



*Rendering Courtesy of Populous and Parker/Mudgett/Smith Architects, Inc.*

The state-of-the-art Boston Red Sox Spring Training Facility incorporates defining elements from Fenway Park, the team's long-time home in Boston, including a "Green Monster" in left field that features seating atop the wall and a manual scoreboard, along with replicating Fenway's unique playing field dimensions and irregularity and bullpens beyond the outfield wall in right-center field. In the spirit of Yawkey Way in Boston, the street positioned immediately south of the ballpark on the complex grounds is an extension of the ballpark's concourse and creates additional space to enhance the fan experience on game days. This area will feature entertainment, concessions, and other activities.

Located on a 130-acre site, the facility includes an 11,000-seat ballpark, a 202,000-sf stadium, concession stands, five practice ball fields, six soccer fields and batting tunnels. The stadium houses five concession stands with full kitchens, broadcast radio/television booths, executive offices, luxury/party suits, a weight/hydrotherapy area, major/minor league locker rooms, classrooms, dining rooms, a team store and media areas intended to be used year-round.

The complex also includes a county maintenance building, central energy plant, pumping station, five 200-amp services for broadcast trucks and road show power. At the groundbreaking, Red Sox President

and CEO Larry Lucchino called the new facility "an exceptional, modern, spacious, state-of-the-art, single-site spring training and player development complex."

Energy-efficient systems and equipment were incorporated throughout the project, which is seeking LEED® NC 2.2 certification. TLC used energy modeling to creatively and cost effectively deliver a LEED-certified facility. Physical constraints made designing the concession stand hood exhaust and make-up air systems a challenge that TLC engineers solved by locating the concession cooler condensing units and systems on the limited roof area, while complying with all code requirements.

The electrical system consists of an incoming underground service and all distribution equipment for ball field lighting, general interior/exterior lighting, lighting controls, equipment power, scoreboard power / controls, receptacles, grounding, lightning protection, emergency lighting. A 480Y/277V, 3-phase, 4-wire, 4000A and 1600 A. with ground fault services are provided. Communications and technology systems consist of voice/data, fire alarm, public address/security alarm. The HVAC systems use 170-ton air-cooled chillers with DX split systems for the out-buildings. The web-based building energy management system is provided to control the operation of the HVAC systems and CO2 sensors are provided for control of primary air systems.

**Architect**

Populous  
Kansas City, Missouri  
and

Parker/Mudgett/Smith Architects  
Ft. Myers, Florida

**Owner**

Lee County Government  
Ft. Myers, Florida

**Constructor**

Manhattan Kraft Construction  
Ft. Myers, Florida

**Major Components**

Spring Training Stadium  
Concession Stand  
Indoor Batting Area and Batting Tunnels  
Central Energy Plant  
Baseball and Soccer Practice Fields  
Outdoor Party Area/Portable Concessions

**Project Size**

130-Acre Site  
236,000 sf of Structures  
11,000 seat capacity

**Construction Cost**

\$55 Million

**Completion Date**

February 2012

**TLC Services**

Mechanical  
Electrical  
Plumbing  
Fire Protection  
Audio-Visual Presentation  
Voice-Data Distribution  
Security  
Energy Modeling