

Agenda Item No. 11. Monticello High School Synthetic Turf.

Dr Behrens summarized the staff report, which is on file in the School Board Office

Dr. Moran said that staff needs to know if there are other questions the Board has that need to be answered so the Board can make an appropriate decision, particularly since it sounds like there is some interest from Parks and Recreation.

Mrs. Mouly asked how these fields hold up over the long term. What has to be done if they don't hold up? What experience have these other divisions had? Mr. Haun said that a couple of years ago the idea was these fields could last about 10 to 12 years, but just over the last couple of years the technology has changed and now all three companies have contacted them are saying more like 15 to 18 years. What happens after the end of that time? Mr. Haun said that you rip it up and put down another one, however, the cost is not the same because it about \$800,000 for the original installation but you don't have to do the site work again. Mr. Barnes stated that what happens is when it comes the time that it does wear out you have to replace the crown. Today's cost is in the neighborhood of \$250,000 - \$300,000 to replace the crown. But what schools have been doing is taking their savings during that period of time and putting those savings aside so when they have to put the new fields on, they can do that. Dr. Behrens stated that the savings would come from maintenance costs on the natural fields for overseeding, fertilizing and that kind of thing.

Mr. Stokes asked about the savings. Mr. Barnes said if the field is installed how it is supposed to be stated that if you do it the way it is suppose to be done you are looking at anywhere from \$50,000 to \$60,000 a year, with labor and things of that nature.

Mr. Stokes asked about the current cost of upkeep for the Monticello field. Mr. Haun said that they believe it is between \$30,000 and \$35,000 a year. Mr. Barnes said that with a synthetic turf, once installed, the annual cost is about \$5,500 a year.

Dr. Moran stated that last year Mr. Haun had that one situation where the field was damaged due to rain. Mr. Haun said that one weekend last year it rained on that Friday evening and there was a game played on it, and it wasn't torn up too bad. Then it rained heavily during the night, and there was a band competition on it the next day, and the field was destroyed. To make the field playable for the spring sports, a company was hired for \$10,000 to patch the field.

Mrs. McKeel asked about the current drainage for the field, such as the specialized drainage system in place at UVA. Mr. Haun responded that the water runs off the sides of the field.

Mrs. McKeel stated that she understands why they want to do something with their field and she appreciates it. She feels that there are some issues that have to be reconciled first such as environmental concerns. For example, Brigham Young University and Penn State have done studies on their fields that show the difference between the surface and air temperature was 37 degrees on these fields. It went as high sometimes at 86 degrees hotter than grass on the field. They are talking about urban heat island effects with this particular material. She stated that it may not be the same material that is being used on Monticello, but she would like to know because if these sorts of increases in temperatures on the fields happens she believes it could be creating a little heat zone. They also talk about environmental drainage issues that it is being put down on top of ground up rubber. They are talking about life spans of maybe 8 to 10 years if it is used 24/7 and then environmentally it has to be figured what is going to be done with the ground up rubber, and when they talk about maintenance they are saying if you are using 24/7 be prepared that the maintenance fees are going up because there are going to be people on it 24/7. She stated that there are going to have to be more people using the grounds, have more cleanups and pick up.

Mr. Barnes said that Penn State just installed another field recently from Astroturf because they have been very happy with the field. He stated that Mrs. McKeel is right with her concerns about the heat. But one of the things they have that is a little different is that September and October is when the bulk of the time the field is used and the field is not used after May 21st because of school getting out earlier every year unless you have a

reason to play. The heat in our situation is not as big as other localities because the field is not used when it is hot in Charlottesville. He shares Mrs. McKeel's concerns with the ozone and environmental concerns.

Mrs. McKeel responded that the heat for the students is a concern but also the bigger picture of heat if we start putting three of these fields in Albemarle County. She said that the injuries are different, not quite as severe. She stated that she thinks that the Board has some investigation to do.

Mr. Wheeler asked if Parks and Recreation has committed at least \$250,000 to this project and they are willing to go to the Board of Supervisor's and ask for the same for each of the other high schools. Dr. Behrens responded that they would request the funding in future CIP's. Parks & Recreation said that they have the funding right now for this project, and while they could not commit to the other two schools they would request in the CIP each year until they get it.

Mr. Wheeler stated that in general he is very supportive of this request. If there are people who are willing to come forward financially then the Board needs to figure out a way to engage them. Public/private partnerships are something the Board needs to pursue. As the Board talks about Goal 5 and having resources for world class facilities, he thinks that the Board has to look at other options as to how to get these things done.

Mr. Wheeler said that in figuring out a funding relationship, one question is whether the booster clubs are a 501c3 charity. Mr. Barnes said that the Monticello Booster Club is incorporated 501c3.

Mr. Wheeler said that it looks like we have one vendor in particular that they want to work with and he is a little uneasy about the single vendor nature of the transaction. Dr. Moran said that they have spent time with Mr. Trank that was a critical subject that was discussed. Mr. Trank stated that generally this would have to be a procured situation. He stated that there are several different ways. Generally any public contract with a non-governmental vendor would have to be competitively procured through a bid process. There are a couple of ways that you can avoid that. One is a cooperative procurement arrangement where another public entity has procured a turf field then it could be possible for the school division to purchase from that vendor using the host contract. The school division has done that in the past. There are requirements under the Procurement Act that would have to be met. The other possibility would be if there was a donor who would be willing to purchase one or more of these fields and come to the Board willing to donate synthetic fields to Albemarle County Public Schools. Mr. Wheeler what if the donor was the booster club. Mr. Trank said that it depends on whether the donations are in money or if a private donor went out and purchased the field, paid for all the costs, a turnkey operation for all costs associated with this field, and then the donation would be of a tangible product. This would be one way where if the Board was willing to accept the donation, you could receive it without the field acquisition component of it having to be formally procured. Those are the only exceptions.

Mr. Wheeler said that the staff report indicates the other option of the booster club facilitating the whole thing. Mr. Trank stated that if it went through the booster club, that money would have to be turned over to the Board and to the County which the Board of Supervisors would have to appropriate the money, and it would go through, like any other monetary donation, and would be up the Board to decide whether to accept the funds and utilize the funds for this particular purpose.

Mr. Stokes asked if the booster club could not go out and purchase a field and have it installed. Mr. Trank said that is correct because the property is not owned by the booster club; it is owned by the Albemarle County School Board.

Mr. Stokes said that previously Mr. Trank said that someone could buy the field and donate the field at no cost to the county. Mr. Trank responded that the booster club cannot do is make improvements to public property without the Board's consent. Mr. Stokes asked if the booster club could be the private entity that purchased a field and donated it to the Board. Mr. Trank said that a booster club is different than a private donor because the booster club is an arm of the school. It may be a separately incorporated 501c3 but it is acting on behalf of the school. In that case it is his opinion it would have to go through a formal bid and procurement process. The only

way to avoid that is if it done through a cooperative procurement or if a purely private donation were to be made of the field and the Board was willing to accept it.

Mr. Stokes asked Mr. Trank if he was saying if they wanted to use their booster club to buy a field they shouldn't do it. In other word if they want to go with this particular vendor the booster club can't do that but a group of private people could get together and purchase the field and donate it to Albemarle County. Mr. Trank responded yes, and then the Board would need to accept the donation.

Mr. Wheeler stated that one of the challenges is if Monticello goes first with this project and pilots the field. He predicts the other schools are going to quickly want to be on the wish list even though this is not on the top of these athletic directors priority list. But that would put the Board in a position, depending on Parks and Recreation and the School Board cooperatively getting these CIP items in place. He does not have a lot of confidence that the climate right now would allow that to happen with the CIP funding challenges. Dr. Behrens said that the both of the principals at Albemarle and Western Albemarle are interested, but wanted Monticello to work out the details.

Mr. Wheeler said that one athletic director said if he had \$800,000 they would use it on other things besides a synthetic turf field.

Mr. Stokes said that it is bigger process issue which is he does not think that the Board should be turning down donations for one school because the other schools don't have the organization or the parents who are supporting a similar type of donation. But, what is the donation going to cost the school system in the long run whether it is in 10 years we have to spend \$300,000 to replace a worn out field or it is going to create a demand on the part of other schools to make a CIP request of \$1.6 million to do two more fields. It goes to the issues of priorities and the Board spent a lot of time in the CIP process and at the budget process weighing priorities given a finite amount of funding. He thinks it is great that there are boosters or supporters who want to donate money to the school system in the form of a field. If there is no cost to the division that is fine but if there is an eventual cost to the division and they have to rejugle the priorities that the Board has set through the CIP process to make this a priority it becomes problematic because if it is going to cost money how does it fit in with all the other CIP projects that are wanted. Mr. Wheeler said that is his basic concern. If one of them moves forward the Board is going to be put in a position of having to juggle priorities through the CIP process to look at other projects to do this. Mr. Stokes stated the Board did not look at this for the last CIP. An artificial field for this particular school was not on the list which means that it was not a Board priority at that time. He does not want the fact that the Board is given a partial or a full field to then to have an outside group dictate the priorities that the Board has already set in a CIP process.

Dr. Moran said that we should be able clearly articulated to the Board the cost and benefits of a project like this. Making the costs clear to the Board would be helpful so they would know in the long run \$1.6 million may be spent but actually have cost avoidance in the long run and saving a significant amount of money. She said that the one thing she wants to know more about are the safety issues because there are injuries every season with every sport and does this type of playing surface alleviate the severity of those injuries.

Mrs. McKeel said that she would like to know what the environmental issues are and what would be done to mitigate those issues.

Mr. Haun said that he would speak with Dr. Perriello and ask him to get some information on those questions.

Dr. Moran stated that the bigger issue is as we move onto Goal 5 and start to look at public/private partnerships, that they have a more non-systemic approach to those kinds of partnerships.

Mr. Stokes stated that he feels that type of private funding should be encouraged but before it is accepted he thinks the cost of accepting these funds needs to be looked at and what is being given up in accepting them.

Mr. Barnes said that he thinks the offer from Parks & Recreation is not a new CIP idea. They had the intention of giving the \$250,000 for lighting Monticello's practice fields. He stated that the number one reason for wanting to put the artificial turf down is for the athletes. Because of the area that Monticello is in, the public uses the field all the time which has caused it to deteriorate. He has had to tell the community more and more that the field cannot be used. He stated that full private financial commitment is wanted. Competing with instructional money is not wanted.

Mr. Wheeler asked if the funding was from a couple of donors or hundreds of donors. Mr. Haun responded it depends on how it adds up to \$800,000. Mr. Barnes responded that they do not know at this time how many donors are involved. In the beginning, Mr. Haun and he had an idea of 600 people giving \$1000.

Mr. Wheeler stated that his goal is to figure out what is the process where these things can work and have it be a win, win situation, and then it can be replicated into other situations. The Board has to be sensitive to the Board of Supervisors wanting to insure that these capital projects are well thought out and match the community's priorities.

Mr. Stokes said that his concern is that the field is going to have to be replaced in 10 years and the donors and boosters aren't going to be around at that point. He stated that it is going to be the Board who is going to have to deal with it and if it ends up being a cost then the Board has to include that into the cost benefit analysis. Mr. Haun said that is correct.

Mrs. Moynihan stated that it is not different than what comes up with grants. When you get a big grant you get three or more people to come in and start a new program and then three years later the grant ends but you have more people on your payroll. Mr. Wheeler said it is similar in a lot of ways but it is also different in that it is a capital project, there are procurement issues, there is a lot of money that may be in the hands of a non-profit as an intermediately and that strikes him as it making it a lot different than a grant that might be accepted for an operational basis.

Mrs. McKeel stated that she is not against public/private partnerships. She wants to make sure that the Board looks at the cons as well as the pros and don't get carried away where when you look back you see a big mistake.

Mrs. Moynihan thinks this is a great idea. She wants to make sure that the Board can bring the same opportunities to all of the high schools - that is her primary goal.

Mr. Haun said that at Monticello there is an AP Environmental Class being taught, and this would be a great project for this class.

Mr. Koleszar expressed concern about going outside the procurement process. If this project is that the money was going to be given to the Division and the Board was going to buy it so it went through the regular procurement process he would feel more comfortable about it than it being all funds raised for one preset product. Mr. Barnes said this came up was because more and more citizens are stepping up to the plate and buying a product.

Agenda Item No. 12. 2007 School Board Legislative Packet.

Mrs. McKeel summarized the staff report, which is on file in the School Board Office. .

Mr. Koleszar said the committee did an excellent job and that the Board should go with what was presented.

Mr. Wheeler asked about the last item being different than the others. It's related to the Virginia Piedmont Technology Council initiative and the conversation they had within the community, which is basically an economic development question and the idea of getting a lot of small technology companies wanting to see

September 27, 2007

Agenda Item No. 11. Installation of Synthetic Turf Fields.

Dr. Behrens summarized the staff report, which is on file in the School Board Office.

Mr. Koleszar asked if public procurement policies will be used. Dr. Behrens said yes.

Mrs. McKeel asked that because Charlottesville High School, how would raising the funds for all four high schools work? Dr. Behrens said that she believes, from the advice of the County Attorney and from the donor's representative, the way this will proceed is that the donation would be given to the school board of each division, the school board would accept the donation with the caveat that it would be used for the synthetic fields. At that point, staff would get together with the donor's representative and plan how the remainder of the funds would be raised. With the recommendation from the County Attorney and the donor's representative, once the funds were raised they are given equally to all four high schools. Dr. Moran stated that one of the things that has been discussed it would be difficult to potentially have all of these fields under construction at one time, so there could be a cycle built into the process. Dr. Behrens stated that it was discussed and there are enough resources that could get this done between the time the fields are finished being used to the time they are needed again in March. Mr. Heon stated that his major concern is if there is stretch of bad weather for construction and all four stadium's fields are torn up he is not sure what could be done in regards to the schools using the fields in the fall.

Mr. Wheeler asked about some of the challenges with the donations for the remaining cost. Will small donations be pooled together to make one large donation and is the Board's legal team okay with that approach? Dr. Behrens responded that the conversation that she had with Larry Davis, County Attorney, was that is the cleanest way to do it.

Mrs. Moynihan asked if one school has more money in their fund than an other school, are there going to be separate funds for each school or are the funds going to be pooled and the Board receives them? Dr. Behrens responded that it will be designated from the dowry that each school is to receive \$325,000. Each booster club will raise their funds. Mrs. Moynihan expressed concern about one school having more funds than another, how will there be a contract set up for all three schools at the same time? Ms. Friedman stated that her understanding is that no matter how much the schools raise, they will transfer the amount needed to complete the field to the Board. Mrs. Moynihan stated that she is worried about the timing. All the funds from the three schools should be there when the contract is done. She is wondering if the schools should pool their resources in the booster clubs. Mr. Haun stated that a lot of the remaining donations needed would be in products and not money. The actual money portion of the field may come from the initial donation that Monticello receives. Mrs. Moynihan asked if that was just for Monticello's field or for all the fields. Mr. Haun said that each school would have to find their donations. Mrs. Moynihan feels that the Board is going to have everything in the right place at the right time in order to get a contract for all three fields. Dr. Moran stated that one of the things that Dr. Behrens will be doing is working with the athletic directors so there will be no surprises, but it will not go forward until the procurement process is maximized. Ms. Friedman stated that concern could be part of the Board's approval.

Mr. Wheeler said that he supports this item. He stated that any motion made should specify following State procurement as a requirement. He would also like that the Board immediately create a turf replacement fund for each school so it is acknowledged that there are capital costs in the future. He also stated that before any school's field is purchased the Board hears the pros and cons of permanent striping versus temporary striping of these fields. With this being a major capital expense he feels the School Board should hear the pros and cons on this and what the experts think. Dr. Moran stated that is something that would become part of the bid structure.

Mr. Wheeler said that the Board needs to acknowledge that there are policies that are in the middle of being reviewed, but no decision has been made on those policies as it relates to the naming of non-school building facilities and there is a policy about advertising. The Board needs to be clear that those are open issues and there should be no promises about naming anything. Dr. Moran noted that Dr. Behrens is working the VSBA to find some policies that may be different for the school division to consider.

Ms. Friedman took a break for public comment. After public comment, the Board returned to its discussion on synthetic turf fields.

Mrs. McKeel expressed concern again regarding the temperature on the turf fields. August and September can be very warm and she wants to make sure that when the students go on these fields the Board knows the ramifications on how hot they are and make sure that all safety issues including are taken into account. In August when it is hot, are there practice fields that will be used. Dr. Moran stated that it is her understanding that during the summer practice period the goal is always to start and end early with practice so the athletes are off the field. Mrs. McKeel said that it is going to be critical that the coaches are aware so students do not get in trouble with the heat. Ms. Tyson stated that there are certified trainers on site at the practices as well. There may need to be some additional education because this is new to everyone. In addition, the stadium fields are not currently used for practices. Mrs. McKeel stated that there should be an expectation that there is going to be education in teaching the coaches and those working with the athletes on the issues that are involved with this. Dr. Behrens stated that in the beginning of the year there was a meeting with the athletic directors and principals to discuss specific guidelines for practices centered around how often practices will occur, how many breaks the students receive, and how many hours the practices because of the heat. Dr. Moran stated that it would be made clear to Parks and Recreation and any other groups that may use the fields would adhere to those guidelines.

Mr. Wheeler offered a **motion** that the Board recognize the generosity of a private donor that has come forward to support the installation of turf fields at the four high schools in Charlottesville and Albemarle County. The Albemarle County School Board supports this initiative in Albemarle County which will be funded by a private donation and in-kind donations to the School Board to be supplemented by funds from Albemarle County Parks and Recreation. The purchase of turf materials will be made following State procurement procedures and before purchase the Albemarle County School Board will hear the pros and cons of permanent striping and temporary striping. Mrs. Moynihan **seconded** the motion, **and the motion passed with Mr. Stokes absent.**

April 17, 2008

Agenda Items No. 13. Synthetic Turf Fields Update

Dr. Behrens summarized the staff report, which is on file in the School Board Clerk's Office.

Mr. Stokes asked if it was \$681,000 per field and how much has been allocated for each field. Dr. Behrens said \$398,000 has been committed from the first donor and Parks and Recreation. The rest of the funding is being raised by each school which is \$283,000. She said that the door is still open for donor services. Mr. Stokes asked what the replacement cost would be. Mr. Tim Jordan from General Sports Venue stated that the replacement cost is in the neighborhood of fifty to sixty percent less. Mr. Stokes asked for the timeframe of replacement. Mr. Jordan said that it is between ten to twelve years. Mr. Stokes stated that even though the fields are being donated, in ten to twelve years it is going to cost the division approximately \$750,000 to replace all three turf field. Mr. Jordan said that it breaks down to one half of the site work and the turf installation. Mr. Stokes asked how the fields are going to be lined. Mr. Barnes said that the football and soccer lines would be applied as they do not change and then the lines for the other sports would be painted on. Mr. Stokes asked if the football and soccer lines are permanent how would the other lines be painted on. Mr. Barnes stated that there would be a synthetic paint applied. Mr. Stokes asked if there is a cost difference in relining the synthetic fields and natural fields. Mr. Barnes said no because the synthetic paint last longer than the paint that is currently used. Mr. Stokes asked if even though it is lined less the cost may be more than lining natural fields. Mr. Barnes said that if you look at the cost of relining the natural fields for a season, he does not think it is going to cost more.

Mr. Wheeler asked if the painting for football would have to be repainted during the season. Mr. Jordan said that for football and soccer the lines are different colored turf which makes them permanent. Mr. Wheeler stated that he is going to need a lot of convincing that sport lines should be permanent on the fields.

Mrs. McKeel asked if a marching band could use the product that the division is looking at purchasing. Mr. Jordan responded yes.

Mr. Barnes said that there would not be any rubber fly up with this product. Mr. Price asked if the rubber fly up that he is referring to is the turf that contains rubber tires. Mr. Barnes replied yes. Mr. Price asked if there are any health issues with the turf that the division is considering. Mr. Barnes replied no. Mr. Wheeler stated that he has a news article in reference to a synthetic field in New Jersey that was removed because of lead contamination and that General Sports Venue has distributed a flyer stating that their product does not contain lead.

Mrs. Moynihan said that in past discussions it was said that all the money that would be saved in maintaining the natural fields would be put into an account. She asked if that was still on the table. Mr. Barnes said that there are plans to host many events on these fields which would bring in money. Mrs. Moynihan said that she hopes that if admission is charged that some percentage of the profit would be put into an account for the maintenance of the fields. Mr. Stokes stated that he thinks there should be more discussion on how the replacement of the fields is going to be funded. Mrs. Moynihan said that the Board should have solid figures on how much is going to be saved on maintenance over the next ten years that can be put into an account.

Dr. Behrens stated that they would like to get two fields completed in 2008 and one field completed in 2009. She said that would have to be determined when it is brought back in front of the Board.

Mr. Wheeler said that he would like staff to bring back to the Board price differential on an eco-friendly film material. He said that he would also like a description of the conduits that are being set up at each of the high schools to receive the funds. Dr. Behrens stated that at Albemarle High School there is an account labeled 'AHS Field Project' which is a school account. Mr. Heon said that the account at Western Albemarle High School is set up through the Warrior Club, which is a school account. Mr. Barnes stated that at Monticello High School is incorporated and their account is a 501c3. Ms. Kim clarified that the division has not made a decision to go forward with any specific vendor or use a U.S. Communities procurement opportunity. Mr. Wheeler asked Ms. Kim if the school accounts were fine for what is being done. Ms. Kim responded yes.

Mr. Price as if there is a need to research insurance costs for turf fields vs. natural fields. Ms. Kim responded that Fiscal Services should contact the division's insurance company to see if that would be any implications for insurance costs.