



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Jon Cicirelli  
Jim Shannon

**SUBJECT:** SEE BELOW

**DATE:** May 1, 2020

Approved

Date

5/1/2020

**COUNCIL DISTRICT: 10**

**SUBJECT: LELAND HIGH SCHOOL ARTIFICIAL TURF REPLACEMENT PAYMENT  
FOR THE EAST AND WEST FIELDS**

## **RECOMMENDATION**

Adopt the following 2019-2020 Appropriation Ordinance amendments in the General Fund:

- (a) Decrease the Artificial Turf Capital Replacement Reserve by \$314,000; and
- (b) Establish the Leland Sports Field Turf Replacement appropriation to the Parks, Recreation and Neighborhood Services in General Fund Capital Improvements in the amount of \$314,000.

## **OUTCOME**

Approval of this action will allow the City to reimburse San José Unified School District for the costs incurred with recent replacement of artificial turf fields at Leland High School at 6677 Camden Avenue.

## **BACKGROUND**

In March 2007, the City and San José Unified School District entered into a 25-year joint-use agreement for the use of the artificial turf fields at Leland High School. Per the agreement, San José Unified School District is responsible for the general maintenance of three artificial fields at the high school. The City and San José Unified School District share equally in replacement costs of the three artificial fields.

The Artificial Turf Capital Replacement Reserve was established for all artificial sports fields at sites across the city. The reserve funds support repair and replacement of artificial turf fields on an as needed basis.

San José Unified School District maintains three artificial turf fields that cover about five acres. Per the Joint Use Agreement, they are known as the main, east and west fields.

Artificial turf fields provide recreational access with minimal maintenance. The fields can be used throughout the year and have advantages over natural turf. They do not require rest periods for seasonal regrowth or loss of play during mowing. The fields are low maintenance and only requires quarterly “fluffing” of the plastic fibers and cleaning as necessary. Cleaning occurs through irrigation systems installed with the fields. An actively used artificial turf will last 12 years on average. The plastic fiber “turf” does wear with repeated use. Over time, the turf loses the fiber blades of grass and is ultimately not suitable for play.

### **ANALYSIS**

The joint-use agreement between the City and San José Unified School District states the cost to replace the artificial turf fields shall be split equally 50/50 between the agencies. The City received a cost estimate in June 2019 in the amount of \$700,000 to replace the east and west fields. The work was to be completed by September 2019. Due to unforeseen irrigation issues with the east field, the project was delayed by five months and the project cost increased significantly. The additional work included gopher damage, irrigation main line replacement, storm drain line replacement, installation of additional storm lines/drainage and replacement of compromised material under the field. The project costs increased substantially due to the extensive damage.

In March 2020, the City received an invoice from San José Unified School District in the amount of \$1,026,701 for the replacement of both fields. Staff carefully reviewed the invoice and determined that the expenses aligned with the work required, and expenses were well documented and supported by contractor payment invoices.

The Joint Use Agreement does not require the organizations to agree upon a price prior to San José Unified School District proceeding with the work.

Funding of \$713,000 is currently appropriated for this project in the current fiscal year as shown in the table below.

<b>Appropriation Name</b>	<b>Fund</b>	<b>Amount</b>
Leland Sports Field Turf Replacement (Appn 406B)	375 – Subdivision Park Trust Fund	\$230,000
Leland Sports Field Turf Replacement (Appn 406B)	389 - Construction Tax and Property Conveyance Tax Fund: Council District #10	\$483,000
	<b>Total</b>	<b>\$713,000</b>

The expended funds to repair the fields exceeds the balance of available appropriations by \$313,701 and are recommended to be paid from the Artificial Turf Capital Replacement Reserve

in the General Fund. The recommended appropriation actions will permit staff to pay the San José Unified School District's invoice for 50% of expenses incurred by the Joint Use Agreement.

The main field at Leland High School was replaced in the summer of 2017 and the east and west fields were recently completed. The average life of an artificial turf field is approximately 12 years. There should be no additional replacement cost to Leland fields for approximately 10 years. Staff believe that the irrigation issues were unique and would not be expected as other City and joint-use fields are due for replacement. However, each site is different and staff will carefully monitor.

### **CONCLUSION**

The City will reimburse San José Unified School District \$1,026,701 for the recent replacement of the east and west artificial turf fields at Leland High School per the terms of a Joint Use Agreement.

### **EVALUATION AND FOLLOW-UP**

This memorandum will not require any follow-up from staff.

### **CLIMATE SMART SAN JOSE**

The recommendation in this memo aligns with one or more Climate Smart San José energy, water, or mobility goals

### **PUBLIC OUTREACH**

This memorandum will be posted on the City's website prior to the May 12, 2020 City Council meeting.

### **COORDINATION**

This memorandum has been coordinated with the City Attorney's Office.

### **COMMISSION RECOMMENDATION/INPUT**

This item does not require input from a board or commission.

### **COST SUMMARY/IMPLICATIONS**

The recommended action reallocates funding of \$314,000 from the Artificial Turf Capital Replacement Reserve to a new Leland Sports Field Turf Replacement appropriation. The Artificial Capital Replacement Reserve is a sinking fund that receives annual contributions from the General Fund of \$225,000, along with any net operating revenues from artificial turf sports fields reservations. Combined with funding from the Construction Tax and Property Conveyance Tax Fund: Council District #10 (\$483,000) and the Subdivision Park Trust Fund (\$230,000), sufficient funding will be available to reimburse San José Unified School District for the replacement of the east and west artificial turf fields in the amount of \$1,026,701.

### **BUDGET REFERENCE**

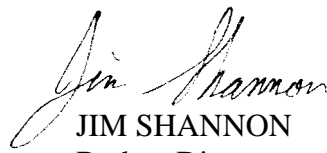
The table below identifies the fund and appropriation proposed to assist in the reimbursement to San José Unified School District for the artificial turf replacement.

<b>Fund #</b>	<b>Appn #</b>	<b>Appn. Name</b>	<b>Current Total Appn.</b>	<b>Requested Budget Action</b>	<b>2019-2020 Adopted Operating/ Capital Budget Page</b>	<b>Last Budget Action (Date, Ord. No.)</b>
001	8424	Artificial Turf Capital Replacement Reserve	\$2,655,926	(\$314,000)	IX - 78	10/22/2019, 30325
001	New	Leland Sports Field Turf Replacement	N/A	\$314,000	N/A	N/A

### **CEQA**

Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical change to the environment.

/s/  
JON CICIRELLI  
Director of Parks, Recreation and  
Neighborhood Services

  
JIM SHANNON  
Budget Director

For questions, please contact Nicolle Burnham, Deputy Director, at (408) 794-5514.