Date: April 28, 2016

To: Mayor and City Council

From: Tim Tucker, City Engineer

Subject: Waterfront Park Field Enhancements

Recommendation
Move to proceed with the current design of Waterfront Park that includes the expansion of Field 3 for "Championship" use and the flexibility to add bleachers to accommodate approximately 600 spectators.

Background
In January staff provided the Council with the option of changing the scope and use of the fields at Waterfront Park as part of the current renovation designs. After meeting and communicating through emails with the former City Manager, Mr. and Mrs. Franklin of Lafayette presented Council an idea of providing two fields that meet higher level baseball needs. Attached are details of the Franklin's proposals.

Staff indicated the total cost of the upgrades is estimated to be approximately $678,600. Staff further indicated that as of October 2015 the City had a balance of approximately $563,000 in park funds. Based on current estimates, to implement the proposed improvements, the Council would need to allocate additional Park and General Funds to the project prior to awarding a construction contract.

Discussion
The City currently plans on renovating the four existing fields at Waterfront Park. The fields are laid out in a cloverleaf configuration. Field 1 is located in the southwest quadrant and the fields are numbered from one to four in a counterclockwise direction. Field 3 will be expanded and improved to meet higher level baseball needs. Space is being dedicated around the field for the future installation of bleacher to accommodate approximately 600 spectators. The other fields will be renovated to continue to provide facilities for little league and softball use.

The demand for baseball and softball fields in the Bay Area is great. The renovations planned at the Waterfront Park fields will increase demand for the use of the fields. Recreation Supervisor Patty Lorick indicated that even without the renovations, the demand to book tournaments is high. With the planned improvements, including field lighting, tournament directors have indicated their desire to increase their booking to maximize available field time.

Staff agrees with the Franklin's that having additional championship baseball fields in Contra Costa would be beneficial. However due to lack of adequate space, funding and existing needs and uses the Waterfront Park Project cannot accommodate this additional use.

Response to comments and questions:

We do not want to miss out on a future opportunity at Waterfront Park. The Waterfront Park design includes the enhancement of Field 3 for "Championship" use.

Is the semi-professional team still an option the Franklins are proposing for Martinez? No. They primarily discussed high level high school / college level players. They are not associated with any organization. Mr. Franklin indicated he is a former professional league baseball player and current the Los Lomas High school baseball coach.

If contemplated in the proposal, what will be the impact of any clinics or batting cages at the "new" park on the existing resources at Universal Sports Academy? If the City installed and rented batting cages it would compete for business with the current USA facility during dry months (April to November).

Is there any contemplated change in the management or operations of the facility space/rentals with the new proposal? No. Mrs. Franklin indicated the City would manage the facility.

What has EBRPD said about the impact of moving the fence to accommodate a longer field length? Although it has not formally gone to their board we did talk to staff who in turn brought it up as a side meeting with our local EBRPD Board member. They were not supportive of any change that affects the horse arena area.

Where is the concession area to be placed in Options 1 and 2? The Franklins proposed to relocate the concessions/restroom behind bleacher in the center area. Staff did not price out any options that eliminated the current restroom and concession building because of the high cost.

Fiscal Impact

Funding		
	Measure H	$6,000,000
	Measure WW	$1,389,500
	Total	$7,389,500
Expenses		
	Design	$ 650,000
	Construction Mgmt	$ 400,000
	Bocce Restroom	$ 355,000
	Subtotal	$1,405,000

Remaining budget for construction $5,984,500

In 2015 the design consultant provided construction estimates that exceed the available construction funds. The Consultant was instructed to eliminate non critical improvements and to reduce costs through value engineering. Their most recent estimate was $5,739,000. However this estimates does not include amenities such as:

- Full Field 5 renovation $750,000
- Mini restroom near play area $200,000
- Tot lot improvements $200,000
- North parking lot improvements $350,000
- New parking lot near Bocce $250,000
- Additional parking along Jo DiMaggio Drive and Court Street $400,000
- Maintenance Yard $100,000

Staff is confident that we can develop a project that meets most of the priorities of the Council and public. There is clearly no room in the budget to include an additional $563,000 for additional baseball improvements without slashing key project amenities.

APPROVED BY:

Interim City Manager