



Softball Field Enhancement Proposal

Project Initiated

- March 2023
- Proposal components developed, Plans drawn, phasing plan created.
- Obtain approvals, clearances and estimates.
- Presentation to FRC December 2023
- Project costs established - 150k-160k.

Community Meetings

- Flyers distributed to all homes with field visibility, March 2024
- First community meeting on 3/22/24.
- Several independent meetings with residents in person and via email.
- Second meeting with residents directly adjacent to the South side of the field on 12/2/24.

Resident Comments and Concerns	Proposal Adjustments and Considerations
Right field foul line block wall.	Retaining wall request removed for right and left field foul lines.
Outfield fence and warning track	Outfield, foul area fence gates removed from request. Warning track reduced from the recommended 15-18 feet to 11 feet. This facilitates player safety.
Color of chain link fence	Painted to match existing chain link fence.
Current color of storage shed	Existing storage shed to be painted an approved LEC color selected by residents.
Increase in fence distance	Outfield fence distance reduced to existing established distance.
Loss of green space	Proposed infield dirt areas down each foul line removed from request.
Obstruction of views	The fence will be in the field of vision but no view restriction. Fence is below horizon sight line.
Tree removal	No tree removal will occur.
Color of safety cap	Outfield safety cap changed from yellow to green.

We have reduced the current proposal to four items

- Permanent Flag Pole

Represents the field, community, state and country. Allows versatility with flags and flag etiquette i.e., half staff ability, specialty flags, etc.

- Field Sign

Provides identity to the field and the activity area. Similar to what we do with most locations within our community, clubhouses, rooms, golf course, etc.

- Announcers/Scorers Booth

Announcers/Scorers Booth will be offset from home plate and in general alignment with the 3rd base dugout and storage shed to maintain current resident visibility. The shed height will not exceed current bleacher canopies.

Allows electronics and event materials to be permanently set-up and stored environmentally safe. Creates more tenable environment for announcers and scorekeepers during weather events.

Everything functional off of a few switches for PA and scoreboard.

Booth to be painted per resident requests and approval of the LEC.
(Storage shed painted to match)

- Outfield 6' Chained Link Fence with 11' Warning Track and Foul Poles

Original outfield fence distance proposal to 275'. New proposal will use existing established distance. Saves tree removal and doesn't change aspect of current fence.

The warning track is proposed for player safety and also supported through maintenance division and is the desired easiest maintenance application. Warning track has been reduced from the recommended 15-18 feet to 11 feet.

6' height is based on NCAA recommendations. 8' is preferred. (Ref. ASTM 2000-19)

Fencing will be painted to match existing backstop fence.

Fence safety cap will be green to match.

Foul Poles shall be in contrasting color.

Benefits of the Proposal

Project costs reduced to 22% of original proposal.

Addition of Scorers/Announcers booth creates storage capability allowing current items exposed to the elements to be stored inside.

Current temporary fence is 10 years old and in need of replacement. New temporary fence and components will cost approximately \$5000. This is 40 percent of a permanent fence cost (\$12,660). The permanent fence will give an expected minimum 30 year lifespan. Our existing chain link fence is 26 years old and with minimal maintenance, is in good shape.

Temporary fence is viewed as an easy up and down. There are numerous hours and dollars assigned to maintenance and repair to include removal and replacement of ground sleeves, turf clearance around ground sleeves, pole support replacement and delineating ground sleeves after overseed.

These improvements allow the softball field to function efficiently and allow our growing 160 member club, to operate effectively and provides a better player experience.

Allows our community to market a full, finished and complete softball field. The only complete field in a active adult community in Coachella Valley.

Closing

As our club grows, there will be a need for the fencing to stay erected several days a week to support proper playing conditions. This field currently has activity scheduled six days a week and many times unplanned activity on the seventh day.

The field has been used in the past for concerts, family usage and play, RC aircraft, annual tennis club events, as well as special softball events with other communities. This proposal will continue to allow full access to all community members as it has in the past.

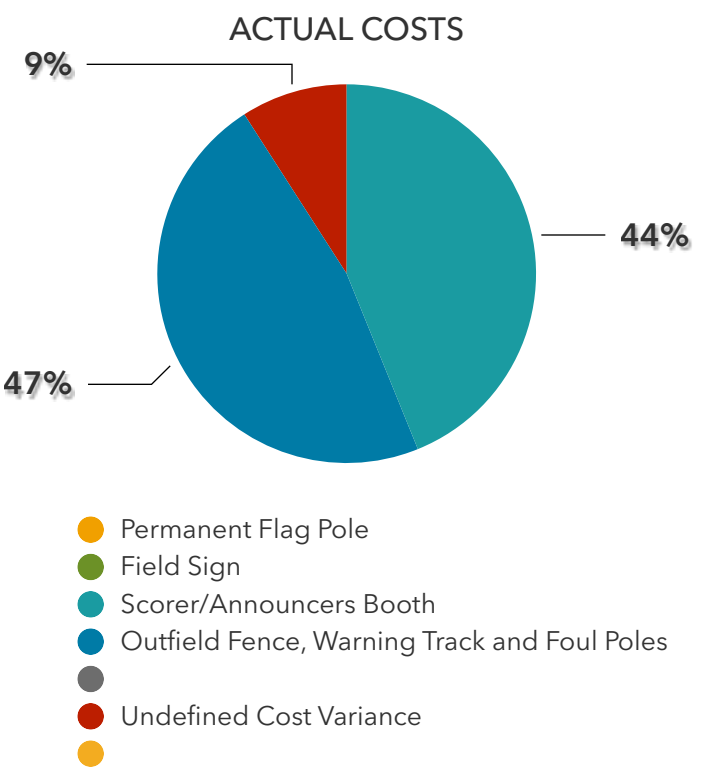
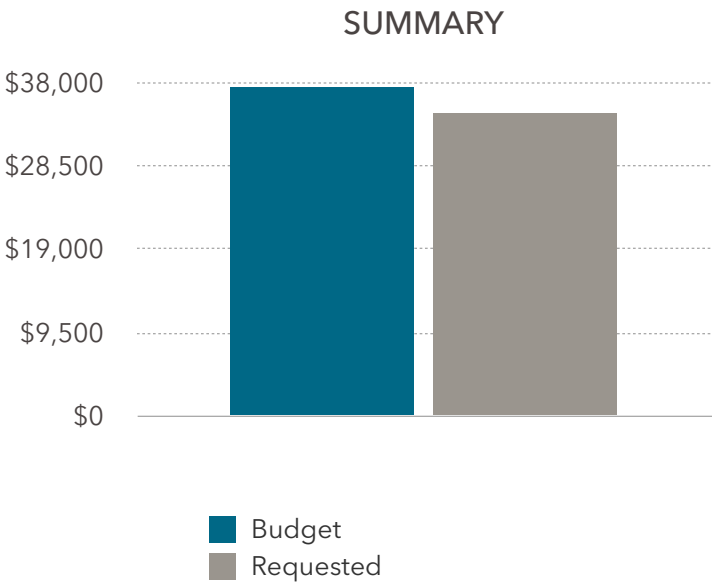
This is submitted with purpose of enhancing the softball field. To improve our field, as we have with all our community activity areas and amenities such as Golf, Pickleball and Tennis to name a few. This is a consistent path our community leadership has taken, that's allowed our community to evolve and always be classified as a top community in the valley.

PROPOSED FIELD ENHANCEMENT



PROJECT BREAKDOWN

Description	Budget	Requested	
Permanent Flag Pole	\$2,525	\$0	Funded
Field Sign	\$400	\$0	Funded
Scorer/Announcers Booth	\$15,066	\$15,066	
Outfield Fence, Warning Track and Foul Poles	\$16,160	\$16,160	
Undefined Cost Variance	\$3,415	\$3,123	
Total	\$37,566	\$34,349	



FIELD ENHANCEMENT DETAILED COSTS

Description	Category	Qty	Unit	Rate or Cost	Subtotal
Category:					Sum:
▼ Flag Pole					\$2,525
Flag Pole and Accesories	Flag Pole	1	EA	\$1,425	\$1,425
Foundation and Erecting	Flag Pole	1	EA	\$1,100	\$1,100
▼ Field Sign					\$400
Field Sign	Field Sign	1	EA	\$400	\$400
▼ Scorers/Announcers Booth					\$15,066
Tuff Shed to match existing Storage Shed	Scorers/Announcers Booth	1	EA	\$6,066	\$6,066
Garden/Retaining Wall	Scorers/Announcers Booth	18	Ft	\$167	\$3,000
Concrete Slab 5" Depth	Scorers/Announcers Booth	216	Sq. ft.	\$14	\$3,000
Concession Door/ Window	Scorers/Announcers Booth	1	EA	\$2,000	\$2,000
Electrical/Water/ Communications	Scorers/Announcers Booth	1	EA	\$1,000	\$1,000
▼ Outfield Fence					\$16,160
Chain Link Fence (6')	Outfield Fence	400	FT	\$26	\$10,400
Foul Poles	Outfield Fence	2	EA	\$250	\$500
Safety Cap	Outfield Fence	500	FT	\$1	\$500
Fence Paint to Match	Outfield Fence	1	EA	\$1,760	\$1,760
Warning Track Infield Mix Soil	Outfield Fence	1	EA	\$1,000	\$1,000
Rental Equipment	Outfield Fence	1	WK	\$2,000	\$2,000
► (blank)					0
Subtotal					\$34,151
Cost Variance	10%				\$3,415
Total					\$37,566