



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: March 7, 2024

RE: Resolution Number 24-24: Corey Rolle Memorial Field Phase 1 Improvements and Corresponding Budget Amendment

Introduction:

Resolution Number 24-24 approves the expenditure of \$63,375 for the Corey Rolle Memorial Field Phase 1 Improvements, and approves a corresponding budget amendment for this purpose.

Background:

Staff and Commission have received numerous requests for improvements to the Corey Rolle Memorial Field. Staff has prepared conceptual design ideas to bring the field to a higher standard. The proposed Phase 1 Improvements in this resolution include the addition of two (2) storage units to be installed in the eastern most racquetball court, one (1) storage unit, to be structurally modified by the supplier, to serve as a refreshment stand on the west racquetball court, the associated utility connections for the refreshment stand, one (1) storage unit to serve as the base unit for a future press box with the construction of a concrete foundation, and the purchase of a second story storage unit, structurally modified by the supplier, to serve as the press box. This top unit will be installed at a later date under the Phase 2 work but it is recommended to purchase at the time of the base unit to ensure matching of the units. Resolution 24-24 only includes the budget amendment for the phase 1 work in the amount of \$63,375.

Staff has also prepared a conceptual layout for Phase 2 improvements. These improvements include the installation of spectator fencing on both the “home” and “away” side of the field, perimeter fencing and vehicle gates, asphalt and striping of the parking lot, perimeter hedges and irrigation, additional bleachers on the “home” side, sidewalk installation to the press box area, construction of the second story press box, and the fabrication and installation of the press box stairwell. These improvements are estimated at \$178,825 and are detailed as follows:

Corey Rolle Field Improvements		
PreWork		
Remove fencing at raquetball court		\$ 1,000
Pressure wash raquetball court		\$ 750
Paint raquetball court (PW)		\$ 1,000
Paint raquetball court (Volunteers)		\$ 250
	SubTotal	\$ 3,000
Phase 1		
Install 2 storage units at east court		\$ 7,000
Install 1 storage unit (modified) at west court		\$ 14,500
Pour and place concrete foundation		\$ 2,750
Install base unit for press box		\$ 5,000
Provide electrical and utilities to west court		\$ 5,000
Purchase 2nd level unit (modified) for press box		\$ 14,500
	SubTotal	\$ 48,750
Design, Permitting & Grant Assist		\$ 7,313
Contingency		\$ 7,313
	Total Phase 1	\$ 63,375
Phase 2		
Install spectator fencing both sides		\$ 3,500
Install perimeter security fencing		\$ 21,000
Install 3 vehicle gates and man gate		\$ 5,000
Asphalt pave & stripe parking lot		\$ 57,500
Install perimeter hedge and irrigation		\$ 12,500
Pour and place sidewalk		\$ 3,000
Install 2 additional bleachers home sidelines		\$ 7,500
Install Stairs for Press Box		\$ 32,500
	SubTotal	\$ 142,500
Design, Permitting & Grant Assist		\$ 21,375
Contingency		\$ 14,250
	Total Phase 2	\$ 178,125
Future Consideration		
Install Artificial Turf		\$ 500,000

If Commission desires, staff can add a Phase 2 project for future years in this coming budget request cycle. Additionally, if Commission desires, Staff can explore the feasibility of applying for FRDAP Grants of which we have had success in the past.

With the heavy pressure on the field, especially in inclement weather, the grass is in poor shape. The field was replaced with a Bermuda Hybrid several years ago; however, the maintenance equipment for this field was not purchased due to the high cost and the field was not maintained at the level required. Several options for replacement can be researched 1) replacement of field with Bahai sod or 2) replacement with artificial turf.

A Bahia sod is the "heartiest" natural sod for the conditions but provides the least effective playing surface. This resod effort would cost roughly \$50,000. The 2016 Bermuda resodding and first years maintenance was priced at \$90,000; but the required reel mower would have cost an additional \$50,000 and was not purchased. Without the proper equipment, Bermuda

should not be considered. Artificial turf would provide the best playing surface under the toughest conditions; however, the cost is high. Artificial turf fields would start at \$500,000 and higher. Staff is looking for input into the desired re-turf material to be added to the Phase 2 costs.

Recommended Action:

Staff recommends approval of Resolution Number 24-24

Budget/Staff Impact:

The costs for the improvements are not budgeted in the current CIP. A budget amendment from the Parks & Recreation Impact Fee Fund in the amount of \$63,375 is requested to cover the costs of these improvements. The current fund balance in this account is \$330,085.

Prepared By:

Sally Mayer, Administrative Assistant – Public Utilities

Reviewed By:

Rick Gierok, P.E. Director of Public Works/City Engineer

Mike Sheppard, Director of Finance

Rachel Amman, Interim Director of Parks & Recreation

Attachments:

Resolution Number 23-104