

Proposed Capital Improvement Project

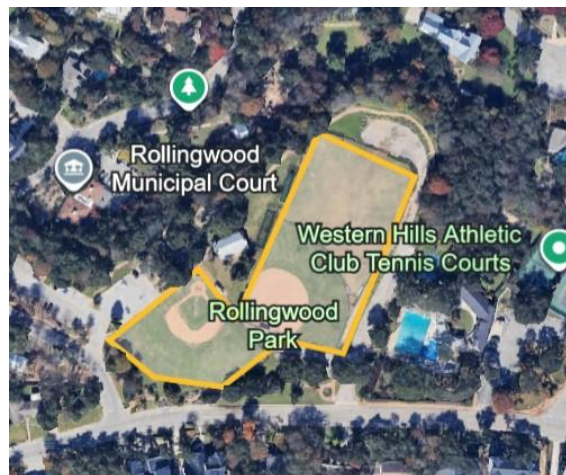
Re: The Hatley Ball Fields at Rollingwood Park

September 23rd, 2025

The Hatley Ball Fields at Rollingwood Park are in poor condition. We are proposing the city contract for design and then the construction of a new separate sprinkler system for the ball fields, some soil amendments to the fields, and new improved Bermuda sod for the fields. The cost to get a biddable design is \$12,000. The estimated cost for the entire project, including the design and contingency, is estimated at \$230,000, which includes a ten percent contingency. That estimate is subject to final design and bids.

We replaced some soil and sod on the ball fields about two years ago. Our city public works department, led by Izzy Parra, has worked to improve the fields, by aeration, fertilizer, weed control and irrigation as recommended by John Deere landscapes. The fields have not improved very much.

The main problem with maintaining the fields is the sprinkler system. The system is very old and is not adequately designed to water the fields. Our public works department has had several experts and sprinkler system companies look at the system, and they all recommend installing a new system that would be a separate system from the rest of the park.



The sprinkler system throughout the park but outside the ball fields is in acceptable condition. The idea is to design and install a new sprinkler system just for the ball fields. The old system would be cut off from the ball fields and would continue to function separately.

The soil at the ball fields is likely compacted and likely contains excessive clay, and insufficient sandy loam or organic matter. The existing grass is mostly common Bermuda. We replaced the common Bermuda with a hybrid Bermuda sod in a few

places. The new hybrid Bermuda has much better turf density, tolerate foot traffic better, needs less water and has fewer weeds than common Bermuda.

When we **replace the sprinkler system**, we need to **improve the soil** as needed and **install an improved Bermuda sod**. With a new sprinkler system, soil amendments and new improved hybrid Bermuda, we will be able to keep the fields in better shape, with less water, less fertilizer and fewer herbicides.

The project covers approximately 110,000 square feet of fields, 90% of which is grass. The “ballpark” estimate (no pun intended) is \$250,000, including the design services, sprinkler, soil amendments and sod, and contingency. The new sprinkler system would have a separate zone to water the infield clay immediately before games. The work would likely be done in the Fall of 2026. The fields would likely be out of commission for 60 days while the work is done and the grass is established. The city would co-ordinate with the baseball and softball leagues to ensure the least disruption.

The first step would be to get biddable plans and specs for the sprinkler system and other improvements. We have been unable to get anyone to bid without a design in hand. Likewise, we would not be able to compare bids unless the contractors were bidding on the same design.

We have a proposal from a commercial landscape contractor to design the sprinkler system, test the soil and make recommendations for soil amendments, and specify the new turf grass. The design would co-ordinate with the Park Commission’s parking lot and tree planting project and consider those improvements. The proposed cost of the design services is \$12,000.

We are asking the Park Commission to pass a resolution in support of the project. We would like the Rollingwood Community Development Corporation (RCDC) to consider funding the design proposal and commit to funding the entirety of the project in 2026.