

**CITY OF ALBANY  
CITY COUNCIL AGENDA  
STAFF REPORT**

Agenda Date: December 7, 2009

Reviewed by: BP

**SUBJECT:** Gilman Sports Fields/Tom Bates Regional Sports Complex Phase II funding

**REPORT BY:** Beth Pollard, City Administrator

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**STAFF RECOMMENDATION**

That Council commit up to \$9,984 to Phase II of the Gilman Sports Fields/Tom Bates Regional Sports Complex from the \$85,962 previously conditionally pledged for Phase II-B, subject to the other four cities in the Joint Powers Agreement contributing their pro rata share.

**BACKGROUND**

In 2004, the cities of Albany, Berkeley, El Cerrito, Emeryville, and Richmond established a Joint Powers Agreement (JPA) to construct ball fields for regional use at the foot of Gilman Street on land owned by the East Bay Regional Parks District (EBParks). Through collaborative efforts, the JPA acquired grant funds to build two lighted synthetic turf soccer fields that have been in use since September, 2008.

The next phase, Phase II-A, of the project to build a softball field, disability access improvements, and expansion of the south parking lot is about to be put out to bid.

A Phase II-B is planned to complete a second softball field, baseball diamond, field lighting, and completion of the south parking lot, but as yet is unfunded. The JPA continues to look for grant opportunities to allow this project to be built.

**DISCUSSION**

Earlier this Fall, each JPA city was asked to pledge a proportionate share of funds towards the construction of Phase II-B of the project, with the suggestion that each city's per capita allocation of EBParks Measure WW funds could be a revenue source. On October 5, 2009, the City Council pledged its pro rata share of \$85,962 from Measure R funds, with the condition that all the other cities likewise contribute. Since not all cities were willing to make the commitment, the condition for Albany's allocation of funds is not met.

In the meantime the City of Berkeley, as the lead agency for the complex project, is preparing Phase II-A of the project to go out to bid. Some unanticipated requirements on the project from EBParks has caused an increase in Phase II-A project cost projections that cannot be absorbed

with existing funds available to the JPA. Each member city is being asked to commit a pro rata share, based on population, to fill the projected funding gap. The City of Albany's share is \$9,984.

## **ANALYSIS**

Attached are:

- 1) Phase I Financial Report. At the October 5<sup>th</sup> meeting, Council requested a report on the project revenues and expenses. This report shows the revenues and expenses on Phase I of the project, which was completed in 2008, carryover funds of approximately \$100,000 which are being applied towards the costs of Phase II.
- 2) Phase II-A Revised Cost Estimate and Alternatives. This report shows the additional construction costs added in the EBParks Plan check review, the projected project costs, and the proposed funding contribution by population from each of the JPA cities.

The revised Phase II-A projected cost, with the EBParks requirements, is \$853,931, of which \$600,000 is being funded from College Preparatory School (CPS) as part of a use agreement for the fields. The remaining funding is \$100,000 in Phase I carryover, and \$153,931 in proposed contribution from the JPA cities. By partnering with CPS, the JPA is able to leverage its funds to achieve the next phase of construction and provide additional field, access, and parking improvements.

Each city is being asked to make the funding commitment in order to allow the City of Berkeley to go out to bid on the project with the assurance that there are sufficient funds to meet the cost estimates on the project. To what extent the funds from each city will be needed will depend on the bids received and ultimately the actual construction costs upon completion of the project. The projected cost includes a 10% contingency.

## **SUSTAINABILITY IMPACT**

Development of opportunities for recreational uses contributes to a healthy community.

## **FINANCIAL IMPACT**

The \$9,984 would be allocated from the \$85,962 in Measure R funds previously allocated by Council for the Phase II-B improvements. Without other cities making the commitment of funds to Phase II-B, staff recommends Council withdraw this allocation of funds. If other cities decide to commit to a contribution at a later date, the item would be brought back to Council for consideration at that time.

## **Attachments**

1. Gilman Fields Phase I Sources & Use of Funds, 12/1/09
2. Gilman Sports Complex, Phase II-A Revised Cost Estimate and Alternatives