



# Administrative Report

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N.3., File # 21-3118

Meeting Date: 10/12/2021

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**To:** MAYOR AND CITY COUNCIL

**From:** CAMERON HARDING, COMMUNITY SERVICES DIRECTOR

## **TITLE**

DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE NEGOTIATION OF A NEW LICENSE AGREEMENT WITH SOUTH BAY SPORTS, LLC FOR INSTALLATION OF REPLACEMENT FIELD TURF AT AVIATION FIELD

## **EXECUTIVE SUMMARY**

On December 6, 2005; the City Council directed staff to begin negotiations with South Bay Sports, LLC (SBS) for the installation of a synthetic grass field at Aviation Park in exchange for periods of licensed use (see attached report). On March 7, 2006, the City Council approved a License and Concession Agreement with SBS for installation and use of a synthetic turf field at Aviation Park. As defined in the agreement, SBS installed the synthetic turf field (approximately \$550,000) and maintained the field over the term of the ten-year agreement. The agreement also called for SBS to make improvements to the Aviation Park concession stand and restrooms. In return, SBS received exclusive use of the field on weekday evenings and weekend afternoons and evenings.

In 2010, the City Council approved a first amendment to the agreement with SBS. As the first iteration of field turf deteriorated quicker than expected, the amendment allowed SBS to replace and upgrade the turf at no expense to the City and extended the agreement to October of 2020.

Typical life span of synthetic turf is approximately 10 years. Currently, the field is in poor condition and sorely in need of replacement. Staff has requested estimates from synthetic turf experts for repair. Three turf companies responded and each opined the turf was unrepairable and in need of total replacement. The cost of total turf replacement is estimated to be \$700,000.

SBS has requested to enter into negotiations of a new license agreement which would again allow them to replace and maintain the turf in exchange for exclusive use of the field during specific times. The partnership with SBS has been successful and well received by residents and users of the field. Staff recommends the City Council authorize the negotiation of a new license agreement with SBS for installation of replacement field turf in exchange for exclusive use of the field at designated times.

## **BACKGROUND**

In 2005, SBS approached City staff with a proposal to install a synthetic grass field at Aviation Park in

exchange for periods of licensed use. SBS had been a long-time and primary renter of the grass field and sought a partnership with the City in order to make upgrades to the field as the condition of the natural turf would routinely wear, flood due to weather or irrigation issues, and close several months per year in order for Public Works staff to re-sod and perform maintenance.

According to their website (<https://www.southbaysports.com>) SBS' mission is to provide a wide range of individual and team sports and special events at a variety of competitive and recreational levels to South Bay Sports members of the surrounding community. SBS is a crucial element of the experience in that it promotes and reinforces teamwork and personal accomplishment, mutual respect and integrity, competition and recreation, as well as skill and exercise. SBS provides valuable leadership and both personal and professional growth opportunities to the community members who, with the support of SBS, bring together our community.

In 2006, the City Council approved a License and Concession Agreement with South Bay Sports, LLC (SBS) for the installation and use of a synthetic turf field at Aviation Park. As defined in the agreement, SBS installed the synthetic turf field at their cost (approximately \$550,000) and maintained the field over the term of the ten-year agreement. Annual maintenance costs at that time were approximately \$27,000. The agreement also called for SBS to make improvements to the Aviation Park concession stand and restrooms which included painting interior and exterior, adding an awning, picnic tables, benches and patio plants. In return, SBS received exclusive use of the field from 7pm-10pm Monday-Friday January-July and December, 8pm-10pm Tuesday-Friday for the months of September-November, 3pm-10pm every Saturday, and 2pm-10pm every Sunday. During these time slots, South Bay Sports runs year-round adult soccer leagues offering both co-ed and men's leagues. 90% of the participants are South Bay residents and 30% live in Redondo Beach. Time slots not reserved by South Bay Sports are available for other groups to rent field space through the Community Services Department.

In 2010, the City Council approved a first amendment to the agreement with SBS. As the first iteration of field turf deteriorated quicker than expected, the amendment allowed SBS to replace and upgrade the turf at no expense to the City and extended the agreement to October of 2020.

Typical life span of synthetic turf is approximately 10 years due to regular wear and tear from use as well as weather conditions. Currently, the turf field is in poor condition and sorely in need of replacement. Recently, DMA Sports Design Group, LLC conducted a Gmax Impact Evaluation. The Gmax Impact Evaluation is a fundamental tool of athletic field safety testing that measures impact-attenuation (the ability of the playing surface to absorb the "shock" from a collision, when a player falls and hits the surface). Therefore, the surface hardness is reported as Gmax. The higher the Gmax value, the poorer the shock-attenuation performance of the surface. During the evaluation, DMA listed several areas of concern and recommended the field be replaced as soon as possible (see attached summary). As a measuring example, the NFL safety Gmax limit is 165. The Aviation Field overall Gmax average is 173. The highest Gmax location averaging 284 on the field center line, is currently closed off for use. The field cannot be used in its entirety until the field is replaced. The entire field surface has lost significant yarn and has exposed rubber on the surface (see attached photos). The exposed rubber creates a slicker surface for players and exposes them to increase chances of surface impacts. In addition, there are areas of the field that have exposed underlayment, which creates tripping hazards (see attached photos).

One long time user group has cancelled their rental reservations on Saturdays for their Fall League due to the poor field conditions. Staff has also received several complaints from residents regarding the safety of the field. As the condition of the field continues to decline and there is no immediate plan to replace the field, staff will be required to implement a field closure in order to keep user groups safe.

Staff has requested estimates from synthetic turf experts for repair. Three turf companies responded and each opined the turf was unrepairable and in need of total replacement. Cost estimates for total replacement are estimated at \$700,000. Currently, the City does not have budgeted funding for replacement of the field, nor to maintain the field. SBS has requested to enter into negotiations of a new license agreement which would again allow them to replace and maintain the turf in exchange for exclusive use of the field during specific times. The partnership with SBS has been successful and well received by residents and users of the field. Staff recommends the City Council authorize the negotiation of a new license agreement with SBS for installation of replacement field turf in exchange for exclusive use of the field at designated times. As an alternative, while the City Council could direct staff to solicit proposals rather than begin negotiations, it is unlikely that a suitable alternative youth sports group could be secured for these services and to rebuild the field surface.

**FISCAL IMPACT**

Currently, the City does have budgeted funds for replacement of the field, nor to maintain the field. As such, staff recommends the City Council authorize the negotiation of a new license agreement with SBS for installation of replacement field turf in exchange for exclusive use of the field at designated times.

**APPROVED BY:**

*Joe Hoefgen, City Manager*

**ATTACHMENTS**

Aviation Park License and Concession Agreement Between South Bay Sports, LLC. And the City of Redondo Beach

First Amendment to Aviation Park License Agreement

Current Photos of Aviation Field Conditions

DMA Sports Design Group Gmax Impact Evaluation Test Aviation Field

Administrative Report - December 6, 2005