



MEMORANDUM

Date: January 4, 2018

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to read "CHH", is written over the printed name "C.H. Huckelberry".

Re: **Update on Rillito Park Improvements Related to Pima Parklands Foundation Grants,
Including Reconstruction of Salvaged Barns**

Please see the attached December 27, 2017 memorandum from the Director of Natural Resources, Parks and Recreation (NRPR) regarding this subject.

Barn reconstruction was competitive, the lowest responsive bidder initially bid \$260,000, exceeding the available funds which is \$91,300. The firm that provided the initial estimate for barn reconstruction did not submit a bid for the work. On December 6, 2017, staff requested three Job Order Contractors (JOC) to bid for the work. Only one response was received with a base bid of \$162,000, again, exceeding the available remaining revenues for barn reconstruction.

NRPR continues to explore a number of other barn alternatives for Rillito.

CHH/anc

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Nanette Slusser, Assistant County Administrator for Public Works
Chris Cawein, Director, Natural Resources, Parks and Recreation
Diane Frisch, Director, Attractions and Tourism



MEMORANDUM

Date: December 27, 2017

To: CH Huckelberry, County Administrator

From: Chris Cawein, Director

A handwritten signature in blue ink, appearing to read "Chris Cawein". The signature is fluid and cursive, written over the printed name "Chris Cawein, Director".

Subject: Rillito Park Update

As a follow-up to my memorandum of May 25, 2017, presented herein is an update to the status of the Rillito Park improvements required under Amendment 2 to the original Agreement for the Non-Exclusive Operation of Rillito Racetrack.

As previously reported, a \$100,000 Grant was received by the Pima Parklands Foundation in June 2017 from the Bert W. Martin Foundation for the purpose of meeting the Year 1 contractual obligation of Rillito Racing LLC with the Pima County Department of Attractions & Tourism. Per the Amendment, this money, allowed as an "in-kind contribution" was to be used to "include the reconstruction of the dismantled barns and associated utilities."

The initial funding requirement of \$100,000 for barn reconstruction at Rillito, that was uploaded to the County contract with Rillito Racing, was based on the initial cost estimate provided by Repp + McLain Design and Construction, the representative for Rillito Racing, on November 17, 2016 (Exhibit A).

The project to reconstruct the barns required that several initial tasks be completed before construction could be considered. The first task completed was the preliminary design to reconstruct the barns that had previously been deconstructed, salvaged and stored at the Rillito Park after the development of additional soccer fields at the site in 2014. This portion of the project was completed by Repp + McLain Design and Construction earlier in 2017 and was reported in my last update. Repp + McLain was issued a check from the Parklands restricted account on August 25, 2017 in the amount invoiced of \$2,700.

The next task completed was the inventory and assessment of salvaged barn materials that were to be used for the barn reconstruction project. This inventory and assessment was determined to be a necessary task of the project because the salvaged barn materials had been stockpiled for several years before barn reconstruction was being reinitiated. This task was completed by Marc Gilmore, who was selected by Rillito Racing as a specialist in this area, in early September 2017. A report based on the information and assessment was completed by Mr. Gilmore and payment to Mr. Gilmore occurred in two stages. The first \$3,000 payment of the agreed upon \$6,000 fee, was paid to Mr. Gilmore on September 7, 2017 so he could acquire rental equipment to move and sort the salvaged barn materials. The second (and final) \$3,000 payment, occurred on September 25, 2017 after the inventory and assessment data had been received.

Therefore, these two initial tasks completed by Repp + McClain and Marc Gilmore resulted in the payment from the Parklands restricted project fund totaling \$8,700. This presently leaves a balance of \$91,300 remaining in the account as of the end of 2017.

Upon completion of the preliminary design and inventory and assessment of the available materials, Repp + McClain was advised to update the drawings for barn reconstruction, a scope of services was developed and an open bid request was advertised by Pima County. Bids were opened on November 28, 2017 and there was only one responsive bidder who bid \$260,000, well above the remaining available funds in the desired project. Repp + McClain did not submit a bid for the construction of the barns.

Upon receipt of this bid and in an attempt to reduce the costs to stand up the barns for racing beginning in February 2018, Pima County on December 6, 2017 requested a short turnaround bid from the three Parks Job-Order Contractors (JOC). Only one JOC responded by the bid opening date of December 15, 2017 and that base bid was \$162,000 not including utilities or horse washing stations. Therefore, based on the responses from the two Contractors, it appears as though the original estimate to reconstruct the barns at Rillito Park was significantly underestimated.

Additional analyses are underway in order to determine if the project to reconstruct the barns at Rillito can be achieved in a safe and compliant manner with the financial resources that were mandated by contract and that were generously provided by the Bert W. Martin Foundation specifically to complete the project. At this time, it appears doubtful based on the two responsive bids received both of which were significantly in excess of the available funds. Therefore, we are also examining possible functional alternatives to barn reconstruction, such as development of sufficiently-sized "mare motels" similar to those reportedly used at other locations including Turf Paradise in Phoenix, or acquisition of "tent stables" that could meet the future needs for housing race horses at the Rillito site during the racing season. If a plausible alternative to reconstructing the barns is identified which can be accomplished with the remaining available funds, a letter will be sent to the local representative of the Bert W. Martin Foundation requesting approval to proceed with the slightly modified, yet functionally identical project.

Until such time as alternatives are fully examined, the remaining Grant funds, with the possible exception of payment of residual expenses to the designer, will continue to be held in the restricted account within Parklands. Should no acceptable barn alternative be identified, the disposition of the remaining Grant funds will be discussed with the Bert W. Martin Foundation representative and returned to the Foundation if appropriate. After discussion with the President of the Bert W. Martin Foundation, the Rillito Racing LLC representative has been advised that the Grant Funds will not be made available for the rental of tent stalls that will most likely be required for the racing season beginning in February 2018.

Attachment

C: Carmine DeBonis, Deputy County Administrator
Nanette Slusser, Assistant County Administrator
Diane Frisch, Director, Attractions & Tourism

repp mclain
DESIGN AND CONSTRUCTION

Appendix A

2502 N. 1st Ave
Tucson, AZ 85719
(520) 791-7035
ROC134455-B/ROC135386-B2

Itemized Project Summary

DATE	Estimate #
11/17/2016	201611109

NAME / ADDRESS
Rillito Park Foundation 1090 East River Road Tucson, AZ 85718

SITE ADDRESS
Rillito Race Track 4502 North 1st Avenue Tucson, AZ 85718

DESCRIPTION	NOTES	AMOUNT	OVERHEAD	TOTAL
BARNS				
Reconstruct 36 horse stalls		\$ 54,000.00		\$ 54,000.00
Reconstruct 20 horse stalls		\$ 30,000.00		\$ 30,000.00
Relocate horse washing stations		\$ 10,000.00		\$ 10,000.00
CLUBHOUSE				
Add mini-splits to lower office areas		\$ 4,500.00		\$ 4,500.00
Remodel Clubhouse Kitchen		\$ 66,382.00		\$ 66,382.00
Convert Clubhouse coolers to HVAC		\$ 72,000.00		\$ 72,000.00
Add elevator to facade of Clubhouse		\$ 48,000.00		\$ 48,000.00
Add ADA bathroom to Clubhouse		\$ 12,000.00		\$ 12,000.00
GRANDSTAND				
Restore Stewards box atop Grandstand		\$ 88,948.72		\$ 88,948.72
Add additional box seating to Grandstand		\$ 70,000.00		\$ 70,000.00
Relocate Clubhouse coolers to Grandstand		\$ 12,250.00		\$ 12,250.00
Restore Glass Panels to ends of Grandstand		\$ 70,000.00		\$ 70,000.00
GENERAL FACILITY				
Refurbish beer lines in all bars		\$ 12,500.00		\$ 12,500.00
Miscellaneous repairs to facility allowance		\$ 40,000.00		\$ 40,000.00
Clean and re-paint facility		\$ 165,000.00		\$ 165,000.00
Additional ADA improvements allowance		\$ 40,000.00		\$ 40,000.00
Update bathrooms throughout		\$ 40,000.00		\$ 40,000.00
SUBTOTAL		\$ 835,580.72		\$ 835,580.72
Overhead, coordination, and general conditions		\$ 125,337.11		\$ 125,337.11
Sales Tax		\$ 50,592.32		\$ 50,592.32

TOTAL	\$1,011,510.15
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Handwritten note: To compare current project