

**FORTY NINERS STADIUM MANAGEMENT COMPANY**  
**5-YEAR CAPITAL EXPENDITURES**  
**DRAFT**

| Project Name                                              | Category          | 2027      | 2028      | 2029      | 2030    |
|-----------------------------------------------------------|-------------------|-----------|-----------|-----------|---------|
| ADA Platforms                                             | Architectural     | 1,500,000 | -         | -         | -       |
| Adult Changing Facility                                   | Architectural     | -         | -         | -         | -       |
| Air Compressors                                           | Architectural     | 114,950   | -         | -         | -       |
| Beer Systems                                              | Architectural     | 410,107   | -         | -         | -       |
| Beverage Distribution System                              | Architectural     | -         | -         | -         | 327,943 |
| Bridge - Pedestrian - Reseal walkways and Paint Bridges   | Architectural     | -         | -         | -         | 196,766 |
| Exhaust hood/Fire Protection Systems                      | Architectural     | -         | 342,849   | 358,277   | -       |
| Field Tunnel Synthetic Turf                               | Architectural     | -         | -         | -         | 373,801 |
| Interior Renovation Non-Public Areas                      | Architectural     | -         | -         | -         | 374,400 |
| Landscaping - Structure (Planters) and perimeter re-do    | Architectural     | -         | -         | -         | 131,177 |
| LED Lighting Replacement                                  | Architectural     | 2,627,963 | 2,746,221 | 3,558,554 | -       |
| Pavement Resurfacing                                      | Architectural     | -         | 404,918   | -         | -       |
| Premium Areas                                             | Architectural     | 2,410,116 | 1,906,241 | 1,640,910 | -       |
| Press Areas - Interior Finishes                           | Architectural     | -         | -         | -         | 988,415 |
| Production Equipment                                      | Architectural     | -         | -         | -         | 622,252 |
| Replace Furniture - First Aid Hospital Beds               | Architectural     | 68,970    | -         | -         | -       |
| Seating Bowl Sealant Joints                               | Architectural     | 1,049,873 | 2,194,234 | -         | -       |
| Security Lighting                                         | Architectural     | -         | -         | -         | -       |
| Seismic Joints                                            | Architectural     | 369,096   | -         | -         | -       |
| Storm Drain Issues                                        | Architectural     | -         | -         | 16,957    | 17,720  |
| Tire Shredder                                             | Architectural     | 131,234   | -         | -         | -       |
| Trench Drain Replacement                                  | Architectural     | 118,111   | -         | -         | -       |
| Wayfinding Signs                                          | Architectural     | 1,238,036 | -         | -         | -       |
| Ceilings - Grid or Metal Outdoor Stadium                  | Building Envelope | 143,688   | 180,184   | -         | -       |
| CMU/ Cast Concrete walls                                  | Building Envelope | -         | 102,855   | 107,483   | 112,320 |
| Concrete Stairs                                           | Building Envelope | -         | 137,140   | 143,311   | 149,760 |
| Cooling Tower Conduit                                     | Building Systems  | -         | -         | 374,042   | 390,873 |
| Doors - Club-Front Entrance (Glass doors /aluminum frames | Building Envelope | -         | 240,246   | -         | -       |
| Exposed Staircase Coatings                                | Building Envelope | -         | 277,708   | -         | -       |
| Exterior Facing Fixed Glazing                             | Building Envelope | 147,963   | -         | -         | 628,992 |
| Fall Protection System as needed scaffold tower ladders   | Building Envelope | -         | 12,012    | -         | -       |
| Metal panel system and copings                            | Building Envelope | -         | -         | 921,967   | -       |
| Overhead Coiling Doors                                    | Building Envelope | -         | -         | -         | 292,032 |
| Slab on Grade                                             | Building Envelope | -         | -         | -         | 853,632 |
| Steel Coatings                                            | Building Envelope | -         | 963,406   | 1,970,525 | -       |
| Swisspearl Exterior Panel System                          | Building Envelope | 500,000   | 750,000   | -         | -       |
| Window Gasket Replacement                                 | Building Envelope | 658,944   | -         | -         | -       |
| ACS Electrified Door Hardware                             | Building Systems  | -         | -         | -         | 374,400 |
| Air Separator                                             | Building Systems  | -         | -         | -         | 168,480 |
| Backflow Preventers repair/replace as needed              | Building Systems  | 57,475    | -         | -         | -       |
| Closed Loop Condenser Water Pumps                         | Building Systems  | -         | -         | 155,851   | -       |
| Concourses DW Heating                                     | Building Systems  | -         | 1,079,975 | -         | -       |
| Condenser Water systems and VAV wet units                 | Building Systems  | 114,950   | -         | -         | -       |

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| Cooling Towers                                                        | Building Systems | 492,128           | -                 | -                 | 84,240            |
| Distribution - High Voltage Outdoor replacement main switchboard 12kv | Building Systems | -                 | -                 | -                 | 1,967,656         |
| Elevator Modernization                                                | Building Systems | 287,375           | 420,430           | -                 | -                 |
| Escalator Skirt Lighting + Skirt Replacement                          | Building Systems | -                 | -                 | -                 | 426,816           |
| Escalator Steel Stop Switch Cover                                     | Building Systems | -                 | 130,283           | 136,145           | 142,272           |
| Expansion Tanks                                                       | Building Systems | -                 | -                 | -                 | 247,104           |
| Fire Alarm - EST 4 Fire Alarm panel upgrade to existing EST 3 system  | Building Systems | -                 | -                 | -                 | -                 |
| Fire Suppression System Novec gas and Pumps/fixtures                  | Building Systems | -                 | 120,123           | -                 | -                 |
| Heat Exchanger                                                        | Building Systems | 114,950           | -                 | -                 | -                 |
| Heat Pumps                                                            | Building Systems | -                 | 501,417           | 523,981           | 245,500           |
| HHW Boilers                                                           | Building Systems | -                 | -                 | -                 | 252,720           |
| HHW Pumps                                                             | Building Systems | -                 | -                 | -                 | 224,640           |
| HP Main AHUs                                                          | Building Systems | -                 | -                 | -                 | 1,159,928         |
| HVAC Boilers Exhaust Flues                                            | Building Systems | -                 | -                 | -                 | -                 |
| Inverter Replacement in Level 100 B Quad                              | Building Systems | -                 | -                 | -                 | 119,958           |
| Irrigation - Interior field and roof garden pumps and piping          | Building Systems | 22,990            | -                 | -                 | -                 |
| Loop Condenser Water Pumps                                            | Building Systems | -                 | -                 | 95,660            | -                 |
| Packaged DX Roof Top Units                                            | Building Systems | -                 | -                 | -                 | 424,794           |
| Plumbing                                                              | Building Systems | -                 | 120,123           | -                 | -                 |
| Restroom Automatic Flushing Device Replacement                        | Building Systems | -                 | -                 | -                 | -                 |
| Sanitary Valves                                                       | Building Systems | 492,128           | 514,274           | 537,416           | 561,600           |
| Sideline Synthetic Turf Base                                          | Building Systems | -                 | -                 | -                 | 1,111,967         |
| Smoke Curtains                                                        | Building Systems | -                 | 162,853           | -                 | -                 |
| Surveillance - Command Center Equip.                                  | Building Systems | 114,950           | -                 | -                 | -                 |
| TV Monitors in Elevator Cabs                                          | Building Systems | -                 | -                 | -                 | 24,336            |
| VFDs                                                                  | Building Systems | -                 | -                 | 403,779           | 421,949           |
| Briefing Room Upgrades                                                | Public Safety    | -                 | -                 | -                 | -                 |
| E-Bikes                                                               | Public Safety    | 24,000            | -                 | -                 | -                 |
| Golf Carts                                                            | Public Safety    | -                 | -                 | -                 | -                 |
| Kawasaki ATVs                                                         | Public Safety    | 53,000            | -                 | 53,000            | -                 |
| Lifepak Heart Monitor/Defibrillator                                   | Public Safety    | -                 | -                 | 60,000            | -                 |
| Lightweight Chemical Detector (LCD) 4.0                               | Public Safety    | -                 | -                 | 30,000            | -                 |
| Motorola APX Radios                                                   | Public Safety    | -                 | -                 | 168,825           | -                 |
| Portable Raman Spectrometer                                           | Public Safety    | -                 | -                 | 60,000            | -                 |
| Radios                                                                | Public Safety    | -                 | -                 | 2,116,000         | -                 |
| Replace End of Life User Equipment                                    | Public Safety    | -                 | 30,000            | 25,000            | -                 |
| Roll Up Door for Briefing Room                                        | Public Safety    | -                 | -                 | -                 | -                 |
| TruDefender Infrared                                                  | Public Safety    | -                 | -                 | 75,000            | -                 |
| Backbone Fiber Optics                                                 | Technology       | 88,583            | -                 | -                 | -                 |
| BOH Control Panels, Amplifiers & Speakers                             | Technology       | 172,245           | 179,996           | 188,096           | 196,560           |
| Broadcast Headend (Main I/O)                                          | Technology       | -                 | -                 | -                 | 48,859            |
| JBTs and SMPTE Fiber - JBT Cabling Package                            | Technology       | -                 | 130,831           | -                 | 142,871           |
| <b>TOTALS</b>                                                         |                  | <b>13,523,823</b> | <b>13,648,317</b> | <b>13,720,777</b> | <b>13,806,729</b> |

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|--------------|----------|------|------|------|------|
|--------------|----------|------|------|------|------|

Footnotes to Schedule:

- Projected costs and projects have been adjusted based on anticipated event schedule, staffing, and available resources.
- Project priorities and cost estimates will be revised based on independent condition assessments that are in process.
- \*Does not include any carryforward projects from 2025