

MUSD/MCOE Lease Agreements for Existing Ice Rink Site

Town Council, March 1, 2023

1-Month Lease Extension

- Winter operations have been **severely impacted** by this season's impressive snowfall affecting many leagues, lessons and public skate sessions – in addition the construction of the Community Recreation Center (CRC) has taken longer than planned, with a current estimated opening of summer 2023.
- Based on these circumstances, the Town is planning to continue to program the existing Ice Rink Site through **March 31, 2023**. Operations may terminate prior to this date depending on when ice conditions deteriorate, and operations are no longer possible.



1-Month Lease Extension

- The current lease term expires **February 28, 2023.**
- As per the amended lease agreement executed on October 27, 2022, the Town will pay an additional **\$4,200** for the month of March.
- Inclusive of this additional one-month payment, the total contract amount paid to the District for this fiscal year is **\$37,800.**
- All other requirements under the lease would continue to be met such as site maintenance, snow removal, student discounts and dedicated time for school uses.



1-Month Lease Extension

- The Mammoth Unified School District Board of Trustees **unanimously approved the new 1-month Lease Extension on February 16, 2023.**
- A one (1) Month Lease Extension and Fee Agreement for the Mammoth Ice Rink Site is provided for consideration.



New 5-Year Lease

- The new Community Recreation Center (CRC) will be open and available to the public year-round, with the new **“LA Kings Ice at Mammoth Lakes”** operating each winter season between the months of October and April providing a multitude of **“ice sports”** for residents and visitors.
- During the summer months, the Olympic-sized rink will be transformed into a fully programmable, multi-use RecZone, which will serve as the **“court sport”** hub for the expanding Parks and Recreation Department’s summer camps and programs and for community and visitor use.
- **The Town does not intend to continue to operate the outdoor Ice Rink/RecZone at the current location with the opening of the CRC.**

New 5-Year Lease

- The existing ice rink site is located on approximately **2.5 acres** of Mammoth Unified School District (MUSD) and Mono County Office of Education (MCOE) property, adjacent to the Mammoth Lakes Library.
- The Town has held a lease agreement since **2007** to operate a Multi-Use Facility serving over **80,000+ users**.

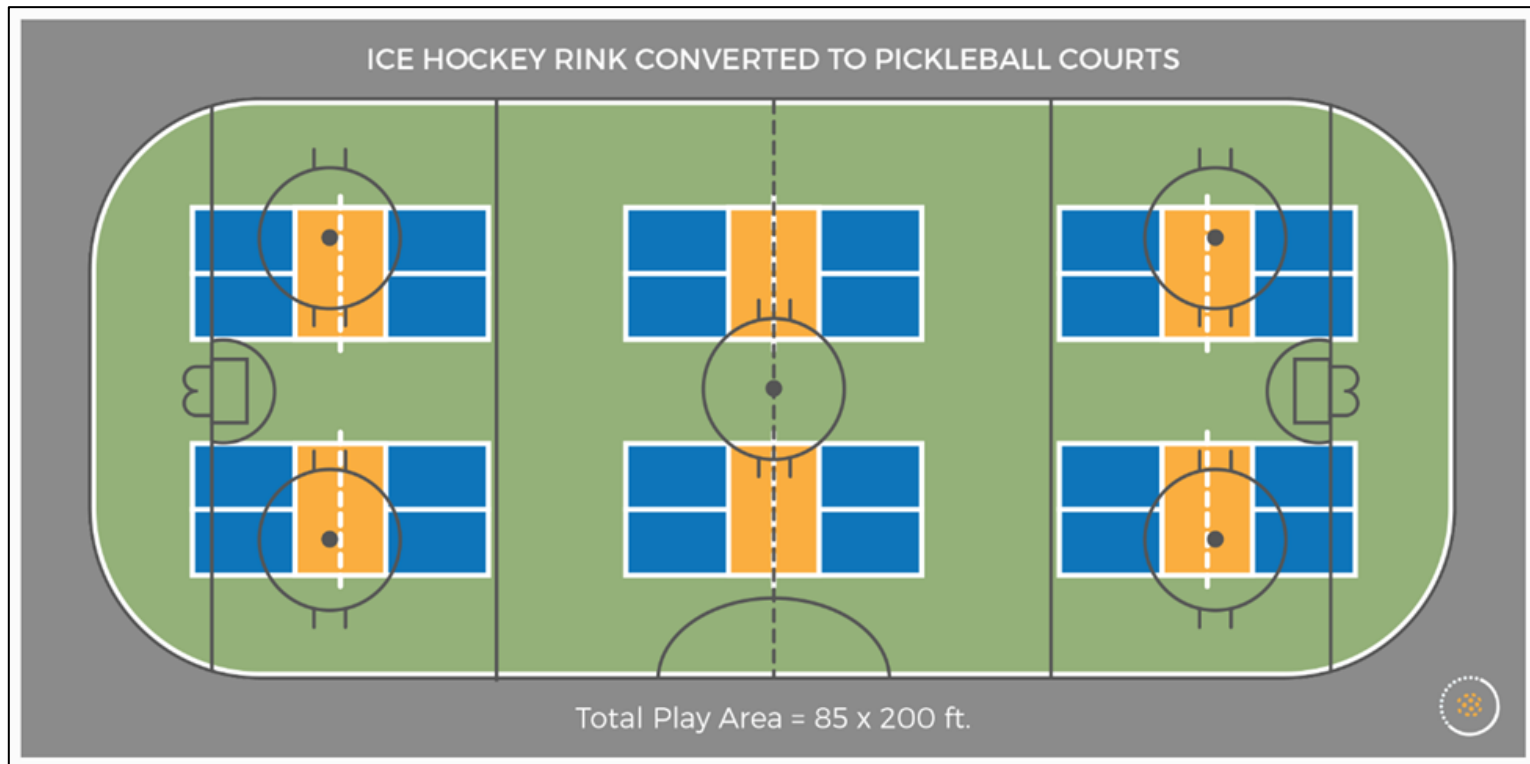


New 5-Year Lease

- The existing infrastructure at the existing Ice Rink Site is in **relatively decent shape** and may be used for other recreational purposes until such time that the District or MCOE develop the site for other uses.
- MUSD/MCOE indicated that they have **no immediate plans (<5 years)** for the site.
- Based on community feedback, requests from recreation enthusiasts, and support from the Parks and Recreation Commission, the Town is planning to repurpose the existing “ice rink” site for **non-fee recreation uses that includes the installation, operation and maintenance of six (6) regulation pickleball courts.**
- The site may include such activities as **horseshoes, corn hole, or similar games** with a maintained picnic area, restrooms, trash, lights, etc.

New 5-Year Lease

- The facility will be made available for public recreation use on a **first-come, first-serve basis**, with the exception of MUSD/MCOE and Town Parks and Recreation programs that will have priority use.



New 5-Year Lease

- The proposed lease term commences on **April 1, 2023 for 5-years**, with an option to extend the Agreement for **one-year (1) time periods by mutual agreement.**
- **\$1.00** annual lease payment.
- May be terminated in **90-days** by written notice by all Parties.
- Town is committed to **ongoing maintenance and operation.**
- Town is committed to **fund snow removal** for access and parking areas (average annual cost of approx. \$30,000).
- Town continues to be responsible for the **removal of improvements** and rehabilitation of the property with re-vegetation with indigenous plants, soil stabilization. etc., upon the expiration of this Agreement, unless an alternate agreement is executed by the parties.
- Includes **District/MCOE pre-requested exclusive use.**

Recommendation

1. Approve a 1-month extension of the current amended lease agreement for the Mammoth Ice Rink Site with the Mammoth Unified School District and Mono County Office of Education in the amount of \$4,200.
2. Approve a new 5-year lease agreement with the Mammoth Unified School District and Mono County Office of Education to convert the existing Mammoth Ice Rink site to a community Pickleball and Multi-Use Complex for \$1.00 per year.

Agreement with AllSport America Inc. for Tennis and Pickleball Courts

Background

This agreement combines two work items into one agreement with AllSport America Inc. to install a Sport Court Modular Overlay Surface on **Community Tennis Courts 5/6** along with the installation of six (6) regulation Pickleball Courts on the **District/MCOE Ice Rink site**.



Tennis Courts 5/6

- On September 7, 2022, Town Council allocated **\$175,000 from the 4th quarter** to repair and reopen courts 5/6 that are currently closed for play.
- After public input, review of the material by staff and players, and support from the Parks and Recreation Commission, staff selected the new **SportGame™ Pickleball**, a product of Sport Court (AllSport America, Inc.) - the leading multi-sport flooring system providers and installers.
- Sport tiles **eliminate cracks**, offer **excellent traction, ball response** and **superior shock absorption**, along with lateral forgiveness technology that lessens impact compared to any other traditional outdoor surfaces.
- The tiles are **100% recyclable**, are made in the USA and come with a 15-year warranty.

Tennis Courts 5/6

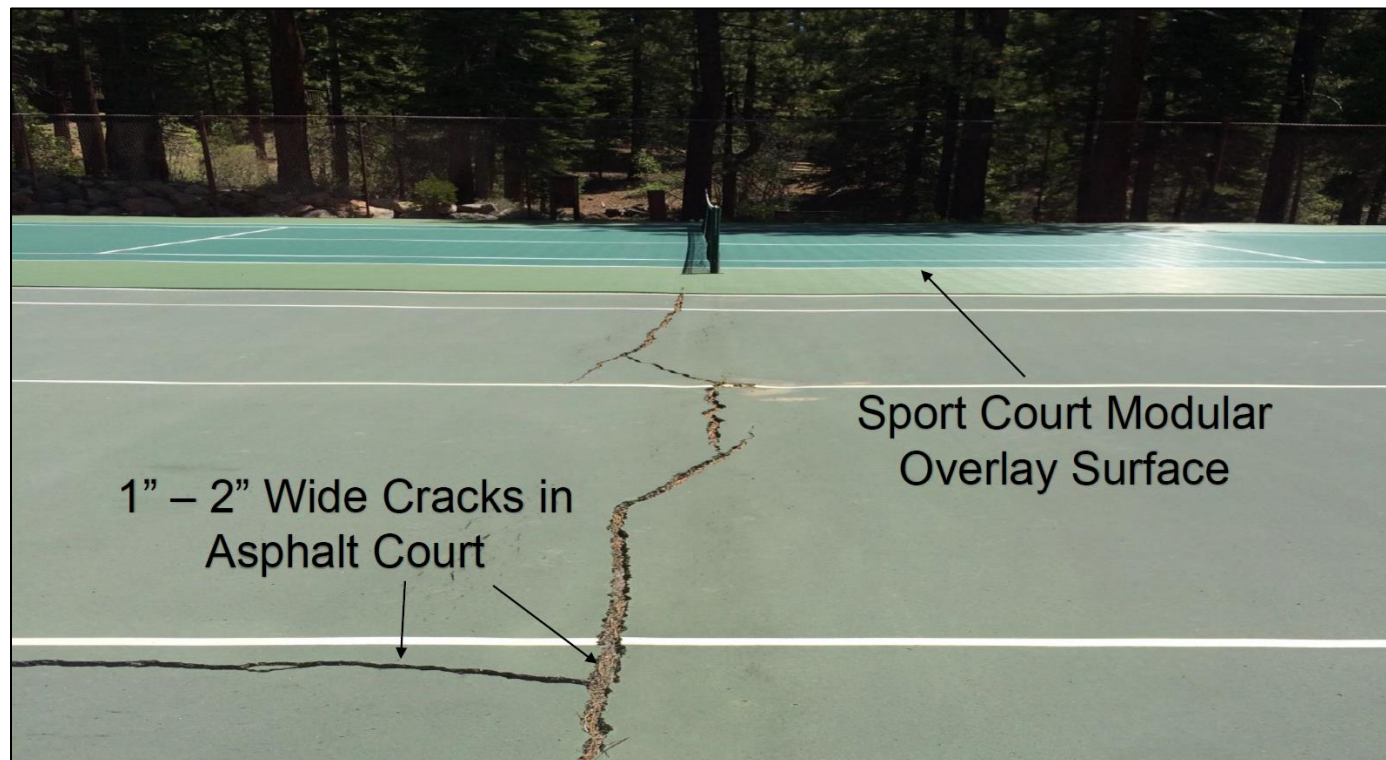
The scope of work with AllSport America Inc. includes:

- Repairing community courts 5/6 in preparation for the installation of the SportGame Pickleball Overlay Surface (approx. 14,400 sq. ft.)
- Installing one (1) fixed height tempered-glass basketball system on court #1
- Striping two (2) tennis courts on courts 5/6, one basketball key on court #1, and striping one set of (1) pickleball lines on court #2.
- Possibly replacing the two sets of net posts on courts 5/6



Tennis Courts 5/6

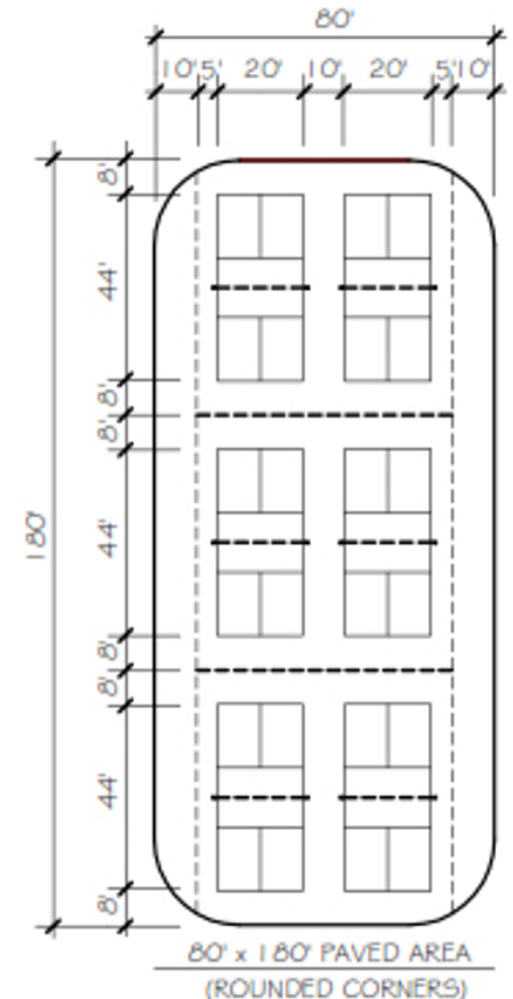
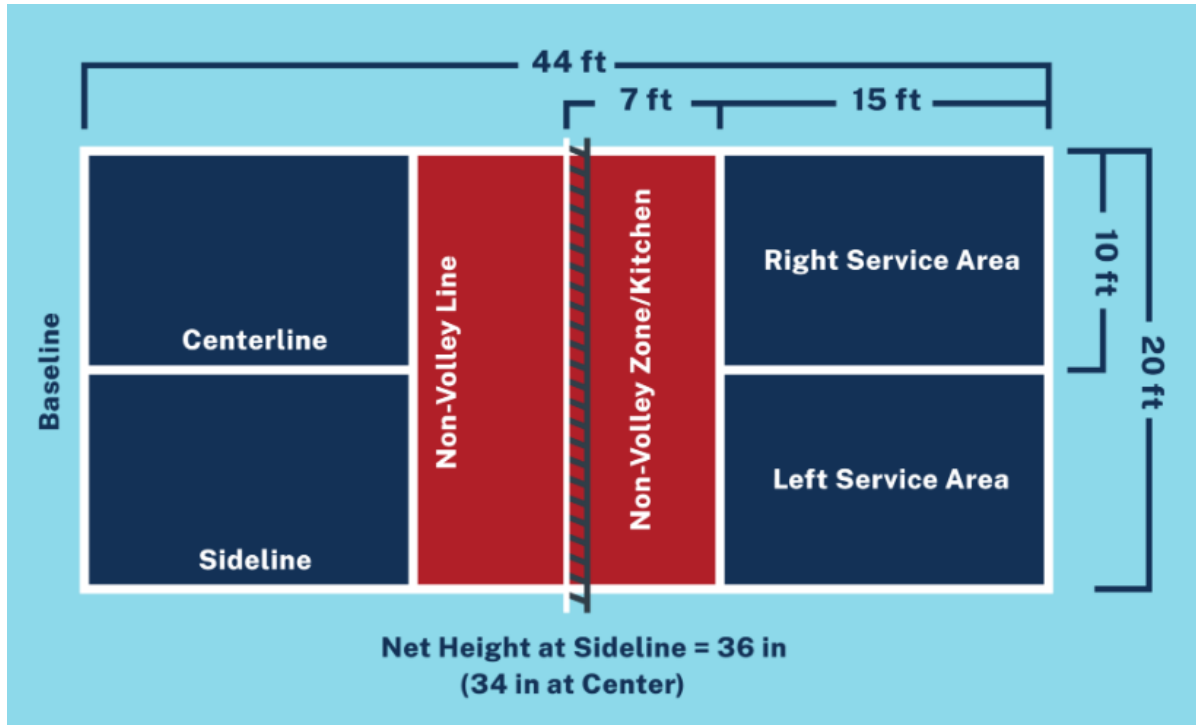
The Sport Court modular system suspends over the existing cracked tennis court surface so cracks cannot telegraph through. This system also provides the opportunity to make repairs to the existing asphalt tennis court if needed in the future.



Pickleball and Multi-Use Complex

- Town Council approval of the **new 5-year lease agreement** with the District and MCOE for the extended use of the Multi-use Facility (ice rink) site provides the Town with the opportunity to convert the ice rink site to a community Pickleball and Multi-Use Complex.
- Based on community feedback, requests from recreation enthusiasts and support from the Parks and Recreation Commission, the Town is planning to install, operate and maintain **6 regulation pickleball courts**.
- In addition, the site may include such activities as **horseshoes, corn hole, or similar games** with a maintained **picnic area, restrooms, trash, lights**, etc.
- Funds for this project totaling **\$100,000** were approved by Town Council as part of the FY2022/23 Town Budget process.
- The conversion of this surface to a new recreational amenity was pursued **in lieu of removal of the existing improvements**.

Pickleball and Multi-Use Complex



Pickleball and Multi-Use Complex

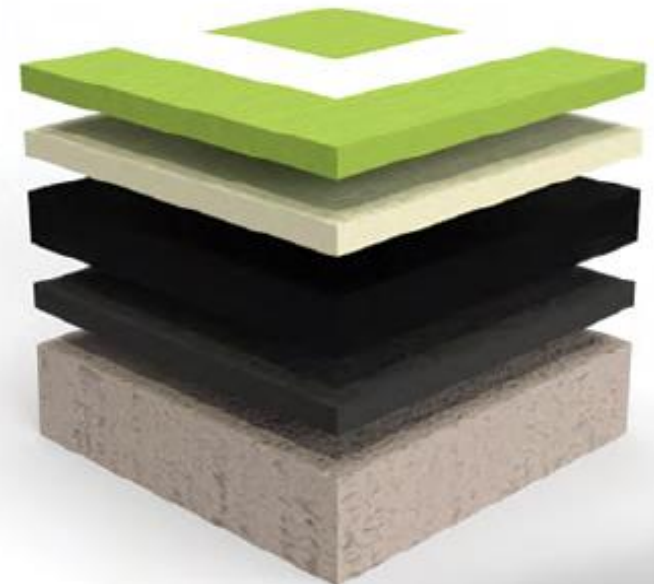
The scope of work with AllSport America Inc. begins in June and includes:

- Prepare and clean the ice rink concrete surface.
- Install 6 sets of pickleball sleeve posts and nets.
- Installing Cushion Extreme Pickleball sub-surface on the entire playing area (+1 foot).
- The colors of the courts will be affirmed by the Parks and Recreation Commission.

Description

Cushion Extreme is a 6–8-layer cushion pad system that is adhered to the substrate directly and then coated over with acrylics. Cushion Extreme features a very specific sieve of rubber particles for optimal cushion distribution and build up.

Color Coating & Striping —
 Sand Cushion Extreme —
 Rubber Cushion Extreme —
 Primer Seal —
 Concrete —



Recommendation

Authorize the Town Manager to execute an **Agreement with AllSport America, Inc.** for the installation of a Sport Court Modular Overlay Surface on Community Tennis Courts 5/6 and the installation of 6 regulation Pickleball Courts on the District/MCOE Ice Rink/RecZone site in the amount of **\$275,000**, including a **not to exceed contingency* of \$10,600.**

*Staff has included a not to exceed \$10,600 contingency in the agreement to address any items not included in the scope of work that will need to be addressed. For example, contingency funds may be needed to replace the two (2) sets of tennis posts on courts 5/6, in addition to any other required work to complete the projects. If sufficient funding remains in the contingency, staff is seeking Town Council's approval to replace the basketball backboard at Shady Rest Park that is past its useful life and experiences high visitation in summer.

All Recreation ★ All The Time!

Mammoth Lakes, California