



Whataburger Field Update



Type A Board Presentation
March 16, 2020



2020 Capital Improvements



\$3,082,033 Planned Improvements for 2020
\$1,989,634 Funded by Type A

Capital Improvement Categories:

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



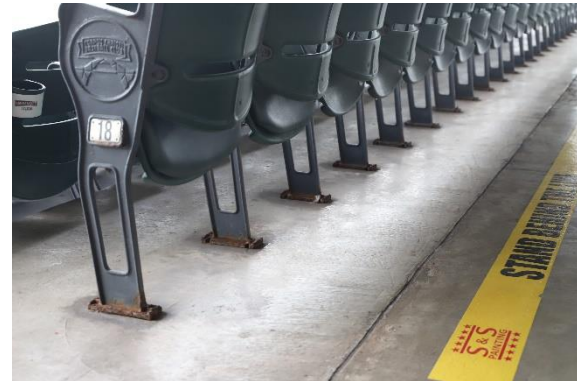
STRUCTURAL INTEGRITY

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



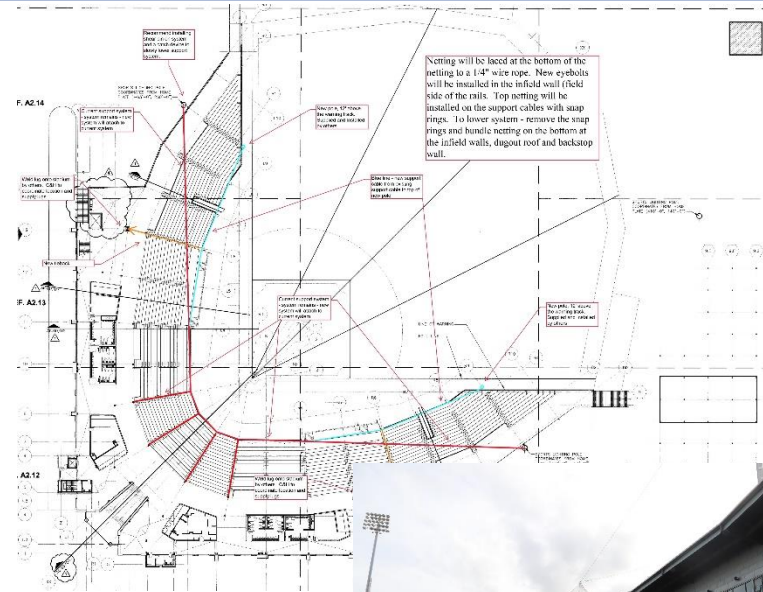


SAFETY & SECURITY

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





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





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



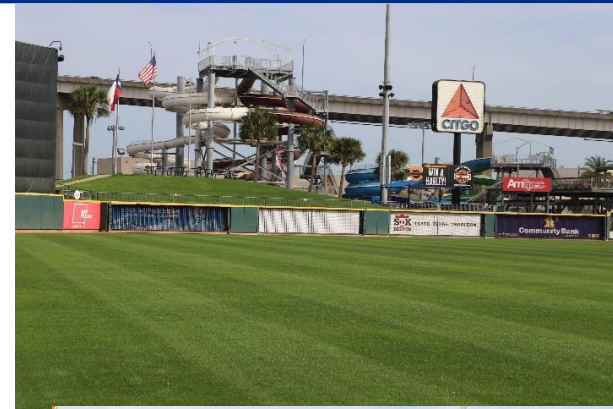


QUALITY CONSIDERATION OF CITY ASSET

53. Outfield Scoreboard Hospitality Area Upgrade \$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- Replaces outdated technology that increasingly fails, is more costly to maintain and harder to obtain replacement parts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





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





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



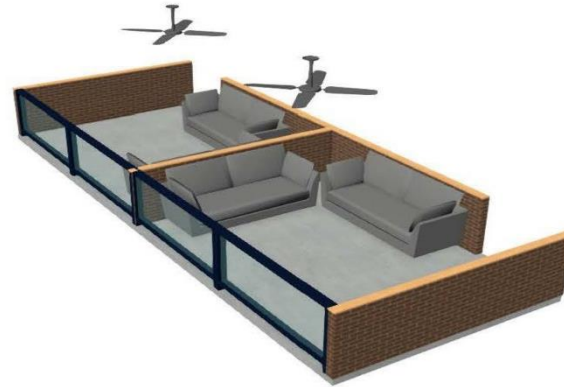


QUALITY CONSIDERATION OF CITY ASSET

66. Concourse Box Hospitality Areas \$50,000



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





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





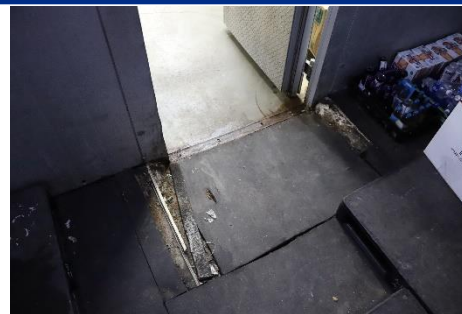
MATERIALS EXPIRATION

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





MATERIALS EXPIRATION

77. Outfield Scoreboard

Hospitality Area Upgrade \$15,000



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





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



