



## REQUEST FOR QUALIFICATIONS (RFQ)

### East Sammamish Park – Baseball Field Improvements

#### INVITATION

The City of Sammamish is soliciting qualification submittals from firms experienced in athletic field design to provide planning, design, and construction administration services for baseball field improvements at East Sammamish Park. The preliminary scope of work includes improvements to two little league baseball fields, including but not limited to infield synthetic turf conversion; outfield natural grass replacement; infield and outfield drainage improvements; irrigation modifications; and field amenities. The project requires collective experience in landscape architecture and athletic field design. The City highly encourages women and minority owned firms to submit proposals in response to this RFQ.

A non-mandatory, informational site visit will be conducted on Wednesday, August 2, 2023, at 11:00am at the project site located at 21302 NE 16<sup>th</sup> Street, in the City of Sammamish. Attendance is recommended. The purpose of this meeting is to provide interested firms with any background information which may be helpful in preparing a submittal.

Please submit one pdf of no more than 20 pages. All materials must be received no later than **Wednesday, August 9, 2023, at 3:00 pm.**

Qualification submittals must be submitted electronically at: <https://form.jotform.com/sammamish/ESP-RFQ-Submittal>

#### QUESTIONS/INQUIRIES

Questions concerning this RFQ must be submitted by Friday, August 4, 2023, at 12:00 pm using the following form: <https://form.jotform.com/sammamish/ESP-RFQ-Questions>.

Answers will be posted on the City's website under the "Doing Business in Sammamish", then "Bidding" tab under the associated RFQ item by Monday, August 7, 2023. Any oral communications will be considered unofficial and non-binding on the City.

#### PROJECT CONTACT

Shelby Perrault, PLA  
Parks Project Manager  
425-295-0589  
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## **COMMUNITY OVERVIEW**

Sammamish is located west of the Cascade Mountains in the Puget Sound region, about 20 miles east of Seattle. The City is bordered by Lake Sammamish to the west and the Snoqualmie Valley to the east. Incorporated in 1999, Sammamish is situated on a plateau that spans over 24 square miles and is home to approximately 67,500 people. Sammamish is a vibrant, growing city and a community of families. It is characterized by quality neighborhoods, diverse natural features, and outstanding recreational opportunities.

## **PROJECT BACKGROUND**

East Sammamish Park, a 19-acre park located at NE 16th Street, just west of 216th Avenue NE, was transferred to the City of Sammamish from King County in 1999. The park currently includes two little league baseball fields, a multi-purpose field, a restroom building, sports courts, and a children's play area.

Since the park was transferred to the City, a number of park improvements have been made including the replacement of restroom fixtures, upgrades and safety repairs to the ball fields, a new walkway, landscape renovations, and new play equipment.

A City-wide Athletic Field Study was completed in 2020. The intent of this study was to provide recommendations for improvements at sports fields to remedy deficiencies and add capacity while emphasizing cost saving measures. To improve reliability of the fields at East Sammamish Park, the study recommended that the infields of the two baseball fields be converted to synthetic turf. Refer to Attachment B for more information related to the findings of the Athletic Field Study.

## **PRELIMINARY SCOPE OF WORK**

The following is a preliminary scope of work that will be refined during contract negotiations with the selected consultant. A nine to twelve-month effort is envisioned, but the City may be interested in an accelerated schedule.

- Prepare schematic design and construction cost estimate for the project.
- Prepare 50% design development documents and construction cost estimate.
- Prepare 100% design development documents (including drawings and specifications) and construction cost estimate.
- Prepare 60% construction documents (including drawings and specifications) and construction cost estimate for the project for City review.
- Prepare 90% construction documents (including drawings and specifications) and construction cost estimate for the project for City review and any required construction permit applications.
- Prepare project bid documents and final probable construction cost estimate for the project.
- Assist owner with bidding, addenda, and award of project.
- Provide general construction oversight of the project.

The City reserves the right to award additional work and contracts for future phases of the project to the team that completes the design phase, or to one or more of the finalist teams selected in the initial selection process.

The City will provide a topographic survey. In addition, the City has consulting contracts for arborist and geotechnical services and can obtain reports as needed for the project through the design phase.

## **BUDGET**

\$1,290,000 is allocated for the East Sammamish Park Baseball Field Rehabilitation Project in the Parks Capital Improvement Fund and is inclusive of all site studies, planning, design, and construction costs.

## STATEMENT OF QUALIFICATION REQUIREMENTS

Submittals are sought from firms with expertise in landscape architectural services and athletic field design. Information provided will play a significant role in the City's selection of the consultant team considered best qualified to execute the project. Upon selection, the City and successful consultant will work together to refine the scope of work.

Please provide the following in your statement of qualifications:

- **Cover Letter:** Please submit a one-page letter of intent listing the proposed team (prime and sub consultants) and commitment to providing the services described in the scope of work.
- **Statement of Experience:** Identify the proposed project manager and key personnel of the project team; include the relevant experience, qualifications, and project roles for each member. For each member, describe their experience in athletic field and park development, and any other relevant experience.
- **Project Approach:** Describe your understanding of the project scope and a timeline that identifies major proposed tasks and products.
- **References:** Three (minimum) client references for similar projects for Municipal Parks and Recreation Departments (within the last 7 years) led by the proposed Project Manager. Please include the full name of the municipality, project manager, phone number and e-mail.
- **Relevant Sample Work:** Please provide the following information for no more than (5) five relevant projects with similar scope and size that have been completed or in progress by members of the consultant design team. At least (3) three of the projects listed must be for public agencies.
  1. Name of project
  2. Project website, if applicable
  3. Brief project description highlighting special attributes/features of the project
  4. Project design team
  5. Reference
  6. Construction cost, if applicable

All costs for developing submittals in response to this RFQ are the obligation of the Consultant and are not chargeable to the City. All submittals will become property of the City and will not be returned. Submittals may be withdrawn at any time prior to the published close date, provided notification is received in writing to the Parks Project Manager listed on this RFQ. Submittals cannot be withdrawn after the published close date.

## CONSULTANT SELECTION PROCESS

Step I – Qualification Evaluation: Qualification submittals will be evaluated based on the following criteria:

Evaluation Criteria	Weight
Demonstrates a thorough understanding of project purpose, objectives, scope, and timeline. Demonstrates design excellence and understanding of public parks and athletic fields.	40
Qualifications of key personnel and project team	25
Experience with projects of similar scale and scope	25
Overall quality content and responsiveness to RFQ requirements	10
<b>Total</b>	<b>100</b>

Step II – Consultant Selection: Submittals will be narrowed to a short list of firms that may be asked to participate in an interview. The Selection Committee will review and evaluate each proposal on the basis of:

- Qualifications of firm/organization;
- Demonstrated understanding and experience with similar projects;
- Results of references; and

The City reserves the right to modify the selection criteria referenced above.

Step III – Consultant Fee and Contract: Upon selection of the firm, the fee and contract will be negotiated with the City Manager. The negotiated contract will then require approval by the City Council.

## **SCHEDULE**

### Timeline for Proposals

- RFQ release: July 25, 2023
- Optional site visit: August 2, 2023
- RFQ questions due: August 4, 2023
- RFQ answers due: August 7, 2023
- Proposal packages due: August 9, 2023
- Notify short listed firms: August 25, 2023
- Interview short listed firms\*: August 30-31, 2023
- Contract award by City Council: October 3, 2023

### Anticipated Design and Development Schedule

- General services, design, and permitting: fall 2023 – winter 2024
- Bidding and bid award: late spring – early summer 2024
- Construction: late summer 2024

\*The City of Sammamish reserves the right to select a consultant from submitted proposals alone.

## **CONTRACT**

Upon selection of a consultant, the City intends to enter into an agreement using its standard Consulting Services Agreement, which shall be used to secure these services. [Please click here](#) to read the Agreement. No changes or deviations from the terms set forth in this document are permitted without the prior approval of the City.

## **DISCRETION AND LIABILITY WAIVER**

The City reserves the right to reject all proposals or to request and obtain supplementary information as may be necessary for the City to analyze the proposals pursuant to the consultant selection criteria listed above.

The consultant, by submitting a response to this RFQ, waives all right to protest or seek any legal remedies whatsoever regarding any aspect of this RFQ.

The official clock for submission of proposals is located at City Hall. Respondents accept all risks of late delivery of proposals regardless of fault.

## **TITLE VI NON-DISCRIMINATION ASSURANCES**

The City of Sammamish, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42

U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

**AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION**

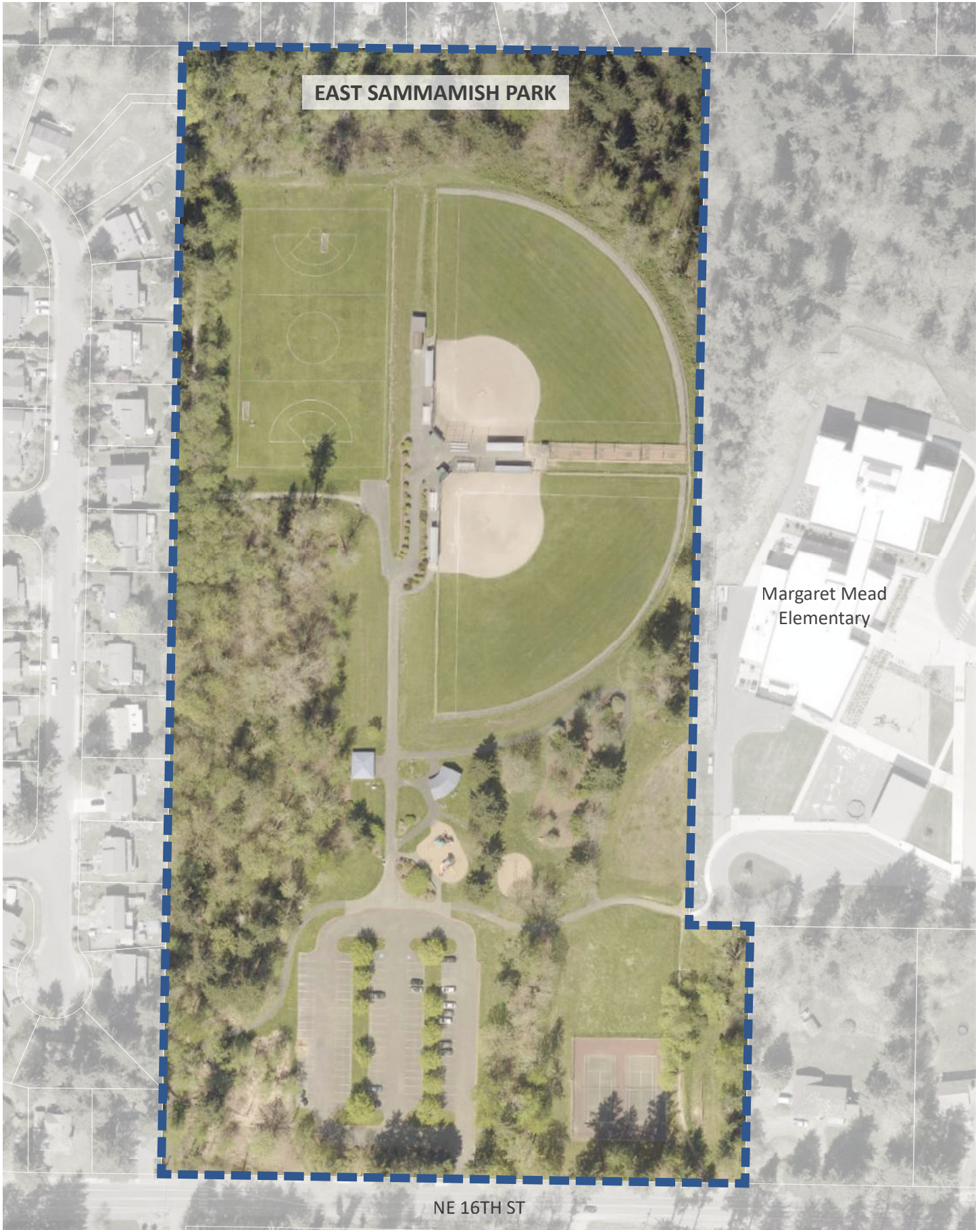
This material can be made available in an alternate format by calling 425-295-0500.

**ATTACHMENTS**

A – East Sammamish Park Site Plan

B – Athletic Field Study

ATTACHMENT A - EAST SAMMAMISH PARK SITE PLAN



EAST SAMMAMISH PARK

Margaret Mead  
Elementary

NE 16TH ST





**City of Sammamish Parks & Recreation**  
**Athletic Fields Study**  
**Fields Assessments Report**  
August 2020

Prepared by  
**D.A. Hogan & Associates, Inc.**  
119 First Ave. S., Suite 110  
Seattle WA 98104



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## Introduction

This report documents observations made of the listed outdoor athletic, recreational, and PE fields facilities as described further below. Grading the observed conditions necessarily requires some degree of subjectivity. The scores are based on broad regional experience and specific criteria directed by the City. The goal of this Report is not necessarily to produce a purely data-driven ranking of all of the sites. There are many obvious differences between the types of facilities including City-owned, School District(s) owned, and even privately-owned sites. The Assessment Team has taken into account opportunities and unique situations/conditions as they present themselves, to maximize the public return on access to each site.

The Assessment Team performed the actual Field Observations in December 2019, during a period of relatively seasonal temperatures and precipitation. The City-owned facilities were visited on December 13, a relatively calm weather day that followed a few days of steady light rain. The Lake Washington School District facilities were visited on December 18, which followed a fairly dry period. The Issaquah School District facilities were visited on December 19, a day that also started dry but brought heavy, steady rain by mid-morning. Note that while the Team tries to take current (and recent past) conditions into account, assessing outdoor facilities in the Pacific Northwest in December is always going to highlight soils issues like saturation, stability, and drainage characteristics.

## Assessment Scoring Format

The scoring system used for this report is modeled after the Building Condition Assessment (BCA) standard commonly used by the State Office of the Superintendent of Public Instruction (OSPI) for assessment of School facilities, using Excellent to Unsatisfactory Ratings. Below are the descriptions directly from OSPI. Each individual site feature assessed at each site is graded on this scale.

- 1 Excellent** (Preventative Maintenance) – New or easily restorable to “like new” condition, only minimal routine maintenance required
- 2 Good** (Routine Maintenance) – Some preventative maintenance and/or corrective repair required
- 3 Fair** (Minor Repairs) – Fails to meet functional requirements in some cases; failure(s) are inconvenient; extensive corrective maintenance and repair required
- 4 Poor** (Major Repairs) – Consistent substandard performance; failure(s) are disruptive and costly; fails most functional requirements; requires constant attention
- 5 Unsatisfactory** (Replacement) – Non-operational or significantly substandard performance; replacement required

## Areas of Assessment Focus

The following areas were observed closely for most of the individual athletic facilities on each site, although not all are applicable in some cases. Below is additional clarification for each characteristic. The cumulative average score of all of the characteristics, excluding size and capacity, is used as the basis of an average score. Sites with multiple fields are assigned a further averaged value.

### Accessibility

Rankings range from 1 (presence of a clear, signed accessible route of travel likely in compliance with current building code), to 3 (supervised, assisted accessibility but lacking clear signage or indirect routing, serious challenges to development of future accessible route due to inherent local topography or similar reasonable restriction), to 5 (inherently inaccessible due to existing topography or other barriers, or inaccessible but with few challenges to development of a future accessible route). The Assessment Team did not perform a technical, code-based analysis of compliance with the Americans with Disabilities Act, but applied basic knowledge to the specific field assets that are the subject of the study.

### Ball Control & Fencing

A measure of the apparent adequacy of existing fencing and/or netting systems to protect participants, spectators, and passers-by from being hit by errant balls, and to a lesser extent for the field to contain balls for convenience and reduce “chase” time. Fully fenced facilities with average (“standard”) or better fencing and ball control systems will score 1, facilities with nominal protective fencing will score a 3, and facilities lacking any fencing will score a 5. Scoring will take into account the need for protective fencing - for example, baseball fields must have at least some kind of backstop, while a youth soccer field may be ok with no fencing.

### Service Life

Most of the facilities being assessed have known histories of capital investment renovation projects. Service Life, in the context of this Report and scoring method, will be defined more in terms of approximate age, as follows;

- 1 New or Like-New** (Continued Routine Maintenance) – New or “like new” condition, only minimal routine maintenance required to maintain as such.
- 2 Normal Operating Service** (Continued Routine & PM/Preventive Maintenance) – Some preventative maintenance and/or corrective repair required
- 3 Within Estimated Service Life** (PM & Minor Repairs) – Occasional disruptions in service occur as a result of declining performance, observable corrective maintenance and/or repairs required.
- 4 End-of-Service** (Corrective Maintenance & Major Repairs) – Consistent substandard performance; failure(s) are disruptive and costly; fails most functional requirements; requires constant attention.
- 5 Non-Serviceable** (Replacement) – Significant deficiencies to the extent that continued use poses a risk of personal injury and/or degradation of existing adjacent or related facilities or infrastructure.

**Surface Quality**

**Natural Grass** For natural grass fields, a simple visual assessment of the health of the preferred species, typically perennial ryegrass. A dense, uniform stand of perennial rye with few undesirable species (weeds) scores a 1. Exposed root zone material or a high percentage of weeds scores a 3. Excessive bare ground or little desirable species cover scores a 5.

**Synthetic Turf** Primarily an estimate of wear, relative to expected service life. Where the installation date is known, the surface is compared to its expected 10-year average service. On average, expect the following;

<b>Field Age (Years)</b>	1-3	4-5	6-7	8-10	>10
<b>Score</b>	1	2	3	4	5

Fields that exhibit excessive or unusual wear, regardless of age, will be scored appropriately.

**Other Surfaces** This includes All-Weather Sand-Silt, Cinder, Infield Soil, and to a lesser extent Baseball & Softball Warning Tracks, which are best assessed using the criteria for Stability, Surface Planarity, and Drainage. Overall Surface Quality Scoring will typically be an average of those three characteristics (described below), but may vary as other mitigating circumstances warrant.

**Stability**

For grass, sand, and infield soil surfaces, stability is a relative measure of the ability of a grass or soil surface to withstand the forces of athletic activity (point-load, rotational forces, and traction) without displacement of the soil and/or grass, and is directly related to particle gradation and geometry, saturation (field capacity to hold free water), grass coverage, and general health where applicable. A score of 1 is very stable, and a score of 5 is extremely unstable, comparable to dry beach sand or saturated clay “mud”.

For cinder surfaces this property relies very strongly on particle gradation and drainage characteristics. A score of 1 indicates a well-graded material that is well compacted and drains well, and a score of 5 would indicate either a loose, granular uncompacted (could be over a very compacted “base”) surface or a “muddy” condition.

**Surface Planarity**

A relative measure of “flatness” that relates very closely to the safety and playability of the surface, often associated with stability as long-term instability can lead to permanent divots, footprints, mower ruts, etc. Other factors, such as moles or subsurface settlement, can contribute as well. Not be confused with slope. A score of 1 is very planar with few observable deviations, a score of 5 is essentially unplayable as footing is very uneven.

**Drainage**

For fields with formal subsurface drainage systems and relatively low surface slope, this is a function of the surface media or root zone sand to infiltrate stormwater. For other fields, this is related to the ability of the surface to sheet-flow water to the designed stormwater inlet(s). “Field Capacity”, a measure of a soil mediums ability to hold water, is a direct contributor as well – a highly organic surface layer can defeat the best root zone sands

ability to drain by holding excessive water, as can an overly silty material on all-weather sand-silt fields. A score of 1 indicates no observable issues. A score of 5 suggests significant issues typically resulting in very lengthy “recovery time” from any rainfall and/or frequent field closures and cancellations.

**Reliability**

An approximation of the likelihood that a field will be available for a scheduled use. While actual field schedules and cancelation records were not consulted, scores are assigned based on a combination of Surface Quality, Stability, and Drainage. Fields that hold excessive moisture score higher than those that are engineered for vertical drainage and perform as designed. Grass fields, particularly those that have not benefitted from aggressive maintenance, accumulate organic material that holds excess water and so might also score high. Infield Soil, with its high clay and silt content and lack of infiltration potential, are consistently unreliable and typically score high. These scores are calculated in the Field Assessment Matrix (Appendix C) only. Typical Scores by Field Type are as follows:

<b>Synthetic Turf</b>	<b>Sand-Based Grass</b>	<b>All-Weather Sand-Silt</b>	<b>Soil-Based Grass</b>	<b>Infield Soil</b>
1	1-3	3-5	4-5	4-5

**Irrigation**

The Team was unable to assess existing irrigation system function equally across all of the sites due to the winter timing of on-site observations. For this reason, no “Irrigation” Column is shown on the Assessment Matrix. Using aerial photography as the basis for assessment is not necessarily a good indicator either, as most grass in our region looks fairly uniformly watered (from the air, anyway) except unirrigated or poorly irrigated sites July-September. With that disclaimer, and based solely on aerial photography, the only sites that show obvious signs of substandard irrigation are as follows;

- Klahanie Park Soccer (East)
- Eastlake HS JV Softball
- Blackwell ES Baseball/Softball
- Challenger ES
- McWhirter Field

These fields might benefit from an irrigation system audit, which can identify performance issues such as sprinkler head and nozzle failures, leaks, and ineffective programming.

It should also be noted that All-Weather Sand Silt Fields and Infield Soils should have irrigation to assist with dust control and moisture conditioning. While these surfaces are most often associated with excessive water-holding during the rainier time of year, without supplemental moisture they can also be loose, soft, and dusty during the summer months.

### Facility Definitions/Field Categories

Athletic Fields are identified on the accompanying summary assessment matrix as follows.

#### Multi-Purpose Field 1

This is the prominent, non-stadium field on site and may include anything and everything from a baseball backstop and outfield shared with a soccer field, to three kickball/softball backstops sharing a single outfield. This is also the heading we will use for all sites with only one obvious playing surface, including most Park sites and Elementary School fields.

Multipurpose Fields are often based on a rectangular layout, and where this is the case, and the “base” field is full-sized (65yd x110yd) Soccer, they can usually accommodate multiple youth fields (2 – U10, 4 – U8, etc.) and (2) Ultimate (“frisbee”). In rare cases where extensive ball control is present, they can also accommodate Lacrosse.

On occasion these are based on a Full-Sized BB/SB outfield, in which case the secondary use, located in the outfield, is typically limited to (1) U-12 Soccer or, of course, (2) U8 etc.

#### Multi-Purpose Field 2 (or more)

This field may be a duplicate of Multi-Purpose Field 1, may not include any fixed improvements, may not be large enough to support anything beyond Recreational Youth Soccer or even simple unstructured play, may be a duplicate of the Primary Field, or anything in between. Often this second (or third, etc.) Multi-Purpose Field does not have any obvious primary function.

#### Full-Sized BB/SB Field

Generally recognizable by 90’ base paths and associated “skinned” infield of approximately 25-30,000sf, pitching mound(s), and some level of backstop with dugouts. Ideally includes a continuous outfield fence around an outfield with dimensions no less than 275’ but up to 400’ or more in center field. May also be configured to accommodate Adult Recreational League Slow-Pitch Softball. Some Softball fields can be used for recreational Youth Baseball as will be described in the “Capacity” narrative for those facilities.

#### Youth BB/SB Field

60’ base paths and associated “skinned” infield of approximately 8-9,000sf. Softball Fields can be more broadly described by their ability to support HS Varsity (and Sub-Varsity) Fast Pitch, Recreational Fast Pitch, and more often Youth Baseball (typically U12). These facilities usually have a clear outfield dimension of at least 180’, more often 200’, and the level of backstop and outfield fencing will vary greatly depending on the primary program being served.

#### Hybrid BB/SB Field

Hybrid fields incorporate a 60’-65’ base path and associated “skinned” infield of approximately 8-9,000sf with an outfield of generally around 275, and can accommodate Youth Little League Baseball and Softball as well as Adult Slow Pitch Softball.

#### Track Infield

Smaller rectangular fields (usually limited to less than 85,000sf) located inside of a formal running track. These are almost exclusively located at School facilities, with High School fields being almost exclusively synthetic turf and Middle School fields being anything from unimproved grass to synthetic turf.

### Recommended Improvements & Estimated Costs

Where the Assessment suggests significant deficiencies are resulting in lost scheduling opportunities and/or the Capacity Studies and Matrix indicate new opportunities, we have prepared recommendations for improvements to remedy deficiencies or add capacity. The recommendations are described here in some detail, along with a range of estimated costs in 2020 dollars per square foot (\$/sf). Where provided, the recommendations are described briefly at the end of the Facility Assessment and, using area data from the aerial site plans an estimated project cost is provided. Costs include Construction Contract Amount and 55% “Soft Costs” including 20% for Engineering & Design

(including topographic survey and geotechnical engineering), 10% Washington State Sales Tax, 5% Permitting & Project Management, and a 20% Planning Contingency. Project Costs are rounded to the nearest \$5,000. The standard recommended Improvement Projects are as follows;

#### (A) All-Weather Sand Silt Field Renovation

Improves stability, infiltration capacity, and sheet-flow characteristics to existing “sand fields” by roto-tilling, rough grading, importing an average of 3” of new engineered sand-silt, roto-tilling a second time to homogenize the new material into the existing, finish-grading, and compacting.

Estimated Cost \$3.00/sf – \$4.00/sf

#### (B) Sand-Based Natural Grass Field Renovation

For fields with a known standard of quality in the base, i.e. subgrade, subsurface drainage, irrigation, and base sand, this work improves planarity, stability, and drainage performance by rehabilitating the upper 4” of the grass surface. Removes the existing sod and organic-laden upper root zone sand profile and replaces with new engineered root zone sand that is laser graded and compacted, with new sod installed. Minor corrective work and nozzle replacement performed on existing irrigation system. Requires a grow-in or establishment period of a minimum one growing season.

Estimated Cost \$5.50 - \$7.50/sf

#### (C) All-Weather Sand-Silt Conversion to Sand-Based Natural Grass

Generally for small, unreliable “sand fields” that do not have the capacity potential to support active recreation for ages 12+ (higher wearing activities). Removes 10”-12” of existing field profile, in most cases all of the existing sand-silt material plus a minimal depth of existing subgrade, rehabilitates and supplements existing subsurface drainage system, replaces or builds new automatic irrigation. Import new base sand and/or root zone sand totaling 10”-12” depth. Depending on time allowance, either seed (low end of cost range, long establishment down-time) or sod (high end of cost range, shorter establishment down-time). Applies to conversion of “soil-based” grass fields as well.

Estimated Cost \$12.50 - \$15.00/sf

#### (D) Conversion of Sand-Based Grass Field to Synthetic Turf

For fields with a reasonably known standard of quality in the base, i.e. subgrade and subsurface drainage, this project converts either infield soil or sand-based natural grass (or a combination) to a permeable aggregate-based synthetic turf surface incorporating a supplemental resilient pad (underlayment) and “alternative” infill materials such as coated rubber or granular cork. Excavate to existing subgrade and rehabilitate and/or supplement existing drainage. Restore or install containment curb and add an edge anchor. Import up to 10” of engineered permeable aggregates, grade & compact. Install supplemental resilient pad and 2.25” infilled synthetic turf. The higher end of this range applies for “new” surfaces.

Estimated Cost \$17.00 – \$21.50/sf

#### (E) Add (or Replace) New Softball or Baseball Backstop

Upgrade to ball control and player comfort with covered dugouts and player benches, this work includes a 30’ backstop structure with infield extensions of 25’ height ball control netting and an allowance for some length of wing fencing down the base lines in foul territory (60’ of 10’ fence, or 100’ of 4’ fence for example). Smaller fields use the lower range, larger fields – 90’ bases - use the higher end.

Estimated Cost \$185,000 - \$300,000

#### (F) Add Automatic Field Lighting

Includes upgraded electrical service and control, pre-cast concrete foundations, steel poles/brackets/and fixture housings, shielded LED lighting at designed heights including field and perimeter egress where appropriate, conduit, handholes, and conductors. Generally, all systems are proposed at Illumination Engineering Society “Class IV” lighting levels.

Estimated Cost \$7.50 – \$9.00/sf

**East Sammamish Park**

City of Sammamish  
21300 NE 16<sup>th</sup> St  
Sammamish WA 98074

**Summary Description**

This 19-acre park, located next to Margaret Mead Elementary School, is a popular destination for kids and their families. The brightly colored playground equipment is a big draw but the park also boasts lots of amenities and a large parking lot. Eight months out of the year, the park is highly used by sports groups for practices, games and camps.

The fields consist of two nearly identical “hybrid” BB/SB Fields categorized as Youth, because of their 60-65’ base paths and associated 8-9,000sf infields, although capable of accommodating Adult Slow-Pitch Softball due to 270’-280’ outfields.

There is also a Natural grass Multipurpose field that can accommodate adult soccer and unified lacrosse fields.

<b>Hybrid Baseball/Softball Field #1 (North)</b>	<b>Score</b>
<b>Accessibility</b>	<b>3</b>
<ul style="list-style-type: none"> <li>▪ Paved walkways throughout the park facility, but no apparent landings or handrails. Pathways appear to be close to 5%, but may be steeper.</li> </ul>	
<b>Ball Control/Fencing</b>	<b>4</b>
<ul style="list-style-type: none"> <li>▪ 30’ tall “J-style” backstop, extending 20LF along each base line.</li> <li>▪ 10’ black chain link wing fence with 15’ netting above to edge of infield, along both 1<sup>st</sup> and 3<sup>rd</sup> base lines.</li> <li>▪ 4’ ht. black chain link fence with fence cap from wing fence to outfield field.</li> <li>▪ 10’ ht. black chain link fence with fence cap at outfield.</li> <li>▪ Height of backstop does not meet current standards for baseball.</li> <li>▪ Additional netting has been attached to the backstop above Homeplate for ball control.</li> </ul>	
<b>Service Life</b>	<b>3</b>
<ul style="list-style-type: none"> <li>▪ Additional netting installed at the backstop in 2014 and 2019</li> </ul>	
<b>Outfield Grass</b>	
<b>Surface Quality</b>	<b>3</b>
<ul style="list-style-type: none"> <li>▪ Natural grass outfield.</li> <li>▪ Good coverage of grass.</li> </ul>	
<b>Stability</b>	<b>1</b>
<ul style="list-style-type: none"> <li>▪ Field surface is firm.</li> <li>▪ No obvious issues</li> </ul>	

<b>Planarity</b>	<b>3</b>
<ul style="list-style-type: none"> <li>▪ Field surface is irregular underfoot with patches of dense grass and areas of weeds / bare soil.</li> </ul>	
<b>Drainage</b>	<b>2</b>
<ul style="list-style-type: none"> <li>▪ No obvious issues.</li> </ul>	
<b>Skinned Infield</b>	
<b>Surface Quality</b>	<b>2</b>
<ul style="list-style-type: none"> <li>▪ Infield soil building up at outfield / infield transition.</li> </ul>	
<b>Stability</b>	<b>3</b>
<ul style="list-style-type: none"> <li>▪ Footprints and slide marks in many locations in the infield.</li> </ul>	
<b>Planarity</b>	<b>2</b>
<ul style="list-style-type: none"> <li>▪ No noticeable areas of standing water.</li> </ul>	
<b>Drainage</b>	<b>2</b>
<ul style="list-style-type: none"> <li>▪ Evidence of saturating at the edges of the infield.</li> <li>▪ No standing water on the infield.</li> </ul>	

<b>Hybrid Baseball/Softball Field #2 (South)</b>	<b>Score</b>
<b>Accessibility</b>	<b>3</b>
<ul style="list-style-type: none"> <li>▪ Paved walkways throughout the park facility, but no apparent landings or handrails. Pathways appear to be close to 5%, but may be steeper.</li> </ul>	
<b>Ball Control/Fencing</b>	<b>4</b>
<ul style="list-style-type: none"> <li>▪ 30’ tall “J-style” backstop. 20LF along base lines.</li> <li>▪ 10’ black chain link wing fence with 15’ netting above to edge of infield, along both 1<sup>st</sup> and 3<sup>rd</sup> base lines.</li> <li>▪ 4’ ht. black chain link fence with fence cap from wing fence to outfield field.</li> <li>▪ 10’ ht. black chain link fence with fence cap at outfield.</li> <li>▪ Height of backstop does not meet current standards for baseball.</li> <li>▪ Additional netting has been attached to the backstop above Homeplate for ball control.</li> </ul>	
<b>Service Life</b>	<b>3</b>
<ul style="list-style-type: none"> <li>▪ Additional netting installed at the backstop in 2014 and 2019</li> </ul>	

<b>Outfield Grass</b>	
<b>Surface Quality</b>	<b>2</b>
▪ Natural Grass outfield.	
▪ Good coverage.	
<b>Stability</b>	<b>1</b>
▪ Field surface is soft and wet in areas	
<b>Planarity</b>	<b>3</b>
▪ Field surface of irregular in areas with dense grass clumps adjacent to weeds / bare soil.	
<b>Drainage</b>	<b>2</b>
▪ Roots go down 6", Clean sand at 6" depth	
<b>Skinned Infield</b>	
<b>Surface Quality</b>	<b>3</b>
▪ Skinned Infield	
▪ Infield soil building up at outfield / infield transition.	
<b>Stability</b>	<b>3</b>
▪ Spotty soft areas, footprints	
<b>Planarity</b>	<b>3</b>
▪ Uniform	
<b>Drainage</b>	<b>4</b>
▪ Poor due to lack of sheet flow, standing water in spots	
<b>Multi-Purpose Field</b>	<b>Score</b>
<b>Accessibility</b>	<b>3</b>
▪ Paved walkways throughout the park facility, but no apparent landings or handrails. Pathways appear to be close to 5%, but may be steeper.	
<b>Ball Control/Fencing</b>	<b>4</b>
▪ 3' fence along the west touch line.	
▪ Topography to north and east.	
▪ No ball control to the south.	
<b>Service Life</b>	<b>3</b>
▪ Soil Based Field likely nearing the end of its service life.	

<b>Surface Quality</b>	<b>3</b>
▪ Weeds are showing up intermittently throughout field.	
▪ Some areas of bare soil at the soccer goal mouth, penalty kick and center circle.	
<b>Stability</b>	<b>2</b>
▪ Field surface firm.	
▪ Some areas of bare soil	
<b>Planarity</b>	<b>3</b>
▪ Field surface is irregular underfoot between patchiness of grass / weeds and bare soil.	
<b>Drainage</b>	<b>2</b>
▪ No obvious issues, no areas of standing water on the surface.	
<b>Recommendation</b>	
Improve reliability of the little league fields by converting the infields to synthetic turf. Convert the multipurpose field to synthetic turf at a size that supports 12+ Soccer and Unified, Modified Lacrosse. Add lights for increased capacity.	
<b>Estimated Cost</b>	
<b>Per the Master Plan</b>	
▪ Expand to Full-size and Convert to Sand-Based Grass, 80,000sf, approximately \$1,200,000.	
<b>Other Options</b>	
▪ 2 ea. Hybrid BB/SB fields, New small Backstops (\$185,000ea), 9,000sf Synthetic Turf Infields (\$193,500ea), 2 ea. avg. 59,500sf Sand-Based Grass outfields (\$892,500ea), approximately \$2,542,000 (\$1,271,000ea).	
▪ 2 ea. Hybrid BB/SB New small Backstops (\$185,000ea), Synthetic Turf avg. 68,500sf (\$1,472,750ea) approximately \$3,315,500 (\$1,657,750ea).	
▪ Convert 1 full-sized Soccer / Unified, Modified Lacrosse Field 80,000sf Synthetic Turf (\$1,720,000) with lights (\$720,000) approximately \$2,440,000.	

East Sammamish Park:



Field #2 – Backstop and infield edge



Multipurpose Field and ball control fence along west edge of field



Field #2 – Outfield Grass and Fence

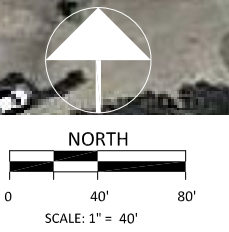


Multipurpose Field at soccer penalty box and goal area.

**Appendix B**  
Site Plans / Aerial Photos



East Sammamish Park Site Plan City of Sammamish  
21300 NE 16th, Sammamish, WA 98074  
rev. 12-5-19 DMD





**Appendix C**  
Assessment Matrix Summary

**Athletic Field Study**  
 Field Assessment Matrix  
 Updated 06-25-20

			Assessment														
Complex	Field / Field Type	Surface Type	Ownership	Average	Accessibility	Ball Control / Fencing	Service Life	Outfield / Grass					Infield				
								Surface Quality	Stability	Surface Planarity	Drainage	Reliability	Surface Quality	Stability	Surface Planarity	Drainage	Reliability
Beaver Lake Park	Field #1 - Hybrid BB / SB	Natural Grass Outfield	COS	2.31	2	4	2	2	2	2	3	2	2	2	2	1	4
Beaver Lake Park	Field #2 - Hybrid BB / SB	Natural Grass Outfield	COS	2.31	2	4	2	2	4	1	2	2	2	2	2	1	4
Beaver Lake Park	Field #3 - Hybrid BB / SB	Natural Grass Outfield	COS	2.92	2	4	2	4	4	2	5	4	2	2	2	1	4
East Sammamish Park	Field #1 - Hybrid BB / SB	Natural Grass Outfield	COS	2.69	3	4	3	3	1	3	2	2	2	3	2	2	5
East Sammamish Park	Field #2 - Hybrid BB / SB	Natural Grass Outfield	COS	2.92	3	4	3	2	1	3	2	2	3	3	3	4	5
East Sammamish Park	Multipurpose Field	Natural Grass Field	COS	2.75	3	4	3	3	2	3	2	2					
Klahanie Park	Baseball Field	Natural Grass Outfield	COS	3.23	4	3	3	2	3	1	1	2	5	5	3	5	5
Klahanie Park	Field #1 Multipurpose Field	Natural Grass Field	COS	3.13	4	3	4	3	2	3	3	3					
Klahanie Park	Field #2 Multipurpose Field	Natural Grass Field	COS	3.13	4	3	4	3	2	3	3	3					
Pine Lake Park	Multipurpose Field	Natural Grass Outfield	COS	2.92	1	4	2	3	3	2	3	3	2	4	3	3	5
Eastlake Community Fields	Field #1 Multipurpose Field	Synthetic Turf Field	LWSD	1.38	1	2	2	2	1	1	1	1					
Eastlake Community Fields	Field #2 Multipurpose Field	Synthetic Turf Field	LWSD	1.38	1	2	2	2	1	1	1	1					
Eastlake Community Fields	Field #3 Fullsize BB Field	Synthetic Turf Field	LWSD	1.88	1	2	2	3	2	3	1	1					
Alcott Elementary	Field #1 Multipurpose Field	Cinder Field	LWSD	4.00	3	4	4	5	4	2	5	5					
Alcott Elementary	Field #2 Multipurpose Field	All-Weather Sand-Silt Field	LWSD	3.38	3	3	3	3	3	3	4	5					
Eastlake High School	Football Field	Synthetic Turf Track Infield	LWSD	1.13	1	1	2	1	1	1	1	1					
Eastlake High School	Softball Field (Varsity)	Natural Grass Outfield / Synthetic Infield	LWSD	1.31	1	1	2	2	1	2	2	1	1	1	1	1	1
Eastlake High School	Softball Field (Jr Varsity)	Natural Grass Outfield / Skinned Infield	LWSD	4.00	4	4	4	4	3	4	4	5	4	4	3	4	5
Evergreen Middle School	Multipurpose Field	Natural Grass Field	LWSD	3.75	4	4	4	4	4	4	2	4					
Evergreen Middle School	Full-Size Baseball Field	Natural Grass Outfield / Skinned Infield	LWSD	3.85	4	4	3	4	4	3	3	4	5	3	4	4	5
Evergreen Middle School	Youth BB / SB Field	Natural Grass Outfield / Skinned Infield	LWSD	3.85	4	4	3	4	4	3	3	4	5	3	4	4	5
Carson Elementary	Multipurpose Field	All-Weather Sand-Silt Field	LWSD	2.63	2	3	2	2	2	2	3	5					
Inglewood Middle School	Football Field	Natural Grass Track Infield	LWSD	3.13	4	4	4	4	2	2	2	3					
Inglewood Middle School	Fullsize Baseball Field	Natural Grass Outfield / Skinned Infield	LWSD	3.62	4	4	4	3	2	2	3	4	5	4	3	4	5
Inglewood Middle School	Youth BB / SB Field	Natural Grass Outfield / Skinned Infield	LWSD	3.15	4	3	3	3	2	2	2	3	4	4	3	3	5
Blackwell Elementary	Multipurpose Field	All-Weather Sand-Silt Field	LWSD	3.25	3	3	3	3	4	3	2	5					
Blackwell Elementary	Youth BB / SB Field	Natural Grass Outfield / Skinned Infield	LWSD	4.38	5	3	4	5	5	5	3	5	5	4	4	4	5
McAuliffe Elementary	Youth BB / SB Field	Natural Grass Outfield / Skinned Infield	LWSD	3.69	4	4	4	3	2	3	3	3	5	4	4	4	5
McAuliffe Elementary	Multipurpose Field	All-Weather Sand-Silt Field	LWSD	3.25	3	3	3	3	4	2	3	5					
Samantha Smith Elementary	Multipurpose Field	All-Weather Sand-Silt Field	LWSD	2.88	4	3	2	3	3	2	2	4					
Margaret Mead Elementary	Multipurpose Field	All-Weather Sand-Silt Field	LWSD	2.25	1	3	1	3	3	2	1	4					
Cascade Ridge Elementary	Multipurpose Field	All-Weather Sand-Silt Field	ISD	3.63	3	2	4	4	3	3	5	5					
Challenger Elementary	Multipurpose Field	Natural Grass Outfield / Skinned Infield	ISD	2.85	2	3	3	4	2	2	2	3	4	2	3	3	4
Creekside Elementary	Multipurpose Field	All-Weather Sand-Silt Field	ISD	3.63	4	2	3	3	4	4	5	4					

Ownership Code  
 COS - City of Sammamish  
 LWSD - Lake Washington School District  
 ISD - Issaquah School District  
 PRV - Private

**Athletic Field Study**  
 Field Assessment Matrix  
 Updated 06-25-20

			Assessment														
Complex	Field / Field Type	Surface Type	Ownership	Average	Accessibility	Ball Control / Fencing	Service Life	Outfield / Grass					Infield				
								Surface Quality	Stability	Surface Planarity	Drainage	Reliability	Surface Quality	Stability	Surface Planarity	Drainage	Reliability
Discovery Elementary	Multipurpose Field	All-Weather Sand-Silt Field	ISD	3.50	2	2	4	4	3	4	5	4					
Sunny Hills Elementary	Multipurpose Field	All-Weather Sand-Silt Field	ISD	2.75	1	2	3	3	3	3	3	4					
Beaver Lake Middle School	Multipurpose Field	Synthetic Turf Field	ISD	1.88	2	1	2	4	2	2	1	1					
Beaver Lake Middle School	Fullsize Baseball Field	Natural Grass Outfield / Skinned Infield	ISD	3.23	2	3	3	3	2	3	2	2	5	4	4	4	5
Pacific Cascade Middle School	Multipurpose Field	Synthetic Turf Field	ISD	1.50	3	1	2	2	1	1	1	1					
Pacific Cascade Middle School	Fullsize Baseball Field	Natural Grass Outfield / Skinned Infield	ISD	2.31	4	1	2	2	2	2	2	2	3	1	2	3	4
Pacific Cascade Middle School	Youth SB / BB Field	Natural Grass Outfield / Skinned Infield	ISD	2.69	4	2	2	3	4	3	3	3	2	1	2	2	4
Pine Lake Middle School	Multipurpose Field	Synthetic Turf Multipurpose Field	ISD	1.75	1	2	3	4	1	1	1	1					
Pine Lake Middle School	Youth SB / BB Field	Natural Grass Outfield / Skinned Infield	ISD	1.62	1	1	1	2	1	1	2	2	1	2	1	2	4
Skyline High School	Football Field	Synthetic Turf Track Infield	ISD	1.00	1	1	1	1	1	1	1	1					
Skyline High School	Field #1 - Multipurpose	Synthetic Turf Multipurpose Field	ISD	1.00	1	1	1	1	1	1	1	1					
Skyline High School	Field #2 - Multipurpose	Synthetic Turf Multipurpose Field	ISD	1.00	1	1	1	1	1	1	1	1					
Skyline High School	Field #3 - Fullsize BB Field	Natural Grass Outfield / Synthetic Infield	ISD	1.54	1	2	2	2	2	1	2	2	2	1	1	1	1
McWhirter Field	Baseball Field	Natural Grass Outfield / Skinned Infield	PRV	3.67	5	3	4	3	3	3	2	3	5	5	4	4	4
Brock O'Connor Field	Baseball Field	Natural Grass Outfield / Synthetic Infield	PRV	1.75	5	2	1	2	2	1	2	2	1	1	1	1	1
Deer Field Sports Field	Multipurpose Field	Natural Grass Field	PRV	4.00	5	4	4	3	5	2	5	4					

Ownership Code  
 COS - City of Sammamish  
 LWSD - Lake Washington School District  
 ISD - Issaquah School District  
 PRV - Private

**Appendix D**  
Facility Program Capacity Matrix

**Athletic Field Study**

Capacity/Programming Potential Matrix

Updated 06-25-20

<div style="border: 1px solid black; padding: 5px; width: fit-content;">                     Ownership Code                      COS - City of Sammamish                      LWSD - Lake Washington School District                      ISD - Issaquah School District                      PRV - Private                 </div>														
Complex	Ex. Field / Field Type	Ownership	90' Youth Baseball / 300'	70' Adult Softball / 300'	70' Adult Softball / 275'	60' Youth BB-SB / 250'	60' Youth BB-SB / 200'	Cricket / 400' x450'	LaX - Uni-Mod / 180'x360'	Ultimate / 120' x330'	Adult Soccer / 195' x330'	U12 Soccer / 135' x210'	U10 Soccer / 120' x195'	Micro Soccer / 60' x90'
Beaver Lake Park	Field #1 - Hybrid BB / SB	COS	-	-	-	-	1	-	-	-	-	-	-	2
Beaver Lake Park	Field #2 - Hybrid BB / SB	COS	-	-	-	-	1	-	-	-	-	-	-	2
Beaver Lake Park	Field #3 - Hybrid BB / SB	COS	-	-	-	-	1	-	-	-	-	-	-	2
Beaver Lake Park	New Field - Master Plan	COS								1	1	1	1	8
East Sammamish Park	Multipurpose Field	COS	-	-	-	-	-	-	-	1	1	-	2	8
East Sammamish Park	Field #1 - Hybrid BB / SB	COS	-	-	-	1	1	-	-	-	-	1	1	3
East Sammamish Park	Field #2 - Hybrid BB / SB	COS	-	-	-	1	1	-	-	-	-	1	1	3
Klahanie Park	Field #1 Multipurpose Field	COS	-	-	-	-	-	0.5	-	-	-	1	1	3
Klahanie Park	Field #2 Multipurpose Field	COS	-	-	-	-	-	0.5	-	-	-	1	1	3
Klahanie Park	Youth BB / SB Field	COS	-	-	-	-	1	-	-	-	-	-	-	2
Pine Lake Park	Hybrid BB / SB Field	COS	-	-	1	1	1	-	-	-	-	1	1	3
Alcott Elementary	Field #1 Multipurpose Field	LWSD	-	-	-	-	-	-	-	-	-	-	1	2
Alcott Elementary	Field #2 Multipurpose Field	LWSD	-	-	-	1	1	-	-	-	-	1	1	3
Blackwell Elementary	Multipurpose Field	LWSD	-	-	-	-	-	-	-	0.5	0.5	0.5	1	5
Blackwell Elementary	Youth BB / SB Field	LWSD	-	-	-	1	1	-	-	0.5	0.5	0.5	1	4
Carson Elementary	Multipurpose Field	LWSD	-	-	-	-	1	-	-	-	-	1	1	3
Eastlake Community Fields	Field #3 Fullsize BB Field	LWSD	1	-	-	-	-	-	-	1	1	1	2	8
Eastlake Community Fields	Field #1 Multipurpose Field	LWSD	1	1	1	1	1	-	-	-	-	1	1	3
Eastlake Community Fields	Field #2 Multipurpose Field	LWSD	1	1	1	1	1	-	-	-	-	1	1	3
Eastlake High School	Football Field	LWSD	-	-	-	-	-	-	1	1	1	1	2	3
Eastlake High School	Softball Field (Jr Varsity)	LWSD	-	-	-	-	-	-	-	-	-	-	-	2
Eastlake High School	Softball Field (Varsity)	LWSD	-	-	-	-	1	-	-	-	-	-	-	2
Evergreen Middle School	Full-Size Baseball Field	LWSD	1	1	1	2	2	-	-	0.5	0.5	1	1	4
Evergreen Middle School	Multipurpose Field	LWSD	-	-	-	-	-	-	1	1	1	1	2	8
Evergreen Middle School	Youth BB / SB Field	LWSD	-	-	1	1	1	-	-	0.5	0.5	1	1	4
Inglewood Middle School	Football Field	LWSD	-	-	-	-	-	-	1	1	1	1	2	8
Inglewood Middle School	Fullsize Baseball Field	LWSD	1	1	1	1	1	-	0.5	0.5	0.5	0.5	0.5	6
Inglewood Middle School	Youth BB / SB Field	LWSD	-	-	-	-	1	-	0.5	0.5	0.5	0.5	0.5	6
Margaret Mead Elementary	Multipurpose Field	LWSD	-	-	-	-	-	-	-	-	-	1	1	3
McAuliffe Elementary	Youth BB / SB Field	LWSD	-	-	-	-	-	-	-	-	-	-	0.33	2
McAuliffe Elementary	Multipurpose Field	LWSD	-	-	-	-	-	-	-	-	-	-	1.67	4
Samantha Smith Elementary	Multipurpose Field	LWSD	-	-	-	-	-	-	-	-	-	1	1	3

**Athletic Field Study**

Capacity/Programming Potential Matrix

Updated 06-25-20

<div style="border: 1px solid black; padding: 5px; width: fit-content;">                     Ownership Code                      COS - City of Sammamish                      LWSD - Lake Washington School District                      ISD - Issaquah School District                      PRV - Private                 </div>														
Complex	Ex. Field / Field Type	Ownership	90' Youth Baseball / 300'	70' Adult Softball / 300'	70' Adult Softball / 275'	60' Youth BB-SB / 250'	60' Youth BB-SB / 200'	Cricket / 400' x450'	LaX - Uni-Mod / 180'x360'	Ultimate / 120' x330'	Adult Soccer / 195' x330'	U12 Soccer / 135' x210'	U10 Soccer / 120' x195'	Micro Soccer / 60' x90'
Beaver Lake Middle School	Multipurpose Field	ISD	-	-	-	-	-	-	1	1	1	1	2	8
Beaver Lake Middle School	Youth SB / BB Field	ISD	-	-	-	-	1	-	-	-	-	-	-	2
Cascade Ridge Elementary	Multipurpose Field	ISD	-	-	-	-	-	-	-	-	-	-	1	4
Challenger Elementary	Multipurpose Field	ISD	-	-	-	-	1	-	-	-	-	1	1	3
Creekside Elementary	Multipurpose Field	ISD	-	-	-	-	-	-	-	-	-	1	1	3
Discovery Elementary	Multipurpose Field	ISD	-	-	-	-	-	-	-	-	-	-	1	2
Pacific Cascade Middle School	Multipurpose Field	ISD	-	-	-	-	-	-	1	1	1	1	2	8
Pacific Cascade Middle School	Fullsize Baseball Field	ISD	1	1	1	1	1	-	-	-	-	-	1	4
Pacific Cascade Middle School	Youth SB / BB Field	ISD	-	-	-	-	1	-	-	-	-	-	-	2
Pine Lake Middle School	Multipurpose Field	ISD	-	-	-	-	-	-	1	1	1	1	2	8
Pine Lake Middle School	Youth SB / BB Field	ISD	-	-	-	-	1	-	-	-	-	-	-	3
Skyline High School	Field #1 - Multipurpose	ISD	-	-	-	-	2	-	-	1	1	1	2	6
Skyline High School	Football Field	ISD	-	-	-	-	-	-	1	1	1	1	2	8
Skyline High School	Field #2 - Multipurpose	ISD	-	-	-	-	-	-	-	1	1	1	2	8
Skyline High School	Field #3 - Fullsize BB Field	ISD	1	1	-	-	-	-	-	-	-	1	1	4
Sunny Hills Elementary	Multipurpose Field	ISD	-	-	-	-	-	-	-	-	-	-	-	3
Brock O'Connor Field	Baseball Field	PRV	-	-	-	-	1	-	-	-	-	-	-	2
Deer Field Sports Field	Multipurpose Field	PRV	-	-	-	-	-	-	-	-	-	1	1	4
McWhirter Field	Baseball Field	PRV	-	-	-	-	1	-	-	-	-	-	-	2

**Appendix E**  
High Priority Project Planning



## High Priority Project Planning

### Introduction

In the course of the Athletic Fields analysis and assessment, the Project Team identified several locations where maximum capacity increases would be realized most efficiently. Generally, these increases in scheduling capacity are achieved through improvements including modifications to the existing site plan, installation of all-weather synthetic turf surfacing, and adding lighting systems. While planning for these basic improvements, frequently additional amenities such as pedestrian accessibility and ball control fencing are recommended. Sites that showed potential for significant increase in scheduling were given additional attention in the form of more detailed site planning and cost estimating. These sites include both City Owned and School District Owned facilities as follows;

- Beaver Lake Park
- East Sammamish Park
- Elizabeth Blackwell Elementary School (LWSD)
- Inglewood Middle School (LWSD)

The following outlines specifics about recommended improvements at each of these sites.

You will see a common theme, which is conversion of infield soil and soil-based grass surfaces to synthetic turf and sand-based grass, and the addition of lights. In a January 2020 memorandum to Parks & Recreation, D.A. Hogan & Associates identified specific increases in reliability and expected scheduling capacity for a variety of athletic field surfaces. In summary, they found that the maximum expected available hours annually, for City of Sammamish fields by surface type, are as follows;

- Lighted Synthetic Turf 2,160 hours
- Un-Lighted Synthetic Turf 1,260 hours
- Lighted Sand-Based Grass 1,410 hours
- Unlighted Sand-Based Grass 1,010 hours

Improving an unlighted soil-based grass field to lighted synthetic turf yields a 200% increase in availability.





### **Beaver Lake Park**

The 2010 Beaver Lake Park Master Plan identified significant changes throughout the entire park. The preferred plan included significant changes to the existing field arrangement, including reducing the size of the three existing fields of 60'-70' base path with 285' outfields to 200' grass outfields with synthetic turf infields (no lights), and introducing a new lighted synthetic turf multi-purpose field capable of supporting 12+ Soccer and Modified Unified Lacrosse. This improvement would add hundreds of playable hours to Beaver Lake Fields with the addition of the multipurpose synthetic turf field. While the Master Plan is still viable, the Athletic Field Study also explored the additional option of retaining the existing baseball/softball fields arrangement, replacing the backstops, and converting the infields to synthetic turf (with an option to improve the grass outfields). Although there is no new soccer field with this approach, retaining the existing configuration allows for a wider range of users on the baseball fields and for U-10 and below soccer teams to utilize the outfields. The estimated cost of this alternative is approximately \$4,400,000. A detailed cost estimate is included with Appendix F.

### **East Sammamish Park**

The 2008 East Sammamish Park adopted Master Plan included expanding the existing soccer field, improving the grass surface, and improving ball control at the baseball fields. Another opportunity identified during the process of conducting the Athletic Field Study is to improve the reliability of the little league fields by converting the infields to synthetic turf (with an option to improve the grass outfields), improve the backstops, convert the multipurpose field to synthetic turf at a size that supports 12+ Soccer and Unified, Modified Lacrosse, and add lights for increased capacity. Conversion of the multipurpose field to synthetic turf is anticipated to double the number of playable hours on the field. The estimated cost of this project is approximately \$5,500,000. A concept plan is included with the Field Capacity Studies supplement, and a detailed cost estimate is included in Appendix F.

### **Elizabeth Blackwell Elementary School**

This site presents a significant opportunity for nearly doubling scheduled activity in the form 12+ Soccer and Unified Mod Lacrosse, as well as Youth Little League, by converting all of the available surfaces to synthetic turf, with the possibility of adding lights. The City currently has an established partnership with Lake Washington School District, and this site presents an opportunity for the City to rent the space after school and on the weekends. The estimated cost of this project is approximately \$4,300,000. A concept plan is included with the Field Capacity Studies supplement, and a detailed cost estimate is included in Appendix F.



### **Inglewood Middle School**

Inglewood Middle School is currently undergoing its own extensive Outdoor Athletic Facilities Planning Process and Feasibility Study, with final site-wide improvements and ballfield recommendations pending. Throughout this effort, several site plans have been explored that create increases in scheduling capacity in a variety of ways. While a preferred option has not yet been selected, the team has identified two viable options for consideration. Option 1 includes retaining the existing field configuration, upgrading the soccer/football field to synthetic turf with lights, and upgrading the rubberized track. Option 2 reconfigures the existing field layout to include a large synthetic turf multipurpose field with lights, a new rubberized track, and a synthetic turf soccer/football field. Although both options are anticipated to increase capacity, Option 2 provides an additional multipurpose field that will result in a greater increase to capacity than Option 1. The estimated cost of Option 1 is approximately \$5,000,000 and the estimated cost of Option 2 is approximately \$10,230,000. Lake Washington School District has agreed to contribute funding for the rubberized track for either option, totaling approximately \$1,700,000. Concept plans for both options are included with the Field Capacity Studies supplement, and detailed cost estimates are included in Appendix F.

## Appendix G

### Site Capacity & Opportunities Layout Exercise

*The following graphics represent a sizing and “fit” exercise using standardized templates as a means of “proofing” the potential fit for a variety of recreational activities and selected age ranges. These templates are, by definition, of a uniform dimension as used across all of the facilities. DA Hogan & Associates and the City of Sammamish recognize that every site and facility is unique, and that in many cases what is represented in this exercise and in the Capacity & Opportunities Matrix may not in fact fit a given site precisely either as illustrated or as described in the template. In many cases minor adjustments may be required to the layout of a certain field to actually fit the site.*

*rev. 8-6-20 ejg*

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## East Sammamish Park



### Notes:

- Synthetic Turf at Multipurpose field
- Synthetic turf infield/Natural turf outfield at SB/BB fields
- Ball control needed on east side of multipurpose field to protect SB/BB field spectators
- Suggest lights on multipurpose field to extend scheduled hours on field