

**TO:** PARKS AND RECREATION COMMISSION

**FROM:** KRISTEN O’KANE, COMMUNITY SERVICES DEPARTMENT  
PETER JENSEN, PUBLIC WORKS

**DATE:** November 27, 2018

**SUBJECT:** PARKS, TRAILS, NATURAL OPEN SPACE AND RECREATION MASTER PLAN –  
REVIEW OF MASTER PLAN GOALS AND STATUS

### **RECOMMENDATION**

Staff will present the scope of work for the Cubberley synthetic turf replacement project and the addition of a new restroom facility adjacent to the synthetic field. No action will be taken.

### **BACKGROUND**

The proposed renovation work to the Cubberley Play Field area encompasses two separate Capital Improvement Projects focused on and within the area of the existing synthetic turf field.

Capital Improvement Project (CIP) **CB-19001** for an amount of \$1,851,708 to replace the synthetic field, which is at the end of its lifecycle of 8-10 years, previously being installed in 2009. The scope of work also identified in the CIP includes changing the current decomposed granite athlete track around the synthetic field to a rubberized all-weather track and the installation of a defined multi-generational work out area of rubberized surfacing for open use and group activities.

Capital Improvement Project (CIP) **CB-17002** for approximately \$430,000 to add a new prefabricated restroom facility adjacent to the existing synthetic turf field.

Both projects are funded by the City’s Cubberley Property Infrastructure Fund.

### **DISCUSSION**

#### **Synthetic Field Replacement**

The useful life of a synthetic turf field is 8 – 10 years. Heavy use of synthetic turf breaks down the length of the synthetic turf blade. The reduced length of the blade, as the synthetic becomes worn, cannot maintain the in fill material used to keep its required attenuation or padding. This infill material, usually a mix of sand and a rubberized pellets, gives the field its cushion and helps maintain an overall even surface. When the synthetic turf blade becomes too short as is the case with the current Cubberley field then the synthetic turf is required to be replaced.

The proposed replacement of the synthetic turf at Cubberley will match the turf used at the recently replaced Stanford Play Fields on the Corner of El Camino and Page Mill, as well as the material used on the field at El Camino Park. Upon replacement of these existing turf fields the city required testing to be performed on turf types recommended by different suppliers. The test performed was to identify a turf and infill material that were the most environmentally sensitive, reducing run off of contaminants that was associated with older synthetic turf types and infill; especially those using recycle tires as a part of the infill mix. The synthetic turf type and in fill material used on the Stanford and El Camino Fields meet

or are below federal standards of the identified pollutants, and were the selected materials to be installed. As is the case with any bid project a contractor can propose using another turf and infill material, but would have to submit the results of the product testing to gain approval to use. More discussion is planned with the field user stakeholders to determine how the field will be stripped, but it's anticipated it will match the layout of the Stanford Play Fields.

Another aspect that will be added to the field design and bid out as a bid alternate is the addition of a pad under the new turf field. The current Cubberley field has no pad underlayment. A pad provides for greater attenuation and a softer overall surface. The pad will be included if funding is available to do so.

Two other bid alternate items will also be added to the project scope if funding is available. These two items include the replacement of the decomposed granite pathway with a rubberized all-weather track and the addition of an approximate 20' by 20' area of rubberized surfacing for multi-generational activities including yoga and stretching that can be used by individuals or groups. These items are being bid as bid alternatives due to their high costs. As a bid alternate item the city has the opportunity to select which of the bid alternatives are going to be included in the actual installation depending on overall budget. If these items were included as part of the base bid and went over the project budget amount then a second round of bidding would need to be performed. Due to the escalation in the current construction market staff is concerned that the proposed track and work out space will put the project budget over the available funding and recommends these items as bid alternates for flexibility purposes. If current funding is not adequate to install the all-weather track the current decomposed granite track will remain and be repaired with the addition of a binder sprayed onto the surface to make it more useable surface in wet weather. A future standalone project to install the all-weather track would also be proposed to install at a later date.

A community meeting was held in the evening on Thursday November 15<sup>th</sup> to review the scope of the project and to provide an opportunity for input. Seven community members attended the meeting as well as a few who provided comments via email. It was unanimously agreed that the turf needs to be replaced. Meeting participants were also in favor of the addition of the all-weather track and the work out area. There was concern from the community about the addition of lighting to the field, which is not part of this current field replacement CIP. Current field lighting needs are being met by the field lighting pilot program, but no further conversations have been had about adding permeant lighting and no funding has been identified.

### **New Restroom Facility**

The proposed new restroom is a much needed facility to the heavily programed Cubberley synthetic field. Currently portable restrooms are used on site to meet the users demand, but these are not ideal for the many users groups and the community's needs.

The city has identified a location on the east side of the existing main bleachers on the north side of the field adjacent to the main access walk to the parking lot and surrounding neighborhood as well as the two turf fields that also exist.

The City is proposing using a prefabricated restroom unit like previously installed at Juanas Briones Park and the new renovated golf course. Prefabricated restroom units are cost effective and insure that all Americans with Disabilities Act (ADA) requirement have been met. The City is specifying an Exeloo

brand restroom. Providing durable amenities along with automated security features the Exeloo restroom is recommended by staff, and is currently being specified and used by surrounding cities. As stated previously a bidding contractor is allowed to submit another prefabricated restroom type but it would need to be approved by staff and provide similar features of the Exeloo restroom.

Key features associated with the Exeloo restroom include: Ease of installation, reduced concrete pad for installation, anti-graffiti exterior, multiple paint color options, accessible service area, a supply/storage area, changing tables(adult size), timed locking doors (park hours only), timed limit door locking control (10 minutes max. per use), in wall sink, stainless steel amenities, ease of cleaning (can be washed out), Interior security motion detector lighting, vandal proof exterior lighting and ample venting. Refer to Exhibit 'A' for the restroom layout. Staff is recommending the 'Jupiter' style of restroom with two ample sized universal ADA stalls. The installation of the sewer line to the new restroom location from Nelson Drive will have the biggest impact on field users. It's currently being proposed to be trenched along the edge of the current asphalt path, but may need to be trenched under the path depending on other utilities. In either condition a portion of the pathway will remain open for access to Cubberley by the adjacent neighborhood to the south. The scope of work will include repaving the existing asphalt path.

As with the synthetic turf field the restroom was reviewed by the community at the November 15<sup>th</sup> meeting. All attendees were supportive of adding a restroom to the site. The restroom will go through the Architectural Review Board process where a choice of natural colors will be discussed and selected.

### **Cubberley Master Planning Process**

Currently a community master planning process is underway for the entire Cubberley site. In early community meetings no suggestion of eliminating or relocating the current synthetic turf field have been proposed. Staff is confident that the replacement of the current synthetic field and the installation of a new restroom will not have any conflict with the final recommendations of the master planning process. As mentioned previously the life span for a synthetic turf field is 8 - 10 years. If any relocation of the field was to occur it's unlikely to be done prior to the field needing replacement. A benefit of using a prefabricated restroom is the ability to pick it up and move it if necessary. Due to the time line of the master planning process and the flexibility to replace or relocate the proposed improvements staff recommends moving forward with each project, as they are both needed and supported by the community.

### **POLICY IMPLICATIONS**

The proposed CIP recommendations are consistent with Policy C-26 of the Community Services element of the Comprehensive Plan that encourages maintaining park facilities as safe and healthy community assets; and Policy C-22 that encourages new community facilities to have flexible functions to ensure adaptability to the changing needs of the community.

### **ATTACHMENT**

- A. Prefabricated Restroom Exhibit 'A'

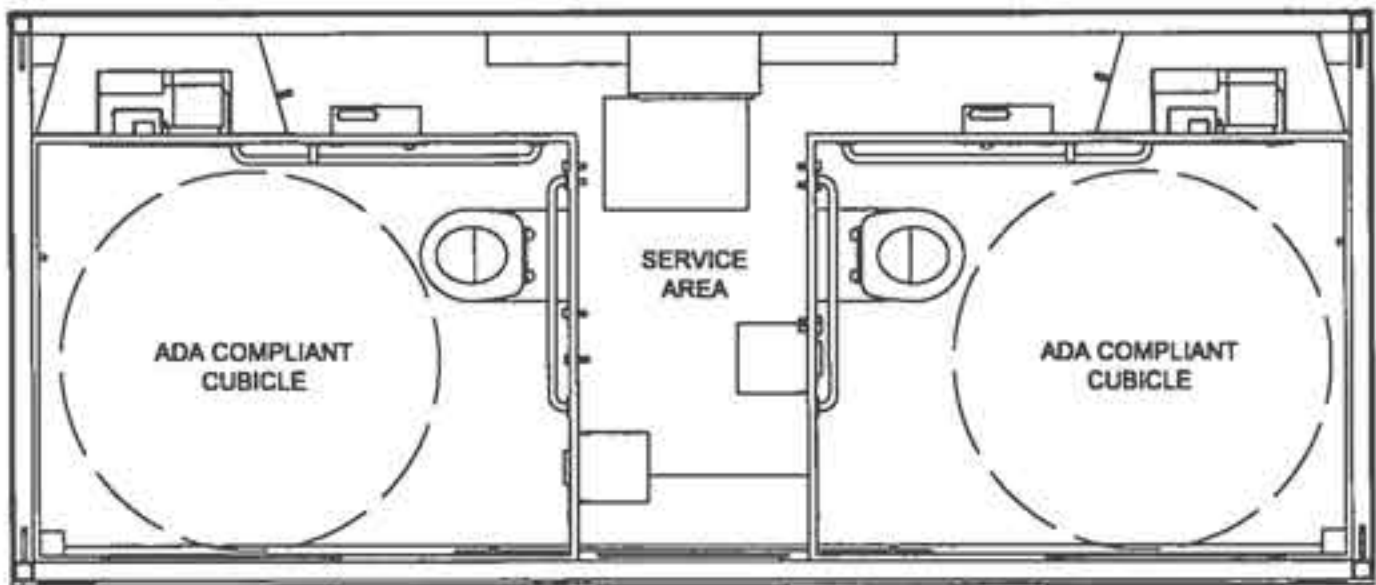
# Exhibit 'A' - Prefabricated Restroom



**Exterior View**



**Interior View**



**Plan View**