

Whataburger Field Maintenance Status Report

Background & Findings

Per the lease agreement with the Corpus Christi Hooks for the use of Whataburger Field, the Lessee (Corpus Christi Hooks) is responsible for all maintenance, repair and capital improvements. The following is a summary of the maintenance and capital repair and improvement plan for Whataburger Field.

The overall plan for Maintenance and Capital Repairs and Improvement has three main phases. They are:

- Scheduled annual maintenance;
- Addressing issues that arise unexpectedly; and
- Replacing and/or upgrading aging stadium components.

Because the Corpus Christi Hooks season begins in early April, the Hooks view March 31 as the finish line for all offseason projects. This report refers to projects for the 2015 offseason; therefore, the Hooks' planning would call for the work to be done between October of 2014 and March 31 of 2015.

Scheduled Annual Maintenance

In addition to the work that our full time operations staff does on a year round basis to keep the stadium clean and the field and grounds looking at their best, the Hooks perform the following maintenance functions to manufacturer's specs on an annual basis:

- Irrigation maintenance
- Fire system maintenance
- Elevator maintenance
- Electrical and lighting maintenance
- HVAC maintenance
- Plumbing maintenance
- Inspections of elevator, backflow, fire system, fire extinguisher
- Inspection and cleaning of boiler and grease traps
- Painting of rails and seat arms throughout the ballpark
- Staining of wood on suite level as well as on outfield deck areas
- Preventative maintenance on equipment used to preserve the condition of the stadium
- Inspection and assessment of concrete throughout the stadium
- Inspection and assessment of parking lot surface

Issues That Can Arise Unexpectedly

As part of the Hooks' annual maintenance work the team expects to address projects and items in the categories listed above. However, there are also unexpected issues that arise that need to be addressed. An example of a larger project that has arisen unexpectedly for the 2015 off-season is the repair of a corroded drain near the Whataburger Stand. Another example is the replacement of the grease trap in one of the concession stands. The failure of this unit was related to use of incorrect material rather than age. The other grease traps have been inspected do not require replacement at this time. It has also been difficult to find a replacement because it is a custom built unit unique to the stadium.

Replacing and/or Upgrading Aging Stadium Components

Primary projects in this category include for the 2015 off-season:

- Enclosing and adding climate control to grounds shop. This project gives us an environment that should protect the condition of equipment crucial to the everyday maintenance of the stadium and field.
- Update of home clubhouse with new carpet, new paint, new insulation of windows, moving of laundry equipment, new storage spaces. After 10 seasons, clubhouse carpet and paint were in bad shape, made worse by an August 2014 leak of a grease trap and drain above the main hallway of the clubhouse.
- Relocation of umpire dressing room. In original location, AC was never sufficient. With relocation of the grounds crew office, we were able to place the umpire locker room in a better location and re-purpose that space for storage.
- Suite Level renovation. Updates to suites include new paint, new carpet, new cabinets and counter-tops, as well as new stadium seating on the suite porches.
- Little League Re-Surfacing. The youth field behind center field was built over slabs of asphalt and concrete, making it impossible to drain when we get rain, as well as making the soil toxic for growing grass. We removed all grass, tilled the soil, brought in new soil, levelled with a crown to encourage runoff, added some drains in key areas, and re-sodded with new grass.
- Replaced back-lit concourse signs with new signage that goes directly on the wall. Printing is more high res and lights used to illuminate are energy efficient LED lights.
- 44 AC units that work to cool all areas of the ballpark are 10 years old. For 2015 we replaced 11 of those units, and will repeat that process for the next 3 years.

In addition to the items that are being addressed in the 2015 offseason, there are also projects planned for the upcoming years. They include:

- New Field Installation – 2016
- Replacement of Roof Tin – 2016
- Replacement of seating in the lower seating bowl – 2017

City staff is in the preliminary stages of creating an inspection schedule and process that will ensure that the lessee is meeting its obligations under the contract to perform maintenance, repair and capital improvements at Whataburger Field. While the Corpus Christi Hooks have been exceptional stewards of the baseball park, it is important to verify that this important public asset continues to be properly cared for now and in the future.