

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**
From:  **JAMES DURFEE/ALBERT RICHEL**
Subject: **FRANKLIN SCHOOL COMMUNITY PARK**

Date: **JUNE 26, 2007**

ACTION REQUESTED / RECOMMENDATION: Staff recommends the Board of Supervisors consider the following actions:

1. Adopt a Resolution approving a loan not-to-exceed \$680,000 from the County Capital Projects Fund to the Park Dedication Fees Fund to be repaid by future park mitigation fees from Park Dedication Fee Area 7 (Loomis Basin area), Park Dedication Fee Area 10 (Granite Bay area) and assessments from the Granite Bay Parks, Trails and Open Space Maintenance and Recreation Improvement District; and
2. Approve plans and specifications including the requirement to utilize the installation of synthetic turf at the Franklin School Community Park with FieldTurf USA Inc. under the terms and conditions of the California Multiple Award Schedule (CMAS) contract No. 4-06-78-0031A; and
3. Authorize the Director of Facility Services to negotiate and execute an agreement with FieldTurf USA Inc. for the purchase of synthetic turf not-to-exceed 85,000 square feet in quantity and not-to-exceed \$450,000 in cost under CMAS contract No. 4-06-78-0031A; and
4. Authorize staff to solicit bids for construction and installation of synthetic turf for Phase I of the Franklin School Community Park, Project No. 704735; and
5. Approve a Budget Revision for the 2007/2008 fiscal year, effective as of July 1, 2007, appropriating the loan proceeds, current park mitigation fees and unallocated Proposition 40 funds to the Franklin School Community Park project.

The Franklin School Community Park is located on Laird Road on the border of the Town of Loomis and the Community of Granite Bay.

BACKGROUND: As part of the Granite Bay Parks, Trails and Open Space Maintenance and Recreation Improvement District formed in 2001 to provide park and recreation facilities to the Granite Bay Community Plan area, a park site for future development was identified at the Franklin Elementary School on Laird Road. On March 5, 2005, your Board entered into an agreement with the Loomis Union Elementary School District for the development and maintenance of a 4.4 acre park site at the Franklin School property. The County and the School District have developed a schematic park layout with a baseball diamond, soccer field (laid across the outfield), tot lots, picnic areas, an amphitheater, restroom facility and perimeter trail. At this time, due to funding constraints, staff is recommending the tot lots, amphitheater and restroom facility be deferred to a second phase when funding is available.

Staff has evaluated several options for construction of the play fields. To increase the usability of the site and to accommodate identified water capacity issues, staff is recommending a synthetic turf surface be installed instead of natural grass. Synthetic turf fields are quickly becoming the standard for athletic fields as they can be used in all types of weather and

require minimal maintenance. In addition, staff has evaluated several product types that are currently available and is aware of only one manufacturer that has remained in business as a going concern and produced their product for a period exceeding the warranty period of the product.

Staff conducted several site visits to installations of the various different products and this same product clearly stands out as the preferred solution. From the users' standpoint, FieldTurf has proven through its installations at various schools, parks and professional stadiums, that its product is more reliable and creates fewer problems for many years of service. In addition, Placer County has experience with FieldTurf with the soccer field at the Squaw Valley Park. This soccer field is beginning its fourth year of use and has proven to be an extremely valuable recreational amenity to the community with minimal maintenance and without any problems.

To avoid unnecessary costs and complications, staff is recommending that your Board make a determination on the turf component prior to the site construction activities of the park. This way, the end product will be known and any "or equal" issues and related change orders submitted by bidders will be resolved before construction of the site grading and amenities.

Staff is, therefore, recommending that your Board authorize staff to negotiate a contract with FieldTurf USA Inc. to provide the synthetic turf for the park. FieldTurf USA Inc. has a current contract with the State of California Department of General Services under the CMAS program. This contract award is exempt from County competitive bid requirements under Section 1.3(e)(2) of the Placer County Purchasing Policy Manual.

In addition, your Board's approval of a Budget Revision for the 2007/2008 fiscal year is required to appropriate the loan from the County Capital Projects Fund, additional park mitigation funds currently available and residual 2002 State Bond Act dollars from Proposition 40. This Budget Revision will appropriate the funds as of July 1, 2007.

ENVIRONMENTAL CLEARANCE: On November 4, 1999, the Loomis Union School District adopted a Mitigated Negative Declaration (MND) for the Franklin Elementary School site. On September 1, 2005, the District issued findings that the 1999 MND remains valid for the Franklin School Community Park project as currently designed.

FISCAL IMPACT: The current estimate to construct the entire conceptual plan is \$1,871,350. However, as mentioned above, staff is recommending a phasing plan where the athletic field and related amenities would be constructed in Phase I and the tot lots, restroom facility and amphitheater would be deferred to Phase II. The estimate for Phase I is \$1,455,000. Of this amount, the estimated cost of construction is \$1,380,000 with inspection, construction management and County contract management estimated at an additional \$75,000.

There is currently \$775,000 of identified funding available for this project including \$110,000.00 of currently appropriated Park Dedication Fees, \$224,180.00 of Proposition 12 State Bond Act funds, \$60,000.00 of Lighting and Landscape District assessments, \$48,930.00 of Proposition 40 State Bond Act funds and \$331,890.00 of Park Dedication Fees not yet appropriated. To cover the estimated shortfall of \$680,000.00, staff is recommending

your Board adopt a Resolution authorizing a loan from the County Capital Projects Fund not-to-exceed \$680,000 to complete construction of the Phase I improvements to be repaid over a ten year period by future park mitigation fees from Park Dedication Fee Area 7 (Loomis Basin area) and Park Dedication Fee Area 10 (Granite Bay area) and assessments from the Granite Bay Parks, Trails and Open Space Maintenance and Recreation Improvement District. To generate sufficient revenue to make the annual loan payment will require approximately 24 new building permits be issued each year in the Loomis/Granite Bay area. This Resolution requires the Director of Facility Services to report to your Board on an annual basis the status of the loan and repayment schedule. This loan will provide funding to cover the current short fall, project management and a contingency amount.

JD:AR

ATTACHMENT: RESOLUTION
BUDGET REVISION

CC: COUNTY EXECUTIVE OFFICE
PROCUREMENT

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Before the Board of Supervisors County of Placer, State of California

**In the matter of: A RESOLUTION AUTHORIZING
A LOAN FROM THE PLACER COUNTY
CAPITAL PROJECTS FUND FOR
CONSTRUCTION OF PHASE I OF
THE FRANKLIN SCHOOL COMMUNITY PARK**

Resol. No: _____
Ord No: _____
First Reading: _____

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

WHEREAS, the County of Placer and the Loomis Union Elementary School District have agreed to develop a community park on School District property at the Franklin Elementary School; and

WHEREAS, the Franklin Elementary School is within the district boundaries of the Granite Bay Parks, Trails and Open Space Assessment District; and

WHEREAS, the Franklin Elementary School site will benefit both the County of Placer Park Dedication Fee Area 7 (Loomis Basin Area) and County of Placer Park Dedication Fee Area 10 (Granite Bay Area); and

WHEREAS, the County of Placer desires to fund Phase I construction activities, in part, through a loan from the Capital Projects Fund.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Placer, State of California, that:

1. The County of Placer Capital Projects Fund shall loan the County of Placer Park Dedication Capital Project Fund an amount not-to-exceed \$680,000 for construction of Phase I improvements to Project No. 704735, Franklin School Community Park; and
2. Said loan shall be for a period of ten (10) years pursuant to Exhibit "A", Loan Amortization Schedule and shall include interest charged at the rate earned by the Placer County Treasury annually; and
3. Said loan shall be repaid from a combination of park mitigation fees generated within Park Dedication Fee Area 7 (Loomis area) and Park Dedication Fee Area 10 (Granite Bay Area) and assessment revenue from the Granite Bay Parks, Trails and Open Space Assessment District; and
4. Park mitigation fee revenue realized in Park Dedication Fee Area 7 (Loomis area) and Park Dedication Fee Area 10 (Granite Bay Area) shall be dedicated towards repayment of this loan before any additional projects may be considered for funding from these areas; and
5. Assessment revenue generated from the Granite Bay Parks, Trails and Open Space Assessment District shall not exceed Thirty Thousand Dollars (\$30,000.00) in any one fiscal year towards repayment of this loan; and
6. The Director of Facility Services shall, on annual basis before June 30th beginning with the 2007-2008 fiscal year, prepare a report to the Board of Supervisors detailing the status of the project, status of the loan and status of the repayment schedule.

ATTACHMENT: EXHIBIT A

EXHIBIT "A"

FRANKLIN SCHOOL COMMUNITY PARK
 LOAN AMORTIZATION SCHEDULE
 \$680,000 FOR TEN (10) YEARS @ 5% ANNUAL INTEREST

PAYMENT NUMBER	PAYMENT DATE (FY)	ANNUAL PAYMENT	PRINCIPAL	INTEREST	OUTSTANDING BALANCE
1	2007/2008	\$88,063.11	\$54,063.11	\$34,000.00	\$680,000.00
2	2008/2009	\$88,063.11	\$56,766.27	\$31,296.84	\$625,936.89
3	2009/2010	\$88,063.11	\$59,604.58	\$28,458.53	\$569,170.62
4	2010/2011	\$88,063.11	\$62,584.81	\$25,478.30	\$509,566.05
5	2011/2012	\$88,063.11	\$65,714.05	\$22,349.06	\$446,981.24
6	2012/2013	\$88,063.11	\$68,999.75	\$19,063.36	\$381,267.19
7	2013/2014	\$88,063.11	\$72,449.74	\$15,613.37	\$312,267.44
8	2014/2015	\$88,063.11	\$76,072.22	\$11,990.89	\$239,817.70
9	2015/2016	\$88,063.11	\$79,875.84	\$8,187.27	\$163,745.48
10	2016/2017	\$88,063.11	\$83,869.65	\$4,193.48	\$83,869.64
					(\$0.00)

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FOR CASH TRANSFERS & RESERVE CANCELLATIONS PLEASE PROVIDE THE FOLLOWING
Fund/subfund - OCA - PCA - G/L - Sub G/L

\$680,000 loan from Fund 140 to be repaid by Park
Dedication Fees Area #7 and #10

PLACER COUNTY

BUDGET REVISION

PAS DOCUMENT NO.

POST DATE:

DEPT NO.	DOC TYPE	Total \$ Amount	TOTAL LINES
12 BR		2,427,960.00	5

Cash Transfer Required

Reserve Cancellation Required

Establish Reserve Required

Auditor-Controller

County Executive

Board of Supervisors

ESTIMATED REVENUE ADJUSTMENT										APPROPRIATION ADJUSTMENT												
DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT	DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT	
12	006		140		991078	91078	8990			80,390.00	12	014		140		991078	04735	4151			809,320.00	
12	006		140		991078	91078	7199			48,930.00	12	034		140		991078	04735	4151	704735	010000	809,320.00	
12	006		140		991078	91078	8990			680,000.00												
										TOTAL											TOTAL	1,618,640.00

REASON FOR REVISION: TO APPROPRIATE PARK DEDICATION FEES FROM AREA #7, PROP 40 GRANT FUNDING, AND A LOAN FROM THE CAPITAL PROJECTS FUND FOR A TOTAL AMOUNT OF \$1,618,640.00 FOR THE FRANKLIN SCHOOL COMMUNITY PARK.

Prepared by Valerie Dwyer Ext 6803

Department Head _____ Date: 6/26/07
 Board of Supervisors _____ Page: _____
 Budget Revision # _____ FOR INDIVIDUAL DEPT USE

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