



City of Racine, Wisconsin
Agenda BRIEFING MEMORADUM

AGENDA DATE: 01/27/2020

SUBJECT: Proposed Installation of Synthetic turf at Horlick Athletic Field – Football Field

PREPARED BY: PRCS staff including: Tom Molbeck, Robert T. Rafel MBA, Mike Willis & Jeanne Brenner.

EXECUTIVE SUMMARY:

Although not included in the 5 or 10 year in the five year Capital Improvement Plan, PRCS is requesting the City execute a MOU with Racine Unified School District that will provide \$1 million from the District’s Community Service Fund (Fund 80) to be used to construct and upgrade to synthetic football turf at Horlick Athletic Field. The complete synthetic football turf upgrade will also require an additional City Funded CIP obligation of approximately \$315,000 to cover design, engineering, construction management, storm water upgrades and replacement of hard surfaces at Horlick Athletic Field grounds.

BACKGROUND & ANALYSIS:

History: 2019 was the 100 year anniversary of Horlick Athletic Field. The original Horlick Athletic Field hosted both baseball and football on the same field. Between 1919 and 1926, Horlick Field was home to the Racine Legion Football Team who hosted games with numerous teams including the Chicago Bears and the Green Bay Packers. The 1927 Racine Legion Football Team transitioned into the Detroit Lions.

The existing Horlick Athletic Field – Football Field was originally laid out circa 1919; then, the field was upgraded in 1937 and again in 1964. The 1964 upgrade separated the combined use baseball/football field to individual fields. Since 2001 other upgrades to the Horlick Athletic Field grounds included complete electrical upgrade, all new athletic lighting for both football and baseball, new grandstands, new restrooms and a complement of ADA upgrades. 2019 the baseball field at Horlick Athletic Field was upgraded to AstroTurf®, the upgraded baseball field will be playable late in the 2020 season. Besides yearly field maintenance, there have not been any other upgrades to the football field turf for the last 56 years.

Current Use of Existing Football Field:

The two primary uses of the existing football field is for the Racine Raiders Football Team and it is the “Home” field for Racine Unified High School Football Teams.

The Racine Raiders is a Mid-States Football League (MSFL) team that has brought 10 National Championships their “Home” field. The Racine Raiders play a minimum of 8 regular season games and extended season games during winning seasons.

Racine Unified High Schools use Horlick Football field as home field for Racine Park and Racine Horlick High Schools. All three Racine public high schools use Horlick Athletic Field for championship games.

Funding:

Primary Funding Source: Racine Unified School District has offered \$1,000,000 of their Community Service Fund (Fund 80) to PRCS as the primary funding source for this project. Monies from the Community Service Fund must be used for projects or initiatives that benefit the entire community and can be used for community based recreation projects such as the Horlick football turf. The major caveat to accepting this funding source is, it must be used or encumbered before June 30th, 2020.

Secondary Funding Source: The Recreation Facilities Improvement budget would be utilized to cover project costs not covered by the Fund 80 financial resource.

Alternate Funding Sources: Alternate sources for funding of this project are not sources that can be relied on. PRCS will research funding sources and strive to secure all outside funds available for this project.

1. PRCS has finalized a 501C3 Corporation which can accept tax deductible donations. PRCS will begin a campaign to recruit private donor contributions to reimburse the City for construction costs of the project.
2. Racine Raiders Football Team: PRCS will be requesting the Raiders invest in a portion of the improvement costs of their "Home" field.
3. Grants: PRCS will be seeking grants from organizations such as the NFL's Foundation/LISC Grassroots Field Grant Program to help offset some of the construction costs.

Project Costs & Explanation:

PRCS has a professional services agreement with Nielsen Madsen & Barber Engineers to design and provide construction management for the Horlick Football Synthetic Turf installation. Their "Opinion of Probable Cost" is as follows:

	<u>Cost Estimate</u>
1. Football Field Reconstruction	\$975,000
2. Pavement Improvements	\$253,000
3. Baseball Field Improvements - Alternate	\$87,000
	Total: \$1,315,000

The City's contribution of this project: Part 2 - \$253,000; Part 3 - \$87,000

Explanation of Parts 1, 2 & 3: (Note drawings of the project area are included in the attachments)

1. Football Field Reconstruction: This is the football field itself. Includes removal of existing field and replacing with a fully constructed synthetic turf field.
2. Pavement Improvements: This is the replacement of the existing asphalt surface that is outside of the existing athletic surface of the Horlick Field grounds. Much of the existing hard surface is in poor condition. With 250+ truckloads of soil to remove and 250 truckloads of stone to bring in; coupled with, the excavation required to upgrade the storm sewer; the end result will leave little undamaged hard surface at Horlick Athletic Field grounds. This portion of the project would replace all asphalt with concrete; thus, securing 50+ years of lifespan for the Horlick Field grounds.
3. Baseball field improvements: The existing baseball safety netting system and batting cage will be bid out in this project, but as an alternate.

BUDGETARY IMPACT:

As mentioned previously, PRCS completed the formation of a 501C3 corporation in late 2019. Due to the availability of this tool to accept donations, PRCS made a decision to remove the Horlick Field Football Synthetic Turf project from the CIP in anticipation of building up donor based financial resources before looking at the tax base as funding. The Fund 80 commitment was not confirmed until after budgets were finalized in November 2019. Currently there is no line item in the short or long term CIP for this project.

10 Year Cost Projection @ 1.5% Inflation:

This projection is based on quantities of time and materials that are used seasonally to maintain the existing natural football turf surface. The majority of time for this park is charged to the park as a whole. Seasonal time for the football field maintenance was extracted from other duties in the park such as baseball diamond maintenance, clean-up after games, bleacher maintenance, parking lot maintenance, perimeter sidewalk cleaning and cleaning of restrooms.

Horlick Football Costs - Current					
Process	Number Required	Unit \$	Number / Season	2020	Total Cost - 10 Year Life Span (@1.5%)
<i>Labor</i>					
Mechanic	1	\$ 35.45	1200	\$ 42,540.00	\$ 455,293.78
Seasonal	2	\$ 19.54	800	\$ 31,264.00	\$ 334,609.89
Irrigation - Water Only	1	\$ 20.00	600	\$ 12,000.00	\$ 128,432.66
Fertilizer - Material Only	1	\$ 10.00	200	\$ 2,000.00	\$ 21,405.44
Line Marking Paint - Material Only	1	\$ 25.00	30	\$ 750.00	\$ 8,027.04
<i>Equipment</i>					
Aerator	1	\$ 11.50	20	\$ 230.00	\$ 2,461.63
Field Dresser	1	\$ 11.50	60	\$ 690.00	\$ 7,384.88
Lawn Mower	1	\$ 7.67	200	\$ 1,533.33	\$ 16,410.84
Line Marker	1	\$ 3.50	200	\$ 700.00	\$ 7,491.91
				\$ -	\$ -
Totals				\$ 91,707.33	\$ 981,518.06

Horlick Football Costs - Projected					
Process	Number Required	Unit \$	Number / Season	2020	Total Cost - 10 Year Life Span (@1.5%)
<i>Labor</i>					
Mechanic	1	\$ 35.45	800	\$ 28,360.00	\$ 303,529.19
Seasonal	2	\$ 19.54	400	\$ 15,632.00	\$ 167,304.95
<i>Equipment</i>					
Field Dresser	1	\$ 11.50	60	\$ 690.00	\$ 7,384.88
				\$ -	\$ -
Totals				\$ 44,682.00	\$ 478,219.01

The schedule above reflects \$44,682 in savings after the 1st year of use of the synthetic turf system. Year 7 of the installation is the year of ROI and the final 10 years savings with the new football turf system is \$503,299.

RECOMMENDED ACTION:

1. Accept Fund 80 transfer of approximately \$1,000,000 from Racine Unified School District to the City of Racine PRCS for upgrade of Horlick Athletic Field Football Synthetic Turf Upgrades.
2. Approve re-allocation of CIP funds to Land Improvement 45050 – 57110, the amount of \$253,000 to fund Part 2 of this project is detailed below.

CIP 2019

45050	57200	2019 Carryover	\$101,000
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CIP 2020

45050	57110	Pavement Removal & Replacement	\$17,000 (Delay 2021)
45050	57110	Replace Fencing Various Parks	\$35,000 (Delay 2021)
45050	57110	MLK Plaza Landscape	\$25,000 (Project bid came in low)
45050	57200	HAF Batting Cage	\$40,000 (Delay 2021)
45050	57200	Bowl West Building Garage Door	\$15,000 (Delay 2021)
45150	57110	Remove Cedar Bend Tennis Courts	\$20,000 (Work done in house)

TOTAL: \$253,000

3. Authorize funding and construction of part 1 & 2 of the Horlick Football Field Synthetic Football. Part 3 will be bid out as an alternate project. PRCS staff will come back at a later time to request dollars, if needed.

Mock-up Layout of Horlick Football Field



Code: 110619
Drawn By: MM
Project No.:
Scale: AS SHOWN
Name: Stribling
Sheet Number:
Sheet Number: 1

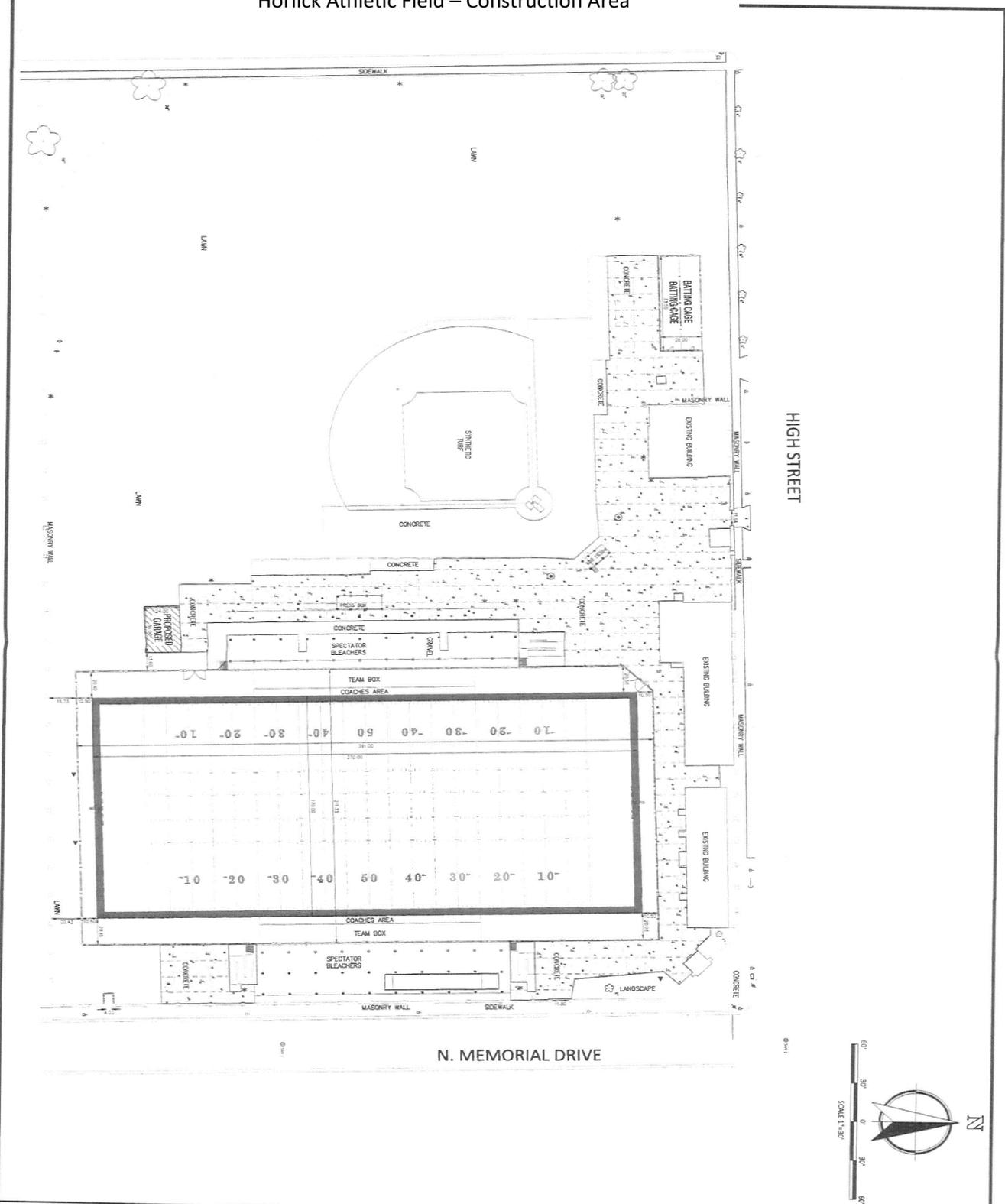
SHEET TITLE:
**COLOR
RENDERING**

Project Name:
**RACINE PARKS
FOOTBALL FIELD
Racine, WI**



TURF AREA: 280,488 SF

Horlick Athletic Field – Construction Area



NO.	REVISION	BY	DATE

PROJECT NO.	C-2
DATE	1-8-2020
DATE	1-8-2020
DATE	1-8-2020

**HORLICK ATHLETIC FIELD
FOOTBALL TURF
DIMENSIONED SITE PLAN
FOR
RACINE PARKS DEPARTMENT
CITY OF RACINE, RACINE COUNTY, WISCONSIN**

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
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