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# MEMORANDUM

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Date: February 27, 2017

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

From: C.H. Huckelberry  
County Administrator *CHH*

Re: **Mike Jacob Sportspark**

Attached is an update report on Mike Jacob Sportspark from our Natural Resources, Parks and Recreation (NRPR) Director. As you can see, a number of improvements are underway; these improvements relate primarily to life safety issues.

It is also important to note the Canyon del Oro Durado Girls Softball Tournament is being accommodated at the Sportspark.

Additional improvements and modifications will occur over the next few months based on priority improvements identified by NRPR. These improvements will be funded by the Board's allocation of the Arizona Department of Transportation payments for Interstate 10 and Ina Road right of way acquisitions, in addition to County bond funding from projects that were modified or substantially abandoned due to a lack of consensus regarding what improvements could or should be made.

Please also note in the update report that the County, upon substantial modification and improvements to the facilities to ensure their public safety, a request for proposals will be issued to secure a long-term operator for the Sportspark.

CHH/lab

Attachment

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



## MEMORANDUM

Date: February 22, 2017

To: CH Huckelberry, County Administrator

From: Chris Cawein, Director

Subject: Mike Jacob Sportspark Update

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This memorandum is to provide you with an update on the status of activities and improvements at Mike Jacob Sportspark as well as development of an interim operating model being instituted by NRPR to allow for the public to safely begin use of the amenities at the facility.

### Status of Facility Analysis and Improvements

Upon Board action on December 13, 2016 authorizing the reinvestment of up to \$1 million dollars in the Mike Jacob Sportspark (MJSP) facility, coupled with the formal rejection on December 14, 2016 by Championship Sports, LLC of the month-to-month Leagues and Tournaments Operating Agreement extension, Pima County NRPR initiated a facility assessment. Our assessment was divided into two phases: 1) The initial safety assessment and repair phase; and, 2) The secondary facility audit and overall improvement phase.

The initial safety assessment and repair phase was designed to ensure that critical infrastructure elements of the facility, for which failures or significant issues of non-compliance were documented during 2016, were properly examined and necessary repairs completed prior to consideration to allow for limited use of the site amenities. As explained in previous reports, failures in the wooden poles holding safety netting in place, unexplained electrical fires at the facility, and gas line age and compliance issues were deemed critical safety elements that needed to be fully examined before any play was allowed to continue at the facility.

This initial phase was initiated immediately upon the departure of the Leagues and Tournaments operator from the site at the end of 2016, with NRPR staff working closely with Facilities Management (FM) staff and staff from the Project Management Office (PMO). The goal was to complete this first phase of study as soon as feasible in order to try to accommodate the spring season of play at the facility. As you may recall, during the Board meeting on this topic, a speaker (Gale Bundrick) commented on his desire that the CDO Dorado Girls Softball Tournament, which has been a recurring tournament at the site for a number of years, be allowed to play at the MJSP site beginning on February 23, 2017.

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Based on the significant assistance of FM and PMO, the initial phase of study and the necessary repairs have been completed in time to allow the safe operation of the site for the spring season, including hosting the CDO Softball tournament beginning tomorrow. The over three-decade-old, unprotected steel natural gas lines within the facility were replaced, electrical leakage which was discovered from certain components at the facility was repaired, and a wooden poles structural analysis was completed to provide us the confidence to allow limited use of the site to resume safely.

As these Phase 1 activities were proceeding, planning for Phase 2 of the analysis was in progress. This second phase will include a more thorough examination of all physical aspects of the facility and will be completed by a professional consultant, working closely with an interdisciplinary team of County staff, over the next several months. Our expectation is that this study will be initiated in the next few weeks and that the study should be completed in the next few months. One significant outcome of this phase of study will be generation of a prioritized listing and cost estimate of appropriate facility improvements, including additional safety and regulatory compliance elements, as well as aesthetic and other site improvements. Construction of selected facility improvements, to be identified and prioritized during the Phase 2 analysis, will likely be initiated during the hot summer months after proposed spring play activities, described below, subside.

#### Interim Facility Use Strategy

Initially, upon expiration of the existing Operating Agreements at the site on December 31, 2016, NRPR developed a Special Use Permit to allow the Miner's Co-Op Rock show to successfully utilize the Mike Jacob Sportspark parking lot for several weeks for vendor setup during the gem show earlier this month. This single event generated approximately \$7,500 for the Department and did not require use of the interior of the Sportspark facility.

Phase 1 critical safety improvements analysis and repairs progressed rapidly, with significant assistance from FM and PMO, due to significant public comments requesting that NRPR open up the site for play as soon as possible. As mentioned above, the CDO Dorado Girls Softball Tournament mentioned at the BOS meeting, is scheduled for February 23 thru 25, 2017, as Phase 1 work at the site was completed today. Additionally, once it became apparent that the initiation of limited play at the site was going to be plausible by late February, several entities have contacted NRPR to discuss the possibility of scheduling the site for use.

Based on these contacts, a series of meetings and discussions have been held with several proponents of leagues and tournaments proposed at Mike Jacob Sportspark for softball, baseball and sand volleyball. Our approach at this point has been to open discussions with interested parties who would like to utilize the site on a non-exclusive, first come, first served basis, provided those entities can provide the required insurance and meet other stipulated permit conditions. These discussions have included conceptual agreements with the previously-contracted concessions operator, Pinnacle Concessions, who has also been issued a temporary permit to operate the concession stands and manage the entry gate at the site for select league and tournament activity at the facility on an interim basis. The NRPR Special Use Permitting process, which NRPR has used for many years to allow activities and tournaments at other facilities, is an authorized facility use permitting mechanism which allows us to schedule and control such activities at sites, including the Mike Jacob Sportspark on an interim basis.

After recent discussions with several entities, it is our expectation that at a minimum, a sand volleyball league, a softball league, and several weekend softball tournaments will be occurring at MJSP this spring between March and June 2017, operated by several different sports organizing entities, with concessions operated by Pinnacle Concessions, all under Special Use Permits. It is of note that several tournament sponsors that have not played at Sportspark for many years have recently approached us regarding utilizing the site once again and are requesting field space to schedule future tournaments at the site. In this intervening period of scheduling use of the fields at the site under Special Use Permits, NRPR is utilizing the previously-approved fee structure for field and court use at the site that was in place under the previous contract with the Leagues and Tournaments Operator. This was deemed most appropriate in order to maintain the expectation level of all previous site users and recover some of the operating costs associated with the facility.

Continued limited use of the site during the hot summer months may be possible but will be dependent on the degree of site improvement projects to be completed based on the Phase 2 study, coupled with the interest of league and tournament proponents. At the present time, it is expected that site play will likely be suspended during the summer months to allow for the safe and efficient completion of many required Phase 2 site improvements. We would then anticipate re-initiating limited league and tournament play, again under our interim operating model of non-exclusive Special Use Permits issued by NRPR, during the fall of 2017 after many of the critical Phase 2 facility improvements are completed. NRPR proposes to continue to operate the site in this manner for the period of time during which all constructed improvements are completed, which coincidentally will parallel the period during which the Ina Road interchange reconstruction project is on-going. A formal request for proposals to develop a public-private partnership with a single entity to operate the Mike Jacob Sportspark site will be developed at an appropriate time after constructed improvements at the site are complete, likely some time in 2018. \*

We believe that our dual-phased facility improvement approach, coupled with our interim operating model that is based on issuance of non-exclusive Special Use Permits to viable league and tournament interested parties, will allow the public to safely begin using the site quickly but will allow NRPR to maintain steady control of facility and generate some revenue to offset some of the operating costs associated with the site. Additionally, this interim non-exclusive operating model allows us to create a welcoming environment for new and previously disaffected MSJP users, all while incrementally improving the facility and allowing the Ina Road interchange construction process to move towards completion.

Please do not hesitate to contact me should you have any questions. I would propose that our next update would be provided when we receive the results of the Phase 2 facility analysis from the consultant.

C: Carmine DeBonis, Deputy County Administrator