



Agenda Report

March 7, 2019

To: Rose Bowl Operating Company through Operations Committee
From: Darryl Dunn, General Manager
Subject: RBOC Major Maintenance/Capital Improvements Program - FY2020

RECOMMENDATION:

It is recommended that the RBOC board approve and recommend that the City Council:

1. Find that the actions proposed herein are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (general rule) and 15301 (existing facilities-minor); and
2. An appropriation of \$2,618,500 in FY2020 from the Rose Bowl Stadium Capital Improvement set aside to fund the **Rose Bowl Stadium Major Capital Improvement Projects**; and
3. An appropriation of \$795,000 in FY2020 from Rose Bowl Stadium Capital Improvement set aside to fund the **Rose Bowl Stadium Preventative Maintenance**; and
4. An appropriation of \$215,000 in FY2020 from the Golf Course Capital Improvement set aside to fund the **Master Plan for Brookside Golf Course – Fairway Improvements**; and
5. An appropriation of \$1,700,000 in FY2020 from the Golf Course Capital Improvement set aside to fund the **Brookside Clubhouse Upgrades**;

BACKGROUND:

The importance of maintaining and upgrading the Stadium and Golf Course facilities remains essential in the effort to optimize functionality, enhance safety, and provide relevant amenities thus allowing the venues to stay competitive within their respective industries. It is through the Rose Bowl Major Capital Improvement and Preventative Maintenance budget that these goals are accomplished.

The annual Rose Bowl Major Maintenance/Capital Improvements Program is funded through multiple sources; 1) unrestricted retained earnings from event revenues; 2) Golf Course Capital Improvement 9.5% set aside fund; 3) Levy Capital Contribution; and 4) Legacy Foundation donations.

On September 12, 2017 the RBOC identified a list of priority capital improvements that staff was directed to propose a funding and timeline for completion. Two of those five

items, the east score board project and the field lighting project, were originally scheduled to have been completed in this current years CIP, but due to some challenges and funding shortages, it was determined to push the two projects to FY20 CIP.

So it is with this understanding and the additional 500K being funded to each of those projects that staff is recommending the following projects and corresponding FY20 Rose Bowl Major Capital Improvement and Preventative Maintenance budget.

CIP & PM FY20

The following details the projects, funding sources and descriptions of the RBOC items proposed for the FY 2020 Capital Improvement Program.

1. Rose Bowl Stadium Major Improvements and Preventative Maintenance
 - a. Rose Bowl Stadium Preventative Maintenance - **\$795,000**
 - 30K – Miscellaneous Electrical Power Repairs
 - 45K – Stadium Fiber & IT Repairs/Maintenance
 - 45K – Stadium Electrical & Parking Lot Lighting Repairs
 - 75K – Remove and Clean Safety Netting under Southend
 - 50K – HVAC Equipment Repairs
 - 10K – Escalator / Elevator Equipment Repairs
 - 20K – Sand for Field Top Dressing & Drainage
 - 40K – Miscellaneous Roof Repairs
 - 65K – Concourse Slurry
 - 50K – Tree Thinning & Landscaping
 - 30K – Irrigation & Plumbing Repairs
 - 25K – Stadium Perimeter Gate & Bollard Repairs
 - 25K – Stadium General Painting
 - 20K – Parking Lot Crack Sealant
 - 55K – Restroom Fixtures
 - 40K – Stadium Way Finding
 - 8K – Storage Supplies
 - 25K – Miscellaneous Stadium Repairs
 - 35K – Concrete Spall Repair
 - 42K – Thin Profile Seats & Back Repairs
 - 15K – Pavilion Seat Repairs
 - 15K – General Interior Repairs (Pavilion)
 - 10K – Kitchen Equipment Repairs (Pavilion)
 - 10K – Miscellaneous Items (Pavilion)
 - 10K – TV Repairs & Replacement (Pavilion)
 - b. Rose Bowl Stadium Capital Improvement - **\$2,618,500**
 - Information Technology
 1. 105K – Virtual gate camera install on magnetometer units
 2. 40K – Stadium fiber improvements in infrastructure to manage all IT systems
 3. 50K – Pavilion fiber improvements infrastructure to manage and operate event day demands
 4. 25K – Additional power for WTMD needs
 5. 65K – Back of house Wi-Fi for stadium internal operations

- HVAC
 1. 25K – HVAC Major Repair / Replacement
 - Field
 1. 7.5K – Flooring equipment and supplies for field events and corner areas
 2. 10K – Sideline Benches
 3. 40K – Sweeper Attachment for tractor
 4. 13K – Top Dresser 2500
 5. 8K – Sod Strength Meters
 6. 75K – Field Level Fencing Replacement
 - Stadium Exterior
 1. 75K – Future Project Studies and assessments (East walkway, GC Maint. Yard, Compost, Etc...)
 2. 500K – Stadium Field Lighting LED remaining funding
 3. 10K – Repaint Concourse Restroom Flooring
 4. 100K – Replace gas line
 5. 75K – Landscaping Improvements at T23A & T28A terraces
 6. 75K – Parking Lot Slurry & Repairs
 7. 75K – Major Roof Repairs / Replacement
 8. 50K – Stadium Signage Upgrades
 - Inside Stadium Bowl
 1. 350K – Repair corner seating deck and provide new concrete overlay and benches
 2. 500K – East Side Videoboard
 - Pavilion
 1. 70K – Exterior TV upgrades & replacements
 2. 25K – Exterior Painting
 3. 30K – Flooring Upgrades / Repairs
 4. 75K – Level D HVAC Monitoring & Management
 5. 25K – Level C Additional power
 6. 45K – Loading Dock Lift
 - Levy
 1. 25K – West Hawking Station Upgrades
 2. 50K – Concessionaire Storage Area Upgrades above T23A
2. The Master Plan for Brookside Golf Course, Fairway Improvement – **\$210,000**
- a. This year's projects will include the repair and or replacement of damaged driving range netting as well as additional tree thinning and trimming, and design of two alternate golf holes during minor events to allow golfers to continue to have 18 holes of play and not only 16.
3. Brookside Clubhouse Upgrades – **\$1,700,000**
- a. This year's project will consist of two main buckets, one consisting of 200K in much needed clubhouse repairs summerized by four items, and the last one consisting 1.5M in Brookside restaurant, terrace and service yard improvements and renovations. The first bucket includes...
 - 100K – Plumbing repairs and improvements
 - 25K – HVAC repairs and maintenance
 - 30K – Resetroom improvements

- 45K – Three smaller banquet room improvements

The second bucket, the 1.5M in Brookside restaurant, terrace and service yard improvements is the first phase of a multiple phased clubhouse renovation plan. This phase concentrates on where the most revenue is generated and most potential for a speedy ROI. The restaurant bar will be relocated, additional opening in the arches made for a indoor/outdoor feel, and an entire redo of the patio with fire pits, heaters and improved shade. In addition some health compliance items will be done to make sure the service yard is up to code. The monies that are being spent for this phase are coming from the Levy capital contributions investment money. The cost for doing this is considerably high, due to the amount of time it will take to complete the work along with needing to shut down the restaurant for sometime when the building is being fumigated.

ENVIRONMENTAL:

All the actions proposed herein consist of the repair, maintenance, or minor alterations of an existing facility, and involve no expansion of the use of the Stadium beyond its current use. Accordingly, these actions are exempt from environmental review pursuant to State CEQA Guidelines Section 15301, which specifically exempts such maintenance and repair activities.

FISCAL IMPACT:

The following chart details the fiscal impact of the previously referenced project items:

#	Item	Amount
1	Rose Bowl Major CIP	\$2,618,500
2	Rose Bowl Preventative Maintenance	\$795,000
3	Master Plan for the BGC – Fairway Improvements	\$210,000
4	Brookside Clubhouse Upgrades	\$1,700,000
5	Total	\$5,323,500

As referenced previously, the annual Rose Bowl Major Maintenance/Capital Improvements Program is funded through multiple sources; 1) unrestricted retained earnings from event revenues; 2) Golf Course Capital Improvement 9.5% set aside fund; 3) Levy Capital Contributions; and 3) Legacy Foundation donations. Also, it is forecasted that at end of FY19 the unrestricted retained earning fund will have a balance of \$14MM.

Respectfully Submitted by,



Darryl Dunn
General Manager