Woodside School District

WOODSIDE ELEMENTARY SCHOOL
WILLIE MCCOVEY FIELD RENOVATIONS

FEASIBILITY STUDY | FEBRUARY 2, 2026

PREPARED BY:

LLOYD SPORTS + ENGINEERING

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EXECUTIVE SUMMARY

Willie McCovey Field has served as a cornerstone of the Woodside community since its dedication in 1977, honoring the legacy of the San Francisco Giants Hall of Famer who was a resident for nearly six decades. While the facility was modernized in 2014, its high volume of use has necessitated a new phase of improvements to ensure the field remains a high-performance environment for Woodside Elementary, Alpine Little League, and local recreational organizations. This initiative, guided by a 2025 study from Lloyd Consulting Group, Inc. (Lloyd), focuses on renewing aging equipment that has reached the end of its service life and implementing infrastructure upgrades that accommodate the growing demands of school programs and local sports leagues alike.

The design process involved a comprehensive site assessment and stakeholder collaboration to identify the best long-term value for the facility. Observations confirmed that while the grass is well-maintained, the existing fencing, backstop, and dugout structures are dated and require replacement to provide superior viewing and play conditions. Stakeholders emphasized the need for modern functionality, including a widened perimeter track for community use, consolidated and purpose-built storage sheds, spectator shading, and a double-sided electronic scoreboard to serve both baseball and soccer fields. The goal is to maximize the field's versatility, ensuring it remains a vibrant hub for competitive play and community events.

The resulting Preferred Alternative design represents a strategic vision to enhance the facility's performance standards. The plan involves shifting the infield and backstop 10 feet to the south to create a more symmetrical playing field and provide ample space for home and visitor bullpens. To improve playability and reduce maintenance, the design incorporates a high-durability synthetic turf infield and batting tunnel, while the outfield maintains its natural grass character. Modern amenities such as solid-roof dugouts, a 25-foot netted backstop, and a covered scorer's table are included to elevate the experience for players and spectators.

To support the implementation of this vision, Lloyd prepared a Conceptual Opinion of Probable Cost based on quantities from the preferred alternative. This cost model, which estimates a project range between $1,260,000 and $1,320,000, utilizes unit costs generated from recent past project costs and bids. This financial model is intended to serve as a vital guide for budgeting, fundraising efforts, and the further refinement of the design during the upcoming schematic design phase.

The implementation is structured across a 45-to-47-week timeline, which includes schematic design, a formal 11-week review process with the Division of the State Architect (DSA), and a 6-week bidding phase. Construction is expected to take approximately 3 months, concluding with a facility that preserves the legacy of Willie McCovey while providing a premier, state-of-the-art environment for Woodside's next generation of athletes.

INTRODUCTION

Willie McCovey Field is a cornerstone of the Woodside community, cherished by youth athletes and residents since its original dedication in 1977. The facility honors San Francisco Giants legend and Hall of Famer Willie McCovey, who was a member of the Woodside community for nearly six decades. While the field underwent significant modernization in 2014 including reconstruction of the baseball diamond, the addition of bullpens, and the installation of drainage and irrigation systems, its high volume of use and age has necessitated a new phase of improvements and repair.

The field serves a range of stakeholders, primarily Woodside Elementary School and Alpine Little League, alongside various youth organizations and adult recreational softball leagues. To maintain the field's lasting use, safety and quality, these groups have launched a collaborative campaign focused on essential facility renewals. This initiative seeks to replace aging equipment that has reached the end of its service life and implement infrastructure improvements that will ensure the field is accessible, safe and a performance environment for all players.

This design study combines stakeholder input with site analysis to create consensus for a preferred conceptual design and budget for implementation. By addressing existing wear and tear and upgrading to newer standards, the field can provide a versatile space that and accommodate the growing demands of school programs and local sports leagues alike. These improvements will preserve the legacy of McCovey Field while enhancing a vibrant hub for competitive and recreational play.

Image: Existing Willie McCovey Field

STAKEHOLDER PRIORITIES

Lloyd Consulting Group, Inc. (Lloyd) was hired to prepare conceptual designs. During the proposal process initial meetings, the District provided information and priorities for improvements. The following is a list of stakeholder priorities identified and provided prior to site assessment and test fitting designs:

- **OUTFIELD FENCING** – Extend and realign the outfield fence to clearly define the running track and grass field boundaries while maintaining visual openness and safety. The fence design should minimize hidden areas and preserve the open connection to adjacent spaces.
- **BASEBALL FIELD** – Renew and maintain the natural grass outfield to support daily school and community use, including recess, soccer, and other activities. The infield may incorporate a hybrid dirt and turf surface, similar to Hawes Field in Redwood City, to improve playability and reduce maintenance.
- **TRACK** – Widen and clearly define the track around the field perimeter to accommodate both school and community activities.
- **BATTING TUNNEL** – Relocate and replace the existing batting tunnel to make space for new consolidated storage, improving field layout and access while maintaining functionality for baseball activities.
- **STORAGE** – Consolidate and replace the current small storage containers with new, purpose-built sheds. Dedicated storage areas will be allocated for District maintenance and technology staff, Alpine Little League, and town recreation programs. The preferred location is near the current batting tunnel area, subject to building and fire code compliance.
- **SEATING AND GATHERING AREAS** – Develop new community-focused gathering spaces incorporating bleachers, shaded seating, storage, and picnic accommodations. The design may include a fire-safe cooking and serving area and flexible space for instruction or community events. Consider providing shade for spectators.
- **BACKSTOP AND DUGOUTS** – Evaluate existing structures to determine whether repair or replacement provides the best long-term value and functionality.
- **SCOREBOARD AND SCOREKEEPER BOOTH** – Provide a new, double-sided scoreboard serving both the baseball and soccer fields. Electrical and data utilities will be extended from the main campus to support the scoreboard, scorekeeper booth, security cameras, and Wi-Fi. The structure will be designed to be visually appealing and provide space to recognize community partners and sponsors.
- **UTILITIES** – Extend electrical and data service from the campus to support new scoreboard infrastructure, with capacity for future expansion to the amphitheater.

Image: Existing Willie McCovey Field

SITE OBSERVATIONS & EXISTING CONDITIONS

The Lloyd team made several site observation and walks and documentation of the existing conditions on November 21, 2025, December 2nd, 2025 and December 13, 2025. The site was photographed, equipment and elements inventoried, and observations of the general conditions were documented. The following conditions were noted:

- The general location and orientation of the backstop is reasonably placed and conveniently accessed from the gym and school without putting foul balls into play areas. With minor shift of the field and some improvements there is adequate space for spectators and gathering for events.
- Fencing, backstop and dugout structures are dated and in need of some repairs. Replacement would provide better viewing and play conditions.
- The outfield and grass is generally good condition and well maintained for elementary and little league level.
- There appears to be minor damp or soggy areas at the south edge of the field during the winter months due to shade and being the low point of the field slope.
- The infield is a combination of infield aggregate/clay mix and grass with a permanent clay mound. The infield appears to be properly maintained.
- There is a 60' x14' net batting tunnel to the east of the gym that is in reasonable condition for and frequently used. The location may not be optimal for regular use, light and leaf litter from trees.
- The perimeter decomposed granite walkway was in varying condition with a significant lip from grass to the dg path of sever inches at points along the path.
- The field is approximately 2' lower that the gym walkways creating an inaccessible condition that any improvement should address to be code compliant.
- Trimming trees to the south could possibly allow more sun through to the south edge of the field.
- Damp, soft and muddy grass areas appear to be localized along the south edge of the field.
- Chain link fencing along the south edge of the field appears to be in reasonably good condition. Trimming of vegetation is needed in front and behind the fence.

Images: Existing Willie McCovey Field

DESIGN APPROACH & TEST FITTING

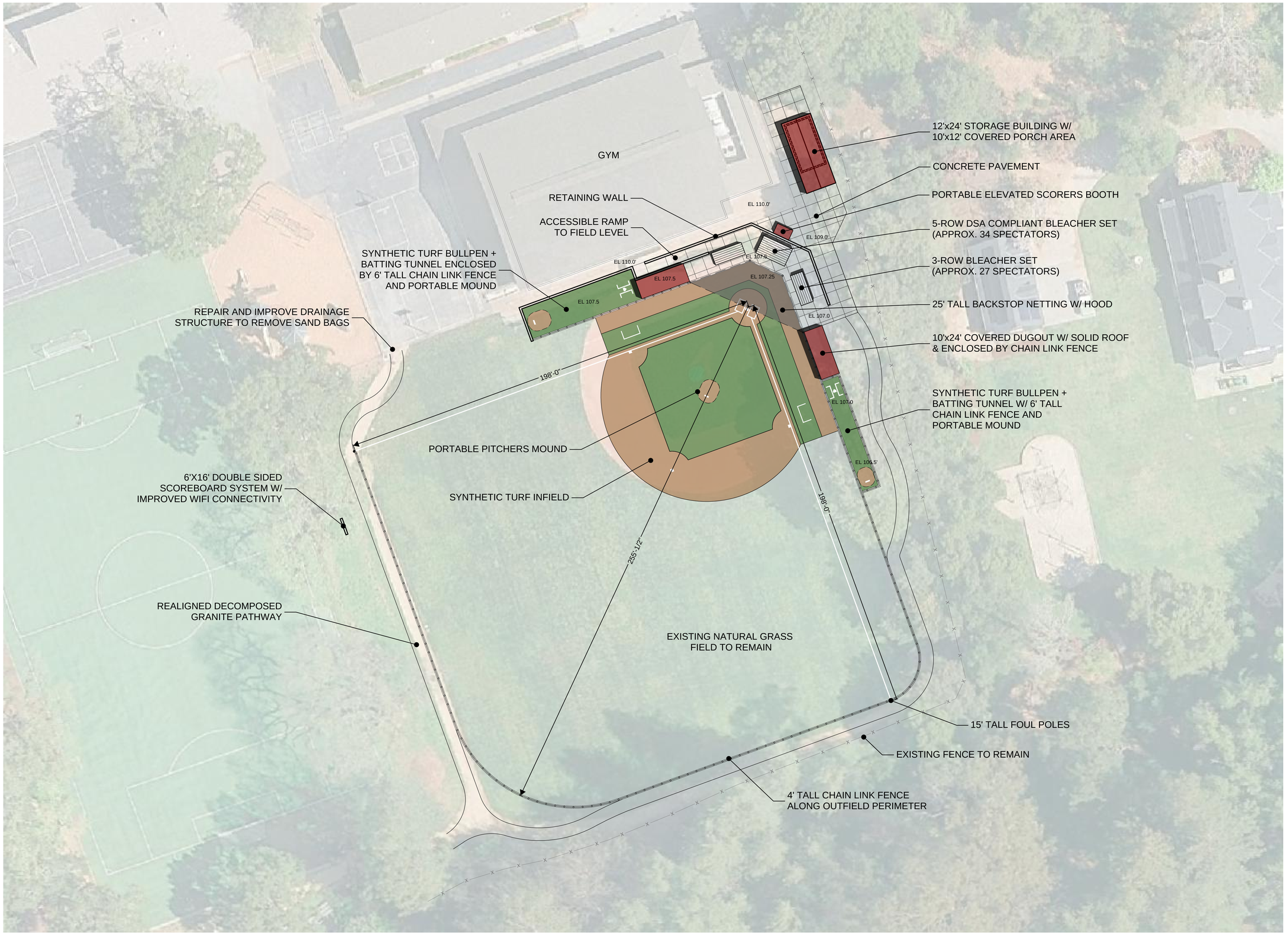
Lloyd prepared and presented two Test Fit Conceptual Alternatives with conceptual cost opinions on December 12, 2025. The two test fit concepts were prepared with some common design options using the same general field aspect and dimensions. Design goals also included maintaining the open park like feel, maintaining circulation for school activities, modernizing materials to current standards, providing event space, organizes storage, reducing maintenance requirements, and spectator comfort.

TEST FIT SHARED IMPROVEMENTS

- Both options shift the infield, backstop, fencing and dugouts to the south approximately 10' to provide more space for dugouts, spectators, bullpens and batting tunnel. The field shift also provides opportunity for a more symmetrical right and left field which was noted as a preference from stakeholders.
- Both options locate new solid roof dugouts with chain link enclosures.
- Both options included a home side combined bullpen/batting tunnel and a visitor side bullpen.
- Both options included 8' tall chain link fencing along the batting tunnel & bullpens.
- Both options assume the use of new high quality portable mounds.
- Both options included a two-sided scoreboard system to accommodate, both, baseball and soccer.
- Both options included power and data to the scoreboard system.
- Both options included a new backstop structure with 25' tall netting that covers home plate.
- Both options included space for 3 and 5-row bleachers for spectator seating.
- Both options included new foul poles
- Both options included irrigation and drainage improvements and new sod in key locations.

TEST FIT ALTERNATIVES

- Test Fit A uses more curb walls to create additional flat, paved areas for gathering events and spectator seating. Test fit B uses a landscape embankment rather than curb walls to address grade differences between the gym pathway and field level that is approximately 2' lower than the gym.
- Test Fit A provides a synthetic turf infield while Test Fit B shows the infield as clay/aggrege mix.
- Test Fit A includes a perimeter out field chain link fence while Test Fit B will improve and blend the outfield grass edge and refresh the perimeter decomposed granite path to create a quality warning track condition.
- Test Fit A provides an accessible ramp up to the field level adjacent to the gym while Test Fit B provides an accessible walk around the backstop and spectator seating to access the field level.
- Test Fit A includes a 12'x24' storage building with a covered porch area while Test B shows modified storage containers with a shade canopy.
- Test Fit A includes a small, covered scorer's table with canopy.



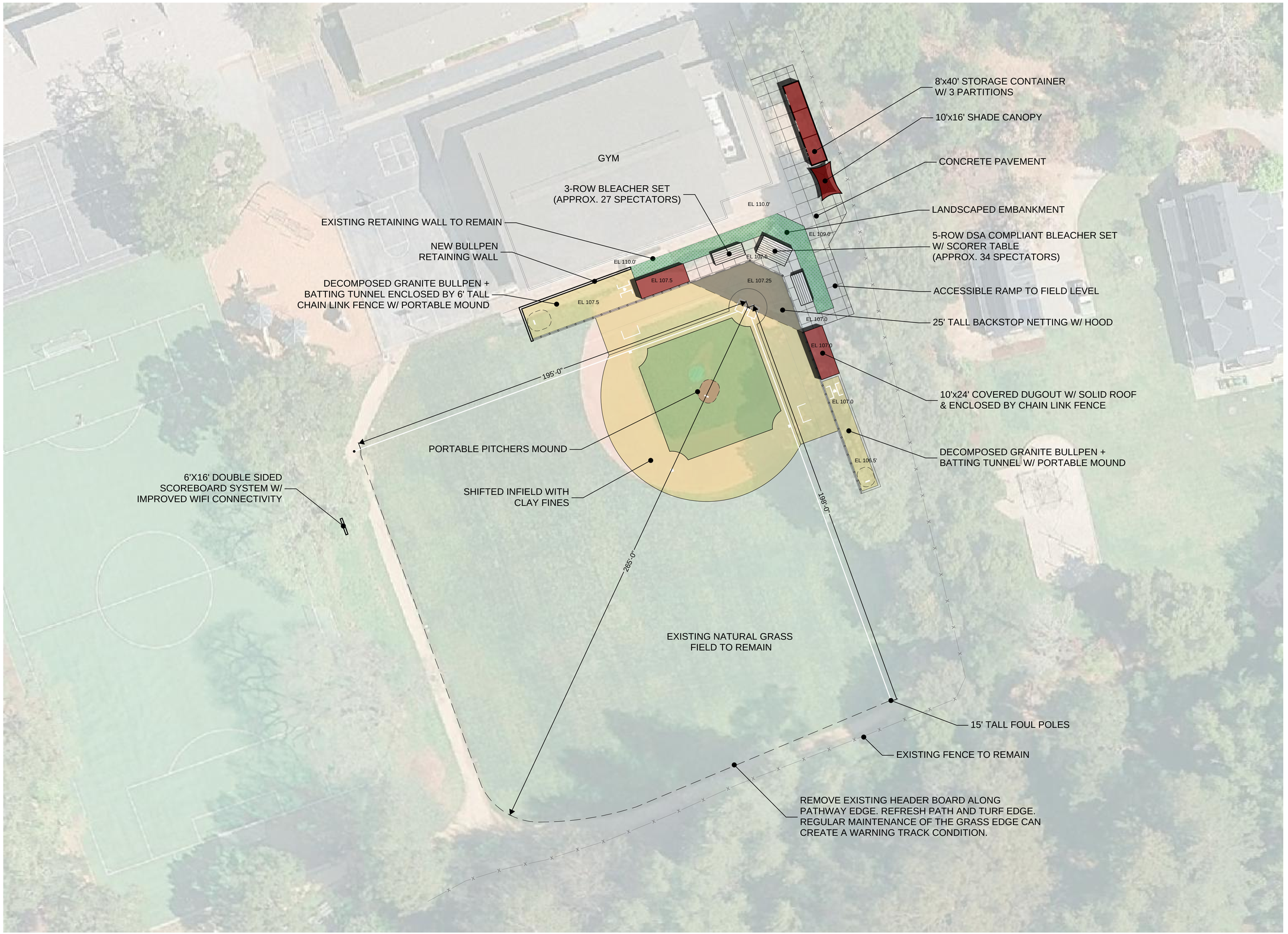
TEST FIT A

WOODSIDE ELEMENTARY SCHOOL
WILLEY McCOVEY BASEBALL FIELD RENOVATIONS

DECEMBER 12, 2025

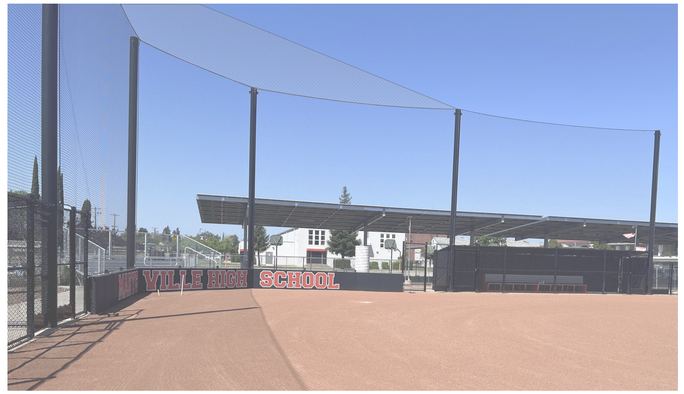
0 20 40 Feet

SCALE: 1" = 20'



TEST FIT B

WOODSIDE ELEMENTARY SCHOOL
WILLEY McCOVEY BASEBALL FIELD RENOVATIONS
DECEMBER 12, 2025



MATERIALS BOARD

WOODSIDE ELEMENTARY SCHOOL
WILLEY McCOVEY BASEBALL FIELD RENOVATIONS

DECEMBER 12, 2025

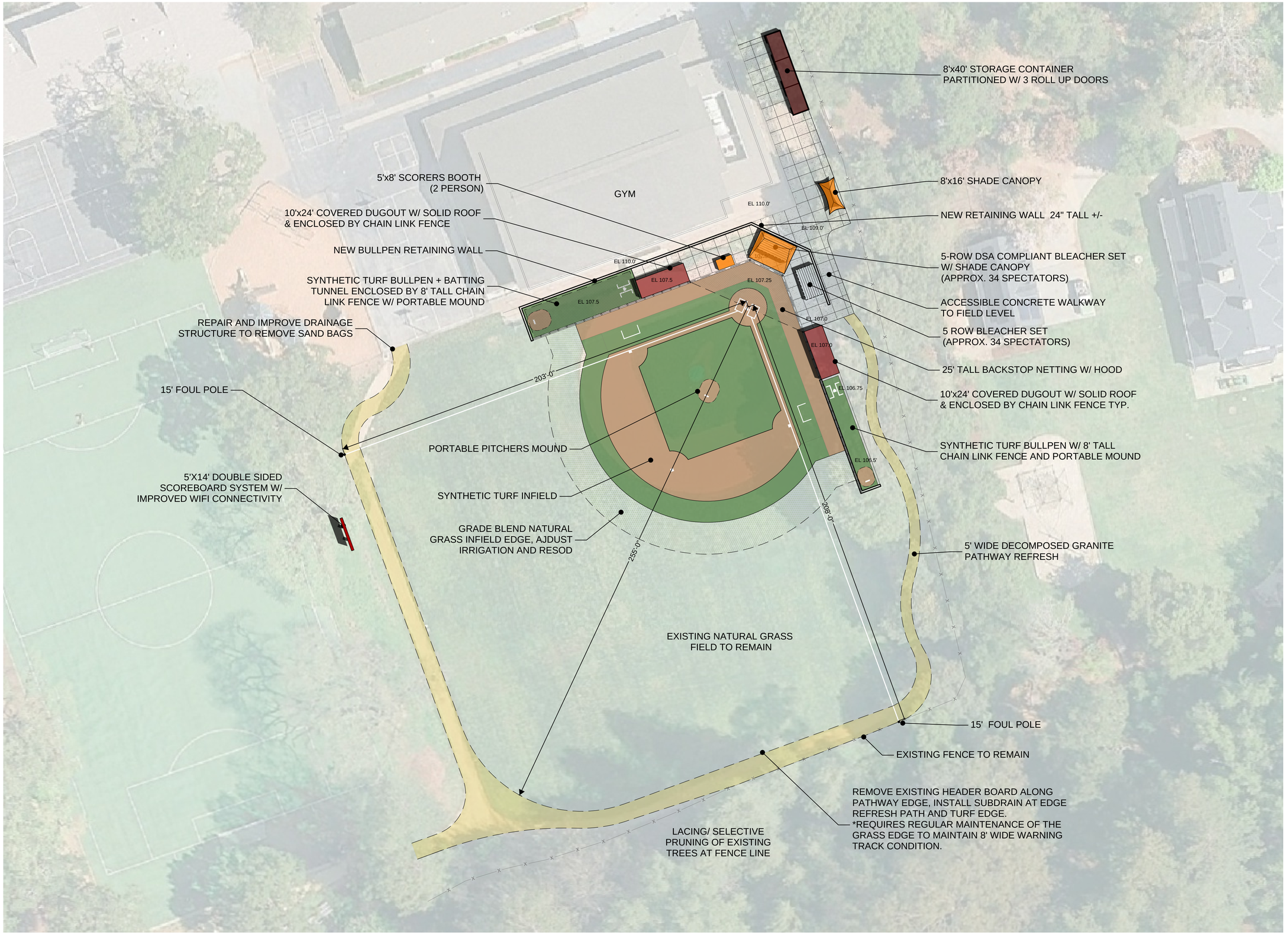
SCALE: NTS

DESIGN APPROACH & TEST FITTING

PREFERRED CONCEPT

Along with initial comments received during the test fit review meeting, Lloyd received additional feedback from the stakeholders within a week of the test fit prestation. Lloyd, then, prepared a preferred alternative draft that combined the following elements of both options:

- Include the necessary walls to maximize paved gathering and spectator areas and an accessible walkway around the backstop to the field level.
- Include synthetic turf for the infield, batting tunnel and bullpen.
- Include a modified storage container with shade canopy.
- Address the outfield grass edges and improve the decomposed granite path to create a quality warning track without a permanent outfield fence. Temporary fence to be included in cost model.
- Include a covered scorer's table with canopy on the home side was acceptable rather than having it directly behind home plate where it would conflict with spectator seating.
- Additional conversations regarding the scope of power and data lines were taken separately.
- 4'-5' tall temporary fence option for baseball and softball in the right and center field.



PREFERRED CONCEPT

WOODSIDE ELEMENTARY SCHOOL
WILLEY McCOVEY BASEBALL FIELD RENOVATIONS
JANUARY 27, 2026

CONCEPTUAL OPINION OF PROBABLE COST

Lloyd prepared the following cost opinion using quantities from the preferred alternative to create budgetary cost opinion. Unit costs are generated from recently constructed projects, bids for similar work and anticipated products. The cost model is meant to provide a guide for budgeting, fundraising and the further refinement of design during schematic design. A 10% design contingency has been included. Typically, this amount reduces as the design progresses.

Date	**January 30, 2026**
Project	**Woodside Elementary McCovey Field Renovations**
Proj. No	**25-218**
Plans	**Prefered Alternative Concept Rough Order of Magnitude Cost Opinion**
By	**Brett Long**

This is a rough order of magnitude opinion of probable cost with unit costs based on the engineer's project experience and past bidding data. This cost model is for budgetary development and general project cost understanding only. This is not a bid, engineer's official cost estimate or guarantee of actual price. LS = Lump Sum, LF = Linear Feet, CY = Cubic Yards, SF = Square Feet, EA = Each, AL = Allowance

		Qty/	Unit		Total Cost
Mobilization and Preparations					
Mobilization, staging & site prep general requirements		1	LS		
Temporary utilities		1	LS		
Survey, staking and utility locate		1	LS		
	subtotal			**$**	**30,000**
Demolition, Clear, Grub and Disposal					
Clearing & grubbing (no tree removal)		19,500	SF		
Erosion control & storm drain protection		1	LS		
Temp fencing, traffic controls, site safety preparations		1	LS		
	subtotal			**$**	**27,725**
Earthwork and Grading					
Excavation to embankments		350	CY		
Export		350	CY		
Grade prep and compaction of subgrade		19,500	SF		
	subtotal			**$**	**28,925**
Site Drainage					
Site drainage improvements		10,000	SF		
Outfield subdrain		250	LF		
Connection to existing storm system		1	AL		
Domestic water relocate		1	AL		
	subtotal			**$**	**28,750**
Irrigation					
New infield & irrigation and ouftield modifications		3,500	SF		
	subtotal			**$**	**8,750**
Electrical, Communication, and Broadcast					
Electrical (Power from Utility Room)		1	LA		
Double Sided Scoreboard		1	EA		
	subtotal			**$**	**79,500**
Synthetic Turf Infield					
Sythetic turf subdrain system		12,500	SF		
Synthetic turf nailer board		600	LF		
6" permeable base course		12,500	SF		
Synthetic turf infield		12,500	SF		
	subtotal			**$**	**146,685**
Pavement, Curbs & Walls					
Concrete retaining wall 24" average height		195	LF		
Concrete edgeband & curbing		380	LF		
6" concrete slabs and walkways		4,100	SF		
	subtotal			**$**	**191,690**
Netting, Backstop & Fencing					
6' chain link fencing (black vinyl clad)		330	LF		
15' foul poles		2	EA		
Ramp rails & 42" rail fencing		195	LF		
Wood & padded backstop w/ 25' backstop netting		78	LF		
	subtotal			**$**	**135,135**

Landscaping & Site Furnishings				
New sod infield and repair areas	3,500	SF		
DG path edge grading & prepe to create proper warning track	5,500	LF		
subtotal			**$**	**40,250**
Structures				
Dugouts 10'x20' steel frame, metal roof with chain link siding	2	EA		
Modified 40' shipping container storage w/ rollup doors	1	EA		
Shade Canopy	2	EA		
Painting, trim & finishes to containers	1	AL		
subtotal			**$**	**134,000**
Sports Equipment				
Bleachers, 5 row	2	EA		
Covered scoring table	1	EA		
15' - 2 tier player benches	2	EA		
Portable pitching mounds	3	EA		
subtotal			**$**	**56,100**
Construction Subtotal			**$**	**907,510**
General Conditions and General Requirements	8.0	%	$	72,601
Contractor Fee, Overhead and Profit	8.0	%	$	72,601
HARD Construction Total			**$**	**1,052,712**
Additional Budgetary Costs				
Design Contingency	10	%	$	105,271
Design & Permitting	14	%	$	147,380
6 Month Escalation	3	%	$	31,581
Additional Budgetary Costs Subtotal				**$284,232**
Grand Total				**$1,336,944**
Estimated Project Range				**$1,280,000 - $1,350,000**
Add / Deduct Alternate				
(Add) Two Room Single Use Restroom Building	1	LS	$	250,000.00
(Add) Fiber Innerduct from utility room	250	LF	$	50,000.00
(Add) Shock Drain Pad	12,500	LF	$	20,625.00
(Add) 5' tall temporary fence	250	LF	$	17,500.00
(Deduct) Replace Concrete Paving with Asphalt Paving and Curbing	3,400	SF	$	(28,900.00)
(Deduct) Replace Synthetic Turf with Skinned infield	12,500	SF	$	(87,500.00)

This is a rough order of magnitude opinion of probable cost with unit costs based on the engineer's project experience and past bidding data. This cost model is for budgetary development and general project cost understanding only. This is not a bid, engineer's official cost estimate or guarantee of actual price. LS = Lump Sum, LF = Linear Feet, SF = Square Feet, EA = Each, AL = Allowance

IMPLEMENTATION OUTLINE & SCHEDULE

Implementation of the preferred alternative will require schematic design development, construction documents, DSA review and approvals, bidding and construction. The following outline provides and conceptual timeline for the various phases to completion.

- Topographic Survey of the Project Area - 4 weeks
- Schematic Design, Review & Approvals - 4 weeks
    - o Scope confirmation & design refinement
    - o Receive topo survey
- Construction Documents – 8 weeks
    - o Register project with DSA (6-8 weeks before submittal required)
    - o Designs, specifications, reviews and approvals
- DSA Permitting - 11 weeks
    - o Submit plans and specifications to DSA
    - o Receive comments from DSA
    - o Schedule Backcheck and obtain stamped plans set
- Bidding - 6 weeks
    - o Public bidding
    - o Approvals and notice to proceed
- Construction - 10-12 weeks