

From: Charles W. Weigle, General Manager
To: Peter Zanoni, City Manager – City of Corpus Christi
Subject: Whataburger Field FY 19 Final Expenditures & FY 20 Facility Work Plan
Date: September 9th, 2019

Per our Lease Agreement, attached is the Final Expenditure Summary for FY 19 and Facility Work Plan for FY 20 for Whataburger Field.

FY 19 Expenditure Summary

Major and high-profile projects highlighted FY 19 work. The largest project was on the suite level. We redesigned and remodeled the “Citgo Cotton Club”, providing our guests with an event center and premium game experience while attending Hooks games. New furniture, concession equipment and TVs were added as well. On the concourse, we added a new retail store, The Tackle Box, expanding the retail availability for fans. Concession stand 2B was rebranded to TLC (Tenders, Love and Chicken) and new equipment was added to provide more concession options. Saint Arnold Bar was added on the concourse near the main entrance as a new feature for the fans. New exclusive 4 Topps area located at section 120 was a new fan experience added this year. On the playing field, the dugout and camera wells were rebuilt, and new dugout rail padding was added for player safety. Within the facility, four aging A/C units were replaced, reducing costly maintenance and functionality of the facility. In the outfield areas, the Goodwill Deck and the Pool Deck were refurbished, and all rocking chairs were replaced to allow for a better fan experience. In addition, fencing throughout the ballpark was repaired to provide better safety and security to our facility and our fans.

Other facility improvements include: Heavy corrosion was treated on the southeast side of the stadium on the first level and in the suite level at the Mike Shaw loft. This prevented the advancement of rust and extends the life of the facility. Glycol systems were refurbished in all the concession stands for the draft system. Attendance Board and both lineup boards were replaced with Digital boards. Additional drains were added in the 3rd base bar and 3rd base kitchen areas allowing proper water drainage throughout the facility and preventing puddles of water from forming. Suite 17 and 19, both Clubhouses and the Aramark Offices received new flooring/carpet and paint. Roof was sealed and repainted with new color scheme. New cubicles were added to the office areas. The front office kitchen was remodeled.

As in every year, unplanned maintenance issues and projects provided challenges for FY 19. Failing door locking mechanisms were again a high failure item including door closures throughout the facility. These were repaired/replaced as needed to help improve safety and allow proper closing of exterior and interior doors. Railings and I-beams were deteriorating and were treated for corrosion and then painted with marine grade paint to prevent reoccurrence of rust. Sump pumps and grinder pumps were replaced due to failure in our holding tanks. Other major repairs include major gas line repair, multiple exterior irrigation repairs, elevator repairs, walk-in refrigerator repair and fire system repairs.

FY 20 Facility Workplan

Moving into our plans for FY 20, significantly increased capital improvement money is needed to continue to fix outstanding issues and deterioration from an aging, 16-year old ballpark. Major capital repair projects include continuing the repair of I-beams from corrosion; installation of safety industrial flooring on the concourses to prevent further cracking deterioration, and safety issues; replacing infield and outfield pads;

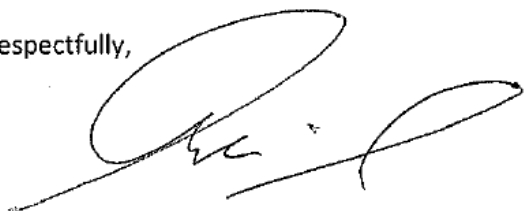
installation of new ballpark field netting; repainting of all corroded and deteriorated railings and walls; sump pump replacement for sewage; and replacing deteriorated sound system and stadium wiring. We continue to enhance and upgrade outdated components and areas in the ballpark to ensure exceptional fan experiences during baseball and other special events held throughout the year. Major enhancements that we are looking at for FY 20 include installation of new concourse box suites; replacement of outdated tri-visions with a digital outfield wall videoboard; enclosing the outdoor batting cages for HVAC supported space for players; adding an additional loft area above the Champions Club Bar; expansion of the concourse in sections 110-112 to provide an outdoor party space and storage for field materials and equipment; updating concessions equipment; new wall padding for the remaining infield and outfield.

We continue to convert the facility to a more green, ecofriendly building, installing LED fixtures and making other enhancements. Our main challenge remains rapid stadium weathering and deterioration and unexpected maintenance. Emplacement of policies and procedures continue to help sustain the facilities and equipment to maximum life cycles, but we foresee significant capital expenditure increases over the next three to five years in order to maintain a high level of safety and facility integrity. Reviewing current projections with your office and looking at different ways to fund some of the required expenditures will be beneficial to the City of Corpus Christi, the Hooks, and all patrons that visit Whataburger Field yearly for baseball and fun.

Upon acceptance of the FY 19 Expenditure Summary, we request \$175,000 reimbursement be issued.

Upon acceptance of the FY 20 Facility Workplan, we request written approval to proceed with making improvements.

Respectfully,



Charles W. Weigle
General Manager



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