

**The Committee on Culture, Youth,
Aging, Sports, and Parks**

**The Honorable Angel L. Bolques, Jr.
Chairman**

Friday, September 18, 2026

**Paul E. Joseph
Stadium Project**

**Vincent Roberts
Commissioner**

**The Department of Sports,
Parks, & Recreation**



1 Good afternoon, Mr. Chairman, Honorable Senators of the 36th Legislature,
2 members of the Committee on Culture, Youth, Aging, Sports, and Parks, central
3 staff, and the listening and viewing audience.

4
5 For the record, my name is Vincent L. Roberts, Commissioner of the Department
6 of Sports, Parks, and Recreation (DSPR). I appear before you today in response to
7 the Committee's request for a progress update on the Paul E. Joseph Stadium
8 Project (PEJ).

9
10 DSPR serves as the end-user agency for this facility. In this role, we attend weekly
11 meetings and coordinate with the Department of Public Works to ensure the facility
12 meets operational and community needs. Our involvement includes providing
13 input on multi-use design functionality and participating in site visits and milestone
14 reviews.

15
16 Our focus has been to ensure that once completed, the facility is practical,
17 functional, and capable of sustained use. Provided the necessary resources are in
18 place, DSPR's plan is to immediately implement a structured operational rollout
19 that includes safety certifications, hiring dedicated staff, implementing Standard
20 Operating Procedures, and a phased opening.

21
22 Based on comparable facilities and our operational experience, the projected
23 annual operating cost for the stadium ranges from \$1.5 million to \$2.2 million.
24 The primary costs include staff, utilities, maintenance, equipment, supplies,
25 security, and event operations.

26
27 This cost will be offset by implementing a diversified revenue model that is
28 projected to generate \$800,000 to \$1.6 million annually from local league play,

29 sports tourism, facility rentals, concerts, festivals, concession fees, and
30 advertising.

31
32 It is important to note that this facility's value will be measured more by the
33 economic activity, community engagement, and utilization it generates than by
34 direct revenue. Consistent utilization will be critical to the facility's success, given
35 that operating costs will remain high.

36
37 In closing, DSPR remains committed to ensuring that the Paul E. Joseph Stadium
38 facility is not only open but also properly managed, fully utilized, and positioned
39 as a long-term asset to the Territory upon completion.

40
41 Thank you, Mr. Chairman. I am available to answer any questions you and the
42 committee have.

EXHIBIT A

OPERATIONAL RESOURCE REQUIREMENTS AND ESTIMATED COSTS

Paul E. Joseph Stadium

I. PERSONNEL REQUIREMENTS

A. Core Staffing—Daily Operations

Position	Staffing Level	Estimated Annual Cost*
Grounds Supervisor	1	\$65,000
Grounds Crew	2	\$91,000
Custodial Staff	2	\$91,000
Maintenance Technicians	2	\$104,000
Estimated Core Staffing Total	7	\$351,000 annually

*Estimated costs include salaries and approximately 30 percent for fringe.

II. EQUIPMENT REQUIREMENTS

A. Grounds and Field Maintenance

B. Facility Maintenance

C. Event Operations

D. Cleaning and Waste Management

E. Technology, Safety, and Communications

F. One-Time Startup Equipment Cost

The estimated initial equipment investment is \$450,000

III. RECURRING SUPPLIES

A. Grounds and Maintenance Supplies

B. Cleaning and Sanitation Supplies

C. Event Supplies

D. Safety and Compliance Supplies

E. Waste-Disposal Services and Materials

Estimated Recurring Supplies Total: \$360,000 annually

IV. UTILITIES AND INFRASTRUCTURE

Estimated Utilities Total \$120,000 annually

V. CONTRACTUAL SERVICES AND COMPLIANCE

Specialized services that may not be performed by in-house personnel, including:

- Elevator, generator, and fire-suppression inspections
- Ventilation and air-conditioning maintenance
- Pest-control services
- Fire-alarm and security-system servicing
- Specialized turf treatment
- Emergency electrical and plumbing repairs
- Environmental and safety inspections
- Equipment warranties and service agreements
- Licensing, certification, and regulatory compliance

Estimated Contractual Services Cost: \$150,000 annually

VI. ESTIMATED FINANCIAL REQUIREMENT

A. One-Time Startup Costs

Category	Estimated Cost
Equipment, technology, safety systems, shipping, and contingency	\$450,000

B. Recurring Annual Operating Costs

Category	Estimated Annual Cost
Core personnel	\$350,000
Recurring supplies	\$360,000
Utilities and infrastructure services	\$120,000
Contractual services and compliance	\$200,000
Estimated Annual Operating Total	\$1.480 million