



# Southwest University Park 5-year Capital Improvement Plan

February 13, 2024

Goal 4 - Enhance El Paso's Quality of Life through Recreational,  
Cultural and Educational Environments

4.2 Create innovative recreational, educational , and cultural  
programs

# Timeline

- Lease agreement with MountainStar Sports Group (MSSG), LLC on October 2012
- Every year a five (5) year Capital Improvement Plan is developed and presented to City Council
- 33 projects completed at the Ballpark

## Previously approved CIP Jan 31, 2023

- Included Major Projects that had to be completed and reimbursed over time  
-(Video Board, Turf, Bird Mitigation, HVAC and Concession Equipment)
- Funding was allocated only with Ballpark Revenues





## City of El Paso

## Mountain Star Sports Group LLC

Responsible for the prompt and timely installation, repair, and replacement of all capital improvements

Capital Improvements are any work (including all design, architectural, engineering and construction work, that is customarily capitalized under GAAP and is reasonably necessary to repair, restore, refurbish, replace or improve any facility, structure, City property or other components of the Ballpark

Operation & maintenance responsibilities of the City



**City of El Paso**

**Mountain Star Sports Group LLC**

Operation & maintenance  
Responsibilities of MSSG, LLC

- All aspects of operating expenses and costs for the Ballpark- including all direct or indirect expenses associated with the Team or events
- Routine maintenance, including interior and exterior repairs, excluding Capital Improvements
- Managing concessionaires, merchandisers, vendors and obtaining all necessary permits to sell food, beverages, and alcohol

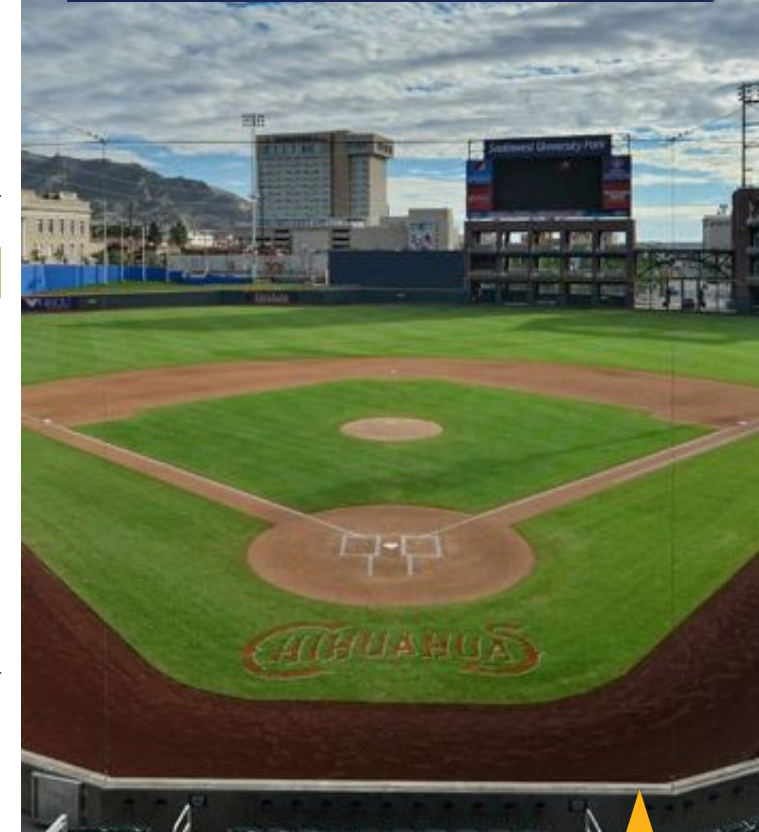
# Projects Completed 2017-2020

2017	
Field Wall Padding	\$30,634
Concrete Joints and Sealant Replacement	\$9,250.00
Upper Concourse Drainage Control	\$23,000.00
Concourse Drainage Improvement	\$27,305.00
Security Bollards	\$12,723.00
Santa Fe Gate ADA Ramp	\$29,411.00
<b>Total</b>	<b>\$132,323.00</b>

2018	
Dugout Netting	\$70,187.00
Field Wall Padding	\$17,999.00
Missouri Street Stairs Concrete Slab Repair	\$30,177.00
South Concourse Crack Repair	\$37,500.00
Refinish the Splash Pad Flooring	\$14,926.00
<b>Total</b>	<b>\$170,789.00</b>

2019	
Concession portables/carts	\$59,338.45
Interior upgrades	\$39,182.00
Rubber flooring for dug outs	\$37,129.00
Turf Replacement	\$17,682.78
Clock Repair	\$4,000.00
<b>Total</b>	<b>\$157,332.23</b>

2020	
Concession-portable covers	\$7,200.00
Paver replacement- Santa Fe	\$128,561.00
Backstop netting	\$28,065.00
Concourse sealant	\$276,352.50
Field conversion/turf replacement	\$232,379.04
Cabinetry	\$11,852.80
<b>Total</b>	<b>\$684,410.34</b>



# Projects Completed 2021-2022

## 2021

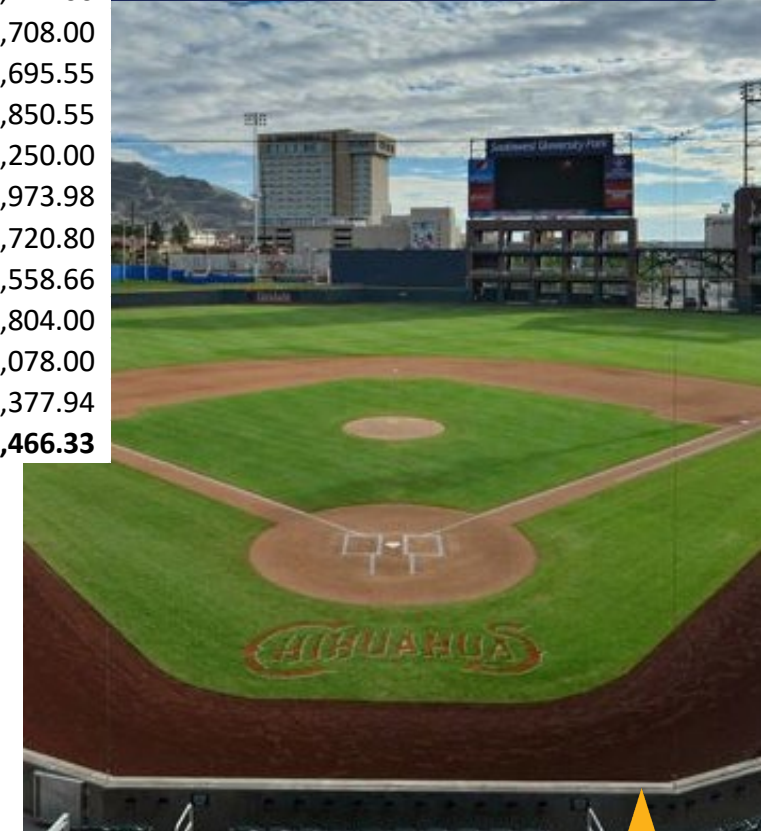
Production - Video Hardware & Monitor Replacement	\$177,000
Clock Tower - Main Entry Door Replacement	\$22,519
<b>Total</b>	<b>\$199,519</b>

## 2022

Field Wall Padding	\$114,009
Suites Interiors and Hallway Upgrade	\$84,091
Visitor/Home Locker Room- Interior Upgrade	\$52,000
Turf Management Equipment	\$65,195
Televisions - Replacement	\$94,481
Production - Camera Replacement/Upgrade	\$153,000
Production - LED Ribbon Boards 1st and 3rd base side	\$300,000
<b>Total</b>	<b>\$862,776</b>

## 2023

HVAC	\$ 49,807.91
Security Cameras	\$ 37,929.94
Bird Mitigation	\$ 189,711.00
Fright Elevator Overhaul	\$ 37,708.00
Concession Equipment/ Enhancements	\$ 118,695.55
Main Video Board Replacement	\$ 1,707,850.55
Turf Replacement	\$ 610,250.00
Production Equipment	\$ 486,973.98
Building Controls and Exterior Lightning Replacement	\$ 24,720.80
Suite Upgrades	\$ 76,558.66
Turf Management and Equipment	\$ 24,804.00
TVs Replacement	\$ 45,078.00
Tenant Sale and Services	\$ 32,377.94
<b>Total</b>	<b>\$ 3,442,466.33</b>



## Proposed FY24-28 Ballpark CIP



- Ballpark is now 11 years old, special system and upgrades are required
- Total CIP value is \$6,818,984
- Ballpark Revenue is \$6,825,000
- Additional Funding of \$4,215,000 of deferred projects
  - -Additional Funding sources will be required
- New projects required by MLB, Safety Upgrades and Functionality of the Ballpark

# Process

- MountainStar Sports Group (MSSG) submits request for Projects
- Engineers from CID inspect and walk the Ballpark to evaluate the requests
- Coordination with CFO on available funding sources and final recommendation to City Council is made





## Proposed FY24-28 Ballpark CIP



Capital Improvements means any work (including all design, architectural, engineering and construction work, together with all labor, supplies, materials, equipment and costs of permits and approvals of Governmental Authorities) that is customarily capitalized under GAAP and is reasonably necessary to repair, restore, refurbish, replace or improve (in each case, in a manner that extends the useful life thereof and is performed to ensure that the Ballpark remains a safe, attractive and first class facility comparable to the Comparable Properties, ordinary wear and tear excepted) and facility, structure, City Personal Property or other component of the Ballpark or the Ballpark Surface Parking, if such work is necessitated by:

2024 to 2028	PAID	NEW						
	FY24	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total Cost	DEFERRED PROJECTS
	CIP--YEAR #7	CIP--YEAR #8	CIP--YEAR #9	CIP--YEAR #10	CIP--YEAR #11	CIP--YEAR #12		
	Season #10	Season #11	Season #12	Season #13	Season #14	Season #15		
<b>Architectural/Interiors</b>								
Trash Cans - Replacements							\$0	\$250,000
WestStar Club Interior Upgrade							\$0	\$90,000
Big Dog House Interior Upgrade							\$0	\$400,000
Admin Office Space- carpet							\$0	\$150,000
Suites 3rd & 4th floor/Outddo, Patio and Interior Upgrade							\$0	\$450,000
Locker Rooms- Upgrade (umpire, visitor and home)							\$0	\$105,000
Outdoor Barstools - Replacement		\$100,000					\$100,000	
Small Equipment			\$32,378				\$32,378	\$160,000
Splash Pad Renovation			\$225,000				\$225,000	\$50,000
	0.00	\$100,000	\$257,378	\$0	\$0	\$0	\$357,378	\$1,655,000
<b>Structure - Operations - Security</b>								
Concrete - Joints and Sealant Replacement	461,334.23			\$25,000			\$25,000	
Concrete - Sidewalk Replacement				\$25,000			\$25,000	
Dugout Flooring - Home and Visiting		\$25,000					\$25,000	
Turf Replacement	200,000.00		\$260,250				\$260,250	\$600,000
Turf Management Equipment				\$100,000		\$120,000	\$220,000	
Field Tarp - Replacement				\$15,000			\$15,000	
Televisions - Replacement		\$90,000	\$60,000				\$150,000	
Field Wall Padding & Netting		\$175,000	\$35,000			\$150,000	\$360,000	
Repave Ballpark Parking Lot			\$80,000				\$80,000	
Paint Steel Superstructure				\$1,300,000		\$100,000	\$1,400,000	\$100,000
Security Cameras and TV Upgrades			\$63,668	\$50,000			\$113,668	
Production - Video Hardware & Monitor Replacement	245,446.05		\$252,733				\$252,733	
Production - Video Hardware & Monitor Replacement-NEW			\$200,000		\$250,000		\$450,000	
Production - Main Video Board	590,553.95						\$0	
Field Level Sealant			\$50,000				\$50,000	
Rails (Dugout Club & Peter Piper Pizza)							\$0	\$125,000
Bird Mitigation			\$189,711				\$189,711	\$200,000
Security Fencing		\$7,500					\$7,500	
AC unit for control room					\$80,000		\$80,000	
Concourse Flooring					\$20,000		\$20,000	\$30,000
Additional Eletrical Power				\$175,000	\$100,000	\$100,000	\$375,000	
Plumbing/Water Treatment		\$385,000					\$385,000	
Elevator motor replacements		\$25,000					\$25,000	\$25,000
HVAC & Lighting Systems			\$100,000	\$50,000	\$50,000	\$50,000	\$250,000	
HVAC & Lighting Systems			\$60,410				\$60,410	
	1,497,334.23	\$707,500	\$1,351,772	\$1,740,000	\$500,000	\$520,000	\$4,819,272	\$1,080,000
<b>Food Service &amp; Retail</b>								
Concession Equipment-useful life							\$0	\$1,480,000
Concession Equipment-useful life (completed)	100,000.00		\$45,000				\$45,000	
Consssesions Equipment	100,000.00	\$0	\$45,000	\$0	\$0	\$0	\$45,000	\$1,480,000
<b>Grand Total</b>	<b>1,597,334.23</b>	<b>\$807,500</b>	<b>\$1,654,150</b>	<b>\$1,740,000</b>	<b>\$500,000</b>	<b>\$520,000</b>	<b>\$6,818,984</b>	<b>\$4,215,000</b>
<b>PROJECTED REVENUES</b>	<b>\$1,365,000</b>		<b>\$1,365,000</b>	<b>\$1,365,000</b>	<b>\$1,365,000</b>	<b>\$1,365,000</b>	<b>\$6,825,000</b>	
<b>Carry Forward Balance</b>	<b>-\$1,039,834</b>		<b>-\$1,328,984</b>	<b>-\$1,703,984</b>	<b>-\$838,984</b>	<b>\$6,016</b>	<b>\$6,016</b>	



- Amount for Projects previously approved and completed \$1,597,334.23
- Amounts in Red are projects completed originally approved for FY25 Reimbursement
- Additional funding will be required.





# Capital Plan FY2024 - FY2028



2024 to 2028	PAID FY24 CIP--YEAR #7 Season #10	NEW FY 2024 CIP--YEAR #8 Season #11	FY 2025 CIP--YEAR #9 Season #12	FY 2026 CIP--YEAR #10 Season #13	FY 2027 CIP--YEAR #11 Season #14	FY 2028 CIP--YEAR #12 Season #15	Total Cost	DEFERRED PROJECTS
Architectural/Interiors	0.00	\$100,000	\$257,378	\$0	\$0	\$0	\$357,378	\$1,655,000
Structure - Operations - Security	1,497,334.23	\$707,500	\$1,351,772	\$1,740,000	\$500,000	\$520,000	\$4,819,272	\$1,080,000
Food Service & Retail								
Consessions Equipment	100,000.00	\$0	\$45,000	\$0	\$0	\$0	\$45,000	\$1,480,000
Grand Total	1,597,334.23	\$807,500	\$1,654,150	\$1,740,000	\$500,000	\$520,000	\$6,818,984	\$4,215,000
PROJECTED REVENUES	\$1,365,000		\$1,365,000	\$1,365,000	\$1,365,000	\$1,365,000	\$6,825,000	
Carry Forward Balance	-\$1,039,834		-\$1,328,984	-\$1,703,984	-\$838,984	\$6,016	\$6,016	



# Architecture/Interiors

- Remodel of Facilities:  
Items in Gray – Deferred and not recommended as part of this current approval

Architectural/Interiors
Trash Cans - Replacements
WestStar Club Interior Upgrade
Big Dog House Interior Upgrade
Admin Office Space- carpet
Suites 3rd & 4th floor/Outddo, Patio and Interior Upgrade
Locker Rooms- Upgrade (umpire, visitor and home)
Outdoor Barstools - Replacement
Small Equipment
Splash Pad Renovation

- Upgrades to Splash Pad required to be done for safety and functionality



# Architecture/Interiors



# Structure – Operations - Security

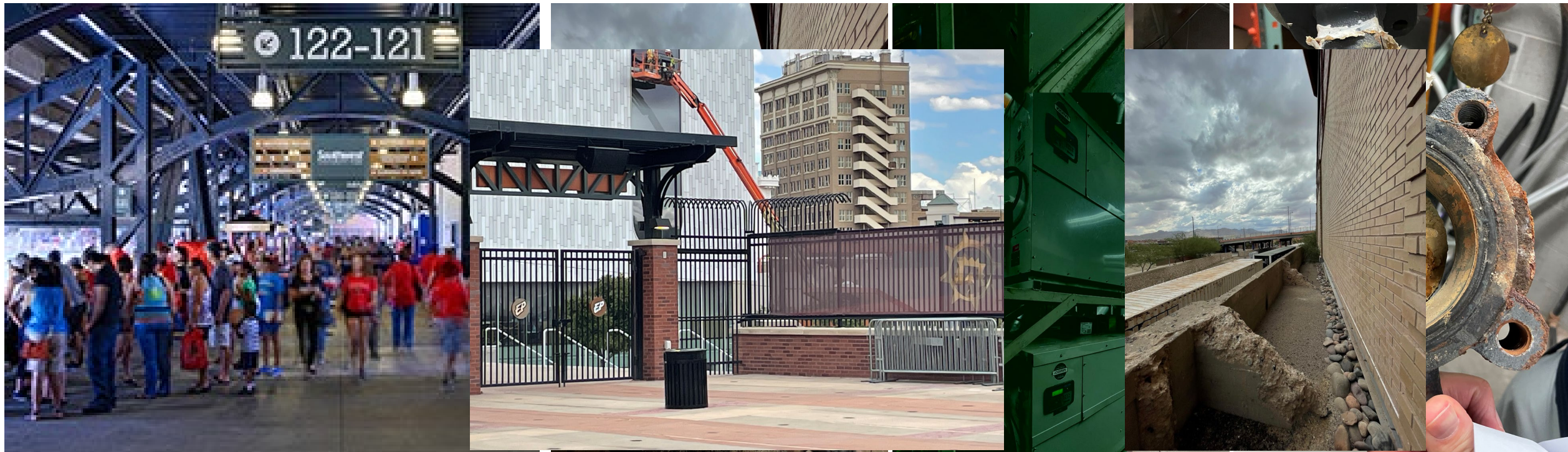
Projects on this list include Structure maintenance, Special systems, MLB mandates, Turf Replacement  
Items in Gray – Deferred and not recommended as part of this current approval



Concrete - Joints and Sealant Replacement
Concrete - Sidewalk Replacement
Dugout Flooring - Home and Visiting
Turf Replacement
Turf Management Equipment
Field Tarp - Replacement
Televisions - Replacement
Field Wall Padding & Netting
Repave Ballpark Parking Lot
Paint Steel Superstructure
Security Cameras and TV Upgrades
Production - Video Hardware & Monitor Replacement
Production - Video Hardware & Monitor Replacement-NEW

Production - Main Video Board
Field Level Sealant
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Bird Mitigation
Security Fencing
AC unit for control room
Concourse Flooring
Additional Eletrical Power
Plumbing/Water Treatment
Elevator motor replacements
HVAC & Lighting Systems
HVAC & Lighting Systems

# Structure – Operations - Security



# Concessions

Items in Gray – Deferred and not recommended as part of this current approval



Food Service & Retail
Concession Equipment-useful life
Concession Equipment-useful life (completed)
Consssesions Equipment

# Recommendation

- Approve the FY24-28 CIP for a total of \$6,818,984
- Approve Funding Sources of \$6,825,000 Ballpark Revenues
- Authorize all Budget Transfers





## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People





## Misión

Brindar servicios excepcionales para respaldar una vida y un lugar de alta calidad para nuestra comunidad



## Visión

Desarrollar una economía regional vibrante, vecindarios seguros y hermosos y oportunidades recreativas, culturales y educativas excepcionales impulsadas por un gobierno de alto desempeño



## Valores

Integridad, Respeto, Excelencia, Responsabilidad, Personas

