



## **AGENDA MEMORANDUM**

First Reading for the City Council Meeting August 25, 2020  
Second Reading for the City Council Meeting September 8, 2020

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**DATE:** August 25, 2020

**TO:** Peter Zaroni, City Manager

**FROM:** Tracey Cantu, Interim Director of Park and Recreation  
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<b>Material and Installation of Artificial Turf for Splash Pads</b>
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### **CAPTION:**

Ordinance authorizing the purchase of artificial turf materials from The PlayWell Group, Inc. of Boerne, TX, for a total amount not to exceed \$72,212.43 and a three-month service agreement for installation with PlayWorks Inc. of Boerne, TX, for a total amount not to exceed \$93,316.82 for materials and installation of artificial turf for splash pads at three City parks, for a total amount not to exceed \$165,529.25; appropriating funds from the unreserved fund balance of the Community Enrichment Fund; and amending the budget.

### **SUMMARY:**

This item authorizes the purchase of artificial turf materials and a three-month service agreement for the installation of the artificial turf for splash pads and at three City parks through the BuyBoard Cooperative.

### **BACKGROUND AND FINDINGS:**

The Parks and Recreation Department completed construction on June 19, 2020 on three new splash pads located at Lindale Park, Salinas Park, and Bill Witt Park. The splash pads have upgraded the park user experience and have been a huge hit with the public. Each splash pad provides 2,000 square feet of play area for children and two 18' x 17' concrete pads with a shade structure and seating for parents. During the successful soft openings staff monitored the users experience and recommend that the play area be extended beyond 2,000 square feet to improve safety. The ground areas beyond the

concrete splash pad boundaries are of natural dirt. With continued use of the splash pad throughout the day, the dirt in the surrounding area eventually turns to mud. The mud is tracked onto the sidewalks, seating areas, and the splash pad play areas by park visitors where it makes its way down the drains and into the filtering system. As a result, the mud is causing excess maintenance to the splash pad filtration system which is not only hard on the equipment, but requires excess manhours of maintenance from staff having to backflush the system more frequently. Additionally, the mud is causing excess wear and tear on the mechanical system which could result in premature failure. Beyond the maintenance, the dirt/mud does not meet the standards for providing a great park user experience and is not aesthetic to the park grounds. The resolution calls for seed and fertilization of all dirt areas but this will not provide an immediate solution.

City staff recommends the best course of action and an immediate solution to the mud issue, is to install artificial turf around the perimeter of the splash pad. Staff conducted a site visit with The Playwell Group who provided ideas to enhance the user experience at each splash pad location. Artificial turf installation is a quick and long-term, low maintenance solution that would provide an upgraded experience for park users by allowing them to bring blankets, folding chairs, and canopies without having to worry of ants, sticker burs, and other issues that a traditional South Texas lawn brings. Traditional sod installation would be a more inexpensive short-term solution, but the artificial turf installation would reduce department maintenance costs as the areas will no longer need to be mowed, trimmed, irrigated, and fertilized by maintenance staff. There is also a possibility that the runoff and overspray of the chlorinated water from the splash pad system could kill natural grass. The Playwell Group holds a BuyBoard cooperative contract and would also provide installation services so bids will not be necessary. This will help expedite the project and add value to the splash pads by improving the aesthetics and overall user experience. The Playwell Group is reputable and provided similar services to the City such as installing the artificial turf grass at the Oso Preserve Learning Center playground. The artificial turf has a life span of 12-15 years and comes with a one year installation warranty and 10 year material warranty. The artificial turf will be installed atop compacted limestone to allow for appropriate drainage.

The installation of the artificial turf will run concurrently at the three splash pads. The splash pads will be closed for the season after October 1, 2020 so interference of splashpad use will be minimal.

This procurement is through the BuyBoard Cooperative. Contracts awarded through the BuyBoard Cooperative have been competitively procured in compliance with Local and State procurement requirements.

### **ALTERNATIVES:**

Install traditional grass sod or allow the grass seed to grow. Staff does not recommend these options as they require a significant amount of irrigation and maintenance that will be required due to trying to establish grass during the summer season. City staff recommends artificial turf as a long-term solution.

### **FISCAL IMPACT:**

The fiscal impact in FY 2020 is an amount of \$165,529.25 with funding available from the Community Enrichment Fund. The Community Enrichment Fund has an amended budget

of \$6,533,317.49. To date there are expenditures of \$1,430,352.17, encumbrances and commitments of 1,356,533.34, and an unencumbered balance of \$3,746,431.98. Upcoming major projects include Bill Witt Park, Cole Park Pier, and Oso Creek Hike and Bike Trail.

### **Funding Detail:**

Fund:	4720	Community Enrichment
Organization/Activity:	21300	Park Acq or Devel-Unrestricted
Mission Element:	141	Manage & Maintain Parks & Rec Facilities
Project # <b>(CIP Only)</b> :	N/A	
Account:	550030	Improvements other than Bldg
Cost:	\$54,393.23	

Fund:	4720	Community Enrichment
Organization/Activity:	21334	Brookdale
Mission Element:	141	Manage & Maintain Parks & Rec Facilities
Project # <b>(CIP Only)</b> :	N/A	
Account:	550030	Improvements other than Bldg
Cost:	\$46,806.05	

Fund:	4720	Community Enrichment
Organization/Activity:	21421	Royal Creek Estates, Unit 1
Mission Element:	141	Manage & Maintain Parks & Rec Facilities
Project # <b>(CIP Only)</b> :	N/A	
Account:	550030	Improvements other than Bldg
Cost:	\$7,153.97	

Fund:	4720	Community Enrichment
Organization/Activity:	21374	Crossgate Linear Park
Mission Element:	141	Manage & Maintain Parks & Rec Facilities
Project # <b>(CIP Only)</b> :	N/A	
Account:	550030	Improvements other than Bldg
Cost:	\$15,879.96	

Fund:	4720	Community Enrichment
Organization/Activity:	21319	The Coves At Lago Vista
Mission Element:	141	Manage & Maintain Parks & Rec Facilities
Project # <b>(CIP Only)</b> :	N/A	
Account:	550030	Improvements other than Bldg
Cost:	\$40,046.04	

Fund:	4720	Community Enrichment
Organization/Activity:	21313	5 Barcelona Estates
Mission Element:	141	Manage & Maintain Parks & Rec Facilities
Project # <b>(CIP Only)</b> :	N/A	
Account:	550030	Improvements other than Bldg
Cost:	\$1,250.00	

**RECOMMENDATION:**

Staff recommends approval of this motion authorizing the purchase of artificial turf materials from The PlayWell Group, Inc. and a three-month service agreement for installation with PlayWorks, Inc. as presented.

**LIST OF SUPPORTING DOCUMENTS:**

Price Sheet

Service Agreement

Oso Preserve Pictures for examples of turf

Planned layouts for Bill Witt, Lindale, and Salinas Splash Pads