

# San Jose Arena Authority

## Memorandum

**To:** Members of the Arena Authority Board of Directors

**From:** Joe Di Salvo, Co-Chairperson  
John Veargason, Co-Chairperson *cmj/FOR*

**Subject:** Recommendations for Capital Improvements for Municipal Stadium

**Date:** September 10, 2009

On August 28, 2009, members of the Arena Authority's San Jose Municipal Stadium Committee convened to review and prioritize a number of critical capital improvements to Municipal Stadium. This list of capital items had been created, developed and refined through a number of stakeholder meetings held during the summer. Those in attendance at the summer stakeholder meetings included representatives from the San Jose Redevelopment Agency, the City's Department of General Services, the Baseball Acquisition Company (San Jose Giants), the Arena Authority and a number of stadium architects and contractors selected to participate in this capital development process by the Redevelopment Agency. The recommended improvements are intended to allow the stadium to adequately serve the current and ongoing operations of the facility.

The meetings and the subsequent prioritization of stadium capital improvements were designed to allow for the development and incremental implementation of a stadium long-range capital improvement program. As a result, the Municipal Stadium Committee is recommending that the following capital improvements (listed by priority) be considered and approved by the Arena Authority Board of Directors for Fiscal Year 2009-10:

<u>Item</u>	<u>Capital Cost</u>
1. <b>Electrical Upgrades/Transformer</b> There have been no significant electrical upgrades since the stadium was constructed in 1942.	\$370,000
2. <b>Sanitary Sewer Improvements</b> Upgrade current substandard sanitary sewer lines from public restrooms.	\$90,000
3. <b>Waterproofing Seating Bowl</b> Apply waterproofing to original concrete structure to eliminate leaks and potential mold issues.	\$710,000
4. <b>Field Drainage</b> Repair existing field drainage system to alleviate flooding in the dugout areas and on the playing field.	\$375,000
<b>Total:</b>	<b>\$1,545,000</b>

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Additionally, the Municipal Stadium Committee is in the process of developing a five-year capital improvements plan that will support the long-term operation of the stadium. To that end, the committee is recommending that the following item be considered for future stadium capital funding:

<u>Item</u>	<u>Capital Cost</u>
<b>1. Americans With Disabilities Lower Bowl Improvements</b> Add accessible seating to the lower bowl, adjacent to field, and rebuild two seating ramps to access new seating. Remodel existing public restrooms and concession areas to meet current building codes.	<b>\$1,165,000</b>

Other stadium long-term capital improvements being contemplated by the Municipal Stadium Committee will be brought forward to the Arena Authority Board and subsequently to the City for future discussion and consideration. It is the intention of the Municipal Stadium Committee to work with the City of San Jose, the Redevelopment Agency, the Baseball Acquisition Company, and selected vendors/contractors to continue to identify and develop a comprehensive, long-term capital improvements program. Please note that the committee continues to explore essential capital improvements that will support patron access and safety as well as infrastructure improvements that are fundamental to the uninterrupted activity of stadium events.

Procedurally, the Municipal Stadium Committee has requested Arena Authority staff to schedule an Arena Authority Board stadium tour just prior to the September Authority Board meeting. Following the stadium tour, the committee will be requesting Arena Authority Board approval of the above listed capital items for funding consideration for FY 2009-10. Subsequent to Arena Authority Board action, it is anticipated that any funding recommendations made by the Arena Authority Board regarding Municipal Stadium will be forwarded to the Mayor and City Council for consideration.

If you have any questions related to capital improvements for Municipal Stadium, please contact Chris Morrisey at [morrisey@sjaa.com](mailto:morrisey@sjaa.com) or at 408-977-4783.