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Joint Facilities Planning Committee

Notes of Meeting Held on
March 3, 2014

Mosaic, Hacienda, Moraga

Attendees

Members Present

- Moraga Sports Alliance: Harry Crouch, Chris Maher, Judy McNeil.
- Campolindo High School: John Walker
- St. Mary's College: Jim Donahue
- Moraga School District: Charles MacNulty, Shari Simon
- Town of Moraga: Phil Crosby, Mike Metcalf, Dave Trotter

Staff Present

- Town of Moraga: Jay Ingram

Members Absent

- Moraga Sports Alliance: Ken Towers

Others Present

Those who spoke and were identified:

- Bill Giacalone, Chris Peterson, Joe Rosenbaum
- Liz Faoro, accompanied by five Boy Scouts from Troop 246 (Moraga)

Inventory of Existing Fields/Facilities

- At the February 10th meeting, an inventory was initiated of all facilities and properties within the Town of Moraga limits which have potential for community use. Candidates were properties of the Town of Moraga (Town), Moraga School District (MSD), Saint Mary's College (SMC), and Campolindo High School (CHS). All facilities and properties are public property, except those belonging to Saint Mary's College (a private institution).
- For each candidate the following information was included in the notes of the Feb 10th meeting: description, users, constraints, and points of discussion. Subsequent to release of the draft notes, the notes were altered to include new information contributed by representatives of the four property owners:

- Data for the MSD properties were essentially compiled during the Sports Field study conducted in 2009 involving MSD, Town, and Moraga Sports Alliance. The draft notes for the Feb 10th meeting reflected that old information, with little change. Some new information was added prior to the present meeting, provided to Jay Ingram by Bruce Burns, Superintendent and Sue Graft, Facilities Scheduler for MSD.
 - John Walker provided to Jay Ingram a considerable amount of information on the CHS candidate facilities.
 - Jim Donahue provided, at the present meeting, a comprehensive compilation of information on all candidate SMC facilities.
 - Information on Town facilities reflected in the Feb 10th notes was sufficiently complete for the committee's purposes. No revisions were needed.
- The amended draft notes of the Feb 10th meeting were reviewed by the committee. New information based on comments at the March 3rd meeting was noted. It was understood that the Feb 10th meeting notes would be revised further reflecting these comments.
 - Subsequent to this March 3rd meeting, MSD representatives have requested further revisions to the MSD section of the inventory.

Community Needs

A free-form conversation followed focused on identifying community needs for fields and indoor recreation facilities. Those following major points were recorded:

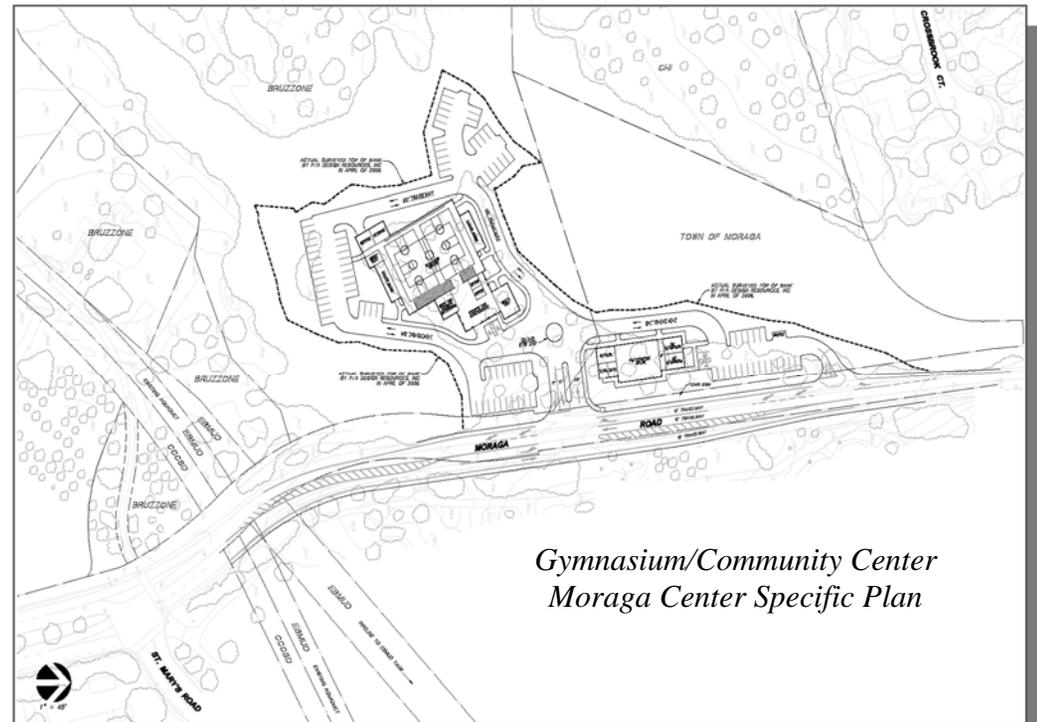
- Growth in youth sports continues. Soccer continues to grow briskly, and competition for field time is strong. Basketball demand for gym space remains heavy, and girls volleyball has become popular, worsening the competition for indoor floor space.
- While there are sports organizations from outside of Lamorinda who use facilities in Moraga, the growing demand for Moraga facilities is largely from within Lamorinda.
- Existing indoor floor space essentially is limited to the JM gym, which has constraints in terms of size and age. Other indoor facilities such as multipurpose rooms at the three elementary schools are also constrained in terms of size. Moreover, they are heavily used during the school year for non-sports activities, which makes programming for sports problematic.
- The consensus is that indoor gym space is inadequate. A new gymnasium is needed to supplement the capacity of the existing JM gym. The JM gym should be refurbished.

Projects for Increasing Capacity

JM Field/Gymnasium Complex

Initial Project

- The Sports Field Committee in 2009 studied the JM playing fields to see whether field improvement project(s) would be candidate(s) for Measure WW funding.
- An initial project would:
 - Reconfigure SE portion of existing playing field to fit 300 ft x 400 ft field complex to accommodate baseball (three diamonds), soccer, football, and other gird sports (shown on page 8).
 - Grade and install drainage system.
 - Re-sod playing surfaces.
 - Replace backstops and batting cages.
 - Cost \$820,000 (see detail in Exhibit A, page 8).
- A follow-on project would continue with the initial project, presumably at a later time:
 - Install synthetic turf on all playing surfaced (replacing natural sod from the Initial Project).
 - Install proper restrooms facilities.
 - Install concession.
 - Install 50-seat bleachers.
 - Replace backstops and batting cages.
 - Install field lighting.
 - Cost \$2.2 million (see detail in Exhibit A, page 8).
- The total project could cost \$3 million, if executed over time as a 2-stage project. This large project would be much larger if the existing fields to the NE were also improved.
- It was apparent at the time that priority should be given to a master planning exercise with a professional sports facilities planner. From a master plan, a sound program of projects could be identified. Such planning was not an acceptable use of Measure WW funds.



*Gymnasium/Community Center
Moraga Center Specific Plan*

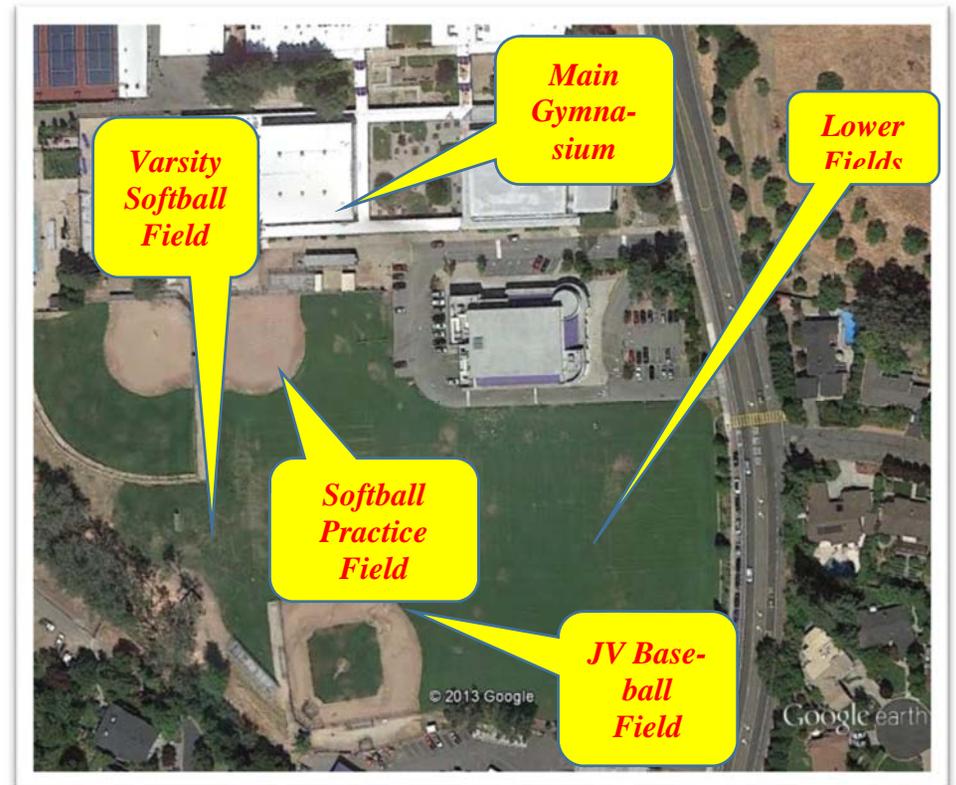
Gym/Community Center

- The Moraga Center Specific Plan, adopted by the Town in 2010, included a gymnasium/community center at alternative locations on the west side of Moraga Road adjacent to Moraga Commons. Because of land constraints, the complex was configured as two separate buildings (22,700 SF gymnasium and 6,200 SF community center). With 100 parking spaces and circulation roadways, the complex required about 4.5 acres. See site plan at right.
- The Pear Orchard to the NE of the existing JM fields might be suitable land for a portion of a gymnasium/community center. This would entail connecting the pear orchard to the JM fields with bridge(s) across the creek which runs between the two properties. The site plan shown on page 6 could possibly lend itself to this kind of separation.
- In 1997 City of Orinda and the Orinda Union School District jointly built a 12,000 SF gymnasium/community use facility at Wagner Ranch (shown at upper right). The facility has been meeting its intended dual functions as a city and school facility for over 15 years. The Wagner Ranch model might be a useful model to consider for Moraga.



Campolindo Lower Fields

- The current configuration of baseball/softball diamonds (3 ea) and grid fields (3 ea) suggests more optimum utilization of the acreage might be possible. See photo at right.
- A suitable consultant could possibly suggest some reconfiguration possibilities and assess costs for implementation.



Rheem School Field

- The 2009 Sports Fields committee had concluded that the Rheem field was simply too small and otherwise constrained to justify an investment in improvements. However, the current committee believes there may be opportunities which should not be overlooked.
- Reconfiguration of Rheem field could be considered along with the JM complex and the Campolindo fields optimization.

Moraga Commons Back 40

- The committee did not discuss the possibility of the Moraga Commons Back 40 for development as a sports facility. Subsequent to the meeting, however, Town staff has been discussing how this acreage might be configured to hold a gymnasium/community center.
- A plan for assessing the site could be included with the assessments of the other site possibilities.

Forward Plan

- Mike Metcalf was charged, at this March 3rd meeting, with working with Town staff to engage a suitable consultant to prepare some initial ideas, and assess costs for construction for each of the opportunities identified above.
- Part of these initial assessments could include identification of environmental and planning issues which would need to be addressed.
- If a promising concepts emerge, financing and operating concepts could follow.
- By the next meeting (April 7th) a firm plan for this work will be presented to the committee.

Next Meetings

- The next meeting will be on 5:30-7 pm Monday, April 7th in the Lafayette Room at the Soda Activities Center on the Saint Mary's College campus.
- The change in time and venue is necessary because the Moraga Town Council will be participating in a Tri-City Council Meeting (Lamorinda) at 7 pm that evening, also at the Soda Activities Center.

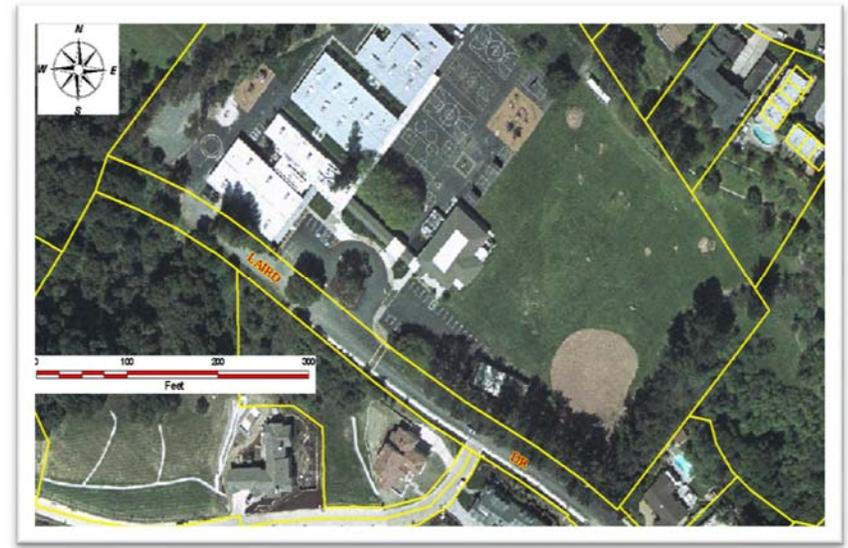


Exhibit A—JM Fields Improvement Cost Estimate

Exhibit A – JM 9.9 acres (Field Space)		
<i>Initial project:</i>		
Design/Drainage/irrigation/finish grade/ re-sod 300x400 = 120,000 sq. ft.		\$ 720,000
Backstops = pre-fabricated ~\$10,000/per backstop (6) (assuming MBA install)		\$ 60,000
Reconfigure layout		\$ 30,000
Batting cage = ~\$10,000 (assuming MBA install)		\$ 10,000
Total Initial Project		\$ 820,000
<i>Follow-on (including initial project elements)</i>		
Synthetic turf on 120,000 sq. ft. (\$1.2 - 1.5)		\$ 1,500,000
Snack bar = Pre-fab. \$110/sq. ft. – 15ft. x 20ft. = \$33,000 + \$10,000 for design/install		\$ 43,000
Bleachers = ~\$2,300 (seats 56 - 6 sets)		\$ 13,800
Restrooms = ~\$100,000 for an 8ft. x 18 ft. structure		\$ 100,000
Netting		\$ 1,000
Storage = ~\$3,000/container		\$ 3,000
Lights = ~\$140,000 not installed + ~ \$150,000 to install		\$ 290,000
Synthetic turf design \$40,000/not including DSA fees		\$ 40,000
Fencing = ~\$16/ft. materials or \$24/ft. installed (1,000 ft. of fence)		\$ 24,000
Initial project elements		\$ 100,000
Irrigation well		\$ 75,000
Total Initial Project		\$ 2,189,800
GRAND TOTAL		\$ 3,009,800