



Legislation Text

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APPROVAL OF THE FISCAL YEAR 2017-18 CAMELBACK RANCH - GLENDALE CAPITAL REPAIRS/REPLACEMENT PROGRAM; AUTHORIZATION FOR THE CITY MANAGER TO EXPEND FUNDS TO REIMBURSE CAMELBACK SPRING TRAINING, LLC FOR CAPITAL REPAIRS MADE AT CAMELBACK RANCH - GLENDALE IN FISCAL YEAR 2017-18

Staff Contact: Jack Friedline, Director, Public Works

Purpose and Recommended Action

This is a request for City Council to approve the Fiscal Year (FY) 2017-18 Camelback Ranch - Glendale spring training facility Capital Repairs/Replacement (CRR) Program, and to authorize the City Manager to expend funds to reimburse Camelback Spring Training, LLC, to pay for the identified capital repairs as they are completed throughout the fiscal year, in an amount not to exceed \$836,000 in FY 2017-18. The attached CRR Program represents the best efforts of the City of Glendale and Camelback Spring Training, LLC, to predict the highest priority of items to be addressed in FY 2017-18. There may be on occasion unscheduled repairs that could arise that would take priority over, or change the priorities of the attached list.

Background

The City of Glendale is the owner of the Camelback Ranch - Glendale spring training facility located at 10710 West Camelback Road. This state-of-the-art baseball facility is the spring training home of the Los Angeles Dodgers and the Chicago White Sox. It is located on 125 acres at 111th Avenue west of the loop 101 between Camelback Road and Glendale Avenue. The facility opened in 2009.

The Management and Lease Agreement calls for the city to fund a CRR Program for the city-owned spring training facility. The costs for implementing a CRR Program is the responsibility of the City of Glendale and the costs for operating and basic maintenance of the facility is the responsibility of Camelback Spring Training, LLC.

Some of the projects in the FY 2017-18 CRR Program include: repair main drains at buildings F, H & G for approximately \$48,000; replace emergency lights and battery units for approximately \$61,500; adding league-mandated walk through magnetometers for approximately \$75,000; replace directional signage for approximately \$30,000; and various IT/IS network components for approximately \$92,500.

Analysis

As with any type of facility, capital reinvestment is necessary to ensure the safety and enjoyment of those who use it. Additionally, as this facility is owned by the city, it is important to maintain the value of the asset with an appropriate CRR Program in place.

Under the terms of the agreement with Camelback Spring Training, LLC the city is required to establish a

Capital Repairs Account for the purpose of accumulating funds for the payment of the cost of Capital Repairs and Facility Upgrades. To this end, funds in the amount of \$836,000 are programmed in FY 2017-18 to be used for payment to Camelback Spring Training, LLC, for approved capital repairs/ replacements.

Staff worked with Camelback Spring Training, LLC to agree upon the necessity of the projects outlined in this fiscal year's CRR Program and presents a total CRR Program for Council to approve before projects have been started and any funds are expended. Additionally, staff will ensure that all capital repairs/replacement projects follow city purchasing guidelines.

Previous Related Council Action

On June 28, 2016, Council approved the FY 2016-17 CRR Program and authorized the City Manager to expend funds to reimburse Camelback Ranch Spring Training, LLC for capital repairs made by the facility in an amount not to exceed \$836,752.

On June 23, 2015, Council approved the FY 2015-16 CRR Program and authorized the Acting City Manager to expend funds to reimburse Camelback Ranch Spring Training, LLC for capital repairs made by the facility in an amount not to exceed \$836,752.

On June 24, 2014, Council ratified the expenditure of funds to Camelback Spring Training; LLC in the amount of \$400,253 for capital repairs completed to the city-owned Camelback Ranch Spring Training Facility in FY 2013-14, and authorized the expenditure of funds in the amount of \$26,014 to cover the remaining anticipated capital repairs for FY 2013-14.

On February 4, 2014, Council was updated on the life-cycle cost information for Camelback Ranch Spring Training Facility.

Community Benefit/Public Involvement

Proper maintenance and capital repairs to the Camelback Ranch - Glendale spring training facility are necessary for the safety and enjoyment of all individuals who work and attend events at this city-owned facility. In addition, it is necessary to invest capital dollars in this facility to maintain its value as an asset to the city.

Budget and Financial Impacts

Funding is available in the FY 2017-18 Capital Improvement Plan budget. Reimbursements to Camelback Spring Training, LLC for approved capital repairs/replacements are not to exceed \$836,000.

Cost	Fund-Department-Account
\$836,000	2070-70801, Camelback Ranch Maintenance Reserve

Capital Expense? Yes

Budgeted? Yes

Requesting Budget or Appropriation Transfer? No

If yes, where will the transfer be taken from?