



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 8/16/2022

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**Item #:** 10. **File #:** RES 2022-083

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**To:** Honorable Mayor and Members of Town Council

**Through:** David L. Corliss, Town Manager

**From:** Mark Marlowe, Director of Castle Rock Water  
Jeff Brauer, Director of Parks and Recreation

**Resolution Waiving Formal Written Bidding Requirement On the Basis of Sole Source for Services Performed by Academy Sports Turf, Inc., for the Paintbrush Park Synthetic Turf Conversion Project and Approving an Equipment and Services Agreement** [*Location: 3492 Meadows Blvd, Castle Rock, CO 80109*]

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### Executive Summary

The purpose of the Resolution (**Attachment A**) is to request Town Council approval of an Equipment and Services Acquisition Agreement (**Exhibit 2**) with Academy Sports Turf, Inc. (Academy) for the Paintbrush Park Synthetic Turf Conversion Project. This cooperative partnership between Castle Rock Water and the Parks and Recreation Department will convert two of the existing softball fields and the soccer field at Paintbrush Park from natural grass to synthetic turf. The project will save over 4 million gallons of water annually and improve the athletic programming capability at one of the Town's most popular parks.

Academy is a leading supplier of synthetic turf systems and is a TenCate Grass Company. Academy has long-standing experience in the development, manufacturing, construction, installation and maintenance of synthetic turf systems with over 400 field installations. Their ability to provide high-quality product innovation and turnkey, sustainable sports solutions is unrivaled in the industry.

Academy is a certified vendor through The Interlocal Purchasing System (TIPS) and meets the requirements outlined for a Sole Source purchase under the established criteria of the Town's Purchasing Policy as a Cooperative Purchasing Group.

Site work will include the removal of Kentucky Bluegrass Sod and approximately 4 to 6 inches of underlying soil; laser grading of the drainage media subgrade; installation of a subsurface drainage system; installation of 4 inches of fractured stone base and drainage media; 2 inches of crusher fine gravel; and a nailer edge surrounding the perimeter of the field. The turf has an 8-year manufacturer's warranty, 8-year installation warranty and 1-year warranty on base construction.

Academy is well qualified to perform the work. All staff members involved in the project have over 15

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years of experience in the installation of synthetic turf. Academy has completed hundreds of installations in Colorado and throughout the mountain west.

Staff recommends approving a construction contract with Academy in the amount of \$1,659,000. An interfund loan agreement between Castle Rock Water and Parks and Recreation will provide the up-front capital cost required to fund the conversion project. Construction will begin in late October 2022 and be complete by March 1, 2023 to accommodate spring baseball, softball and soccer and ensure that fields are useable before the 2023 irrigation season.

### **History of Past Town Council, Boards & Commissions, or Other Discussions**

Conversions of irrigated bluegrass athletic fields to synthetic turf have been supported by past Town Council and Commission members. The last similar conversion project occurred at Metzler Ranch Park in 2018. Conversions save water, reduce maintenance and improve programming capabilities.

### **Discussion**

Due to anticipated short-term demand challenges and the need for long-term water savings, Castle Rock Water initiated discussions to reduce water use, especially peak water use during irrigation season, through the removal of natural grass. Peak water use or demand can be as high as 19 million gallons per day during summer at the height of irrigation season. Typical winter usage is around 5 million gallons per day. Roughly 42% of total water use is applied to outdoor irrigation of turf and other landscapes. Water used for irrigation is not easily recaptured as reusable water supply. The peak demand and the inability to easily reuse water applied to outdoor landscapes makes outdoor water irrigation the most expensive use of the resource.

Parks and Recreation Staff recommended Paintbrush Park as a conversion project for several reasons. When compared to other parks, the conversion will provide significant maintenance savings through the elimination of infield and outfield upkeep, including aeration, fertilization and irrigation. The organization of the complex will also allow for substantial water savings (\$40,000 annually). The conversion will improve the athletic programming capacity of the facility by reducing cancellations due to wet infield conditions and will also reduce maintenance that can be utilized for other facilities.

Castle Rock Water and Parks and Recreation Staff partnered to convert the baseball fields at Metzler Ranch Park in 2018, which experienced significant success. Savings to date in water use are estimated at 14.8 million gallons. The project at Metzler Ranch Park was structured in a very similar manner as the proposed project, with a capital payment by Castle Rock Water for saved water and then an interfund loan. To date, the remaining balance on the loan is \$1,029,028, and the loan is on schedule to be paid off by December 31, 2033 with a final balloon payment of \$518,322.

### **Budget Impact**

Academy is a certified vendor through The Interlocal Purchasing System (TIPS) and meets the requirements outlined for a Sole Source purchase under the established criteria of the Town's Purchasing Policy as a Cooperative Purchasing Group. Further, review of the proposed cost from Academy has been assessed by Staff and is competitive with pricing for similar projects.

The proposal from Academy is separated by the softball fields and the soccer field.

Softball fields (approximately 154,000 sq. ft.)	\$1,086,000
Soccer field (approximately 66,000 sq. ft.)	\$573,000
<b>Total</b>	<b>\$1,659,000</b>

An interfund loan agreement between Castle Rock Water and Parks and Recreation will provide the \$1.659 million up-front capital cost required to fund the conversion project. This loan agreement will be at 1.5% interest. Castle Rock Water will also make a capital contribution in an amount of \$683,200 derived from \$56,000 per acre foot times 12.2 acre-feet of saved water. This per acre foot cost is a reasonable but high-end estimate to purchase and fully develop renewable water rights. This high-end price is justified by the immediate nature of the project (i.e. it will be available for savings next irrigation season) and the fact that water will be removed from outdoor irrigation uses, which are the most costly uses for the resource in part because this water cannot be recovered for reuse. The General Fund (Parks) will repay the remaining balance through a \$40,000 annual payment through water savings for 15 years, which is the life of the turf. Up to an additional \$33,000 per year in funding for the next 15 years would be paid through lodging tax to cover the remaining conversion cost. The General Fund (Parks) will be responsible for the maintenance and operation of the turf after installation.

This project will be expensed to General Fund Parks Capital line item 110-5275-452.78-47.

### **Staff Recommendation**

Staff recommends approving an equipment and services acquisition agreement between the Town of Castle Rock and Academy Sports Turf, Inc. for the Paintbrush Park Synthetic Turf Conversion Project.

### **Proposed Motion**

*"I move to approve the Resolution as introduced by title."*

### **Alternate Motions**

*"I move to approve the Resolution as introduced by title with the following changes \_\_\_\_\_"*

*"I move to continue this item to a future Town Council agenda on \_\_\_\_\_ date to allow additional time to (list information needed)."*

### **Attachments**

Resolution  
Exhibit 1 - Sole Source Justification Form  
Exhibit 2 - Agreement