



MEMORANDUM

Date: September 18, 2018

To: The Honorable Chairman 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: **Completion of Mike Jacobs Sportspark Improvements and Opening for Limited Public Use**

Attached is a September 17, 2018 memorandum from Natural Resources, Parks and Recreation (NRPR) Director Chris Cawein. Mr. Cawein's memorandum summarizes the improvements made by Pima County to the Mike Jacob Sportspark. These are the first major reconstruction improvements that have been made at the facility in the last 25 years.

Previously, the property was leased to a private operator for a period of 20 years. For the last few years, the property has operated under a combination public maintenance/private operator model. The physical condition of the property required it to be temporarily closed while substantial improvements were made in two phases. The final contractor walk-thru occurred on September 10, 2018 and a Certificate of Occupancy was issued on September 14, 2018.

Site use has been and will continue to be temporarily authorized by Special Use Permit from NRPR for those qualified to organize and implement softball, sand volleyball, flag football and kickball leagues and tournaments.

Interest in the reopening of the facility has been high. The first permittee has already organized 71 sand volleyball teams, and 64 softball teams for play at the Mike Jacob Sportspark. Eight flag football teams will begin play later this month.

With the final completion of the Ina Road/Interstate 10 project in January 2019, we anticipate there will be significant renewed interest in tournament and league play at the Mike Jacob Sportspark for a variety of sports under the general management of NRPR.

CHH/anc

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Chris Cawein, Director, Natural Resources, Parks and Recreation



MEMORANDUM

To: CH Huckelberry, County Administrator
Carmine DeBonis, Deputy County Administrator

Date: September 17, 2018

From: Chris Cawein, Director

A handwritten signature in blue ink, appearing to read "Chris Cawein". The signature is written in a cursive style and is positioned to the right of the "From:" field.

Subject: Mike Jacob Sportspark Improvements Update – Construction Project Completion and Opening for Limited Public Use

This memorandum is a follow-up to several previous memoranda on the site issues and proposed project improvements at the Mike Jacob Sportspark issued from late 2016 thru 2017. In summary, the improvement project is nearing completion, the site has been reopened on a limited basis, and activities at the site are resuming.

As you may recall, the Board of Supervisors on December 13, 2016 determined that due to the condition of the premises, related to slow deterioration of site infrastructure since its construction in 1984, contract extensions contemplated in the Operating Agreements with the site operators should not be executed. Rather, they authorized reinvestment into improving the aged infrastructure at Mike Jacob Sportspark (MJSP) in order to improve the safety, reliability, and attractiveness of the site. Additionally, the Board authorized a limited month-to-month extension of the Operating Agreement with the Leagues and Tournaments Operator, but that arrangement was rejected by the Operator. Therefore, the facility was formally closed on December 31, 2016 and planning for the improvements at the site commenced.

Beginning in early January 2017, Natural Resources, Parks and Recreation (NRPR) initiated a facility assessment, divided into two phases, in order to try to re-open the site for continued public use as soon as possible based on public pressure, yet ensure that any such use would be safe. The first phase was designed to rapidly determine the critical infrastructure elements that required repair and to complete those repairs to ensure protection of user health and safety. The second phase was designed to more thoroughly determine the suite of necessary and desirable facility improvements that would not only continue to improve the safety of the facility, but also to enhance the experience of the facility users based on their feedback in recent years.

Initial funding for the project was secured both from the ADOT acquisition of Right-of-Way for their I-10 Ina Road interchange project, because a portion of the parking lot was acquired for the project, as well as from some remaining bond funds. Available funds from both of these sources totaled \$1.75M.

Therefore, this amount was deemed the project target amount that could be expended for facility improvements at MJSP.

Phase 1 Improvements

Phase 1 of the project was initiated in January 2017 after the site was temporarily closed. NRPR staff worked closely with Pima County Facilities Management and County Project Management Office staff to scope and implement this phase of work, which included natural gas line evaluation, testing and replacement, and electrical system assessment and repairs. Both systems were found to be in need of repair. Additionally, structural analysis of poles holding up safety netting was also completed, as one of those poles had snapped in 2016 and fell directly onto the volleyball courts. These Phase 1 critical safety assessments and repairs were completed quickly by early February in time to allow the site to reopen for the annual CDO Softball Tournament scheduled for late February 2017. The total cost of the Phase 1 facility emergency repairs was \$60k. Continued play at the site was authorized through the spring and summer of 2017, under NRPR-issued Special Use Permits, after the critical Phase 1 Health and Safety repairs were completed.

Phase 2 Improvements

Phase 2 of the project began in late March/early April 2017 with the hiring of Swaim Associates who teamed with McGann and Associates, in order to examine the MJSP site in more detail and assess the conditions of the facility in order to determine the need for additional facility improvements. A "Facilities Condition Report" was issued by the Consultant Team on June 16, 2017. Many project needs were identified and were categorized within the main component areas of: *Parking facilities; Main entry area; Restaurant/snack bars (hubs); Central Plaza and Entry corridor; Fencing, Gates and Fields; Irrigation Systems; and Volleyball Facilities.* The entirety of site improvements identified in the Report were estimated at \$3.4M to complete. Thus, the costs of the idealized site improvement project were approximately double the \$1.75M in available funds.

In order to advance the project while allowing continued site use to the extent possible, the tasks were divided into two sub-phases. The first sub-phase (2a) was designed to address elements outside of the core of the park and the second (2b) was designed to address the interior needs of the park. Phase 2a consisted primarily of improvements to the parking lot. The main lot was deemed inadequate and unsafe due to uneven ground surfaces and a crumbling asphalt surface with no lighting. This site feature was the subject of numerous past complaints from park user groups, who indicated unsafe walking conditions as well as periodic vehicle break-ins during evening park use. It was determined that by advancing and segregating this portion of the project, the sport fields, courts and concessions at the facility could remain operable for an additional period of time. Upon closure of the main parking area for refurbishment, park patrons were redirected to an overflow parking area south of the main lot.

Phase 2a, the main parking lot repaving and lighting project was initiated in July 2017 and completed in early September at a total cost of approximately \$350k. Planting islands were included within the parking lot redesign along with irrigation line extensions under this phase of the project. This improvement was devised to allow for the future installation of native trees to be planted by NRPR staff using stock from the Native Plant Nursery to enhance the aesthetics of the lot and ultimately produce shade for those site patrons parking in the lot.

The project team met frequently during the summer and fall of 2017 in order to determine which of the listed projects from the Consultant Facilities Condition Report within the interior of MJSP would be pursued in Phase 2b of the project. Because the remaining funding for the project was limited, when compared to the identified needs of the site, further prioritization of the desired improvements listed in the Facilities Condition Report was required. Improvements to the interior of the site were categorized and prioritized from a safety, user complaint, regulatory compliance, accessibility, and aesthetic perspective and were totaled up and roughly fit within the remaining project budget. Once these elements were prioritized, further Value Engineering was completed in order to align the scope tasks and project cost estimates.

Based on these analyses, a list of selected priority project components was developed and a base project scope was defined for Phase 2b. The Consulting Engineer's estimate for the selected baseline improvements to the interior of the site was approximately \$1.1M. Therefore, this baseline project was thought to be achievable utilizing project funds remaining after completion of Phase 1 and 2a, as well as costs associated with the Architect and Engineer, with only a small infusion of additional Departmental funds.

Several "additive alternatives" or "add-alts" were also identified during project scoping that represented the next group of prioritized site improvements, but which were not included in the base bid because the project budget was deemed insufficient to fund them. Those add-alts, included upgrading the second hub kitchen facility (Alt1), replacing interior softball field irrigation lines and sprinkler systems (Alts 2 and 3), upgrading asphalt pathways within the interior of the park to more durable concrete (Alt 4), and replacing irrigation lines and sprinkler systems for the multi-purpose field (Alt 5). Those items would ideally be completed during base project development due to the fact that full site closure will be required for the duration of interior construction and cost efficiencies for completing these items during that construction would be expected. Additionally, it was believed that implementation of these additional project elements at this time would reduce unanticipated facility closures due to infrastructure failures. It is noted that originally installed field irrigation lines from 1984 were found to be Schedule 20 PVC and subject to recurring breakage.

The Bid opening for the project occurred on December 6, 2017. Two responsive bids were received and the low bid for the baseline project was \$1.48M with an additional \$180k for the add-alt portion of the project. Total available remaining funds from the initial project budget after completion of Phase 1 and 2a of the project, as well as completion of the required site needs assessment and survey, design and engineering for the project, were approximately \$1M. In discussion with County Administration, it was concluded that executing the project elements selected in Phase 2b, including the "add-alts" would be an appropriate project for site improvements at this time. Therefore, additional monies in the amount of \$650k were allocated from the General Fund balance by the County Administrator on January 8, 2018 to the project in order to allow the project to proceed. Although it was recognized that this project would not meet all of the identified refurbishment needs of the 35-year-old facility, it would make the facility much safer and enjoyable for users of MJSP.

The MJSP site was closed to the public and Notice to Proceed for Phase 2b was issued to the selected contractor, Sellers & Sons, in January 2018 to complete that project. Project management services were completed by the County Project Management Office working in concert with designated NRPR staff. Project elements incorporated into Phase 2b included:

- **New entry flatwork, monument sign, and art project base (art project to be delivered later);**
- **ADA compliant ticket window at entry building;**
- **New ADA compliant restrooms at north concession building;**
- **Redesigned, lighted, concrete interior pathways, with new playground, new trees, and new turf-grass central area / viewing area;**
- **Redesigned and reconstructed dugouts and fencing on each softball field;**
- **Renovated concession stands, with new carpet, paint, and interior finishes;**
- **New kitchen equipment, including new pizza oven, fryer, and flattop for new menu items, new ice machines and beverage lines;**
- **All new irrigation system, including new 4" mainline, new laterals, new heads, and two-wire controller system;**
- **New automatic infield watering system designed to wet the infield clay with a push of a button; and,**
- **Replacement of failed concrete at south bleacher.**

As with any renovation project for an older facility, additional issues were also discovered and repaired during the Phase 2b construction project. Those included the discovery that select roof trusses had been cut, apparently by previous tenants, which compromised the structural integrity of the concession facilities. It was fortunate that these safety issues were also discovered and repaired during Phase 2 b of the project at MJSP.

Although you are encouraged to visit the refurbished site, and I will plan to work with Communications to develop a grand reopening celebration of the refurbished facility in the next few months, I have attached a few illustrative photographs of some of the visibly improved portions of the facility to this memorandum.

Final walk-thru with the Contractor and County Project Management Office for the Phase 2b construction project at MJSP was completed on Monday, September 10 and a Certificate of Occupancy was issued for the site on September 14. Some additional aesthetic and other related site projects at the facility are currently in progress (including enhancing the ballfield playing surfaces and transitioning the site to irrigation by reclaimed water). These projects will continue over the next few months and are being completed with the significant assistance of other County Departments, including the Stadium District and Regional Wastewater Reclamation Department. However, in order to better meet public demand, we have elected to open the site and allow limited use of the improved and refurbished Mike Jacob Sportspark at this time for play and associated concessions, fully confident that the site is now safe for play and is more aesthetically pleasing than it has been in many years. Site use has been, and will continue to be, temporarily authorized by Special Use Permit for qualified parties to organize and implement softball, sand volleyball, flag football and kickball leagues and tournaments, and concessions

operations at the site. Those permits will be made available on a first-come, first-served basis. Initial interest to recommence play has been high, with our first Permittee already having 71 sand volleyball teams and 64 softball teams registered for play, and an 8-team flag football league commencing play in mid-September.

Previously adopted operations and fee models for public use of the site have been retained at this time, thus allowing NRPR to open the site seven days per week and generate critical revenues to offset a portion of the on-going site operational costs. As the remaining facility improvements are completed and the site regains users, and as the site accessibility continues to improve as the Ina Road interchange project reaches completion, NRPR intends to further explore the issuance of a Request for Proposal to identify a qualified private operator for the site, who may also bring private investment capital to the site.

Mike Jacob Sportspark has been a successful local league and tournament sporting venue for nearly 35 years. It has been enjoyed by tens of thousands of Pima County residents from several generations. Although infrastructure at the site has aged, resulting in significant deferred maintenance needs, with the monies that were made available to NRPR by the Board of Supervisors, a significant and meaningful improvement project of over \$2.3 million in site improvements was developed and executed in 2017 and 2018. Funding for this improvement project came from various sources, including reallocated bond funds, ADOT property acquisition monies, and Board contingency general funds. Based on this investment from the Board, the MJSP facility has now been made safe and available for current and future generations to play at a much more reliable and more aesthetically enjoyable MJSP. In addition, given the unique characteristics of this facility, in that it provides one of the largest softball complexes in the area (6 lighted fields), as well as one of the few 4-court sand volleyball venues in the area, and is strategically located along the I-10 corridor, it will likely stimulate private interest in the site to not only bring future sports tournaments, but also may attract private investment to expand the facility and site offerings in the future.

Attachments

C: Nancy Cole, Architect, Project Management Office
Nanette Slusser, Assistant County Administrator
Robert Padilla, Deputy Director
Joe Barr, Recreation Superintendent



PIMA COUNTY
NATURAL RESOURCES
PARKS & RECREATION

Mike Jacob
SPORTSPARK
6901



















