



CITY OF CONCORD

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: David Gill, Parks and Recreation Director
Jeff Hoadley, General Services Director
Jay Burgess, Public Properties Superintendent

DATE: February 25, 2026

SUBJECT: Accept this report and schedule a public meeting at the April City Council meeting to appropriate \$385,000 to remove several bleachers at Memorial Field.

Recommendation:

Accept this report and budget resolution and schedule a public hearing at the April City Council meeting.

History:

The Memorial Field Complex was last renovated in the early 1970s. Over the past two decades, multiple engineering reports have documented the continued deterioration of the facility. Sections of the Doane Diamond baseball stands and the football field bleachers are no longer considered safe for public use.

Varsity Football Main and Visitor Field Bleachers:

The main football bleachers consist of a steel frame structure with wooden seat and footboards and include a press box located at the upper section. These bleachers were likely constructed in the late 1960s or early 1970s. Based on an 18-inch seat width, the total seating capacity is approximately 2,335 spectators. The main grandstand seats approximately 1,700, while the visitor-side bleachers accommodate approximately 535 spectators.

Baseball Field Press Box and Bleachers (Doane Diamond):

Leading up to the 2000 World Series, the Quarry Dogs, in partnership with the City of Concord, initiated a seating project at the Memorial Field baseball diamond, now known as Doane Diamond. At that time, Babe Ruth League Inc advised that in order for Concord to be considered as a future World Series host site, seating improvements were required. The Concord Baseball Association coordinated discounted materials for the aluminum seating, which were funded by the City. The project included significant community contributions: equipment and labor from the state prison's minimum-security unit residents and the county attorney's diversion program participants, and transportation support from the National Guard. Employees of Cobb Hill Builders volunteered to construct the existing press box as a community project. The current baseball bleachers seat approximately 2,000 spectators.

As we review the Capital Improvement Plan (CIP) #557 – Memorial Field, it is clear that addressing the bleachers has been an ongoing concern for many years. The CIP is a living document, with priorities that evolve annually based on fiscal capacity, City Council Priorities and other competing projects. The continued presence of these deficiencies underscores the importance to removing these bleachers before someone is hurt.

CIP557 Memorial Field Complex Review (main items)

- FY2012: Received assessment from The H.L. Turner Group on baseball field press box and bleachers.
- FY2013: Funds to replace concession building that was taken down in 2001 placed in FY24, funds in FY15 to blast and paint and replace boards
- FY2014: \$400,000 approved for water problems and poor condition of baseball press box, minor drainage and parking lot improvements. Funds to blast and paint moved to FY2016.
- FY2015: \$62,861 approved for electrical panel upgrades, requested seating replacement for FY2016, track resurfacing listed as FY18 project.
- FY2016: \$21,000 approved for interim seating replacement on main football bleachers – GSD staff replaced 2,001 wooden boards in July 2015. Over a mile of lumber was used. Design and replace bleachers for football and baseball field list as a FY17 project at \$1,135,000. Track resurfacing listed as FY18 project
- FY2017: Full depth reconstruction of 5 tennis courts listed FY18, Bleacher replacement listed in FY2019
- FY2018: \$250K approved for full renovation of 5 tennis courts, Bleacher report listed in FY19, replacement bleacher listed in FY20 at \$1,135,000, track resurfacing listed in FY21
- FY2019: Funded full bleacher and press box engineering report: \$30,000 (completed), At this time there was \$1,135,000 for bleacher/press box work (pending report findings) listed in the FY20 CIP, resurface track listed in FY21
- FY2020: Resurface track listed as FY22 project, Bleacher work listed in FY24 \$2,270,000
- FY2021: Football field lights listed as FY22 project (80K all donations), Bleacher replacement, track resurface and field drainage report listed in FY24 at \$2,440,000
- FY2022: \$80K Light repairs on football field (listed as donations) Did not receive donations, work was not done. Bleacher replacement, track resurface and field drainage report listed in FY25 at \$2,440,000
- FY2023: \$550,000 new track (\$275K City, \$275K School District) – did not move forward as no match was received from School District. In this fiscal year the bleachers/press box/fence repairs listed as FY25 \$2,345,000.
- FY2024: Memorial Field CIP detail not listed in budget book, however the City and Concord School District agreed to equally share the cost to create a Master Plan for the complex (\$141,900)
- FY2025: Master Planning process was underway. \$500,000 was listed in FY26 for preliminary engineering assessment of new master plan. paid half by city, half by school district.
- FY2026: \$1.5 million for final design and permitting (half city and half school), CSD approved their share in December 2025, City TBA. FY27 CIP shows \$11.7 million project – half by city, half school district.

In the late fall of 2025, the City of Concord retained The Turner Group to again evaluate the Football Field main and visitor bleachers, press box and the Doane Diamond Bleachers. Based on their age, condition, and the significant number of code deficiencies, The Turner Group recommends the main football grandstand, press box, and visitor bleachers be removed until new bleachers can be constructed. Their full report is included.

While the overall baseball field bleachers are considered to be in fair condition, the existing superstructure behind home plate requires removal and replacement. There are documented structural deficiencies, accessibility limitations, and multiple code-compliance issues associated with the current configuration.

Over the past twenty years, the City has made several attempts to extend the useful life of the bleachers. However, given the age, structural concerns, and code deficiencies, any future investment should focus on removal of the existing structures and eventual replacement with new, code-compliant facilities.

Discussion:

The existing stadium bleachers at the Memorial Field Complex have reached the end of their serviceable life and present increasing safety, compliance, and financial concerns. Visible structural deterioration—including corrosion, material fatigue, and potential instability—creates an elevated risk of injury to spectators. Continued use exposes the City of Concord to significant liability.

In addition to safety concerns, the current bleachers do not meet modern building and accessibility standards, including requirements established by the International Building Code (IBC) and the Americans with Disabilities Act (ADA). Continued noncompliance increases the City's legal exposure and may impact insurance coverage and risk ratings.

In the coming months, City Council and the community will consider long-term improvements through the new master plan concepts for the Memorial Field Complex. Regardless of the direction ultimately chosen, the existing bleachers will need to be addressed. Acting now is a necessary and responsible investment, not a premature expenditure.

Staff recommends moving forward with Option 2 for the baseball field bleachers and full removal of the football bleachers and press box. Total cost is \$385,000.

Baseball Field Bleachers

Option 1 – \$30,000

Block off access to the center section of the bleachers. The steel beams and seating would remain in place; however, the entire center section would be secured and inaccessible to the public.

Option 2 – \$85,000 (recommended)

Remove the steel beams and seating in the middle section and store materials onsite. This approach improves safety immediately while preserving components that may be reused when reconstruction funding becomes available.

Football Bleachers and Press Box - \$300,000

This option includes full removal of: Main grandstands, press box, visitor bleachers

If actionable soil contamination is identified beneath the bleachers, affected material would be removed. The area would then receive new loam and be seeded. A new 10' x 10' ground-level structure would be installed to house electrical and PA systems and act as a press box.