



Whataburger Field Update



Type A Board Presentation
May 18, 2020



2020 Capital Improvements



\$3,082,033 Planned Improvements for 2020

\$1,989,634 Funded by Type A

\$899,891 Spent As of May 1, 2020

\$694,492 Spent on Type A Funded Projects

Capital Improvement Categories:

- Structural Integrity
- Safety and Security of the Facility
- Equipment Expiration
- Material Expiration
- Quality Consideration of City Asset



Type A Fund Improvements



	Projects	Estimated Cost	Actual Cost (spent as of 5.1.20)
22	Treatment of Corroded Concourse "I" Beams (corrosion due to salt air)	150,000	1,413.33
23	Refurbishment and Sealant of all Steel Safety Railings in Ballpark to Prevent Corrosion	85,000	42,199.29
38	Replace Ballpark Interior Netting to Improve Safety	90,000	135,887.33
39	Refurbishment of Berm and Exterior Landscaping and Overhaul Irrigation, includes Installation of New Zone Timers	50,000	29,509.61
52	Suite Refurbishment to Refresh Counters, Walls & Flooring, includes Repainting of Wood Trim	40,000	62,726.38
53	New Outfield Video Wall and Production System	995,000	
58	Batting Cage Improvements to include Enclosure, HVAC, LED Lighting, New Netting and Turf	96,634	153,055.91
63	Mike Shaw Loft Upgrades to include Bar, Floor and Wall	20,000	67,281.80



Type A Fund Improvements



	Projects	Estimated Cost	Actual Cost (spent as of 5.1.20)
66	New Concourse Box Suites Hospitality Areas for Increased Fan Experience	50,000	
74	New Wall Padding for the Ballpark	90,000	92,652.78
75	Replace Four (4) Concession Industrial Refrigerator Walk-In Coolers	160,000	
76	Replace Warehouse Ice Bin (primary ice production for Ballpark)	23,000	21,340.00
77	Renovation of Outfield Scoreboard Hospitality Area to include F&B Service Area, Social Spaces, & Lighting	15,000	1,022.92
78	Renovation of Clubhouse and Weight Room to include Expansion of Weight Room, Building New Training Office, Replacing Outdated Equipment	125,000	87,402.17
Total Type A Fund Investment for FY20		\$1,989,634	\$694,491.52



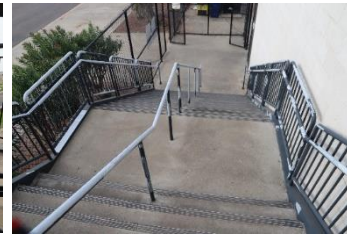
STRUCTURAL INTEGRITY

22. Corroded I Beams \$150,000

23. Steel Safety Railings \$85,000



- Repair all corrosive I-beams that require treatment and paint
- Surface preparation
- Welding
- Industrial grade paint
- Seal



Before

Scraping, primer, and painting nearly complete





SAFETY & SECURITY

38. Field Protective Netting \$90,000



- Coverage and product will be the same as Minute Maid Park
- Industry-wide upgrade of enhanced protective netting includes all 30 major league teams and majority of Minor League venues
- Protect fans in attendance who are not always at attention of every pitch and batted ball

Before



Phase 1 backstop knotless complete
Phase 2 extended foul area complete





SAFETY & SECURITY

39. Berm, Exterior & Irrigation Refurbishment \$50,000



- Enhance environmental efficiencies and consistent watering coverage/water pressure
- Fan pedestrian safety
- Curb appeal of City asset

Before



Landscape Demo
complete
Complete by June 1





QUALITY CONSIDERATION OF CITY ASSET



52. Suite Level Refurbishment \$40,000

- Aging and high-volume usage of hospitality spaces require general updates and repair
- Flooring replacement
- Paint
- Fixed accessories

Before



In Progress





QUALITY CONSIDERATION OF CITY ASSET

53. Outfield Scoreboard / Video Wall \$995,000



- Replaces outdated technology that increasingly fails, is more costly to maintain and harder to obtain replacement parts
- Provide better presentation for significant business and community partners of City asset
- Impactful fan experience asset that will present a “wow” factor to next generation of families and fans



Coming mid season due to lead time and in-season schedule availability



QUALITY CONSIDERATION OF CITY ASSET

58. Enclose Batting Cages/Add HVAC \$96,634



- Current condition is not representative of comparable facilities and MLB expectations
- Enclose structure
- Add HVAC
- Replace turf and netting
- Upgrade lighting

Before



After





QUALITY CONSIDERATION OF CITY ASSET

63. Suite Level Loft Area Upgrade \$20,000

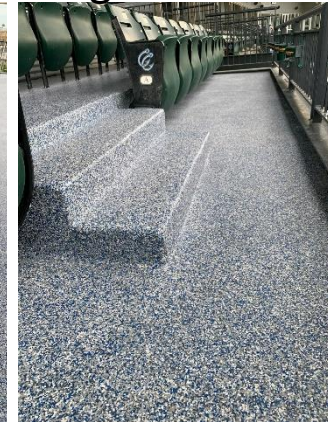


- Weather/environmental impact to outdoor hospitality location requires overhaul to City asset
- Flooring repairs
- Correct grading for water removal

Before



After Flooring remodel





QUALITY CONSIDERATION OF CITY ASSET

66. Concourse Box Hospitality Areas \$50,000



- Facility modernization to match newly opened venues and accommodate demand of new niche fan experience

Postponed to June





MATERIALS EXPIRATION

74. Field Wall Padding \$90,000



- Replace all field wall padding which is worn and an ever-increasing player safety liability
- Better present brand partners
- Replace Z-track mechanism to hang padding as it has deteriorated through rust and oxidation where pads are not secured to wall

Before



After





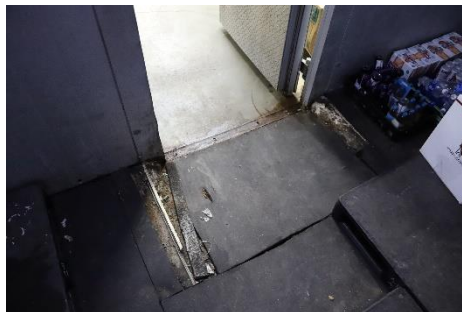
MATERIALS EXPIRATION

75. Walk-In Coolers \$160,000

76. Ice Machines \$23,000



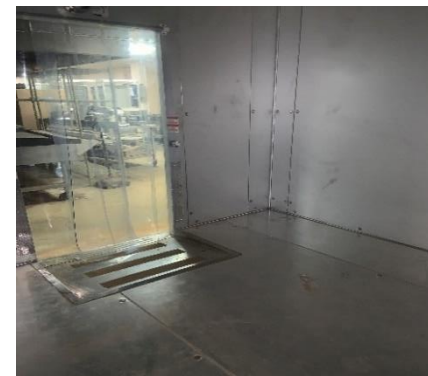
- Upgrade faulty and irreparable commercial fixed asset to provide cleaner, more efficient food preparation and storage
- Increase safety from current equipment which leaks water across foot traffic locations
- Flooring of walk-ins beyond repair



Before



New walk-ins installed





MATERIALS EXPIRATION

77. Outfield Scoreboard

Hospitality Area Upgrade \$15,000



- Renovate F&B area
- Lighting
- Social space appeal
- Increase functionality

Before



Upgrades
to be
complete
by July 1st



QUALITY CONSIDERATION OF CITY ASSET

78. Renovate Clubhouse / Training Facilities \$125,000



- Enhance functionality efficiencies and usage capabilities
- Accommodate increasing staff volume
- Add value to City asset

Before



Weight room complete.
Bathrooms updated by July 1.

After

