



June 6, 2019

Mayor John Holic
City of Venice
401 West Venice Avenue
Venice, FL 34285

Re: Challenger Baseball Complex, Venice, Florida

Dear Mayor, Holic:

Thank you for joining us at the Challenger Baseball Complex groundbreaking ceremony today!
It was great to see so many folks come out to celebrate this major milestone for our community!

As request, I am sending our most recent update on the status of the project for your review, and input.

Challenger is a 501c organized nonprofit that has been providing opportunities to handicap children and adults for 23 years to be able to enjoy baseball once a week. Currently the games are played at the Venice little league fields which are clay and not conducive to the needs of our players. The Board of Director is Rich Carroll, President, Bob Hanks, VP, Susan Hanks, Treasurer, and Todd Kerkering is the Secretary. I have been appointed by the Board as head of the Challenger Complex Building Committee as the Building Committee Chair.

We have made substantial strides towards funding the complex, but still have an unfunded shortfall of approximately \$265,000 to cover the full costs of getting the complex open. Our team is interested in discussing any opportunities that might be available to help with funding the current shortfall to help Challenger Build its Field of Dreams. A copy of our budget, is attached that shows all donations, pledges and Pro Bono work that has been committed to date.

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Challenger signed agreements with Sarasota County and WCIND in September of 2016 to lease land adjacent to the Boys and Girls Club in Venice and the Special Olympics Property. Our relationship with the Boys and Girls Club is going to be a Win/Win for all! We have negotiated a joint use agreement with the club that has helped to reduce the required parking that Challenger needs to build on our site, and they are providing us access to their sanitary lift station and onsite water services to reduce our infrastructure costs.

In return Challenger has agreed that we will design our site, so the Boys and Girls Club can have access to the new playground on the Challenger site for their use when Challenger is not onsite. The Boys and Girls Club does not have their own playground on their site. This is one of our unfunded opportunities, this playground will be constructed for use by handicap and able-bodied children. The budget for this playground is \$65,000.

Challenger has been working with Kimley Horn and Associates to get all of the Civil and infrastructure improvements designed and permitted with Sarasota County. Sweet/Sparkman Architects and Snell Engineering have designed the multipurpose building to go on site and we recently have finalized the building permit for the 1,512-sf building, which includes a 240 sq foot covered porch that provides a shade area for Challenger players to have a snack and rest up after a game. I have included a rendering at the end of this letter, so you can get a look at the proposed building. All permits are in hand for the entire project. Copies of the site plan and a rendering of our new Multi-purpose building are attached to this letter.

We have recently completed our inspections with Sarasota County Environmental Services related to our tree removal permits and we have relocated the gopher tortoises that were on the property during working with Eco Consultants and FWC. All costs associated with design and permitting have been funded by Challenger donors and are paid in full.

Challenger has signed an agreement with my employer Gilbane Building Company to represent them as their Agency Construction Manager. Gilbane has agreed to provide my services at no cost to Challenger to provide all project management services for the project.



The Challenger fundraising team has been working hard also. During this past years "Giving Challenge", a small group of Challenger families took on the work of trying to raise funds for the field. They had great success and raised over \$77,000 in donations including the CFSC matching grant.

The Atlanta Braves have stepped up as they prepare to come to Sarasota County for Spring Training, and the Braves has committed to an initial \$50,000 donation to help us get the field work started. They presented Challenger with a check at the 1st game at the Sarasota County field on March 24th. The Braves have committed to be a partner with Challenger to continue fundraising to assure we meet our goal for total construction. As part of building their stadium in Atlanta they adopted a Miracle League field and helped to get it built out.

As part of our ongoing fundraising we have reach an agreement with the Suncoast Foundation for Handicap Children for them to provide \$150,000 in funds to help us build the new Multipurpose building on the campus.

In an effort to keep costs as low as possible we have worked with the Community and have commitments from Babes Plumbing, and Bright Futures Electric to provide their scopes of work for the Multi-purpose building at no cost to Challenger. AJAX and Advanced Asphalt have stepped up and told us "Just tell us what you need" We are currently working with CEMEX and anticipate that they will be supplying concrete at no cost to the project. We have ongoing discussion with a number of Sarasota and Venice area Subcontractors to help us with further reducing the overall of cost the building and the project.

Challenger has agreed it will not request funding from Suncoast for the multi-purpose building until such time that all utilities for the building are in place and ready for connection and parking lot for the associated building is completed. In order to get to the point where all utilities are in place and ready for connection and the parking lot to be completed, Challenger needs to complete considerable work.

This includes:

- Survey and layout of FPL Easements have been approved by WCIND, engineering is underway.
- Clearing of main site and all areas adjacent to the property lines. (currently under contract)
- Installation of fencing as per Challenger's County agreements. Approx. \$30k to be funded with cash on hand.



- Provide fill to bring the site up to grade and prepare all field and building pad ready for construction. Materials donated by AJAX Construction and Trucking by Advanced Asphalt
- Expansion of existing storm water pond and installation of water, sewer and storm water systems as permitted by Sarasota County will be completed by Mariotti. The cost of this work will be covered by the Braves donation.
- All Asphalt Paving and striping of parking lot, and sidewalks has been a committed donation from AJAX and Advanced Paving.
- Final Grading of the site and building pad preparation is still unfunded at \$48,200, and installation of County required landscaping buffers is still unfunded at \$50,000.

To date Challenger has raised in cash, pledges, grants and in-kind donations in excess of \$700,000.

The Sarasota County Commission recently approved a change to the Capital Improvements Plan and added \$250,000 to the plan for Challenger's rubber field. Working Charles Hines & Nicole Rissler in Sarasota County Parks and Rec we were able to work out the use Parks and Rec Impact Fees as a grant from Sarasota County to help us in completing our quest for Challengers Field of Dreams! We still need to renegotiate our operating agreement with the County, and it needs to be approved as part of the budget in July 2019, for the budget year 2020.

As you can see, the Challenger team has worked hard to get to this point, I was reviewing emails the other day realized I have them going back to 2011, discussing the project with Rich Carroll.

Thank you for your interest, look forward to further conversations

Sincerely

Michael J. Beaumier
Challenger Baseball
Building Committee Chair