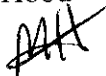



Source:

Mike Hood



TO: City Council
FROM: City Manager and Staff 
DATE: August 14, 2006
RE: Proposal to Develop Additional Baseball Fields

SUMMARY: Following the City Council public hearing on the memorandum of understanding for the proposed new stadium for the Mid-Missouri Mavericks held June 19, 2006, Park and Recreation staff were directed to develop a possible plan for the development of two new baseball fields. This report outlines staff recommendations for the development of two such fields under a fast track schedule with the goal of having the fields available for play by the fall of 2007.

Fiscal Impact

YES X

NO

In summary, the report recommends that the fields be located on the Atkins property located immediately north of the Boone County Fairgrounds, suggests that the fields be planned and designed as part of a larger tournament quality sports complex, and estimates phase I construction costs at \$1,445,355. Phase II costs which would add amenities such as restrooms, concessions, additional parking, etc., is estimated at \$726,444.

Other Info.

DISCUSSION: As a result of the current discussions regarding the possible development of a minor league baseball stadium at the City's American Legion Park by the Mid-Missouri Mavericks, Park and Recreation staff were asked to develop a plan for both replacing the recreational level baseball field currently located at American Legion Park and developing a second such field. It was staff's understanding that the plan should be for a fast track construction schedule with the goal of having the fields available for play by the fall of 2007. Based on the above conditions, staff is proposing the following:

Goal: Construct two new baseball fields that would be available for use as soon as possible with a tentative target of being available for play in the fall of 2007.

Location: To meet the above timeframe, possible locations are virtually restricted to available land already owned by the City. Time frames required for any new acquisition would make it almost impossible to meet the fall 2007 goal. Staff has reviewed all park and recreation department property as well as properties owned by other City Departments (airport buffer, Strawn road property, etc.) and have concluded that the only site readily suitable for an athletic field development of this size and scope is the 80 acre Atkins tract located immediately north of the Boone County Fairgrounds. This property is jointly owned by the City and Boone County and will require a use agreement with the County before development proceeds. The Atkins property has access from a major

north/south highway (HWY 63) and an approved master plan which identifies the property as being developed as an athletic field complex.

City-County Use Agreement City staff has had preliminary discussions with the Boone County Commission regarding the possible development of the new baseball fields including a proposed operating agreement. County commissioners have generally indicated a willingness to support an agreement with the City which would result in 1.) the annexation of the Atkins property into the City; 2.) require both City and County approval of current and future development plans for the site; 3.) provide that the City would develop, schedule, operate and maintain the park; and 4.) County would contribute the county funds including the LWCF grant (grant is currently in both the City and County names) that are currently set aside for the development of the site.

Development Plan Staff is proposing the development plan shown in attachment A. The two fields currently being proposed for construction would be part of a five field wagon wheel complex located on the south half of the property. The proposed five field complex will eventually include an additional 300+ foot field and two additional 275 foot fields. Following a meeting with representatives of the Diamond Council and Boone County Baseball, staff has agreed to try to make the 300+ fields slightly larger to accommodate those in the 16 and up age bracket. This combination of sizes should provide the greatest flexibility in use of the complex by a variety of age groups and skill levels. It should be noted that the revised development plan differs from the original master plan (attachment B) in that the major baseball field complex has been shifted to the south end of the property and the soccer/football fields have been eliminated. This was necessitated by the future construction of Waco Road which will cross the northern portion of the property. Approximately five acres of the site will now be located north of the new Waco Road. The revised development plan suggests that those five acres could be considered as a possible site for the proposed new library facility. Earthwork establishing proper grades and drainages for the entire five field complex will need to be completed as part of the development of the initial two fields.

It is staff's recommendation that the new fields be planned and designed as tournament quality fields. Such fields could be utilized for both recreational league play and tournament play. High quality fields which attract a large number of tournaments must be regarded as a strong economic contributor to the community (Show-Me Games; State, Regional, and National Tournaments, etc). As a point of reference, the Rainbow Softball Field complex would be considered a tournament quality complex. Tournament quality fields would require that the field dimensions meet the standards of various national sports governing associations (ASA, USSSA, etc). High quality lighting, excellent drainage, and amenities such as scoreboards, PA, warning tracks, covered dugouts, warm-up areas, etc. would all be expected at tournament quality

fields. Support facilities such concessions, restrooms, landscaping, accessible and abundant parking, etc. would also be needed at a tournament quality facility.

Estimated Cost Cost estimates have been prepared assuming two phases of construction. The first phase includes only the necessary expenses to get the fields functioning and open for play. The second phase would add amenities such as permanent restrooms, concession facilities, asphalt surfacing of roads and parking lots, scoreboards, landscaping, etc. All cost estimates have been based on a fast track construction schedule. It is assumed that the Parks and Recreation planning staff would have oversight and direction of the project, but that all major tasks of the project would be contracted (earthwork, fencing, lighting, irrigation, etc).

The estimated cost for phase I of the construction is \$1,445,355. Phase II's estimated cost is \$726,444. A detailed breakdown of the estimated costs is attached to this report (see attachment C).

Funding The staff has identified the following possible sources of funding for Phase I of the project:

Park Sales Tax November 05 Ballot Issue	
Youth Athletic Field Development	\$ 700,000
American Legion Field renovation	\$ 325,000
Boone Co. LWCF Grant and Match	<u>\$ 200,000</u>
	\$1,225,000

Other possible funding sources might include a contribution from the Mavericks (Wendt Brothers), the City's recreation services users fee fund, and/or additional appropriations from the Park Sales tax fund.

Construction Timeframe If there is to be any chance of meeting the goal of having the fields available for play by fall of 2007, staff believes that construction needs to begin by late fall of 2006.

A possible schedule would be as follows:

Grading and earthwork: November 06 – April, 2007
Install fencing and curbing: April - June, 2007
Install lighting, connect utilities: May –June 2007
Install irrigation: July, 2007
Install sod: August, 2007
Open for play: September, 2007

The above is an optimistic schedule, but if the goal is to have fields available for play by September of 2007, then such a schedule needs to be met. If construction is to begin in November, earthwork contracts need to be out to bid by late September or early October. Prior to bid, Council would need to approve the project including holding a public hearing,

appropriating funds, and reaching an operating agreement with the County. To accomplish all of that by the end of September appears unrealistic.

One possible way to help fast track the project, if it appears that Council approval of the project is likely, would be to begin advertising for earthwork bids prior to final authorization of the project. Such bidding would have to be with the clear understanding that no award would be made unless final approval was given. This could allow Council consideration of the project to extend into October before a final vote on the project.

It should also be noted that this project, if determined to be a go on such a fast track time frame, will require a considerable amount of staff time even with most of the actual construction being contracted. Such a commitment of staff time from the park planners, other supervisory staff, and to a limited extent, construction and landscape staff, will necessarily delay other park projects already planned and scheduled

SUGGESTED COUNCIL ACTION: If Council concurs that the City should continue to move ahead with the proposed project to develop two new baseball fields, staff should be directed to prepare a resolution setting a public hearing on the project. It is recommended that the public hearing be scheduled for the September 18th City Council meeting.

PHASE ONE

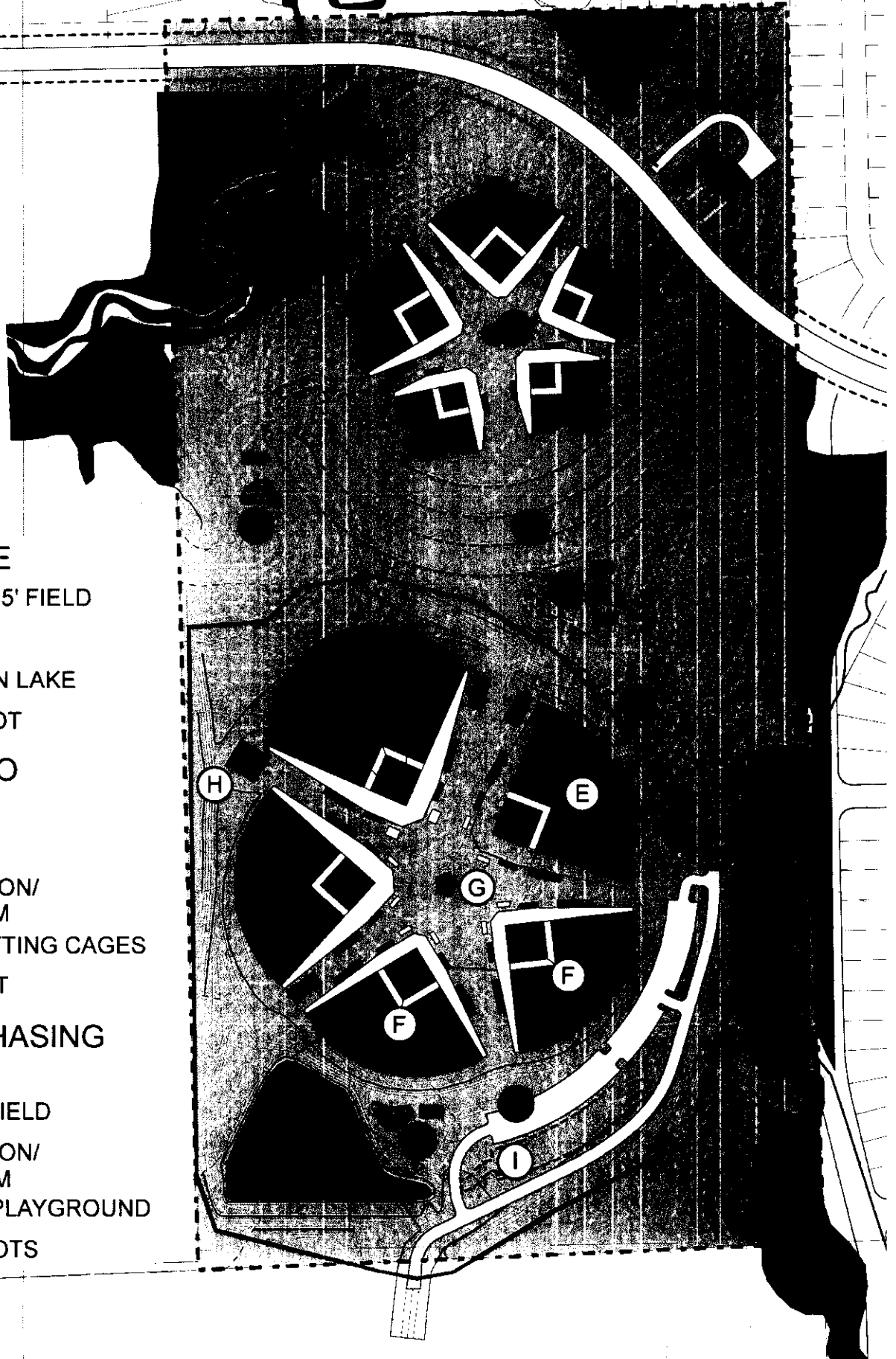
- 400'/375'/325' FIELD
- 300' FIELD
- IRRIGATION LAKE
- 140 CAR LOT

PHASE TWO

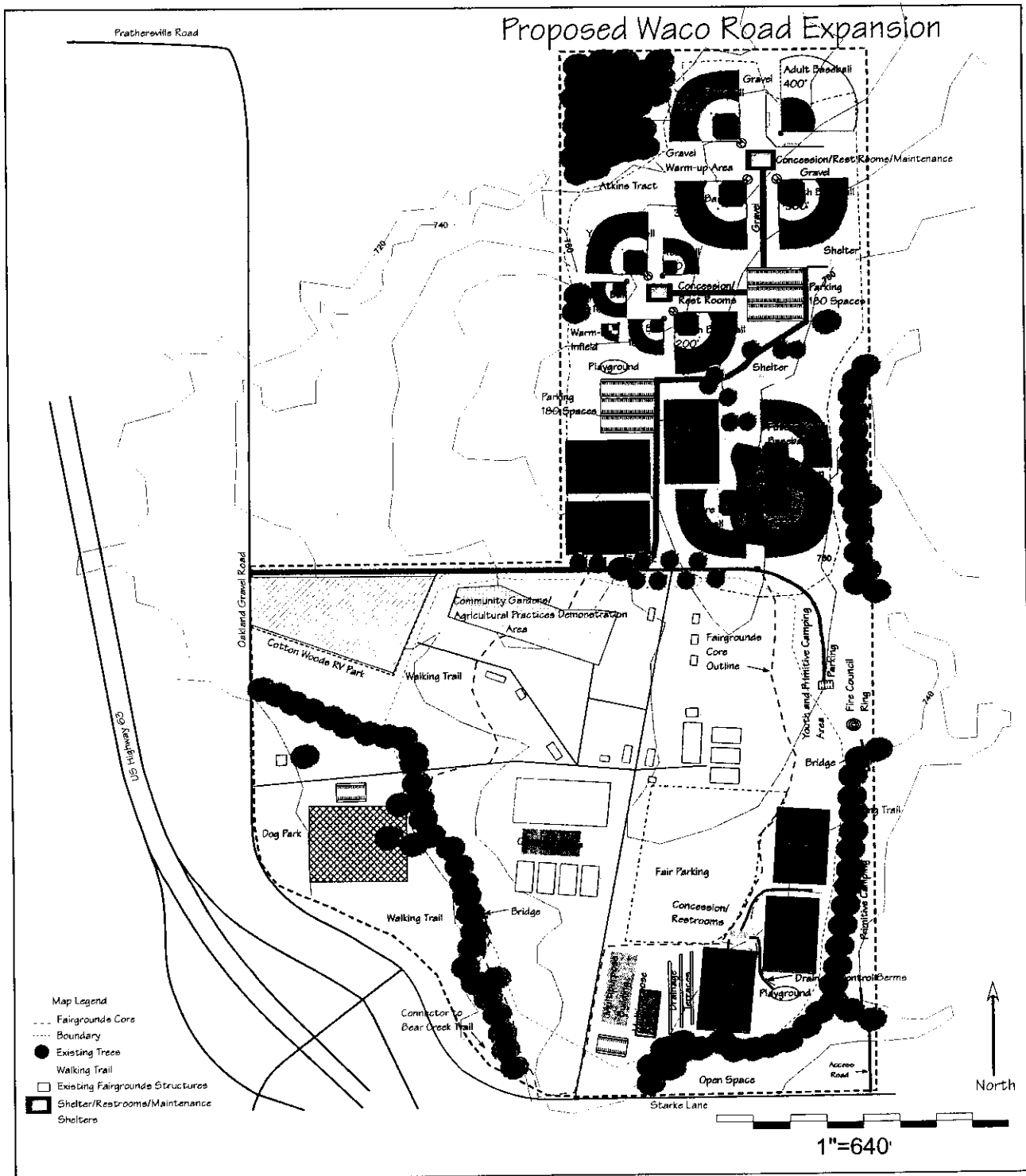
- ⓔ 300' FIELD
- ⓕ 275' FIELD
- ⓖ CONCESSION/
RESTROOM
- ⓓ EXTRA BATTING CAGES
- ⓓ 70 CAR LOT

FUTURE PHASING

- 200' FIELD
- TEEBALL FIELD
- CONCESSION/
RESTROOM
- SHELTER/PLAYGROUND
- 500 CAR LOTS



ATKINS PROPERTY
 MASTER PLAN
 Option III - Phase I,II,III



ATTACHMENT C

Item	# of Units	Unit	Unit cost	Item total	Notes
Phase 1					
Grading					
Rough	165,200	CY	\$2.50	\$413,000	Grading for Phase 1 and Future Fields
Site	3,855	CY	\$1.50	\$5,783	
Finish	1,285	CY	\$1.50	\$1,928	
Detention/Irrigation Lake	1	LS	\$40,000	\$40,000	Control Structure, Dam, Irrigation Inlet
Fencing	2	LS	\$150,000	\$300,000	Fencing set in curbs, Backstops, Dugouts
Irrigation					
Irrigation material and install	2	LS	\$15,000	\$30,000	Irrigations of fields
Interim connection to city water	1	LS	\$8,000	\$8,000	
Lighting					
300' field-New Lights	1	LS	\$88,000	\$88,000	New Lights
400' field-New Lights	1	LS	\$110,000	\$110,000	50 footcandles infield/30 footcandles outfield
Underground Connections/Panel House	1	LS	\$15,000	\$15,000	Connecting poles, panel
Site Lighting	1	LS	\$25,000	\$25,000	Complex and parking lot lights
Hardscape					
Roads-Gravel 535 LF	535	LF	\$16.20	\$8,665	9 inch base 3 inch roll stone
Parking-Gravel 120 car lot	540	LF	\$37.42	\$20,206	9 inch base 3 inch roll stone
Walks/Spectator Areas-Gravel	35,000	SF	\$1.00	\$35,000	Walk from lot and areas between back stops
Misc Curbing/Concrete/Gravel	1	LS	\$10,000.00	\$10,000	Parking lot curb, utility pads, etc
Turf/Landscaping					
Field Turf-Sod					Fescue Sod
300' field	7,694	SY	\$1.59	\$12,234	Sod Outfield
400' field	12,639	SY	\$1.59	\$20,096	Sod Outfield
Site Turf-Seed	65,534	SY	\$0.37	\$23,920	Fescue seed, straw bales, hydro-mulch
Landscaping	1	LS	\$10,000	\$10,000	Minimal Tree Planting
Utilities	1	LS	\$50,000	\$50,000	Water and electric
Amenities	1	LS	\$30,000	\$30,000	Bleachers, drinking fountains, benches etc
Phase 1 Subtotal				\$1,256,831	
Architectural/Engineering	1	LS	\$62,842	\$62,842	5% of Total
Contingency	1	LS	\$125,683	\$125,683	10% of Total
Phase 1 Total				\$1,445,355	

Phase 2					
Asphalt Parking Lot and Roads					
Estimated Phase II Costs:					
Asphalt - Roads:	535	LF	\$26.34	\$14,093	
Asphalt -- Parking Lot:	540	LF	\$63.41	\$34,244	
Concrete					
Walks	13,000	SF	\$4.00	\$52,000	
Spectator/Bleacher Area	25,000	SF	\$4.00	\$100,000	
Concession/Restroom:	1	LS	\$250,000	\$250,000	
Other Complex Amenities	1	LS	\$100,000	\$100,000	Batting cages, Practice/Warm up, Shade Structures
Subtotal				\$550,337	
A/E Fees and Permits (12%)	1	LS	\$66,040	\$66,040	12% of Total
Contingency (20%)	1	LS	\$110,067	\$110,067	20% of Total
Phase 2 Total				\$726,444	