TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Town Council Meeting
November 2, 2016

Agenda Item: AI-1

STAFF REPORT

To: Mayor and Members of the Town Council

From: Department of Public Works
Office of the Town Manager

Subject: Staff update on McKegney Green Renovation Project and consideration of approving contract for design work

Reviewed By: M.C.

BACKGROUND

Since Spring 2015, staff has been meeting with representatives of the Tiburon Peninsula Soccer Club (TPSC), outside consultants, interested residents and Town Council regarding the condition of McKegney Green and a potential project to upgrade the field.

The playing field at McKegney Green was constructed in 1975. The existing field is about 200,000 SF (4.6 acres) of natural turf. This 200,000 SF includes a sand-based field that is 330 feet by 225 feet or about 75,000 SF (1.8 acres). This portion of the field includes a 10" layer of sand beneath it for improved drainage. The entire field is crowned to drain to both sides at 2 - 3%. The field is currently irrigated with recycled water treated to a secondary level. This water is supplied by Richardson Bay Sanitation District (RBSD), under a permit granted to the RBSD by the San Francisco Bay Regional Water Quality Control Board (RWQCB). The current permit, granted to RBSD in the 1980's, contains numerous conditions including limitations on the amount of water that can be used, and the time of year the water can be utilized. In addition, the use of recycled water is subject to regulations established by the California Department of Public Health. Although allowed under DPH regulations when the RBSD permit was issued, irrigating playing fields with recycled water treated to a secondary level would not be permitted under current DPH regulations.

Since its construction, the McKegney Green playing field has received minimal maintenance including reseeding, limited resodding, and repairs to irrigation as needed. The playing field is currently in poor condition, with the field surface exhibiting significant inconsistency in the areas of turf growth, wear resistance and drainage. In addition, the irrigation system is aged and operating beyond its expected useful life, resulting in some areas that are too dry for proper growth and other areas that are muddy and tear up easily under the stress of play.

Council discussed the playing field at the March 2, 2016 meeting, and authorized a pre–design scoping study to determine the project requirements, and potential options for a renovation of McKegney Field. Staff engaged Abey-Arnold Associates for that study on March 4, 2016.

Prior to the completion of the pre-design scoping study, the McKegney Green project was discussed again with Council at the April 1st retreat. These discussions focused on the elevated salt content present in both the recycled water currently used for irrigation as well as the soil at McKegney Field. Council requested that we investigate alternative turf grasses that may better tolerate these conditions.

The pre-design scoping study was presented to Council on May 4, 2016. At that meeting, staff also presented a spreadsheet that included preliminary cost estimates for a wide variety of project options. After receiving the Staff Report, accepting public comment, and discussing the issue at some length, Council directed staff to solicit design proposals for a renovation of McKegney Green based on the following criteria:

1) A 110,000-square foot playing field
2) Reduce the crown slope of the field
3) Sand based turf
4) Upgraded drainage

Council also asked for an updated cost estimate based on the above criteria, and a clearer analysis of the potential use of Paspalum turf with the existing recycled water supply.

On June 3, 2016, Staff distributed a memo providing Council a clearer analysis of the options for turf, as well as updated cost estimates for the 110,000 square foot field. The turf analysis concluded the use of Paspalum would be experimental at best, and was not recommended. Regarding estimated project costs, the cost for a 110,000 square foot sand based field with a reduced crown, improved drainage and potable water was estimated at approximately $2M. Moreover, even though the consultant recommended against using Paspalum turf with the current source of irrigation water, we did ask the consultant to provide an estimate for that scenario, which is approximately $1.6M.

In response to Councils direction to solicit design proposals, staff received proposals from Verde Design, and Abey-Arnold Associates. On August 3, 2016, Staff brought the proposals forward to Council. Staff recommended Abey-Arnold Associates be selected for the field design when Council is prepared to move forward. However, Staff recommended against proceeding with the design phase of the project until a funding plan was in place to ensure completion of the project.

At the August 3, 2016 Council meeting, a sub-committee was formed to look at the scope of work and possible funding options. Staff also received direction to place test patches of Paspalum and Tifway2 turf at McKegney Green.

Staff has placed the test patches and they are now open for play. It is too early to provide any meaningful results from this test.

On September 8, 2016, staff met with the Council subcommittee to discuss the project, and during that meeting, the field design was refined and the size reduced. The new field as set forth by the sub-committee includes the following design elements:

1. Sand Based
2. 75,000 SF

3. Removal of the existing crown (understanding that increases the grass that must be replaced)
4. Improved drainage
5. Potable water for irrigation

Staff was asked to reach out to Abey Arnold and obtain:

1. A new project estimate based on the refined field design.
2. A new cost for the design of the project.

Abey Arnold has provided this information, with the total estimated construction cost for the field, including soft costs and contingencies, estimated at $1.6 million (**Exhibit 1**). The cost proposal for the design is $54,070 (**Exhibit 2**), which includes $12,600 of work that would occur during the construction phase.

ANALYSIS

Staff and Council have been investigating options for McKegney Green since the Spring of 2015. There have been four Council meetings as well as meetings with individual Council members and the sub-committee. Throughout this process, Staff and Council have analyzed fifteen different options for the field. It appears if the Town wants a fully functional sports field, the cost is going to be in the neighborhood of $1.6 million. Options that cost less are unsatisfactory for various reasons.

At this point Council should decide two things:

1. Does the Town want to continue to have a sand based sports field at McKegney Green?
2. If so, how will the project be funded?

FINANCIAL IMPACT

The total estimated cost of the proposed McKegney Green project is approximately $1.6 M. There is no funding for construction included in the 2016-2017 CIP. Although Council has had preliminary discussions about the possibility of forming a partnership with local soccer proponents and others to finance the project, Council has not yet reached consensus on the details of that plan. If Council ultimately moves forward on this project, the following are funding strategies that may be considered:

1. Town funds entire project cost from Unallocated General Fund Reserves, currently estimated at $3.5M.
2. Town funds a portion out of General Fund Unallocated Reserves and seeks remainder of funding from donations.
3. Town issues debt for funding entire project cost.
4. Town issues debt for a portion of project cost and seeks remainder of funding from private donations.

One last thing for Council to consider is timing. If there is any thought of having the field renovated next Summer, it is imperative the design work begin immediately. The cost of the design portion of the recommended consultant's proposal is $54,070 including, $12,600 for work

during the construction phase. The 2016/17 CIP budget includes funding for this for design work, and the proposed costs are well within the approved CIP budget.

Ongoing maintenance costs for the renovated field are expected to be about $45,000 per year. In addition, we should anticipate resodding of the field every ten years.

RECOMMENDATION

Staff recommends the Town Council:

1. Receive staff report on status of McKegney Green Project.
2. Authorize the Town Manger to execute a contract with Abey-Arnold Associates for the design of the McKegney Green renovation.

Prepared by: Patrick Barnes, Director of Public Works
Greg Chanis, Town Manager

Exhibits:

1. McKegney Green Project Estimate
2. Abey-Arnold McKegney Green design proposal

PRELIMINARY OPINION OF PROBABLE COSTS
Date: 10/10/2016
Project: McKegney Green Athletic Field Study, Tiburon CA

Council Sub Committee Recommended Scope
Renovate Exist. Sand Field , Upgrade Drainage, use MMWD water source
(Remove Crown on Field)

Item #	Description	Quantity	Unit	Price	Total
1	Mobilization/Staking	1	LS	$20,000.00	$20,000.00
2	Demolition, Turf Removal/Offhaul to 5" depth at existing Sand based turf Area (80,000 s.f.)	1,000	CY	$50.00	$50,000.00
3	Demolition, Turf Removal/Offhaul to 3" depth at Soil based turf areas (105,000 sf)	1,000	CY	$50.00	$50,000.00
4	Stockpile existing Sand, (limted to what can be kept 'clean')	1,100	CY	$15.00	$16,500.00
5	Crown Removal and Offhaul- (create 1.5% crown, existing=3%)	2,000	CY	$50.00	$100,000.00
6	Rough Grading	4,000	CY	$10.00	$40,000.00
7	Fine Grading	185,000	SF	$0.15	$27,750.00
8	Irrigation- Controller (2 wire, MMWD compliant)	1	EA	$17,000.00	$17,000.00
9	Irrigation- Master Valve - Flow Sensor	2	EA	$3,000.00	$6,000.00
10	Irrigation- RCV, (valves, 2 wire transponder)	25	EA	$500.00	$12,500.00
11	Irrigation- QCV	20	EA	$300.00	$6,000.00
12	Irrigation- Gate Valves	5	EA	$400.00	$2,000.00
13	Irrigation- Mainline	750	LF	$17.00	$12,750.00
14	Irrigation- Laterals	4,500	LF	$10.00	$45,000.00
15	Irrigation- Control Wire in conduit (2 wire system)	1,000	LF	$5.00	$5,000.00
16	Irrigation- Rotor Heads	105	EA	$150.00	$15,750.00
17	Irrigation- Drip Irrigation at 'Treatment Areas'	9,000	SF	$4.00	$36,000.00
18	Irrigation- (Remove all 14 McKegney RCV's from Existing Reclaimed water Mainline)	1	lump	$5,000.00	$5,000.00
19	Irrigation-new POC, BFP	1	lump	$5,000.00	$5,000.00
20	MMWD Allotment, Meter, Fees	1	lump	$312,000.00	$312,000.00
21	**New Sand Section (90,000 sf, 8" depth)**	**2,860**	**Ton**	**$55.00**	**$157,300.00**
22	Reinstall 'Existing' Sand Section (90,000 sf, 4" depth)	1,100	CY	$15.00	$16,500.00
23	New Drainage Lines w/ deep trenches, gravel, fabric	1,800	LF	$40.00	$72,000.00
24	Sod Turf, (bermuda / perennial rye)	185,000	SF	$0.90	$166,500.00
25	Soil Preparation at remaining 'soil' turf areas	95,000	SF	$0.50	$47,500.00
26	Storm Drainage Treatment Areas (Planting and Soil)	9000	SF	$5.00	$45,000.00
27	SWPPP-Monitoring	1	lump	$10,000.00	$10,000.00
28	Maint Equip, (Aerator, Verticutter, Reel Mower)	1	lump	$75,000.00	$75,000.00
			Sub Total		**$1,374,050.00**
			10% Contingency		**$137,405.00**
			7% Softcosts		**$96,183.50**
			Grand Total		**$1,607,638.50**

Abey Arnold Associates, Landscape Architects, RLA 2616

PRELIMINARY OPINION OF PROBABLE COSTS
Date: 10/10/2016
Project: McKegney Green Athletic Field Study, Tiburon CA

DRAFT

September 21, 2016

Patrick Barnes
Director of Public Works, Town Engineer
Town of Tiburon
1505 Tiburon Blvd.
Tiburon, CA 94920

RE: McKegney Field Design

Scope of Work:

Provide bid documents for the renovation of McKegney Field based on the following the Council's Field Sub Committee recommendations.

- Install an updated sand based natural grass field and that the field dimensions will kept to the approximate size of the existing sand based field, (includes playing surface and sideline runout areas).
- The updated field will be regraded to remove the current exaggerated crown. The new grades will have less than a 2% slope.
- The upgraded field will include a full 12" section of the appropriate sand material.
- A drainage system is to be installed, and a storm water 'treatment' will be included.
- The irrigation system within the McKegney Field turf area will be replaced in it's entirety, (175,000 s.f), using MMWD water.
- The current reclaimed water mainline will remain to provide water to the existing irrigation system at the 'South of Knoll' turf area.

Included are:

1. Provide construction documents for bidding and construction observation.
2. Estimate the projected construction costs, with contingencies.
3. Provide projected water use and maintenance requirements. Included will be the associated costs for installation of the irrigation system and special irrigation and maintenance procedures necessary for a successful sand based turf field.

1005 A Street, Suite #305, San Rafael, California 94901 p 415-258-9580 f 415-258-9739 abeyarnold.com

Fee/Task Breakdown:

A.	*Project Initiation, (Kick off meeting, site visit)*	$350.00
B.	*Base Information: (Topo Survey of existing Conditions)*	$5,350.00
C.	*Base Information: (Video of Existing Storm Drains)*	$2,000.00
D.	*Base Information: (Survey of Mean High Tide)*	$900.00
E.	*SWPPP:*	$3,100.00
F.	*Drainage Calculations*	$1,625.00
G.	*BCDC Permitting*	$6,125.00
H.	*MMWD Permitting*	$1,400.00
I.	*60% Construction Drawings*	$10,500.00
J.	*90% Construction Drawings*	$3,500.00
K.	*100% Construction Drawings*	$3,500.00
L.	*Project Technical Specifications*	$2,100.00
M.	*Soils Analysis: (Amendment Recommendations)*	$500.00
N.	*Cost Estimate*	$1,400.00
O.	*Meetings with Staff/Sub-committee (4- 2 hours each)*	$1,400.00
P.	Construction Observation, 72 hours, (6 week construction period, site visits, reports, RFI responses, submittal review, close out.)	$12,600.00
Total design fees –		**$54,070.00**

Any Landscape Architectural work provided in addition to items above, (e.g.: additional Landscape Plans submittals or modifications, meetings, additional Construction Observation hours above estimated time allotted) will be billed as extra services as follows:

Principal	$175.00/hour
Sr. Designer/Drafting	$120.00/hour
Administration	$65.00/hour

Please call if you have any questions.

Sincerely

Peter Arnold, PLA
CA Reg #3372