

# Existing Facilities Assessment

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Parks that were evaluated were studied from a sport facility point of view and do not address overall design or non-sport facility components. Facilities were given a grade of poor or good condition. Poor facilities present safety, playing condition, or playing surface issues that should be addressed or replaced within the near future. Good facilities exhibit wear and tear, but are in acceptable condition and normal maintenance should be continued in order to maintain sufficient playing conditions.

## Proposed Facility Upgrades

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Based upon input from the various associations, association enrollment data, and existing facilities evaluations, Stockwell has generated a list of proposed facility upgrades. These upgrades centered around improving poor condition facilities and making existing facilities compliant with sanctioned field sizes and components for each individual sport. In some cases, field upgrades took into account extending the amount of playing time for fields and reducing the number of user groups competing for practice or game times. Changing field sizes and/or locations will eliminate some associations from using fields they currently use today, but will enable better growth for the community in the future. Some associations' needs will not fit within the current park system framework and will need new facilities.

Upgrades were grouped into short-term upgrades to current facilities, short-term new facilities, and long-term upgrades. Short-term upgrades to current facilities address poor playing conditions and immediate needs in order to accommodate the phasing of improvements in other parks. Future short-term new facilities address concerns that may develop into larger issues if not planned for in the upcoming future of certain parks or are amenities or programming that are not contingent on meeting immediate needs of associations. (Keep in mind that the acre requirements are for flat farmland sites. If we get into some significant topography or a lot of trees/wetlands/creeks etc. the land requirement will go up.)

ALL COSTS ARE VERY FLUID AND DEPEND ON A LOT OF VARIABLES THAT WOULD NEED TO BE IDENTIFIED AS THE PRELIMINARY MASTER PLAN BECOMES A FINALIZED MASTER PLAN!

1<sup>st</sup>) Soccer Complex (18 fields, 60 acres): \$4,290,000 - \$5,587,000

- Can youth soccer utilize NFAA property for temporary or permanent solution?

2<sup>nd</sup>) Softball Complex (7 fields, 42 acres): \$5,971,000 - \$7,762,000

## Summit Activities Center

(Outdoor facilities only)

Upon evaluation of the current facilities,

- Drainage swale is too close to the playing fields and presents a safety hazard. (Picture 'E')
- Both softball fields are in good condition but do not meet fastpitch regulations for fence line distances or skinned infield area.
- The backstop is also too short (only 10') and does not have any backboards. (Pictures 'A', 'B', and 'C')
- Football fields are crowned but in poor condition with numerous irregularities in slope and sod coverage.

The following associations are proposed to use the facility once future upgrades have been completed:

- Yankton School District
- South Dakota Junior Football
- Yankton Girls Softball Association
- Yankton Tennis Association
- Mount Marty College Tennis

### Short Term Upgrades to Current Facilities- \$12,250 - \$15,000

- 1) Add concrete pad for ADA seating to east existing football field in order to have 50% of football facilities at this location ADA accessible.
  - a. Approximate cost: \$4,750 - \$5,500
- 2) Install new controller for tennis court lights due to there being an issue with the timers.
  - a. Approximate cost: \$7,500 - \$9,500

### Short Term New Facilities \$454,100 - \$657,400

- 3<sup>rd</sup>) Construct 100 yard football field and extend sidewalk to bleacher area on the south side of the field. This field may need minor grading in order to accommodate proper drainage for the playing field.
  - a. Approximate cost: \$176,000 - \$226,800
- 8<sup>th</sup>) Rebuild softball fields to be compliant with fastpitch softball regulations (220' outfield fence lines and 60' skinned infield radius).
  - a. Approximate cost: \$63,100 - \$97,800
- 8a) Install lights on rebuilt softball fields. Light levels shall be compliant with sanctioned high school light levels.
  - a. Approximate cost: \$215,000 - \$235,000

## Summit Activities Center (continued)

### Long-Term Upgrades \$2,968,810 - \$3,036,710

- 1) Expand spectator seating and add shade structures. Football and Softball.
  - a) Approximate cost: \$105,800 - \$115,700
- 2) Re-turf existing football fields.
  - a) Approximate cost: \$34,000 - \$46,000
- 3) Add new 100 stall parking lot.
  - a) Approximate cost: \$380,000 - \$426,000
- 4) Enclosed multi-purpose viewing area for swim meets
  - a) Approximate cost: \$508,750
  - b) Stair tower to lead to viewing area approximate cost: \$128,200
- 5) Addition of a two mat wrestling room on the SAC.
  - a) Approximate cost: \$1,602,900
  - b) Accessible corridor to lead to room approximate cost: \$209,160

## Memorial Park

Upon evaluation of the current facilities,

- On site there are 206 parking spaces with 1 ADA accessible spaces provided (0 van); this does not meet the required 7 ADA accessible spaces (2 van) for the parking area.
- North (2) tennis courts are in good condition although they have no ADA accessible seating.
- South (2) tennis courts are in good condition. No ADA accessible seating. (Picture 'B')
- Dugouts, backstops, and fields are in poor condition and exhibit many safety issues for organized softball use. (Picture 'C')
- Soccer fields are in poor condition and lack proper drainage and grading. Irrigation does not appear to work. Soccer goals are in good condition. (Picture 'C')
- No concessions building for soccer.
- Basketball court is in poor condition and has separated joints. (Picture 'E')

The following associations are proposed to use the facility once future upgrades have been completed:

- Yankton Swim Team
- Yankton Tennis Association

### Short Term Upgrades to Current Facilities \$8,500 - \$9,250

- 1) Add ADA seating to either the north or south tennis court pod to ensure 50% of the tennis facilities on site are ADA accessible.
  - a. Approximate cost: \$4,750 - \$5,500
- 2) Restripe parking lot to add 6 ADA (1 van) accessible parking stalls. One van accessible by Memorial Pool currently?
  - a. Approximate cost: \$3,750

### Short Term New Facilities

- 1) Remove softball fields and backstops.
  - a. Approximate cost: City staff will remove.
- 2) Remove soccer fields and goals.
  - a. Approximate cost: Association to remove goals

### Long-Term Upgrades \$1,188,000 - \$2,517,500

- 1) Add new irrigation system for park green space.
  - a. Approximate cost: \$323,000 - \$402,500
- 2) New post-tension concrete pad and play court surface for basketball court.
  - a. Approximate cost: \$115,000
- 3) Construct outdoor stage and amphitheater for performances.
  - a. Approximate cost: \$750,000 - \$2,000,000

### Memorial Park Pool Master Plan \$6,000,000+

A master plan for the Memorial Pool was completed in 2010 by TSP in conjunction with Associated Pool Builders, Inc. The master plan was outlined into two phases and to date has not had any funding set aside for the project by the City Commission.

## Riverside Park

(Baseball stadium & softball area only)

Upon evaluation of the current facilities,

- On site and within the vicinity of the sports fields, there are 193 parking spaces with 5 ADA accessible spaces provided (0 van); this does not meet the required 6 ADA accessible spaces (1 van) for the parking area
- Bullpens are exposed and do not have proper protection from the playing field. (Picture 'E')
- Dugouts have insufficient protection from playing field. (Picture 'D')
- Stadium seating does not meet current ADA or building codes (i.e. stair treads, railings, aisles, slope, etc.). No clear entrance to facility or ticketing. (Picture 'C' and 'F')
- Outfield has irregular slope with some low areas and does not drain well.
- Light pole heights for the softball field are not up to standard.
- Softball field is in good condition although fence line distances are not up to regulation distances. (Picture 'A')
- Backstop for the softball field is too short and there is no ADA accessible seating for the field. (Picture 'B')
- Restroom building is in good condition but is not heated and there is no area for concessions.

The following associations are proposed to use the facility once upgrades have been completed:

- Yankton Baseball Association
- Mount Marty College Baseball

### Short Term Upgrades to Current Facilities \$120,900 - \$296,300

- 1) Provide protection for bullpens from field of play.
  - a. Approximate cost: \$7,600
- 2) Provide additional protection for dugouts from field of play.
  - a. Approximate cost: \$4,200 - \$7,700
- 3) Construct additional storage for both future baseball fields.
  - a. Approximate cost: \$39,000 - \$170,000
- 4) Construct ticket booth and pedestrian entrance signage.
  - a. Approximate cost: \$17,500 - \$42,500
- 5) Resurface existing parking lot north of softball field if it stays with new baseball stadium.
  - a. Approximate cost: \$52,600 - \$68,500

### Short Term New Facilities \$1,975,000 - \$3,625,000

- 5<sup>th</sup>) Remove softball field and construct baseball stadium and field to approximate dimensions of existing baseball field in order to keep the park consistent.
  - a. Approximate cost: \$1,650,000 - \$3,250,000
- 5a) Expand parking lot – approximately 70 spaces – and bring parking for area up to ADA standards.
  - a. Approximate cost: \$325,000 - \$375,000

## Riverside Park (continued)

### Long-Term Upgrades \$1,500,000 – \$1,750,000

- 1) During major events close access to park from Pearl Street and Riverside Drive, and have vehicles enter the park via Levee Street to the northeast of the park. This will create a safer pedestrian environment between the two baseball facilities. Create signage for intersection of Levee Street and 2<sup>nd</sup> Street to make visitor's aware of where to turn. Improve Levee Street intersection heading south.
  - a. Approximate cost: N/A
- 2) Install field turf on baseball field.
  - a. Approximate cost: \$1,500,000 - \$1,750,000

## Sertoma Park

Upon evaluation of the current facilities,

- On site there are 244 parking spaces with 9 ADA accessible spaces provided (0 van); this does not meet the required 7 ADA accessible spaces (2 van) for the parking area
- No ADA accessible seating or sidewalks on north fields. Crosswalk across E. 19<sup>th</sup> Street does not connect to sidewalks. (Picture 'A')
- North baseball fields are in good condition. Transition from dugout to field is in poor condition. Backstop is too short and has no backboards. Fence line distances are not regulation distances.
- Not enough on-site storage. Equipment left exposed to elements. (Picture 'B')
- Hockey rink is not regulation size and there is no sidewalk to the rink.
- South ag-lime infield needs to be re-graded. Turf area is in good condition with a few low spots. Fence lines are not regulation distances for adult or youth sanctioned use. (Picture 'D')
- Ag-lime infield and turf outfield are in good condition with a few low spots. Irrigation system needs to be adjusted. Fence lines are not regulation distances for adult or youth sanctioned use. (Picture 'C')
- Concession and restrooms building is in poor condition. Hard surface (asphalt) around building and under bleachers is in poor condition. No shade in center area. (Picture 'E')
- Football field is not crowned and is too close to the parking lot. No ADA accessibility to field or seating. Small concessions building. (Picture 'F')

## Sertoma Park (continued)

The following associations are proposed to use the facility once upgrades have been completed:

- Yankton Sertoma Baseball Association
- Yankton Area Ice Association

### Short Term Upgrades to Current Facilities \$1,507,050 – \$1,987,600

- 1) Construct ADA compliant sidewalks from parking lot to restroom building and each field on north fields.
  - a. Approximate cost: \$58,500 - \$66,000
- 2) Provide additional building for storage (900 sf) on north fields.
  - a. Approximate cost: \$31,500 - \$54,000
- 3) Provide additional building for storage (900 sf) in south complex.
  - a. Approximate cost: \$31,500 - \$54,000
- 4) Expand spectator seating and add shade structures to each field in the south complex.
  - a. Approximate cost: \$629,000 - \$950,000
- 5) Expand spectator seating and add shade structures to each of the north fields.
  - a. Approximate cost: \$105,800 - \$115,700
- 6) Remove existing building and construct restroom, concessions, storage, and crow's nest building.
  - a. Approximate cost: \$360,000 - \$423,000
- 7) Construct picnic shelter.
  - a. Approximate cost: \$24,750 - \$35,600
- 8) Expand parking lot on north side— approximately 22 spaces.
  - a. Approximate cost: \$83,600 - \$92,500
- 9) Expand parking lot on south side of park – approximately 48 spaces.
  - a. Approximate cost: \$182,400 - \$196,800

### Short Term New Facilities \$953,950 – \$1,390,100

- 4<sup>th</sup>) Remove football field and construct two (2) t-ball fields.
  - a. Approximate cost: \$345,000 - \$375,000
- 6<sup>th</sup>) Remove existing softball field (NE) in south complex and construct championship baseball field with turf infield.
  - a. Approximate cost: \$325,000 - \$575,000
- 7<sup>th</sup>) Remove existing three softball fields in south complex and construct little league baseball field with ag-lime infield.
  - a. Approximate cost: \$283,950 - \$440,100

### Future Upgrades \$1,484,000 - \$2,031,000

- 1) Remove hockey rink and expand parking lot – approximately 55 spaces.
  - a. Approximate cost: \$209,000 - \$231,000
- 2) Construct chilled outdoor ice rink that is large enough for regulation hockey (200' x 85').
  - a. Approximate cost: \$750,000 - \$950,000
- 3) Construct restroom and warming house for hockey rink.
  - a. Approximate cost: \$525,000 - \$850,000

## Morgen Park

Upon evaluation of the current facilities,

- Possible park expansion across Marne Creek to the east – approximately 5.8 acres.
- Natural grass drainage swale in expansion area. (Picture 'F')
- Neighborhood softball field that is not suitable for sanctioned softball play. (Picture 'B')
- No off-street parking and site is not ADA accessible from Green Street or W. 11<sup>th</sup> Street. (Picture 'A' and 'C')

No associations will use Morgen Park after proposed upgrades are completed.

### Short Term Upgrades to Current Facilities \$15,400 - \$18,700

- 1) Construct ADA accessible connection to the Auld-Brokaw Trail from Green Street.
  - a. Approximate cost: \$15,400 - \$18,700

### Long-Term Upgrades \$206,000 - \$245,000

- 1) Construct 10-12 space parking lot.
  - a. Approximate cost: \$32,000 - \$40,000
- 2) Add outdoor exercise trail detour from Auld-Brokaw Trail.
  - a. Approximate cost: \$174,000 - \$205,000



## Summary

### Short-term upgrades to current facilities:

Total estimated costs \$1,648,700 - \$2,308,150

### Order of Future Projects

- 1) City has option to buy on land for soccer complex (Land cost ?)
  - a. HSC land sold to developer (no longer soccer at HSC)
  - b. Soccer fields temporarily housed at the NFAA property and continue to discuss with the NFAA if there is the possibility of locating the youth soccer fields at the NFAA permanently (costs?)
  - c. Contingency plan for soccer in the 2 to 3 years to get soccer complex developed (expense to use other entities property?)
- 2) Soccer Complex complete and ready for play. All soccer located here (no longer soccer at Memorial Park). \$4,290,000 - \$5,587,000
- 3) Develop softball complex (7 fields- 4 youth, 3 adult). All lighted (no longer youth softball at Memorial Park or Riverside Park, no longer adult softball at Sertoma Park). \$5,971,000 - \$7,762,000
  - a. One of the four youth fields can be built to be a championship field to take the place of field at Riverside Park.
- 4) Develop a lighted football field at SAC (no longer flag football at Sertoma Park). \$176,000 - \$226,800
- 5) Develop two t-ball fields at Sertoma Park where youth football field was. \$345,000 - \$375,000
- 6) Develop 2<sup>nd</sup> Baseball Stadium in Riverside Park (where softball field is currently). \$1,975,000 - \$3,625,000
- 7) Remove softball field (NE field of Sertoma south complex) and develop championship youth baseball field. \$325,000 - \$575,000
- 8) Remove other 3 softball fields and develop youth baseball fields with agri-lime infields (can be used for youth softball also if infields left skinned). \$283,950 - \$440,100
- 9) Rebuild SAC two softball fields to be compliant with fast-pitch regulations. \$63,100 - \$97,800
  - a. Would we need to light SAC fields at this point? No, not if the new softball complex has lights on each field. \$215,000 - \$235,000

Total estimated costs \$13,429,050 - \$18,688,700

### Other facility improvements

- SAC outside field improvements to current fields. \$587,700
- SAC building expansion (wrestling room, swimming view platform). \$2,449,010
- Memorial Park upgrades \$1.2 - \$2.2 million
- Morgen Park expansion \$245,000
- Sertoma Park Hockey facility upgrades \$2,031,000

Total estimated costs \$6,512,710 - \$7,512,710

Annual Debt Service at 3% for 20 Years			%	%
Amount Borrowed	(Multiplier)	Debt Serv.	Sales Tax Incr.	Property Tax Incr.
\$1,000,000		\$66,672.84	0.84%	2.83%
\$3,000,000	3	\$200,018.52	2.53%	8.48%
\$5,500,000	5.5	\$366,700.62	4.65%	15.55%
\$8,000,000	8	\$533,382.72	6.76%	22.62%
\$15,600,000	15.6	\$1,040,096.30	13.18%	44.12%
\$20,000,000	20	\$1,333,456.80	16.89%	56.56%
\$25,000,000	25	\$1,666,821.00	21.12%	70.70%
\$30,000,000	30	\$2,000,185.20	25.34%	84.84%

**Main Revenues**

	<b>BBB Tax</b>
2014 Estimate	\$545,700
2014 Expenses	\$354,046
	<u>\$191,654.00</u>

	<b>Second Penny Tax</b>
2014 Estimate	\$3,272,266
2017 Deficit	<b>-\$4,800,483</b>

	<b>BID Tax</b>
2014 Estimate	\$120,300
2014 Expenses	???

	<b>General Sales Tax</b>	<b>Property Tax</b>	<b>Total</b>
Estimated 2014	\$4,621,000	\$2,357,558	\$6,978,558
<b>General Fund Expenses</b>			
<b>Personnel</b>	<b>Operating</b>	<b>Capital</b>	<b>Transfers</b>
\$5,902,692	\$3,092,555	\$1,252,299	\$2,653,002
			<b>Finance</b>
			\$575,912
			<b>Police</b>
			\$2,803,228
			<b>Fire</b>
			\$675,792
			<b>Streets</b>
			\$1,627,084
			<b>Library</b>
			\$654,624
			<b>Parks n Rec</b>
			\$1,043,738