



CITY COUNCIL AGENDA REPORT

MEETING DATE: FEBRUARY 2, 2016

ITEM NUMBER: NB-1

SUBJECT: FEASIBILITY STUDY FOR AMENITIES/PORTABLE BLEACHERS

DATE: JANUARY 27, 2016

FROM: CITY COUNCIL/ADMINISTRATION

PRESENTATION BY: KATRINA FOLEY, CITY COUNCIL MEMBER

FOR FURTHER INFORMATION CONTACT: THOMAS R. HATCH, CHIEF EXECUTIVE OFFICER AT (714) 754-5328

RECOMMENDATION:

It is requested that the City Council review this report and provide authorization for a letter and a check for \$15,000 to the Newport-Mesa Unified School District (District) initiating a feasibility study for additional capital improvements to the new Mustangs Field (Facility). It is also requested that the City Council provide direction on the separate purchase of portable bleachers to provide an interim solution for additional seating at the Facility as well as to be used for other City and community events.

BACKGROUND AND DISCUSSION:

The District is constructing a new Facility on the Costa Mesa High School campus that will be used for various school functions, band events and sporting activities. Attached (Attachment 1) is a rendering of the project that is currently under construction and it will be a terrific addition to the campus and Costa Mesa community.

As part of the adoption process for the FY 2015-16 City budget, the City Council unanimously approved an addition to the final budget for \$50,000 to cover the costs of initiating a feasibility study and initial design for additional capital improvements to Mustangs Field including seating, restroom and other amenities. Attachment 2 of this report is the budget form. The project was requested by Council Member Katrina Foley and was seeking to expand the seating at the Facility from approximately 1,000 to approximately 2,000 seats. The District previously estimated the costs at approximately \$1,700,000 to provide additional restroom facilities and other amenities that would be needed to expand the number of seats by 1,000. For FY 2015-2016, funding of \$50,000 was allocated from park development fees. The concept is that the City provide funds for the formal feasibility study, per the District process, and then consider allocating funding for 1/3 or \$570,000 of the estimated project costs of \$1,700,000. Similar to the process initiated in 2013 by the City, the District process for community involvement on capital projects would require that the District be the lead agency on this project and that the following process occur:

1. A letter be received from the interested community partner (City of Costa Mesa) describing the expected scope of work along with a check for \$15,000 for the costs related to the feasibility study and design planning.
2. District administrators would review the project and how the request changes existing plans or improvements and determine what other steps need to be studied and answer basic questions. The conceptual designs of Mustang Field included the potential for additional bleachers but a feasibility study will answer specific questions. This project would likely include many different questions as well as these basic questions:
 - Where would the permanent bleachers be located?
 - Where would the interim bleachers be located?
 - Would a concrete pad be needed to include the interim portable bleachers?
 - Would additional Americans with Disabilities Act (ADA) improvements be needed?
 - What other amenities would be required by the State Architect and would the State Architect need to review these modifications? And
 - Would the State Architect need to approve the interim portable bleachers and how long can they stay on any site?
3. District administrators would present the feasibility study concept to the Board of Trustees to determine if the District will even allow portable bleachers on campuses and if so, with what appropriate conditions and what appropriate state regulations pending more permanent seating, and as a second part to the study would the District support authorizing the City of Costa Mesa to partner with the District to finalize designs and construct the additional permanent amenities and if so, under what conditions.
4. After the feasibility study is completed, the District would inform the City about the results and if the portable and permanent projects were feasible to partner with the City and other third parties. The District would then suggest under what conditions and what process would be followed for completing the projects. Other than initial design plans that would be covered by the City up to \$50,000, the District would need all funding secured and in a District account before they would proceed to hire the consultants needed to complete any plans and complete the construction.
5. If the feasibility study determines that the project is a workable project from both the District and State Architect points of view, an agreement with specific conditions would need to be negotiated and approved by both the District Board and in this case the City Council to proceed. The District has stated that construction projects on District property must be managed by the District directly.

Per the original budget form and council approval, Council Member Foley continues to request that the City commit to funding 1/3 of the costs (estimated at \$1,700,000) or \$570,000 toward the project with the remaining amount to be raised by the community for the improvements.

The District has communicated that the Facility will not be included into the City/District Joint Use Agreement similar to Jim Scott Stadium as the Facility would be for priority use by the District for District programs. The Facility would be available to the public and City through the District facility rental process. If the City contributes funding towards this project (\$570,000), the Facility must have documented broad community benefit and this would be achieved by the City negotiating for a fair use credit of hours (\$570,000 worth) to acknowledge the City's contribution. If free credit hours were approved, these hours would

be utilized by our Parks and Community Services Department to program time for our community sports groups while not impacting District use.

INTERIM CONCEPT:

Council Member Foley is requesting that as an interim step and while the process described above is unfolding, that the City Council consider the purchase of portable bleachers. Attachment 3 is an example of the bleachers. The portable bleachers would be used by the City to provide to Costa Mesa High School for events at the Facility such as sporting events, band competitions, CIF Track Meets, and graduations as well as other schools like Estancia for CIF Track Meets, Battle of the Bell, City events like Summer Concerts, Snoopy House, and community events like the Daily-Pilot Cup, Community Run, OC Marathon, Pop Warner League Playoffs, sport groups tournaments, etc. The feasibility study must include any District concerns about how the portable bleachers would be transported onto campuses, how often would they be used and for how long they would be used and include a review of some basic questions about the where the portable bleachers would be located; would a concrete pad be needed; how long the bleachers can remain on campus without requiring the necessity of restrooms. If additional restrooms are needed, if could those be portable restrooms.

The District/State Architect may require that portable bleachers be removed within a specific timeframe, such as a week or several weeks, and likely cannot be in the same location for an extended period of time. There would be additional City costs associated with moving and setting up/taking down these bleachers for various events and would likely require some regular maintenance. The City would benefit by being able to utilize the bleachers for the various events described above. The City has the necessary vehicle that would be required to haul this type of bleacher system. This type of system is on wheels and very mobile. Attachment 3 also includes an estimated cost of approximately \$145,000 for one 300-seat system. Council Member Foley is recommending three (3) 300-seat systems at an estimated total cost of \$435,000.

If this concept of portable bleachers is approved, City staff would include for discussion at a future budget session along with other City priorities to compete for funding. If approved, the purchase of the portable bleachers should wait until after the feasibility study is completed by the District.

FISCAL REVIEW:

An amount of \$50,000 has been allocated towards this project as part of the FY 2015-2016 adopted budget. The required \$15,000 payment for the costs associated with the feasibility study would be taken out of this amount. If the City moves forward with the feasibility study, then \$35,000 would remain of the initial allocation and would be available for additional costs or steps in this process. The total project costs of \$1,700,000 is anticipated for the permanent bleachers and other necessary modifications and the 1/3 costs of \$570,000 have not been allocated by the City at the point but would be considered in the FY 2016-17 budget if the District approves the partnership.

If the City Council supports the concept of the interim step of portable bleachers, then the costs are estimated to be \$435,000. Funding would need to be allocated for the portable bleachers.

CONCLUSION:

Council Member Foley has requested that the City Council approve a letter to the District seeking a feasibility study for a cost of \$15,000 to support enlarging the number of seats at the new Mustangs Field at Costa Mesa High School. If the project is viable and supported by the District, then it would be requested that the City support 1/3 of the total costs or \$570,000 be allocated to support the design and construction costs. In addition, it is requested that the City purchase portable bleachers for use at City, District and community events.

THOMAS R. HATCH
Chief Executive Officer

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| Attachments | 1 | Current Project Rendering |
| | 2 | City Budget Form |
| | 3 | Example of Bleachers |