



East Sammamish Park Baseball Field Improvements

City Council
April 07, 2026

Presentation Topics

- Background
- Project Overview
- Timeline
- Budget
- Comments and Questions
- Direction from City Council

Background

East Sammamish Park

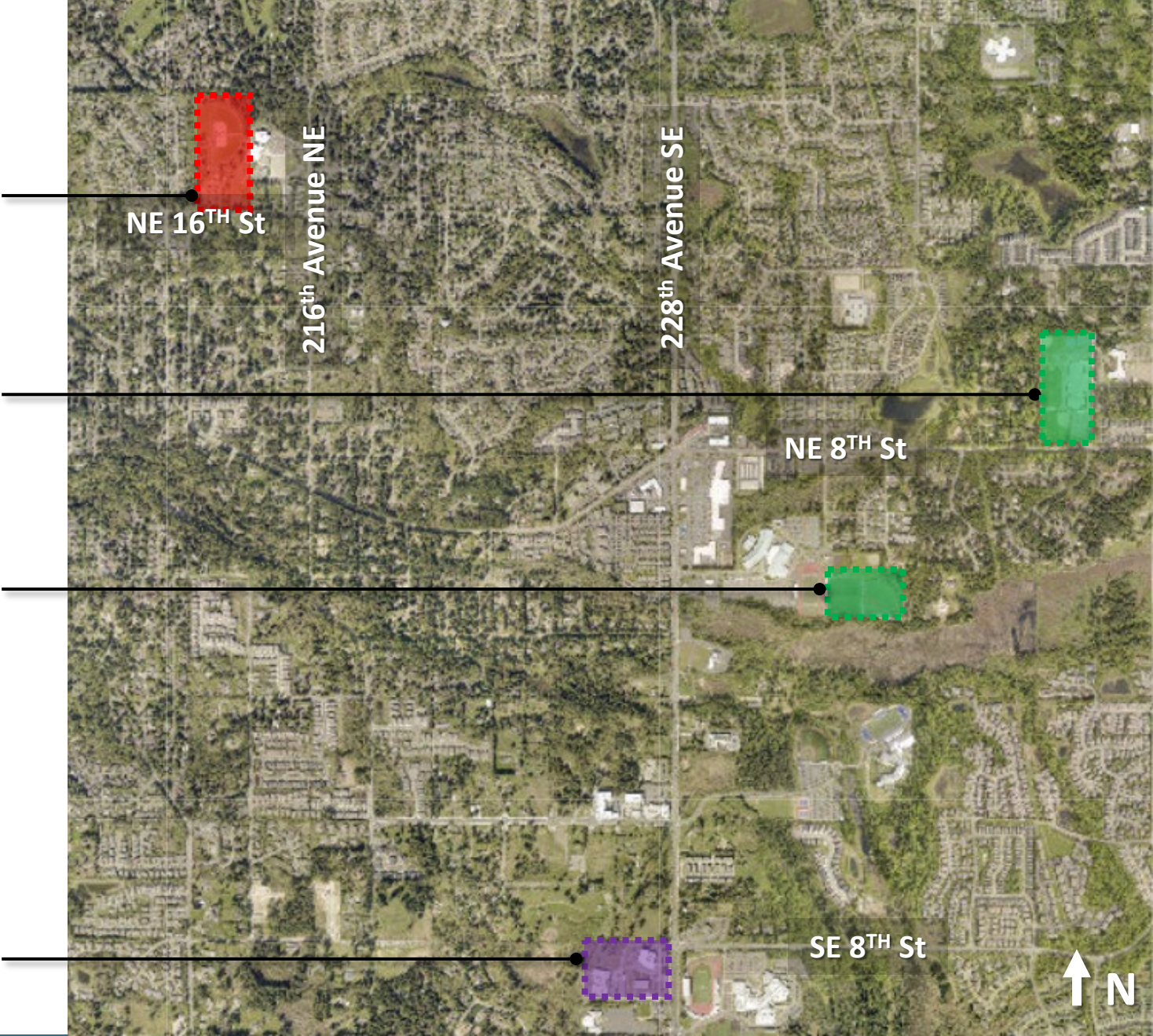
Vicinity Map

East Sammamish
Park

Inglewood
Middle School
Community Fields

Eastlake High School
Community Fields

Sammamish
Commons



East Sammamish Park

Background

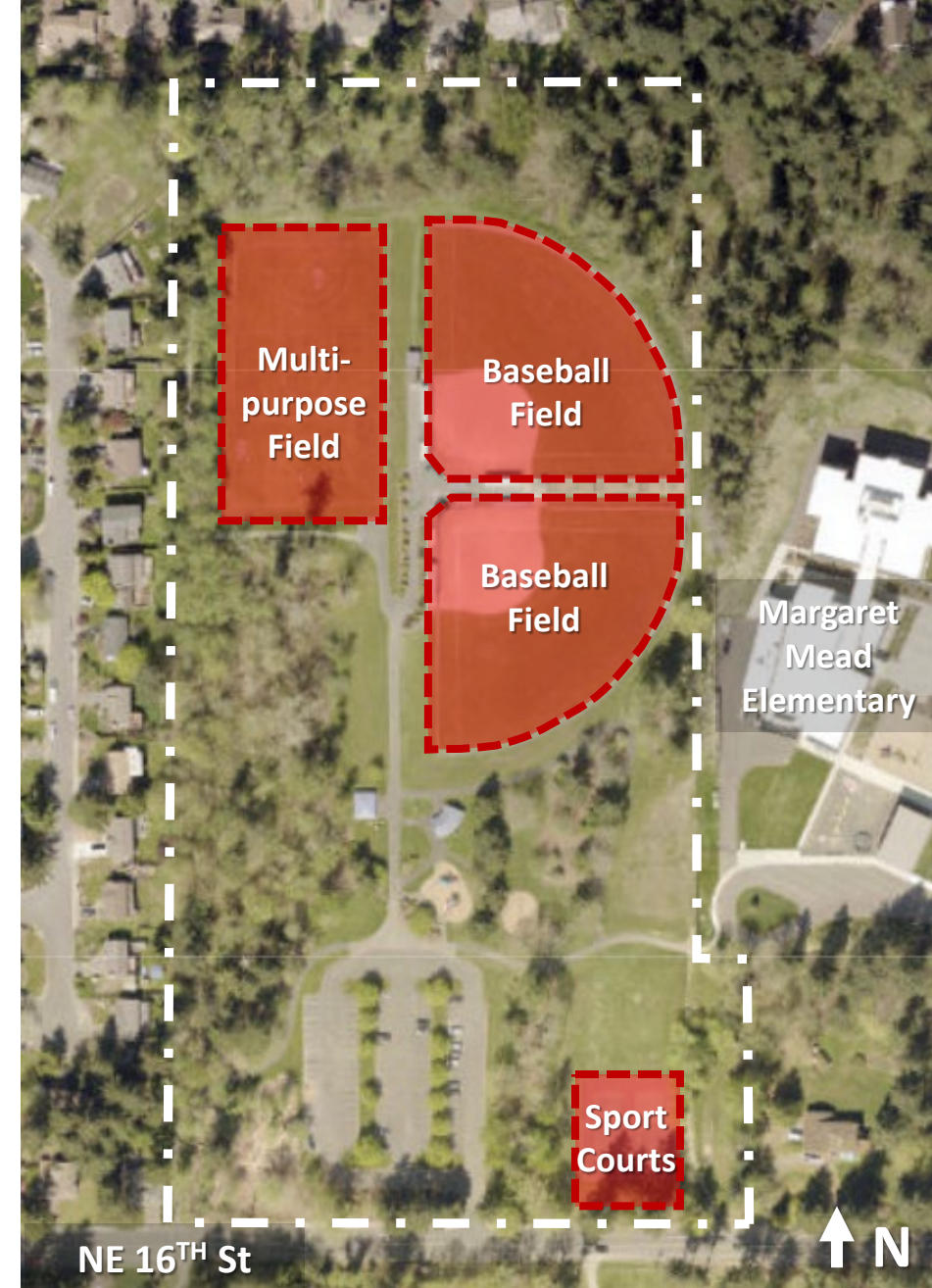
- 1991 – Park constructed
- 1999 – Park transferred from King County
- 2008 – Master plan adopted
- 2014 – Baseball field foul ball netting installed
- 2019 – Additional baseball field foul ball netting installed
- 2020 – Athletic field study completed
- 2022 – Sport court re-surfacing with pickleball overlay



East Sammamish Park

Existing Conditions

- 2 baseball fields
- 1 multi-purpose field
- 2 sports courts (striped for 2 tennis courts and 4 pickleball courts)



East Sammamish Park

Athletic Field Study

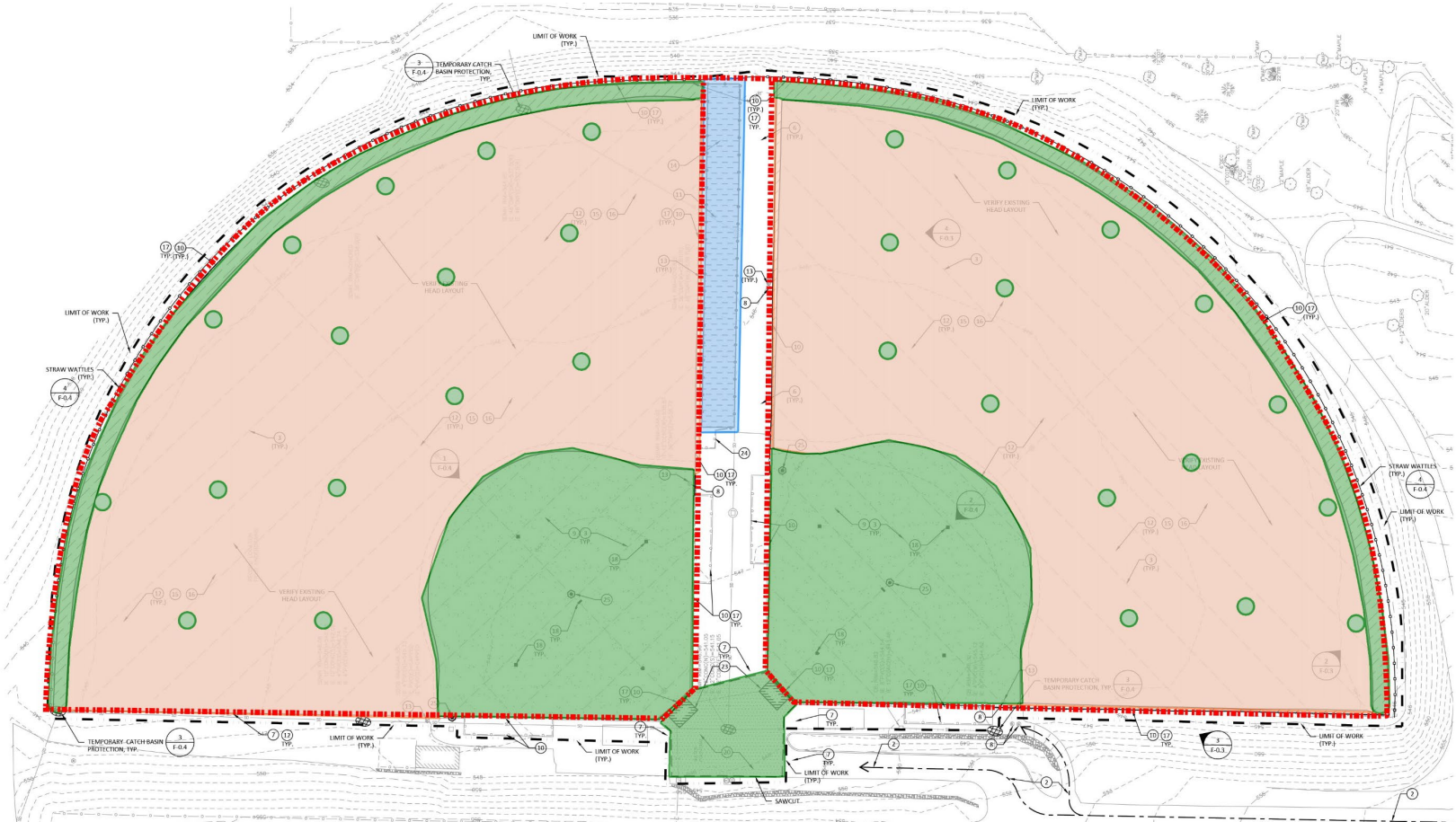
- Completed in 2020.
- Add capacity while emphasizing cost saving measures.
- Improve overall playing conditions and field quality.
- In reviewing opportunities for upgrading athletic facilities, East Sammamish Park was among the top four priority projects identified in the Athletic Field Study.



Project Overview

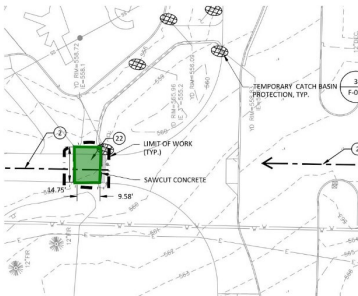
East Sammamish Park

Additive Alternate Plan



Baseball Field 1 and 2

- Base Bid
- Add Alternate 1
- Add Alternate 2
- Add Alternate 3



Site Entry

East Sammamish Park

Base Bid

- Convert sand infields to synthetic turf
- Irrigation modifications
- Accessibility improvements
- Gravel warning strip renovation

Add Alternate 1 - Batting Cage

- Synthetic turf surfacing
- Reinstall existing batting cages with improvements

Add Alternate 2 – Outfield

- Outfield lawn renovation

Add Alternate 3 – Fencing

- Backstop, control net and wing fencing replacement
- Outfield chain link fencing replacement
- Concrete mowing strip

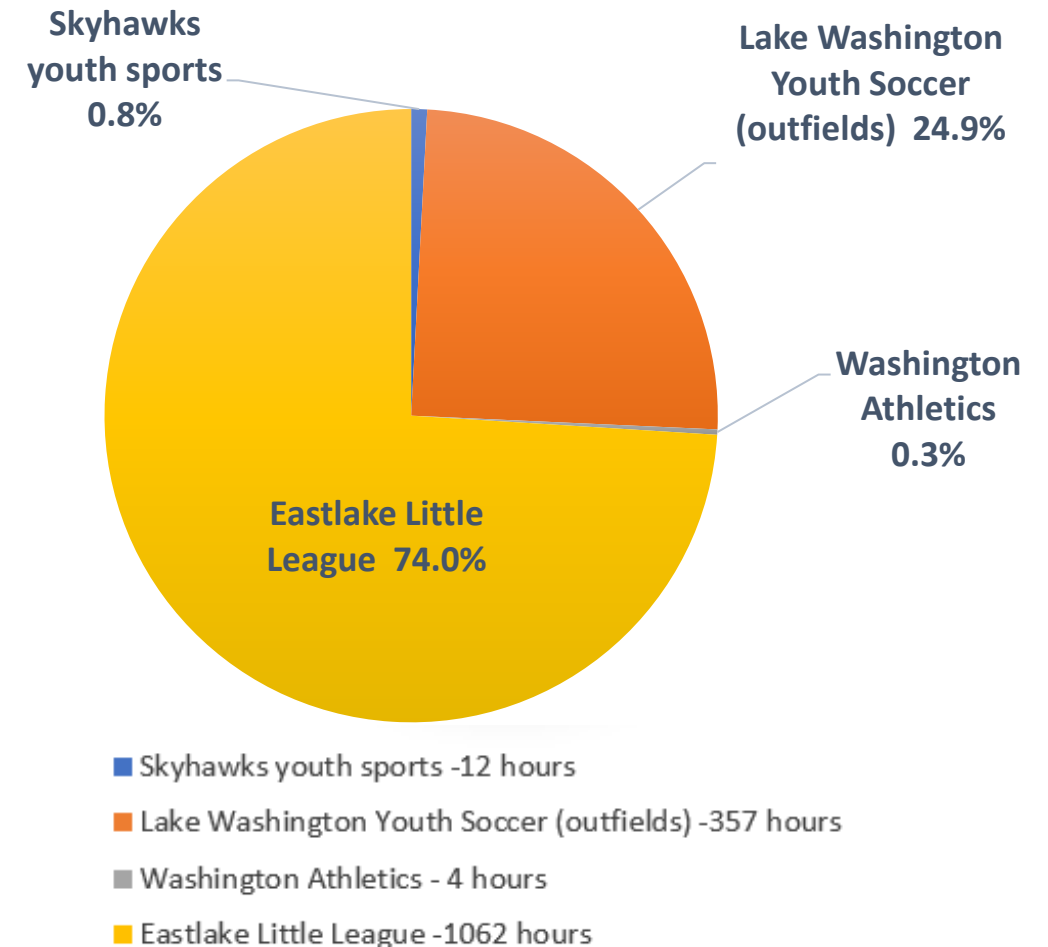


East Sammamish Park

Impact after Renovation

- Reduced game cancellations due to rainouts
- Field usage estimated to increase approx. 15%
- Reduced infield prepping and repair maintenance cost approx. \$37,000 annually.
- Current field rental fees are \$20/hour
- New field rental fees will be \$26/hour
- \$40 lining fee per game will no longer be needed.

Sports Field Usage Group 2025 Total Hours 1,432



East Sammamish Park

Project Costs and Revenue Estimate

	Current	Project
Capital Costs		
Installation	\$0	\$873,255
10-Yr Replacement	\$0	\$230,000
20-Yr Replacement	\$0	\$309,101
	Capital Costs \$0	Capital Costs \$1,182,356
Operating Costs		
Maintenance Hours/per year	985 hours	493 hours
Maintenance 0-10 yrs	\$817,184	\$366,086
Maintenance 10-20 yrs	\$1,098,226	\$491,989
	Operating Costs \$1,915,410	Operating Costs \$858,075
Rental Revenue		
Usage	1,570 hour	1,800 hours
Revenue 0-10 yrs	\$350,800	\$468,000
Revenue 10-20 yrs	\$471,446	\$628,953
	Revenue \$822,246	Revenue \$1,096,953
	Total Cost \$1,915,410	Total Cost \$2,040,431
	Revenue \$822,246	Revenue \$1,096,953
	Net Cost (\$1,093,164)	Net Cost (\$943,478)

Timeline

East Sammamish Park

Timeline

Anticipated Timeline

Design, Construction Documents & Permitting:	March 2023 – January 2026
Request for Quote & Council Award:	February – April 2026
Construction:	
Preparation	April – June 2026
Construction on Site	July – September 2026



Budget

East Sammamish Park

Quote – Base Bid

Overview

Design / Engineering Contract	\$	148,000
Survey	\$	14,500
Special Inspections & Testing	\$	10,000
Design and Engineering Costs	\$	172,500
Anticipated Construction Costs (Base Bid)	\$	696,932
Washington State Sales Tax (10.3%)	\$	71,784
Contingency (15%)	\$	104,540
Base Bid Costs	\$	873,256
 Project Funding (Parks CIP)	 \$	 1,445,911
Project Costs (Design and Engineering Costs + Base Bid Costs)	\$	1,045,756
Remaining Balance	\$	400,155



East Sammamish Park

Quote – Add Alts

Add Alt 1 – Batting Cage

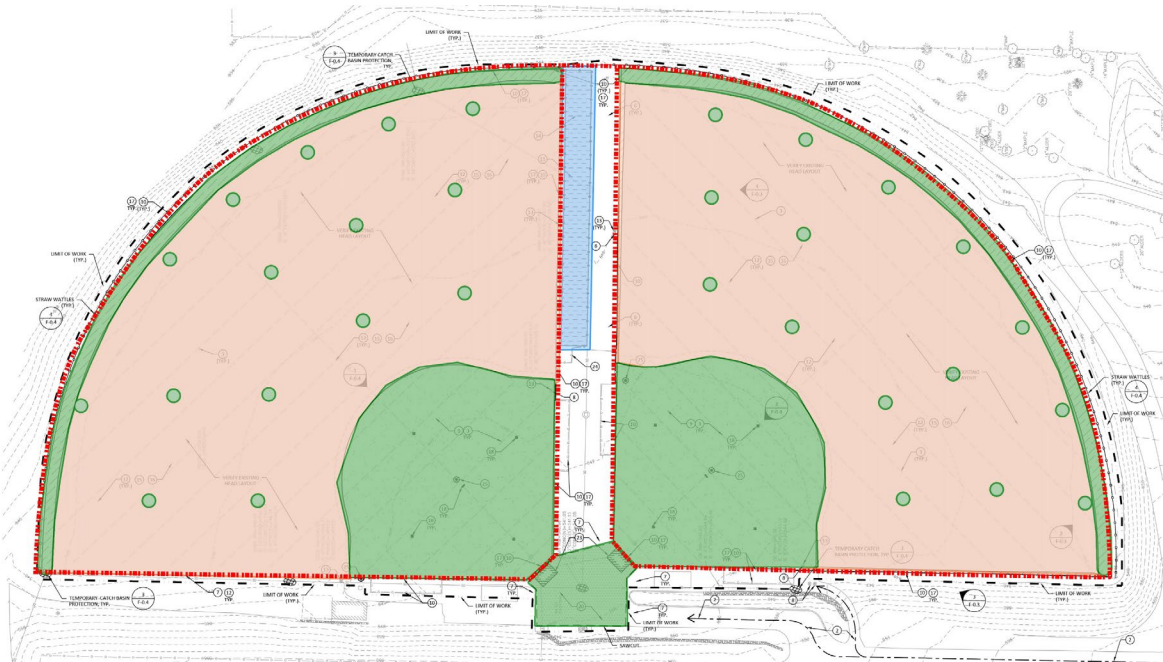
Anticipated Construction Costs (Add Alt1)	\$	40,467
Washington State Sales Tax (10.3%)	\$	4,168
Contingency (15%)	\$	6,070
Total Costs	\$	50,705

Add Alt 2 – Outfield

Anticipated Construction Costs (Add Alt2)	\$	532,640
Washington State Sales Tax (10.3%)	\$	54,862
Contingency (15%)	\$	79,896
Total Costs	\$	667,398

Add Alt 3 – Fencing

Anticipated Construction Costs (Add Alt3)	\$	413,474
Washington State Sales Tax (10.3%)	\$	42,588
Contingency (15%)	\$	62,021
Total Costs	\$	518,083



- Base Bid
- Add Alternate 1
- Add Alternate 2
- Add Alternate 3

East Sammamish Park

Cost Estimate and Quote Comparison

Cost Estimate

Design and Engineering Costs	\$ 172,500
Cost Estimate (incl. WSST + Contingency)	
- Base Bid	\$ 948,239
- Add Alternate 1 Batting Cages	\$ 130,325
- Add Alternate 2 Outfields	\$ 407,538
- Add Alternate 3 Fencing	\$ 378,682
Total Project Costs	\$ 2,037,284
Project Funding (Parks CIP)	\$ 1,445,911
Capital Repair/Replacement Budget	\$ 130,325
Total Project Funding (Parks CIP)	\$ 1,576,236
Outstanding Balance	\$ (461,048)

Quote

Design and Engineering Costs	\$ 172,500
Quote (incl. WSST + Contingency)	
- Base Bid	\$ 873,256
- Add Alternate 1 Batting Cages	\$ 50,705
- Add Alternate 2 Outfields	\$ 667,398
- Add Alternate 3 Fencing	\$ 518,083
Total Project Costs	\$ 2,281,942
Project Funding (Parks CIP)	\$ 1,445,911
Capital Repair/Replacement Budget	\$ 50,705
Total Project Funding (Parks CIP)	\$ 1,496,616
Outstanding Balance	\$ (785,326)

East Sammamish Park

Quote Options with Add Alts

Option 1

Design and Engineering Costs	\$ 172,500
Quote (incl. WSST + Contingency)	
- Base Bid	\$ 873,256
- Add Alternate 1: Batting Cages	\$ 50,705
Total Project Costs	
	\$ 1,096,461
ESP Project Budget	\$ 1,445,911
Capital Repair/Replacement Budget	\$ 50,705
Total Project Funding (Parks CIP)	\$ 1,496,616
Remaining Balance	\$ 400,155

Option 2

Design and Engineering Costs	\$ 172,500
Quote (incl. WSST + Contingency)	
- Base Bid	\$ 873,256
- Add Alternate 1 Batting Cages	\$ 50,705
- Add Alternate 2 Outfields	\$ 667,398
Total Project Costs	
	\$ 1,763,859
ESP Project Budget	\$ 1,445,911
Capital Repair/Replacement Budget	\$ 50,705
Total Project Funding (Parks CIP)	\$ 1,496,616
Outstanding Balance	\$ (267,243)

Option 3

Design and Engineering Costs	\$ 172,500
Quote (incl. WSST + Contingency)	
- Base Bid	\$ 873,256
- Add Alternate 1 Batting Cages	\$ 50,705
- Add Alternate 2 Outfields	\$ 667,398
- Add Alternate 3 Fencing	\$ 518,083
Total Project Costs	
	\$ 2,281,942
Project Funding (Parks CIP)	\$ 1,445,911
Capital Repair/Replacement Budget	\$ 50,705
Total Project Funding (Parks CIP)	\$ 1,496,616
Outstanding Balance	\$ (785,326)

Direction from City Council

- **Option 1:** Authorize the City Manager to execute proposed construction contract with Coast to Coast Turf, through the Sourcewell/ AstroTurf Contract #031622-AST and to administer a 15% contingency for East Sammamish Park Field Improvement project in an amount not to exceed **\$923,960**, including base bid and Additive Alternate 1?
- **Option 2:** Authorize the City Manager to execute proposed construction contract with Coast to Coast Turf, through the Sourcewell/ AstroTurf Contract #031622-AST and to administer a 15% contingency for East Sammamish Park Field Improvement project in an amount not to exceed **\$1,591,358**, including base bid and Additive Alternates 1 and 2?
- **Option 3:** Authorize the City Manager to execute proposed construction contract with Coast to Coast Turf, through the Sourcewell/ AstroTurf Contract #031622-AST and to administer a 15% contingency for East Sammamish Park Field Improvement project in an amount not to exceed **\$2,109,441**, including base bid and Additive Alternates 1, 2, and 3?

Comments and Questions?
