

Premium Areas

Project Number:	27-2001
Category:	Architectural
Sub-Category:	Premium Spaces
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	100 & 300 Premium Club Spaces; 200 Premium Atrium
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

This project addresses refurbishing specified elements of premium club spaces at the stadium as further detailed below. These premium club areas provide hospitality to the highest paying SBL members and host a multitude of non-NFL catered events. Lifecycle expectations for finishes in these areas are 10 years based on heavy usage.

100 Level Clubs -- Interior finishes need to be refreshed to address damage to the flooring, wall, and ceiling systems.

200 Premium Atrium -- Level 200 plaza premium lobby interior finishes will be refreshed over time due to wear and tear (for example, the round desk in the plaza). There is damage to the flooring, wall, and ceiling systems that will also be addressed.

300 Level Club – In 2024, this space was updated (painted, tiled, carpeted and Furniture, Fixtures and Equipment (“FF&E”) was replaced), totalling approximately \$1.12M. There is additional casework and wall/sheetrock treatment that will be addressed as part of this project.

The rough order of magnitude (“ROM”) costs for these areas are ~\$200/sqft, subject to the exact needs in each club.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 2,410,116	\$ 1,906,241	\$ 1,640,910		\$ 5,957,267

Project Number	27-2001
Project Title	Premium Areas
Category	Architectural
Sub-Category	Premium Spaces
Project Budget Year	FY 27/28
Location Detail	100 & 300 Premium Club Spaces; 200 Premium Atrium
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$2,410,116

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve with modifications (50%).

As per the supplemental project description, “this project addresses refurbishing specified elements of premium club spaces at the stadium as further detailed below...

- 100 Level Clubs -- Interior finishes need to be refreshed to address damage to the flooring, wall, and ceiling systems.
- 200 Premium Atrium -- Level 200 plaza premium lobby interior finishes will be refreshed over time due to wear and tear (for example, the round desk in the plaza). There is damage to the flooring, wall, and ceiling systems that will also be addressed.
- 300 Level Club – In 2024, this space was updated (painted, tiled, carpeted, and Furniture, Fixtures and Equipment (“FF&E”) was replaced), totaling approximately \$1.12M. There is additional casework and wall/sheetrock treatment that will be addressed as part of this project.”

Upon visual inspection, SCSA staff and City representatives did not observe significant deterioration or widespread failure of finishes. However, in several areas, heavy use has created cosmetic scratches, dents, and chips in countertops, flooring, and other non-movable fixtures. Many of these areas can be repaired and/or refinished, thereby extending the useful life of non-movable fixtures and flooring.

SCSA staff recommends that ManCo explore alternatives to the replacement of interior finishes where practical and cost-effective. When replacement is warranted, hard surface materials that are less prone to scratches and dents should be selected. Wood and other soft-surface materials should be limited or elevated to avoid direct contact with patrons.

Based on the observed condition, ManCo's routine cleaning and maintenance practices are sufficient, as the Premium areas exhibit an upscale, modern aesthetic after several years of heavy use.

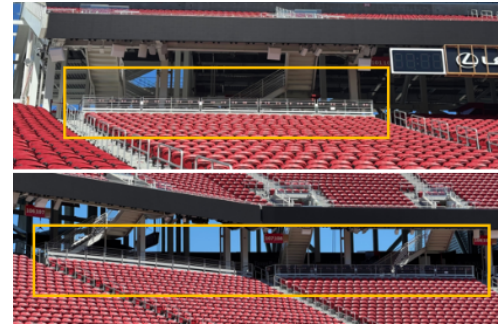
SCSA staff agree that repair and replacement of some finishes are warranted; however, the specific scope and areas to be improved are unclear. Additionally, the budget request reflects an estimate that is not tied to a specific replacement or repair plan. During the May 4th tour, ManCo staff stated that additional study, contact with vendors, and estimates are needed to determine the specific treatment for the interior finishes that need repairs and/or replacement. Additionally, the supplemental project

description states that the financial estimate for this project was projected based on a Rough Order of Magnitude (ROM) of “~\$200/sqft, subject to the exact needs in each club.” It is unclear how the \$200/sq ft figure was derived; consequently, SCSA staff are unable to determine whether the requested amount is appropriate (too high or too low) for the work required.

As noted above, we agree that some repairs to interior finishes are warranted, and that the work ManCo needs to conduct to assess the full scope and plan for each area should proceed. As such, we recommend that the Board approve 50% of the requested amount for FY 2027 (\$1.2M). We believe this amount will be sufficient to allow ManCo to undertake initial projects as well as develop a complete scope of work and obtain specific estimates. Additionally, SCSA staff requests that ManCo evaluate the ability to enter into As-Needed (master contracts) with vendors that can repair minor chips and scratches to interior finishes on an ongoing basis. It may be appropriate to shift such expenses from a CapEx project to an annual operational maintenance and repair expense.

ADA Platforms

Project Number:	27-2002
Category:	Architectural
Sub-Category:	Seating Bowl
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	300 Concourse
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

The stadium receives numerous seating accommodation requests from patrons with accessibility needs that cannot be fulfilled based on the current accessible seating capacity. This project will provide additional accommodations to meet demand.

This project will address the procurement and installation of platforms for the placement of additional accessible seating sections on the 300 level concourse behind the lower bowl seating sections. A study in consultation with a certified access specialist (CAsp) will be performed as part of this project in order to evaluate the total amount of additional accessible seating that can be added, taking into account factors including ingress, egress, spacing, and path of travel.

The newly installed platforms and associated accessible seating is expected to last 10+ years.

This project is not associated with ADA remediation projects managed and funded by the 49ers.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 1,500,000				\$ 1,500,000

Project Number	27-2002
Project Title	ADA Platforms
Category	Architectural
Sub-Category	Seating Bowl
Project Budget Year	FY 27/28
Location Detail	300 Concourse
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$1,500,000

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board - Approve

As per the supplemental project description, “this project will address the procurement and installation of platforms for the placement of additional accessible seating sections on the 300 level concourse behind the lower bowl seating sections. A study in consultation with a certified access specialist (CAsp) will be performed as part of this project in order to evaluate the total amount of additional accessible seating that can be added, taking into account factors including ingress, egress, spacing, and path of travel.”

SCSA staff agree that this project will provide meaningful enhancements to the facility and should be prioritized for funding. It is not connected to prior non-SCSA funded capital projects, such as FIFA Bowl modifications, and will have lasting benefits for visitors with accessibility needs.

Wayfinding Signs

Project Number:

Category:

Sub-Category:

Project Budget Year:

Project Manager:

Location:

Location Detail:

Funding Source:

27-2003

Architectural

Seating Bowl

FY27/28

Francine Melendez Hughes, Executive Vice President & General Manager

4900 Marie P. DeBartolo Way, Santa Clara, CA 95054

Seating Bowl

SCSA - Stadium Capital Expenditure



Project Description:

This project will improve wayfinding for stadium patrons by replacing wayfinding, identification, and code signage damaged by rust/exposure over time.

This is a phased project with a preliminary FY27 cost of \$1.24M, which will cover design and a preliminary rollout of new signage. There will be additional costs in future years for this project.

The typical lifecycle of wayfinding signage is approximately 10-15 years.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 1,238,036				\$ 1,238,036

Project Number	27-2003
Project Title	Wayfinding Signs
Category	Architectural
Sub-Category	Wayfinding
Project Budget Year	FY 27/28
Location Detail	Seating Bowl
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$1,238,036

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board - Do not approve at this time.

As per the supplemental project description, this is intended to be “a phased project with a preliminary FY27 cost of \$1.24M, which will cover design and a preliminary rollout of new signage. There will be additional costs in future years for this project.”

Upon visual inspection, SCSA staff and City representatives did not observe significant deterioration or failure in the current Wayfinding Signage beyond normal maintenance and repair. Further, ManCo has not provided evidence that the current signage is insufficient and/or fails to meet ADA or other standards.

SCSA staff agree that replacement and modernization may increase visual appeal; however, we are not in agreement with proceeding with this project without further details on the desired replacement and its benefits. Spending \$1.24M on the design of a new wayfinding signage program when the necessity for replacement has not been substantiated is not appropriate solely for aesthetic benefits, given the need to prioritize SCSA funds for higher capital priority needs.

SCSA staff are willing to reassess this determination if additional documentation and evidence are submitted. Additionally, spot or single-sign replacements (or enhancements) may be appropriate to address any deficiencies, rather than a complete sign program redesign and replacement.

Window Gasket Replacement

Project Number: 27-2004

Category: Building Envelope

Sub-Category: Doors & Windows

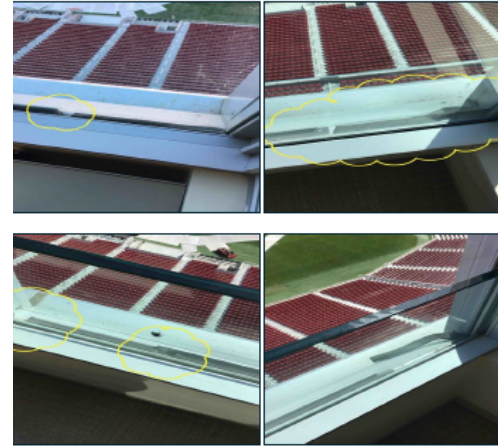
Project Budget Year: FY27/28

Project Manager: Francine Melendez Hughes, Executive Vice President & General Manager

Location: 4900 Marie P. DeBartolo Way, Santa Clara, CA 95054

Location Detail: 800 Level Press Box - Windows

Funding Source: SCSA - Stadium Capital Expenditure



Project Description:

Gaskets are missing and/or disengaged from window mullions on the operable windows in the 800 level press box. This project addresses these conditions, which are present in multiple areas throughout the 800 level.

The ROM cost for this project is ~\$658K, including contingency and inflation.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 658,944				\$ 658,944

Project Number	27-2004
Project Title	Window Gasket Replacement
Category	Building Envelope
Sub-Category	Doors & Windows
Project Budget Year	FY 27/28
Location Detail	800 Level Press Box - Windows
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$658,944
<u>SCSA Staff Response to Budgetary Request for FY2027</u> <i>Staff Recommendation to SCSA Board – Approve with additional direction.</i> As per the supplemental project description, “gaskets are missing and/or disengaged from window mullions on the operable windows in the 800 level press box.” Upon visual inspection, SCSA staff and City representatives did not observe significant deterioration or failure across the entire 800 Level Press Box window system. Spot issues and elevated maintenance needs were observed and substantiated. The Rough Order of Magnitude (ROM) for the repairs estimate of ~\$658K (inclusive of contingency and inflation) was not substantiated based on linear feet (or another measurement) of the current areas that need repair. However, given the sizable window system in the 800 Level Press Box and the fact that failed gaskets and mullions can cause significant damage if not repaired immediately, staff agree that funding should be prioritized for this capital project request. However, we request that ManCo use the funds as needed to replace failed window gaskets/mullions and report back to the SCSA on the extent of the replacements conducted annually. In the future, once current failures are repaired, it may be appropriate to adjust this expense from a CapEx project to an annual operational maintenance and repair expense.	

Swiss Pearl Exterior Panel System

Project Number: 27-2005

Category: Building Envelope

Sub-Category: Exterior Facade

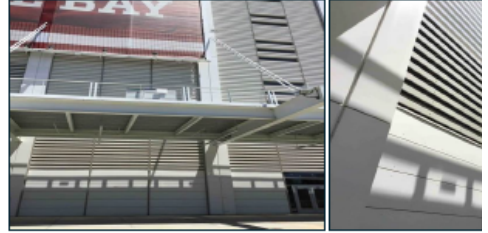
Project Budget Year: FY27/28

Project Manager: Francine Melendez Hughes, Executive Vice President & General Manager

Location: 4900 Marie P. DeBartolo Way, Santa Clara, CA 95054

Location Detail: 200 Exterior Atrium; 300 East Concourse; 400 Tower Patios

Funding Source: SCSA - Stadium Capital Expenditure



Project Description:

This project involves replacement of the Swisspearl exterior panel system on the west facade suite and press tower due to solar fading.

We have previously attempted to address fading and chipping with a paint/faux treatment, which was unsuccessful. It is a panel system so the options are to replace specific areas showing the most wear, which may result in aesthetic issues due to mismatched panels, or replace all panels, which will increase cost.

This is a phased project with a ROM cost of ~\$1.25M for the initial phases. The FY27 and FY28 costs for this project are \$500K and \$750K, respectively. There will be additional costs in future years for the remaining phases of this project.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 500,000	\$ 750,000			\$ 1,250,000

Project Number	27-2005
Project Title	Swiss Pearl Exterior Panel System
Category	Building Envelope
Sub-Category	Exterior Facade
Project Budget Year	FY 27/28
Location Detail	200 Exterior Atrium; 300 East Concourse; 400 Tower Patios
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$500,000
<u>SCSA Staff Response to Budgetary Request for FY2027</u> <i>Staff Recommendation to SCSA Board – Approve with additional direction.</i> This project involves replacing the Swisspearl exterior panel system on the west facade suite and the press tower due to solar fading. Upon visual inspection, SCSA staff and City representatives confirmed chipping, cracks, and aesthetic paint/fading issues. These elements appear to be aesthetic vs. structural. The original material was not durable enough to withstand normal use, as dents, chips, and cracks are present throughout the facility. A new material should be selected. ManCo should confer with SCSA staff and obtain SCSA staff approval of the selected replacement material.	

Sanitary Valves

Project Number:	27-2006
Category:	Building Systems
Sub-Category:	Plumbing
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	Any concessions with kitchen and pantry.
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

Sanitary valves are used in systems that handle potable water or other consumable liquids. They are important to maintain food safety (i.e., prevention of bacteria and cross-contamination). Sanitary valves are required to be kept in good condition for all consumable liquids systems.

This project replaces the approximately 150 sanitary valves throughout the stadium (concessions, clubs, kitchens and commissary) to ensure compliance with applicable Health & Safety Code requirements.

Because of their related nature, this project is being performed in conjunction with Project 27-2020, Backflow Preventers repair/replace as needed.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 492,128	\$ 514,274	\$ 537,416	\$ 561,600	\$ 2,105,417

Project Number	27-2006
Project Title	Sanitary Valves
Category	Building Systems
Sub-Category	Plumbing
Project Budget Year	FY 27/28
Location Detail	Any concessions with kitchen and pantry.
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$492,128

SCSA Staff Response to Budgetary Request for FY2027

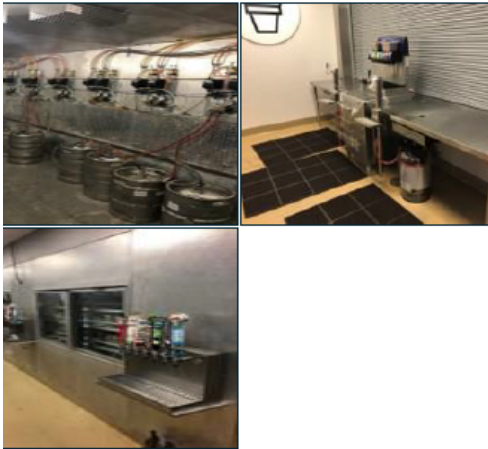
Staff Recommendation to SCSA Board – Approve with additional direction.

As per the supplemental project description, “this project replaces the approximately 150 sanitary valves throughout the stadium (concessions, clubs, kitchens, and commissary) to ensure compliance with applicable Health & Safety Code requirements.”

This phased multi-year project is projected at approximately \$500,000 annually for the next 3 years. While we recommend funding this project, during the next capital budgeting process, ManCo and SCSA staff should discuss and determine if it may be appropriate to adjust this expense from a capital project to an annual maintenance and repair operational expense.

Beer Systems

Project Number:	27-2007
Category:	Architectural
Sub-Category:	Kitchen & Concessions Equipment
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	300 Concourse (Taproom)
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

The stadium’s beer systems consist of beer compressors, evaporator coils, pumps, valves, glycol equipment, and beverage lines to move beer from kegs to points of distribution. These systems are nearing their end of life and will be replaced as part of this project.

This is a phased project with a ROM cost of ~\$410K for the preliminary phase of the project. There will be additional costs in future years for the remaining phases of this project.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 410,107				\$ 410,107

Project Number	27-2007
Project Title	Beer Systems
Category	Architectural
Sub-Category	Kitchen & Concessions Equipment
Project Budget Year	FY 27/28
Location Detail	300 Concourse (Taproom)
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$410,107
<u>SCSA Staff Response to Budgetary Request for FY2027</u> <i>Staff Recommendation to SCSA Board – Approve with additional direction.</i> This project includes replacing/upgrading the stadium’s beer systems, which consist of beer compressors, evaporator coils, pumps, valves, glycol equipment, and beverage lines to move beer from kegs to points of distribution. As per the supplemental project description, “this is a phased project with a ROM cost of ~\$410K for the preliminary phase of the project. There will be additional costs in future years for the remaining phases of this project.” While SCSA staff are supportive of the proposed allocation, however, it is not clear what the total cost of replacing/upgrading all of the stadium’s beer systems will be. The final cost may be several multiples of the current request. As such, ManCo should assess the total project costs, and provide a thorough project description and estimate in the next capital budgeting process.	

Seismic Joints

Project Number:	27-2008
Category:	Architectural
Sub-Category:	Seating Bowl
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	Full stadium bowl
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

The stadium is experiencing water intrusion from leaks resulting from the deteriorating condition of the existing seismic joints. This project replaces seismic joints between precast concrete stadia and between cast-in-place concrete throughout the seating bowl. Both horizontal and vertical seismic joints in the specified areas noted above will be replaced.

The ROM cost for the preliminary phase of this project is ~\$370K. Additional funding will be required in future years to complete all phases of this project.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 369,096				\$ 369,096

Project Number	27-2008
Project Title	Seismic Joints
Category	Architectural
Sub-Category	Seating Bowl
Project Budget Year	FY 27/28
Location Detail	Full stadium bowl
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$369,096

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve with additional direction.

As per the supplemental project description, “this project replaces seismic joints between precast concrete stadia and between cast-in-place concrete throughout the seating bowl. Both horizontal and vertical seismic joints in the specified areas noted above will be replaced. The ROM cost for the preliminary phase of this project is ~\$370K. Additional funding will be required in future years to complete all phases of this project.”

Upon visual inspection, SCSA staff and City representatives observed evidence of prior water intrusion and failed seals related to seismic joints.

While SCSA staff are supportive of the proposed project, it is unclear what the total cost of replacing seismic joints across the entire facility will be. Additionally, ManCo and/or its agents should assess the feasibility and the financial benefit of repairing vs. replacing specific areas where seals have not failed entirely.

SCSA staff recommend that ManCo should assess the total cost and timeframe to replace/repair seismic joints across the full facility, and provide a thorough project description and estimate in the next capital budgeting process.

Elevator Modernization

Project Number:	27-2009
Category:	Building Systems
Sub-Category:	Conveying Systems / Vertical Transportation
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	Passenger: 100 tower lobby Freight: 100 level D quad, off loading dock
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

The stadium's freight and passenger elevators require both functional and cosmetic upgrades and revitalization to ensure elevators and cabs meet current safety and operational standards.

All elevator equipment at Levi's Stadium was custom designed and built during the original stadium construction. Because of the custom nature and age of the elevators, many of the existing parts are no longer commercially available, which in turn requires custom fabrication of replacement parts, higher maintenance costs, and long lead times when repair is required. This project will pilot work on a portion of the stadium elevators as part of a larger program to revitalize, refurbish, and modernize all freight and passenger elevators at the stadium.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 287,375	\$ 420,430			\$ 707,805

Project Number	27-2009
Project Title	Elevator Modernization
Category	Building Systems
Sub-Category	Conveying Systems / Vertical Transportation
Project Budget Year	FY 27/28
Location Detail	Passenger: 100 tower lobby Freight: 100 level D quad, off loading dock
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$287,375

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve with modifications.

As per the supplemental project description, “all elevator equipment at Levi’s Stadium was custom designed and built during the original stadium construction. Because of the custom nature and age of the elevators, many of the existing parts are no longer commercially available, which in turn requires custom fabrication of replacement parts, higher maintenance costs, and long lead times when repair is required. This project will pilot work on a portion of the stadium elevators as part of a larger program to revitalize, refurbish, and modernize all freight and passenger elevators at the stadium.”

Since the total cost and scope of the elevator project are unknown, SCSA staff cannot determine which aspects of the project should be prioritized for funding. However, given the importance of ensuring that elevators function properly, SCSA staff are supportive of the initial \$287K allocation for the “pilot” project in FY 2027.

SCSA staff request that ManCo not make cosmetic upgrades to the freight elevators without providing further details and obtaining consent from SCSA staff. Given the facility's competing capital needs, cosmetic upgrades to the freight elevators are not a high priority. Additionally, we request additional information on challenges with maintaining the current system and evidence to support that the current elevator system cannot be maintained to meet safety and service expectations. It should be noted that a full elevator replacement for a facility that is 11 years old is atypical.

Exterior Facing Fixed Glazing

Project Number:	27-2010
Category:	Building Envelope
Sub-Category:	Doors & Windows
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	Various entry points, including 200 Atrium Exterior doors (<i>pictured</i>) and exterior doors at Gate F entrance.
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

The glass entry doors in various locations have chipped or have failing seals, which can lead to moisture intrusion and compromise the integrity of the door and window systems should the chips expand into larger cracks. This project addresses these issues as-needed before a larger-scale replacement in FY2030.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 147,963			\$ 628,992	\$ 776,955

Project Number	27-2010
Project Title	Exterior Facing Fixed Glazing
Category	Building Envelope
Sub-Category	Doors & Windows
Project Budget Year	FY 27/28
Location Detail	Various entry points, including 200 Atrium Exterior doors and exterior doors at Gate F entrance.
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$147,963
<u>SCSA Staff Response to Budgetary Request for FY2027</u> <i>Staff Recommendation to SCSA Board – Approve with additional direction</i> Upon visual inspection, SCSA staff and City representatives observed chipped or failed seals on entry doors. However, it is unknown to the SCSA how many doors need repair or replacement. Given the number and size of Atrium doors on the 200 level and at Gate F, we support funding this project; however, in the future, we request additional details on the specific areas to be repaired.	

Ceilings - Grid or Metal Outdoor Stadium

Project Number: 27-2011

Category: Building Envelope

Sub-Category: Exterior Facade

Project Budget Year: FY27/28

Project Manager: Francine Melendez Hughes, Executive Vice President & General Manager

Location: 4900 Marie P. DeBartolo Way, Santa Clara, CA 95054

Location Detail: 700 Level exterior; Gate F

Funding Source: SCSA - Stadium Capital Expenditure



Project Description:

This project includes preparing and coating the existing steel structure along the 300 level concourse of Levi's Stadium, which is showing substantial rust staining, to extend the useful life of the facility. The work will involve preparing, priming, sealing, and applying two finish coats to the bent steel.

Some of this work was done as part of an SCSA CapEx project from 2022/23 (Rust Protection Mitigation Project, Bent Steel at Stadium Perimeter – Level 300). In addition, StadCo performed some remediation work in preparation for Super Bowl LX.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 143,688	\$ 180,184			\$ 323,872

Project Number	27-2011
Project Title	Ceilings - Grid or Metal Outdoor Stadium
Category	Building Envelope
Sub-Category	Exterior Facade
Project Budget Year	FY 27/28
Location Detail	700 Level exterior; Gate F
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$143,688
<u>SCSA Staff Response to Budgetary Request for FY2027</u> <i>Staff Recommendation to SCSA Board – Approve.</i> As per the supplemental project description, “this project includes preparing and coating the existing steel structure along the 300 level concourse of Levi’s Stadium, which is showing substantial rust staining, to extend the useful life of the facility. The work will involve preparing, priming, sealing, and applying two finish coats to the bent steel.” Upon visual inspection, SCSA staff and City representatives observed rust staining and failed steel coatings in various locations. We recommend funding this project.	

Tire Shredder

Project Number: 27-2012

Category: Architectural

Sub-Category: Site Work

Project Budget Year: FY27/28

Project Manager: Francine Melendez Hughes, Executive Vice President & General Manager

Location: 4900 Marie P. DeBartolo Way, Santa Clara, CA 95054

Location Detail: Green/Red Lot Ingress

Funding Source: SCSA - Stadium Capital Expenditure



Project Description:

The driveway exit to Tasman drive from the main stadium lot has a tire shredder to prevent traffic from entering the parking lot through the exit lane.

The tire shredder is more than ten years old and is failing. This project replaces the existing tire shredder.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 131,234				\$ 131,234

Project Number	27-2012
Project Title	Tire Shredder
Category	Architectural
Sub-Category	Site Work
Project Budget Year	FY 27/28
Location Detail	Green/Red Lot Ingress
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$131,234
<u>SCSA Staff Response to Budgetary Request for FY2027</u> <i>Staff Recommendation to SCSA Board – Approve.</i> This project involves replacing the tire shredder at the driveway exit to Tasman Dive from the main Stadium lot. The tire shredder is more than ten years old and is failing. We recommend funding this project.	

Trench Drain Replacement

Project Number:	27-2013
Category:	Architectural
Sub-Category:	Site Work
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	Loading Dock Area
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

The existing trench drain at the trash collection area has failed and requires replacement. The failed trench drain has resulted in odor issues occurring near the south entrance, which is used by performers, crew, Santa Clara PD, and stadium staff to access the stadium. This project will include cutting out and replacing the current trench drain with a new drain installed at a deeper slope to improve drainage for washdown of the area. The preliminary phase of this project involving replacement of a section of the existing trench drain will be performed following replacement of the stadium trash compactors, which is currently planned for July 2026.

The ROM cost for the preliminary phase of this project is ~\$118K. Additional funding will be required for future phases of this project.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 118,111				\$ 118,111

Project Number	27-2013
Project Title	Trench Drain Replacement
Category	Architectural
Sub-Category	Site Work
Project Budget Year	FY 27/28
Location Detail	Loading Dock Area
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$118,111

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve with additional direction.

As per the supplemental project description, “the existing trench drain at the trash collection area has failed and requires replacement. The failed trench drain has resulted in odor issues occurring near the south entrance, which is used by performers, crew, Santa Clara PD, and stadium staff to access the stadium. This project will include cutting out and replacing the current trench drain with a new drain installed at a deeper slope to improve drainage for washdown of the area.”

Upon visual inspection, SCSA staff and City representatives observed a substandard drainage system. We support approval of the project, but request ManCo confirm that a full replacement of the drainage system is warranted before proceeding with the project. This work is timed to occur with the previously approved replacement of the stadium trash compactors, which is currently planned for July 2026, so funding should not be delayed.

The supplemental project description also states that “additional funding will be required for future phases of this project.” SCSA staff requests information on the specific improvements and the location of other trench drains that may be repaired in future years.

Air Compressors

Project Number:	27-2014
Category:	Architectural
Sub-Category:	Equipment
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	100 Pump Room and Engineering Shop
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

The main compressor is used for the main stadium water softener system and auto and welding shop compressors. This project is a full replacement of the existing main compressor (originally installed in 2014), which is nearing end of life (i.e., approximately 10 years). The project will also address the need to upsize the main compressor because the existing compressor is undersized for the stadium's current and future needs.

\$100K was a ROM allowance approved as part of the FY25 5-year CapEx Submission, and 10% contingency and 4.5% escalation was added to this number for the FY27 projection.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 114,950				\$ 114,950

Project Number	27-2014
Project Title	Air Compressors
Category	Architectural
Sub-Category	Equipment
Project Budget Year	FY 27/28
Location Detail	100 Pump Room and Engineering Shop
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$114,950
<u>SCSA Staff Response to Budgetary Request for FY2027</u> <i>Staff Recommendation to SCSA Board – Approve.</i> This project is a full replacement of the existing main compressor (originally installed in 2014), which is nearing end of life (i.e., approximately 10 years). The project will also address the need to upsize the main compressor because the existing compressor is undersized for the stadium's current and future needs. SCSA staff concurs that replacement aligns with the typical lifecycle of air compressor equipment. This project was previously approved in FY 2025 but was not completed. As such, SCSA staff recommend approval of the funding request. However, SCSA staff requests ManCo adjust its project estimating practices for minor equipment replacements. The current estimate for this and other small projects is a Rough Order of Magnitude (ROM) of \$100K, plus a 10% contingency and a 4.5% escalation from FY 2025. While the contingency and escalation estimates are in line with industry standards, it is unknown if \$100K is the appropriate amount for replacement of the equipment.	

Condenser Water Systems and VAV Wet Units

Project Number:	27-2015
Category:	Building Systems
Sub-Category:	Mechanical
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	Throughout stadium, bowl and tower
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

The condenser water system transfers heat from the building to the outside atmosphere. The existing condensers in use at the stadium are nearing the end of their life cycle and will be replaced as part of this project.

Variable Air Volume (VAV) units control conditioned air flows in the Stadium's HVAC system to individual spaces. The existing VAV units in use at the stadium are nearing the end of their lifecycle and will be replaced as part of this project.

\$100K was a ROM allowance approved as part of the FY25 5-year CapEx Submission, and 10% contingency and 4.5% escalation was added to this number for the FY27 projection.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 114,950				\$ 114,950

Project Number	27-2015
Project Title	Condenser Water Systems and VAV Wet Units
Category	Building Systems
Sub-Category	Mechanical
Project Budget Year	FY 27/28
Location Detail	Throughout stadium, bowl and tower
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$114,950

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve with additional direction.

The Stadium's condenser water system and the Variable Air Volume (VAV) are nearing the end of their life cycle and will be replaced as part of this project.

This project was previously approved in FY 2025 but was not completed. As such, SCSA staff recommend approval of the funding request. However, SCSA staff requests ManCo adjust its project estimating practices for minor equipment replacements. The current estimate for this and other small projects is a Rough Order of Magnitude (ROM) of \$100K, plus a 10% contingency and a 4.5% escalation from FY 2025. While the contingency and escalation estimates are in line with industry standards, it is unknown if \$100K is the appropriate amount for replacement of the equipment.

Heat Exchanger

Project Number: 27-2016

Category: Building Systems

Sub-Category: Mechanical

Project Budget Year: FY27/28

Project Manager: Francine Melendez Hughes, Executive Vice President & General Manager

Location: 4900 Marie P. DeBartolo Way, Santa Clara, CA 95054

Location Detail: 100 Pump Room

Funding Source: SCSA - Stadium Capital Expenditure



Project Description:

This project will repair/rebuild the heat exchanger in the main pump room located on the 100 level of the stadium. This is a critical component of the HVAC system which provides heat safely and efficiently throughout the building. The expected differential for a functional heat exchanger should be 10-12 degrees. The stadium's current systems may run as low as 2-4 degrees due to aging and lower efficiency resulting from system strain.

\$100K was a ROM allowance approved as part of the FY25 5-year CapEx Submission, and 10% contingency and 4.5% escalation was added to this number for the FY27 projection.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total Expenditures	\$ 114,950				\$ 114,950

Project Number	27-2016
Project Title	Heat Exchanger
Category	Building Systems
Sub-Category	Mechanical
Project Budget Year	FY 27/28
Location Detail	100 Pump Room
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$114,950

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve with additional direction.

As per the supplemental project description, “this project will repair/rebuild the heat exchanger in the main pump room located on the 100 level of the stadium. This is a critical component of the HVAC system, which provides heat safely and efficiently throughout the building. The expected differential for a functional heat exchanger should be 10-12 degrees. The stadium’s current systems may run as low as 2-4 degrees due to aging and lower efficiency resulting from system strain.”

This project was previously approved in FY 2025 but was not completed. As such, SCSA staff recommend approval of the funding request. However, SCSA staff requests ManCo adjust its project estimating practices for minor equipment replacements. The current estimate for this and other small projects is a Rough Order of Magnitude (ROM) of \$100K, plus a 10% contingency and a 4.5% escalation from FY 2025. While the contingency and escalation estimates are in line with industry standards, it is unknown if \$100K is the appropriate amount for replacement of the equipment.

Surveillance - Command Center Equipment (Confidential)

Project Number: 27-2017

Category: Building Systems

Sub-Category: Security Systems

Project Budget Year: FY27/28

Project Manager: Francine Melendez Hughes, Executive Vice President & General Manager

Location: 4900 Marie P. DeBartolo Way, Santa Clara, CA 95054

Location Detail: Command Center

Funding Source: SCSA - Stadium Capital Expenditure



Project Description:

This project will address upgrades to the surveillance system in the Level 800 Command Center at Levi's Stadium. A security integrator will be engaged in FY26 to provide a comprehensive review of the existing system together with recommendations regarding enhancements to be performed as part of this project.

\$100K was a ROM allowance approved as part of the FY25 5-year CapEx Submission, and 10% contingency and 4.5% escalation was added to this number for the FY27 projection.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total	\$ 114,950				\$ 114,950

Project Number	27-2017
Project Title	Surveillance - Command Center Equipment
Category	Building Systems
Sub-Category	Security Systems
Project Budget Year	FY 27/28
Location Detail	Command Center
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$114,950

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve with additional direction.

As per the supplemental project description, “this project will address upgrades to the surveillance system in the Level 800 Command Center at Levi’s Stadium. A security integrator will be engaged in FY26 to provide a comprehensive review of the existing system together with recommendations regarding enhancements to be performed as part of this project.”

This project was previously approved in FY 2025 but was not completed. As such, SCSA staff recommend approval of the funding request. However, SCSA staff requests ManCo adjust its project estimating practices for minor equipment replacements. The current estimate for this and other small projects is a Rough Order of Magnitude (ROM) of \$100K, plus a 10% contingency and a 4.5% escalation from FY 2025. While the contingency and escalation estimates are in line with industry standards, it is unknown if \$100K is the appropriate amount for replacement of the equipment.

Additionally, the full scope of this project is unknown, and SCSA staff requests that ManCo provide additional information (including the results of the security integrator’s assessment) to the SCSA and the Santa Clara Police Department prior to proceeding with the project.

Backbone Fiber Optics (Replaced)

Project Number:

27-2018

Category:

Technology

Sub-Category:

Technology Infrastructure

Project Budget Year:

FY27/28

Project Manager:

Francine Melendez Hughes, Executive Vice President & General Manager

Location:

4900 Marie P. DeBartolo Way, Santa Clara, CA 95054

Location Detail:

Panel Replacement (Exterior adjacent to Loading Dock)

Funding Source:

SCSA - Stadium Capital Expenditure



Project Description:

The original scope of this project was to add broadcast fiber cable to the playing field; however, StadCo paid to execute that specific scope as part of stadium improvements it performed in 2025.

This project will focus on repairing and upgrading the primary broadcast patch panel located at the loading dock, which serves as the critical connection point for mobile production units during major events. The scope includes replacing aging and damaged equipment, and implementing corrective measures to mitigate ongoing water intrusion, and other work necessary to ensure reliable signal integrity and uninterrupted broadcast operations.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total	\$ 88,583				\$ 88,583

Project Number	27-2018
Project Title	Backbone Fiber Optics
Category	Technology
Sub-Category	Technology Infrastructure
Project Budget Year	FY 27/28
Location Detail	Panel Replacement (Exterior adjacent to Loading Dock)
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$88,583

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve with additional direction.

As per the supplemental project description, “this project will focus on repairing and upgrading the primary broadcast patch panel located at the loading dock, which serves as the critical connection point for mobile production units during major events. The scope includes replacing aging and damaged equipment, and implementing corrective measures to mitigate ongoing water intrusion, and other work necessary to ensure reliable signal integrity and uninterrupted broadcast operations.”

While the project description outlines the type of work to be conducted, the project's full scope remains unclear. However, given the facility's age and technological advances, we acknowledge that IT panel and cabling upgrades/repairs are likely warranted. SCSA staff requests additional information from ManCo during the design phase of this project to understand the full scope of repairs and replacements that will be conducted.

Replace Furniture - First Aid Hospital Beds

Project Number:	27-2019
Category:	Architectural
Sub-Category:	Equipment
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	First Aid Station
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

This project replaces the existing hospital beds in the first aid rooms at the stadium. The existing hospital beds have not been replaced since the stadium originally opened and are at or near the end of their life.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total	\$ 68,970				\$ 68,970

Project Number	27-2019
Project Title	Replace Furniture - First Aid Hospital Beds
Category	Architectural
Sub-Category	Equipment
Project Budget Year	FY 27/28
Location Detail	First Aid Station
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$68,970

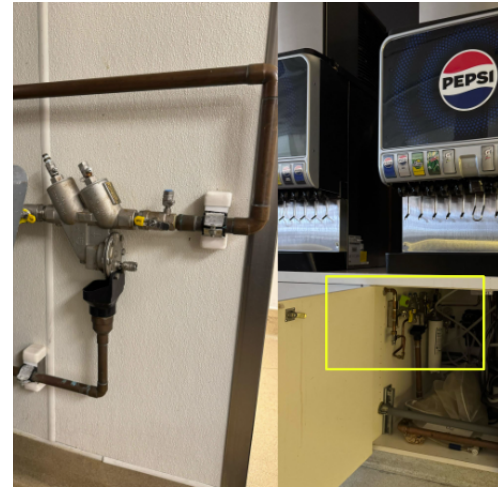
SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – \$68,970

As per the supplemental project description, “this project replaces the existing hospital beds in the first aid rooms at the stadium. The existing hospital beds have not been replaced since the stadium originally opened and are at or near the end of their life.” We recommend funding this project.

Backflow Preventers repair/replace as needed

Project Number:	27-2020
Category:	Building Systems
Sub-Category:	Plumbing
Project Budget Year:	FY27/28
Project Manager:	Francine Melendez Hughes, Executive Vice President & General Manager
Location:	4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail:	Concessions stands and Mechanical rooms
Funding Source:	SCSA - Stadium Capital Expenditure



Project Description:

A backflow preventer is a device installed in a water system that keeps water flowing in one direction only. Over time, mechanical components (springs, valves, rubber seals), debris deposits, and corrosion cause these components to degrade. This project will repair and replace defective backflow preventers.

Backflow preventers are installed in all kitchen, concession, and pantry areas in the stadium where there is soda distribution.

Because of their related nature, this project is being performed in conjunction with Project 27-2006, Sanitary Valves.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total	\$ 57,475				\$ 57,475

Project Number	27-2020
Project Title	Backflow Preventers repair/replace as needed
Category	Building Systems
Sub-Category	Plumbing
Project Budget Year	FY 27/28
Location Detail	Concessions stands and Mechanical rooms
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$57,475

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve.

As per the supplemental project description, “a backflow preventer is a device installed in a water system that keeps water flowing in one direction only. Over time, mechanical components (springs, valves, rubber seals), debris deposits, and corrosion cause these components to degrade. This project will repair and replace defective backflow preventers.”

SCSA staff and City representatives discussed this project with ManCo and are recommending approval, as the reported failures align with the expected lifecycles of the mechanical components and plumbing equipment.

Irrigation - Interior Field and Roof Garden Pumps and Piping

Project Number: 27-2021
Category: Building Systems
Sub-Category: Plumbing
Project Budget Year: FY27/28
Project Manager: Francine Melendez Hughes, Executive Vice President & General Manager
Location: 4900 Marie P. DeBartolo Way, Santa Clara, CA 95054
Location Detail: 100 Pump Room
Funding Source: SCSA - Stadium Capital Expenditure



Project Description:

The irrigation pressurized watering system delivers water to the stadium’s playing field and the 900 level green roof.

This project will replace the pumps and piping that form a part of the irrigation pressurized watering system, which are at or nearing end of life.

Expenditures	FY 2027	FY 2028	FY 2029	FY 2030	Total
Total	\$ 22,990				\$ 22,990

Project Number	27-2021
Project Title	Irrigation - Interior Field and Roof Garden Pumps and Piping
Category	Building Systems Sub-Category:
Sub-Category	Plumbing
Project Budget Year	FY 27/28
Location Detail	100 Pump Room
Funding Source	SCSA – Stadium Capital Expenditure
FY 2027 Requested Amount	\$22,990

SCSA Staff Response to Budgetary Request for FY2027

Staff Recommendation to SCSA Board – Approve with additional direction.

As per the supplemental project description, “the irrigation pressurized watering system delivers water to the stadium’s playing field and the 900 level green roof. This project will replace the pumps and piping that form a part of the irrigation pressurized watering system, which are at or nearing end of life.”

SCSA staff are supportive of this project; however, we request that ManCo provide SCSA staff with a justification for repairing versus replacing the piping systems prior to proceeding with the project.