

BOARD OF SUPERVISORS
Agenda Item


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| Meeting Date: | April 5, 2016 |
| Title: | Authorize the County Administrator to Proceed with the Design for Two Additional Artificial Turf Fields at Embrey Mill Park |
| Department: | County Administration |
| Staff Contact: | Keith Dayton, Deputy County Administrator |
| Board Committee/ Other BACC: | Infrastructure |
| Staff Recommendation: | Approval |
| Fiscal Impact: | Additional Cost of \$1,118,000 funded with 2015 Bond Proceeds |
| Time Sensitivity: | April 5, 2016, to coordinate design changes with the initiation of construction activity this spring |

ATTACHMENTS:

| | | | |
|----|-----------------------------|----|-------------------------------|
| 1. | Background Report | 3. | Embrey Mill Park Phasing Plan |
| 2. | Proposed Resolution R16-113 | | |

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|--------------------------|-----------------------|--------------------------|-----------------------|-------------------------------------|----------------------------|
| <input type="checkbox"/> | Consent Agenda | <input type="checkbox"/> | Other Business | <input checked="" type="checkbox"/> | Unfinished Business |
| <input type="checkbox"/> | Discussion | <input type="checkbox"/> | Presentation | <input type="checkbox"/> | Work Session |
| <input type="checkbox"/> | New Business | <input type="checkbox"/> | Public Hearing | <input type="checkbox"/> | Add-On |

REVIEW:

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|---|---|---|
| X | County Administrator |  |
| X | County Attorney | <i>Ryszarda M. Millender for C.A.</i> |
| X | Finance and Budget | <i>Marian Reed</i> |
| X | Parks, Recreation, and Community Facilities | <i>Cathy P. Vollmeier</i> |

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| DISTRICT: | Garrisonville |
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BACKGROUND REPORT

The County completed four artificial turf fields at Embrey Mill Park (Park) last fall, which opened in March, 2016, for the St. Patrick’s Day tournament. Construction of two natural turf fields adjacent to the artificial turf fields was also completed, although the natural turf fields need another growing season to mature before they are available for play. These six fields make up Phase 1 of the Park.

The next planned phase (Phase 2) of the Park will add two full-sized (U14) natural turf rectangular fields (Fields 7 & 8) immediately to the north of the entrance road to the Park, bringing the total number of fields to eight. Phase 2 also includes construction of additional parking, restrooms, and stormwater management infrastructure, and is estimated to cost \$2.75 million. The Board authorized funding for completion of these two fields through the sale of just over \$2.7 million in Parks bonds. In addition, the Board approved proffer amendments for the Colonial Forge development that included in-kind work by the developer on the Phase 2 fields valued at about \$974,000, and another \$250,000 in cash proffers. The total funding for Phase 2 is slightly more than \$3.9 million.

The last phase (Phase 3) for completion of the Park will add the final three fields, and is planned to begin in 2018. These three smaller rectangular fields are estimated to cost \$1.25 million, for which the County has another \$2.96 million in bonds included in the proposed Capital Improvement Program (CIP) for FY2018. A graphic is included as Attachment 3 delineating the various stages of construction of the Park.

With the addition of the in-kind work and proffer funds recently approved, the Board may wish to consider constructing the Phase 2, full-size fields with artificial turf. A decision to incorporate artificial turf at this time will allow staff to modify the design and realize approximately \$250,000 in avoided costs associated with the reduction in soil amendment, irrigation, and planting costs that is required for natural turf fields. Staff updated the cost estimate to complete Fields 7 & 8 with artificial turf based upon the four completed artificial turf fields in Phase 1. The increased cost to upgrade these fields to artificial turf is estimated at just over \$1.1 million, adjusting for the \$250,000 in savings noted above, for a total cost of approximately \$3.86 million. Additional financial details are provided in the table below.

| | Funding Sources | | County Expenses |
|-------------------------|---------------------|----------------------------|---------------------|
| Bond (Phase 2) | \$ 2,719,960 | Phase 2 Base Cost | \$ 2,746,082 |
| In-kind Work | \$ 974,082 | Artificial Turf | \$ 1,118,000 |
| Proffers | \$ 250,000 | TOTAL | \$ 3,864,082 |
| TOTAL | \$ 3,944,042 | Phase 3 Cost | \$ 1,250,000 |
| Bond (Phase 3) | \$ 2,962,740 | Total Buildout Cost | \$ 5,114,082 |
| Buildout Funding | \$ 6,906,782 | | |

Artificial turf fields can be scheduled for increased use, such that a single artificial turf field is the equivalent of between 2.3 and 3 natural turf fields; consequently, completing these two fields with artificial turf will result in the equivalent of between four and six grass fields.

Staff inquired what the impact of adding two more artificial turf fields at the Park would be on the type of tournaments that could be attracted to the County. Staff received confirmation from the U. S. Adult Soccer Association that a minimum of six artificial turf fields are necessary to schedule a large tournament in the County. Staff received similar feedback from a sports management firm specializing in organizing large lacrosse and field hockey tournaments, and received support from Stafford Soccer, the local soccer club.

These large, multi-day events can attract hundreds of out-of-state participants, along with their families. A study completed in 2012, by Urban Analytics evaluated a previous St. Patrick's Day soccer tournament. The report concluded that 228 teams participated from Canada, Massachusetts, Pennsylvania, West Virginia, Maryland, and Virginia, producing roughly \$931,000 in total direct outlays in the region (\$510,000 in the County, and the balance outside of the County). In addition to the benefits to local businesses from this activity, the County nets a direct benefit from the income generated from the field rentals and concessions and from the transient occupancy and meals taxes collected from visitors. These sources generated an estimated revenue of approximately \$40,000 that year. This revenue source would increase if the County is able to attract more and larger tournaments to Stafford.

Since that time staff has worked diligently to attract all of the tournament play in County. In 2013, 63% of play was achieved, in 2014 58% of play was achieved, and finally in 2016 100% of the St. Patrick's Day tournament play was achieved in County. The 2016 tournament included 170 teams, with an estimated 2,700+ players. Planning for 2017 is already underway, and early SASA projections suggest that more than 250 teams could be attracted to Stafford next Spring.

Six artificial turf fields located at a venue centrally located in the County would enhance the ability to attract large regional and national tournaments from more sports, and from a broader group of regional and national organizations, generating revenue to offset the somewhat higher construction cost. Staff believes that the County has an opportunity to greatly enhance the use of the Park for its residents and the attractiveness for major tournament play without exceeding the funding previously identified for the Park.

Staff will need to modify the plans for these two fields consistent with the grading requirements for artificial turf fields. This must be completed in advance of the work planned by Augustine Homes, the developer of Colonial Forge, which is scheduled to begin this spring. If the Board desires to pursue this option, direction should be provided soon to ensure adequate time for plan revisions. Board action on the construction contract for the artificial turf fields, field lighting and the related site development work would not be required until late spring or early summer. If approved as artificial turf, these two fields would be completed in time for the spring, 2017 soccer season, while grass fields would not be ready for play until fall, 2017.

The Infrastructure Committee considered this matter at its March 1, 2016 meeting, and voted 2-1 (Mr. Milde voted no) to recommend approval of the proposal to complete two artificial turf fields at the Park. The Board was also briefed at its March 15, 2016 meeting.

Staff recommends approval of R16-113 authorizing the County Administrator to proceed with the planning and design for two additional artificial turf fields at Embrey Mill Park.

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 5th day of April, 2016:

MEMBERS:

Robert "Bob" Thomas, Jr, Chairman
Laura A. Sellers, Vice Chairman
Meg Bohmke
Jack R. Cavalier
Wendy Maurer
Paul V. Milde, III
Gary F. Snellings.

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR
TO INITIATE THE DESIGN OF TWO RECTANGULAR ARTIFICIAL
TURF FIELDS INCLUDED IN PHASE 2 OF EMBREY MILL PARK IN
THE GARRISONVILLE ELECTION DISTRICT

WHEREAS, the County completed Phase 1 of the rectangular field complex at Embrey Mill Park (Park), which includes four artificial turf fields and two grass fields; and

WHEREAS, construction of the next two fields at the Park is scheduled to begin in spring 2016, and are currently planned to be grass fields with an estimated cost of \$2.75 million; and

WHEREAS, these fields could be completed as artificial turf fields for an additional \$1.2 million; and

WHEREAS, the Board approved proffers that include just over \$1.2 million in in-kind work and cash payments that could be applied to completing the artificial turf fields; and

WHEREAS, the additional two artificial turf fields will bring the total number of artificial turf fields to six, greatly enhancing the ability to attract larger tournaments to the Park, along with the visitors who will come to the County for these events; and

WHEREAS, these tournaments will result in direct and indirect monetary benefits to the County as well as the hotels, restaurants, and other commercial enterprises who serve participants, the families of the participants, and spectators of these tournaments;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 5th day of April, 2016, that it be and hereby does authorize the County Administrator to proceed with the planning and design for two artificial turf fields as part of Phase 2 at Embrey Mill Park.

AJR:KCD:kd



| LAYOUT DESCRIPTION | |
|--------------------------------|-------------------------------|
| Athletic Field Base Bid | |
| (6 Fields) | |
| <u>Artificial Turf</u> | 2-Football/U-14 Soccer Fields |
| | 2-U-14 Soccer Fields |
| <u>Natural Turf</u> | 2-U-12/U-10 Soccer Fields |
| Alternate 1 (3 Fields) | |
| <u>Natural Turf</u> | 1-U-8 Field |
| | 2-U-6 Fields |
| Alternate 2 (2 Fields) | |
| <u>Natural Turf</u> | 2-U-14 Soccer Fields |

