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Parks Division



# Water Tower Park Improvements

City Council Meeting – March 21, 2023

City Staff Representative: Ryan Smith, Parks Manager

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## Water Tower Park Improvements

Five Projects

- Artificial Turf Conversion
- Irrigation Replacement
- Sports Lighting
- Playground
- Fencing

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## Water Tower Park Improvements

Background/History

- Located: 4204 Crestone Peak Street
- Primary sports groups; soccer, football, and rugby



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## Conceptual Design



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## Artificial Turf Conversion

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## Artificial Turf Conversion

Current Site

- Natural grass fields
- Three soccer/ football fields
- One full sized football (100 yard) /soccer field (11v11)
- One 60-yard football field / 9v9 soccer field
- One 60-yard football field / 7v7 soccer field
- 8.7-acre complex
- 7.7 acres are currently irrigated



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### Water Tower Park Water Usage

Five Year Average  
(2018, 2019, 2020, 2021, 2022)

Water Tower Park  
**2,714,300.00 gallons**

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### Potential Water Savings for Water Tower Park

Water Tower Park currently has 26 irrigation zones

- We would roughly save 1,850,000 gallons of water a season by installing artificial turf on the playing fields
- We would cut out ~4.2 of the ~7.7 irrigated acres of natural grass with the conversion

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### Rootzone 3D3

We are looking to have "3D3 Blend Trionic" installed at Water Tower Park.

- A part of the same Rootzone family that was installed at Pawlowski Fields and Brighton Sports Complex
- Rootzone provides a wider length between fiber which allows cleats to release. This increases safety on the playing field.
- Rootzone intertwines creating a net to hold the infill stopping the infill from spreading around the field. This creates a more safe and more natural playing surface.
- Since Rootzone stabilizes the infill it allows the turf greater shock attenuation, creating a safer playing surface.

We have contact sports at the Water Tower Park complex, therefore we are required to have a pad underneath the artificial turf. We plan to use a Schmitz's Proplay 20 pad with a combination of "supernatural", zeofill, and silica sand in the infill

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### Construction Process

#### Base and Drainage System

- Excavation of everything on the field.
- Grade and compact subgrade.
- Install a perimeter drain around the field.
- Backfill with 1/2" drainage stone.
- Place geotextile fabric over subgrade.
- Add 6" of drain stone, compact and laser grade.
- Install concrete curbing and nailer board around the perimeter to anchor the artificial turf
- Install Astroturf

The picture to the left is a dissection of what is explained above. This pictures is a good representation of the layering that goes into making the artificial turf system work.

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### Warranty + Service Plan

- AstroTurf warranties their work for 8 years after the date of completion
  - This includes defects in material or workmanship
    - Including UV degradation, excessive fading, seam rupture

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### Construction Timeline

Artificial turf will take four (4) months

- Water Tower Park**
  - Construction starts 3/27/2023
  - Field 1 is complete 6/9/2023
  - Field 2 is complete 6/20/2023
  - Field 3 is complete 7/26/2023

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**Procurement Summary**  
 Water Tower Park – Artificial Turf

**PROCUREMENT METHOD:**  
 Rocky Mountain Turf Solutions, Inc. (RMTS, Inc) holds an existing, competitively bid Agreement with Astro Turf Corporation via OMNIA Partners upon which the City has been authorized to piggyback. Cooperative purchasing is encouraged when feasible and in the best interest of the City under Brighton Municipal Code section 3-8.

**STAFF RECOMMENDATION:**  
 Accept the quote in the amount of \$2,736,500.00 submitted by Rocky Mountain Turf Solutions, Inc. under the OMNIA Partners Cooperative Agreement.



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**Total Cost**

- \$2,736,500.00
- There is sufficient appropriation in the 2023 Budget Capital Fund

**Funding Source**

- Parks and Recreation Capital Projects / "Water Tower Park Improvements and Turf Conversion"

**Co-Operative Agreement**

- Co-Operative purchasing agreement through the Omnia Partnership

**Contractor**

- Rocky Mountain Turf Solutions

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**Irrigation Replacement**

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## Conceptual Design



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## Irrigation Replacement

### Water Tower Park

- ~7.7 acres currently irrigated
- Adding artificial turf would cut the irrigated acres to ~3.5 acres
- Most of the remaining 3.5 acres are small areas
- Irrigate the trees and passive areas



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## Irrigation Replacement

### Current conditions

- 26 irrigation zones
- 23 rotor zones, 1 pop up zone, 2 drip zones
- Poor coverage, not uniform
- Most control valve wires are rusted including the common wire (poor install)
- Since the zones are not uniform, we can't cut out zones like we did at Brighton Sports Complex and Pawlowski Fields and allow the system to still function properly



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## Irrigation Replacement

### New Irrigation Features

- City of Brighton Parks and Open Space standards and specifications will be followed
- All new 2-wire system
- Professionally designed
- As-builts will be provided
- New control valves
- Soil sensors to help with water management
- Master valve and flow sensors to help with water management
- Bubblers for trees



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## Procurement Summary

### Water Tower Park – Irrigation

**PROCUREMENT METHOD:**  
Formal Solicitation, advertised via BidNet, resulting in one response.

**PROPOSAL RECEIVED:**  
Proposal 1: \$420,500.00



**STAFF RECOMMENDATION:**  
Accept Proposal 1, submitted by PSI Construction Management, Inc, as this Proposal has been deemed responsive and responsible.

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## Total Cost

- \$420,500.00
- There is sufficient appropriation in the 2023 Budget Capital Fund

## Funding Source

- Parks and Recreation Capital Projects / "Water Tower Park Improvements and Turf Conversion"

## Contractor

- PSI Construction Management, Inc



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## Sports Lighting

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## Conceptual Design



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## Sports Lighting

### Musco Lighting

- Currently, there are not any sports lights at Water Tower Park
- Organizations bring in pull behind light towers
- The City of Brighton doesn't have any outdoor lighted facilities for football, soccer, rugby



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## Sports Lighting

### Purpose and Background

- Adding LED sports lighting to Water Tower Park offers a lot of opportunities for the City of Brighton
- Lighting will be directionally accurate to reduce light pollution outside the playing fields
- Less youth sports programs will have to leave the City of Brighton for opportunities because it is too dark to play
- New lighting will have a 25-year warranty that covers all materials and maintenance




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## Procurement Summary

### Water Tower Park – Sports Lighting

**PROCUREMENT METHOD:**  
Musco Sports Lighting, LLC holds an existing, competitively bid Agreement with Sourcewell upon which the City has been authorized to piggyback. Cooperative purchasing is encouraged when feasible and in the best interest of the City under Brighton Municipal Code section 3-8.

**STAFF RECOMMENDATION:**  
Accept the quote submitted by Musco Sports Lighting in the amount of \$515,000.00 under the Sourcewell Cooperative Agreement.



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### Total Cost

- \$515,000.00
- There is sufficient appropriation in the 2023 Budget Capital Fund

### Funding Source

- Parks and Recreation Capital Projects / "Water Tower Park Improvements and Turf Conversion"

### Co-Operative Agreement

- Co-Operative purchasing agreement through the Sourcewell Partnership

### Contractor

- Musco Sports Lighting, LLC

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## Playground

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## Conceptual Design



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## Water Tower Park Playground

### New Playground Features

- ADA Accessible Pour-in-place Surfacing
- Age Inclusive Playground: 2-12-year-old play unit
- Includes a small swing bay
- Shade structures to help reduce heat
- Commercial grade playground
- Sensory panels around the footprint and on the structure



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## Playground

### Design For New Playground



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## Playground

### Construction Timeline

Task	Week Beginning														
	1/31	2/28	3/28	4/26	5/27	6/26	7/24	8/23	9/20	10/19	11/16	12/14	1/11	2/8	
Final Design Revisions															
Submittals Returned by City															
Equipment Ordered															
Equipment Bids (1x Week Lead)															
Equipment Delivered															
Construction Work															
Playground Installation															
Substantial Completion Walk Through															
Construction Work															
Final Completion															

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## Procurement Summary

### Water Tower Park – Playground

**PROCUREMENT METHOD:**  
Formal Solicitation, advertised via BidNet, resulting in six (6) responses.

**BIDS RECEIVED:**  
 Bid 1: \$309,288.00  
 Bid 2: Not Responsive  
 Bid 3: \$308,653.32  
 Bid 4: \$443,702.00  
 Bid 5: \$450,000.00  
 Bid 6: \$393,700.00

**STAFF RECOMMENDATION:**  
 Accept Bid 6 submitted by A to Z Recreation, LLC, as this Bid has been deemed the most responsive and responsible of those received.



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**Total Cost**

- \$393,700.00
- There is sufficient appropriation in the 2023 Budget Capital Fund

**Funding Source**

- Parks and Recreation Capital Projects / "Water Tower Park Improvements and Turf Conversion"

**Contractor**

- AtoZ Recreation, LLC

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**Fencing**

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**Conceptual Design**

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**Fencing**  
Current conditions

- No fence
- We have seen this complex get misused in the past
- People use motorized vehicles in complex
- The fields have been truck plowed in the past

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**Fencing**  
New Fence Features

- Fence will surround the entire complex
- Although there will be a fence, the playground will be outside the fence and left open year round
- Multiple entry gates around the complex
- Two equipment gates
- Protecting the City's investment in artificial turf

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**Procurement Summary**  
Water Tower Park – Fencing

**PROCUREMENT METHOD:**  
Formal Solicitation, advertised via BidNet, resulting in two (2) responses.

**BIDS/PROPOSAL RECEIVED:**  
Bid 1: Not Responsive  
Bid 2: \$135,850.00

**STAFF RECOMMENDATION:**  
Accept Bid 2 submitted by Ideal Fencing Corporation, LLC, as this Bid has been deemed responsive and responsible.

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**Total Cost**

- \$135,850.00
- There is sufficient appropriation in the 2023 Budget Capital Fund

**Funding Source**

- Parks and Recreation Capital Projects / "Water Tower Park Improvements and Turf Conversion"

**Contractor**

- Ideal Fencing Corporation, LLC



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**Cost Summary**


All five projects

- Artificial Turf \$2,736,500.00
- Irrigation \$420,500.00
- Sports Lighting \$515,000.00
- Playground \$393,700.00
- Fencing \$135,850.00
- Total \$4,201,550.00

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**Options for City Council**

Brighton City Council has the following options in this matter:

- Approve the proposals as presented
- Reject the proposals
- Request staff to look at other options for construction

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