

Department: Pima County Community and Economic Development Administration

Date: Revised April 2, 2014

2014 Bond Election Proposed Projects Template

Project Name: Kino Sports Complex Facility Repurposing and Expansion

Location: Kino Veterans Memorial Stadium, Kino Sports Complex, 2500 E. Ajo Way, Tucson

Scope: Update and Repurpose Kino Veterans Memorial Stadium and Kino Sports Complex as a Multi- Sport, Multi-Use Facility serving Youth and Amateur Baseball, Professional Soccer, and Youth and Amateur Soccer and Other Field Sport Leagues and Tournaments as well as Concerts, Gem Show, Charities, and Other Community Events.

This repurposing project was begun in Calendar Year 2013, when \$3.4 million of White Sox Termination payment and some Stadium District revenue money was used to construct a 2,900 seat North Complex Stadium for professional and amateur soccer and other field events, including permanent conversion of five existing fields and construction of one new field, all to professional soccer, rectangular pitch standards.

- \$700,000 to add 2,100 bleacher seats to increase North Stadium to 5,000 seat capacity plus add additional concession and restroom space to meet zoning requirements for 5,000 seats. Five thousand is number of seats requested by FC Tucson to meet future Major League Soccer tournament requirements.
- \$900,000 to re-turf and upgrade two South Complex soccer fields to professional standard, including correcting excessive drainage from off-site parking and construction of restrooms and small concession to serve these fields. This will increase the capacity to host local tournaments and increase by two to four teams the number of Major League Soccer teams that can be hosted for spring training, thereby increasing both the revenue and the economic impact generated by the Stadium.
- \$800,000 to add score boards and pedestrian lights, and construct concession stands and restrooms at South Complex baseball quad and to pave half of gravel parking area. Concession stands, restrooms and paving will expand service and permit expansion of the Gem Show and other, non-sporting events. These events, especially the Gem Show and concerts, are the best revenue producers for Stadium and provide best economic impact for the region.
- \$1,500,000 to update the sixteen year old Kino Veterans Memorial Stadium and make it a more flexible and marketable facility. Improvements include: (a) update scoreboard to service multiple sports and for video advertising; (b) upgrade and expand electrical service to meet current code, and adequately service Gem Show, concerts, modern concession demands and non-baseball sporting events; (c) purchase moveable bleachers to provide side-line seating for soccer, football and other field sports; (d) replace sound system; (e) install wifi in public areas of the Stadium; (f) install new field lighting controls in Stadium to increase flexibility, allow remote control and save energy; (g) add digital message signs on Country Club and Ajo to improve traffic flow around hospital and to advertise events; (h) additional parking needed to serve multiple events at North Complex.

Benefits:

Project will provide high quality fields and facilities for youth and amateur baseball, soccer and other field sport (football, lacrosse, rugby, etc) teams and leagues throughout Pima County. Fields and facilities will be ideal for regional tournaments.

This Project stimulates the tourism industry in the region because the high quality fields, appropriately sized stadium, and existing clubhouses and practice facilities will attract amateur and professional tournaments and teams from throughout the United States, which tournaments will bring coaches, players, family members and other spectators who will spend money at restaurants, hotels, car rental agencies, museums and other regional attractions. The improvements in this Project will increase the number of Kino Sports Complex events and the associated economic impact from those events, including expanded number of Major League Soccer spring training teams and year around professional soccer events.

Total Project Cost: \$3,900,00

Bond Funding: \$3,900,000

Other Funding: None

Fiscal Year Project Start and Finish Date: This is a fast track project. Start Date can be within six months of bond approval, possibly on or about first quarter FY 2016-2017 and Finish Date can be by end of FY 2016-2017. All work can be completed within nine to twelve months. Alternatively the work can be phased and performed over several fiscal years to match the optimal bond sales schedule

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs Annual Maintenance cost for the two South Complex fields is estimated between \$50,000 and \$120,000, which is comparable to or less than for the existing fields. Maintenance cost for the 3,000 seat stadium, concession stands and restroom additions will be borne by revenue from the stadium and the concessions. Annual Stadium Maintenance costs will be reduced by the other improvements which will increase energy efficiency, decrease parking lot operating costs, and provide additional concession and rental revenue. Operation and Maintenance of this facility will be provided by revenues from Pima County Stadium District and by Pima County.

Regional Benefits: This is a facility that will serve leagues and tournaments from throughout Pima County as well as attracting teams, family members and spectators for amateur and professional tournaments and events as "tourist visitors" from across the country. The visitors will bring and spend their money, imported from their home communities, on hotels, restaurants, rental cars and local tourist attractions thereby generating jobs and boosting the local economy. Kino Stadium has also become a major host site for the annual Gem Show. Many of the more expensive improvements (electrical system upgrade, additional paving, and South Complex concession and restroom facilities) are directed at allowing expansion of the Gem Show and related economic impact events.

Supervisor District of Project Location: District 2; however, Kino Stadium hosts and serves teams, participants and spectators from all Districts.