



# MEMORANDUM

Date: December 17, 2024

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

From: Jan Lesner   
County Administrator

Re: **Additional Information Board of Supervisors December 17, 2024, Meeting – Agenda Items #29 and #30, MJS SFM, L.L.C. General Services and Funding Agreement for Mike Jacobs Sports Park**

Attached is a Memorandum from Parks & Recreation Director Victor Pereira providing additional information for the subject items on the December 17, 2024, Agenda. Included in the Memorandum is a breakdown of the estimated revenue and expenses by year. The purpose of these agreements is to have a single unified contracted operator for the facility and programming at the Mike Jacobs Sports Park. The contractor was procured through a competitive sealed proposal process and the agreements are for an initial period of 5 years.

There are two items for consideration related to this operator since the Workday system separates revenue and expenses into Customer Contracts (CT) for revenue, and either Supplier Contracts (SC) or Purchase Orders (PO) for expenses. These cannot be combined in the system. Therefore, these must be considered together as one Board authorization for both documents within the system. Both documents refer to the other in the BOSAIR cover information, and award information.

I recommend the approval of both items which combined represent the general services and funding agreement for contracted operations at Mike Jacobs Sports Park.

JKL/dym

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator  
Francisco García, MD, MPH, Deputy County Administrator & Chief Medical Officer  
Steve Holmes, Deputy County Administrator  
Victor Pereira, Director, Parks & Recreation Department

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# MEMORANDUM

Date: December 12, 2024

To: Jan Leshner  
County Administrator

From: Victor Pereira <sup>VP</sup>  
PR Director

Re: Additional Information for the December 17, 2024, BOS Meeting – Agenda Item No. 29 & 30 - Mike Jacob Sportspark (MJSP)

This memo is informational for the December 17, 2024, BOS meeting specific to agenda item numbers 29/30 reference Mike Jacob Sportspark (MJSP).

MJSP is a 50-acre, multi-sport complex originally developed by a private, for-profit corporation in 1985 on Pima County leased property. In 2007, the property returned to PC control, under Parks and Recreation oversight, and was further developed into a comprehensive sports park. The facility currently features:

6 adult softball fields (lighted)	4 sand/beach volleyball courts (lighted)	1 multi-use rectangular field (unlit)
2 concessions stands	1 playground area	1 BMX track

Over the past nine (9) years, MJSP has been managed under three (3) separate Special Use Permits; sports leagues, concessions and BMX respectively. Recognizing the need for streamlined operations, the Parks and Recreation (PR) Department initiated a formal process to consolidate all aspects of MJSP management under a unitary operator.

In February 2024, a competitive sealed proposal process was launched. Four proposals were received, with three (3) respondents advancing to interviews. Following a rigorous evaluation, **Sports Facilities Management (SFM) LLC** was selected as the highest-scoring respondent. As PC moved through the negotiation process, SFM created an entity for this purpose (MJS SFM, LLC) with contracts negotiated for PC expense (SC2400002315) and PC revenue (CT2400000042). The award and contracts are with MJS SFM, LLC. The resulting contracts have the following estimates for the five-year term, PC expense \$200K and PC Revenue \$433K, respectively. These estimates are for the initial five-year term and are not annual amounts.

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Initial 5-year term Total
Expense – SC2400002315	\$200,000	N/A	N/A	N/A	N/A	\$200,000
Revenue – CT2400000042 (not including interest)	\$41,900	\$78,400	\$93,000	\$105,000	\$114,700	\$433,000

The Notice of Recommendation for Award (NORFA) was distributed to all respondents on November 20, 2024, by the PC Procurement Department. No protests were submitted.

Transitioning to a single operator is expected to enhance efficiency, streamline communication, and improve coordination between the MJSP Operator and the PR Department.

Beginning on April 1, 2025, SFM will provide year-round access to multi-sport recreational activities, benefiting both residents and visitors of Pima County. Their role will include maintaining high-quality facilities, overseeing sports leagues and special events, managing concessions, and fostering community engagement initiatives that promote health and well-being.