

# BEVERLY HILLS HIGH SCHOOL

## UPPER FIELD - PROPOSAL FOR REDEVELOPMENT

Presented by

BEVERLY HILLS LIGHTS AND FIELDS  
a project of SoccerSpace USA

**[dated April 8, 2003]**

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## CONTENTS

1.	Executive Summary .....	1
2.	Background.....	2
2.1	The Project.....	2
2.2	The Project in Context .....	3
2.3	Beverly Hills Lights and Fields .....	3
3.	Interested Parties.....	3
3.1	Beverly Hills Unified School District.....	3
3.2	City of Beverly Hills.....	3
3.3	Beverly Hills Lights and Fields .....	4
3.4	Organized Youth Recreation.....	4
3.5	Organized Adult Recreation .....	4
4.	Major Project Elements.....	4
4.1	Description of the Athletic Fields at Beverly Hills High School.....	4
4.2	Reconfiguring the Upper Field .....	5
4.3	Relocating the Basketball/Paddle Tennis Courts.....	10
4.4	Issues to be Addressed.....	11
5.	Financing.....	13
5.1	Cost Estimates.....	13
5.2	Financing Sources.....	15
5.3	Income Projection .....	16
6.	Benefits .....	19
6.1	Benefits to the School District.....	19
6.2	Benefits to the Community as a Whole .....	20
	APPENDIX A. Upper Field Project Diagram .....	22
	APPENDIX B. Sketch of Former M&O Building Space .....	23

### 1. Executive Summary

Beverly Hills Lights and Fields sets out below a detailed proposal for the redevelopment of the “Upper Field” at Beverly Hills High School into a full-sized mixed use athletic field, with a synthetic turf surface.

The features of the field would include:

- Replacement of the existing grass, dirt, and asphalt blacktop with a new synthetic surface offering superior playability, lower maintenance, greater safety and unlimited usability.
- Field would be large enough to conform to minimum CIF requirements for varsity soccer and softball, and would also be usable for lacrosse and football practices.
- Supplemental athletic lighting to allow use of the whole field at night.

- Relocation of the existing basketball/paddle tennis courts, currently used by the physical education department but not the athletic program, initially to the site of the former M&O building that burned down in April 2001. There should be little loss of amenity resulting from this move.

JCM Group estimated the cost at \$1.2 million (estimate not performed at District expense) and saw no showstoppers to the project from a design and construction standpoint. We agree and indeed believe that there are also no showstoppers from a financial or program standpoint.

We believe this project can be funded without cost to the District through a combination of fundraising of the kind that successfully funded athletic lighting in 2001 combined with financing arranged through the City of Beverly Hills with debt service paid for by user fees. The result will be a tremendous improvement to Beverly Hills High School's athletic and PE programs as well as wonderful new resource for our community.

Beverly Hills Lights and Fields is willing to lead this project and make it happen. We have done our homework and present our findings in much greater detail below.

## **2. Background**

### **2.1 The Project**

Beverly Hills Lights and Fields sets out below a proposal for the redevelopment the "Upper Field" at Beverly Hills High School into a full-sized mixed use athletic field, with a synthetic turf surface.

Currently, the High School has two fields, commonly referred to as the Upper and Lower Fields. A fuller description is given in 4.1 below. The Lower Field is a full-size field surrounded by a high quality track, used for football, soccer, baseball, track and field and physical education. The Upper Field is a rectangular field of which a large corner is currently fenced in and covered with asphalt. Both fields had modern athletic lighting installed in Fall 2001.

Our Proposal is to relocate or replace the activities currently occurring on the asphalt area of the Upper Field, remove the fencing and install a properly drained synthetic turf surface on the field and two or three additional lighting poles. The resulting field would be large enough for soccer, lacrosse, and youth football. It would continue to be suitable for girls softball and would also be much more suitable for high school football practices. It would also be available for various physical education (PE) activities, such as small-sided soccer games or volleyball.

This Proposal is a work in progress. At this stage, we try to identify as many issues as possible but it does not purport to resolve all of them. We intend to update the Proposal from time to time as progress is made in addressing and resolving issues identified in the Proposal and resolved as additional issues are identified.

A diagram of the field and of the surrounding facilities is attached.

## **2.2 The Project in Context**

The proposed field serves both the short-term and long-term needs of the High School, the District and the Beverly Hills community. In the immediate short-term, it doubles the fields available to the athletic and PE departments and relieves enormous pressure on and demand for field space for both the School District and the City of Beverly Hills.

In the longer term, the project would fit very well geographically and programmatically with a proposal now under consideration to construct a third field on the site of Buildings C and D at the southwestern end of the campus. We support this project, which would be very beneficial to the community's needs in addition to giving the High School fields comparable to, for example, Culver City High School.

The C and D Building site field cannot be constructed until the new Science and Technology building is built, and this may not be ready for three or four years. The Upper Field proposal would bridge the gap and it could be ready quite quickly.

## **2.3 Beverly Hills Lights and Fields**

Beverly Hills Lights and Fields is a division of SoccerSpace USA, a California nonprofit corporation that is tax exempt under section 501(c)(3) of the Internal Revenue Code. Acting as a committee sanctioned by the Superintendent of Schools, Beverly Hills Lights and Fields organized the fundraising of and facilitated the construction of the lights at the High School fields in 2001.

## **3. Interested Parties**

### **3.1 Beverly Hills Unified School District**

#### **(a) District Administration**

- (1) Dr. Gwen Gross, Superintendent of Schools
- (2) Mike Clear, Deputy Superintendent, Business Affairs
- (3) Allen Rubenstein, Director of Planning and Facilities

#### **(b) Beverly Hills High School**

- (1) Ben Bushman, Principal
- (2) Dan Stepenosky, Assistant Principal
- (3) Dana Berk, Chair, Physical Education Department
- (4) Carter Paysinger, Athletic Director

### **3.2 City of Beverly Hills**

#### **(a) City Manager – Mark Scott**

**(b) Finance Department – Don Oblander**

**(c) Recreation and Parks**

- (1) Department of Recreation and Parks – Steve Miller, Director
- (2) Recreation and Parks Commission – Jeff Brynan, Chair

**3.3 Beverly Hills Lights and Fields**

**(a) Co Chair – Michael Karlin**

**(b) Co Chair – AJ Willmer**

**3.4 Organized Youth Recreation**

- (a) Region 76 of the American Youth Soccer Organization (AYSO)
- (b) Club soccer
- (c) Beverly Hills Little League
- (d) The newly organized Lacrosse league
- (e) Youth (not high school) football

**3.5 Organized Adult Recreation**

- (a) Soccer
- (b) Softball

**4. Major Project Elements**

**4.1 Description of the Athletic Fields at Beverly Hills High School**

The Lower Field is a full sized multipurpose field. It is used throughout the year by the physical education (PE) department. The grass area of the field is used. There are bleachers on the western side of the field. On the eastern side there are two tennis courts and a couple of storage cabins used by the District maintenance staff and the School athletic department.

The Upper Field is located to the west of the Lower Field. It is at a higher level, with the field at approximately the same level as the top of the Lower Field bleachers. The Upper Field is currently used for girl's softball, for which it is large enough as currently configured. There is a batting cage on the southern edge of the field. At the northeast corner of the field, there is a fenced rectangular space covered in asphalt on which there are four and a half basketball courts, less than regulation size that are not used for competition. The asphalt space can also be converted to use for paddle tennis.

## **4.2 Reconfiguring the Upper Field**

The basic idea is to create a large, rectangular field that would be available for multiple field sports on the site of the current Upper Field. This would be accomplished by removing the fencing that surrounds the basketball courts, demolishing and removing the asphalt surface and squaring off the northwest corner of the field. In the resultant space, we would install a new synthetic sports turf system, including drainage. Two or three poles of sports lighting would be installed to light the area added to the existing field.

### **(a) Demolition of Basketball/Paddle Tennis Courts**

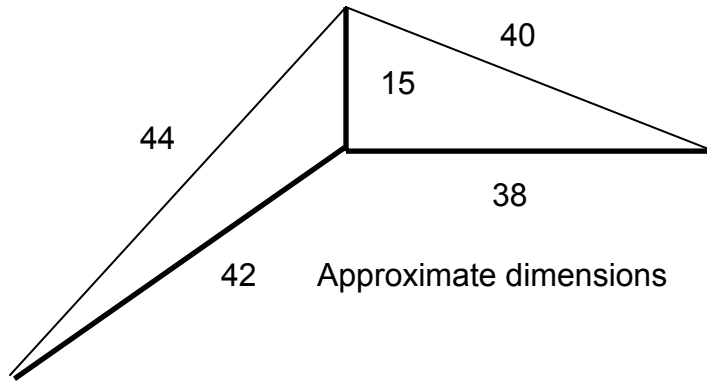
To achieve the space we need, it will be necessary to remove the fencing and to demolish the asphalt surface which currently supports basketball courts and can be converted to paddle tennis courts.

These courts are not used by the athletic program for basketball practices or games. They are used by the physical education (PE) department for PE classes and, as discussed below, the department believes that it will continue to need such a surface in an alternative location – in other words, the department has not, at this stage, considered or developed alternative PE programs that would use a grass field instead of basketball courts or paddle tennis courts.

### **(b) Field Dimensions**

With assistance from JCM Group (but not at District expense), we have obtain measurements of the Upper Field. The field is capable of supporting a soccer field with total dimensions of 330 feet by 226 feet. The attached diagram shows that within this area, the actual playing surface for soccer would be 310 feet by 196 feet, or approximately 103 yds. x 65 yds. As noted below, this is within the recommended size for high school soccer.

To achieve these dimensions, it would be necessary to square off the northwest corner of the field. The field is rectangular on the south side but the north side features an embankment that runs from the ticket booth and the Ann Nickoll Walkway on the east to the temporary staircase on the northwest corner at a modest deviation from 90 degrees. This would involve removing some earth and building two retaining walls at right angles to each other. JCM Group have estimated that the retaining wall would have dimensions of 42 feet on the west side and 38 feet on the south and would run from ground level at each end to 15 feet (see schematic diagram on the next page).



JCM believe that this will not pose major engineering difficulties because the two walls would brace support each other.

It would also be necessary to remove the temporary staircase that was installed at the time of Proposition S modernization to facilitate access to the temporary bungalows that formerly populated the Upper Field. Since this is in any event required, we do not consider removal is an issue in considering this plan and indeed the cost is presumably a Proposition S budget item.

### **(c) Installation of Synthetic Turf Field**

(1) *Description.* We would propose that a synthetic turf field be installed. The primary reasons are that such turf can be used continuously without a break, does not deteriorate significantly as a result of use, drains much more efficiently than grass and requires much less regular maintenance. Given the tremendous demand placed by the High School alone on its limited fields, these advantages would be compelling. When additional community uses are factored in to the mix, the case for synthetic turf becomes overwhelming.

At its best, natural grass may be a marginally superior surface, but the problem faced in Beverly Hills in general and at the Upper Field in particular is that it is not possible to maintain natural grass for any meaningful period of time. There are several reasons for this, including soil and climate conditions and particularly the over-use due to excessive demand and insufficient supply of fields that does not allow for sufficient recovery time. We can provide additional information about these issues on request, but we believe that they are well understood by the District and the City.

Modern synthetic turf is an excellent substitute for natural grass. Modern turf fields look like perfect grass fields and their playing characteristics are excellent. Unlike surfaces such as Astroturf™ and other artificial surfaces first introduced in the 1960s, the synthetic turf on the market today looks and behaves like the best natural grass. The turf itself consists of polyethylene fibers, typically between 1½ and 2½ inches long, woven into a carpet like backing. The turf is laid onto a prepared surface with some form of aggregate, typically crushed stone, into which a drainage system is built. Some form of shock absorption pad may be layered on top of the prepared surface and underneath the

carpeting. The fibers are then filled in with rubber pellets or a mixture of rubber pellets and silica (sand).

A synthetic turf field is typically installed on a turnkey basis. The drainage system is designed to ensure rapid drainage and makes the surface playable even in or after very heavy rain. The turf can be used continuously and does not require down time for recovery. The standard warranty in the industry is eight years.

The District and its professional advisors will have acquired significant experience in acquiring a synthetic turf field as a result of its bidding the Horace Mann School soccer field project.

(2) *Synthetic Turf Field Issues.* There are a number of issues that have been raised in relation to synthetic turf which are worth listing and responding to here:

(i) Suppliers. As noted earlier, the District and its project manager JCM is familiar with the principal suppliers as a result of its bidding the Horace Mann project and during the course of this project, the District and JCM are acquiring significant additional expertise in the creation of a specification for the field.<sup>1</sup>

A bid specification for a synthetic turf field can be for a turnkey project with a single contractor or the installation and turf product can be bid separately. There are advantages to bidding installation and turf separately. For example, the separate bid may avoid contractor mark-ups on the turf. However, it is critical that the winning bidder on the installation have experience with the particular synthetic turf product. Also, it would be preferable to require that the installer be an authorized or approved installer by the manufacturer of the turf selected.

(ii) Wear and Tear. A synthetic turf field should be capable of being used more or less continuously. Unlike natural grass, the field should be able to sustain much heavier usage without noticeable degradation.

Synthetic turf fields can be damaged by fire and other casualties and, like any facility, can be vandalized. The manufacturers generally will confirm that most damage can be easily repaired. Without enumerating all of them, a synthetic turf field can be cleaned if it sustains damage by paint. Synthetic turf, especially the newest varieties, is resistant to being torn or pulled up, but if the damage were sufficiently severe, the damaged portion of the carpet could be replaced and the replacement would not be visible – unlike AstroTurf or other prior generation turf products, there is no visible seam.

(iii) Drainage. All of the synthetic turf manufacturers design their product with drainage. Water flows straight through the carpet backing and into the prepared surface, where it will then flow into the drainage system. Experience with the

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<sup>1</sup> The largest suppliers of synthetic turf, in terms of the number of installations, are FieldTurf ([www.fieldturf.com](http://www.fieldturf.com)) and SRI (formerly Southwest Recreational Industries), whose product is called AstroPlay™ and who were the original makers of AstroTurf ([www.astroplay.com](http://www.astroplay.com)). There are a number of other makers of synthetic turf of varying sizes and experience, including SprinTurf ([www.sprinturf.com](http://www.sprinturf.com)).

synthetic turf field at Crossroads School, for example, has shown that the field remains playable during and after heavy rain well beyond the levels at which the District or City would require their grass fields to be closed. As there are no root systems to be concerned with, the drainage is shallower, more efficient and much cheaper to install and maintain than for a natural grass field. It has been previously determined that the drainage and catch basin at the southeast corner of the upper field is more than adequate for the drainage requirement of a synthetic turf field.

(iv) Warranty. The industry standard warranty for a synthetic turf field is eight years. There are no installed fields in North America that are already eight years old, and the oldest installed fields use products and techniques that have already been further developed and improved. The oldest installed fields are about five or six years old and from the limited information available to us appear to be holding up well.

In order for the warranty to be meaningful, the District and the City should require that the contractor and the manufacturer have installed a minimum number of fields, including at least some high school fields and have reasonably long track records - at least five years. We also recommend consideration of some sort of bonding to guarantee the warranty.

(v) Maintenance. Synthetic turf fields require very little maintenance but they are not maintenance free. The fields need to be brushed at regular intervals to remove trash, leaves, etc. and also to redistribute and smooth out the infill, whether all rubber or rubber-silica mix.

(vi) Heat and Light. Synthetic turf fields can become warm in very hot weather. The best treatment for this is a light sprinkling with water, so it is important to have water available to douse the field. The availability of water is also helpful if the field needs to be cleaned and also in removing temporary striping.

(vii) Striping and Multi-Sport Issues. This issue is discussed at ¶ 4.4(a)(1) below.

(3) *Comparison of Synthetic Turf and Natural Grass.* We believe that synthetic turf offers several key advantages over natural grass, given the conditions prevailing at the Upper Field. These advantages relate to the prevailing soil conditions and the intensity of usage by the High School alone, leaving aside the demand for community access when the field is not in use by the school.

(i) Durability. Synthetic turf fields are designed to be played on continuously. They do not require down time in the way a grass field needs to be regularly rested and taken completely out of service while it is seeded or re-sodded.

The soil on the Upper Field is largely composed of clay. When a grass field is installed on clay, the effect of players running and playing on the field is to cause the soil to become progressively more compacted. As a result, the field does not water or drain properly. Water tends to stay on the surface and instead of feeding the roots or draining away; it

eventually evaporates, having done little to nourish the grass and meantime extending the period of time when the field is wet and susceptible to damage.

By comparison, synthetic turf fields need little or no water and are designed so that any water drains through the carpet backing and the porous crushed stone underneath into the drainage system.

(ii) *Playability.* A perfect grass field may well be superior to a synthetic field. The difficulty is that a perfect grass field is extremely difficult to create and it is plainly impossible to maintain at the High School given anticipated levels of usage. In all other circumstances, synthetic turf fields will be more playable than a grass field – balls will bounce reliably, a rolling ball will run truer and will be slowed down more predictably, and athletes will have a more consistent footing and more cushioned surface.

(iii) *Safety.* No athlete is free from the risk of injury when engaged in a sport. The question is whether the risks presented by activities on synthetic turf are at an acceptable level both in absolute terms and when compared with activities not on a perfect natural grass field but with a natural grass surface at the Upper Field in its typical, not to mention worst, state. In either case, the comparison strongly favors a modern synthetic turf field.

A synthetic turf field will be more even and more predictable than a natural grass field. As noted above, footing will be more consistent. The surface will be significantly less hard, especially by comparison with a natural grass field where the grass has been worn down by intensive use. Unlike AstroTurf, modern synthetic turf surfaces do not cause rug burn when a player slides along the ground. Because synthetic turf surfaces closely resemble a thick grass surface, they are less likely to cause injuries from falls. The surfaces also allow athletes to wear regular cleats and provide traction comparable to or better than that provided by a good grass field.

(iv) *Maintenance.* A natural grass field requires a lot of maintenance, in terms of skilled labor, supplies and equipment. Supplies include seed and sod, growing agents, pesticides and, of course, water and maintenance of irrigation systems.

By comparison, synthetic turf fields need very little maintenance. Different manufacturers have different recommended maintenance schedules, but the principal form of maintenance involves brushing the field perhaps once a month. Periodically, a procedure may be required to redistribute the turf infill. Occasional cleaning may be needed – in most cases by watering the field down. There may be an occasional need to treat with pesticides. But by comparison with a typical grass field, the amount of maintenance is minimal.

#### **(d) Installation of Additional Athletic Lighting**

(1) *Principal Requirement: Poles and Fixtures.* Given that a synthetic turf field will have no inherent usage limitations, it would be desirable to light the Upper Field to maximize its availability both to the school and to the community. In fact, the Upper

Field is already partially lit. There are poles at the southeastern and southwestern corners and there are also poles (“midfield poles”) about two-thirds of the way along the eastern and western edges of the field. Two or three additional poles (with lighting fixtures) would be needed at the northern end of the field to assure satisfactory lighting for the portion of the field north of the basketball courts. Additional fixtures could be added to the midfield poles but they would only cast light from one direction on the northern portion, thereby leaving a shadowing effect that would be unacceptable.

When the athletic field lighting was installed in 2001, it was foreseen that these additional poles might be needed. The control systems and electric systems currently in place can support such extra poles. Therefore, the only additional cost in installing the poles would be the poles and fixtures, some additional conduit to the additional poles and installation expenses (plus some soft costs). No additional control or electrical systems need to be installed.

(2) *Equipment Vendor.* We would recommend that any additional lighting fixtures be specified to assure full compatibility with the existing lighting. It is likely that this would require lights manufactured by Musco Sports Lighting.

### **4.3 Relocating the Basketball/Paddle Tennis Courts**

#### **(a) Needs Analysis**

We have discussed with the Athletic and PE Departments the impact on the PE program of the removal of the basketball courts. The athletic program would not be impacted at all because the courts are not used by any school team at any level for practice or competition. (The courts are not regulation size and all competitive basketball is played in the gymnasium.)

The PE Department has indicated that it would need a replacement for the courts. If such a replacement is needed, we present some options below. However, we believe that this issue requires further consideration and analysis. The PE Department believes it needs basketball and paddle tennis courts because of the requirement to provide PE activities for classes of up to 45 students at a time. A basketball game involves 12 to 14 players per team, so that three or four courts will handle a class. Paddle tennis involves four players at a time and the current configuration permits up to eight courts, which will accommodate up to 48 students in a class.

However, the PE Department may not have analyzed in detail whether alternative programs could be operated on the redeveloped Upper Field. The Department has not yet articulated to us why it could not develop alternative programs on the expanded, high quality grass field, such as short sided soccer games or volleyball, that would accommodate large numbers of students.

#### **(b) Solutions**

(1) *Short-term.* If it were determined that replacements for the basketball and paddle tennis courts were required, there are a couple of alternative locations that could be used. The most obvious alternative would be the area to the north of the Swim/Gym and just south of the cluster of four tennis courts and the front lawn. This area was formerly the site of a building used by the District maintenance staff. The building burned down in April 2001 and the space has been resurfaced and striped for parking. Although the additional parking is certainly welcome, it has been understood by all concerned that the parking was temporary until a new use of the site had been found.

The maintenance building site needs to be surveyed to determine how many courts could be located there. JCM has estimated the site at about 15,000 square feet, slightly less than the 16,900 taken up by the existing courts on the upper field. An unscientific observation of the site suggests that four courts and eight paddle tennis courts could be accommodated and this is lent support by sketches done by JCM in September 2001. The PE Department has also indicated that it believes it would be able to operate a program on the site if it is optimally reconfigured. More work is needed to make a more informed decision on the site as a venue for the courts.

An alternative location would be the parking lot at the extreme southern end of the campus to the west of Heath Avenue. We have not examined this alternative in any sort of detail. The PE Department would much prefer the maintenance building site because of its much closer proximity to the department's offices and the location of other PE and athletic activities.

(2) *Long-term.* The longer term solution that would be most attractive to both departments would be to relocate the two tennis courts at the south end of the Lower Field to the maintenance building site. The basketball and paddle tennis courts could then be relocated to the site of the two Lower Field tennis courts. The advantage of this solution is that there would be six tennis courts in a single location. The disadvantage is of course the additional expense involved in constructing the two courts.

Before any final decision is made to proceed with the Upper Field project, it would make sense to study the longer term solution in more detail – to evaluate feasibility in terms of both cost and use of space.

#### **4.4 Issues to be Addressed**

##### **(a) Design Issues**

###### *(1) Multi-Sport Usage Issues*

(i) Multi-sport striping. The Upper Field will be a multi-sport field and it therefore needs to be striped for each of these sports. The choices to be made here are to install permanent striping or temporary striping. Permanent striping can be built into the design of the synthetic turf. Temporary striping would be done using removable paint products.

Permanent striping is recommended for soccer and softball, the two sports that we would expect to have the largest share of the field's use. It would make sense for different colors to be used for the striping – perhaps white for soccer and yellow, orange or light blue for softball. Permanent striping has the advantage of being more accurate, with exactly straight or curved lines as needed and savings on paint and labor, as well as the need to clean off the paint.

(ii) Softball field orientation. At present, the girl's softball field is arranged so that the diamond is at the southeastern corner of the field. Whether this would be the optimum location in future needs to be worked out as part of the design process. There has been some suggestion that the diamond should be moved to the northeastern corner. This configuration would be optimally lit with three new light poles.

(iii) Baseball cutouts. Softball diamonds come in three basic designs, all of which are acceptable for competitive play: First, all grass with gravel sliding areas around the four bases as well as pitcher's mound. Second, gravel basepaths and a pitcher's mound, with the rest of the infield covered in grass. Third, all gravel infields. If the synthetic field is to co-exist most comfortably with soccer and other all grass field activities, the first design is preferred. Any design specification must therefore provide for strips of turf that can be easily removed and reinstalled in these areas so as to create the necessary space for softball during the season.

(iv) Volleyball net pole sockets. Volleyball is a PE sport that can readily be accommodated on a grass or turf field. The PE Department needs to consider where it would like to place volleyball nets so that the necessary plugs and sockets can be installed for nets.

*(2) Access and Security.*

(i) Field. Limited use is currently made of the Upper Field and access has generally not been a significant problem. If a good quality field is installed and use of the field is intensified, access will have to be controlled. We would expect to see Recreation and Parks staff, especially Park Rangers, visit or be stationed at the field (as they are at the elementary school fields) during youth and adult community use of the field.

(ii) Bathrooms. There are bathrooms between the northwestern corner of the Lower Field bleachers and the northeastern corner of the Upper Field. The bathrooms are adequate to handle the incremental usage of a redeveloped Upper Field.

(iii) Storage. It may be necessary to build or install a shed or other storage facility for PE Department and Athletic Department equipment and possibly to make available some storage for major out of hours users.

*(3) City Easement.* We understand that the City has a utility easement running along the west side of the Upper Field. We do not anticipate problems resolving issues pertaining to this easement. In fact, without irrigation needs and with the relatively

shallow drainage requirements of synthetic turf, this is likely to be easier to handle than is currently the case.

(4) *Fencing*. If High School level soccer is to take place on the Upper Field, it will be necessary to increase the height of the fences that surround the field, in particular the fence on the western edge of the field that runs along Heath Avenue and, to a lesser extent, the southern edge of the field. It is already the experience of teams practicing on the present field that balls fly into Heath Avenue and roll unimpeded into Olympic Boulevard. This needs to be minimized if the field is to be used more frequently than at present.

(5) *Bleachers*. It does not appear necessary to construct extensive bleachers on the Upper Field. Some consideration should be given to some limited seating there, however.

(6) *Batting Cages*. It is not clear if the batting cage at the southern edge of the field is in fact needed or whether it ought to be removed, relocated or left in place. This is an issue on which some discussion is needed with the baseball and softball coaches.

### **(b) Traffic and Parking**

Use of the redeveloped Upper Field should not have any adverse impact on parking at the High School nor result in any disruptive increase in traffic. The field will not attract large numbers of spectators and, as noted earlier, it is not anticipated that there would be a significant amount of seating. For example, a typical youth soccer game, whether involving a High School team or an AYSO or club game might attract a few dozen spectators at most. In any case, this field is more accessible from the High School parking lots than street parking and use of this field would actually promote use of these lots in preference to City street parking.

## **5. Financing**

### **5.1 Cost Estimates**

We have prepared and attach a description of the categories of expense involved in the Upper Field project and our very preliminary estimate of the amounts in each category.

#### **(a) Capital Costs**

We believe the Upper Field project will cost approximately \$1,270,000, broken down as described below. These numbers have been produced in collaboration with the JCM Group (not at District expense) and in particular we owe a debt of thanks to Howard Weissberger, Ray Juncosa and Bill Kenik for their assistance. The committee's belief (which we do not attribute to JCM) is that the following numbers are conservative and that several of the items could be reduced.

Beverly Hills High School – Upper Field Project  
 April 8, 2003

<b>Description</b>	<b>Amount</b>
(1) <i>Synthetic Turf Field.</i> A typical synthetic turf field can be expected to cost between \$7.50 and \$8 per square foot for a turnkey project, including the drainage system, base layer, synthetic turf . We believe the field would not exceed 320 x 210 feet (approx. 107 yds x 70 yds) or 67,200 square feet. Assuming areas outside the lines were fully turfed, this would make the cost of the turf approximately \$537,600. We would expect the turf company for this sort of price to include items such as softball/baseball cutouts and other design enhancements.	\$537,600
(2) <i>Demolition.</i> We estimate the cost of demolishing the basketball courts (about 16,900 square feet) and removing the asphalt and fencing at \$35,000. This would include demolition of the existing courts, fencing, and removal of poles and backboards. An allowance of \$5,000 is included for demolition of the existing baseball specific slabs and chain link enclosures on the east side of the field (not the south side)	\$40,000
(3) <i>Site preparation.</i> This includes an allowance to cap or relocate underground utilities (\$5,000) and to clear and fine grade the existing field (\$6,000).	\$11,000
(4) <i>Squaring off the field.</i> We believe that removing earth at the northwestern corner to enable the field to be squared off so that it can be as long as possible would be around \$40,000. This would include 600 square feet of wall (two triangles of 42 x 15 and 38 x 15) at \$3 per square foot; building a foundation (\$12,000); shoring about 200 square feet of this over the five-foot level (\$5,000); earthwork (\$5,000).	\$40,000
(5) <i>Additional fencing.</i> Current fencing is adequate.	\$0
(6) <i>Additional light poles and fixtures.</i> Based on the cost of the lights currently installed, we estimate an additional two poles and light fixtures, fully installed, would be about \$60,000 and \$90,000 for two or three poles and fixtures	\$90,000
Subtotal – Upper Field trade costs (rounded)	<b>\$720,000</b>
(7) Contractor’s general conditions and fee for Upper Field at 15% (rounded)	\$110,000
Subtotal – Upper Field construction costs	<b><u>\$830,000</u></b>
(8) <i>Replacement basketball courts.</i> We estimate the cost of locating the basketball courts on the maintenance building site would be about \$125,000, including fencing, striping and surface treatments and installation of the baskets and sockets for paddle tennis. This would include site preparation at about \$15,000, new surfacing and paving of 17,000 square feet at \$5 per sq. ft, or \$85,000, and other expenses such as fencing, poles, striping, backboards, nets, signage and so on as well as perimeter sidewalks and landscaping and some fencing at \$20,000.	\$120,000
(9) Contractor’s general conditions and fee for Upper Field at 15% (rounded)	\$20,000
Subtotal – Replacement Courts construction costs	<b><u>\$140,000</u></b>
(10) <i>Soft costs.</i> We have estimated soft costs involved in design, pan check, inspections and bidding, overseeing and testing the project at \$150,000.	\$150,000
(11) <i>Contingency.</i> We suggest a contingency of \$150,000 to cover design contingencies, escalation, post bid changes and unforeseen soft costs)	\$150,000
<b>Total:</b>	<b><u>\$1,270,000</u></b>

### **(b) Operating Costs**

(1) *Maintenance.* We have not at this stage discussed maintenance costs with the District. However, given the low maintenance costs associated with synthetic turf and the much more extensive community uses to which this field could be put once the project was completed, we might expect additional resources might be available that would actually cut the cost of maintaining the field. This is an area that will require further study.

(2) *Utilities.* Beverly Hills Lights and Fields recently studied the cost of using the athletic field lights over the whole of the calendar year 2002. The cost worked out at under \$4,000 for all of the lights (a cost that was clearly recaptured in large part by the ability to hold night football games). The incremental cost of more frequent and protracted use of the lower intensity Upper Field lighting should therefore not be a material factor in the project's economics.

## **5.2 Financing Sources**

### **(a) Fundraising**

(1) *Beverly Hills Lights and Fields.* Beverly Hills Lights and Fields has already had one significant success in raising funds for our athletic fields. In February 2001, it took on the task of planning and raising money for athletic field lights. This was a project with a budget of around \$400,000, of which about \$234,000 was available from a City fund that had been designated for this purpose some years before. Beverly Hills Lights and Fields raised the balance and actually contributed a small surplus to the District. With this experience, Beverly Hills Lights and Fields believes it has the ability to raise a substantial contribution toward the Upper Field project.

(2) *Grant writing.* The US Soccer Federation has a grant making program for fields and we would propose to apply to the Foundation for a grant. We would also apply to other foundations for grants.

### **(b) Public Financing**

(1) *Revenue-Backed City Loan or Guarantee.* We believe that the best way to finance any shortfall in the amounts that can be raised from fundraising and grants would be through a loan obtained by the City. After discussions with Mark Scott, City Manager, Don Oblander, Director of Finance at the City, as well as City National Bank and Municipal Finance Corporation, we believe that it would make sense for the City to borrow the money and make a grant to the District of the proceeds. The City would fund debt service through user fees, including a significant user fee from American Youth Soccer Organization (see ¶ 5.3(b)(1) below).

To assure the City of the ability to continue to collect user fees, the District would need to adopt a master scheduling program and would need to agree to some more restrictive

rules on school preemption of paying users. That is, the High School could not schedule activities during periods of time when the field was available for rental without significant advance warning. See ¶ 5.3(a) below for a listing of such times.

(2) *City grant.* In addition to any loan from the City, the City could make a grant to the District of a substantial portion of the cost of developing the field. We note that this grant need not be funded in a single year – for example, it could be a commitment to make a grant of \$50,000 a year towards debt service reduction out of general funds. We believe that this is a very affordable way for the City to add field space for community use.

### **5.3 Income Projection**

#### **(a) Field Rentals**

The primary user of the Upper Field would continue to be Beverly Hills High School. The School is in session from September after Labor Day until the third week in June. Football practices begin in August and the High School also operates conditioning classes in various sports during the summer.

This leaves a lot of time for third party use. Under the Joint Powers Agreement, the City has priority in using school facilities when not in use by the District. We are not aware of any restriction in the JPA on the City charging for the use of the fields.

We have undertaken income projections based on the assumption that the field would be available for public use for the following periods of time:

- 195 weekday evenings during the school year from 6 pm to 9 pm
- 15 weekdays during school breaks during the year (10 days in December and 5 days in March or April) from 9 am to 5 pm
- 84 weekend days during the school year from 8 am to 6 pm
- 50 weekdays during the summer from 9 am to 6 pm
- 14 weekend days during the summer from 9 am to 6 pm

This number of days does not add up to 365 but we assume that there will be some days that will drop out for a variety of reasons.

The total number of available hours, somewhat conservatively estimated, is therefore a little over 2000. Multiplied by an average of \$50 an hour, this could generate potential annual income of over \$100,000; at \$100 an hour, the maximum potential income would exceed \$200,000.

We consider that it would be reasonable to make projections based on an hourly rate of \$60, with an additional charge of \$10 to \$15 per hour when the lights are switched on.

This figure takes account of our understanding that Crossroads School is currently charging and collecting \$150 per hour and is heavily booked. If we assume that the field would only be used by paying customers at the average price for 50% of the time, we can project income of \$60,000 a year.

As a reference point, the following is a table of the current hourly charges made by the City of Beverly Hills for the fields at La Cienega Park (lit) and Roxbury Park (not lit):<sup>2</sup>

City of Beverly Hills 79-R-5938 Outdoor Facility Fees		
Athletic Field -	Resident	Non-resident
Day Use - per hour		
Non-profit	20.20	45.30
Private	41.50	75.30
Field Preparation	42.60	60.10
Night Use - per hour		
Non-profit	42.60	69.90
Private	89.80	125.40
Field Preparation	43.80	61.80

**(b) Potential Users**

(1) *American Youth Soccer Organization.* American Youth Soccer Organization (AYSO) is a California tax-exempt nonprofit organization that operates youth soccer programs for 650,000 players in 44 states. About one third of AYSO registered players live in California.

AYSO is very well established in Beverly Hills. Region 76, which serves Beverly Hills and the surrounding communities, has operated a youth soccer program since the early 1970s and for many of those years has used both the High School Lower Field and the Upper Field for games and, since lights were installed, the Upper Field has been used on a limited basis for practices. The Upper Field was previously used for Saturday games but this usage was preempted, during Measure S modernization projects, by the need to install bungalows on the field and also to use the area for staging. Usage is coordinated through the Recreation and Parks Department of the City of Beverly Hills under the auspices of the City’s Joint Powers Agreement with the School District.

AYSO has expressed interest in signing a contract with the City and the School District to assure long-term availability of City and District Fields for its programs, including the

<sup>2</sup> Source: <http://www.beverlyhills.org/presence/resources/file/eb04304194fdcf/facilities02.pdf> (City of Beverly Hills document entitled Facilities Use Fees, website reviewed February 20, 2003)

Upper Field. Usage times would in general not conflict with normal school usage. The contract would include guaranteed access to the Upper Field and also certain other District fields during AYSO's regular season (September to December) and for certain other purposes during the rest of the year, including practice fields and places to conduct scrimmages for tournament teams as well as volunteer and player clinics and camps. In many cases, the guarantee would be for access to City and School District fields that AYSO has enjoyed for many years and on the same terms as before. The resumed use would involve regaining access to elementary school fields and the Upper Field, both of which were used by AYSO before Measure S, and some additional use outside the AYSO regular season.

The details of this contract have not been worked out in any level of detail but in principle the regional board of AYSO has indicated a willingness to contribute an annual payment from the Region 76 of \$25,000 per annum, paid for primarily out of regional income, and to make a commitment for up to 10 years. Since AYSO is a single entity, the national organization would stand behind this obligation.

(2) *Other Users.* There are various other potential users. In March 2001, while Beverly Hills Lights and Fields was working on the project to light the athletic fields at Beverly Hills High School, we received from Steve Miller, Director of the City's Department of Recreation and Parks a memorandum describing additional programs that the Department would like to offer and which would be facilitated by the availability of additional fields. It should be emphasized that the additional programs he describes would not necessarily be located at the High School if the Upper Field were developed as proposed. The idea is that an increased supply of fields would enable enhanced and additional programs in Beverly Hills as a whole.

Comments on some of the programs mentioned by Mr. Miller and their potential to generate income follow here:

(i) Little League. Beverly Hills Little League currently runs a very limited winter program. The League cannot expand this program under current conditions.

(ii) Lacrosse. Recently, the District entered into an arrangement with a youth lacrosse club run by Gary Greenbaum. Lacrosse is a sport that is growing in popularity on the West Coast and it too needs space in which to grow.

(iii) Club soccer. Youth soccer in Southern California is operated by two major groups. The first is AYSO; the second are soccer clubs and leagues operating under the auspices of the California Youth Soccer Association – South. (There are also various independent leagues and programs operated by a variety of municipalities and nonprofit organizations, but we are not concerned with these for a variety of reasons.)

There is significant demand for field space from club soccer as well as capacity to pay for field space. One local club with whom we have a good relationship, Westside Breakers, currently pays \$50 an hour for two fields for about 70 hours a month at the Veterans

Administration property in Brentwood. The club also pays \$1,600 a month to rent portable lights - and another \$100 per month for fuel for the generator.<sup>3</sup>

(iv) Summer camps. There is a demand for places to locate summer sports camps. AYSO has been approached repeatedly by soccer camps that wish to run programs in the summer and during school holidays.

(v) Adult sports. There are many adults who are clamoring for space to play. Historically, priority has been given to children, but while we agree with this priority, the neglect of our adult population should not be taken for granted. Presently, the Recreation and Parks Department run a weeknight co-ed softball league and flag football, but there is nowhere for adults to play soccer and there is a demand both for space from pick-up games and more organized leagues, including a new Over-19 recreational league being organized by AYSO. There is also nowhere to run weekend softball.

### **(c) Comparable Fields**

(1) *Crossroads School*. The closest comparable field appears to be a close to full size soccer field located at Crossroads School in Santa Monica. Crossroads is comparable to the Upper Field because the field is on school property, is located in a community comparable to and not too far from Beverly Hills, it is a little shorter than a full length high school soccer field and it is a single field.

Crossroads had been charging \$100 per hour for rental of its field. It has recently increased its price to \$150 an hour. Based on limited research, we consider this price cannot be sustained in the market, at least not in the long term as other synthetic turf fields become available on the Westside

(2) *Oaks Christian School*. A more ambitious project is Oaks Christian School in Westlake. Oaks Christian stands out because it was funded by a partnership of the school, which is a private high school, and the Westlake Village City Council. The joint-use sports fields with AstroPlay™ synthetic turf were opened in December 2001. The field is used by AYSO, the Southern California United Youth Soccer Club and Westlake Baseball Association. The joint project is the result of an agreement just one year earlier between Westlake Village and the school and resulted in a 200,000 square-foot facility including a full-sized baseball stadium, a softball field and a soccer/football field. The total cost was reported by a local newspaper at \$1.4 million with the school paying \$800,000 and the city paying \$600,000 in lease payments over a 10-year period.<sup>4</sup>

## **6. Benefits**

### **6.1 Benefits to the School District**

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<sup>3</sup> Telephone conversation in December 2002 between Michael Karlin and Mike Page, Executive Director of the Westside Breakers Soccer Club.

<sup>4</sup> Source: <http://www.theacorn.com/News/2001/1206/Community/028.html> (The Acorn newspaper, December 6, 2001 issue; website reviewed February 20, 2003).

**(a) Athletic Department**

(1) *Football Program.* The new field would not be large enough for a football field because such a field requires a space that is at least 130 yards (100 yards plus 2 x 10-yard end zones plus some clearance behind the end zones). However, it would be more than large enough for football practices. The high school currently has three football teams and they cannot all practice on the Lower Field at the same time. The new Upper Field would provide a much better quality additional practice space. Having the football teams practice on the Upper Field, would alleviate much wear and tear on the Lower Field.

(2) *Soccer Program.* The dimensions of the field would be sufficient for junior varsity games and would even meet CIF standards for regular season and playoff competition. CIF specifications call for a soccer field that is between 55 and 75 yards wide and 100 and 129 yards long (plus some allowance outside the touchlines).

(3) *Softball Program.* The Upper Field is currently used for softball and this use would continue on a much improved surface. As noted earlier, during the softball season, cutouts would be used in the immediate vicinity of the bases to allow for sliding and a pitcher's mound would be installed. The field should meet CIF specifications for regular season games and playoff games.

**(b) PE Department**

The PE Department would benefit from having a second field, because of the ability to run volleyball and short-sided soccer games, among other sports.

**(c) Lower Field Maintenance**

A second field would relieve pressure on the Lower Field. So long as the Lower Field is a grass field, it will need much more down time for maintenance and rest than it can have at present. For example, the Lower Field is not fit for varsity baseball games. Games currently have to be played 2 miles away at La Cienega Park, with all the logistical issues that this entails and with little student support for the team. The new Upper Field would make it possible to move enough activities off the Lower Field that this field could be restored to the point where it would again be fit for varsity baseball.

**6.2 Benefits to the Community as a Whole**

We believe that with the very limited amount of green space available in Beverly Hills, it is critical to look at the situation holistically. As matters now stand, the community uses District fields under the auspices of the Joint Powers Agreement and the District uses La Cienega Park and Roxbury Park to handle its needs for additional fields. And yet there are still not enough fields to meet extensive demands for fields.

Each additional field added to our community provides two major categories of benefits: First, an increased supply of fields would make it possible to meet demand from existing and new youth and adult sports. Second, it would make it possible to reduce the current

Beverly Hills High School – Upper Field Project  
April 8, 2003

overuse of City and District grass fields, by allowing more downtime and more opportunity for maintenance and improvement.

\* \* \* \* \*

Beverly Hills Lights and Fields recommends this project to the District and to the City for further consideration. We stand ready to assist with research, planning, consulting, financing and fundraising. Beverly Hills Lights and Fields is a project of SoccerSpace USA, a California nonprofit corporation tax exempt under section 501(c)(3) of the Internal Revenue Code of 1986 and applicable state law.

MJAK:AJW:abo

Last updated 4/1/2003

Beverly Hills High School – Upper Field Project  
April 8, 2003

**APPENDIX A. Upper Field Project Diagram**

[To be inserted]

**APPENDIX B. Sketch of Former M&O Building Space**

Source: JCM Group (September 2001)

