

**Board of Supervisors**

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Anthony J. Romanello, ICMA-CM  
County Administrator

## Infrastructure Committee AGENDA

June 3, 2014 @ 1:30 p.m.  
ABC Conference Room, Second Floor

Agenda Item	
	Introduction <ul style="list-style-type: none"><li>♦ Welcome</li></ul>
1.	Transportation Matters <ul style="list-style-type: none"><li>a. Belmont-Ferry Farm Trail Design Public Meeting</li><li>b. Route 1-Route 610 Interstate Right of Way Modification Request</li></ul>
2.	Embrey Mill Park Project Update
3.	Next Meeting July 1, 2014 at 1:30 PM; ABC Conference Room
	Adjourn

# Transportation Matters

a. Belmont-Ferry Farm Trail Design Public Meeting

1 a

## **BELMONT – FERRY FARM TRAIL PHASE 4**

- Results of the soil borings have been finalized.
- Archaeological report finalized.
- Nearing completion of the environmental report.
- Scheduling a community informational meeting on the trail plans at a date to be determined.
- The plans approved by VDOT for the public meeting are attached. These are very similar to those provided to the committee earlier, with one exception. The proposed alignment east of the Chatham Bridge has been shifted closer to Route 3, and a retaining wall added. This has the effect of shortening the trail considerably, while avoiding impacts to an adjacent property owner. The cost of the retaining wall should be offset by the savings from less trail length required.
- After the public meeting, staff will submit trail plans to VDOT requesting permission to start Right of Way acquisition and submit to Stafford County Planning for 1<sup>st</sup> review.
- Preparing contract documents to go with the Belmont crosswalk plan package to submit to VDOT for approval to bid.
- Planned Date Opened to Public Use: 2016



**Belmont-Ferry Farm Trail - Phase 4**

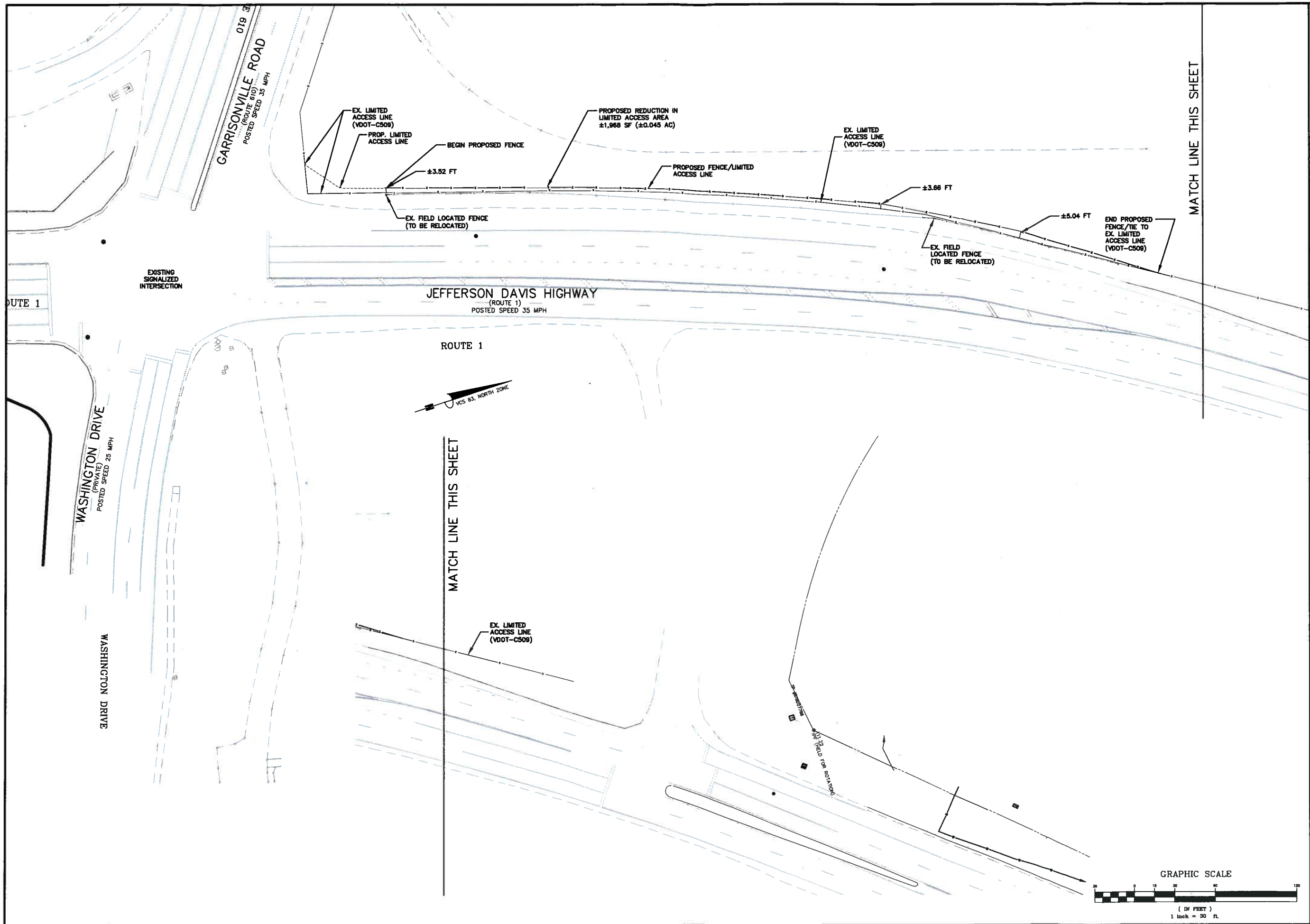
# Transportation Matters

b. Route 1- Route 610 Interstate Right of Way Modification  
Request

1 b

## **ROUTE 1 & GARRISONVILLE ROAD RIGHT OF WAY MODIFICATION REQUEST**

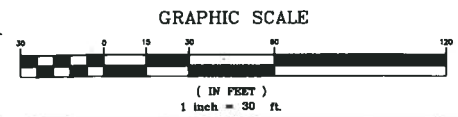
- The Board recently authorized the design of a second right turn lane from southbound Route 1 to westbound Garrisonville Road to alleviate extended traffic backups during the evening peak rush hour period.
- Design efforts are proceeding.
- Minor changes to the limited access right of way (ROW) associated with Interstate 95 as shown on the attached drawing are required to construct the second turn lane. The ROW adjustment moves the limited access area up to 5' to the west (~2,000 SF), slightly narrowing the limited access ROW for the westbound Garrisonville Road exit ramp from northbound I-95. This change can be completed without impacting the exit ramp safety.
- VDOT procedures require County approval for changes to limited access ROW prior to review by the District office, and ultimately by the Commonwealth Transportation Board (CTB).
- The ROW modification approval process can take several months; consequently, it is advisable to initiate the process early.
- Staff plans to prepare a Board package for the June 17<sup>th</sup> meeting expressing Board support for the modifications to the limited access ROW as shown on the attached drawing.
- Design efforts will continue while the ROW review and approval process is underway.



COUNTY PROJECT NUMBER

PLAN STATUS	
10/17/13	ISSUED TO CLIENT
11/15/13	ADDRESS COMMENTS
12/17/13	REV. GAS RELOCATION

DATE	DESCRIPTION
JRT DESIGN	JRT DRAWN
JRT	JRT
JRT	CHKD
SCALE	H: 1"=30'
	V: N/A
JOB No.	5410-01-001
DATE	OCTOBER, 2013
FILE No.	5410-D-MP-001



# Embrey Mill Park Project Update

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# EMBREY MILL PARK PROJECT UPDATE

- The County recently received bids for the Indoor Recreation Center and subsequently brought a recommendation to award a contract to the lowest responsive, responsible bidder. The matter was deferred at the May 20 meeting.
- Staff was requested to address two issues by Board members as follows:
  - Investigate the requirements and associated cost to ensure one or more rectangular fields met the required standards to host Virginia High School League standards to enable Stafford County to seek high school tournaments in rectangular field sports (soccer, field hockey, lacrosse). Staff has examined these requirements and provides details below.
  - Contact proposing firms for the operations of the Indoor Recreation Center to ensure they were interested in operating the facility as designed, and in the manner desired by the County with respect to attracting major swimming meets. This matter is scheduled for a closed session discussion with the full Board.
- Staff reviewed the published VHSL standards and contacted VHSL staff for information regarding these standards.
- Based on our review and the referenced conversation, we have determined that the fields proposed will unconditionally meet VHSL standards for soccer, field hockey, and men's lacrosse, while meeting the minimum standards for women's lacrosse.
- Certain associated facilities currently proposed do not meet VHSL standards and would have to be upgraded. In particular, the lack of spectator seating capacity, locker rooms, scoreboards and public address system must be addressed.
- Staff has identified a concept (attached) for a combination locker/seating facility which is ideally located and minimizes the retaining walls – and therefore cost – necessary to add these facilities.
- We have included a compliance analysis with associated costs. Depending on the sport, upgrades are estimated to cost between \$1 million and \$1.3 million. Staff would recommend that if the Board wished to upgrade the Embrey Mill complex to VHSL standards we ensure compliance with all rectangular field sports.
- Note that the VHSL standards included with our analysis have been described as “ideal”; however, our facility would be competing for events with state colleges and urban high schools – as well as our own high schools – who currently comply with these standards.

- Staff feels it would be unlikely that we would be successful bidding for VHSL events without upgrades.
- The rectangular fields planned for Embrey Mill Park comply with VHSL standards. The additional facilities necessary for VHSL compliance can be added after completion of the field construction.
- Phase 2 construction solicitation for the rectangular fields is currently on the street, with the receipt of bids scheduled for June 19. Staff plans to bring a recommendation for award to the Board at the July 1<sup>st</sup> meeting.

**Embrey Mill Athletic Fields Comparison to VHSL Requirements**

June 3, 2014

VHSL Quarter Final and Above Ideal Site Criteria	Cost		Comments
	Current Design of Facility and at Least 1 Field	Estimate for VHSL Compliance (1 Field)	
<b>SOCCER</b> (Semifinals and finals are currently conducted as part of a VHSL Spring Jubilee *)			
<u>Field Requirements</u>			
Size (330-360' X 195-225')			
Surface (Artificial or Bermuda grass)			
Distance to Spectator Area (10')			
Lighted fields			
<u>Other Requirements</u>			
Scoreboard		\$45,000	
PA/Sound System		\$20,000	
Spectator Seating (AAA single game 1,200)(1,500 DH)		\$330,000	1,500 seats needed for soccer and boys lacrosse
Site Work for Spectator Seating		\$70,000	Site work seating only
Parking (plus secure area for team busses and officials)		\$0	Current parking follows established recreational league requirements; further analysis necessary
Secure Entry Point		\$6,600	330'fence @ \$20/'
Concessions (Adequate for # of spectators)		\$0	Can bring in concessionaire if needed
Public Restrooms (min of 1/gender)**		\$0	Can bring in porta-johns if needed
Locker Rooms (2 for teams)		\$340,000	2,000 SF @ \$145/SF + utilities
Locker Rooms (1 for officials)		\$50,000	150 SF @ 145/SF + utilities
Site Work for Locker Rooms		\$50,000	Requires extensive retaining walls
<u>Other Considerations</u>			
Playability in inclement weather		\$0	
		\$911,600	Estimated amenity cost for 1 compliant field
		\$182,320	Design, permits, PM
		\$218,784	20% Contingency
		<b>\$1,312,704</b>	Estimated total cost for 1 compliant field

<b>FIELD HOCKEY</b> (The VHSL State Field Hockey Tournament is a three-day, single-site tournament)			
<u>Field Requirements</u>			
Size (300' X 180')			
Surface (Artificial or Bermuda grass 3/4")			
Distance to Spectator Area (30' and opposite team benches)			
<u>Other Requirements</u>			
Scoreboard		\$45,000	
PA/Sound System		\$20,000	
Spectator Seating (AAA single game)(800)		\$181,500	
Site Work for Spectator Seating		\$50,000	Site work seating only
Parking (Secure area for team busses and officials)		\$0	462 spaces built for the 6 fields should be adequate
Secure Entry Point		\$6,600	330' @ \$20/'
Concessions (Adequate for # of spectators)		\$0	Can bring in concessionaire
Public Restrooms (min of 2/gender)		\$0	Can bring in porta-johns to supplement those already included
Locker Rooms (2 for teams)		\$340,000	2,000 SF @ \$145/SF + utilities
Locker Rooms (1 for officials)		\$50,000	150 SF @ 145/SF + utilities
Site Work for Locker Rooms		\$50,000	Requires extensive retaining walls
<u>Other Considerations</u>			
Playability in inclement weather		\$0	
Number of fields available**		\$0	If a second playing field is necessary, could provide temporary seating
Lighted fields		\$0	
		\$743,100	Estimated amenity cost for 1 compliant field
		\$148,620	Design, permits, PM
		\$178,344	20% Contingency
		<b>\$1,070,064</b>	Estimated total cost for 1 compliant field

<b>LACROSSE</b>			
<u>Field Requirements</u>			
Size Boys (330' X 180')			
Size Girls (330-420' X 180-210')			
Surface (Artificial or Bermuda grass)			
Distance to Spectator Area (30' all around boundaries)		\$0	Boy's comply, min. size girl's field will comply
<u>Other Requirements</u>			
Scoreboard		\$45,000	
PA/Sound System		\$20,000	
Spectator Seating (1200 single game, 1500 double header)		\$330,000	1,500 seats needed for soccer and boys lacrosse
Site Work for Spectator Seating		\$70,000	Site work seating only
Parking (plus secure area for team busses and officials)		\$0	Current parking follows established recreational league requirements; further analysis necessary
Secure Entry Point		\$6,600	330'fence @ \$20/'
Concessions (Adequate for # of spectators)		\$0	Can bring in concessionaire if needed
Public Restrooms (min of 1/gender)		\$0	Can bring in porta-johns if needed
Locker Rooms (2 for teams)		\$340,000	
Locker Rooms (1 for officials)		\$50,000	
Site Work for Locker Rooms		\$50,000	Requires extensive retaining walls
<u>Other Considerations</u>			
Playability in inclement weather		\$0	
Number of fields available		\$0	May be possible if all fields are minimum size
Lighted fields		\$0	
		\$911,600	Estimated amenity cost for 1 compliant field
		\$182,320	Design, permits, PM
		\$218,784	20% Contingency
		<b>\$1,312,704</b>	Estimated total cost for 1 compliant field

\* Spring Jubilee desires to have all diamond and rectangular sports at one location, second choice is fields in the same area  
 \*\* Requires additional 1/gender for semi-finals and finals



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

# EMBREY MILL

Optional Field Layout

May 19, 2014



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