

Visalia City Council Agenda

For the **SPECIAL** meeting of: Friday, April 13, 2007

Location: City Hall Council Chambers

Mayor: Jesus J. Gamboa
Vice Mayor: Greg Kirkpatrick
Council Member: Greg Collins
Council Member: Donald K. Landers
Council Member: Bob Link

All items listed under the Consent Calendar are considered to be routine and will be enacted by one motion. If anyone desires discussion on any item on the Consent Calendar, please contact the City Clerk who will then request that Council make the item part of the regular agenda.

Convene jointly as Visalia City Council and Visalia Redevelopment Agency Board of Directors

WORK SESSION AND ACTION ITEMS (as described)

4:00 p.m.

Public Comment on Work Session Items -

Back-up materials will be distributed at the meeting:

1. Staff presentation and City Council discussion regarding overview of Recreation Park Stadium renovation project, infrastructure upgrades, demolition of grandstand berm and rebuilding grandstand at Recreation Park. *(No decision required from Council regarding discussion. This item will be on the April 16, 2007 agenda for further discussion)*

Upcoming Council Meetings

Monday, April 16, 2007, 4:00 p.m. - City Hall Council Chambers

Monday, April 30, 2007, 4:00 p.m. - Jt. City Council/Planning Commission - Convention Center

Tuesday, May 1, 2007, 6 p.m. - Joint City Council/VUSD - 5000 W. Cypress

Monday, May 7, 2007 - City Hall Council Chambers

Work Session 4:00 p.m.

Regular Session 7:00 p.m.

City Hall Council Chambers

707 West Acequia Avenue

In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing-Impaired - Call (559) 713-4900 (TDD) 48-hours in advance of the scheduled meeting time to request signing services.

**City of Visalia
Agenda Item Transmittal**

Meeting Date: April 13, 2007

Agenda Item Number (Assigned by City Clerk):

Agenda Item Wording: Staff presentation and City Council Discussion Regarding Overview of Recreation Park Stadium Renovation Project, Infrastructure Upgrades, Demolition of Grandstand Berm and Rebuilding Grandstand at Recreation Park. (No decision required from Council regarding discussion. This item will be on the April 16, 2007 agenda for further discussion)

Deadline for Action:

May 7, 2007

Submitting Department:

Administration

Contact Name and Phone Number: Carol L. Cairns,
Assistant City Manager 713-4324

Department Recommendation:

Staff will present an overview of the stadium renovation project, infrastructure issues and the Grandstand berm. Conceptually the project can be designed in two (2) phases to address the issues and staff will present the basic components of each phase.

Summary/background:

Council approved a \$5,000,000 renovation plan for Recreation Park Stadium on September 18, 2006. The plan consisted of:

1. Rightfield Construction
 - 2-story Hospitality Suite (50 inside-100 outside capacity)
 - Administrative & Ticket Offices, Storage
 - Concessions
 - Restrooms
 - New Seating Section (400 seats)
 - Grass Berm (400 capacity)
 - Team Dugouts-expand/restroom
 - ADA Compliant access and seating
2. Kids Fun Zone (speed pitch, field, water feature, etc.)
3. Novelty Store Renovation at current entrance
4. Scoreboard
5. Sound upgrades, 1st and 3rd base side
6. LeftField Concession: new roof, new brick façade
7. Electrical maintenance/repair/upgrades (picnic deck...)
8. Cooling Fog System-LF Picnic Deck
9. Grandstand Renovation
 - 4-5 Suites

For action by:

- City Council
- Redev. Agency Bd.
- Cap. Impr. Corp.
- VPFA

For placement on which agenda:

- Work Session
- Closed Session

Regular Session:

- Consent Calendar
- Regular Item
- Public Hearing

Est. Time (Min.): _____

Review:

Dept. Head CR
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

- Press Box
 - Additional reserved seating (600 seats)
 - Roof, Canopy (with fog system)
10. Sound
 11. Field Lighting
 12. Field sod/irrigation/etc.
 13. Visiting clubhouse: new lockers, showerheads, lighting

TOTAL EXPENSES

\$4,930,000

REVENUE :

The lease with TOP OF THE THIRD, INC is for 10 years with a 5 year option. The revenue projected for the current renovation plan is \$2,179,500 for 15 years. This revenue will increase as the stadium renovation is completed in its entirety.

In October a project subcommittee was formed consisting of:

- Vice Mayor Greg Kirkpatrick
- Councilmember Bob Link
- Oaks Owner Tom Seidler
- Assistant City Manager Carol Cairns
- Other Department Heads as involved-Vince Elizondo Director of Parks and Recreation, Leslie Caviglia Deputy City Manager, Eric Frost, Director of Administrative Services ie.

The committee meets routinely to insure that the lease is complied with regarding the renovation project and to discuss any issues as the project moves forward. During the first two meetings in September the infrastructure issues and potential additions were discussed and how they would impact the construction timelines as well as the financing. A decision was made by the committee to postpone the Rightfield project and complete the smaller Leftfield project. This allowed the existing concession stand and restrooms to be refurbished, and the new deck and fan dugout to be completed for the 2007 season.

The original plans called for construction to begin in October 2006 and be completed by opening season in April 2007. However, due to infrastructure issues, electrical upgrades and site preparation timing, it was decided to concentrate on finishing the left field improvements and complete the right field and grandstand projects in 2008. Several changes were also discussed that would enhance attendance and generate additional revenues. Those changes were: relocating the entrance from the north side of the stadium to the south; increasing the square footage of the VIP Hospitality Lounge to accommodate 100 people (inside) from the original 50 and decreasing th original 400 seating to 350; increase the grass berm seating from 400 to 450 and adding a new Hometeam Bullpen in Rightfield. These changes would increase the overall cost by \$445,000.

ISSUES:

Two major issues have surfaced since the project was approved. One issue is the infrastructure replacement, including relocation of storm drains lines (\$121,240) and major electrical upgrades (\$403,000) to bring the stadium to code. The cost of these items is \$524,240.

The other issue is that the final soil engineering report indicated the existing grandstand berm will not structurally hold any new additional weight without major reinforcement. After

considerable evaluation it has been determined that is it less expensive financially and safer structurally to demolish the existing berm and rebuild a new grandstand. The cost to demolish the existing berm and rebuild is approximately **\$2,851,055**. This does not include any new construction on the grandstand (suites, press box et.) The additions and cost are addressed below.

These are issues that can happen with any project once you start moving dirt and utilities. Recreation Park Stadium is a very old stadium that has not had a routine maintenance schedule over the years. The electrical has been a major problem over the past five years. The grandstand berm continues to function, however there is nothing that can be done to improve any of the structure short of significantly reinforcing it or ultimately demolishing it and building a new grandstand. In order to move forward with the project, decisions need to be made regarding the scope of the project, timing of construction and financing.

Staff and Oaks owner Tom Seidler have developed an option to address the infrastructure issues and the Grandstand berm demolition. The remaining renovation project consisting of the new Grandstand and the new Rightfield buildings could be constructed in two phases. The first phase would consist of demolishing and rebuilding the Grandstand with suites, pressbox, concession and restroom facilities. It would also include preparing the grass berm for the Rightfield additions. The second phase would consist and completing the Rightfield project of VIP Lounge, Concessions, Team Store, Restrooms and Storage facility and the new entry on the south end of the stadium.

Phase 1:

The existing Grandstand Berm would be demolished and rebuilt utilizing existing seats and adding 755 new seats and a roof to provide shade to the grandstand.

- Six (6) skyboxes would be built and a new pressbox which is required by the League.
- Underneath the new grandstand a new concession stand, restrooms and storage area would be added.
- In addition an elevator and ADA accessible ramps would be added.
- Two (2) new dugouts with the League required restrooms will be added.
- New Bullpen for the Diamondbacks.

The dirt from the existing Grandstand berm would be used as fill for the Rightfield Grass berm seating area. The Grass berm and retaining wall for the future VIP Lounge, Concessions, Team Store and Restrooms could be built as part of Phase 1.

All other features of the original Rightfield Project would be constructed in Phase 2 in 2008/09. It is critical for the continued partnership with between the City, TOP OF THE THIRD, INC. and professional baseball, that the stadium be completed in its entirety. Revenue opportunities for the owner and for the City are constrained until the full operation is in place. This will maximize the full capacity and utilization of the stadium as a ballpark as well as a community asset.

COST:

Phase 1:

| | |
|---|-------------|
| Grandstand demolition, rebuild grandstand, suites, pressbox and two dugouts | \$4,601,055 |
| Two (2) dugouts | 300,000 |
| Infrastructure | 378,000 |
| Concession stand under grandstand | 129,800 |

| | |
|----------------------------|--------------------|
| Restrooms under grandstand | 137,970 |
| TOTAL | \$5,546,825 |

**The dirt that is taken from the Grandstand berm would be used for the fill on the Rightfield grass berm. There would be an additional cost to move the dirt, compact and construct the retaining wall.

Phase 2:

Rightfield Project

- VIP Lounge
- 350 new seating section in front of VIP Lounge
- Grass berm seating increased from 400 to 450
- Concessions
- Team Store
- Restrooms
- Storage
- Office Space internal and office space to lease
- Ticket Office
- New south entrance
- Pool
- Kids Zone

COST:

| | |
|---|-------------|
| Project | \$7,203,545 |
| Infrastructure | 3,229,055 |
| Additional construction cost due to phasing | 1,500,000 |
| Rebuilding 2 dugouts | 300,000 |

TOTAL COST **\$12,232,600**

****The above cost do not take into consideration the available funds available from the original loan.**

REVENUES:

Phasing the project can be accomplished. However, revenues are limited due to the inability to capitalize on naming rights and revenues from the VIP Lounge and office space for leasing which occur in Phase 2.

The projected annual revenue for implementing Phase 1 would be approximately \$40,000.

FINANCING:

Financing for Phase 1 could be accomplished through Redevelopment as the stadium is in the Central Redevelopment District. Phase 2 could be accomplished with the General Fund and or general loan financing.

Prior Council/Board Actions:

Approval of \$5M Stadium Renovation Project September 18, 2006

Committee/Commission Review and Actions:

Alternatives:

Attachments:

Recommended Motion (and Alternative Motions if expected):

Environmental Assessment Status

CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to: