



## **Arena Maintenance Status Report**

It has been ten years since the American Bank Center Arena opened its doors and SMG has had the privilege of managing the facility from day one. We have a dedicated maintenance, housekeeping, and change over department, specifically geared towards the servicing of this facility. The activities of each of these departments are guided and supported by ALTUM, our proprietary and state of the art maintenance software.

ALTUM automatically generates work orders for specific activities based on manufacturers recommended maintenance schedules. The system then assigns technicians to the appropriate task and progress is tracked through to completion and recorded in ALTUM. Digital copies are retained in the system, along with OSHA procedures specific to the task, for documentation.

As a facility ages the maintenance requirements grow. In an effort to keep the associated cost with our aging facility in check, we have completed several retrofit and refurbishments throughout the arena, in conjunction with the City of Corpus Christi's energy conservation initiative, such as:

1. Concourse and exterior lighting has been retrofit to LED.
2. The LUTRON lighting control system has been replaced with ENCILIUM.
3. We've reconfigured the dehumidification to increase economy and effectiveness.
4. HVAC controls have been upgraded.
5. We have initiated an aggressive condensing water treatment program to preserve HVAC equipment.
6. Water conservation flush valves, sink valves, and spigots have been installed in all of the restrooms and locker rooms.

These projects, as well as future ones, are designed to keep repair and maintenance costs low as well as maintain facility relevance and sustainability so that we may successfully compete with other, newer venues in the market.

Some of the future projects you will find in the Arena will be digital way finding kiosks, refurbishment of the architectural fiber optic accents, updating of the sports lighting system and controls, removal of the concourse carpet reclaiming the terrazzo and, the renovation of suites 4&5. It has been SMG's pleasure to serve the City of Corpus Christi for the past ten years and we're excited to see what the next decade has in store.