

development phases. Phase 1 included three intermediate fields, three soccer fields and parking for 160 vehicles. Phase 2 included two intermediate fields, one soccer field and an additional 50 parking stalls.

Below is a cost breakdown to build both phases of youth sports fields included in the September 2005 approved conceptual development plan, updated to reflect today's development standards, codes and construction costs.

2005 Fairgrounds Community Park Sports Fields Development Plan – 35 acres

210 Parking Stalls	\$420,000
(1) Full Size Baseball Field	\$400,000
(3) Intermediate Baseball Fields (200')	\$660,000
(1) T-Ball Fields	\$145,000
(2) Full Size Soccer Fields	\$500,000
Concession/Restroom/Storage Building	\$475,000
Wetland Mitigation	\$2,394,000
Concrete Retaining Walls	<u>\$189,100</u>
Total to Develop Sports Fields, Parking, Building	\$5,183,100
Remaining Site Improvement Costs (* See Below):	\$4,319,963
Frontage and Street Improvements:	\$426,465
Stormwater Facility and Conveyance:	\$2,676,874
<u>Construction Engineering (7%):</u>	<u>\$882,448</u>

TOTAL PROJECT CONSTRUCTION COST: \$13,488,849

Design, Permitting, Soft Costs: (12% of construction total) \$1,618,662

TOTAL PROJECT DESIGN AND DEVELOPMENT COST: \$1,618,662

* Remaining Site Improvements Costs include: clearing and grubbing, erosion control, grading, drainage, utilities, landscape, irrigation, circulation improvements, signage, park amenities, etc.

WSU Experimental Farm

In April 2007, a conceptual sports fields plan and cost estimate were developed for the WSU Experimental Farm to help determine the feasibility of building sports fields on this site. In March 25, 2008, the Board of County Commissioners signed a Memorandum of Agreement with WSU to that transferred ownership of the property to the County. Since this agreement was signed, public outreach has been completed with regards to master planning and developing the site. During this outreach process, there was little public support for including sports fields at this site. In addition, it was stated at the Board of Clark County Commissioners' March 25, 2008 Consent Agenda that the partnership with WSU is contingent upon this site being used for agricultural purposes.

Below you will find a cost breakdown of 2007 conceptual plan for this site. It is important to note that this plan did not take into consideration existing topography and stormwater constraints. The soils and steep topography would increase the cost to develop any sports fields at this site..



WSU Experimental Farm – 79 acres

280 Parking Stalls	\$420,000
(1) Full Size Baseball Field	\$254,580
(2) Intermediate Baseball Fields	\$240,000
(1) Multi-Purpose Field (200')	\$120,000
(1) Multi-Purpose Field (125')	\$105,000
Concession Stand	\$50,000
Restroom Building	\$275,000
Storage Building	<u>\$150,000</u>
Total to Develop Sports Fields, Parking, Building	\$1,614,580
Remaining Site Improvement Costs (* See Below):	\$4,561,055
Construction Engineering (7%):	<u>\$432,294</u>

TOTAL PROJECT CONSTRUCTION COST: \$6,607,929

Conceptual Development Plan:	\$82,000
<u>Design, Permitting, Soft Costs: (12% of construction total)</u>	<u>\$792,951</u>

TOTAL PROJECT DESIGN AND DEVELOPMENT COST: \$874,951

* Remaining Site Improvements Costs include: clearing and grubbing, erosion control, grading, drainage, utilities, landscape, irrigation, circulation improvements, signage, park amenities, etc.

Hazel Dell

In September 2008, the Vancouver-Clark Parks and Recreation Department (VCPRD) was asked to review several conceptual design options for the county-owned Hazel Dell site to verify development costs were comparable to both the Fairgrounds Community Park and the WSU Experimental Farm. The Hazel Dell parcel was purchased in 1972 by Clark County Public Works with Road Funds as a part of the Padden Parkway Project. The property is heavily forested to the north, and there is an existing Category 3 wetland located in the northwest section of the site. A portion of the property is also identified as a contaminated Superfund site. The team has been communicating with the EPA, which does not believe exposure to contaminants is a risk at this site.

The intent of this project is to build a roadway through the site to improve traffic circulation, as required by County code. The proposed commercial development to the south will build a traffic signal on 78th Street, and build part of the road on the Hazel Dell property as a condition of their permit. Several draft conceptual plans were completed, but based upon the road alignment, location of the future neighborhood park and environmental constraints it was agreed that the number of fields that could be built on this site would be limited to one large, multi-use field (baseball, soccer, lacrosse, etc.), two intermediate baseball fields and two t-ball fields. It was important that all the fields and parking be located on one side of the road in order to improve safety. Although part of the forested area would need to be removed for ballfield development, VCPRD and Clark County has designed the project to

avoid both the wetland and buffers, and preserve as many trees as possible. The road would be designed with tighter curves and traffic calming devices, and the bicycle and pedestrian pathway would be located away from the road in order to improve traffic safety.

The Hazel Dell property is located immediately adjacent to King’s Way Christian School/Church (KWCS), which is completing final design and permitting for two new soccer/lacrosse fields and a new football stadium/track on their property. Because of the proximity of KWCS to the county property, VCPRD and Clark County have had several meetings with KWCS leaders to discuss a long-term partnership to share field space, parking and an outdoor environmental learning center. With this partnership, VCPRD would be able to use KWCS’s new fields for local youth sport leagues and use their existing parking. In exchange, KWCS would be able to use the large multi-use field and outdoor environmental learning center on the county’s property. A new road and pathway would be built to connect the two properties. With this partnership, the county would have access to three additional sports fields for soccer, field hockey, lacrosse, rugby, and community recreation, and a running track AT NO ADDITIONAL COST. The partnership would also give the county access to overflow parking at the school/church for Hazel Dell Sport Field users. Without this partnership opportunity, parking at Hazel Dell sports fields site would more than double in size (125 additional spaces) and cost from what is currently proposed. Attached you will find the 2009 cost estimate for site development at Hazel Dell site. This cost estimate assumes that the large multi-use field will be lighted and feature synthetic turf.

Hazel Dell Sports Fields – 20 acres/Developing 14

100 Parking Stalls	\$200,000
(1) Full Size Synthetic Baseball/Soccer/Lacrosse Turf Field	\$1,295,000
Sports Field Lighting at Full Size Synthetic Field	\$250,000
(2) Intermediate Baseball Fields	\$440,000
(2) T-Ball Fields	\$290,000
Concession/Restroom/Storage Building	<u>\$500,000</u>
Total to Develop Sports Fields, Parking, Building	\$2,975,000
Remaining Site Improvement Costs (* See Below):	\$2,737,194
Frontage and Street Improvements:	\$529,579
Stormwater Facility and Conveyance:	\$382,500
<u>Construction Engineering (7%):</u>	<u>\$463,699</u>

TOTAL PROJECT CONSTRUCTION COST: \$7,087,972

Conceptual Development Plan:	\$82,000
<u>Design, Permitting, Soft Costs: (12% of construction total)</u>	<u>\$850,557</u>

TOTAL PROJECT DESIGN AND DEVELOPMENT COST: \$932,577

* Total budget assumes no cost for property acquisition

* Remaining Site Improvements Costs include: clearing and grubbing, erosion control, grading, drainage, utilities, landscape, irrigation, circulation improvements, signage, park amenities, etc.



ALTERNATIVE SPORTS FIELD ESTIMATE SUMMARY

10/15/2009

Fairgrounds Master Plan 2005

This approved 2005 conceptual development plan included one full size field (300'), three intermediate (200') fields, one t-ball field (125'), two full size soccer fields and two mini-mod soccer fields.

WSU Experimental Farm Five Fields

This conceptual development plan includes one large (300'), two intermediate (200') baseball fields, two multi-use field (200') and one multi-use field. With NO partnership for additional soccer fields and parking.

Hazel Dell Five Fields

This conceptual development plan includes one large (300'), multi-use field (baseball, soccer, lacrosse, etc.), two intermediate (200') baseball fields and two (125') t-ball fields. With the Kings Way partnership, the county would have access to three additional sports fields for soccer and community recreation, and a running track AT NO ADDITIONAL COST. The partnership would also give the county access to shared parking at the school/church for Hazel Dell Sport Field users.

Fairgrounds Five Fields

This conceptual development plan includes one large (300'), multi-use field (baseball, soccer, lacrosse, etc.), two intermediate (200') baseball fields and two (125') t-ball fields. With NO partnership for additional soccer fields and parking.

ESTIMATE

	Fairgrounds Master Plan 2005	*WSU Experimental Fields	Hazel Dell Five Baseball Fields	Fairgrounds Five Baseball Fields
Park Development Costs (including Sports Fields)	\$9,503,063	\$1,614,580	\$5,712,193	\$6,793,487
Roadway/Frontage Development Costs	\$426,465	\$4,561,055	\$529,579	\$426,465
Stormwater Costs	\$2,676,874		\$382,500	\$550,000
Construction Engineering	\$882,448	\$432,294	\$563,063	\$660,446
TOTALS	\$13,488,849	\$6,607,929	\$7,187,336	\$8,430,397
Costs to Equal Shared Parking with Kings Way		\$843,750		\$843,750
TOTAL CONSTRUCTION COST	\$13,488,849	\$7,451,679	\$7,187,336	\$9,274,147

* It was stated at the Board of Clark County Commissioners' March 25, 2008 Consent Agenda that the partnership with WSU is contingent upon this site being used for agricultural purposes. Because of this it is important to note that this plan did not take into consideration existing topography and stormwater constraints. The soils and steep topography would increase the cost to develop any sports fields at this site.