

# Livermore Area Recreation and Park District

## Staff Report

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TO: Chair Faltings and Board of Directors

FROM: Mathew Fuzie, General Manager 

PREPARED BY: Patricia Lord, Assistant General Manager

DATE: November 14, 2018

SUBJECT: William (Bill) J. Payne Sports Park Master Plan

COMMITTEE: Reviewed and Recommended by Facilities Committee, August 15, 2018

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**RECOMMENDATION:** That the Board of Directors accepts the William (Bill) J. Payne Sports Park Master Plan for future consideration for implementation if and when funding is identified and authorized.

**BACKGROUND:** Staff developed a Request for Proposals (RFP) for a consultant to develop a park master plan for the Bill Payne Sports Park. Proposals were received, and the Board approved a consultant agreement with RRM Design Group (RRM) for the Bill Payne Sports Park Master Plan on November 8, 2017.

The community outreach strategy included stakeholder interviews; a list of key community members that represented a broad spectrum of sports field users was identified by the District. The primary goal of these meetings was to gain a deeper understanding of the high demand for field space in the greater Livermore community, the current use of the park, and any potential future needs the sports community may have. Concerns identified from the stakeholder meetings included the need for more field space, a permanent restroom facility, shade, and increased parking. RRM consultants also met with representatives from the Board of Directors for their input.

The first Community Meeting was held on Tuesday, January 30, 2018 at the Robert Livermore Community Center. The majority of the group identified the following challenges as their highest priority: dead space, drainage, and parking in the neighborhood. The majority of the group also identified the following items as their highest priorities: futsal court, multi-use fields, lighting, additional parking, and synthetic turf.

An online survey was conducted to gather public input and concluded on February 25, 2018. Permanent restrooms, lighted sports fields and concessions/snack bar were the highest-ranking priorities amongst respondents. 69% of respondents said that maximizing field space for league sports is a priority.

The consultant prepared two design alternatives and a second community workshop was held on Wednesday, April 18, 2018. After the second community workshop, RRM incorporated community and District feedback and met with staff on April 25, 2018 to develop a single draft master plan for review by the Facilities Committee. Representatives from the baseball community expressed interest in having two additional ball fields at the Robert Livermore Community Center field in lieu of baseball fields at the Bill Payne Sports Park. The conceptual design for the Bill Payne Sports Park could then more effectively focus on multi-use sports fields, including: soccer, lacrosse, rugby, and cricket. Another assumption in the Master Plan design is that the existing BMX area would be relocated to another site in the Livermore area, adjacent to the skate park in Sunken Gardens Park.

On August 15, 2018, RRM presented a draft Master Plan to the Facilities Committee. Chair Faltings and Director Furst conditionally approved the Plan and directed staff to return to the Board of Directors once the environmental review for the project was completed. The draft Master Plan features include: lighted synthetic turf fields, futsal courts, a multi-use natural grass area, permanent restroom, play area with shade, increased parking, and a walking loop.

ENVIRONMENTAL REVIEW: RRM's sub-consultant, First Carbon Solutions (FCS), prepared a Mitigated Negative Declaration for the Bill Payne Park Master Plan based on the project characteristics (i.e. replacement of existing facilities with comparable facilities), FCS environmental analysis included: technical studies on air quality and greenhouse gas emissions, biological and cultural resources assessment, noise analysis, construction noise and vibration impact analysis. The scope of work did not include preparation of a transportation study. Because the project consists of replacing existing facilities with comparable facilities, consultants concluded there would not be a significant change in operation activities such that modeling of vehicular traffic would be required. The draft Initial Study/Mitigated Negative Declaration was circulated for a minimum of 30 days for public comment.

FINANCIAL SUMMARY: Bill Payne Park Master Plan (project #905) is included in the FY 2018-2021 Capital Improvement Plan Budget as a Priority A Project. \$150,000 of AB1600 funds are included to address the development and public review of alternative park designs.

Having completed the design and review effort, the draft project plan developed by staff and RRM now has an estimated construction cost (prior to soft costs and contingency), of \$15.6 million if it were built today, to which we should add another 20%-25% for the aforementioned soft costs and contingency, or \$3.1million to \$3.9million. Further, there will be additional costs associated with the related effort to build two additional baseball fields at the Robert Livermore Park and to relocate a BMX track at the Sunken Gardens Park site, for which reliable cost estimates have yet to be generated. At present, the District has no source of funding for a project of this magnitude.

#### Attachments

Draft William J. Payne Sports Park Master Plan