



Water Tower Park Improvements

City Council Meeting – March 21, 2023

City Staff Representative:

Ryan Smith, Parks Manager



Water Tower Park Improvements

Five Projects

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



Water Tower Park Improvements

Background/History

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





Conceptual Design





Artificial Turf Conversion



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





Water Tower Park Water Usage

Five Year Average

(2018, 2019, 2020, 2021, 2022)

Water Tower Park

2,714,300.00 gallons



Potential Water Savings for Water Tower Park

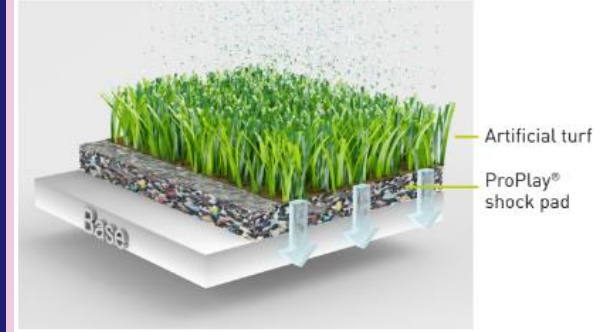
Water Tower Park currently has 26 irrigation zones

- 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





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.

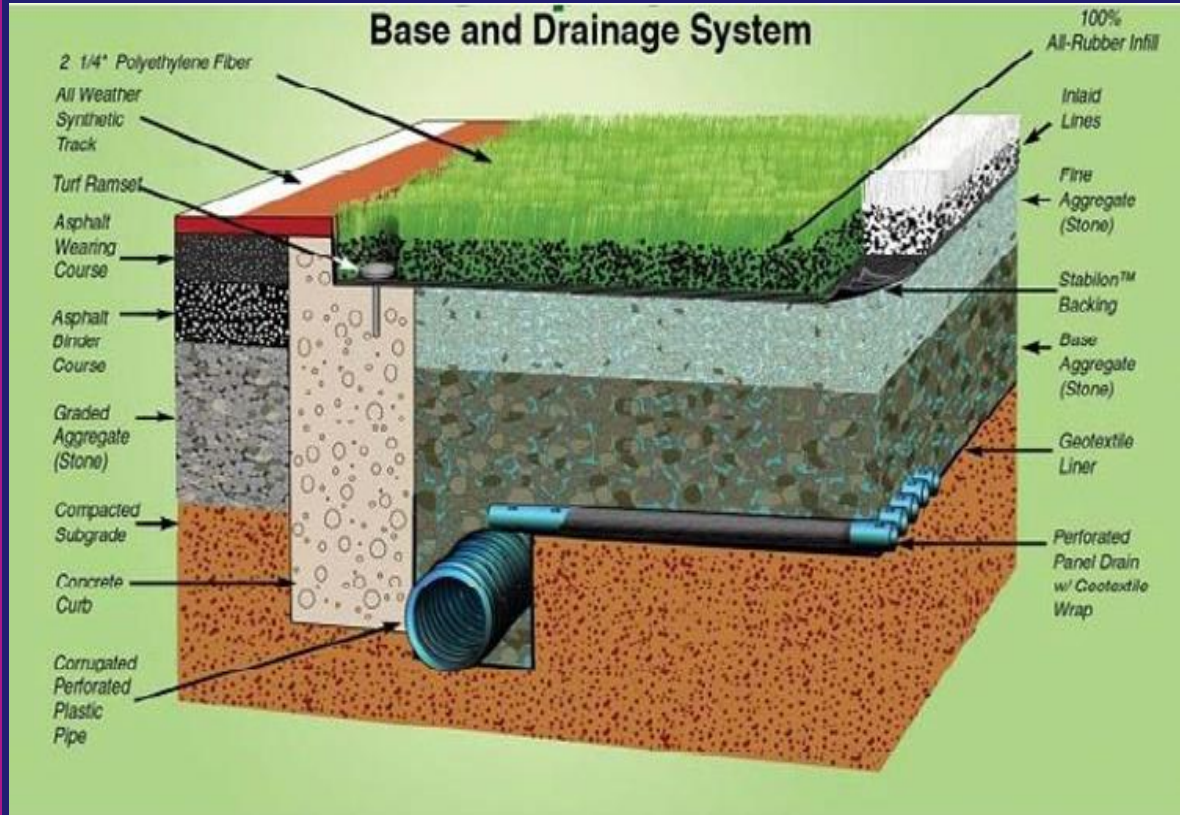
We have contact sports at the Water Tower Park complex, therefore we are required to have a pad underneath the artificial turf. We plan to use a Schmitz's Proplay 20 pad with a combination of “supernatural”, zeofill, and silica sand in the infill





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Construction Process



1. Excavation of everything on the field.
2. Grade and compact subgrade.
3. Install a perimeter drain around the field.
4. Backfill with 3/4" drainage stone.
5. Place geotextile fabric over subgrade
6. Add 6" of drain stone, compact and laser grade
7. Install concrete curbing and nailer board around the perimeter to anchor the artificial turf
8. Install Astroturf

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



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



Construction Timeline

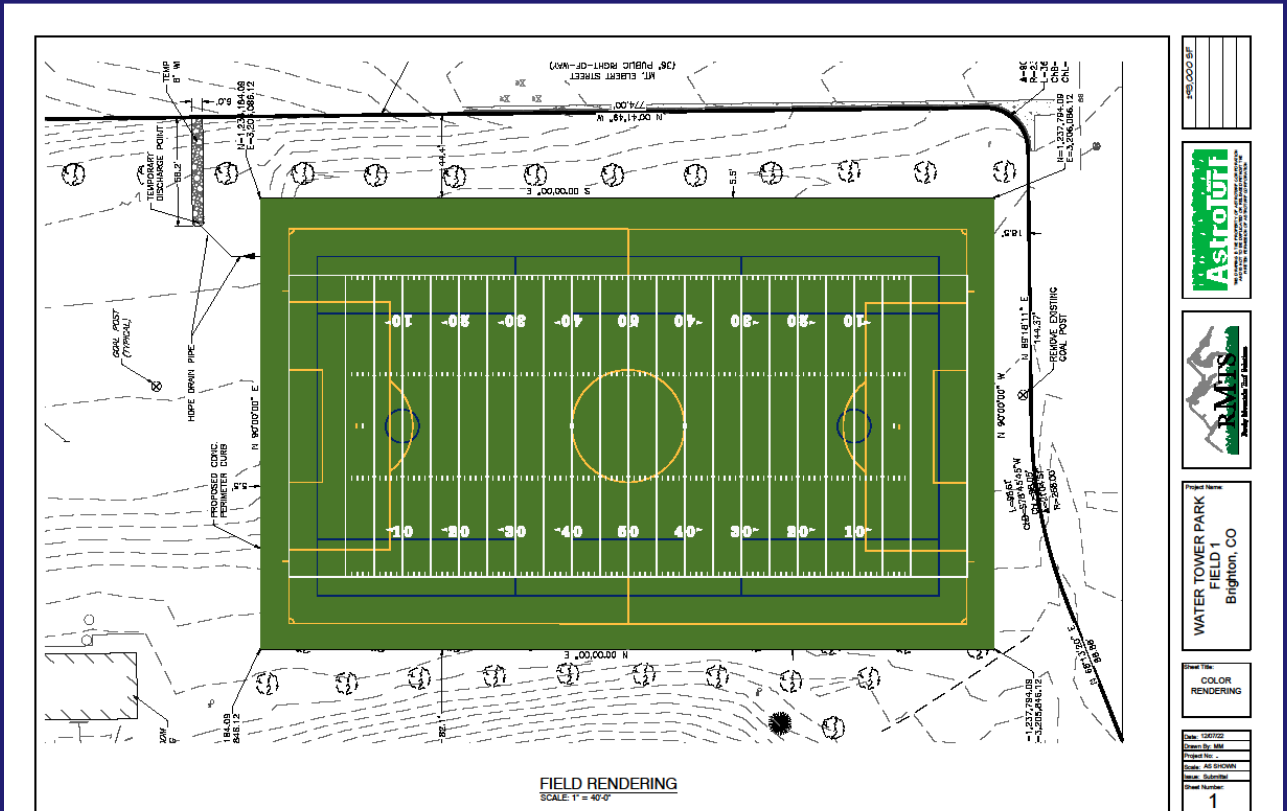
Artificial turf will take four (4) months

- **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





Water Tower Park Field 1 Rendering



PWS 2002 BP



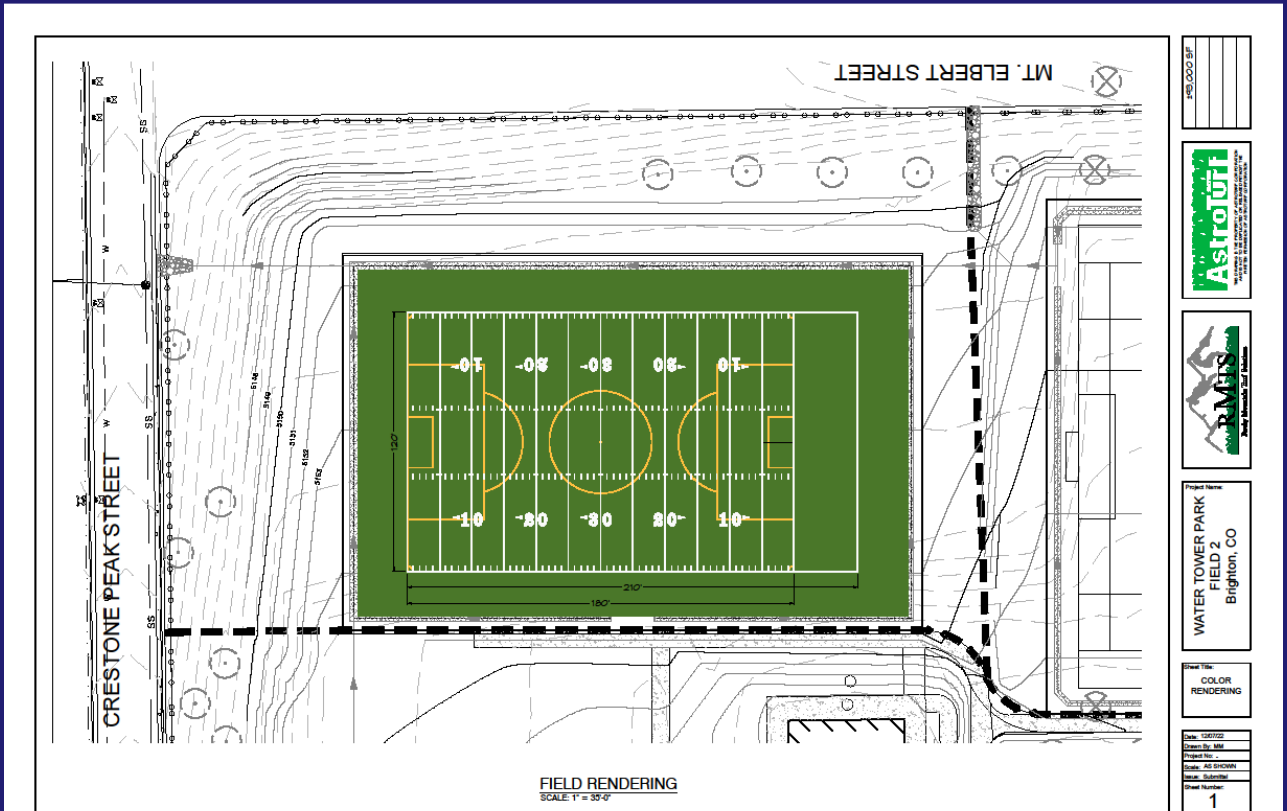
Project Name
**WATER TOWER PARK
FIELD 1**
Brighton, CO

Sheet Title
**COLOR
RENDERING**

Date: 10/20/22
Drawn By: [redacted]
Project No.:
Scale: AS SHOWN
Sheet Number:
Sheet Number:



Water Tower Park Field 2 Rendering



PS 2022 BP



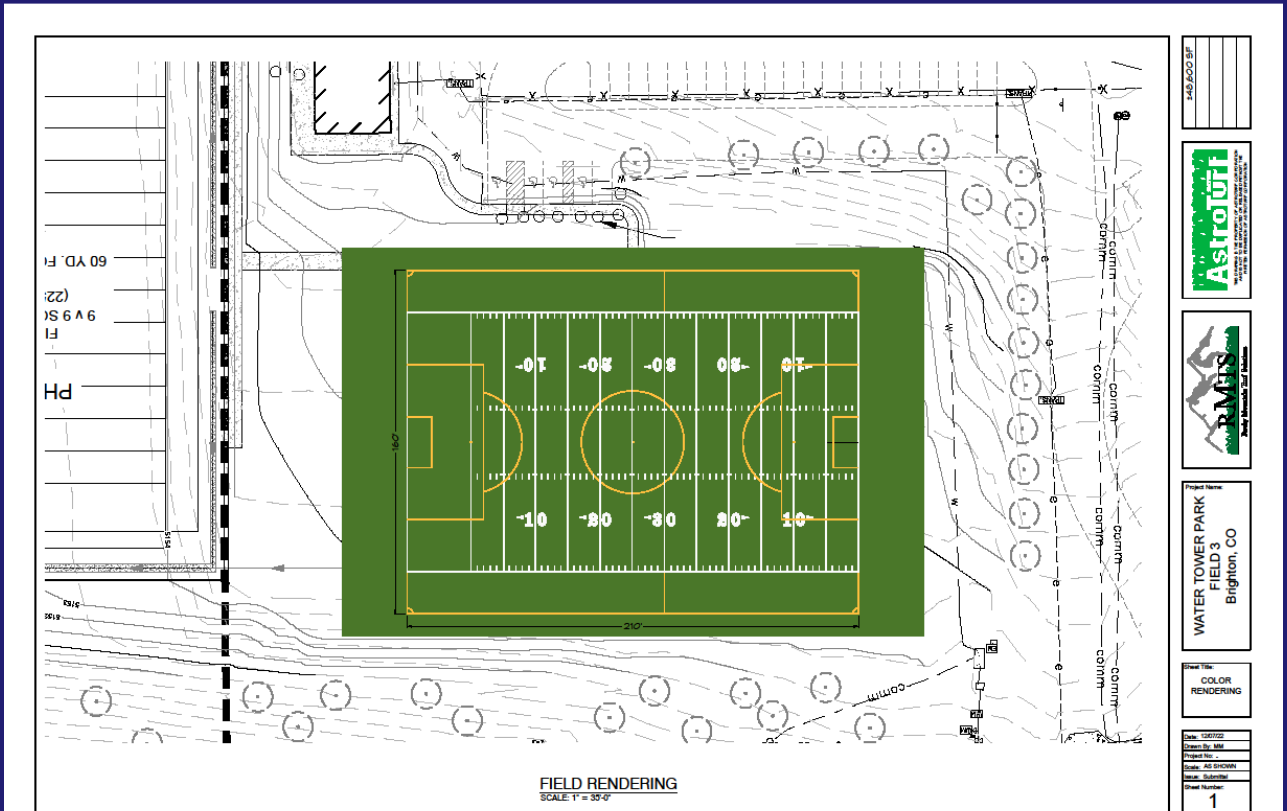
Project Name
WATER TOWER PARK FIELD 2 Brighton, CO

Sheet Title
COLOR RENDERING

Date: 1/20/22
Drawn by: JMM
Project No.:
Scale: AS SHOWN
Sheet Number:
Sheet Number:



Water Tower Park Field 3 Rendering



248 2029 87



Project Name
WATER TOWER PARK
FIELD 3
Brighton, CO

Sheet Title
COLOR
RENDERING

Date: 08/02/22
Drawn by: J. Hill
Project No.:
Scale: AS SHOWN
Sheet Number:
Sheet Number:

1



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.





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



Irrigation Replacement



Conceptual Design





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 popup 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





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





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.





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





Sports Lighting



Conceptual Design





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

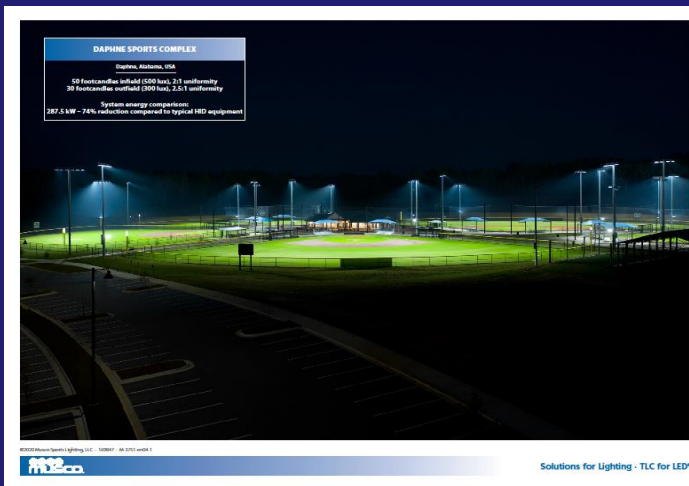
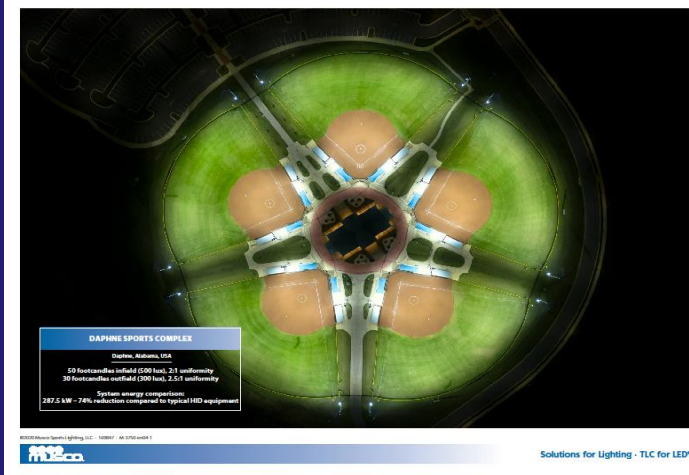




Sports Lighting

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





Procurement Summary

Water Tower Park – Sports Lighting

PROCUREMENT METHOD:

Musco Sports Lighting, LLC holds an existing, competitively bid Agreement with Sourcwell 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 Sourcwell Cooperative Agreement.





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



Playground



Conceptual Design





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





Playground

Construction Timeline

Task	Week Beginning														
	1/23	1/30	2/6	2/13	2/20	2/27	3/6	4/28	5/1	5/15	5/22	5/29	6/5	6/12	6/19
Final Design Revisions	█														
Submittals Returned by City		█													
Equipment Ordered		█													
Equipment Build (14 Week Lead)			█	█	█	█	█	█							
Equipment Delivered									█						
Contingency Week										█					
Playground Installation											█	█			
Substantial Completion Walk Through													█		
Contingency Week														█	
Final Completion															█



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.





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



Fencing



Conceptual Design





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





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





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.





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





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



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