

Protecting the Public's Investment

Gateway Economic Development Corporation: Major Capital Repairs

October 27, 2015

Maintenance and Repair

- ▶ Gateway: the public's steward in maintaining the quality of the Gateway facilities
- ▶ Teams are responsible for any single individual capital repair costing <\$500,000/\$525,000
- ▶ Gateway is obligated to fund major capital repairs above \$500,000/\$525,00.
 - Repairs must be consistent with the scope of the original design, with some adjustment for modernization/competitiveness.

Gateway Major Capital Repairs Process

Approved by Gateway's Board on June 13, 2012


Requests due on or before July 1 of the year prior to repair, unless emergency



Must submit an "Annual Team Report" that includes repair costs, maintenance records and a five-year plan of Major Capital Repairs.



Gateway must prepare analyses of the Annual Team Reports by August 31.



Gateway Board then makes recommendations to the County and the City by October 1

Cavaliers - Major Capital Repair Requests

The Cavaliers have provided an Annual Team Report prepared by the Venue Solutions Group, dated May 12, 2014. The report has identified five items for Major Capital Repairs:

- Flat and Curved Roof Replacement – Beyond 15 to 20 year life
- Safety & Security Systems (CCTV) – Aged System, Limited Repair Parts
- Scoreboard and Digital Display - Beyond 7 year clause in lease
- Video Production Control Room - Beyond 7 to 10 year life
- Arena Bowl Sound System – Beyond 7 to 10 year life

Cavaliers - Major Capital Repair Requests

Major Capital Item	Request for Approval
Flat and Curved Roof Replacement	\$4,174,050
Safety & Security Systems (CCTV & Access Controls)	\$3,090,000
Scoreboard and Digital Display Replacement	\$9,357,611
Video Production Control Room	\$4,645,828
Arena Bowl Sound System	\$1,800,000
Total	\$23,067,489

Indians - Major Capital Repair Requests

- Sound System – Beyond 7 to 10 Year Life
- High Steel Painting – Large Scale Coating Failures
- Concrete Resurfacing – Environmental Damage and Age
- Replacement of Food Service Equipment – End of Useful Life
- Scoreboard System Replacement – Beyond 7 to 10 Year Useful Life
- Mechanical – HVAC (Chilled Water Plant) – Beyond 20 Year Useful Life
- Suite and Press Box – Fire Suppression – Code Compliance
- Suite and Press Box – Glass and Glazing – End of Useful Life
- Suite and Balcony Flooring – End of Useful Life
- Safety & Security Systems (CCTV) – Aged System, Limited Repair Parts

Indians - Major Capital Repair Requests

Major Capital Item	Request for Approval
Sound System	\$4,760,000
High Steel Painting	\$2,184,230
Concrete Resurfacing	\$3,000,000
Replacement of Food Service Equipment	\$1,426,757
Scoreboard System	\$16,083,560
Mechanical - HVAC System (Chilled Water Plant)	\$5,201,340
Suite and Press Box - Fire Suppression System	\$83,992
Suite and Press Box – Glass and Glazing	\$1,760,168
Suite and Balcony Flooring	\$59,582
Access Control & Surveillance System	\$2,856,000
Total	\$37,415,629