

S. Germantown Recreational Park: Soccerplex Fac. -- No. 998712

Category	M-NCPPC	Date Last Modified	October 31, 2007
Subcategory	Development	Required Adequate Public Facility	No
Administering Agency	M-NCPPC	Relocation Impact	None
Planning Area	Germantown	Status	On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	957	877	35	45	45	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	10,014	8,571	854	589	589	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	10,971	9,448	889	634	634	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Program Open Space	525	0	289	236	236	0	0	0	0	0	0
PAYGO	9,080	9,080	0	0	0	0	0	0	0	0	0
Contributions	394	0	75	319	319	0	0	0	0	0	0
G.O. Bonds	653	49	525	79	79	0	0	0	0	0	0
Revenue Authority	319	319	0	0	0	0	0	0	0	0	0
Total	10,971	9,448	889	634	634	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Program-Other					17	17	17	17	0	0
Net Impact					17	17	17	17	0	0

DESCRIPTION

The South Germantown SoccerPlex provides a soccer complex within South Germantown Recreational Park. The SoccerPlex includes several other planned recreational facilities in the larger recreational park. M-NCPPC's partnership with a non-profit organization, Maryland Soccer Foundation, Inc. (MSF), has made the SoccerPlex a reality. This public/private effort is committed to the development and operation of an outstanding facility that meets Countywide youth soccer needs. A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses.

This project is possible through commitments of public and private funds. Programmed M-NCPPC expenditures are shown in the expenditure and appropriation schedules of this PDF. \$17,110,000 will be spent by MSF as detailed only in the text of this PDF.

The entities included in the partnership for this project include MSF for the phased development of the Soccerplex, The Montgomery County Revenue Authority for the Germantown Indoor Aquatics Center, and The Germantown Racquet and Fitness Center, LLC. hereafter referred to as the Fitness Center.

PROJECT SCOPE:

The SoccerPlex will consist of 22 soccer fields, i.e., 21 outdoor soccer fields, one championship tournament field, an indoor arena with two multi-purpose athletic fields, and supporting facilities and infrastructure. The complex will be served by adequate transportation improvements, an entrance road, parking areas, public sewer, and water. Public funds will primarily fund infrastructure including utilities, access roads, and parking. Private funds will fund construction of soccer fields, an irrigation system, field lighting, and an indoor arena. "Soft" costs for planning, design, project management, and construction supervision will be shared between M-NCPPC and MSF.

PHASED DEVELOPMENT PLAN:

The soccer complex will be developed in three primary phases. Each phase will entail grading/earthwork necessary to construct only that phase. Public water will be used for irrigation. The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving each phase. The County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	FY99 (\$000)	See Map on Next Page
First Cost Estimate	FY03 10,896	
Current Scope		
Last FY's Cost Estimate	10,971	
Appropriation Request	FY09 0	
Appropriation Request Est.	FY10 0	
Supplemental Appropriation Request	0	
Transfer	0	
Cumulative Appropriation	10,971	
Expenditures / Encumbrances	10,080	
Unencumbered Balance	891	
Partial Closeout Thru	FY06 0	
New Partial Closeout	FY07 0	
Total Partial Closeout	0	

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Phase 1, completed during FY99-06, includes Public Funding of: a two-lane spine road from MD 118 to Schaeffer Road, a two/four lane loop road north of Schaeffer Road, street lighting, parking lots for Phase 1 facilities, parking lot lights for SoccerPlex building/stadium parking, public water and sewer mains, electric/gas/phone service; relocated facilities including a playground, basketball courts, and model airpark (relocated to Little Seneca Stream Valley Park); and all associated earthwork, sediment control facilities, storm drains, stormwater management facilities, and stabilization. Private Funding in Phase 1 provided: construction of 16 outdoor soccer fields within the SoccerPlex, construction of a championship field with bleacher seating for up to 3,200 in Phase 1 or subsequent phases, construction of two M-NCPPC managed soccer fields, construction of one M-NCPPC managed softball field, soccer field lighting, soccer field irrigation, field toilets, and an indoor arena. The public portion of Phase 1 was \$9,884,000.

The Revenue Authority contributed \$319,000 towards the public portion of Phase 1 to fund stormwater management facilities, building pad, and construction management provided by M-NCPPC for the Germantown Indoor Aquatics Center.

Phase 2, completed in FY07-09, includes Public Funding of: 3 additional soccer fields within the SoccerPlex (Fields 18-20), trails, landscaping, and associated parking. Public funding in Phase 2 provides: parking for Fields 18-20, Washington Suburban Sanitary Commission's system development charges, trails, landscaping, and construction management. Additionally, Phase 2 includes replacement of one M-NCPPC managed softball field (Ballfield C), which was previously identified as a part of Phase 3, provided however, the cost therefore shall be setoff against any public funding previously intended to be requested of the Council as part of the Phase 3 funding. The public portion of Phase 2 is \$1,087,000 (GO Bonds \$487,000, Contributions \$75,000 and Program Open Space \$525,000). Private funding will pay for design and construction of lighted synthetic turf soccer fields, project management, and permits. The executed Lease provides the option to light soccer fields 9, 10 and 12-20 subject to Planning Board and Council approval.

TO BE DETERMINED: PHASE 3. Phase 3 will include the addition of the last two soccer fields (Fields 1 and 2) within the SoccerPlex, up to a maximum of 22 fields for the three phases combined, associated parking, trails, and landscaping, subject to environmental constraints, environmental impacts, and community impacts. Construction of Phase 3 requires approval by the County Council. Phase 3 will also be presented to the County Council for approval after the completion of, at least, one operating season after completion of Phase 2.

MANAGEMENT:

The details for the management of this facility are incorporated in the lease agreement between M-NCPPC and MSF. In general, MSF will be responsible for the operation and maintenance of the soccer complex. Funding for those services is explained in MSF's business plan.

COST CHANGE

Cost increase due to inflation.

JUSTIFICATION

On January 21, 1999 the Planning Board approved the park master plan amendment, revised business plan for MSF, and revised PDF along with revised PDF 998729, South Germantown Recreational Park: Non-SoccerPlex Facilities. The development of this project is supported by traffic studies, Natural Resource Inventory/Forest Stand Delineation studies, sludge analysis, lighting studies, and debris removal studies. Facility planning for site work, infrastructure, and soccer fields is complete.

OTHER

A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses. M-NCPPC will monitor groundwater and streams during construction and for five years after construction is complete, and will send to the Council an annual report on surface and groundwater quality. M-NCPPC will have an on-site inspector for the project. M-NCPPC and/or MSF will retain an environmental engineering consulting firm to analyze, test, and advise M-NCPPC how to handle any hazardous materials found at the Park. During construction and for five years after construction is complete, M-NCPPC will monitor the wells at the following residences, if the residents agree to permit the monitoring: at the intersection of Schaeffer Road and Burdette Lane, and on Schaeffer Road for one mile west of the intersection with Burdette Lane.

MSF Phase 1 improvements are complete.

All perimeter landscaping was completed in 2002. In anticipation of reimbursement by the Fitness Center L.L.C., M-NCPPC paid for the Fitness Center stormwater management (\$192,000) and pad (\$97,000) using County funds provided for Phase 1 public improvements. M-NCPPC reimbursed part of these expenditures with a \$75,000 contribution from Doser Enterprises, the golf driving range partner. M-NCPPC will install the remaining Phase 1 landscaping and allocate \$75,000 of the Contributions to be appropriated for Phase 2 public improvements described above.

On October 10, 2002, the County Council held a public hearing on a special appropriation to fund cost increases in Phases 1 and 2 and amendments to the scopes of work and total project cost. The County Council approved the special appropriation and amendment in November 2002. At that time, Phase 2 expenditures for public improvements were scheduled to occur in FY03 and FY04, but the County Council directed that public funding

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(\$350,000) for Phase 2 should not be provided until MSF obtained non-program funds, e.g. a grant or donation, pursuant to the terms of the Lease with M-NCPPC. This updated PDF anticipates that MSF will receive non-program funds in FY06 and the public expenditures for Phase 2, adjusted for inflation to \$376,250, will occur in FY05 and FY06. Of the \$376,250, \$75,000 in Contributions is provided from the Fitness Center, L.L.C. repayment as noted above. Since the time period for construction of Phase 3 expenditures has yet to be determined, Phase 3 expenditures are inflated to FY06 dollars and shown below, but not programmed in the expenditure schedule.

This updated PDF also anticipates that the fitness center partner will proceed to construction in FY05.

Phase	Private Funds	Public Funds	TOTAL
Phase 1	\$13,965,107	\$9,882,958	\$23,848,065
Phase 2	\$924,500	\$376,250	\$1,300,750
Phase 3	\$996,525	\$713,478	\$1,710,003
TOTAL	\$15,886,132	\$10,972,686	\$26,858,818

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.