


Livermore Area Recreation and Park District

Staff Report

TO: Chair Faltings and Board of Directors

FROM: Mathew Fuzie, General Manager 

PREPARED BY: Patricia Lord, Assistant General Manager
Jeffrey Schneider, Administrative Services Manager
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DATE: December 12, 2018

SUBJECT: Adoption of Mitigated Negative Declaration and Adoption of William (Bill) J. Payne Sports Park Master Plan

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

RECOMMENDATION: The Board of Directors will consider adopting the Final Initial Study and Mitigated Negative Declaration; adopting the Mitigation Monitoring and Reporting Program and Findings; and adopting the 2018 William J. Payne Sports Park Master Plan with proposed revisions. (Resolution)

Resolution No. ____, adopting the Final Initial Study and Mitigated Negative Declaration; adopting the Mitigation Monitoring and Reporting Program and Findings; and adopting the 2018 William J. Payne Sports Park Master Plan with proposed revisions 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 William J. Payne Sports Park. Proposals were received, and the Board approved a consultant agreement with RRM Design Group (RRM) for the William J. 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, multiuse 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 William J. Payne Sports Park. The conceptual design for the William J. 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. See Attachment A – Draft William J. Payne Sports Park Master Plan

ENVIRONMENTAL REVIEW: RRM's sub-consultant, First Carbon Solutions (FCS), prepared a Mitigated Negative Declaration for the William J. 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, and 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 assume 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. See Attachment B – Draft William J. Payne Sports Park Renovation Project Initial Study/Mitigated Negative Declaration; Attachment C – Final William J. Payne Sports Park Renovation Project Initial Study/Mitigated Negative Declaration; Attachment D – Mitigation Monitoring and Reporting Program for the William J. Payne Sports Park Renovation Project, and Attachment E – Board Meeting Update Public Comments Summary.

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 is budgeted 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, including a 20% contingency, of \$15,850,000 in today's dollars. Our current estimate for soft costs, which includes: project management, project construction manager, permit costs, inspections, surveying, arborists report, geotechnical, design fees and bidding and construction support, is \$2,690,000 for the remainder of the project, bringing the overall hard and soft construction cost estimate to a total of \$18,540,000. Cost figures (see page 31 of Draft Master Plan "Overall Construction Budget for the Master Plan") represent a planning budget, not an engineers' estimate, as bid documents have not been prepared. 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

- A. Draft William J. Payne Sports Park Master Plan
- B. Draft William J. Payne Sports Park Renovation Project Initial Study/Mitigated Negative Declaration
- C. Final William J. Payne Sports Park Renovation Project Initial Study/Mitigated Negative Declaration
- D. Mitigation Monitoring and Reporting Program for the William J. Payne Sports Park Renovation Project.
- E. Board Meeting Update Public Comments Summary
- F. Preliminary Construction Budget: Hard and Soft Cost Summary; Detail of Hard Costs; Preliminary Operations and Maintenance Annual Budget
- G. William Payne Sports Park Master Plan Board of Directors Presentation