



REPORT TO SUCCESSOR AGENCY

To: Honorable Chair and Members of the Successor Agency

From: Jason Simpson, Executive Director

Prepared by: Brendan Rafferty, Assistant Director of Administrative Services

Date: November 12, 2024

Subject: Public Works Construction Agreement with West Coast Turf for the Stadium Facility Project, Cip Project No. RDA Z20003.

Recommendation

1. Award the Public Works Construction Agreement for the baseball field sod replacement to West Coast Turf.
2. Authorize the Executive Director to execute the agreement in an amount not to exceed \$101,200.00 to West Coast Turf, in substantially the form attached and in such final form as approved by the Successor Agency Counsel.
3. Authorize the Executive Director to execute change orders not to exceed the 10% contingency amount of \$10,120.00.
4. Authorize the Agency Secretary to record the Notice of Completion once the work is complete.

Background

Under the Stadium Operations Contracts and Interim Management Agreement, the Successor Agency is responsible for capital repairs. The Successor Agency is performing a required facility capital project at Diamond Stadium. The project must satisfy significant league baseball facility requirements and facility capital repair inadequacies.

This project will include the baseball field sod replacement of over 92,000 square feet of new grass sod.

Discussion

During recent Major League Baseball facility evaluation visits, it was learned the playing field surface was sloping towards the outfield at a more significant percentage than allowable by Major

West Coast Turf Agreement Sod Replacement

League Baseball standards. This condition has gradually worsened in the past several years. Staff has closely monitored this situation in anticipation of eventually performing a complete playing field removal and resod project to bring the field back within acceptable tolerances.

The scope of work for this project will include the purchase and installation of 92,000 square feet of T31-Bermuda Grass (TAHOMA 31 Large Rolls). The characteristics of this grass meet and exceed Major League Baseball standards and are an excellent match for our Lake Elsinore climate. With improved wear tolerance, early spring green-up, shade tolerance, and drought resistance, Tahoma 31 Bermuda grass is ideal for a baseball sports turf in tractional warm-season climates.

Major League Baseball has confirmed that West Coast Turf's Tahoma 31 Bermuda grass will meet and exceed all the closely monitored standards. This is the only known turf company that can deliver and install in the quantity and time frame required for the next baseball season. Because this turf is grown, cut, and delivered from a Palm Desert farm, the growing dormancy will not be a factor for the 2025 baseball season in late March.

Section 3.08.070 of the Lake Elsinore Municipal Code provides that the City Council may authorize the City Manager to bypass the standard procedures requiring multiple bids on purchases over \$30,000 when in the City's best interest. As discussed above, the unique services offered by this vendor match perfectly with the Agency's needs and are consistent with the existing facilities maintenance requirements for Major League Baseball.

Fiscal Impact

The Diamond Stadium playing field project is included in the Fiscal Year 24/25 – 28/29 Capital Improvement Plan (CIP) budget. The contract amount herein is fully funded with Real Property Tax Trust Funds (RPTTF) are allocated to the Agency through the ROPS process.

Attachments

Attachment 1 - Agreement
Exhibit A - West Coast Turf Quote

Administrative Services