Hooks™

AA-affiliate of the Houston Astros

Capital Improvements Review

City Capex Summary

Hooks lease – City provides $175,000 reimbursement when Hooks Cap Ex/Maintenance meets or exceeds $350,000.

Proposed City Capex Investment:

2022 - $1,076,000 (pg. 3-7)

2023 - $2,541,000 (pg. 8-10)

2024 - $835,000 (pg. 11-12)

2025 - $421,000 (pg. 13)

4-year total - $4,873,000

Additional considerations (pg. 14-20)

Capex Investment History

	Hooks		City of Corpus Christi		
Fiscal Year	Capital Expenditures	Annual Rent	Contribution via Type A funds	Contribution via HOT funds	Property Insurance
2020	*$1,000,000*	*$80,000*	*$2,000,000*	*$0*	*$67,100*
2019	$966,415	$70,000		$175,000	$70,670
2018	$617,924	$70,000		$175,000	$65,434
2017	$519,247	$70,000		$175,000	$65,529
2016	$645,518	$70,000		$175,000	
2015	$554,993	$70,000		$175,000	
2014	$711,866	$60,000		$175,000	
2013	$299,237	$60,000			
2012	$27,168	$60,000			
2011	$3,022	$60,000			
2010	$16,823	$60,000			
2009	$26,925	$50,000			
2008	$190,763	$50,000			
2007	$349,375	$50,000			
2006	$67,520	$50,000			
2005	$894,217	$50,000			
TOTAL	**$ 6,891,013**	**$980,000**	**$2,000,000**	**$1,050,000**	**$268,733**

PDL Requirements & Penalty

Compliance Requirements

- 30 points or less by 2023
- 20 points or less by 2024
- 10 points or less by 2025 and in perpetuity

Notes to Section 7 - Most recent lighting assessment is based on 2016 Field Survey performed by Gould Evans. 2016 was non-compliant and $28k in remedies were completed. Very likely penalties are higher if a current day lighting survey was executed for both Average and Uniformity.

FACILITY STANDARDS: GRADING RUBIC					42
					TOTAL POINTS
Section 3	**Home Club Facilities**	**Penalty Range**			**5**
		Low	*Med*	*High*	
2	Home Commissary and Dining Area				
	Freezer	1	1	1	
	Dishwasher	1	1	1	
4	Home Training Room				
	Minimum 400 sq ft	1	3	10	
	2 full body whirlpools	-	2	5	
Section 4	**Visiting Club Facilities**	**Penalty Range**			**22**
		Low	*Med*	*High*	
1	Visiting Clubhouse/Dressing Area				
	Minimum # of regulation lockers	1	3	10	
2	Visiting Commissary and Dining Area				
	Minimum 300 sq ft	1	2	5	
	Freezer	1	1	1	
	Sink	1	1	1	
	Dishwasher	1	1	1	
	Microwave	1	1	1	
	Storage Cabinets	1	1	1	
	Seating Area for 8 min	1	1	1	
4	Visiting Training Room				
	2 full body whirlpools	-	2	5	
6	Visiting Field Manager's Office				
	Separate Manager's office	3	3	3	
	Separate toilet, shower and dressing area	1	1	1	
	Meeting space for min 4 people	2	2	2	
Section 5	**Additional Team Facilities**	**Penalty Range**			**8**
		Low	*Med*	*High*	
4	Female Staff Facilities				
	Minimum 4 regulation lockers	1	2	5	
	Shower heads: 2	NA	1	10	
	Water closets: 2	NA	1	10	
	Lavatories: 2	NA	1	10	
Section 6	**High Speed Internet**	**Penalty Range**			**3**
		Low	*Med*	*High*	
2	Secondary Internet Connection	3	3	3	
Section 7	**Playing Field**	**Penalty Range**			**4**
		Low	*Med*	*High*	
7	Field Lighting Average fc (Infield)	1	3	10	
	Field Lighting Average fc (Outfield)	1	3	10	
	Field Lighting Uniformity Ratio (Infield)	1	3	5	
	Field Lighting Uniformity Ratio (Outfield)	1	3	5	

2022 – PDL Requirement

- Field Lights – PDL requirement ($750,000)
  - 7.7 Field Lighting - All lighting systems shall maintain the following minimum brightness requirements: Infield**: 100 fc average. Outfield: 70 fc average. Bullpen: 50 fc average.** All lighting systems shall operate with a maximum uniformity ratio of 1.2/1 in the infield and 2/1 in the outfield. The uniformity ratios shall be computed by comparing the highest and lowest footcandle readings in the infield and the outfield. The evaluation grid used to assess compliance with the standards above shall include 16 light measurements taken in the infield, starting at home plate on a 30'x30' grid pattern. Outfield readings shall be taken on a 60'x60' grid pattern starting 15' in from each foul line and 45' out from each infield base line. 29 outfield readings shall be taken. All readings shall be taken 3' off the ground. The cell of the light meter shall be self-leveling and mounted on a fixed tripod. The bullpen grid shall include pitcher's mound, bullpen home plate and midpoint for each pitching location. All new field lighting systems for which construction commenced on or after October 1, 2020, including both new facilities and substantial modifications to existing lighting systems (e.g., a modification that involves the installation of new lighting poles), shall be submitted to Major League Baseball for approval in advance of construction. All new lighting systems shall utilize an LED source, follow IES RP-6-15 standards (unless specified otherwise under this provision), and meet the following minimum standards: Color temperature shall be greater than or equal to 5000°K Color Rendering Index (CRI) shall be minimum of 75 Light Loss Factor (LLF) shall be minimum of 0.88 Average footcandle readings in foul territory shall be a minimum of 70% of the standard applicable to the immediately adjacent area in fair territory.

2016 Musco Illumination Summary



GRID SUMMARY	
Name:	AA Baseball
Size:	Irregular 325' / 400' / 315'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

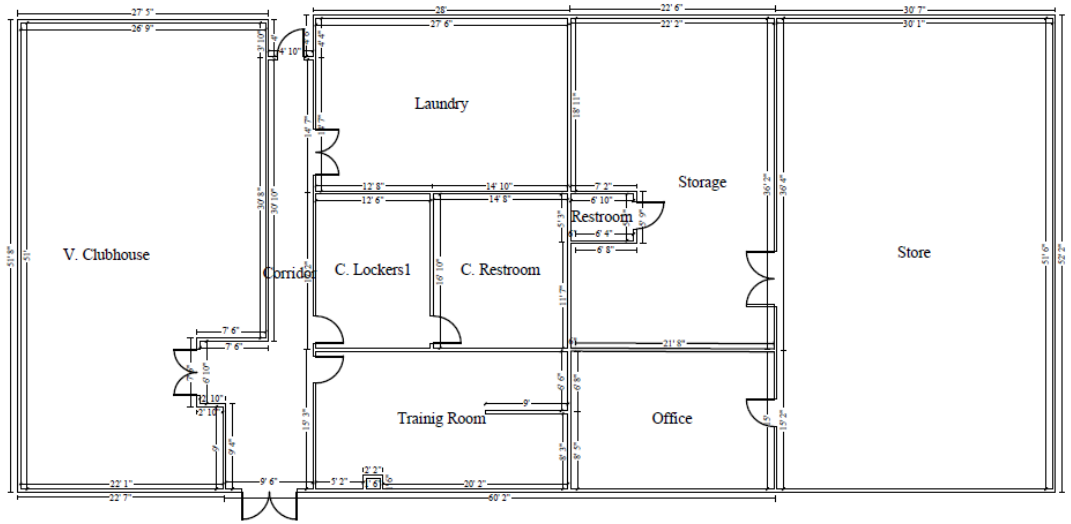
ILLUMINATION SUMMARY		
MAINTAINED HORIZONTAL FOOTCANDLES		
	Infield	Outfield
Guaranteed Average:	100	70
Scan Average:	102.41	70.68
Maximum:	109	95
Minimum:	95	58
Avg / Min:	1.07	1.21
Guaranteed Max / Min:	1.2	2
Max / Min:	1.14	1.63
UG (adjacent pts):	1.11	1.18
CU:	0.59	
No. of Points:	25	105

2022 – PDL Requirement

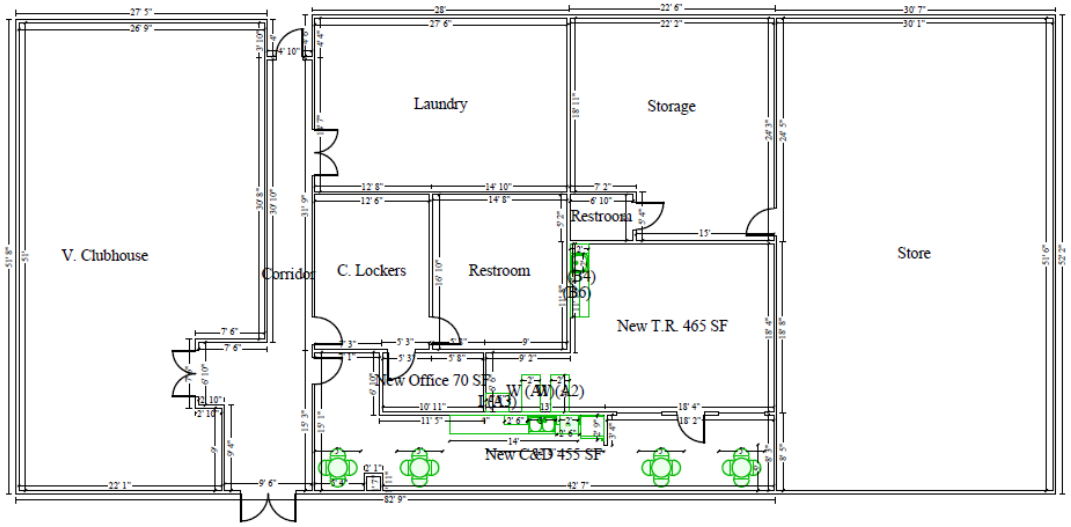
Visitor's Clubhouse renovation – ($200,000)

- 4.2 Visiting Commissary and Dining Area - All facilities shall provide an area of not less than 300 sq. ft. dedicated to food preparation and consumption. If these two areas are separate (e.g., a seating area across the hall from the food preparation space), then the combined space must be a minimum of 300 sq. ft. The commissary shall include a refrigerator, a freezer, a sink, a dishwasher, a microwave, cabinets for storage, and a seating area that can accommodate at least 8 individuals at one time. All kitchen equipment shall comply with applicable local and state standards related to sanitation and cleanliness. In all circumstances, the commissary and dining area shall be separated from the player and staff dressing areas but should be immediately accessible by players and staff and located in, or in direct proximity to, the general visiting clubhouse area. For the avoidance of doubt, the commissary equipment above shall be dedicated for the sole use of the Major League Baseball Club and will required irrespective of the existence of a separate kitchen or restaurant area located away from the visiting clubhouse area (e.g., elsewhere in the facility).

Current floorplan without dining area



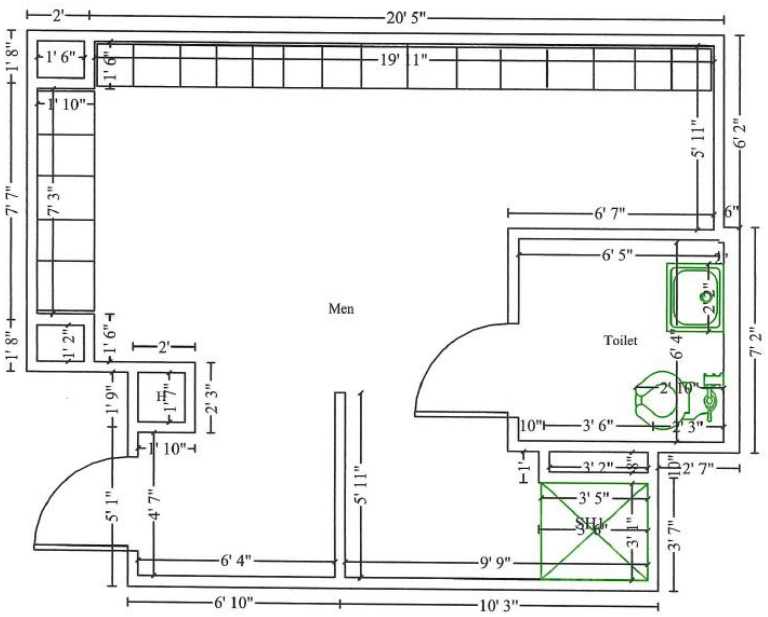
Redesign with dining area

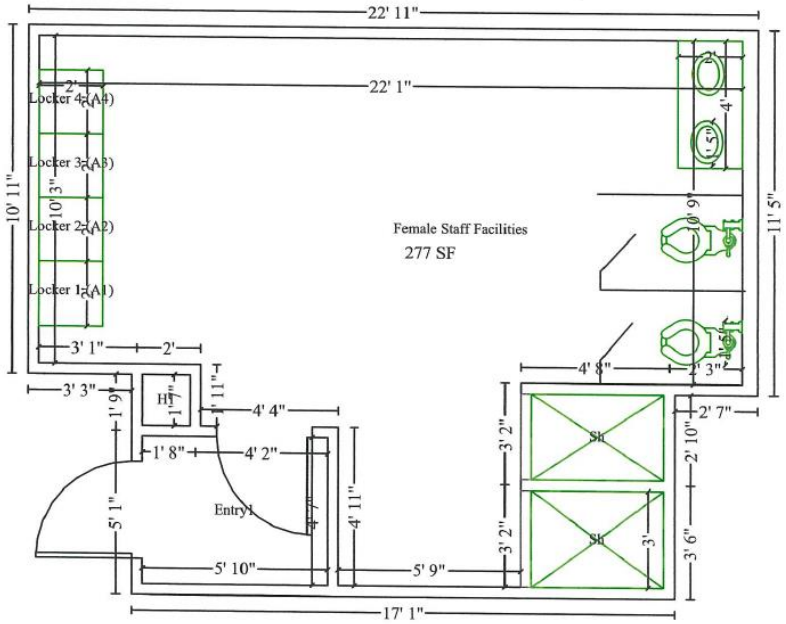


2022 – PDL Requirement

Women's Clubhouse – ($60,000)

- 5.4 Female Staff Facilities - All facilities shall provide a private dressing, shower, and toilet facility that is available only to female umpires and female staff of the home and visiting Major League organizations. Such dressing area shall be located in reasonable proximity to the home and visiting clubhouses and shall include a minimum of four lockers (each a minimum of 24" w x 72" h), two showerheads, two water closets, and two lavatories. Minimum floorspace requirements for the female staff facilities shall be 200 sq. ft. (as measured from the base of each wall).Notwithstanding the forgoing, facilities may include multiple separate dressing areas for home and visiting female staff and umpires, provided that at least two lockers, one shower, one water closet, and one lavatory are available in each location for female staff. For the avoidance of doubt, the combined requirements of such facilities remain as outlined above.





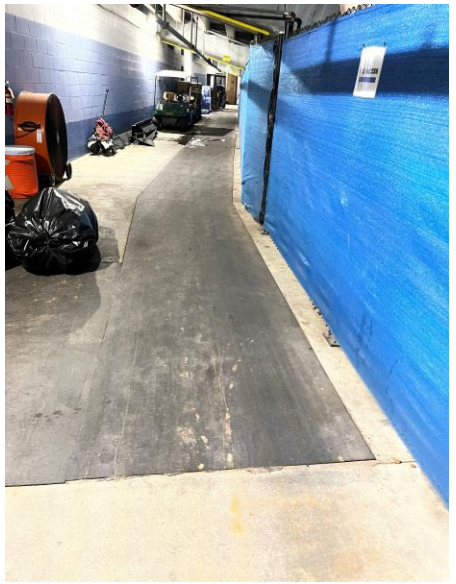
2022

- Cotton Club entrance door replacement ($16,000)
  - Cotton Club doors are original from 2005
  - Various internal parts have been replaced, but additional issues continue to occur ($2,500 in repairs over 2019/2020)
  - Current state of doors are difficult to open and are a safety hazard for egress in the event of an emergency
- Home Clubhouse Washer/Dryer replacement ($35,000)
  - Two washers in the Home Clubhouse are original from 2005 (life expectancy is 8 years)
    - Cost per washer is $12,000
  - Two dryers in the Home Clubhouse are original from 2005 (life expectancy is 10-15 years)
    - Cost per dryer is $5,500
  - Visiting Clubhouse washer failed in 2021 and was replaced
- Floor matting tunnel walkways ($15,000)
  - Current walkways are bubbling and tearing





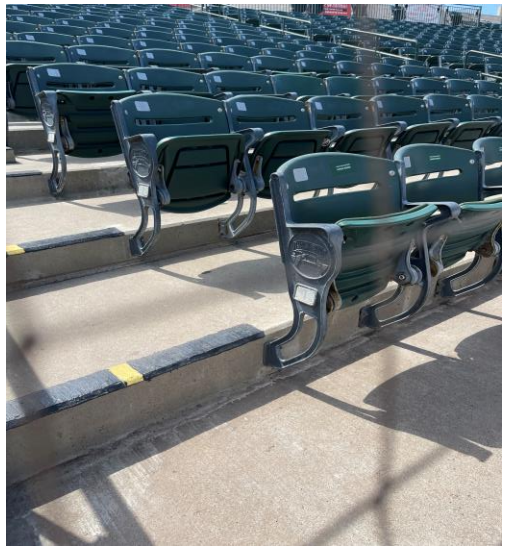


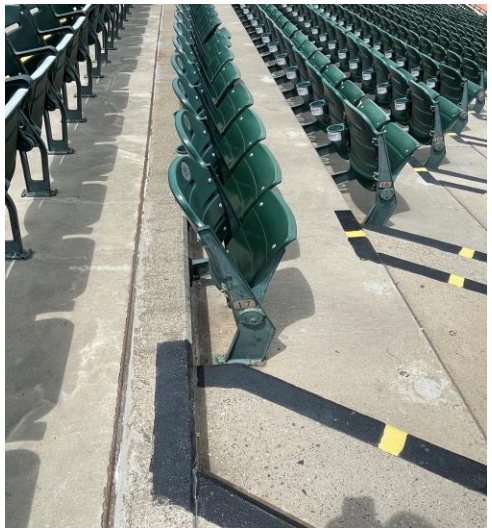


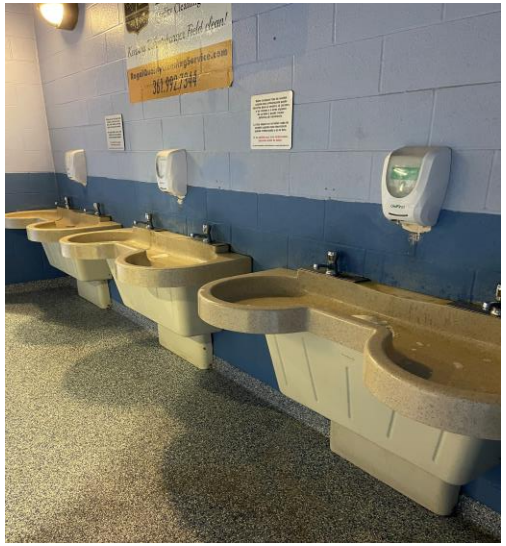


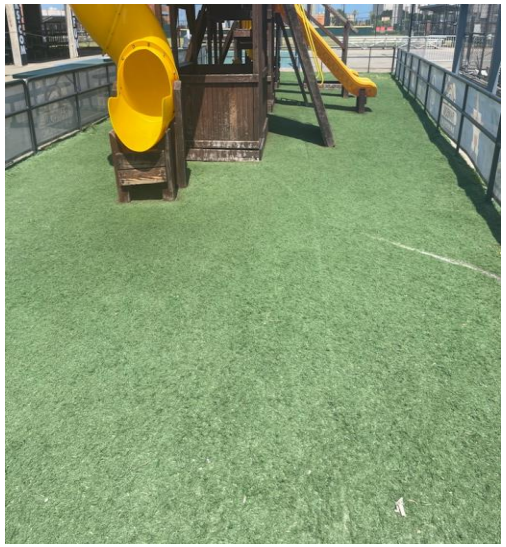
2023

- 1,549 stadium seat replacement stanchions & seats ($200,000)
  - Replaces short support bar seating that has major break issues
- Concourse light fixtures to LED ($43,000 / $175 per LED fixture)
  - 277 total light fixtures (Concourse, Suite Level, RF Tunnel)
  - On average, replacing 100 lights/ballasts per year
- Touchless faucets- fan facing ($38,000 – 60 total faucets)
- Returf Kids Zone playground ($10,000)
  - Ground needs to be releveled with dirt and laid over with new artificial turf
  - Current ground has become unlevel over the years and turf is showing signs of wear and tear



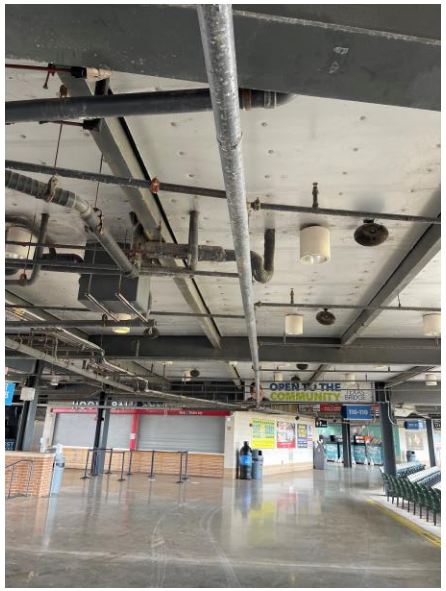


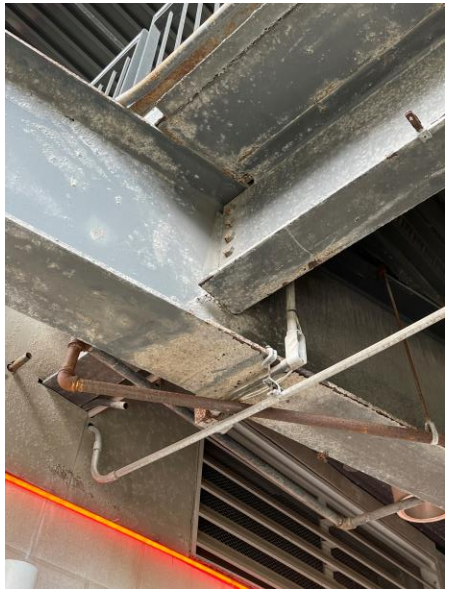


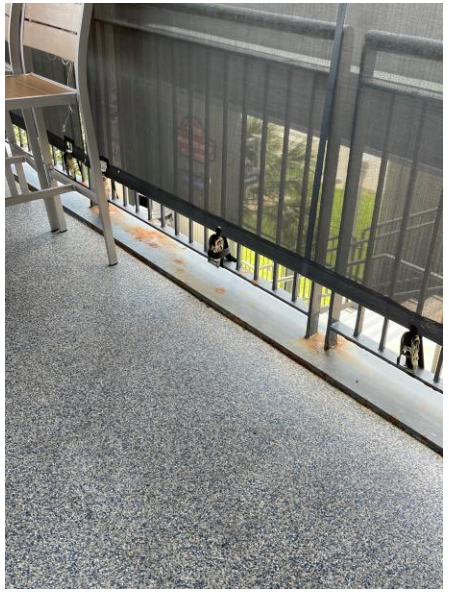


2023 – Steel & Structure Paint









Steel & Structure Painting – $2,000,000

- Entire ballpark needs painting of structural steel. Beams that were done in ‘18 are already showing rust. Recommend consolidating line items for I beams, handrails and foul poles and spread project over 3 years. Need to set a scope that includes proper finishes for all. Prefer marine grade or epoxy finishes. Cost of prepping and painting entire structure and handrails would be around 1.5 - 2 million dollars.

2023 - Elevator Refurbishment





Passenger Elevator refurbishment ($110,000)

- Elevator is original from 2005
- Internal parts need to be updated to become more modern – replacement parts are becoming harder to find
- Schindler recommends upgraded controller, power unit, door operator, COP, push buttons, and position indicators





Freight Elevator refurbishment ($140,000)

- Elevator is original from 2005
- Internal parts need to be updated to become more modern – replacement parts are becoming harder to find
- Schindler recommends upgraded controller, power unit, door operator, COP, push buttons, and position indicators

2024

HVAC Replacement - $250,000

- Facility currently has a total of forty-five (45) AC units
- Twenty-four (24) are original Trane units from 2005
- Life expectancy is 8-10 years (corrosion from salt air)
  - In-house electrician has expanded unit life span by replacing internal parts as they failed
  - Replacement parts for Trane units are becoming harder to find
- Due to original placement of units, portions of ceiling grids and fire lines will need to be removed and reinstalled during replacement process
- Aging Trane units have been replaced with a combination of Lennox and Guardian units
  - Organization recommends sticking with Lennox Units (life expectancy and durability)







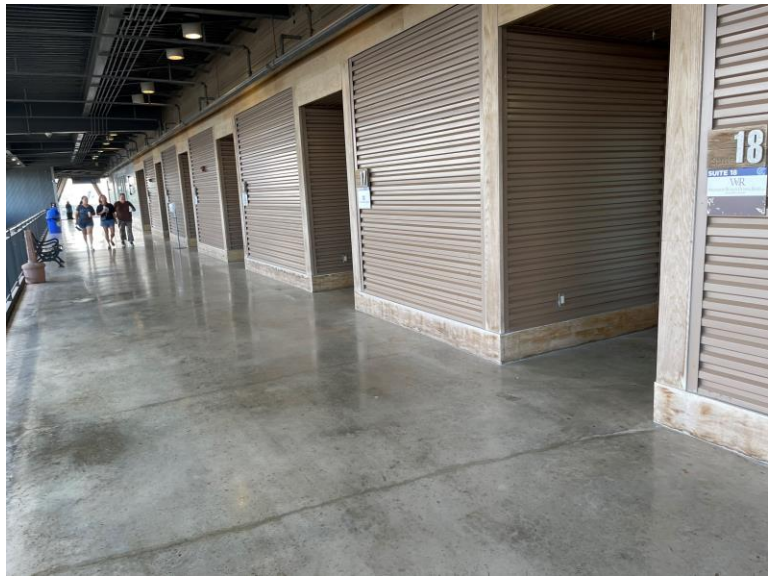
2024

- Refurbish exterior Tickets/Ballpark Office/Whataburger/Cotton Club signs ($75,000)
- Field replacement including drainage redesign($450,000)
- Resurface Roof ($75,000)

2025

- Replace auxiliary scoreboards with LED ribbon boards ($300,000)
- Suite level wood trim refurbishment ($16,000)
- Fire panel replacement. New vendor. Currently stuck with proprietary equipment ($105,000)







Additional Items for Consideration



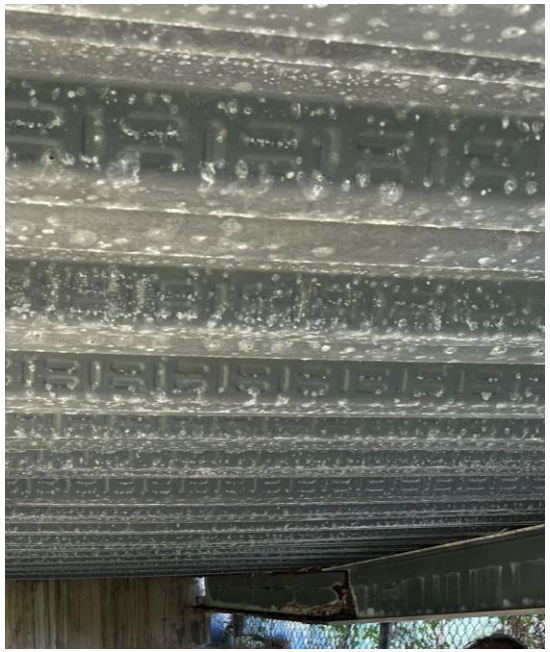
Fire Pump Valve Rebuild

- Rebuild of one Victaulic 756 dry valve
- Manufacturer recommends rebuild of valve every five years. Current valve is going on 10+ years.
- Cost - $3,305



Clevis Hangers

- Majority of clevis hangers around facility are beginning to rust and multiple are beginning to break
- Clevis hangers support water/fire lines
- Cost per clevis hanger install - $66
- Roughly 100-150 total hangers



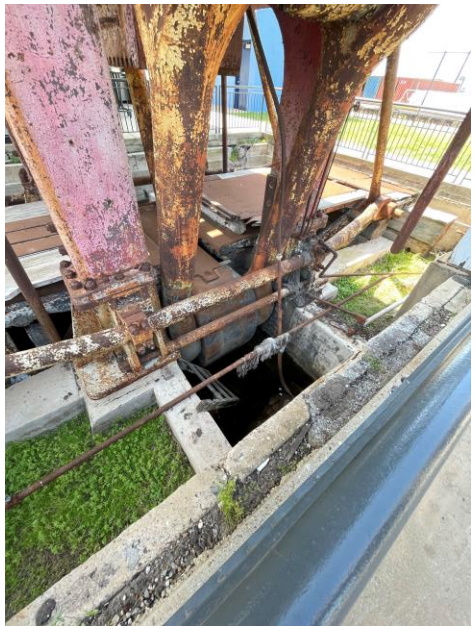
Bridge Metal Deck and Beam Replacement

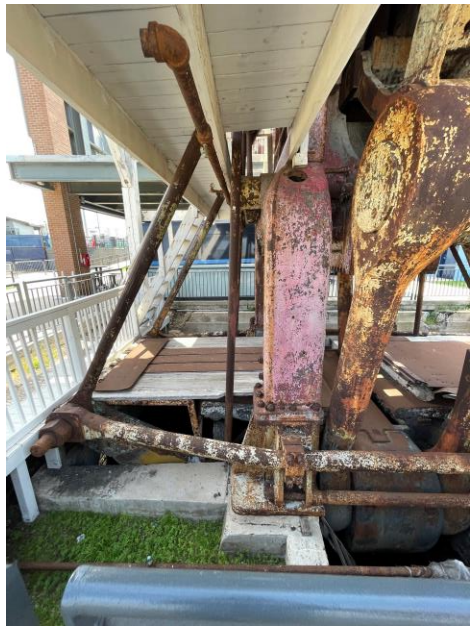


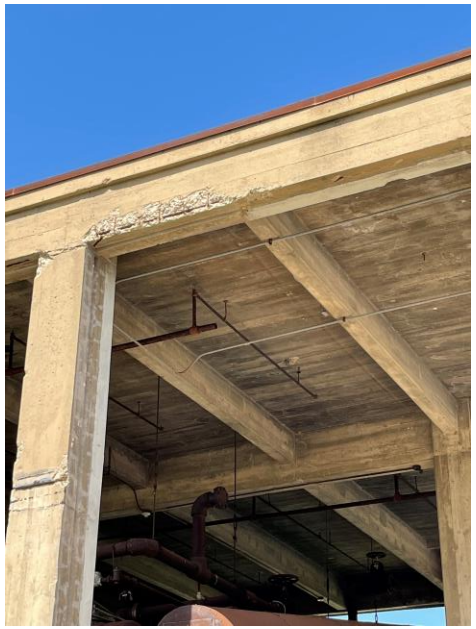
Turf Kids field

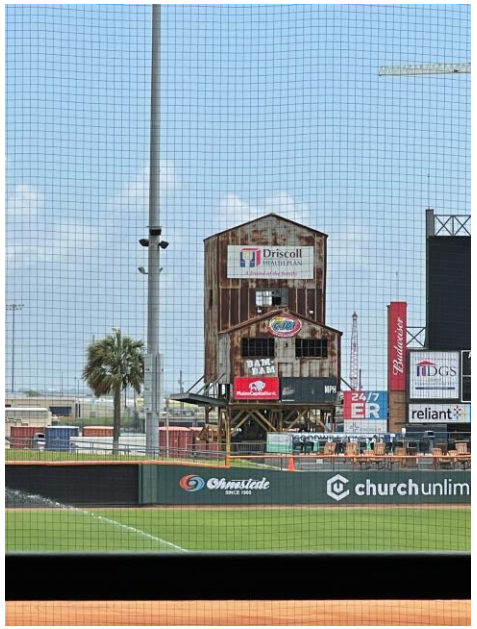
- Area sits on former parking lot sub-base and floods with even moderate rain levels
- When playable, sees heavy foot traffic from kids attending games
- Has the potential to serve as a Group Sales asset that could include a Little League game opportunity followed by Hooks game attendance

Additional Items for Consideration









Hooks K Box – High Priority

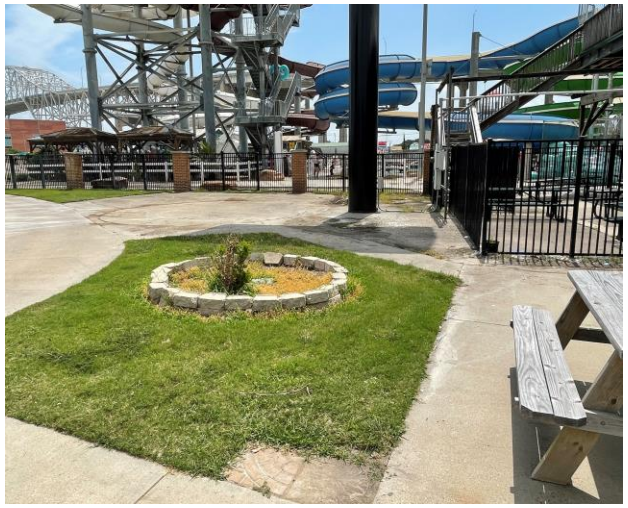
- Stairwell and deck replacement. This is a very unsafe area of the ballpark and should get addressed immediately. Suggest using Trex Composite Decking to get best lifespan.

Cotton Presses

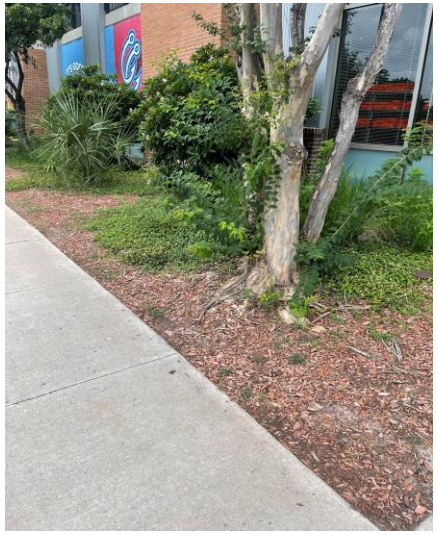
- Fill open spaces below each press with gravel – waiting on bid

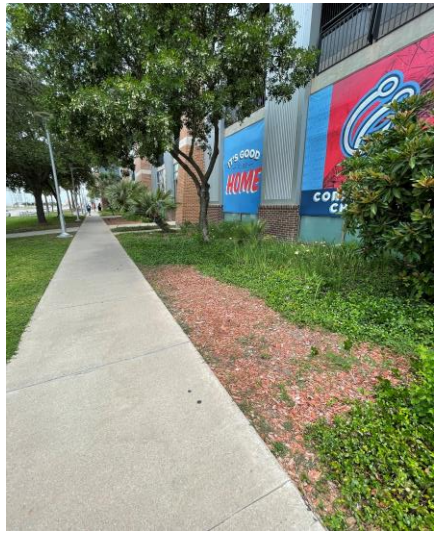
Additional Items for Consideration





Splash Pad and Interior Common Area Landscape Design - $100,000



Exterior Landscape Design - $100,000

Additional Items for Consideration



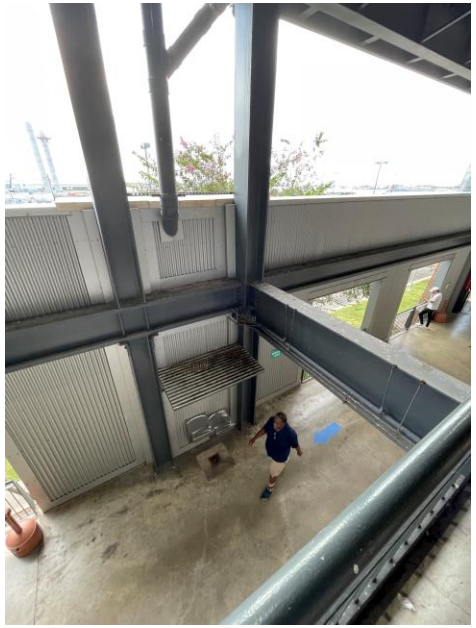




Dugout Refresh – $50,000

Additional Items for Consideration







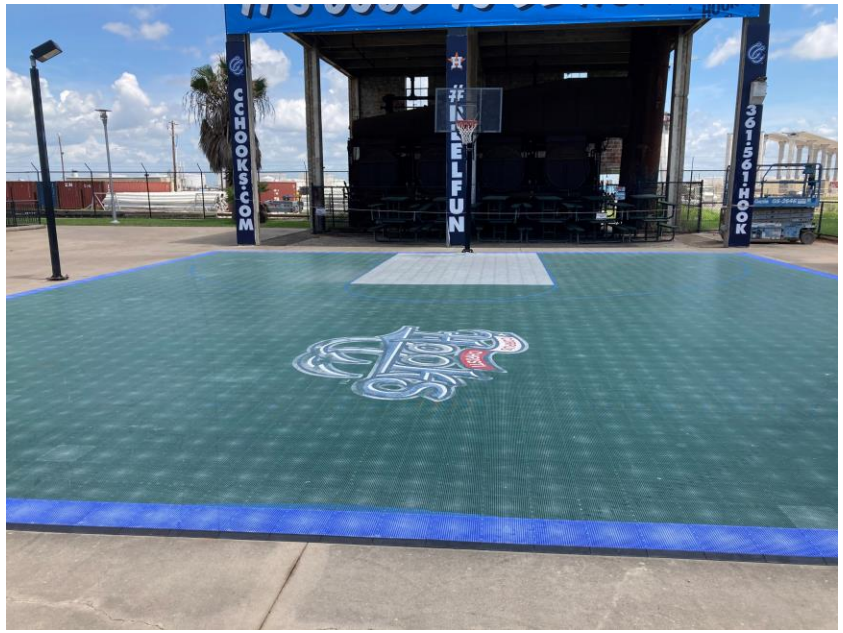


Bird Remediation

- Installed bird repellent misting system in 2020 – located down 1st/3rd base concourse beams
  - System did not remove birds, only pushed them down further along the concourse

Net Installation – researching costs

Additional Items for Consideration





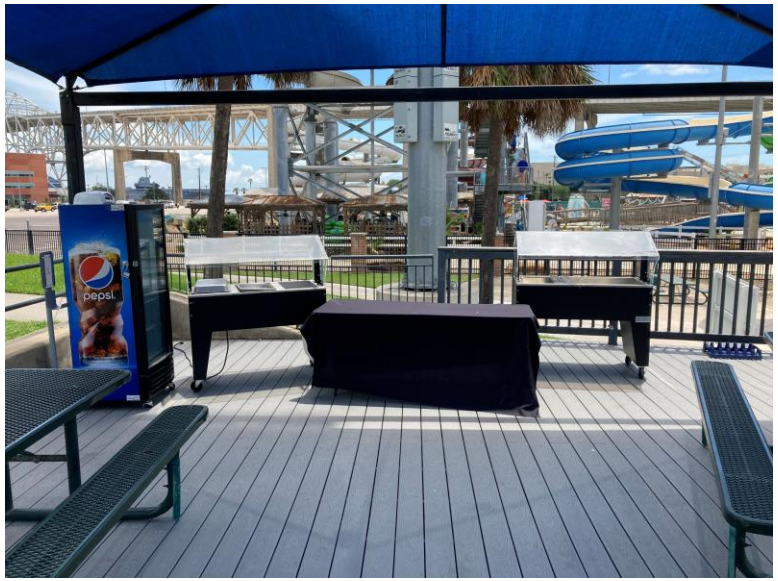
Sport Court replacement

- Cost - $18,000 (Full court replacement) / $9,000 (Half court replacement)
- Half of court was damaged in 2018. Damaged portion was removed and never replaced
- Currently only utilize half of basketball court for guests

Additional Items for Consideration









Hospitality Area Service Buildout

Construct permanent service comparable to Mike Shaw Loft

Loft Bar Cost - $6,000 (bar and cabinetry storage – no plumbing/electrical**)**

Team Capex

- Double Drum Roller ($8,000)
  - $7,000 spent in repairs between 2018-2020
- Operations golf carts ($15,000)
  - Currently have four golf carts that are 10+ years of age
  - One flatbed cart that is 10+ years of age
  - Yearly Maintenance costs are beginning to exceed the cart value
  - Each cart has broken down this season
- Pneumatic forklift ($30,000)
  - Current forklift is going on 10+ years (was purchased used)
  - Pneumatic forklift would allow team to utilize on warning track– currently must rent a forklift for large events on field
- Restripe parking lots ($35,000)
- Parking Lot LED Light Conversion ($55,000)
  - Replace 92 metal halide fixtures with ALCL 410 T3 HVU 5K fixtures
  - Current maintenance includes addressing corroded casings, chasing antiquated parts and inefficiencies
  - Increase safety and visibility for multi-purpose lots