

EXHIBIT A

DEFERRED MAINTENANCE ITEMS	
Item No.	Description
1	Field Lighting
2	Renovate Maintenance/Field Offices
3	Renovate Ground Keeper Area
4	ADA Compliance (detailed below)
5	Renovate Press Box Areas
6	Repair drainage at grass berm
7	Seat Replacement
8	Interior Water Damage/Mold
9	Repair MEP and Fire Life Safety systems
10	Roof repairs (\$50,000)
11	Paint and masonry repairs
12	Replace field turf, irrigation, and drainage
13	Chiller
14	Repair Blackwell Street flooding
15	Backflow preventer
16	Dugout Flood Prevention Renovations
17	Clean and flush DBAP drainage system (esp. seating bowl and dugouts)

DBAP ADA IMPROVEMENTS

Description
a. Facility signage– The signage provided throughout the facility is inaccessible. Provide permanent room signage with upper case, sans serif or simple serif type letters and numerals, meeting the requirements of the Standards for character height, raised characters, finish and contrast, accompanied by Grade 2 Braille; mounted on the wall adjacent to the latch side of the door or on the nearest adjacent wall at a height of 60 inches above the finished floor to the centerline of the sign; and located so that a person may approach within 3 inches of the signage without encountering protruding objects or standing within the swing of a door. Standards §§ 4.1.2(7), 4.30.1, 4.30.4, 4.30.5, 4.30.6.
b. Exterior Ticket Counter near Front Entrance– None of the retail counters are accessible because they lack the appropriate dimensions. There are no accessible counters. Provide counters dispersed throughout the facility on accessible routes such that each counter has a portion at least 36 inches wide and no more than 36 inches above the finished floor. Standards §§ 4.1.1(2), 7.2(2), 4.1.3(1), 4.3.
c. The elevator is inaccessible because no hall lanterns are provided. Provide hall lanterns at each hoistway entrance that emit a visible and audible signal indicating which car is answering a call. Ensure that audible signals sound once for the up direction and twice for the down direction or have verbal annunciators that say “up” or “down;” and that visible signals are mounted so that their centerline is at least 72 inches above the lobby floor, they are at least 2½ inches in the smallest dimension, and they are visible from the vicinity of the hall call button. Lanterns located in cars, visible from the vicinity of hall call buttons, and conforming to the above requirements, are acceptable. Standards §§ 4.1.3(5), 4.10.4, Fig. 20.
d. The elevator is inaccessible because, although emergency communications are provided, operation requires voice communication. Provide a two-way communication system such that it does not require voice communication, the highest operable part is a maximum of 48 inches above the finished floor of the car, and it is identified by a raised symbol and lettering located adjacent to the device. If the system uses a handset, ensure that the length of the cord from the panel to the handset is at least 29 inches. If the system is located in a CLOSED compartment, ensure that the compartment door hardware operates without tight grasping, pinching or twisting of the wrist. Standards §§ 4.1.3(5), 4.10.14.

e. The ramp from the ground level to the first level accessible seating area is inaccessible because the handrails are mounted 33 inches high and lack handrail extensions. Provide handrails that are between 1¼ inches and 1½ inches in diameter with a continuous gripping surface along both sides of the ramp, extending at least 12 inches beyond the top and bottom of the ramp parallel with the ground surface. Ensure that handrails are mounted between 34 inches and 38 inches above the ramp surface, with ends rounded or returned smoothly to the floor, wall, or post, and that they do not rotate within their fittings. Standards §§ 4.1.2(1), 4.1.2(2), 4.8.5.

f. There are no accessible exterior skybox seating areas for persons with disabilities. Provide 2 wheelchair seating areas, each with a minimum clear ground or floor space of 66 inches wide by 48 inches deep for forward or rear access, or 66 inches wide by 60 inches deep for side access. Ensure that the ground or floor at all wheelchair locations is level, firm, stable, and slip resistant; that wheelchair seating areas are an integral part of the fixed seating plan and are located so as to provide people with physical disabilities a choice of lines of sight comparable to those available for members of the general public; that wheelchair seating areas adjoin an accessible route that also serves as a means of egress in case of emergency; and that at least one fixed companion seat is provided next to each wheelchair seating area. Standards §§ 4.1.3(19)(a), 4.5, 4.33.

g. The condiment counter on the first level is a protruding object with more than a 12 inch overhang. Provide an accessible route at this location such that no objects with their bottom leading edges measuring between 27 inches and 80 inches above the finished floor protrude more than 4 inches into walks, halls, corridors, passageways, or aisles. Free-standing objects mounted on posts or pylons may overhang 12 inches maximum from 27 inches to 80 inches above the ground or finished floor. Standards §§ 4.1.2(3), 4.4.

h. Players' Locker Room-The entrance door is inaccessible because it has an opening width of only 30 inches. Provide a door with a clear opening of 32 inches with the door open 90 degrees, measured between the face of the door and the opposite stop. Standards §§ 4.1.3(7)(b), 4.13.5, Fig. 24.

i. Employee Recreation Room- The ramp leading to the employee recreation room on the lower level is inaccessible because of multiple problems with the handrails. Provide handrails that are between 1¼ inches and 1½ inches in diameter with a continuous gripping surface along both sides of the ramp, extending at least 12 inches beyond the top and bottom of the ramp parallel with the ground surface. Ensure that handrails are mounted between 34 inches and 38 inches above the ramp surface, with ends rounded or returned smoothly to the floor, wall, or post, and that they do not rotate within their fittings. Standards §§ 4.1.2(1), 4.1.2(2), 4.8.5.