

BUILD MULTI-USE SPORTS FIELDS IN THE AREA OF BELL ROAD

QUESTION 1: PARKS, RECREATION & SENIOR SERVICES

Project Summary

Build up to 13 full sized multi-use sports fields at two locations, 94th St. and Bell Rd. and Thompson Peak Pkwy. and McDowell Mountain Ranch Rd., to meet the increased demand for lighted sports fields in the community, create the ability for Scottsdale to host larger tournaments and increase revenue. The fields will be used as parking for special events for a few weeks each year to replace temporary parking lots on Arizona State Land that will become unavailable as the land is sold.

PROJECT DETAILS

Estimated Project Cost: \$40,000,000

Design	\$1,300,000
Land	\$10,000,000
Construction	\$23,000,000
Administration	\$1,240,000
Public Art	\$260,000
Contingency	\$4,200,000
TOTAL	\$40,000,000

Project Location

94th St. and Bell Rd. and Thompson Peak Pkwy. and McDowell Mountain Ranch Rd. in zip code 85260.

CIP Project Number: 53

ANALYSIS & ASSESSMENT

Background

This project will build up to 13 multi-use sports fields at two locations in order to: meet the increased demand for lighted sports fields in the community, support a variety of increasing youth and adult recreation requests and create the ability for Scottsdale to host larger tournaments and increase revenue.

This project will acquire land, design and build up to six, lighted multiuse fields at 94th St. and Bell Rd. and up to seven, lighted multi-use fields at Thompson Peak Pkwy. and McDowell Mountain Ranch Rd. Both locations will include parking lots, restrooms, maintenance facilities to support the recreation users and limited neighborhood amenities for park users.

Costs included purchasing land, designing and constructing necessary reclaimed water, sewer and drainage improvements and service lines to accommodate water delivery to the recreation fields. Additionally, any unimproved street frontages, sidewalks, etc. will be completed as a requirement of improving the fields.

Trust lands currently owned by the Arizona State Land Department are currently used for temporary parking for special events, and as these trust lands will be sold in future years, the parking will become unavailable. These recreation, sand-based fields can be planned, designed, constructed and utilized to accommodate special event parking for a limited usage of up to 4 weeks each year, in a similar fashion to the fields at Scottsdale Sports Complex.

Additionally, creating additional sports fields in proximity to Scottsdale Sports Complex will allow the City to pursue additional/larger tournaments to the area, increasing revenue and positively affecting the economy with tournament visitors.

What is the customer experience?

The additional fields will benefit youth, adult and recreation users who would be without additional fields and prolong the current scarcity of fields in the area.

Field design and construction will utilize latest lighting, water and drainage technology to minimize light visibility, maximize water conservation and minimize down time due to rain events. The field design/construction will provide optimal growing conditions for turf grass and provide an exceptional playing surface for the recreational users.

Recent Staff Action

This project was presented to the Parks and Recreation Commission in 2019.

Strategic Goal

The implementation of this project supports the Council Goal: Support Economic Vitality.

RESOURCE IMPACTS

Operating Cost & Staffing, Workload Impact

Proximity to the existing sports complex will provide efficiencies for maintenance and recreation staff, with maintenance and support improvements to be constructed as part of the project. Scottsdale Sports Complex staff are planned to manage the facility with additional staff resources needed.

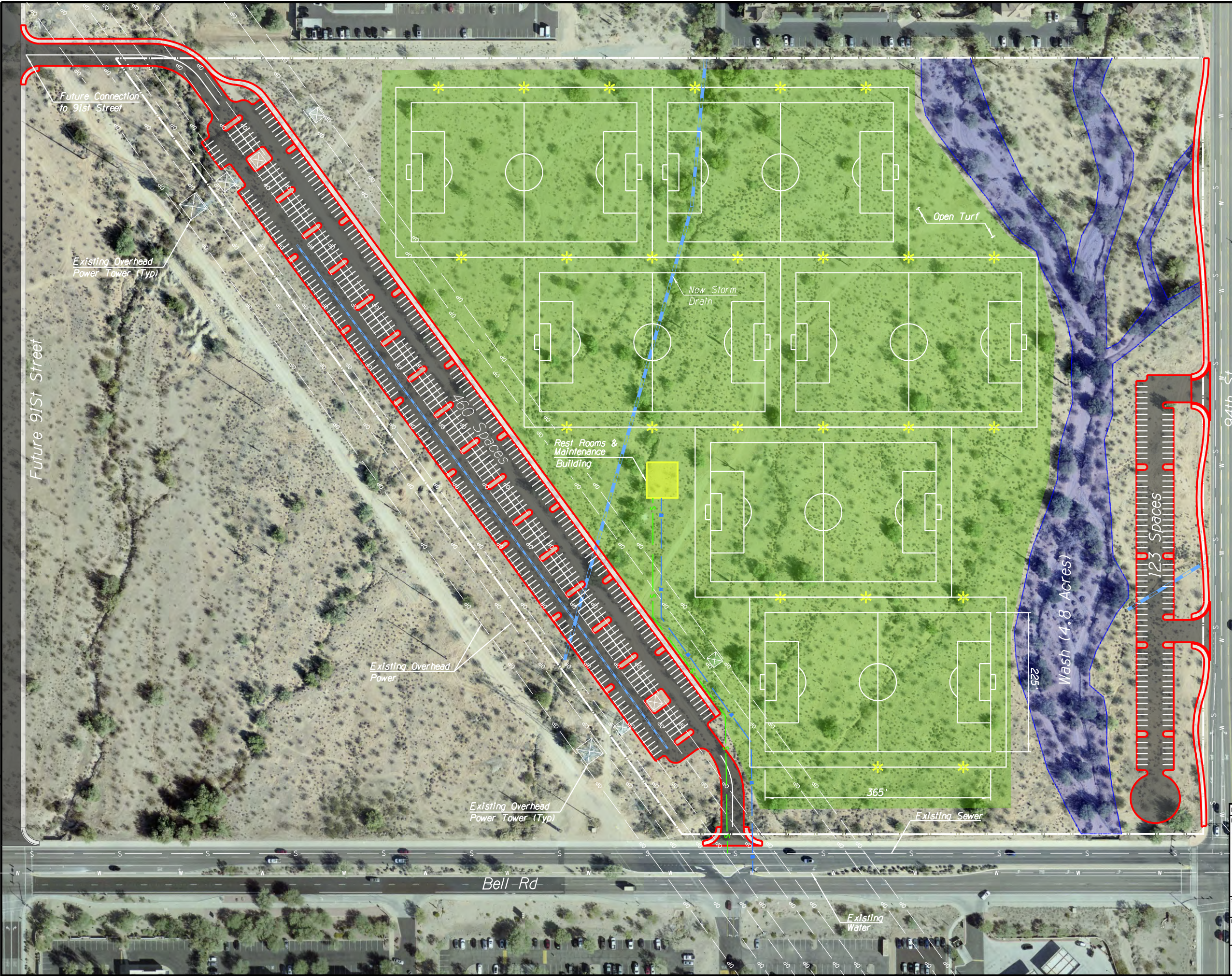
Maintenance and operational costs are projected to be in the range of \$700,000-800,000 per year which includes positions to staff the new facilities and projected maintenance expenses. This estimate is based on the 5-year averages at Scottsdale Sports Complex. Based on experience from the existing Sports Complex and interest/demand expressed by other athletic groups, etc., staff is conservatively projecting new revenues/fees from the new fields to be \$300,000-350,000 per year.


Maintenance Requirements

The sand-based fields require aerification, fertilization, mowing, and irrigation. Field preparation for users and tournaments is included in the estimates. General park maintenance for trash and litter removal, safety inspections, restroom and building maintenance is planned.

Impact if this project is not implemented

Existing and future shortages/conflicts with scheduling youth, adult and senior recreation programs will increase in severity. Opportunities for additional recreation events/tournaments and the economic/tourism benefits would not be realized. Parking shortages will occur at some point in the future for the Waste Management Open and large event users at WestWorld as State Trust lands currently used for temporary parking are sold in the future.



DATE		REVISION		BY	
ENGINEER				PUBLIC WORKS	
CONCEPTUAL NOT FOR CONSTRUCTION				CAPITAL PROJECT MANAGEMENT	
				7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251	
SHEET TITLE		6 SOCCER FIELDS 94th STREET			
PROJECT TITLE		SCOTTSDALE FUTURE SPORTS COMPLEX			
SCALE	DESIGNED PJM	DATE 4/2019	BID NO.	SHT.	
HORIZ. 1"=150'	DRAWN PJM	AS-BUILT	PROJECT NO.	1 OF 1	
VERT. N/A					



Total Parking Spaces = 660

N

50 25 0 50 100

HORIZ SCALE IN FEET

DATE		REVISION		BY
ENGINEER				
PRELIMINARY NOT FOR CONSTRUCTION				PUBLIC WORKS
				CAPITAL PROJECT MANAGEMENT
SHEET TITLE		7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251		
PROJECT TITLE		SOC CER FIELD LAYOUT EXHIBIT		
		WESTWORLD IMPROVEMENTS		
SCALE	DESIGNED	DATE	BID NO.	SHT.
HORIZ. 1"=150'		10/26/2017		
VERT.	DRAWN	AS-BUILT	PROJECT NO.	OF

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