, non-refrigerated bottle fillers shall be provided at all levels serving general admission, club, and suite patrons adjacent to either restrooms or guest service locations.

### **Circulation**

Portions of the main concourse will be widened to provide patrons with more generous circulation space and amenities compared to the existing condition. The design will maintain 360-degree circulation at the service level and main concourse and create new 360-degree circulation at the suite level, and upper concourse. Horizontal circulation on the other levels will be largely unchanged except for interior finishes refresh. The existing southeast and southwest ramps will be removed to allow for the main concourse expansion and provide the primary means of access from the entry plazas up to the main concourse. The northeast and northwest ramps will be maintained to provide operational needs and support egress capacity. New vertical circulation elements including **13 new** elevators, stairs, and **16 new** escalators will be provided.

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**Final components, quantities, placement, and distribution will vary based on the final design and code requirements.**

## **FOOD SERVICE FACILITIES**

The Stadium will have a wide range of food and beverage facilities to support the diverse tastes of event attendees. The design will allow for local restaurants and chefs to sponsor and sell their food offerings at strategic locations in concourses and clubs enhancing the fan dining experience. The north and south main kitchens will remain and service the bulk quantity of all hot and cold food for premium areas and transported to desired locations for event day.

Elevators will be located with easy access to the kitchens for efficient transport of products to all levels.

To better support the food and beverage needs, a new ice production plant will be located at the service level to support event day needs throughout the food service spaces in the facility including clubs, concessions, and suites.

### **North and South Kitchens**

The main north and south kitchens will remain in their existing locations but will be upgraded with new equipment as needed, as well as additional dry and refrigerated storage. Each kitchen will be used to support the new and existing premium and concession spaces with bulk cooking and prep moving forward with the south kitchen growing to support new premium needs for dry and refrigerated storage. Additionally, the premium areas will have smaller satellite finishing kitchens and pantry areas as final design, food service operations, and desired menu dictates.

### **Premium – Clubs, Bars, Suites and Loges**

Support for the clubs and bars is desired with finishing capabilities. Most of the bulk cooking will occur in one of the main kitchens and transported for events, however some cooking will be required at these remote premium locations. Clubs will contain cocktail stations and refrigeration equipment for bottled/canned beverages. Clubs will be a combination of belly-up bars and mobile ordering, and at suite lounge bars waited service will be available.

Suites will continue to have reach-in display refrigerators, sinks, ice bins, and new undermount induction warmers to provide the premium level of service during events.

Loges will have in-seat service offered as well as access to the suite lounge bars.

### **General – Concessions, Portable Food Carts**

Concession stands are located at all public concourse levels. Point of sale target quantity will be determined at a ratio of 1:100 GA seats with a goal of 40% food and 60% beverages. Expansion of the concourses will provide an opportunity for new concession stands and food offerings. Concession stands will generally be designed to have self-ordering or mobile ordering options to improve throughput and to reduce wait times. The intention is to get away from “belly-up” ordering to streamline queuing lines, create efficiencies and improve the fan experience. The front, or patron facing service wall, will be secured by an overhead coiling door, many of which will be replaced due to their service life. A food finishing area will be behind the front serving area and will have a more operational level of finish necessary to meet health department requirements. These spaces are typically not public facing and will require food service operator availability to replenish and support event day needs.

Points of sale will be supplemented by using new and existing portable carts. At each portable cart location, electrical power and data shall be provided. At cooking portables, self-cleaning hoods will be utilized and may also have access to plumbing. These will be distributed appropriately along the concourses with input from the food service operator.

### **Food & Beverage Bars**

General public bars will serve bottled beers and sodas, mixed drinks, and prepackaged drinks. Actual menu to be determined later with input from the food service operator. Draft beer is not desired. Bars will be a combination of belly-up bars and mobile ordering.

## **TEAM STORE AND MERCHANDISING**

A new Jaguars team store will be integrated at the southwest corner of the stadium accessible from Lot J and available year-round to fans and visitors. This dedicated team store will provide a much-needed revenue amenity that is currently disproportionately located in the existing east and west clubs and randomly distributed in smaller satellite spaces and portable merch carts around the concourses. The new merchandise store will be approximately 10,000 square feet and will be accessible from the ground level.

## **TECHNOLOGY SYSTEMS**

### **Sound Systems**

Sound systems throughout the stadium provides public address messaging and breaks down into the following major areas: Seating Bowl, Playing Field Area, Clubs, Concourses and Restrooms, Writing Press, Suites and Premium spaces, Plazas, and Entrances. The sound systems will interface to Life Safety systems to be either overridden or supplementary.

### **Seating Bowl Loudspeakers**

A distributed loudspeaker array system with speaker arrays at the roof canopy providing sound to the majority of seats will be provided. This will require subwoofers and focused speaker arrays at the front of the canopy to provide powerful sound with clear voice announcements and musical fidelity. Areas that are acoustically shadowed from the main speaker arrays will have supplemental sound provided by smaller distributed speakers installed at the overhanging decks.

### **Auxiliary Sound System Coverage Areas**

All the areas listed below will receive programs from multiple sources such as house PA, home radio, etc. in addition to being able to patch auxiliary programs in the audio control room.

- a. Public Restrooms
- b. Team Store/Other Retail
- c. Concourses/Concessions
- d. Entrances
- e. Exterior Plaza
- f. Writing Press
- g. Broadcast Booths

ADA Provisions: Hearing Assistance System –Provided to assist hearing impaired patrons and others to hear PA programming via wireless receivers and headsets.

Systems to be provided in the seating bowl, press areas and other locations determined to require them, based on their use.

### **On Field Sound**

A Distributed loudspeaker system, as planned for this stadium, focuses sound on the spectator seats to maximize the acoustic impact for the audience and prevent sound from interfering with the competition on the field. The sound the players hear from these speakers will be lower in level and less focused than what the spectators hear.

## **AUDIO VISUAL SYSTEMS**

### **AV Systems**

AV systems will incorporate a local AV Controller (e.g., Crestron), televisions or large format LED displays, and potentially the ability to have live video distributed internally in clubs to support non-sports events held at the stadium, such as corporate events and even weddings.

### **IPTV TV Systems**

This system will virtually serve all the TV sets and premium space LED displays installed in the stadium including suites, offices, locker rooms, concourses, concessions, clubs etc. to accommodate zoned advertising, television control, and overall system flexibility an IPTV system is proposed for the stadium. The system utilizes the building data network for transport of video and digital signage systems rather than the RF signal distribution of conventional “cable TV” systems. The system offers central control of TV set, on/off, and program selection on a display-by-display basis, as well as the ability to more easily and less expensively produce and “drive” advertising, stats, banners, and specialty information to the TV set and provide this customized programming on a zone by zone or even TV set by TV set basis. Classic digital signage functions, such as menu boards, dedicated advertising, etc. can be combined and included with the IPTV system rather than existing as separate entities.

### **Televisions**

Current NFL stadium design account for 1500 to 2000 televisions in addition to those used for menu boards or other digital displays. All televisions are expected to be at minimum 4k and average of 60 inches except for space limited conditions. Sets are provided in operations booths, press, concession stands, suites and other premium spaces.

### **Broadcast Cable Systems**

The broadcast cable system provides the infrastructure (power, space, cabling pathways) requirements to host NFL network broadcasters per NFL and broadcaster

requirements, Local TV news crews, in-house video production radio broadcasters, aerial cameras, official replay, and medical review. NFL team coaching infrastructure and cabling is also included. The solution will satisfy NFL requirements with additions based on technology and operational needs.

### **Scoreboard/LED Video Systems**

The existing 21,500sf, 13 mm main displays at the north and south endzones will be maintained in addition to the existing 15mm fascia ribbon boards. New 4mm concourse displays at 2,000sf each will be added at each new main concourse corner bar area. A new exterior facing 25 mm mesh or stick display will be added on the south end at approximately 18,500 sf of display area.

### **Video Production Systems**

The Video Production System is the “engine” that drives the Scoreboard show and provides content for distribution to the spectator entertainment televisions/displays deployed throughout the facility. It consists of game and field cameras, video production and routing switchers, slow-motion/instant replay, graphics computers and monitoring and control equipment. Components will be upgraded to maintain existing functionality.

### **Structured Cabling Systems**

The design intent is for a successful installation of an American National Standards Institute (“ANSI”) and Telecommunications Industry Association (“TIA”) Standards-Based Structured Cabling System (“SCS”) throughout the Stadium. New Technology Rooms will supplement existing where needed and will be located so that all spaces/levels are within 295 feet of category cabling length. Flexible and scalable fiber optic backbone system will extend to key areas of the stadium and to all Technology Rooms. Flexible pathway system will support gameday low voltage cabling requirements for stadium technologies.

The Structured Cabling System (SCS) supports the Converged Network layer 1 requirements and will include the equipment cabinets, equipment racks, patch panels, raceways, cable management hardware and the backbone and horizontal link cabling

and will be included in the base building project. The Telecommunications Spaces included in this infrastructure will be designed to support the active equipment for the Converged Network, AV, Security, Broadcast and Sound.

### **NFL Camera Locations**

The existing NFL camera positions will be maintained and supplemented where needed to support NFL broadcast requirements. Currently there are (2) at the Left 25, (4) at the Main 50, (2) at the Right 25, (4) at the High Endzone, (4) at the High 50, (2) at the North Endzone, (2) at the South Endzone, (1) at each Slash, (2) at Reverse 50, and (1) Field camera. Additional locations (manned, robotic or wireless) are commonly: Locker Room/tunnel walk positions; Interview room(s); Coaches Booths; In game host position; Blimp chaser; High Slash; Roof locations; Cross patched to In-house productions; NFL Observer or NFL Booth; Home information director; Visitor information director; and Enhanced audio.

### **TV Truck Parking – Network**

The current regular season space requirement is dictated by the NFL Network broadcast which includes an on-site studio show and ESPN Monday Night Football broadcasts. The current complement of vehicles for the NFL Network broadcast is as follows. These vehicles (with the exception of the uplink) must be parked together and should be immediately adjacent to the cable termination racks and AC power connections.

- (6) double expanding
- Satellite uplink
- Double twin generator
- 12' x 60' office trailer

### **TV Truck Parking - Satellite Uplink**

Space, AC power and signal cabling connections, for two, 10 feet wide by 30 feet uplink trucks, with a view to the southern sky.

## **Converged Network**

The sheer size and complexity of a modern football stadium requires an ultra-reliable, standards-based communication system for most technologies. The stadium local area network design plan will utilize a common Ethernet-based CAT6 or CAT 6A cable Internet Protocol transport to communicate both to and from client machine to host machine. The industry describes this as a "converged network" because it converges multiple systems and technologies onto a common, standards-based Ethernet transport system. Maintain and add devices as needed.

## **Distributed Antenna Systems (DAS)**

An existing Distributed Antenna System with a neutral host solution is provided in the stadium. A new DAS room will be provided in a cold dark shell space for new equipment by the various commercial cellular carriers.

## **Emergency Responder Radio Communication System (ERRCS)**

A dedicated room will be provided for ERRCS equipment adjacent to a riser room and will include:

- Space for Public Safety DAS and related equipment

- Space for stadium operations 2-way radio equipment

- Selected carrier pathway via cable tray. Design provided by the First Responder and DAS design-build contractor.

- Emergency generator power to serve equipment in the room.

- Fire protection and full-time air conditioning.

## **High-Density Wi-Fi Network**

The existing system will be maintained and modified as needed to accommodate new spaces. New hardware would be provided to accommodate new spaces that may not have coverage. End of life equipment will also be replaced.

## **Telephony**

The existing system will be maintained and modified as needed to accommodate new spaces.

## **Security Systems**

The physical security systems for the stadium is consistent with the NFL security standards for system components, and experience with other projects of this type and nature. Security systems comprised of access control, video surveillance, audio-video intercommunication, and intrusion detection systems as well as physical security monitoring workstations. The system provides the latest innovations in technology, and permits overall integration and interoperability between the disparate physical security systems. The general idea would be to utilize the new Fire Command Center at the north end of the building as the Primary Security Operations Center as a central location where in addition to the physical security system, multiple building systems could be monitored and controlled. While not fully inclusive, these systems may include the following.

- a. Building Management Systems
- b. Fire Alarm Annunciation
- c. Elevator / Escalator
- d. Traffic Control and Operable Barriers

## **Access Control System**

The access control system (ACS) will be an Enterprise level, server-based, card reader control system that provides control of pedestrian passage through particular doors based upon a number of factors such as User's individual access level, authorization level, and time of day. Additionally, the ACS shall provide monitoring capabilities of other non-controlled door openings for open / closed or "Door Forced" status. Each access-controlled opening will include at a minimum, a credential reader, interface to

electrified locking hardware, door position monitoring switch, and Request-to-Exit (REX) input from either a separate REX motion detector or through an integrated function of the door hardware.

### **Video Surveillance System**

The video surveillance system will include a server-based video management platform, network attached storage, and IP based surveillance cameras. Video surveillance cameras will be a combination of fixed dome single imager, fixed multi-imager dome cameras, fixed box cameras with specific lenses, and pan-tilt-zoom (PTZ) cameras. The video management server and Network Video Recorder (NVR) / Storage Servers will be housed in the main Data Center for environmental control and maintenance.

### **Intrusion Detection System**

The intrusion detection system will be comprised of door position switches connected to the access control system for monitoring and response from the Security Operations Center. Switches will be provided on all doors or gates that define the perimeter of the stadium or that define interior spaces that separate Players, Coaching staff, Stakeholders, and VIP guests from the general public and ticketed guests. Drone detection systems will be integrated in the surveillance system in coordination with the NFL security guidelines.

### **Intercommunications System**

The intercommunications system (intercom) will be comprised of IP based audio and / or audio video intercom stations that communicate to a network interface module integrated into the access control system software. The integration's intention is that the staff will have icons on a computer screen that permits two-way audible communication with the intercom stations. These icons will indicate when a station has been activated, where the station is, and if the audio is open/active or not.

## **PLAYING FIELD**

(Specifications of the playing field are subject to change)

The field will be designed for professional football and shall consist of a synthetic turf application. Selection of the synthetic field system will be evaluated as newer hybrid turf systems evolve in advance of the project completion date.

The field dimensions and specifications shall be compliant with National Football League (NFL) rules, including required HIC criteria. The finished grade surface of the field will be laser graded to an even, flat surface with tolerances of one-quarter inch or less.

The primary surface and perimeter of the playing field will consist of sand infilled synthetic turf laid over a shock attenuation pad. The synthetic turf will be designed to meet all NFL requirements for GMax and HIC, as well as FIFA requirements for vertical deformation, shock absorption, and rotational resistance.

All field markings within the synthetic turf apron are to be permanently applied, whether tufted in or inlaid. Expected markings include but are not limited to media lines and team areas per NFL rules and regulations.

Field materials will be placed over an engineered subsurface drainage piping system designed to dewater the field from irrigation and normal cleaning procedures. The sub-drainage piping system will consist of perforated dual-wall HDPE lateral piping and solid dual-wall collector piping residing within gravel filled trenches. The layout of the playing field sub-drainage system shall be per the synthetic field manufacturer's specifications.

Two (2) NFL regulation football goal posts are to be installed, one at each end of the field, according to NFL rules and regulations. Each goal post is to be a collapsible, hinged gooseneck assembly with hydraulically dampened lowering function. The hinge is to be located at the intersection of the vertical assembly and the curved gooseneck. Goal posts are to be base plate mounted.

Each goal post will have an aluminum access frame placed atop the footing. Access frame plugs are to be provided for both in-use and out of use applications. Access frames are to be covered with synthetic turf. Footings are to be provided per goal post manufacturer specifications.

Goal posts padding will be provided for each goal post. Goal post padding will be 6-foot height single unit circular padding consisting of high-density polyurethane filler with a heavy-duty vinyl cover. Logos will be applied per owner direction.

Two (2) FIFA regulation soccer goals at each end of the pitch will also be accommodated in the field design.

## **TEAM FACILITIES AND LOCKER ROOMS**

The program in the existing facility will continue to accommodate spaces as required for NFL and collegiate games including officials, team auxiliary (mascot, dance, event promotions, field staff), Home and Visiting Team locker rooms, including showers, restrooms, and training areas. Consideration will be given for the ability for multiple locker spaces to be flexible and combined to extend the functionality of these areas for non-NFL events occurring at the stadium. Location of the locker rooms will maintain league best practices for path of travel, separation, and efficient access for NFL game day use.

Team facilities shall have direct access to the playing field, with appropriate floor finish for player footwear. Separate passenger elevators shall provide access from the press level to team locker rooms for home and visiting team coaches at half-time. A new passenger elevator will provide Owner access from the event level to Suite and Press level. The home team locker room will be renovated with new lockers and finishes. The visiting team locker room will remain at its current location and will be renovated to meet current NFL requirements. A new auxiliary locker room with size and amenities equal to the visiting team NFL locker room will be provided as required for the Florida/Georgia game. The existing southeast service tunnel will be maintained for truck access and utilized for concert event egress and ingress to field seating. A new northwest service tunnel is being planned to create additional field access for ingress/egress and operational efficiencies.

### **Home Team Locker Room**

The home team locker room includes 70 permanent lockers and 30 removable lockers for increased player rosters during the pre-season in a size sufficient for NFL players. The renovated locker room shall provide shower, toilet room, and drying area with quantities of showers, water closets, urinals, and lavatories to match existing. A player's lounge and post-game meal location will be provided within or adjacent to the locker room. The lockers will be sized at 3'-6" wide x 10'-0" tall, ventilated, with receptacles,

and lit name plates. The design will maintain the existing hot and cold plunge pools, saunas and refresh the existing locker room amenities.

### **Home Training Room**

The home team training room shall have one athletic training doctor's office, exams rooms, meeting room, taping and treatment tables, hydrotherapy, and massage areas. Electrical and plumbing rough-in for training equipment and wet area for hydrotherapy to be provided.

### **Home Team Coaches**

Male and female coaches' locker rooms will be provided. Lockers, showers, water closets, urinals and lavatories shall be provided as appropriate for 30 assistant coaches, and 5 female football staff coaches. A separate head coaches' locker, office, shower, and toilet area with lounge and meeting area shall be provided.

### **Home Staff**

Male and female staff locker rooms will be provided. Lockers, showers, water closets, urinals and lavatories shall be provided as appropriate for 45 male staff and 15 female staff.

### **Home Equipment**

Equipment storage, plumbing and electrical rough-in for gameday equipment shall be provided.

### **Visitor Locker Room**

Locker room including approximately 92 lockers, shower, and toilet room; 20 shower heads, 4 water closets, 6 urinals, and 6 lavatories and mirrors shall be provided. The locker room can be divided into two separate lockers utilizing movable partition walls to allow for hosting multiple teams during larger tournament events.

### **Visitor Training Room**

Taping, treatment, exam room and small hydrotherapy area for 2-3 stainless steel extremity tubs. Electrical and plumbing rough-in for training equipment and wet area for hydrotherapy to be provided.

### **Visitor Coaches**

Male and female coaches' locker rooms will be provided. Lockers, showers, water closets, urinals and lavatories shall be provided as appropriate for approximately 30 male coaches and 5 female coaches. A separate head coaches' locker, shower and toilet area with lounge area shall be provided.

### **Visitor Staff**

Male and female staff locker rooms will be provided. Lockers, showers, water closets, urinals and lavatories shall be provided as appropriate for approximately 40 male staff and 15 female staff.

### **Visitor Equipment**

Equipment storage, plumbing and electrical rough-in for gameday equipment shall be provided.

### **Officials / Chain Crew Lockers**

Separate locker rooms shall be provided for male and female game officials (16 total) and chain crew, with appropriate lockers, showers, water closets, urinals and lavatories. A meeting space adjacent to the locker rooms will be made available for brief pre-game and half-time meetings.

### **Players' Family / Friends Waiting Room**

Post-game waiting room with toilet facilities for men and women. Location to be in vicinity of home team locker room and player's entrance to stadium.

### **Auxiliary Locker Room**

The auxiliary locker room includes approximately 92 lockers, shower, and toilet room; 20 shower heads, 4 water closets, 6 urinals, and 6 lavatories and mirrors shall be provided. Within the auxiliary locker room, a training room, male and female coach lockers, male and female staff lockers, and equipment room shall be provided. The auxiliary locker room will match the visiting team locker room in amenities and can be divided into two separate lockers utilizing movable partition walls.

### **Mascot Lockers**

A locker room shall be provided for mascots, with appropriate lockers, showers, water closets, urinals and lavatories. Alternatively, Mascot may utilize the auxiliary locker room.

### **Cheerleader Lockers**

A locker room shall be provided for cheerleaders, with appropriate lockers, showers, water closets, and lavatories. A separate locker room within proximity may be utilized for male cheerleaders.

## **MEDIA FACILITIES**

Press facilities accommodating the news media are currently provided and located within the press level for football. The Press, Media and Camera Facilities are provided to meet the current NFL broadcaster standards and to provide accommodations for the press comparable to recent NFL stadiums. Included are the Press Work Facilities, Field Level Facilities, Broadcast Facilities and Miscellaneous Media Facilities. TV monitors will be in each of the media areas. Several areas shall be provided in the press box to accommodate working press, broadcast media, team, and league functions. Open-tray conduit for television cables shall be provided from all television camera and broadcasting booth locations to television van parking locations.

### **Working Press**

Stations for up to 230 press writers will be maintained. This area shall contain a writing counter, desk chairs, electrical and data outlets in addition to the sound system, and closed-circuit television monitors appropriately spaced. The working press will have access to the press dining area in the space and restrooms.

### **Network TV Booth**

The network booth will remain at its current location at the 50-yard line of the Press Level. Built-in counters and special acoustical treatment on walls and ceiling will be provided. A lighting grid overhead will be provided for production lighting.

The TV booth will be constructed to reflect sightlines for talent as standing or seated on bar stool height chairs. The existing operable glass wall system will remain. The current booth does not provide WC access to the front counter. Consideration of a portable platform lift may be implemented in the space for that accommodation.

### **National Television Broadcasting**

Television camera platforms currently exist at the 50-yard line, the 25-yard lines, at each end zone and reverse angles as defined in the current NFL broadcasting guidelines. Additional camera positions at the upper endzones and upper seating on the

west sideline will be maintained. The broadcast media will be consulted regarding all aspects of the existing locations including booth, platforms, conduit, and electrical requirements to incorporate current NFL broadcast requirements that may not be in-place currently.

### **Broadcasting**

Multiple broadcasting booths suitable for local TV, national radio, home and visiting team's radio, National, home and visitor Spanish radio, injury review and others required for NFL and NCAA production will be provided. Booths will have built-in counters, TV monitors, sound system and audio controls, special acoustical treatment on walls and ceiling, and operable field side glazing.

### **Coaches**

Spaces for home and visiting team coaches, approximately 12-15 seats each, shall contain built-in writing desks and telephone connections to player benches and will maintain the operable field-side glass system. The layout of the space is preferred to be open with offense and defense staff for ease of communication. TV monitors will be located for ease of viewing while looking at the field of play.

### **Photographers**

Currently a designated space within the North Team Locker room is utilized and accessible from the field. Space should accommodate 50 photographers. Room will be equipped with Wi-Fi, TV monitors, and game clocks. Hard lines for home and visiting team photographers will be maintained at field wall j-boxes for data transfer from the field.

### **Instant Replay**

Enclosed booth for instant replay officials and equipment will be provided.

### **Scoreboard Control**

This space will be expanded and refurbished with built-in writing counters. The existing wiring, control panels, and other equipment required for operation of the scoreboard

equipment and instant replay boards will be reviewed to confirm compatibility with new systems being integrated with new technology.

### **Public Address Announcer/Control**

This space for announcer and assistants will be refurbished with built-in counters and will contain all controls required for a public address system serving the entire stadium. The existing AV systems will be reviewed for compatibility and upgraded where needing to integrate to new technology. Public address booth will maintain the operable field-side glass system.

### **NFL Operations**

The press box currently has multiple booths suitable for the various game management operations required by the NFL. New booths for additional NFL operations will be integrated in the northwest side of the press level where private suites currently exist. They will be provided with built-in counters, special acoustical treatment on walls and ceiling, and operable or non-operable sashes as specified.

### **Workroom**

Space adjacent to the working press areas will be refurbished for statisticians, document reproduction and document scanning.

### **Press Lounge**

The existing press lounge will be refurbished with integrated dining facilities seating approximately 50 persons with modifications to existing plumbing and electrical for the food and beverage service that will be operated by the food service vendor. This space shall be adjacent to the working press area in the press box.

### **Toilets**

The existing men's and women's toilet facilities in the press area will be refurbished. New men's and women's toilet facilities will be supplemented at the north end where new booths will be placed to meet code requirements

The Press Work Facilities include a multi-purpose space intended to flexibly accommodate the Press Work Room, Interviews, and Still Photographer Facilities. Toilet facilities are included within the Press Work Area. These facilities provide for the basic work requirements of the press before and after events. The general location will be on the field level, easily accessible to the event floor and both the Home team facilities and the Visiting team facilities.

### **Press Conference/Interview Room**

The home and visitor press conference and interview rooms are separate and preferred to be adjacent to their locker rooms. An area at the rear of the room will provide space for 4-8 broadcast cameras on an elevated riser, with potential for a PTZ camera to be permanently built-in for ease of connectivity and set-up. The rooms will have TV monitors and sound system to display the TV network and radio game broadcasts, press box announcements, and the house PA program via ceiling mounted speakers controlled by a wall-mounted volume control/selector panel. The existing system will be reviewed for integration with the new audio system. Microphone jacks will be available for local speech reinforcement. The audio from the press conference will also be available over the press-box speaker system for members of the media who choose to remain in the press-box area. Rooms near the press conference space should be considered for one-on-one interviews with coaches and players after the press conference.

## **SERVICE LEVEL AND OPERATIONS FACILITIES**

The existing stadium service facilities are intended to remain intact with supplemental rooms necessary for operations integrated where required. Access to various levels of the building by service vehicles can be maintained at the existing northeast and northwest ramps. New freight and service elevators will be integrated in the design to support food and beverage and operations needs throughout the stadium.

With the various improvements being proposed, the existing building operations manual will need to be reviewed and updated to accommodate local and regional public safety command and support, including associated tie-in to new technology and communication systems. The stadium will continue to operate necessary electronic surveillance and monitoring devices to support the existing security command center and new fire-command center. Consideration will be given to support personnel capacities, contemporary health screening, and other protocols to ensure necessary space and accommodation are provided.

### **Stadium Personnel Lockers**

Adequate toilet, dressing, and uniform storage facilities for male and female stadium employees will continue to be provided.

### **Auxiliary / Event Lockers**

These facilities shall be used by multiple gameday personnel requiring dressing facilities. Lockers, showers, and restroom facilities shall be provided. Some spaces shall be divisible by operable partitions, connecting doors, or similar means based on the user group's needs.

### **Staff Check In / Briefing Rooms**

The existing staff check-in shall be utilized that includes tables, chairs, whiteboards, and TV monitors to accommodate pregame check-in and briefing of multiple gameday operational groups.

### **Maintenance Shop**

Enclosed facilities for general maintenance of the stadium. Heating, ventilating and general lighting shall be provided.

### **Maintenance Locker**

Existing lockers, toilet, and shower facilities for male and female stadium maintenance personnel and field maintenance personnel will remain and refurbished where necessary.

### **Field Maintenance Office**

Office for field maintenance supervisor and staff will remain and be refurbished where necessary.

### **Field Maintenance Storage**

Storage of equipment and materials required for maintenance of the playing field shall remain. General lighting and security fencing shall be provided where new field playing surface or operational needs are necessary.

### **Loading Dock**

The existing loading dock shall stay in place, with (1) new bay to be added. A truck dock and manual dock leveler and locks shall be provided at the entrance to the service area. The dock will be located adjacent to the north kitchen and maintenance facilities and in close proximity to freight elevators.

Loading dock, trash handling, and environmental waste management handling will promote current and future sustainability best practices with sufficient separation for discreet activities (i.e., trash, food delivery, material storage, recycling).

## **SITE DEVELOPMENT**

The Stadium will include improvements to the existing site including improved plaza spaces for spectators before and after events. At the edges of the new plaza is a series of security hard elements including concrete seat walls, bollards, and a 10-foot tall no pass-through fence. In this line of security, the stadium plaza will have (6) entry gates for patron screening with canopies of various sizes. These entry gates will include power and data, as well as 180-degree swing gates that are lockable and provide queuing lanes for screening including magnetometers and tables.

The modified hardscape and landscaping in the plaza will support circulation, pedestrian flow, and view corridors to the stadium. The planting will consist of native, North Floridian ornamental plantings, oaks, and palm trees that create shade and a vibrant landscape.

The service area remains at the north end of the stadium. It allows field access at the northeast corner of the stadium, loading docks for semi-trucks, trash and recycling docks, cooling towers, security screening for staff, player parking and entry (via the Miller Electric Center), and VIP parking and drop off. The exterior pavement in this area will be a heavy-duty composition to accommodate large service vehicles, broadcast trucks, fire-trucks, and emergency vehicles. A 10-foot-tall security fence will surround these elements.

The promenades and corridors emanating through the site are important elements that collect fans from parking lots and remote tailgating areas, as well as tying into the new vision for the improvements planned along the riverfront including new pedestrian lighting, signage, pathways, and landscape.

Impacts to existing parking lots will be as minimal as possible, consisting mostly of landscape islands, and required accessibility improvements.

been activated, where the station is, and if the audio is open/active or not.

## **END OF PROJECT PROGRAM STATEMENT**