



## AGENDA REPORT

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**Date:** August 23, 2016

**To:** Executive Director for Stadium Authority Information

**From:** Finance Director/Treasurer/Auditor for Stadium Authority

**Subject:** Follow-up Report on Stadium Authority Financial Status Report from July 19, 2016 Meeting

On July 19, 2016, Staff presented the Stadium Authority Financial Status Report for the Quarter and Fiscal Year Ending March 31, 2016. The Board requested that staff provide the following information at the next Board meeting on August 23, 2016:

1. Expenses/balance for Discretionary Account

A new section has been added to the Stadium Authority Financial Status Report for the Quarter Ending June 30, 2016. This new section will be updated for each quarterly report going forward. Additional information about the allowable uses of discretionary fund monies has been added to the Glossary section in the back of the Report. The balance in the discretionary fund as of June 30, 2016 was \$1,249,268.

2. Re-submit the Capital Improvement Plan for Levi's Stadium

The 2016-17 through 2021-22 Capital Expenditures Plan was presented by the Stadium Manager at the 2016-17 Budget session on March 22, 2016. The presentation also included additional yearly projections through 2024-25, followed by projected capital needs for each five year period thereafter through the end of the 40 year Stadium lease. For 2016-17, the Stadium Manager indicated a need for \$1.7 million of capital improvements including an LED lighting upgrade for the service tunnel, seat covers for blocking off unsold sections for smaller events, kitchen equipment, water treatment, fire alarm system, and other improvements. Because there was \$3.3 million of unspent capital project appropriations available from prior years, there was no additional budget appropriation requested for 2016-17. Attachment 1 is a copy of the Capital Expenditures Plan.

3. Stadium Builder Licenses: quantity delinquent; how many have been recently sold

Staff is working with the Stadium Manager to prepare a report containing the requested information on Stadium Builder Licenses (SBLs). A separate report will be brought forward and a new section added to the next Financial Status Report with the information requested and other SBL information.

4. Provide a map of parking lots

See Attachment 2 for a map of the parking lots managed by the Forty Niners Stadium Management Company, LLC.

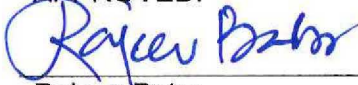
5. Present the quarterly report for June 2016

The Financial Status Report for the Quarter Ending June 30, 2016 is on the agenda for the August 23, 2016 meeting. Future quarterly reports will be presented approximately 45 days after quarter end.



Gary Ameling  
Finance Director/Treasurer/Auditor for Stadium  
Authority

APPROVED:




Rajeev Batra  
Acting Executive Director for Stadium Authority

*Documents Related to this Report:*

- 1) *Capital Expenditures Plan – March 2016*
- 2) *Levi's Stadium Parking Map*

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# **CAPITAL EXPENDITURES PLAN**

## **March 2016**





# STADIUM CAPITAL EXPENDITURES PLAN

## SUMMARY (in 000s)

Project Type	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	Five Years Ending FY 29/30	Five Years Ending FY 34/35	Five Years Ending FY 39/40	Five Years Ending FY 44/45	Five Years Ending FY 49/50	Four Years Ending FY 53/54	Total
Audio/Visual	-	-	20	-	-	-	-	23	-	650	27	905	36	1,216	49	372	3,297
Electrical	-	250	-	-	250	-	-	-	-	1,675	3,100	2,617	1,343	6,521	1,805	2,335	19,896
FF&E	-	383	1,000	-	-	-	-	-	-	32	7,981	540	647	11,736	1,648	13	23,979
Food and Beverage	-	350	-	-	-	-	-	-	-	2,650	3,090	3,561	4,207	4,786	5,130	1,408	25,182
General Building	-	175	300	2,600	100	100	100	100	100	6,125	5,569	8,597	7,493	11,693	9,294	2,949	55,296
HVAC/Mechanical	-	250	-	75	-	-	-	-	-	1,260	3,924	1,843	872	4,662	4,288	931	18,107
Life Safety/Fire	-	165	-	-	-	-	-	-	-	285	203	383	273	515	366	138	2,328
Plumbing	-	-	-	-	-	-	-	-	-	460	510	618	584	948	785	260	4,165
Security	-	-	-	-	-	-	-	-	-	1,110	417	1,545	561	1,553	754	175	6,115
Site	-	25	100	120	-	-	-	-	-	675	983	907	1,052	1,531	1,413	328	7,133
Vertical Transport	-	-	-	-	-	-	-	-	-	3,500	869	1,344	1,168	1,806	1,570	485	10,744
Gross Project Costs \$	-	\$ 1,598	\$ 1,420	\$ 2,795	\$ 350	\$ 100	\$ 100	\$ 123	\$ 100	\$ 18,422	\$ 26,673	\$ 22,862	\$ 18,236	\$ 46,966	\$ 27,103	\$ 9,394	\$ 176,242
Contingency (5%) \$	-	\$ 80	\$ 71	\$ 140	\$ 18	\$ 5	\$ 5	\$ 6	\$ 5	\$ 921	\$ 1,334	\$ 1,143	\$ 912	\$ 2,348	\$ 1,355	\$ 470	\$ 8,812
Justified Total Project Costs \$	-	\$ 1,678	\$ 1,491	\$ 2,935	\$ 368	\$ 105	\$ 105	\$ 129	\$ 105	\$ 19,343	\$ 28,007	\$ 24,005	\$ 19,148	\$ 49,315	\$ 28,458	\$ 9,863	\$ 185,054
Cumulative Project Costs \$	-	\$ 1,678	\$ 3,169	\$ 6,104	\$ 6,471	\$ 6,576	\$ 6,681	\$ 6,810	\$ 6,915	\$ 26,258	\$ 54,265	\$ 78,269	\$ 97,418	\$ 146,732	\$ 175,190	\$ 185,054	\$ 185,054

CapEx Fund Balance	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	Five Years Ending FY 29/30	Five Years Ending FY 34/35	Five Years Ending FY 39/40	Five Years Ending FY 44/45	Five Years Ending FY 49/50	Four Years Ending FY 53/54	Total
Beginning balance	3,000	6,090	7,595	9,382	9,824	12,934	16,411	19,996	23,667	27,250	11,002	4,180	5,734	16,215	1,250	12,612	34,124
CapEx deposit	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,688	3,095	21,184	25,559	29,630	34,349	39,820	31,376	0
CapEx spending	-	1,678	1,491	2,935	368	105	105	129	105	19,343	28,007	24,005	19,148	49,315	28,458	9,863	0
Ending balance	6,090	7,595	9,382	9,824	12,934	16,411	19,996	23,667	27,250	11,002	4,180	5,734	16,215	1,250	12,612	34,124	34,124

NOTE: The above schedule excludes capital improvement spending for scoreboards, LED boards, suites, network, broadcast studio, restaurant, museum, home locker room and team store.



# STADIUM CAPITAL EXPENDITURES PLAN DETAIL THROUGH FY 2021/2022 (in 000s)

PROJECT DESCRIPTION	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
<b>Audio/Visual</b>							
Assistive Listening System	-	-	20	-	-	-	-
Total	\$ -	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -
<b>Electrical</b>							
Shore Power	-	-	-	-	250	-	-
Complete service tunnel upgrade to LED lighting	-	250	-	-	-	-	-
Total	\$ -	\$ 250	\$ -	\$ -	\$ 250	\$ -	\$ -
<b>FF&amp;E</b>							
Permanent changeable message signage (streets)	-	-	1,000	-	-	-	-
Remove & Replace Visitor Locker Room Carpeting	-	25	-	-	-	-	-
Seat Covers	-	358	-	-	-	-	-
Total	\$ -	\$ 383	\$ 1,000	\$ -	\$ -	\$ -	\$ -
<b>Food and Beverage</b>							
Main Kitchen Equip.	-	350	-	-	-	-	-
Total	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -
<b>General Building</b>							
Aesthetic Improvements - General areas /coatings main decks	-	-	200	-	-	-	-
Aesthetic Improvements - Premium Areas/Special Event Assets	-	-	-	2,500	-	-	-
Added Gate & Fence @ Gate D	-	75	-	-	-	-	-
Miscellaneous	-	100	100	100	100	100	100
Total	\$ -	\$ 175	\$ 300	\$ 2,600	\$ 100	\$ 100	\$ 100
<b>HVAC/Mechanical</b>							
Unit Heaters	-	-	-	75	-	-	-
Water Treatment	-	250	-	-	-	-	-
Total	\$ -	\$ 250	\$ -	\$ 75	\$ -	\$ -	\$ -
<b>Life Safety/Fire</b>							
Fire Alarm System	-	150	-	-	-	-	-
Smoke Evac System	-	15	-	-	-	-	-
Total	\$ -	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Site</b>							
Asphalt	-	-	-	90	-	-	-
Bridge - Pedestrian	-	-	-	30	-	-	-
Concrete (Sidewalk, Steps, etc.)	-	25	-	-	-	-	-
Landscaping - Structure (Planters) and perimeter re-do	-	-	100	-	-	-	-
Total	\$ -	\$ 25	\$ 100	\$ 120	\$ -	\$ -	\$ -
<b>Gross Projected Costs</b>	\$ -	\$ 1,598	\$ 1,420	\$ 2,795	\$ 350	\$ 100	\$ 100
<b>Contingency (5%)</b>	\$ -	\$ 80	\$ 71	\$ 140	\$ 18	\$ 5	\$ 5
<b>Adjusted Total Projected Costs</b>	\$ -	\$ 1,678	\$ 1,491	\$ 2,935	\$ 368	\$ 105	\$ 105
<b>Cumulative Project Costs</b>	\$ -	\$ 1,678	\$ 3,169	\$ 6,104	\$ 6,471	\$ 6,576	\$ 6,681





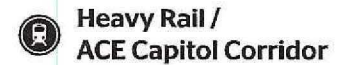
# PARKING + TAILGATING MAP

## TAILGATING PERMITTED WITH OPEN FLAME BBQ

- V** Premium Red Lot VIP
- 1** Premium Red Lot 1
- 3** Premium Red Lot 3
- 1** Premium Green Lot 1
- 2T** Premium Green Lot 2
- 4** Green Lot 4
- RV** RV Green Lot
- 1** Blue Lot 1
- RV** RV Blue Lot
- 2** Premium Yellow Lot 2
- 3** Premium Yellow Lot 3

## TAILGATING **NOT** PERMITTED

- 4** Red Lot 4
- 5** Red Lot 5
- 2NT** Premium Green Lot 2
- 3** Green Lot 3
- 5** Green Lot 5
- RV** RV Green Lot
- 2** Blue Lot 2
- 3** Blue Lot 3
- V** Premium Yellow Lot VIP
- 1** Premium Yellow Lot 1

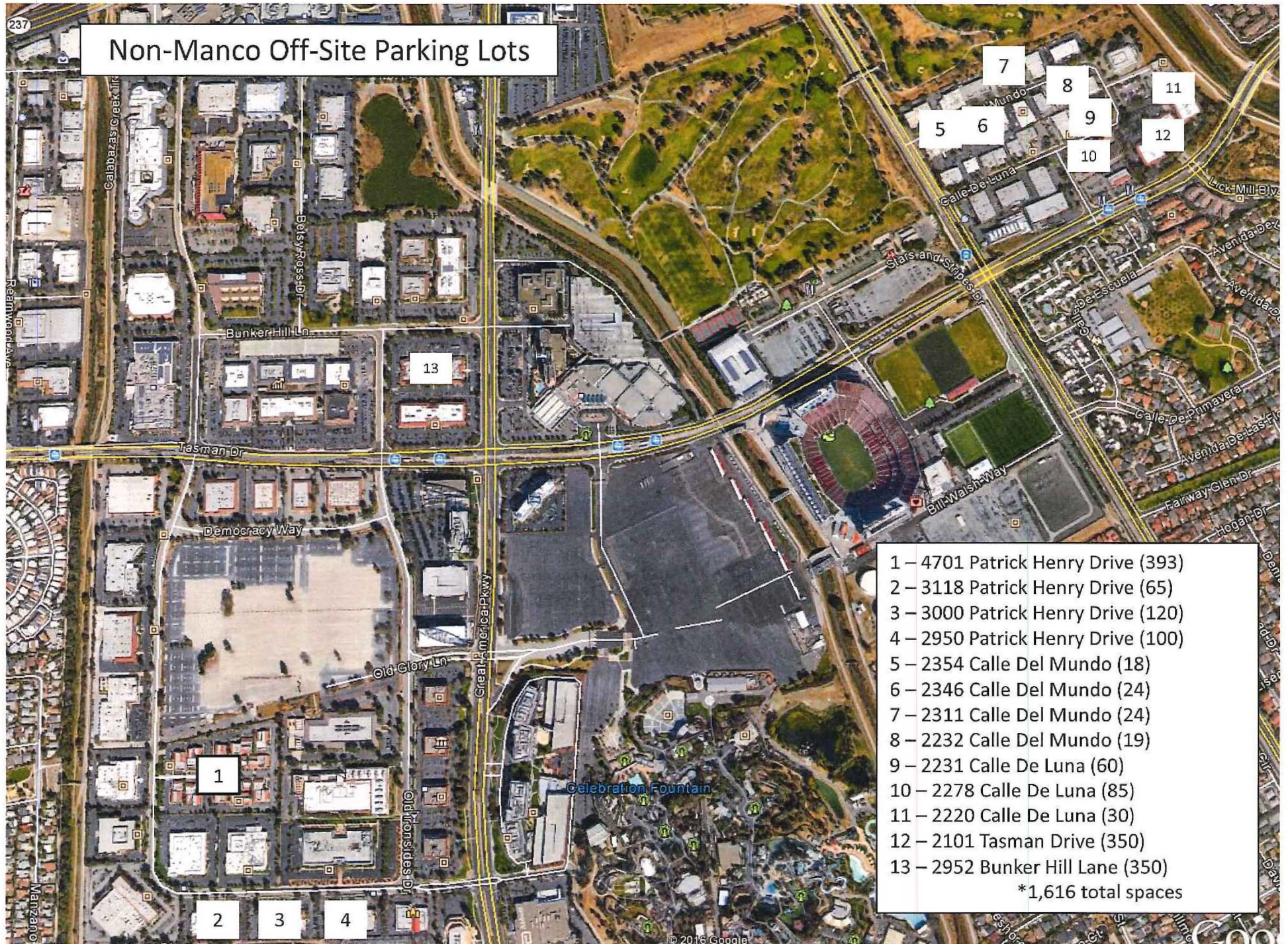


**Levi's Stadium Parking Space Count**

<b>Lot</b>	<b>Spaces</b>
Blue Lot #1	5081
Blue Lot #2	180
Blue Lot #3	225
Green Lot #1/Red #1	6217
Green Lot #2	1490
Green Lot #3	758
Green Lot #4	1577
Green Lot #5	672
Green Lot #6	900
Purple Lot #3	995
Red Lot #3	606
Red Lot #4	825
Red Lot #5	477
Yellow Lot #1	1798
Yellow Lot #2	314
Yellow Lot #3	444
<b>Total</b>	<b>22559</b>



## Non-Manco Off-Site Parking Lots



- 1 – 4701 Patrick Henry Drive (393)
- 2 – 3118 Patrick Henry Drive (65)
- 3 – 3000 Patrick Henry Drive (120)
- 4 – 2950 Patrick Henry Drive (100)
- 5 – 2354 Calle Del Mundo (18)
- 6 – 2346 Calle Del Mundo (24)
- 7 – 2311 Calle Del Mundo (24)
- 8 – 2232 Calle Del Mundo (19)
- 9 – 2231 Calle De Luna (60)
- 10 – 2278 Calle De Luna (85)
- 11 – 2220 Calle De Luna (30)
- 12 – 2101 Tasman Drive (350)
- 13 – 2952 Bunker Hill Lane (350)

\*1,616 total spaces