



County of Santa Cruz⁰³⁷⁹

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4000

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

TOM BURNS, AGENCY ADMINISTRATOR

February 2, 2000

Agenda: February 8, 2000

Board of Directors
County of Santa Cruz Redevelopment Agency
701 Ocean Street
Santa Cruz, CA 95060

Status of Anna Jean Cummings Park Development

Dear Members of the Board:

After years of community dialogue, the County and Redevelopment Agency will soon be taking the final steps required to begin construction of a sports field facility and community park at the Anna Jean Cummings Park (formerly O'Neill Ranch) this summer. The purpose of this letter is to provide Board members with an update on the actions which will need to take place to enable the project to proceed.

Project Overview

Since your Board's approval of a conceptual Master Plan for this project in 1996 (Attachment 1), the park's design has been further refined by staff and our design consultant. Those efforts have been focused on addressing concerns identified in the project EIR, working with the slopes on the site, and providing further detail to an intentionally vague Master Plan. The results of those efforts are reflected in the current site design (Attachment 2) which provides a wide range of community-serving recreational facilities, including:

- A large turf area designed for league soccer play (two fields)
- A large turf area designed for league soccer, softball and little league play (two multi-use fields)
- Picnic areas surrounding these large fields
- A restroom, concessions, and parks maintenance facility to serve the field area
- Two children's play areas, including a slide structure to take advantage of the site topography
- A larger group picnic/gathering area
- An informal turf area associated with the children's play area and group area
- Separate restrooms to support the play area and group area
- Parking areas in close proximity to all uses on the site

Schedule

As Board members may recall, last May the Agency hired the firm of Bellinger Foster Steinmetz to complete detailed design and construction drawings. Working closely with RDA and Parks staff, that work progressed to a point where development plans were submitted to the Planning Department for the permit review process last November. Neighborhood and community meetings are planned to occur later this month to update the community on the park design and schedule and work with neighbors on potential noise impact concerns. Planning currently anticipates that the project could go to hearing before the Planning Commission in late March, barring any significant issues arising during the plan review process.

If there is final action on the permit at that time, it is anticipated that the project would go out to bid in late April, bid opening would occur in late May, the contract would be awarded in early June, and construction would begin by late June. Construction of the entire park is currently estimated to take approximately six months, with formal opening of the park anticipated in the Spring of 2001.

Water Service

In addition to design and permit issues, over the past several months staff has been working to address a number of related concerns, including the provision of water to the site. This issue is complicated by a number of factors, including the need to annex to the Soquel Creek Water District for water service, the status of the District's water sources, and the large quantity of water which is required for irrigation of traditional natural turf playing fields. Because of the requirement for domestic water service for restrooms and fire service, staff initiated the process for annexation to the Soquel Creek Water District. LAFCO approved the annexation request earlier this month and the District took final action to ratify the annexation at their February 1 meeting.

On a parallel track, staff has been exploring the full range of sources for irrigation water. Initial efforts were made to share an existing well on the adjacent Soquel High School property. After months of tests and discussions it became clear that this option was not feasible. We have also explored the option of developing a new well on the Anna Jean Cummings Park Site. Under County Ordinance (Chapter 7.70.120) construction of a well on this property is not allowed unless the District is unable to provide service. As a result, we extended discussions with the District beyond domestic service to include all water needs of the project. The District expressed their approval of this approach over development of a private well to ensure more centralized management of the groundwater basin, and as part of their actions on February 1 approved an expanded will-serve letter to include site irrigation needs.

Even with the project receiving approval for full water service, because of the water management concerns in the Purisima groundwater basin, staff has continued to review ways to reduce irrigation water use on the site.

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Table 1 below provides a summary of the various project iterations and related water use, in acre feet and percentage of water pumping — both for the District and for all users of the Pursima Aquifer.

Table 1: Projected Water Use				
	Total Water Use (Ac.Ft./Yr.)		% Increase In Purisima Pumping	
Plan Alternatives	Irrigation	Domestic	Total - District	Total- Pursima
Original O'Neill Ranch Plan	114 ¹	22.7	3.6%	2.0%
Original Park Design	50	1.5	1.4%	0.8%
Current Design (with maximum water conservation features)	33	1.5	0.9%	0.5%
With Artificial Turf Option	23	1.5	0.6%	0.4%

Table 1 illustrates the efforts that have already been taken to date and an additional possible measure to reduce water use at the site. The original master plan for the entire property, including housing units and additional play fields, would have required in excess of 135 acre-feet/year of water — 3.6% of the District's annual water production. The master plan, as ultimately approved by your Board, including removal of housing and play fields on the adjacent High School Property, resulted in water use of approximately 50 acre-feet/year. Further water savings have been accomplished as part of the final park design, through a reduction of turf areas, more careful use of drought tolerant landscaping, and the inclusion of a state-of-the-art irrigation system. These measures have reduced ultimate annual water demands on the site to less than 33 acre-feet — less than one percent of the District's annual water production.

Possible Synthetic Turf Option

Table 1 illustrates potential water savings from one additional water savings measure — the installation of synthetic turf on the uppermost two soccer fields. Through staff's exploration over the past few months, it appears that this relatively new product, in contrast

¹This figure included two additional softball fields at the Soquel High School Campus that are no longer under consideration

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to earlier generations of artificial turf (Astroturf), does not have the same safety and aesthetic problems and provides a number of very positive possibilities on this site. Attachment 3 provides an overview of some of the most common questions raised regarding synthetic turf products. Installation of this product would result in further water savings of approximately 10 acre-feet/year (the equivalent of 36 new homes) and would reduce long-term annual maintenance costs to the Parks Department. Additionally, because the fields are fast-draining and therefore can be played on year-round, installation would dramatically expand the public's opportunities at the park and the potential for additional revenues from the site.

From the research that has been conducted to date, the one down-side to use of this product is its cost. It is estimated that replacement of natural with synthetic turf on the upper two soccer fields would increase project costs by approximately \$1.1 million. While installation of these fields would result in a savings to the County in maintenance costs and increased revenues from expanded league play, those would not by themselves justify these additional costs. There are, however, two more compelling reasons for considering synthetic turf in this location. The added public benefit of providing year-round recreation use of these playing fields cannot be simply measured in County revenues. In a sense, installation of synthetic turf at this site, with the expanded recreational opportunities, could be considered very cost-effective when compared to the typical costs of providing new recreational sites. Additionally, with the long-term water issues facing the County's many water districts, providing a demonstration project that illustrates a feasible significant water saving alternative to traditional turf has obvious significant public benefits. For these reasons, we believe that the Agency should provide the additional financing for synthetic turf on this site.

If your Board concurs with this recommendation, because of the timing involved in redesigning the grading and drainage systems, it is essential that a contract amendment be approved at this time to allow the necessary design changes to be in place for the upcoming planning hearings and construction bidding process. Attachment 4 provides a contract amendment with Bellinger Foster Steinmetz to accomplish the necessary changes. In the meantime, staff will continue to explore the three competing synthetic turf products and, with the assistance of our design consultant, will provide a final recommendation of the actual product as part of the bid documents.

Budget Status

The Anna Jean Cummings Park will be a significant addition to the County's park system. Given that the initial phase includes over 23 acres of fields, play structures, parking, restrooms and other ancillary facilities, the Agency has set aside a significant budget for the project. Current Agency funding allocations, including land purchase, EIRs, design

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and construction provide over \$10.1 million for this project, with County Parks, through the Park Dedication Fund, contributing an additional \$200,000.

Past budgets for the project were rough estimates based upon the conceptual master plan, and are several years out of date. Current budget estimates, including construction costs estimated by our design consultant, would require funding to be increased by \$1.2 million to provide the full facilities illustrated in Attachment 2. It is estimated that inclusion of the synthetic turf in the uppermost soccer fields would require an additional \$1.1 million. While together these figures would constitute a significant additional financial contribution to the project, these costs represent a realistic estimate of the costs in our current construction environment for building such an attractive facility.

Staff has reviewed the plans closely to determine if there are further opportunities for value engineering and has determined that further cost savings can only be achieved through outright elimination of individual park features — an act which we believe would be short-sighted, given the wide use this park will receive. Adequate reserves exist within the Agency's Capital Projects Budget to cover these costs. We are therefore recommending that the project budget be augmented at this time to meet the current cost estimates.

Conclusion/Recommendation

It has been over ten years since the Agency first purchased the then O'Neill Ranch Property. In the intervening years there has been considerable public discussion of the range of uses and design of this facility. We are finally in a position where construction on the main portion of the park can begin this summer. In order to keep the project on schedule it is **RECOMMENDED** that your Board, as the Board of Directors for the Redevelopment Agency, take the following actions:

1. Accept and file this report regarding the status of the Anna Jean Cummings Park;
2. Direct staff to proceed with the schedule for the project as outlined in this letter;
3. Approve the use of synthetic turf in the project on the upper two soccer fields;
4. Approve the expansion of the project budget as described in this letter and the attached AUD 60 accomplishing a transfer of funds from project reserves to accomplish that adjustment (Attachment 5); and
5. Authorize the RDA Administrator to approve the attached contract amendment with Bellinger Foster Steinmetz for the design changes related to the synthetic turf component of the project (Attachment 4).

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Very truly yours,



Tom Burns
Redevelopment Agency Administrator

RECOMMENDED:

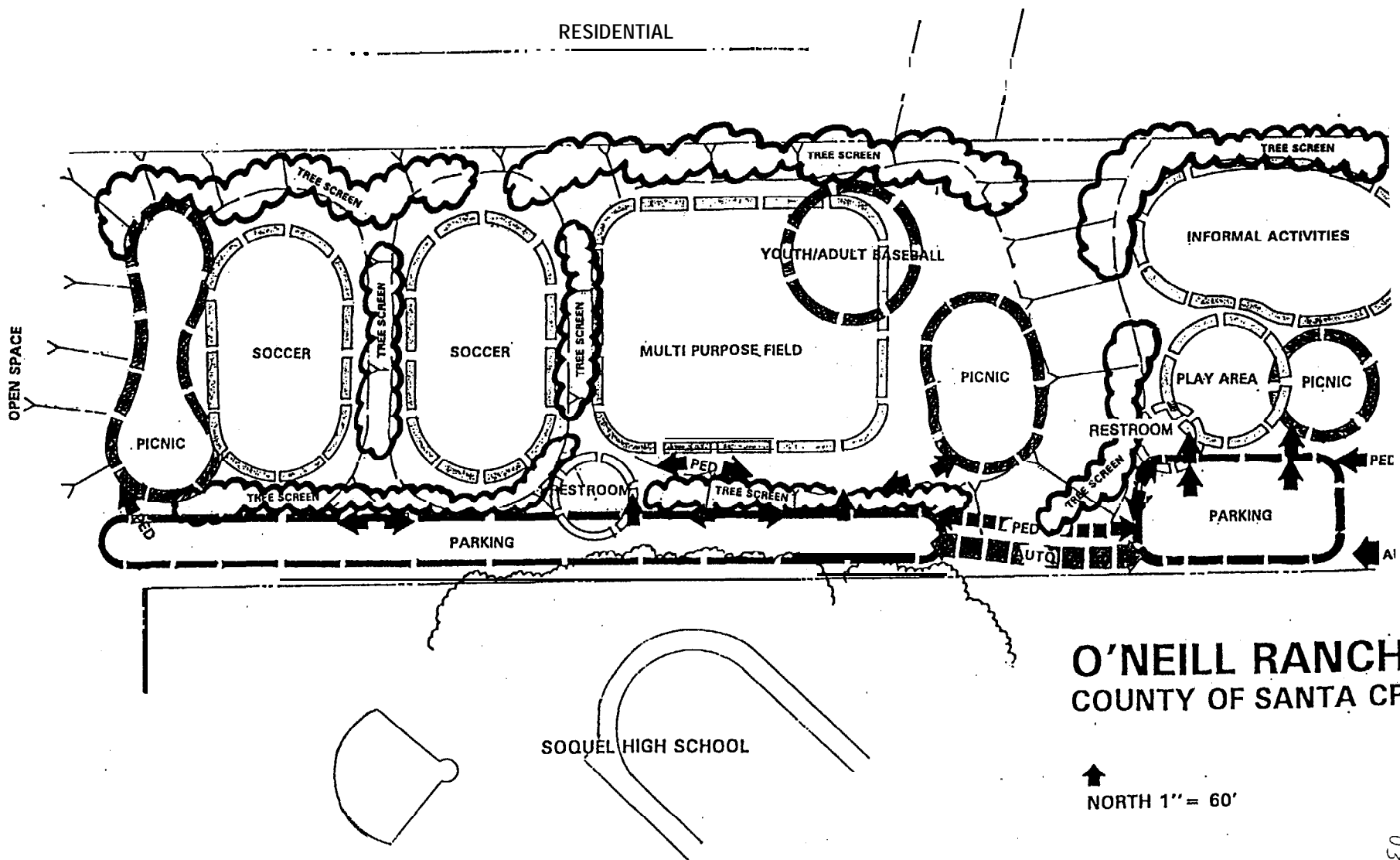


Susan A. Mauriello
Redevelopment Agency Director

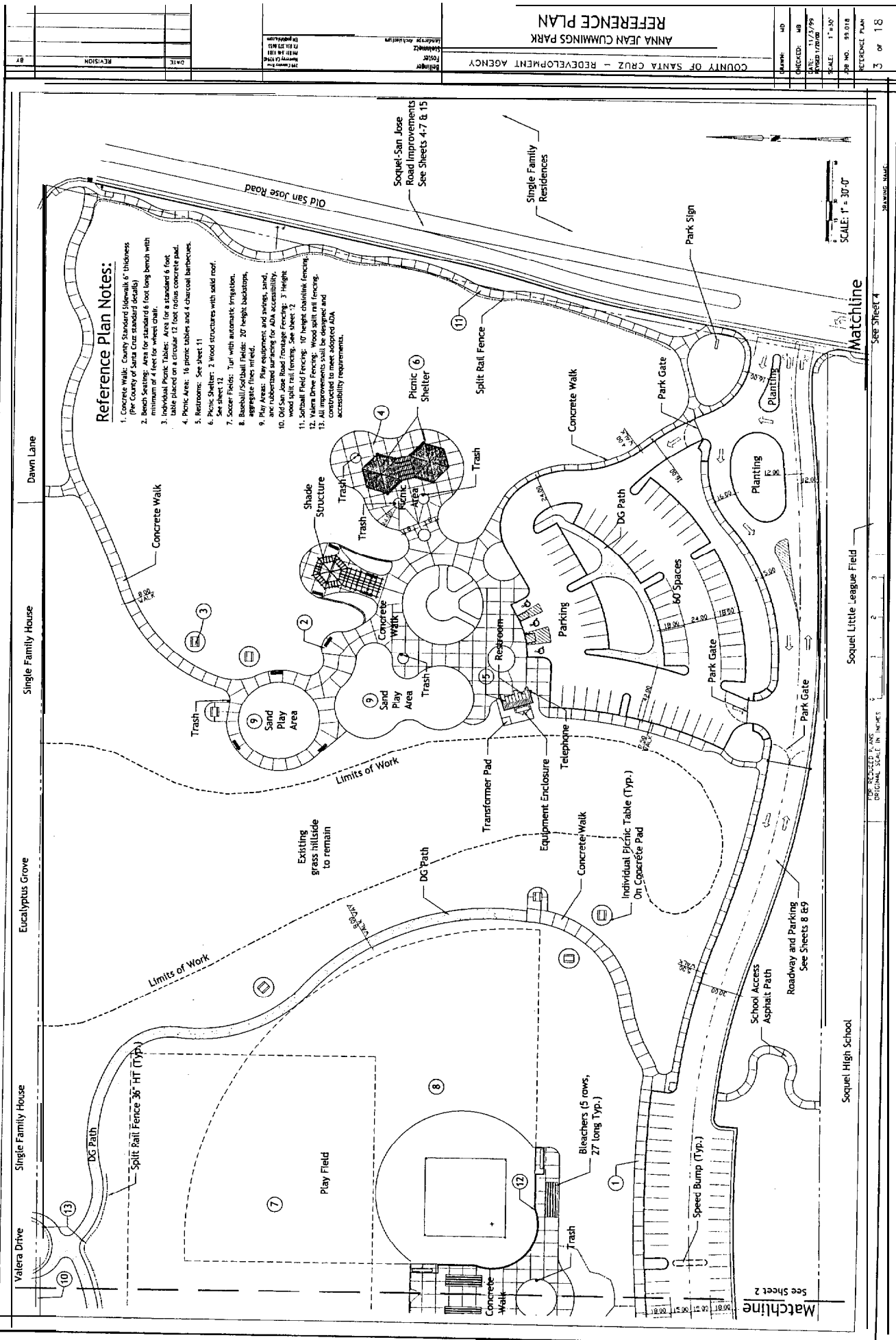
attachments

cc. RDA
Parks Department

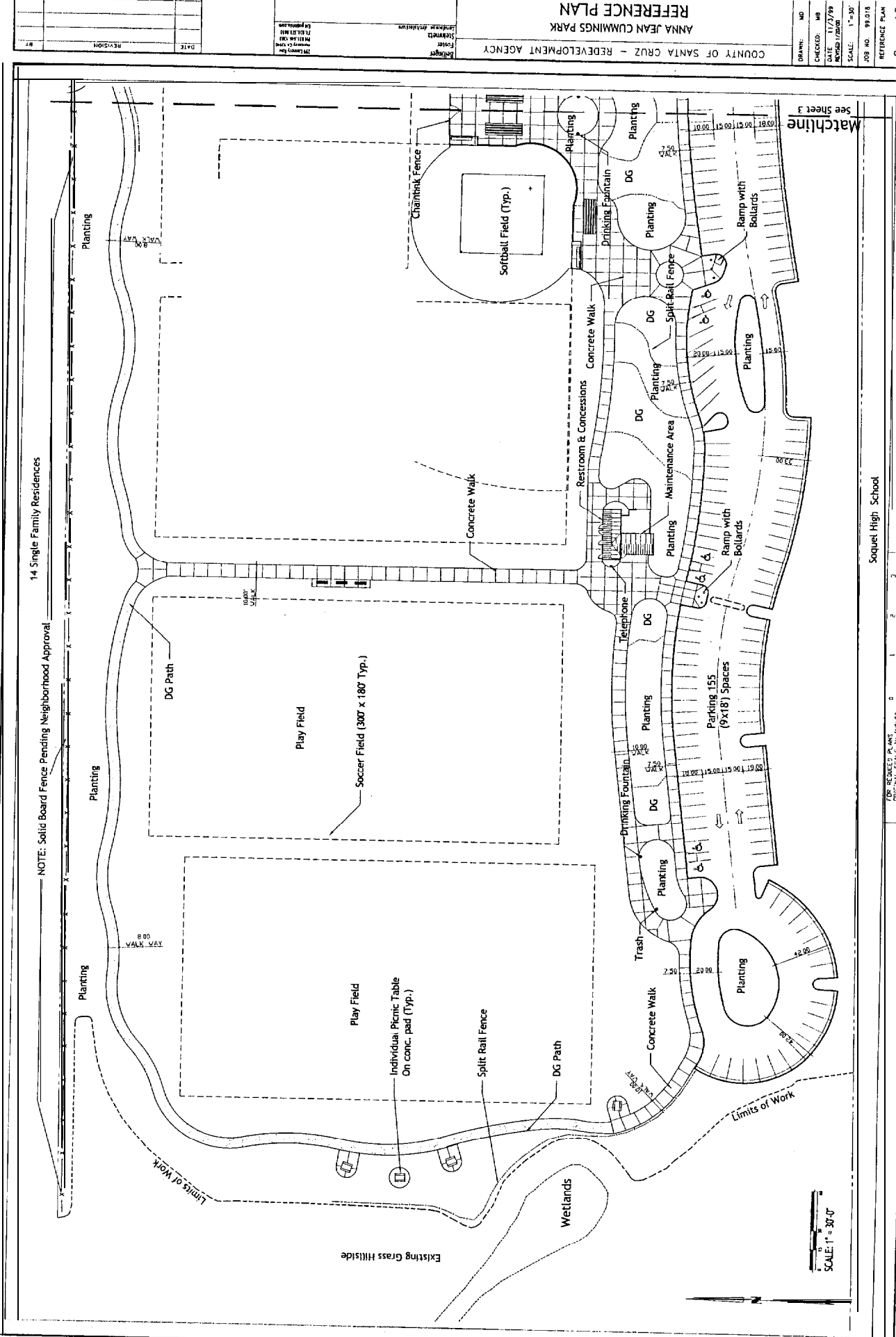
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O'NEILL RANCH
COUNTY OF SANTA CRUZ



DRAWN: MD	CHECKED: MB	DATE: 11/13/99 REVISED 1/20/00	SCALE: 1"=30'	JOB NO. 99.018	REFERENCE PLAN	2 of 18
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Synthetic Turf-Typical Questions

0388

Q. What is a synthetic turf field?

A. It is an artificial grass sports field intended to duplicate the conditions of a real grass field

Q. What are the advantages of installing a synthetic turf field?

- A. 1. No required irrigation, fertilizers, or pesticides.
2. The field is playable 365 days a year.
3. Minimal maintenance.

Q. Is it really like grass or AstroTurf?

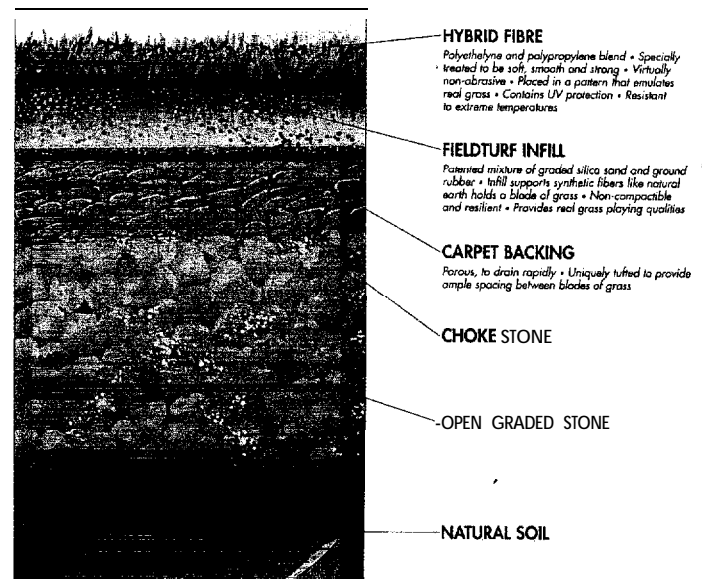
A. In contrast to AstroTurf, which is a short carpet placed over concrete that is widely disliked due to the abrasion and high injury rate, new synthetic turf alternatives provide the cushion and feel of natural grass, which results in comfortable play much more like a natural grass surface.

Q. How is it designed to emulate natural grass?

A. Synthetic turf is typically made of a combination of polypropylene/polyethylene fibers woven into a porous surface backing and filled with either crumb rubber or a mix of rubber and silica sand, depending upon the manufacturer. This material is placed on a 6 to 12 inch bed of smaller and then larger graded stone material, specifically engineered for the synthetic turf material. See the photo to right.

Q. How does the field drain?

A. The field is graded similarly to natural fields and water percolates through the porous turf surface and base rock layers below and then to the drainage pipes provided along the perimeter of the field.



Q. What about the safety of the synthetic grass?

A. The newer types of synthetic turf have a thickness and density like natural grass and a shock absorbing characteristic achieved by the mixture of sand/rubber imbedded between each grass blade to allow athletes to slide, pivot, and twist cleats in the surface with a torque release like grass. Cleats can easily penetrate, rotate, and release, minimizing the chance of motion related injury. And unlike natural grass that over time develops pits that result in ankle injuries, the surface of synthetic turf remains a consistent surface. As a result, synthetic turf results in a lower injury rate than natural grass, as demonstrated by formal testing of grass and synthetic turf. And unlike AstroTurf, newer synthetic turf does not result in significant abrasion upon impact.

Q. What type of maintenance will be necessary for the field?

A. Occasional grooming with a brush sweeper/vacuum provided by, or approved by the manufacturer, to remove litter and to cross brush the turf, typically every 2 to 8 weeks.

Q. How long will a synthetic turf field last?

A. Synthetic turf typically has a warranty between 8 and 10 years, though the turf is expected to last between 15 to 25 years.

0389

Contract No. 81829

AMENDMENT TO AGREEMENT

The parties hereto agree to amend that certain Agreement dated **May 18, 1999**, by and between the COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY and **BELLINGER FOSTER STEINMETZ**, by:

1. Adding \$11,565, for a total contract **amount** of **\$200,765**, for additional **services** per attached,
2. **Adding** Exhibit C, "Scope of Additional Services", per **attached**;
3. Updating **Page 2**, "Standard **Schedule** of Compensation" of Exhibit **B**, "Compensation Schedule and Reimbursable **Costs**" per attached.

All other provisions of said Agreement shall remain the same.

COUNTY OF SANTA CRUZ
REDEVELOPMENT AGENCY

Dated: _____

BY _____
Agency Administrator

Dated: 27 Jan '00

BELLINGER FOSTER STEINMETZ

By Michael Bellinger

Address: 229 Cannery Row
Monterey, CA 93940
Telephone: (831) 646-1383

Approved as to form:

Jan M. Scott
County Counsel

DISTRIBUTION: County Administrative Office
Auditor-Controller
County Counsel
Redevelopment
Risk Management
Contractor

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ATTACHMENT 4

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Bellinger Foster Steinmetz

Landscape Architecture

EXHIBIT C

Scope of Additional Services

0390

Anna Jean Cummings Park

The following additional services will be **provided** in accordance with original **agreement** approved by Board of Supervisors **5/18/99**, and considered an amendment thereto:

5.1 SYNTHETIC TURF BID DOCUMENTS

- 5.1.1 Meet with Santa Cruz County Redevelopment Agency to **review** park grading conform conditions, turf limits and transitions to planting and hardscape conditions. Evaluate **synthetic** turf **products**; prepare evaluation summary and product recommendation.
- 5.1.2 Prepare layout and grading study for synthetic turf at all upper fields. Calculate **quantities** of construction **items** and prepare preliminary **estimates** of probable construction.
- 5.1.3 Review layout and grading studies **with** RDA. Establish direction for single plan for synthetic turf.
- 5.1.4 Coordinate with synthetic turf manufacturer for site grading, **drainage**, and detail review. Coordinate with local contractors and suppliers for material specification and availability.
- 5.1.5 Prepare substitute bid documents for synthetic turf installation **including**:
 - Construction Plan (**2 sheets**)
 - Site Grading Drainage Plan and Site Sections (**3 sheets**)
 - Irrigation Plan (2 sheets)
 - Planting Plan (2 sheets)
 - Site Details, including edge detail sections and retaining wall
 - Specifications
- 5.1.6 Prepare revised drainage **calculations**, **revised** water calculations, earthwork quantity **estimates** and construction cost **estimates**.
- 5.1.7 Provide geotechnical review of project changes and **letter** for County Planning.
- 5.1.8 Provide presentation board of synthetic turf examples.

SUBTOTAL FEE (Tasks 5.1.1-5.1.8)	@ Open Soccer Fields Area	511,440
REIMBURSABLE EXPENSES		\$125
TOTAL FEE	\$11,565	

HOURLY RATES AND REIMBURSABLE EXPENSES: See attached Standard Schedule of Compensation dated January 2000.

0391

Standard Schedule of Compensation

January 2000

GENERAL

The following list of **fees** and reimbursable expense items shall be used in providing **services** within our agreement and may be annually **adjusted**, upon issuance of an updated Standard Schedule of Compensation:

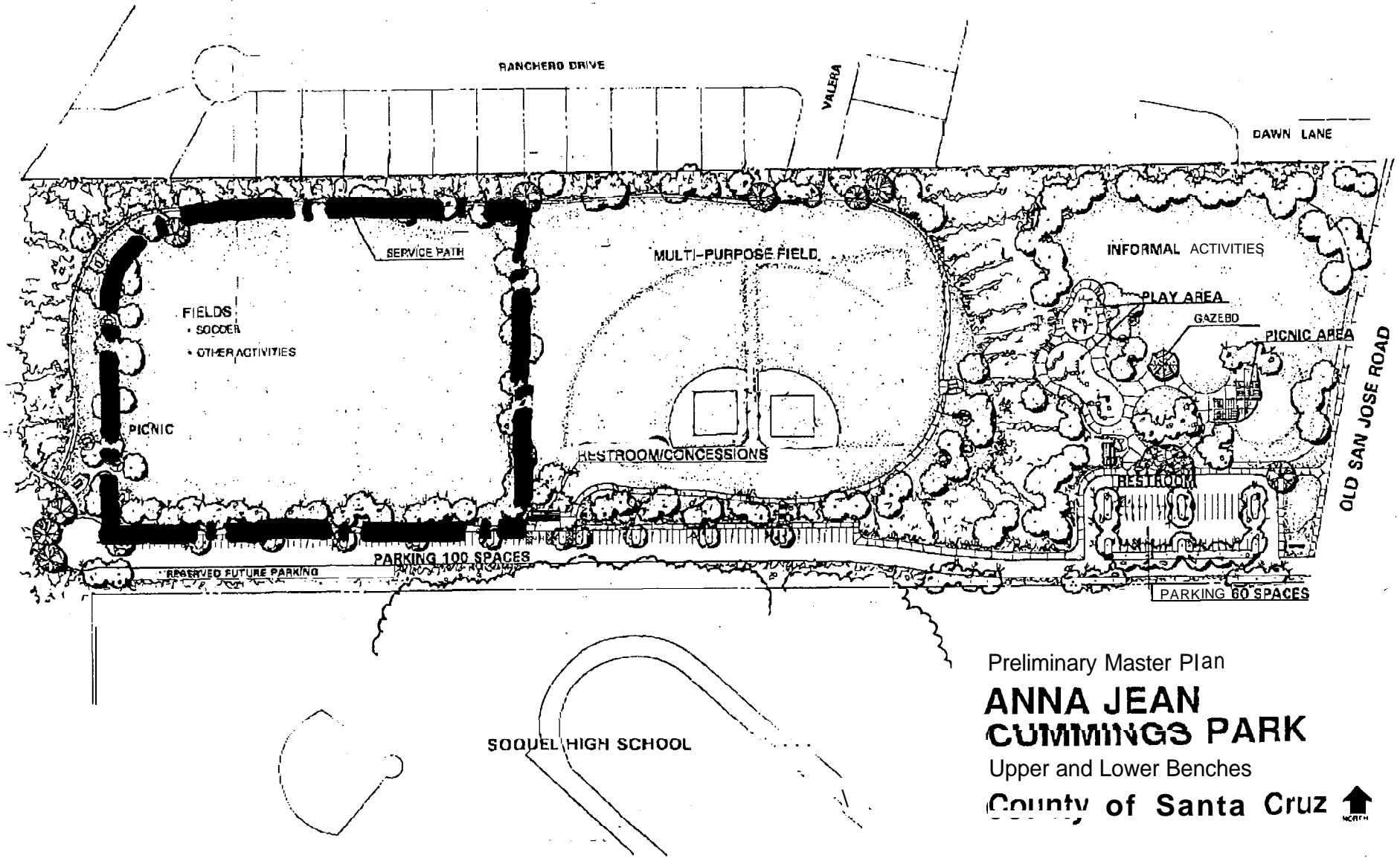
Principal	\$100/hour
Landscape Architect	\$75/hour
Assistant 1	\$65/hour
Assistant 2	\$55/hour
Word Processor/Clerical	\$55/hour

ADDITIONAL SERVICES

Any additional presentations, drawings or documents not **identified** in the Scope of Services **will** be **considered** additional services. Additional services *are* provided only with prior authorization and on an hourly basis unless **otherwise** approved.

REIMBURSABLE EXPENSES

All costs for photography, printing and **plotting**, special delivery, insurance certificate charges, local business licenses, sales tax, assessments, fees, mileage, CADD and visual simulation ancillary costs, such as data transfers, **tapes** and outside services, consultants, and all other costs **directly related** to the project will be accounted as a reimbursable expense **at our cost plus** a fifteen percent administration charge.



ATTACHMENT

BEFORE THE BOARD OF DIRECTORS
OF THE SANTA CRUZ COUNTY REDEVELOPMENT AGENCY
STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Director
duly seconded by Director
the following resolution is adopted.

RESOLUTION ACCEPTING UNANTICIPATED REVENUE

WHEREAS, the Santa Cruz County Redevelopment Agency is a recipient of funds from Capital Projects Bond Proceeds for the Development of the O'Neill Ranch property, now known as the Anna Jean Cummings Park; and

WHEREAS, the Agency is a recipient of funds in the amount of \$2,300,000 which are either in excess of those anticipated or are not specifically set forth in the current fiscal year budget of the Agency; and

WHEREAS, pursuant to Government Code Section 29130(c), such funds may be made available for specific appropriation by a four-fifths vote of the Board of Directors;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Santa Cruz County Auditor-Controller accept funds in the amount of \$2,300,000 as follows:

<u>T / C</u>	<u>Index</u> <u>Number</u>	<u>Revenue</u> <u>Subobject</u> <u>Number</u>	<u>Account Name</u>	<u>Amount</u>
001	611100	2500	RDA Capital Projects	\$2,300,000

and that such funds be and are hereby appropriated as follows:

<u>T / C</u>	<u>Index</u> <u>Number</u>	<u>Expenditure</u> <u>Subobject</u> <u>Number</u>	<u>PRJ/UCD</u>	<u>Account Name</u>	<u>Amount</u>
021	611136	9842		O'Neill Ranch	\$2,300,000

DEPARTMENT HEAD: I hereby certify that the fiscal provisions have been researched and that the Revenue(s) (have been) (will be) received within the current fiscal year

BY [Signature]
Department Head

Date 1/25/00

COUNTY ADMINISTRATIVE OFFICER _____ Recommended to Board
- - Not Recommended to Board

PASSED AND ADOPTED by the Board of Directors of the Santa Cruz County Redevelopment Agency, State of California, this _____ day of _____ 20 ____ by the following vote (requires four-fifths vote for approval):

AYES: DIRECTORS
NOES: DIRECTORS
ABSENT: DIRECTORS

Chairperson of the Board

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:

Jane M. Scott
Agency Counsel

APPROVED AS TO ACCOUNTING DETAIL:

Ronald J. Silen 1/26/00
Auditor-Controller

Distribution:

Auditor-Controller
County Counsel
County Administrative Officer
Redevelopment

COUNTY OF SANTA CRUZ
REQUEST FOR APPROVAL OF AGREEMENT

0395

TO: Board of Supervisors
County Administrative Officer
County Counsel
Auditor-Controller

FROM:

REDEVELOPMENT

(Dept.)

(Signature) 1/26/00 (Date)

The Board of Supervisors is hereby requested to approve the attached agreement and authorize the execution of the same.

1. Said agreement is between the SANTA CRUZ COUNTY REDEVELOPMENT AGENCY (Agency)
and BELLINGER FOSTER STEINMETZ, 229 Cannery Row, Monterey, CA 93940 (Name & Address)

2. The agreement will provide services to provide design of synthetic turf fields for
Anna Jean Cummings Park

3. The agreement is needed.-- 2s staff in-house cannot prepare plans

4. Period of the agreement is from 2/8/00 to 12/31/00

5. Anticipated cost is \$ 11,565.00 ~~XXXXXXX XXXXXX XXXXXX XXXXXX~~ Not to exceed

6. Remarks:

7. Appropriations are budgeted in 511136 (Index#) 9842 (Subobject)

NOTE: IF APPROPRIATIONS ARE INSUFFICIENT, ATTACH COMPLETED FORM AUD-74

Appropriations are available and have been encumbered. Contract No. 981329 Date 1/26/00
are not will be

GARY A. KNUTSON, Auditor - Controller

By Ronald J. Silvers Deputy.

Proposal reviewed and approved. It is recommended that the Board of Supervisors approve the agreement and authorize the
Agency Administrator to execute the same on behalf of the County of Santa Cruz
Reliefment Agency (Agency). County Administrative Officer

Remarks: Amf for T TORRES (Analyst)

BY _____ Date _____

Agreement approved as to form. Date Jan 25, 2000

Distribution:

Bd. of Supv. - White
Auditor-Controller - Blue
County Counsel - ~~XXXXXX~~
Co. Admin. Officer - Canary
Auditor-Controller - Pink
Originating Dept. - Goldenrod

*To Orig. Dept. if rejected.

ADM - 29 (6/95)

State of California)
County of Santa Cruz) ss

I _____ ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz,
State of California, do hereby certify that the foregoing request for approval of agreement was approved by
said Board of Supervisors as recommended by the County Administrative Officer by an order duly entered
in the minutes of said Board on _____

County Administrative Officer

By _____ Deputy Clerk

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