

June 14, 2010

The Honorable Ed Emmett and
Commissioners Eversole, Garcia, Lee and Radack
Administration Building
1001 Preston, 9th Floor
Houston, Texas 77002

Harris County
Sports & Convention
Corporation

One Reliant Park
Houston, TX
77054

Re: Harris County Sports & Convention Corporation
Fiscal Year 2010-2011
Capital Improvement Program

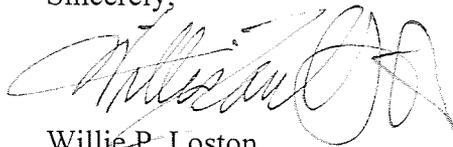
832.667.1841
Fax 832.667.1410

Dear Members of the Court:

Transmitted herewith is a copy of the report which describes the Corporation's Fiscal Year 2010-2011 Capital Improvement Program.

Please call me at 832.667.1419 if you have any questions.

Sincerely,



Willie P. Loston
Executive Director

10 JUN 15 PM 12:19
HARRIS COUNTY
MANAGEMENT SERVICES

cc:

Edgar Colón	- HCSCC Chairman
Charles Sowell	- HCSCC Vice Chairman
John Montalbano	- HCSCC Secretary/Treasurer
Felix Cook	- HCSCC Director
Bill T. Teague	- HCSCC Director
Richard L. Raycraft	- Harris County – Director of Management Services/Budget Officer
Barbara Schott	- Harris County Auditor
Vince Ryan	- Harris County Attorney
Arthur L. Storey	- Harris County – Executive Director, Public Infrastructure Department
Kevin Hoffman	- Harris County – Director, Facilities & Property Management



CAPITAL IMPROVEMENT PROGRAM FUNDING REQUEST

FISCAL YEAR 2010-2011



PRESENTED TO:

HARRIS COUNTY COMMISSIONERS COURT



ED EMMETT , HARRIS COUNTY JUDGE
EL FRANCO LEE, COMMISSIONER, PRECINCT 1
SYLVIA R. GARCIA, COMMISSIONER, PRECINCT 2
STEVE RADACK, COMMISSIONER, PRECINCT 3
JERRY EVERSOLE , COMMISSIONER, PRECINCT 4

JUNE 11, 2010

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Executive Summary

This report addresses the immediate and long-term Capital Improvement Program (CIP) and Capital Repair and Replacement (R&R) needs for Reliant Park. Over the past nine years Reliant Park has been successfully developed into one of the premiere sports, entertainment and exhibition venues in the United States of America.

SMG, Reliant Park's operations group, has made significant contributions to this 2010-2011 Reliant Park CIP/R&R request report. Their participation has helped HCSCC to better understand the overall needs of Reliant Park as we strive to maintain a safe and efficient complex that is patron friendly and meets the needs of our tenants, major exhibitors, contract service providers and park visitors.

Several ideas are being considered for the redevelopment of the Reliant Astrodome. Additional reviews and work will be performed to determine the future of this facility.

HCSCC continues to work to complete the final repairs to Reliant Park caused by damages from Hurricane Ike. The permanent roofing repairs to both Reliant Stadium and Reliant Arena are scheduled for completion this summer. All other repairs should be completed by September 2010.

The Utility Management team continues to conduct regular monthly meetings to review Reliant Park's utility costs with the specific goal of obtaining the most savings through utilizing best practices.

HCSCC's goal is to efficiently maintain Harris County's investment in Reliant Park and its facilities. This CIP/R&R request is crucial to the long-term success of Reliant Park and HCSCC again respectfully requests that Harris County Commissioners Court provide full funding this year.

In summary, HCSCC's fiscal year 2010-2011 funding request totals \$13,367,439.

Reliant Park Fiscal Year 2009-2010 Review of Operations

For the fiscal year ending February 2010 the total events held at Reliant Park decreased 63% from the previous fiscal year. There were 391 events held, which resulted in a decrease in visitor attendance of 138,909 from fiscal year ending February 2009. Total revenues decreased 12.4% to \$32,823,005, and operating expenses also decreased 4.4% to \$33,864,200. As a result, net operating income (before utility costs) decreased from \$2,073,719 in fiscal year ending February 2009, to \$(1,041,195) this fiscal year.

**Numbers reflected from 2010 audited financials.*

**Event Activity and Attendance
Fiscal Year 2008-2009 versus 2009-2010**

	FY 2008-2009		FY 2009-2010	
	<u>Events</u>	<u>Attendance</u>	<u>Events</u>	<u>Attendance</u>
Rodeo	24	1,288,798	23	1,216,475
Entertainment	30	309,639	31	358,708
Texans Events	16	583,308	10	613,570
Amateur Sports	16	205,366	8	53,430
Family Show	9	60,162	13	115,523
Motor Sports	8	213,128	4	148,314
Convention	6	79,043	7	67,395
Consumer Show	94	353,611	95	369,230
Trade Show	20	22,314	16	22,938
Meetings/Seminar	58	63,427	47	34,449
Food & Beverage	27	23,481	16	10,249
Comm/Religious	52	136,659	61	226,779
Other Events	258*	235,430	60	198,397
TOTAL	618	3,574,366	391	3,435,457

* 149 of these events were IKE related

Financial Overview of Previously Approved Major Capital Improvement Projects

The establishment of project budgets and reliance on a purchase order system for each major category of projects has accomplished budget control of capital projects at Reliant Park. HCSCC's Board of Directors approves all invoices submitted for funding from Harris County Capital Project funds and approved invoices are recapped by project and forwarded to Harris County's Office of Financial Services for review and funding.

Reliant Park's facilities improvements and repairs are recorded on Harris County's fixed asset ledger and Harris County retains ultimate ownership of all equipment purchased by HCSCC with Harris County funding. Additionally, all fixed assets at Reliant Park are owned by Harris County.

Total: \$2,264,420

Bathroom upgrades (Cost: \$24,920)

Improvement of the Arena bathrooms is needed. Multiple client and guest complaints have been submitted.

Build out and Relocation of Server Room (Cost: \$75,000)

Currently the Server Room is located on the Service Level of Reliant Stadium. This area frequently floods during heavy storms. The Server Room is being relocated to the Mezzanine Level of Reliant Center to eliminate flooding concerns. Additionally, backup air conditioning and power will be provided in the new area to ensure uninterrupted service.

Control Center Monitor Upgrade, Includes DVR Upgrade (Cost: \$25,000)

Replace all Security Control Room monitors with flat screen monitors and modify rack mounting to fit new monitors. Current monitors are failing and have reached their normal life expectancy.

Event Rigging Points, Under Low Ceiling (Cost: \$150,000)

Install rigging points under the low ceiling in Reliant Center. Events frequently require rigging in the area, which cannot be accommodated without damaging the fireproofing on the structural members. This project will install rigging points at key locations to allow rigging without damaging the fireproofing.

Exhibit Hall Lighting Retrofit (Cost: \$876,000)

This project involves removing outdated and inefficient fixtures and bulbs in the exhibit hall areas and loading dock and replacing them with new energy efficient fixtures and bulbs. This project is estimated to save approximately \$400,000 per year after payback of the materials and labor.

Guest Services (Cost: \$90,000)

Office build out for the Guest Services Department and furniture to accommodate increased staffing in these areas.

Interior Surveillance Cameras for Exhibit Halls (Cost: \$235,000)

Provide additional interior surveillance cameras for the Exhibit Hall areas to upgrade safety and security in these areas. Thirty-two cameras will be installed with two recording servers and the system will be tied into Center and Stadium Command Centers.

Reliant Center

Lobby Level - Seating & Tables (Cost: \$63,900)

Install additional seating to accommodate park visitors for events. An increase in seating capacity will reduce operating expenses by reducing the cost to lease this equipment.

Mezzanine Level - Seating (Cost: \$97,800)

Install seating to accommodate park visitors for events. An increase in seating capacity will reduce operating expenses by reducing lease costs.

Modify Exhibit Hall and Meeting Room Doors to Eliminate Removable Mullions (Cost: \$270,600)

Currently removable mullions for meeting rooms and exhibit halls are frequently damaged during move-in and move-out of events. These mullions need to be replaced with new door hardware installed that does not require mullions.

Office Furniture for Human Resources (Cost: \$30,000)

Furniture for renovated department office space.

Reliant Center Box Office window LED Matrix Boards (Cost: \$15,000)

Reliant Center Box Office window LED matrix boards are needed to communicate to guests in line event information such as name, ticket pricing and information (will call, ticket sales, check-in, etc..) Current methods are to tape paper signs that get damaged or damage walls and look unprofessional.

Remove Phone Enclosures and Install Laptop Stations (Cost: \$40,500)

Retrofit the current payphone enclosures, which are no longer used on the ground level of Reliant Center, to laptop stations. The installation of laptop stations will provide a convenient place for visitors to use their computers and eliminate the unsightly empty phone enclosures.

Repipe Grease Line in Main Kitchen East Side of Center (Cost: \$29,000)

The grease lines that service the two garbage disposals for the main kitchen are inadequate to accommodate the waste from the disposals which causes frequent backups. Increasing these lines will minimize the blockages when equipment is operated correctly.

Repipe Grease Line on East Dock (Cost: \$31,000)

The grease line and the sanitary line both merge into one line outside the East Dock. During heavy usage the merging point causes a backup in the kitchen and in restroom #13. The separation of the two lines will alleviate the problem.

Reliant Center

Replace Doors at East Dock (Cost: \$13,000)

Doors need to be replaced due to heavy usage and repeated damage over the years. New installation will include door and jamb protection to help minimize future damage.

Replace Sewer Pipe Outbound from Restroom #12 (Cost: \$160,700)

The sewer pipe is not correctly supported underground and has undulations in it causing blockages. Replacing this pipe with a straight line will rectify the problem.

Tie Together East and West Air Compressors (Cost: \$3,000)

Provide a cross connection between the compressed air distribution system used to supply exhibitors during events. This connection would allow for continued use of the full system in the event one of the compressors failed.

"Welcome Center" build out at west glass doors (Cost: \$3,000)

"Welcome Center" at west glass doors is needed for guest/visitor check-in into the facility on a daily basis in order to provide overall security to facility and provide information and direction.

Wheelchair Evacuation Chairs (Cost: \$15,000)

Purchase wheelchair evacuation chairs to be placed in each stairwell of Reliant Center for guests/employees in wheelchairs to use in case of emergency.

Wireless Microphones (Cost: \$16,000)

Additional Wireless microphones for event production. Current inventory does not allow facility to efficiently provide the service needed and expected without renting additional needed wireless microphones for events.

Total: \$1,009,075

Arena Stand Build-Outs (Cost: \$60,000)

Finish out the details of the stand build-outs not completed last summer for Cocktails and Margaritas on the two sides of the Arena. Improvements will increase patron satisfaction and avoid reducing equipment life span by constantly moving between buildings.

Augment Existing Sound with Speaker Cabinets in Eight Locations (Cost: \$32,000)

Eight areas in the Arena Proper have been identified as having deficient coverage of house paging. The additional speakers will eliminate these dead zones.

Building Automation System (BAS) Replacement (Cost: \$250,000)

The BAS is outdated and needs to be replaced, which will improve energy consumption and operational efficiency.

Code Required Elevator Upgrades (Cost: \$50,000)

The City of Houston Fire Marshal has identified and requested code required elevator upgrades.

Construct Ticket Windows at West Entry (Cost: \$84,000)

Ticket Windows are needed on the West side to properly service existing and future events. There are currently no permanent tickets windows on the West side.

House Lighting Replacement to provide "instant" on/off lighting capabilities and provide emergency lighting (Cost: \$44,275)

Replace the current house lighting with new energy efficient fixtures and lamps. This will improve safety for park visitors and employees by providing instant house lighting during events.

Install Aisle Lighting Using Overhead Lighting (Cost: \$45,800)

Aisle lighting is needed to insure patron safety while ascending or descending the bleachers by illuminating the stair aisles during event blackouts.

Log Cabin Ticket Booth Permanent Power (Cost: \$10,000)

Permanently install feeder and transformer that feed the log cabins at the main entrance.

Reliant Arena

Repair Suspended Ceiling in East Lobby Area (Cost: \$120,000)

The East Lobby ceiling grates are no longer being produced and many of these grates have been damaged beyond repair. This work will provide an improved lobby appearance for existing and futures events.

Replace Amplifiers Throughout Arena (Cost: \$30,000)

Amplifiers for all but the Arena Proper are approximately 15-years old and periodically fail causing down time for certain areas of the system. Replacements include related patch bays for signal routing to the amplifiers, which will replace the original equipment installed in the 1970's. The age of these patch bays are the cause for intermittence and inconsistent patching creating audio issues during events on a more frequent basis.

Replace Reliant Arena "Proper" Airwall (Cost: \$97,000)

Airwalls need to be replaced to properly accommodate events.

Replace Temporary Intercom Cable with Permanent Cable in Six Locations (Cost: \$12,000)

These six locations are most commonly used for spotlights for concerts and/or live events. Current cable runs are temporary and prone to problems since they are not in a protected environment. Interruption of service causes delays in the show presentation and dissatisfaction to our clients and tenants.

Replace Temporary Show Power with Permanent Power (Cost: \$50,000)

Replace all temporary show power wiring located throughout the Arena with permanent wiring as identified and requested by the City of Houston Fire Marshal.

Signage and Graphics (Cost: \$50,000)

Produce/install way finding and graphics throughout Arena.

West Entry Access Control Bollards (Cost: \$24,000)

Installation of 48 removable pyramid bollards to restrict vehicle access to West entry pedestrian path and provide patron safety.

West Entry Asphalt Paving Resurfacing (Cost: \$50,000)

Reliant Arena's west entrance asphalt continues to fail, resulting in potholes and tripping hazards. Construction advisors recommend removal of the existing asphalt surface, repairing the sub-base and installation of a new asphalt overlay.

Total: \$517,188

Code Required Improvements Requested by City of Houston Code Enforcement Division for Certificate of Occupancy Permit (Estimated Cost: \$2,000,000 to \$30,000,000) (Cost: \$0)

The City of Houston Code Enforcement Division and Fire Marshal spent several days evaluating Reliant Astrodome just prior to the start of the 2008 Houston Livestock Show and Rodeo events. They identified numerous code violations that they believe Reliant Park must address to receive a permanent Certificate of Occupancy to hold future events and/or provide office space in the building. This list continues to be evaluated by Engineers and Construction experts to determine the full extent of the cost and code requirements.

Request Reimbursement of Fire Marshal and City of Houston Code Enforcement Requested Improvements Required to Obtain Temporary Certificate of Occupancy Prior to 2008 HLS&R (Cost: \$517,188)

Total: \$636,000

Arch Flash Study for 4160v Switch Gear (Cost: \$25,000)

This study is required by Code and to identify and provide employees with a clear understanding of the appropriate safety precautions to take when working with high-voltage electrical equipment.

Boiler Catwalks (Cost: \$18,000)

This is an OSHA issue that catwalks are needed to safely work on boiler related equipment located above the boilers.

Install Manometers for Flow Verification on Chillers (Cost: \$30,000)

Mercury manometers to verify water flow through the chillers.

Install Water Softeners on Cooling Tower Makeup (Cost: \$150,000)

To change water treatment from sulfuric acid to water softeners. Water softeners use a less corrosive chemical treatment (sodium chloride instead of sulfuric acid). The softeners create a safer working environment by removing the need for sulfuric acid, they will also reduce the wear on the piping and equipment. The reduction in water usage will not only provide savings but is also environmentally friendly.

Power Factor Correction for Chillers #1 thru #10 (Cost: \$80,000)

All of the Power Factor Correcting Capacitors were removed from the starter cabinets following two failures in the motor starter cabinets for the chillers in the Central Plant in which the Power Factor Correction capacitors were suspected of being the most probable cause. In order to (1) maintain the operating efficiency of the chillers and (2) provide a safe working environment, new external power factor correcting capacitors need to be installed.

Re-commissioning of Central Plant (Cost: \$275,000)

Re-commissioning of Central Plant is needed to ensure proper calibration, coordination and operation on all components and equipment of Central Plant.

Refrigerant Storage for Central Plant (Cost: \$58,000)

Provide a Code compliant storage vessel for use to store refrigerant when chillers are being serviced. This is required by Code and will reduce maintenance cost by not leasing these storage vessels.

Total: \$171,985

Automatic Control Upgrades (Cost: \$34,000)

Plant 2 automatic controls were previously fed from Plant 1 in the Reliant Astrodome control center. The connection to Plant 1 was interrupted following the demolition of the old Astrohall. Since that time, Plant 2 has operated on manual controls. In order to increase operating and energy efficiencies, automatic controls need to be installed in Plant 2 and tied to the central Building Automation System.

CHW/HW Piping Insulation (Cost: \$100,000)

Pipe insulation is seriously deteriorated and needs to be replaced.

Replace Control Panel on Chiller #7 (Cost: \$37,985)

Components within the Control Panel for Chiller #7 have failed and parts are no longer available. While the Chiller is still operational, it is operating at a lower efficiency due to the inability to replace certain circuit boards within the control panel. Manufacturer has recommended replacing the control panel with a new panel that incorporates current technology.

Total: \$999,500

BAS Multi-view Setup (Cost: \$10,000)

Install additional monitors to watch several areas at one time.

Purchase DivX/DVR software to support current cameras and has "multi-view" possibilities on display screens; remote view licenses (Cost: \$239,500)

Purchase sixteen recording servers to replace failing, existing hardware. Purchase software with licensing agreements for 256 cameras (additional R&R funding is needed to support Stadium upgrades).

Re-keying Reliant Park door cores (Cost: \$250,000)

Rekeying of cores for all areas at Reliant Park; cost includes software.

Temporary/Permanent Office Build-out for Parking Department (Cost: \$500,000)

Provide a temporary office space for Parking Department and shipping/receiving. Parking employees were previously located in the Astrodome, which is not open to the public or employees.

Total: \$4,739,590

Additional Pathways and Sidewalks (Cost: \$70,000)

Primarily around Reliant Center pathways have been worn into the landscaping. Permanent pathways need to be installed to provide safe access to facilities.

Blue Parking Lot Reseal (Cost: \$176,000)

Seal coating and crack repair to extend the lifespan of the asphalt surface and avoid more expensive resurfacing. Typical maintenance schedule for this type of work is every five years and every tenth year to re-mill asphalt.

Concrete Bollards (Cost: \$21,000)

Purchase 60 pyramid bollards for use throughout the property to restrict vehicle access at pedestrian points. Approximately 50% of current inventory has some level of damage and replacement is needed.

Concrete Caulking Repair and Replacement (Cost: \$263,000)

Approximately 60% of the pathways around Reliant Park have damaged caulking or joint failure. The primary causes of failure are age, wear, cleaning and pressure washing operations and/or settlement or movement in the sealed surfaces.

Gate 7 Drive Lane Modifications (Cost: \$95,000)

The Houston Texans commissioned a study earlier this year to identify various infrastructure improvements that could be undertaken to improve ingress and egress for events at Reliant Park. This study recommended the modification of Gate 7 from a right turn only gate to a right turn in/right turn out gate to improve access to the Blue Parking lot from the 610 Feeder.

Gate 8 Entrance Modifications (Cost: \$275,000)

Price includes a concrete drive lane and overhaul of the Toll Plaza. If asphalt is chosen for the drive lane, price drops to \$200,000.

Install Fencing Around Site Transformers (Cost: \$25,000)

Provide a secure location for site electrical equipment and prevent public access to the equipment.

Install/Purchase "Parking Lot" and Gate Camera systems (61); with supporting allowance to install servers (Cost: \$1,000,000)

Install camera systems in the parking lots and at the gates of Reliant Park.

Site

Irrigation Improvements - 610 Feeder from Fannin (Cost: \$18,445)

Installation of irrigation from Fannin to Astroworld Bridge.

Irrigation Improvements - Reliant Parkway at Fannin (Cost: \$34,415)

Installation of irrigation from Gate 2 to 610 Feeder Road.

Irrigation Improvements - 610 Feeder (Cost: \$18,105)

Installation of Irrigation from Kirby to Astroworld Bridge.

Irrigation Improvements - 610 Feeder to Westridge (Cost: \$14,055)

Installation of irrigation from Gate 8 to Gate 9.

Irrigation Improvements - East Side of Kirby (Cost: \$33,900)

Installation of irrigation from Gate 11 to Westridge for area between curb and sidewalk.

Irrigation Improvements - New Kirby Drive and Fannin Street Irrigation (Cost: \$80,000)

This work is required to improve the irrigation and ground keeping outside Reliant Parks' perimeter fence lines on Kirby Drive and Fannin Street.

Irrigation Improvements - Site Irrigation Control (Cost: \$96,000)

Add campus wide electronic irrigation monitoring system to better control irrigation frequencies and reduce water usage.

Irrigation Improvements - West Side of Kirby (Cost: \$23,000)

Installation of irrigation from McNee to Westridge for area between curb and sidewalk.

Landscape Improvements - Northeast Corner of Center (Cost: \$43,200)

Remove existing plantings, prepare bed and install 126 five-gallon Knockout roses.

Landscape Improvements - Northwest (Cost: \$0)

Remove existing plantings, prepare bed and install 131 five-gallon Knockout roses.

Landscape Improvements - Southeast Corner of Center (Cost: \$3,173)

Remove existing plantings, prepare bed and install 365 new one-gallon Asian Jasmine plantings.

Site

Landscape Improvements - West Center (Cost: \$6,575)

Add stepping stones on West side of Reliant Center for paths worn in the landscaping.

Maroon Parking Lot Concrete Repairs (Cost: \$83,526)

During the construction of the parking lot, trenches with concrete covers were installed to provide underground access for the distribution of utilities to exhibitors. Over the years the covers for the trenches and the supports for the covers have settled and/or broken leaving numerous tripping hazards throughout the Maroon Parking lot. The scope of work included in this project includes repairing the covers and leveling the surface to eliminate the trip hazards in the parking lot.

Meter Loop Replacement (Cost: \$20,000)

Seven gates, (3) lanes to be repaired to improve ingress/egress of vehicle traffic and verify "cashier ticket count-to-vehicle count" in order to prevent loss due to theft.

Parking and Site Landscape Improvements (Cost: \$160,431)

Installation of concrete pads due to pedestrian paths needed.

Portable Toll Booths (Cost: \$90,000)

Purchase six portable tolls booths to be used at various entrances, depending on event needs. Toll booths will protect cashiers from elements and provide secure cash handling areas.

Purple Parking Lot Reseal & Restripe (Cost: \$26,500)

Seal coating and crack repair of 275,000 sq. ft of asphalt to extend the life span of the asphalt surface and avoid more expensive resurfacing. Typical maintenance schedule for this type of work is every five years.

Red Parking Lot Reseal & Restripe (Cost: \$66,500)

Seal coating and crack repair of 696,000 sq. ft of asphalt to extend the life span of the asphalt surface and avoid more expensive resurfacing. Typical maintenance schedule for this type of work is every five years.

Repair Marquee Lighting at Entry Gates (Cost: \$20,000)

Lighting at Holly Hall, Naomi, Westridge entrances needs to be replaced.

Replace Main Street Pond Lighting (Cost: \$30,000)

Support structure for pond lights is corroded and can no longer support the fixtures. Work would include replacement of all fixture and fabrication and installation of new support structure.

Site

Site Event Electric Improvements (Cost: \$200,000)

Allowance for various site event electric improvements to provide permanent power in locations currently using temporary sources requiring extensive labor and/or costs to install.

Site Graphics-Phase I (Cost: \$750,000)

Replacing existing signage inside Reliant Park's perimeter with an improved and more extensive guidance program will improve safety for employees and Park visitors. Also, new signage will significantly improve Park visitors experience for all events.

Site Graphics-Phase II (Cost: \$750,000)

Replacing existing signage inside Reliant Park's perimeter with an improved and more extensive guidance program will improve safety for employees and Park visitors. Also, new signage will significantly improve Park visitors experience for all events.

Southeast Landscape Bed Fill and Sod (Cost: \$33,265)

Raise existing landscape bed to meet the existing sidewalk level and add sod to prevent erosion and improve Park visitor safety by removing the tripping hazard.

Teal Parking Lot Reseal & Restripe (Cost: \$12,500)

Teal Lot located across Kirby needs to be resealed and restriped due to use and wear/tear.

Tractors (Cost: \$60,000)

Purchase two new tractors to be used throughout exterior of facility to pull axle trailers and chair/table carts.

Trolley Wood Repairs (Cost: \$25,000)

The wood trim of all recently purchased Metro trolleys need to be replaced. The wood kit available for purchase from manufacturer is \$2,000 per trolley and there are ten trolleys. All wood needs replacement.

Yellow Parking Lot Reseal & Restripe (Cost: \$116,000)

Seal coating and crack repair of 958,200 sq. ft of asphalt to extend the life span of the asphalt surface and avoid more expensive resurfacing. Typical maintenance schedule for this type of work is every five years.

Warehouse

Total: \$247,000

Banquet & Catering Equipment (Cost: \$50,000)

Replacement equipment to enhance current aging supply (chaffing dishes, coffee urns, folding tables) and keep presentation up to date.

Build-out Cage to Create Break Room (Cost: \$25,000)

Build-out enclosed tool area creating a break room for staff use during lunch/breaks. Currently a location does not exist.

Change Out Lighting (Cost: \$10,000)

Change out lighting to brighter/whiter lighting to improve visibility and a safer working environment.

Paint Storage Unit – 20'x8'x9' (Cost: \$22,000)

Required to meet code as identified by the Fire Marshal.

Ventilation & Air Conditioning in the Warehouse (Cost: \$55,000)

Add proper ventilation or air conditioning for the warehouse. With the expected use, there will be people working there and we need to create a safe environment.

Warehouse Reorganization Shelving/Shop and Electrical (Cost: \$85,000)

Consolidate all maintenance shops, office areas, and break room into the warehouse. This action will consolidate all maintenance shops and equipment storage to maximize efficiency and effectiveness of maintenance activity.

Food Services

Total: \$513,958

Angle Edge Utility Racks - 207 series (Cost: \$4,650)

Replacement racks for food and equipment distribution.

Beverage Security Cage Covers (Cost: \$4,800)

Covers needed for Beverage Security Cage Carts.

Beverage Security Cages (Cost: \$9,600)

Beverage Security Cages to store and transport alcoholic beverages.

Café on the Park (Center), Kitchen Upgrades (Cost: \$10,000)

Upgrades to the kitchen are needed to sustain and improve the overall operational efficiency for service events, specifically the catering portion.

Chaffing Dishes (Cost: \$33,000)

Chaffing dishes needed to replenish/replace aging equipment for proper food distribution and presentation.

China, Glass Silverware (Cost: \$60,000)

New silverware needed for events.

Clima Plus Combi CP201 (Cost: \$27,997)

Replacement Equipment for main kitchen in Reliant Center.

Conversion of Quiznos Stand (Cost: \$30,000)

Conversion of Stand 3 in Hall D to a full Quiznos licensed store.

Double Stack Convection Ovens (Cost: \$23,991)

Replacement of convection ovens; 2 located at Main Kitchen and 1 located at West Kitchen.

Frymaster Application Series #FM345ESC (Cost: \$26,000)

Replacement equipment for concession stands and Main Kitchen.

Graphics and Menu Board Enhancements (Cost: \$40,000)

Currently using an antiquated banner system - permanent and engaging signage is needed to improve service.

Heat Lamps (Cost: \$14,720)

Replacement/new equipment for food presentation.

Hot Boxes (Cost: \$27,200)

Additional Hot Boxes needed for events.

Food Services

Portable Bars (Cost: \$27,000)

Portable bars need to be repaired and replaced to properly service existing and future events.

Remote Starbucks (Cost: \$175,000)

New remote location needed to enhance the guest experience and public demand.

Total: \$2,268,723

19 Foot Scissor Lift (Cost: \$8,000)

Purchase one 19 ft. Scissor Lift for the Stadium to avoid fork-lifting a scissor lift from one venue to another, as well as save on rental costs.

32 Foot Scissor Lift (Cost: \$20,000)

Purchase two 32 ft. scissor lifts, one for the Arena and one for the Stadium to avoid fork-lifting a scissor lift from one venue to another, as well as save on rental costs.

4'x6' Forklift Man Baskets (Cost: \$18,000)

Purchase three one man baskets for each building to be used in conjunction with forklifts for difficult to reach spaces.

Apple External Monitors (Cost: \$2,607)

External monitors to support new notebooks.

Camera Head for Jetting System (Cost: \$5,000)

Camera fitting for the current jetting system to film the lines and show problem areas and breaks.

Computer Operating System & other software (all) (Cost: \$45,600)

Software and MS Office Systems need for Reliant Park Staff. Current versions outdated.

Concert Barricade (4' Blowthrough) w/Corner Turns (Cost: \$5,000)

Purchase ten additional barricades so there is no longer a need to rent for larger shows. The additional corner pieces will allow the barricade to "turn" with stage thrusts.

Desktop PCs & Monitors (Cost: \$23,360)

Computers needed for majority of SMG staff. Multiple failures occurring regularly due to age of equipment.

Elevated Seating for Law Enforcement (Cost: \$10,800)

Elevated monitoring seats for Law Enforcement - Exterior Traffic Control. These will allow for better visualization of parking areas.

Flatbed Golf Cart & Trailer (Cost: \$12,000)

Multi-purpose use for the painters and carpenters.

FF&E

Flexcam Thermal Imager (Cost: \$13,000)

Equipment to measure temperature on bearings, motors and electrical distribution equipment.

Infrared Camera (Cost: \$13,000)

Infrared Camera used to perform preventive maintenance inspections on bearing, motor and electrical equipment.

Inventory Control System For Warehouse (Cost: \$3,500)

Inventory control module for Smart maintenance for the warehouse.

Line Locator (Cost: \$4,000)

Utility line locating monitor needed to efficiently and safely identify lines in and around site.

Line Scraper (Cost: \$4,000)

Scraping device used for scraping old paint off the parking lots when striping to efficiently adhere new paint and remove existing marks.

Mac Pro (Cost: \$2,749)

Needed for Director of Marketing; ads, presentations and multiple graphic production needs.

Mobile Security Camera (Cost: \$10,000)

Generator based mobile security cameras needed due to lack of camera visibility in exterior lots.

Notebook (Mac's) 15" (w/sleeves & 3yr Apple care) (Cost: \$37,087)

Mac notebooks for multiple departments, existing machines are failing and obsolete.

Outdoor Seating & Tables (Cost: \$50,000)

Outdoor seating and tables are needed for various events, which will reduce our equipment lease expense for outdoor events.

Parking Vault Cabinets (Cost: \$2,500)

Storage of rolled ticketing stock for Cash Parking Operations.

Parking Vault Safe Cabinet (Cost: \$2,300)

A new safe is needed for the Parking Vault.

Parking Vault Tables & Chairs (Cost: \$6,500)

Equipment needed in Parking Vault to efficiently reconcile event funds.

FF&E

Pick and Place Fork Lift - Walkie Stacker (Cost: \$15,000)

Warehouse designated forklift for use in warehouse only.

Portable Fencing (Cost: \$15,000)

Purchase sixty units of 6' x 8' fencing to reduce rental costs. To be used in lieu of bicycle racks for more secure storage areas.

Portable Sign Trailers (Cost: \$18,000)

Purchase three double axle trailers to move parking signage throughout site.

Power Quality Analyzer (Cost: \$27,200)

Electrical monitors to monitor and analyze show power and other electrical issues.

Pressure Washing Equipment (Cost: \$18,000)

Purchase of portable pressure washing trailer with 500 gallon tank, two separate pressure washing stations, heated water and gas generator will reduce need to subcontract service.

Purchase 32 ft. Narrow Scissor Lift (Cost: \$20,000)

This is needed for various repairs located in high areas throughout the complex.

Purchase 40 ft. One Man Lift (Cost: \$11,000)

This is needed for various repairs located in high areas throughout the complex.

Purchase 50 ft. Scissor Lift with non-marking tires (Cost: \$60,000)

This is needed for various repairs located in high areas throughout the complex.

Purchase 95 ft. boom lift to have on-site for electrical work (Cost: \$210,000)

Many high areas located in the facilities require a long boom lift to reach for repairs and maintenance. This purchase would eliminate the lease of this equipment from a limited supply of commercial sources. Due to limited suppliers many times this lift is not available when it is needed.

Purchase additional forklifts (Cost: \$490,000)

Purchase ten 12,000 pound forklifts which will be utilized throughout the complex, replacing some older lifts and adding to the number of lifts available for required work. Needed to eliminate rental expenses during field moves.

FF&E

Purchase ANSI 3500 Projector (Cost: \$5,000)

ANSI Projector needed campus wide for event use. Currently not in inventory.

Purchase Portable 4160V Switch Gear (Cost: \$70,000)

Certain parking areas within Reliant Park are also used for outdoor exhibit space. In order to provide power for these events, 4160-volt feeder circuits are available in certain locations. In the past, rental distribution equipment has been used to provide service in these areas. While rental equipment is still available, purchase of the 4160v switchgear and transformers would significantly reduce the cost of providing this service to events.

Purchase Portable 4160V Transformers (Cost: \$180,000)

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Purchase Yale Model MPB040-E Battery Operated Pallet Jacks (Cost: \$7,800)

Two additional pallet jacks are needed to transport Center equipment throughout facility.

Rectangular Tables and Carts (Cost: \$49,220)

Purchase (140) 8'x 30", (25) 6' x 30", (50) 8'x 18", and (15) 6' x 18" tables. This represents replacement of 25% of current inventory for FF&E purchased during facility opening. This equipment is used throughout the complex for meetings, dinners and other tenant and customer events.

Redundant Firewall (Cost: \$15,000)

Redundant firewall needed as a secondary fail-over.

Replacement Golf Carts (Cost: \$105,000)

Cart inventory needs to be replaced due to wear and tear.

Round Tables & Table Carts (Cost: \$43,000)

Tables and Carts needed for event production.

FF&E

Security System Software Upgrades (Cost: \$50,000)

System software upgrades to existing system are needed to properly log and monitor door alarms.

Server Backup Solution (Cost: \$30,000)

Disk archive backup needed.

Stacking Chairs & Chair Carts (Cost: \$160,000)

Inventory of chairs and carts that need to be replaced/replenished for Event Production.

Striping Machines (Cost: \$18,000)

Purchase two ride-on striping machines for the parking lot striping. To assist in the striping of the parking lots and crosswalks.

Traffic Cone Trailers (Cost: \$22,000)

Purchase two cone trailers to move parking cones. Trailers will improve operational efficiencies by eliminating constant loading/unloading of vehicles and ultimately reduce labor cost.

Trailer Mounted Jetting Machine (Cost: \$15,000)

To jet out drains throughout the facility. For primary use inside the buildings where a truck cannot access.

Trunk Radio System Upgrades (Cost: \$98,000)

Emergency All Call, Additional Channels and Electronic Radio ID's needed property wide.

Turbo Digital Repeaters (start of migration to digital radios & System re-programming) (Cost: \$39,000)

Per FCC Regulation all private radio users must go narrow band before the year 2013. The move towards digital will also allow Reliant Park to get a better handle on radio usage and groups used during peak hours.

Turbo Radios (Cost: \$150,000)

Digital radios that allow for both for analog and digital. In addition, radios will allow for GPS, Lost/Stolen Security features and text communication.

UPS Replacement (MIS) (Cost: \$25,000)

UPS devices needed for Server Rack.

Wheelchairs for Guest Services (Cost: \$3,500)

Additional wheelchairs needed for guest assistance.

FF&E

Security System Software Upgrades (Cost: \$50,000)

System software upgrades to existing system are needed to properly log and monitor door alarms.

Server Backup Solution (Cost: \$30,000)

Disk archive backup needed.

Stacking Chairs & Chair Carts (Cost: \$160,000)

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Additional wheelchairs needed for guest assistance.

Capital Repair & Replacement Funding Request Narrative

As reported before, HCSCC identified annual R&R items to include, but not limited to facilities, parking lots, fixtures, furnishings, equipment and other miscellaneous items as necessary and required.

HCSCC developed a 30-year R&R funding plan including an annual R&R project schedule. These schedules are based on overall Reliant Park R&R requirements exclusive of Reliant Stadium. The funding plan includes the annual funding from Harris County, an annual 3% inflation factor, interest earnings, routine annual R&R costs, as well as limited major R&R costs.

In past requests, the schedule assumed providing R&R for the Reliant Astrodome in its current condition for 5-years and the Reliant Arena for 10-years. However, the schedules do not take into account unforeseen major structural replacements or repairs that may occur with the facilities and/or parking lots. As written earlier in this report, there were numerous repairs that were required for the Reliant Astrodome early this year to meet building code requirements of the City of Houston Code Enforcement Division and Fire Marshall. HCSCC has included these repair costs as part of this funding request.

Reliant Park Utility Management Update

Reliant Park's Energy Management Team includes representatives from Reliant Energy, SMG, the Houston Texans, the Houston Livestock Show & Rodeo, ARAMARK and HCSCC. The Energy Management Team meets regularly to monitor utility (electricity, water and natural gas) usage/cost and identify effective energy conservation opportunities for Reliant Park.

Currently the Energy Management Team is evaluating numerous energy saving initiatives, including but not limited to the following:

- Continuing the installation of motion controlled light switches in offices, mechanical rooms, storage areas and other areas that automatically turn off lights when the room is unoccupied.
- Installing fixtures and compact fluorescent lamps in-lieu of incandescent lamps wherever possible to reduce energy and labor costs.
- Investigating the possibility of retrofitting Exhibit Hall lighting to more efficient lighting.

SMG has developed and implemented an energy conservation program for all Reliant Park operations. Reliant Energy is assisting as well, and has provided a detailed analysis of current Reliant Park electricity rates as well as market trends and has made recommendations to HCSCC to adjust accordingly.

In May 2008 HCSCC's Board of Directors approved the continued involvement with the Texas CUC Aggregation Project, Inc., (Public Power Pool) to assist HCSCC in negotiating a new electricity procurement agreement for Reliant Park effective January 1, 2009.

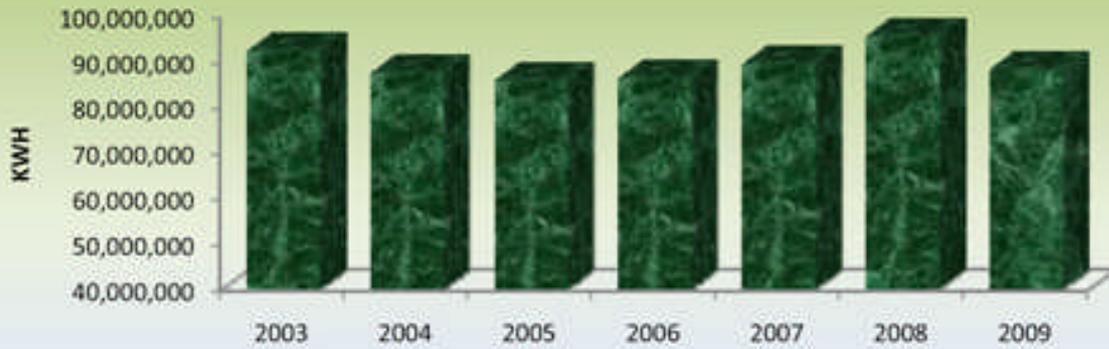
For the twelve months ending with the December 2009 billing period, metered electrical usage decreased 7.70% with a total of 88,292,609 kilowatt hours

(kwhs) consumed compared to 95,661,133 kwhs in 2008, metered natural gas usage increased 8.37% with a total of 97,422 million cubic feet (mcf) consumed compared to 89,896 mcf in 2008 and metered water usage increased 9.13% with a total of 172,764,000 consumed compared to 158,31,000 gallons in 2008.

The overall utility expense for the calendar year ending in December 2009 decreased 16.36% from the prior year. Actual expenditures for electricity decreased 17.29% with a total of \$9,297,709 paid compared to \$11,240,822 paid in 2008. Actual expenditures for gas decreased 38.08% with a total of \$563,255 paid compared to \$909,682 paid in 2008 and actual expenditures for water increased 12.31% with a total of \$1,183,176 paid compared to \$1,053,492 in 2008.

The graphs on the following pages provide a summary of the utility usage in all categories (electricity, water and natural gas) from 2003-2009.

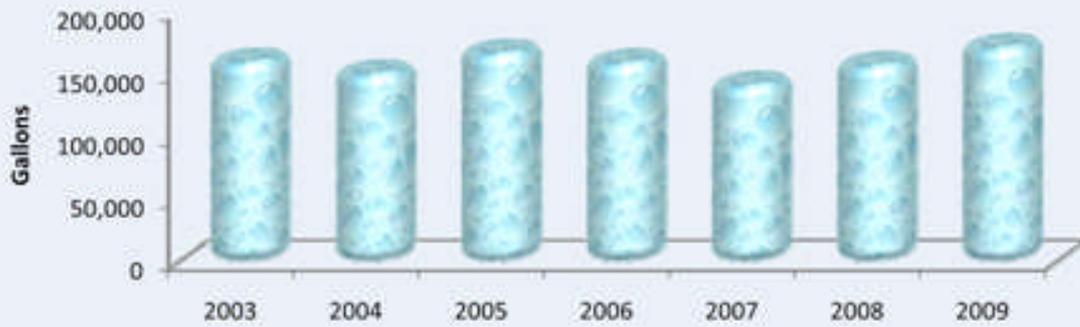
Actual Historical Electrical Usage 2003 Through 2009



<u>Year</u>	<u>KWH Usage</u>
2003	92,313,950
2004	87,493,659
2005	85,826,374
2006	86,358,197
2007	89,452,142
2008	95,581,437
2009	88,292,609

Electricity usage at Reliant Park for 2009 was down from 2008, for a decrease of 7,288,828 kwhs over the prior year.

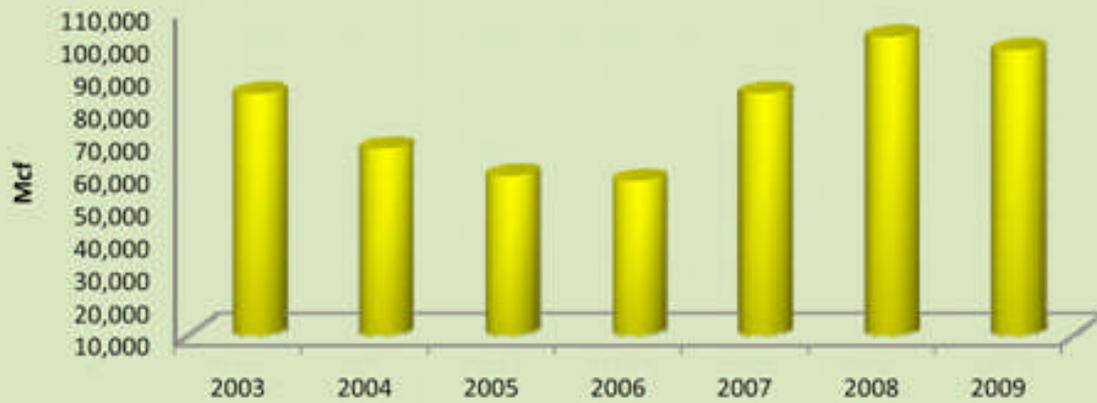
Actual Historical Water Usage 2003 Through 2009



<u>Year</u>	<u>Gallons Usage</u>
2003	161,027,000
2004	151,531,000
2005	168,212,000
2006	160,263,000
2007	142,427,000
2008	158,311,000
2009	172,764,000

The 2009 consumption water usage at Reliant Park increased 14,453,000 gallons, or 9.1% from 2008.

Actual Historical Natural Gas Usage 2003 Through 2009



<u>Year</u>	<u>Mcf Natural Gas</u>
2003	83,980
2004	67,011
2005	58,613
2006	57,070
2007	84,100
2008	101,551
2009	97,422



Main Street Lot

McNee Lot

North Kirby Lot

Murworth Lot

Westridge Lot

Reliant Stadium

Reliant Astrodome

Reliant Center

North Fannin Lot

Reliant Arena

South Kirby Lot

South Fannin Lot

Dock 1

Training Center

Murworth

Westridge

Reliant Parkway

Bridge

Bridge

Holly Hall

Naomi

La Concha

N. Stadium

Fannin Street

South Loop Interstate 610

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