

EXHIBIT A

# Minnesota Multipurpose Stadium

## Preliminary Program

**Prepared for**  
**Minnesota Sports Facilities Authority**

**And**

**Minnesota Vikings Football, LLC**

## **Table of Contents**

- I. Project Summary**
- II. Program Elements**
- III. Food Service and Merchandising**
- IV. Multipurpose Event Facilities**
- V. Team Facilities**
- VI. Media Facilities**
- VII. Operations Staff Facilities**
- VIII. Mechanical and Electrical Systems**
- IX. Audio/Visual and Information Technology Systems**
- X. Sponsorship Related Building Systems**

## I. Project Summary

### a. Project Description

The project (“Project”) means (1) the development, design, construction, outfitting and commissioning of a multipurpose stadium suitable for National Football League (“NFL”) football and a broad range of other civic, community, athletic, educational, cultural, and commercial activities to be designed, constructed, and financed under the Stadium Legislation (the “Stadium”), (2) the open air plaza and event space adjacent to the Stadium (the “Stadium Plaza”) and (3) such other plazas, parking structures, rights of way, connectors, skyways and tunnels, and other such property, facilities, and improvements, owned by the Authority or determined by the Authority, as reasonably necessary to facilitate the use and development of the Stadium as contemplated by the Stadium Legislation (the “Stadium Infrastructure”).

### b. Location

- Downtown Minneapolis, including all or portions of the current site of the existing stadium and adjacent areas, bounded generally by Park and Eleventh Avenues and Third and Sixth Streets.

### c. Uses

- Multi-purpose venue capable of hosting NFL football games and a broad range of other civic, community, athletic, educational, cultural, and commercial activities.
- Primary tenant will be the Minnesota Vikings NFL franchise.
- The multipurpose design should include capability to be utilized for the following events:
  - NFL Super Bowl
  - NCAA Men’s and Women’s Basketball Championship
  - Professional and amateur soccer, including Major League Soccer (“MLS”)
  - Motorsports events
  - Trade shows, community, or cultural events
  - Amateur and collegiate baseball and football
  - Other national and international events

### d. Stakeholders

- State of Minnesota (“State”)
- City of Minneapolis (“City”)
- Hennepin County (“County”)

- Minnesota Sports Facilities Authority (“Authority”)
- Minnesota Vikings Football, LLC (“Team”)

**e. Project Requirements**

The Stadium must be designed to meet or exceed all NFL rules and regulations, including the NFL Constitution, NFL By-Laws, the NFL Facility Guidelines and any other rules, guidelines, regulations or requirements of the Office of the Commissioner of the NFL and his appointees, that are generally applicable to NFL franchises, all as the same now exist or may be amended or adopted as part of the Minimum Design Standards. The Project must also meet or exceed the Minimum Design Standards to be established by the Authority and the Team, which shall include, without limitation, unless otherwise agreed by the Authority and the Team:

- The Stadium shall comprise approximately 1,500,000 square feet with approximately 65,000 seats, expandable to 72,000 seats
- The Stadium shall have approximately 150 suites and approximately 7,500 club seats or other such components as agreed to by the Authority and the Team
- To the extent practicable, the Authority and the Team will strive to make the stadium design architecturally significant
- To the extent practicable, the Authority and the Team will design and build a Stadium that is environmentally and energy efficient and will make an effort to build a Stadium that is eligible to receive the Leadership in Energy and Environmental Design (LEED) certification or the Green Building Initiative Green Globes certification for environmental design, and to the extent practicable. The stadium design must to the extent of having a payback of 30 years or less follow sustainable building guidelines established under Minnesota Statute 16B.325.
- A roof that is fixed or retractable.
- Space for NFL team museum and Hall of Fame.
- Patron parking, including 2,000 parking spaces within one block of the Stadium, connected by skyway or tunnel to the Stadium, and 500 parking spaces within two blocks of the Stadium, with a dedicated walkway on game days
- Elements sufficient to provide for community and civic uses as determined by the Authority

**II. Program Elements**

**a. Seating Bowl**

- Seating capacity of approximately 65,000 including general, club and suite seating

**b. General Seating**

- All fixed seating to be riser-mounted self-rising chairs including upper and lower bowl
- Aisle width per building code
- First row of seats no less than 4 feet 6 inches above field
- All seats to have cup holders
- Minimum tread depths:
  - Lower Bowl: Minimum 33 inches
  - Upper Bowl: 33 inches
- Minimum Seat Width:
  - Lower Bowl: 19 inches
  - Upper Bowl: 19 inches
- Typical number of seats per row will be even and no more than 24

**c. Accessible Seating**

- Accessible seating and companion seating to be provided in compliance with current ADA requirements

**d. Suites**

- Up to 150 suites as itemized below:
  - Private Suites: Sizes to vary (generally 12 to 24 individual seats, with some smaller suites having 6 to 8 seats) final number, capacities and amenities to be determined
  - Event Suites: To be determined
  - Bunker Suites: Approximately 14 (20 to 24 seat individual capacity). Preference for sideline locations with access to front row seating directly above.
  - NFL home team owner suite and visiting team owner suite
- Typical Suite:
  - Combination of fixed stadium seats and barstools
  - Minimum Seat Width: 22 inches, fully upholstered
  - Operable glass enclosure on field side to be operated by suite holder
  - Minimum amenities: full size refrigerator, under-counter ice maker, sink, two flat screen televisions, Toilet facilities generally not included within suites
- Loge Box Seating

- Depending on market demand, Stadium may include Loge Box Seats
  - Similar to opera box seating in a theater with 6 to 8 seats
  - Amenities may include a drink rail, food and beverage counter, refrigerator, and television monitor
  - May require access to club lounge

**e. Club Seating/Club Lounge**

- Seating
  - Seating to be located on sidelines in lower and mid seating bowls
  - Total capacity approximately 7,500 club seats based upon market study
  - Seats to be a minimum of 21 inches wide Tread depth minimum of 34 inches
  - Typical number of seats per row will be even and no more than 20 seats
- Club Lounge
  - Club lounges of sufficient number and size required to provide premium services to all club seating patrons
  - Include bars, concessions, pre-game buffet and toilets
  - Clubs must include facilities for in-seat service wait staff

**f. Concourses**

- Concourses to appropriately service patrons with toilets, concessions, merchandise stores, sponsor displays and audio/visual elements of game experience
- Adequate width and clear passage to allow proper circulation and include areas for promotional activities, gathering ,load in/out capabilities, and advertising
- Provide locations that can accommodate portable concessions

**g. Toilets**

- Toilets for men (50%) and women (50%) to be provided with proper distribution on every concourse level in compliance with local building codes
- Toilet Facilities to be designed to be comparable with other current NFL facilities

- General Seating Areas:
  - Lavatories: 1 per 150 Females; 1 per 200 Males
  - Water Closets: 1 per 60 Females; 1 per 350 Males
  - Urinals: 1 per 75 Males
  - Tempered Water
- Club Seating Areas:
  - Lavatories: 1 per 75 Females; 1 per 150 Males
  - Water Closets: 1 per 50 Females; 1 per 185 Males
  - Urinals: 1 per 55 Males
  - Hot and Cold Water Service
- Suite Levels:
  - Lavatories: 1 per 50 Females; 1 per 100 Males
  - Water Closets: 1 per 35 Females; 1 per 150 Males
  - Urinals: 1 per 40 Males
  - Hot and Cold Water Service
- Janitor's closet to be provided for every pair of public toilet rooms (on average)
- Family toilets
  - ADA accessible unisex toilet facilities to be provided for accessible or family use
  - Minimum of 1 Family Toilet for each quadrant on each level of general seating
  - Minimum 1 Family Toilet per Club

#### **h. Ingress/Egress**

- Stadium entries and exits should take advantage of existing points of interest and tie into existing transportation infrastructure
- Entries and exits must accommodate large crowds, ticket taking, and security
- Provision for major sponsorship opportunities to be considered

#### **i. Patron Vertical Transportation**

- Passenger Elevators
  - To be designed per code to optimally transport spectators to each level
  - Minimum size of 6 feet x 8 feet with minimum capacity of 3500 pounds
  - Elevators to be equipped with audio feeds to stadium broadcast
- Escalators
  - To be compliant with all current code requirements

- Minimum of 40 inches in width and must be reversible
- Designed to optimally transport spectators vertically to all levels of the stadium
- Stairs/Ramps
  - To be compliant with all current code requirements
  - Ramps to be designed to accommodate maintenance, and concession vehicles, and forklifts
    - a. Minimum width of 13 feet
    - b. Minimum Height of 10 feet
  - To be a mix of internal and external circulation, but all suite and club stairs should be interior only

**j. Ticketing**

- Central Ticketing office to be located at street level for easy public access
- Central Ticketing must accommodate minimum 22 ticket windows and office staff with four private offices, conference room, restrooms, break area, counting room, server room, vault, and settlement room with secure access to armored car pickup
- Day of game kiosks to be located near major entries
- Ticket will call to be located adjacent to Central Ticketing

**k. Guest Services**

- Information Stations at each public level provided to serve guest needs
- First Aid
  - Located on service level with convenient access to elevators and ambulance
  - Auxiliary first aid stations to be located throughout stadium
- Communications (, mobile charging stations)
- ATMs
- Drinking Fountains
  - Non-Refrigerated: to be provided on event level and all general concourses
  - Refrigerated: to be provided on all club concourses and suite levels
  - Must comply with local code and/or be at least two per concourse quadrant

**III. Food Service and Merchandising**

**a. Food/Beverage**

- Concessions – to be primarily designed by food service operator, however space must be designed to appropriately serve patrons from multiple locations throughout stadium with following minimum ratios:
  - General Seating: 1 POS per 175 spectators lower bowl; 1:200 POS upper bowl
  - Club Seating: 1 POS per 125 spectators
  - Fixed concessions must have sufficient MEP and food service infrastructure to support sales
  - Portable concessions to be placed throughout stadium with electrical and tel/data services provided
- Restaurant
  - A full service restaurant to be conveniently located to accommodate ticketed, game day patrons
  - Restaurant to be open for patrons from convention center and private events
  - Street access with dedicated elevator and stair access
  - Dedicated full service kitchen adjacent to the restaurant
  - Dedicated restrooms
- Bars
  - To be provided in Club Levels and Suite Level
- Club Lounges
  - Club lounges with sufficient food and beverage services to accommodate all club seating patrons
  - Include bars, concessions, pre-game buffet and toilets
  - Club lounges must include facilities for in-seat service wait staff

**b. Kitchens/Commissaries**

- Central Kitchen/Commissary
  - Located on event level convenient to loading dock and freight elevators
  - Equipped for preparation of food for concessions, clubs, suites, catering, and restaurants
  - Includes concession employee lockers, toilets, laundry, and offices also preferably at event level
  - Storage and staging for dry goods, frozen and refrigerated foods, pallets, alcoholic beverages and carts
- Vendor Commissaries
  - On all general concourse levels with a minimum of 15 square feet per vendor position
  - On premium seating levels, these areas will be for in-seat wait staff

- Pantries
    - On suite levels and each club lounge to provide support for in-suite catering and pre-game buffets in club lounges
    - One large pantry in each club lounge with supporting smaller club pantries
  - Empties Storage– recycling and waste facilities
  - Cart Storage and Wash Down Arenas
- c. Merchandising**
- Team Store
    - Central store on street level accessible on game days and non-game days
  - Merchandise Stands
    - Provided at fixed and mobile locations throughout stadium near major entries
    - One merchandise stand in each club lounge
  - Merchandise Storage on event level to accommodate team store and mobile merchandise

#### **IV. Multipurpose Event Facilities**

- a. Event Floor/Field**
- Accommodate multiple configurations for sports and conventions
  - Designed to accommodate all NFL, NCAA, MLS and Minnesota State High School League facility standards
  - Two entrances to accommodate large truck access to event floor
- b. Stage/Rigging**
- Designed to accommodate large touring concert and entertainment acts in end and center stage configurations
- c. Scoreboard/AV**
- State-of-the-art technology comparable to current stadiums
  - Consideration to be given to exterior video display capabilities especially visible from the stadium plaza.
- d. Control Rooms**
- Located on event level and press level to accommodate Scoreboard and AV control equipment
- e. Public Announcer Booth**

#### **V. Team Facilities**

- a. Home NFL Locker Room**

- Comparable to recent NFL stadiums with minimum 65 permanent lockers and 30 temporary lockers
- Shower, toilet and drying area with discreet access from press areas
- Elements to include:
  - Training Room
  - Head Athletic Trainer/Team Physician Room
  - Trainers' Changing Room
  - Hydrotherapy Room
  - Exam Room
  - Storage Supply and Equipment Storage
  - Stretching Room
  - Laundry
- Coaches Locker Rooms with work and lounge areas
- Staff Locker Room
- Offices for Head Coach and Equipment Manager
- Direct access to interview room and secure exit
- Access to truck loading

**b. Auxiliary Locker Rooms (2)**

- Two locker rooms with minimum 60 permanent lockers each sub dividable into locker rooms of 30 lockers each
- Shower, toilet and drying area (in both)
- Training Room (in both)
- Storage (in both)
- Coaches' lockers, showers and toilet (in both)

**c. Visitors NFL Locker Rooms**

- Comparable to recent NFL stadiums with 80 permanent lockers Design should allow for room to be divided into two locker rooms
- Shower, toilet and drying area with discreet access from press areas
- Elements to include:
  - Training Room
  - Exam Room
  - Staff Locker Room
  - Supply storage room and Equipment storage room
- Coaches Locker Rooms
- Office for Head Coach with dressing room
- Direct access to interview room
- Access to truck loading

**d. First Aid**

- First Aid/X-ray Room near team facility with compliance to NFL, NCAA, and MLS regulations
- e. **Officials/Game Crew Locker Rooms**
  - Officials locker room to have minimum 10 lockers with shower and restroom facilities
  - Officials Meeting Room
  - Game Crew locker room to have 10 lockers with shower and restroom facilities
- f. **Cheerleaders Locker Room**
  - 40 permanent lockers with space for make-up/hair and shower/restroom facilities
- g. **Family Waiting Room for players' and coaches' families;** include separate child care room accessible to parking and family waiting room
- h. **Owner's Lounge**
- i. **Staging Area**
- j. **Field Toilets with direct access to both bench areas**
- k. **VIP/Team Parking**
- l. **Coaches Booths (2)** convenient to Home NFL Locker Room
- m. **Coaches Video Platforms**
- n. **Video Replay Booth**
- o. **Administrative Offices**
  - Year-round space for the Team administrative operations, sales, marketing and ticketing

## VI. Media Facilities

- a. **Press Box**
  - Located on the upper suite level
  - Writing press to include minimum 200 writing stations
  - Each station to include one electric and two tel/data outlets
- b. **Broadcast Booths**
  - TV Broadcast Booths (one primary and one auxiliary) located at midfield
  - Six (6) Radio Broadcast Booths
- c. **Broadcast Truck Facilities**
  - Minimum Four (4) broadcast TV tractor/trailer truck positions with two expandable to 16 foot trailer width
  - Parking for a minimum of three (3) TV satellite trucks with clear sightlines to southern sky
  - Parking for up to six (6) local TV microwave trucks (exterior)
  - Parking for TV crew

- Power and Broadcast Infrastructure per NFL and HD Specifications
- d. TV Host Locations**
  - 15x15 area to host three (3) cameras and four (4) talent positions
- e. Camera Positions**
  - In compliance with NFL, NCAA, and MLS network broadcast requirements
- f. Interview Rooms**
  - Home Team Interview Room adjacent to locker room to accommodate minimum 100 people seated or 150 standing
  - Coach/Player Interview Room
  - Visiting Team Interview Room to accommodate minimum 50 people seated and 75 standing
- g. Press Support**
  - Media Work Room
  - Press Dining Room and Lounge for minimum 150 people
  - Media Function Room
  - Photographers Work Room
  - TV Cable Connection Room
  - Broadcast Crew Room
  - Equipment Storage
  - Restrooms

## **VII. Authority and Operations Staff Facilities**

- a. Offices**
  - Year round administrative offices for the Authority
  - Offices and cubicles for Stadium operations staff
  - Include conference room, break room, work room and storage
  - Food Service(s); main and fine dining
- b. Employee Locker rooms for men and women to accommodate minimum 100 staff**
- c. Gathering Rooms**
  - Employee Break Room
  - Ticket Taker and Usher Briefing Room
  - Event Security Briefing Room
- d. Storage**
  - Employee Uniform Storage and Laundry Facilities
  - Field Equipment Storage
  - Stage Storage and Support
  - General Storage

**e. Security Command Center**

- Two administrative offices
- One central game day office
- Restrooms
- Four (4) holding cells
- Roll-call room
- BMS Control Rooms
- Command Center to control access to loading dock and service tunnel
  - Stadium and Field Lighting Controls
  - Communications Systems
  - Fire Command Center
  - Public Address Systems
  - Monitors for Surveillance Camera Systems

**f. Janitorial/Maintenance Facilities**

- Four private offices and an open office area on event level for Maintenance
- Engineers Office adjacent to main BMS control room in the Command Center
- Maintenance shops for Machinery, Carpentry, Paint, Electrical and Plumbing
- Central Supply Room
- Janitors Closets on all levels near toilet facilities

**g. Trash Collection/Recycling**

- Main handling facility located near loading dock to accommodate separate treatment of trash and recyclable materials
- Trash container and recycling container storage/staging on each level

**h. Freight Elevators**

- Minimum one freight elevator on each side of stadium that must stop on all levels and accommodate 12,000 pounds minimum
- 10 feet wide by 20 feet deep

**i. On-field Observation Booths**

- Stadium Operations Booth
- Security Observation Booth

**j. Loading Dock**

- Convenient access to field level and service areas with easy street access
- Minimum of 6 truck bays with dock levelers and appropriate ventilation
- Additional two truck docks for central commissary
- Dedicated truck dock adjacent to NFL home team locker room

**VIII. Mechanical and Electrical Systems****a. Central Plant**

- b. HVAC Distribution System
- c. Plumbing System
- d. Fire Protection
- e. Electrical Power distribution
- f. Emergency Power System
- g. Lighting
- h. Fire Alarm and Detection Systems

**IX. Audio/Visual and Information Technology Systems**

The Project shall incorporate state-of-the-art audio and high definition video systems, including, without limitation, the following:

- a. Distributed Audio System
- b. MATV
- c. Broadcast Distribution and Camera
- d. Communication Systems/Information Management
- e. Security and Surveillance
- f. Scoreboard and Video Systems
- g. Hi density wifi and neutral host Distributed Antenna System
- h. Space for potential on site studio production

**X. Sponsorship Related Building Systems**

- a. Branding and Theming opportunities
- b. Integrated video and fixed signage opportunities to support all Sponsors
- c. Identify prominent locations for naming sponsor and major sponsors