

## MEMORANDUM

To: Gregg Mandsager, City Administrator  
From: Richard Klimes, Director of Parks and Recreation  
Date: February 4, 2012  
Subject: Request Approval of Phase III Development Project Concept Plan and Cost Estimate

## INTRODUCTION:

Please accept this memo and the attached information as a request for the Muscatine City Council to approve the concept plan and cost estimate for the Phase III Development Project subject to 100% outside funding.

## BACKGROUND:

The Phase III Development Project is the result of the original Muscatine Soccer Complex Master Plan. Phase III was identified as a future expansion concept project slated to be developed to the west of the Soccer Complex across Houser Street on the 17 acre linear field currently owned by Muscatine Foods.

The current City Council goals identifies the Phase III Development Project as a priority. Specifically, the concept plan, citizens committee, and funding source were to be developed.

A steering committee was put together representing diverse interests that would have an interest in developing this project. The citizens involved represented the following areas: City Staff, Recreation Advisory Commission, Soccer Community, Kent Stein Park usage groups, history and industry, grant writer, small business community, large business community, community health, and the property owner. Please see the attached committee roster for complete committee details.

The committee held several public meetings with the following goals in mind. 1.) Evaluate the need for additional facilities, 2.) If there is a need, what is the need, 3.) Develop a concept plan and cost estimate, 4.) Develop a plan that can gain committee, commission, and council support, and 5.) Identify and secure funding for the project.

The concept plan and cost estimate was developed by a donation of professional services from Stanley Consultants and with input from the citizens committee and City Staff. The site plan review committee did approve the plan.

The Phase III Development Project includes a parking lot for 228 cars, 4 tiered multi-use lighted synthetic playing surfaces, restroom and shade buildings, a fenced perimeter, a playground, and a frontage trail/sidewalk connecting Kent Stein Park to the American Legion area. The additional 228 parking spaces will enhance the soccer complex parking areas to 615 total spaces, which exceeds the design standard of 50 parking spaces for each large size field of which there would be 12 with the addition of Phase III.

The cost estimate of \$5 million includes all design and engineering services and a contingency fund necessary to develop the complete project.

The property owner has informed us that he is interested in donating the identified land to the City when there is an updated concept plan that includes a parking lot first, a fenced perimeter, and a designated funding source. We are currently in conversations with the property owner to clarify the potential for a phased development plan should the need arise.

#### RECOMMENDATION/RATIONALE:

At this time, the City Staff would recommend that the City Council approve the Phase III Development Project Concept Plan and Cost Estimate of (5) five million dollars subject to 100% outside funding.

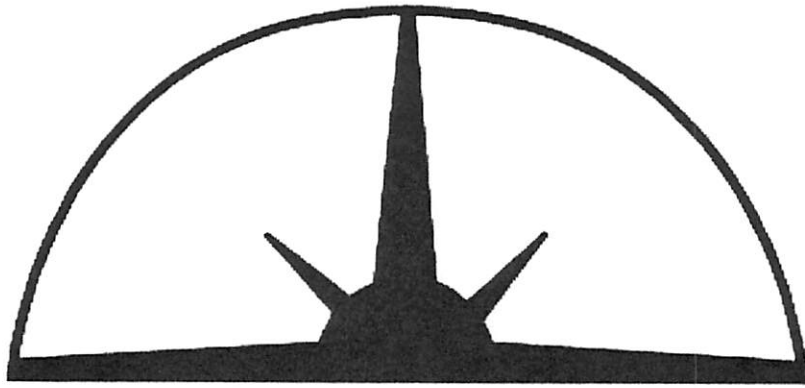
At the February 2012 regular Muscatine Recreation Advisory Commission meeting a unanimous consensus was reached to recommend the Muscatine City Council approve the Phase III Development Project Concept Plan and (5) five million dollar cost estimate subject to 100% outside funding. The Phase III Development Committee and the Recreation Advisory Commission will be present at the February 9, 2012 City Council Meeting to present this project.

#### BACKUP INFORMATION:

1. Recreation Advisory Commission
2. Phase III Development Committee Roster
3. Concept Plan
4. Cost Estimate
5. Current Usage Trends
6. Future Usage Potential

Thank you for your time and attention to this matter. Please contact me if you have any questions, comments, or concerns.

C. Jennifer Livermore, Recreation Advisory Commission  
Brad Bark, Phase III Development Committee  
Nick Gow, Athletic Facilities Manager



City of Muscatine  
Muscatine Parks and Recreation Department



Phase III Development Project  
2012

**City of Muscatine**  
**Recreation Advisory Commission**

**Chairperson**

**Mrs. Jennifer Livermore – Soccer Community**  
**508 Sunrise Circle**  
**563-264-3159**

**Vice-Chairperson**

**Mr. Tim Riley – Kent Stein Community**  
**2702 Spinning Wheel Ct.**  
**563-263-2638**

**Mr. Larry Buster – Horticulture**  
**219 Dillaway St.**  
**563-263-1883**

**Mrs. Kim Seligman – Special Events**  
**1734 Timberline Dr.**  
**563-260-2763**

**Mr. Greg Harper – Trails**  
**619 Sunrise Circle**  
**563-260-5393**

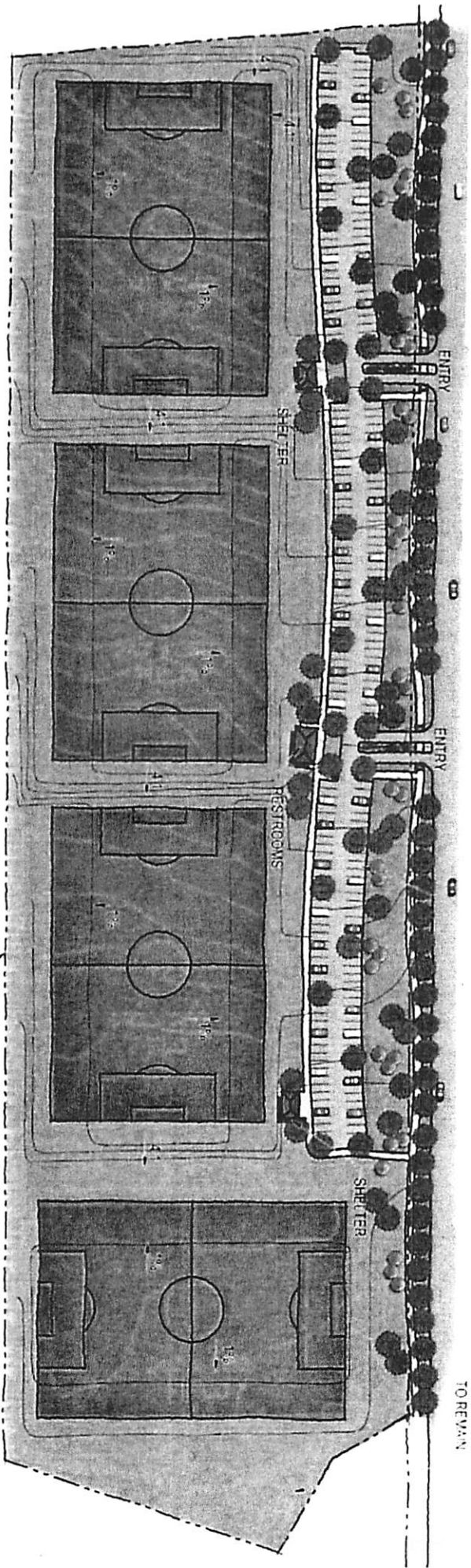
**Mrs. Janell Kassel – Golf and Adult Sports**  
**518 Roscoe Ave.**  
**563-506-8772**

**Mr. Steve Brown – Riverfront**  
**110 E. 2<sup>nd</sup> St.**  
**563-263-5041**

# **Muscatine Parks and Recreation Department**

## **Phase III Development Committee**

1. Jennifer Livermore – 563-260-6159
  - Recreation Advisory Commission
  - Soccer Community
2. Tim Riley – 563-260-1191
  - Recreation Advisory Commission
  - Kent Stein Community
3. Brad Bark – 563-260-0359
  - Small Business Community
  - Community Health
4. Jason Schillig – 563-260-1334
  - Large Business Community
5. Muscatine Foods – Property Owner
6. Mary Wildermuth – 563-263-1052
  - Muscatine History and Industry
  - Grant Writing
7. Nick Gow
  - City of Muscatine
  - Athletic Facilities Manager
8. Richard Klimes
  - City of Muscatine
  - Director of Parks and Recreation



APPROXIMATE 228 PARKING SPACES

EXISTING  
WETLAND  
TO REWYN

MAINTAIN DRAINAGE ALONG BERM

# Kent Stein Foundation Property

Soccer Complex Concept



JANUARY 18 2012



Stanley Consultants Inc.

10000 Sheppard Ave. E. Suite 200  
Richmond Hill, Ontario L4B 1N2  
Canada

**Muscatine Parks and Recreation Department**  
**Phase III Development Project**

\*Phase III Development Committee

\*Stanley Consultants Inc.

\*City Staff

| Grading  |                             |          |      |            | Synthetic    |
|----------|-----------------------------|----------|------|------------|--------------|
| #        | Item                        | Quantity | Unit | Price/Unit | Total        |
| 1        | Clear & Grub                | 1        | ACRE | \$1,000.00 | \$1,000.00   |
| 2        | Strip, Stockpile, & replace | 28,000   | CY   | \$4.00     | \$45,000.00  |
| 3        | Cut & Fill                  | 30,000   | CY   | \$4.50     | \$135,000.00 |
| 4        | Silt & Fence                | 800      | LF   | \$3.00     | \$2,400.00   |
| 5        | Chain Link Fence            | 2400     | LF   | \$15.00    | \$36,000.00  |
| Subtotal |                             |          |      |            | \$219,400.00 |

| Paving   |                    |          |      |            | Synthetic    |
|----------|--------------------|----------|------|------------|--------------|
| #        | Item               | Quantity | Unit | Price/Unit | Total        |
| 1        | 6" PCC Parking Lot | 7500     | SY   | \$38.00    | \$285,000.00 |
| 2        | Pavement Markings  | 1        | LS   | \$2,500.00 | \$2,500.00   |
| 3        | Parking Blocks     | 228      | EA   | \$30.00    | \$6,840.00   |
| Subtotal |                    |          |      |            | \$294,340.00 |

| Sidewalk/Concrete |           |          |      |            | Synthetic   |
|-------------------|-----------|----------|------|------------|-------------|
| #                 | Item      | Quantity | Unit | Price/Unit | Total       |
| 1                 | Sidewalks | 11,250   | SF   | \$3.00     | \$33,750.00 |
| Subtotal          |           |          |      |            | \$33,750.00 |

| Storm Sewer |            |          |      |            | Synthetic    |
|-------------|------------|----------|------|------------|--------------|
| #           | Item       | Quantity | Unit | Price/Unit | Total        |
| 1           | Area Inlet | 23       | EA   | \$700.00   | \$16,100.00  |
| 2           | Curb Inlet | 5        | EA   | \$1,750.00 | \$8,750.00   |
| 3           | 12" PE     | 1,300    | LF   | \$20.00    | \$26,000.00  |
| 4           | 15" PE     | 440      | LF   | \$25.00    | \$11,000.00  |
| 5           | 18" PE     | 1,750    | LF   | \$30.00    | \$52,500.00  |
| Subtotal    |            |          |      |            | \$114,350.00 |

| Water    |                           |          |      |            | Synthetic  |
|----------|---------------------------|----------|------|------------|------------|
| #        | Item                      | Quantity | Unit | Price/Unit | Total      |
| 1        | 6" Tapping Valve & Sleeve | 1        | EA   | \$2,000.00 | \$2,000.00 |
| 2        | 6" Main                   | 250      | LF   | \$18.00    | \$4,500.00 |
| 3        | Hydrant                   | 1        | EA   | \$2,500.00 | \$2,500.00 |
| 4        | 6" Valve & Box            | 1        | EA   | \$750.00   | \$750.00   |
| Subtotal |                           |          |      |            | \$9,750.00 |

| Electric |                    |          |      |              | Synthetic    |
|----------|--------------------|----------|------|--------------|--------------|
| #        | Item               | Quantity | Unit | Price/Unit   | Total        |
| 1        | Transformer Pad    | 1        | EA   | \$800.00     | \$800.00     |
| 2        | 4" Conduit         | 1,600    | LF   | \$4.00       | \$6,400.00   |
| 3        | Trench             | 800      | LF   | \$7.00       | \$5,600.00   |
| 4        | Place Comm Conduit | 800      | LF   | \$0.50       | \$400.00     |
| 5        | Sport Field Lights | 4        | PF   | \$165,000.00 | \$660,000.00 |
| Subtotal |                    |          |      |              | \$673,200.00 |

| Sanitary Sewer |                |          |      |            | Synthetic   |
|----------------|----------------|----------|------|------------|-------------|
| #              | Item           | Quantity | Unit | Price/Unit | Total       |
| 1              | 6" PVC Service | 750      | LF   | \$15.00    | \$11,250.00 |
| 2              | Cleanouts      | 5        | EA   | \$150.00   | \$750.00    |
| 3              | Wye Connection | 1        | EA   | \$500.00   | \$500.00    |
| Subtotal       |                |          |      |            | \$12,500.00 |

| Landscape      |                |          |      |             | Synthetic   |
|----------------|----------------|----------|------|-------------|-------------|
| Playing Fields |                |          |      |             |             |
| #              | Item           | Quantity | Unit | Price/Unit  | Total       |
| 1              | Irrigation     | 4        | PF   | \$25,000.00 | \$60,000.00 |
| 2              | Bluegrass Seed | 4        | PF   | \$0.04      | \$0.00      |
| 3              | Fertilizer     | 4        | PF   | \$2,500.00  | \$0.00      |
| Subtotal       |                |          |      |             | \$60,000.00 |

| Landscape               |                         |          |      |            | Synthetic   |
|-------------------------|-------------------------|----------|------|------------|-------------|
| Side Slopes & Perimeter |                         |          |      |            |             |
| #                       | Item                    | Quantity | Unit | Price/Unit | Total       |
| 1                       | Irrigation              |          |      | \$0.00     | \$20,000.00 |
| 2                       | Bluegrass Seed          |          |      | \$0.00     | \$3,000.00  |
| 3                       | Fertilizer              |          |      | \$0.00     | \$1,000.00  |
| 4                       | Mulch & Crimp           |          |      | \$0.00     | \$9,660.75  |
| 5                       | Canopy Tree - 2.5" Cal. | 50       | EA   | \$100.00   | \$5,000.00  |
| 6                       | Shrub Bed               | 4,032    | SF   | \$0.00     | \$10,000.00 |
| Subtotal                |                         |          |      |            | \$48,660.75 |

| Landscape    |                |          |      |            | Synthetic  |
|--------------|----------------|----------|------|------------|------------|
| Right of Way |                |          |      |            |            |
| #            | Item           | Quantity | Unit | Price/Unit | Total      |
| 1            | Bluegrass Seed | 25,330   | SF   | \$0.00     | \$2,026.40 |
| 2            | Fertilizer     | 25,330   | SF   | \$0.00     | \$500.00   |
| 3            | Mulch & Crimp  | 25,330   | SF   | \$0.00     | \$500.00   |
| Subtotal     |                |          |      |            | \$3,026.40 |

| Synthetic Turf Fields |                 |          |      |            | Synthetic      |
|-----------------------|-----------------|----------|------|------------|----------------|
| #                     | Item            | Quantity | Unit | Price/Unit | Total          |
| 1                     | Synthetic Field | 320,000  | SF   | \$9.00     | \$2,880,000.00 |
| Subtotal              |                 |          |      |            | \$2,880,000.00 |

| Buildings |                     |          |      |              | Synthetic    |
|-----------|---------------------|----------|------|--------------|--------------|
| #         | Item                | Quantity | Unit | Price/Unit   | Total        |
| 1         | Irrigation/Restroom | 1        | EA   | \$200,000.00 | \$200,000.00 |
| 2         | Playground          | 1        | EA   | \$20,000.00  | \$20,000.00  |
| Subtotal  |                     |          |      |              | \$220,000.00 |

| Engineering |                         |          |      |             | Synthetic   |
|-------------|-------------------------|----------|------|-------------|-------------|
| #           | Item                    | Quantity | Unit | Price/Unit  | Total       |
| 1           | Topographic Survey      | 1        | EA   | \$3,500.00  | \$3,500.00  |
| 2           | Soil Borings & Report   | 1        | EA   | \$8,000.00  | \$8,000.00  |
| 3           | Site Design             | 1        | EA   | \$40,000.00 | \$40,000.00 |
| 4           | Bldg. Plans             | 1        | EA   | \$14,000.00 | \$14,000.00 |
| 5           | Contract Administration | 1        | EA   | \$7,000.00  | \$7,000.00  |
| 6           | Inspection & Staking    | 1        | EA   | \$20,000.00 | \$20,000.00 |
| Subtotal    |                         |          |      |             | \$92,500.00 |

|               |                       |
|---------------|-----------------------|
| <b>Total:</b> | <b>\$4,661,476.70</b> |
|---------------|-----------------------|

|                      |                       |
|----------------------|-----------------------|
| <b>Funding Goal:</b> | <b>\$5,000,000.00</b> |
|----------------------|-----------------------|

## Synthetic Field Operating Costs

|                                         |                 |
|-----------------------------------------|-----------------|
| Labor (40 Weeks, 40 hrs/wk @ \$7.92/hr) | \$12,600        |
| <u>Materials</u>                        | <u>\$12,075</u> |
| Total                                   | \$24,675        |

### Labor

#### Weekly

|                          |                |
|--------------------------|----------------|
| Trash Pickup/RR Cleaning | 10 hours       |
| Mowing                   | 8 hours        |
| Field Inspections        | 4 hours        |
| Grooming                 | 12 hours       |
| Vacuuming                | 4 hours        |
| Blowing                  | 4 hours        |
| <u>Raking</u>            | <u>4 hours</u> |
| Total                    | 42 hours       |

#### Monthly

|                            |                |
|----------------------------|----------------|
| Detailed Field Inspections | 8 hours        |
| <u>De-compaction</u>       | <u>8 hours</u> |
| Total                      | 16 hours       |

### Materials

|                             |              |
|-----------------------------|--------------|
| Ag-supplies                 | \$3,000      |
| Rubber infill               | \$1,000      |
| Cleaning supplies           | \$1,500      |
| Gas                         | \$1,000      |
| Diesel                      | \$1,000      |
| Oil                         | \$450        |
| Other fuels                 | \$150        |
| Recreation supplies         | \$500        |
| Tools                       | \$100        |
| First aid supplies          | \$50         |
| Misc op. supplies           | \$200        |
| Build supplies              | \$250        |
| Electrical supplies         | \$100        |
| Plumbing supplies           | \$500        |
| Paint supplies              | \$500        |
| Inventory materials         | \$300        |
| Non-inventory mats.         | \$1,000      |
| Security/Alarm              | \$175        |
| <u>Build/Equip. repairs</u> | <u>\$300</u> |
| Total                       | \$12,075     |

**Muscatine Soccer Complex Usage Groups  
2000-2011**

| <b>USAGE GROUP</b>                            | <b>TYPE OF USE</b>       |
|-----------------------------------------------|--------------------------|
| Muscatine High School Boys                    | League/Tournaments       |
| Muscatine High School Girls                   | League/Tournaments       |
| Illowa Youth League - Spring and Fall         | League                   |
| Muscatine Community Y - Spring and Fall       | League                   |
| Latin American League - Spring and Fall       | League/Tournaments       |
| Muscatine Soccer Club                         | League/Camps/Tournaments |
| Midwest Regional Tournament - Spring and Fall | Tournaments              |
| Iowa High School Athletic Association         | Tournaments              |
| Special Olympics                              | Camp/Tournament          |
| Iowa Girls High School Athletic Union         | Tournament               |
| College Showcase Classic                      | Tournament               |
| British Challenger                            | Camp                     |
| Graceland University                          | League                   |
| St. Ambrose University Men                    | League/Tournament        |
| St. Ambrose University Women                  | League/Tournament        |
| Geneva High School                            | Camp                     |
| Grandview College                             | League Game              |
| University of Dubuque                         | League Game              |
| William Penn University                       | League Game              |
| Cardinal Stritch University                   | League Game              |
| Loras College                                 | League Game              |
| Waldorf College                               | League Game              |
| Ashford College                               | League Game              |
| Iowa Wesleyan                                 | League Game              |
| Iowa Premier Soccer League - Spring and Fall  | League Game              |
| Church Soccer League                          | League Game              |
| Liberian Community                            | League Game              |

**MUSCATINE PARKS AND RECREATION DEPARTMENT  
KENT STEIN PARK  
2011 FACILITY USAGE GROUPS**

**Muscatine Girls Softball Association (spring and fall)**

**Muscatine Youth Baseball (spring and fall)**

**Muscatine Baseball Academy (spring and fall)**

**Muscatine Community College Softball (spring and fall)**

**Muscatine Community School District (girls softball 9-12)**

**Muscatine Community College Baseball (spring and fall)**

**Muscatine Community School District (boys baseball 9-12)**

**Muscatine Jr. Cardinals Baseball (spring and fall)**

**Muscatine Jr. Cardinals Softball (spring and fall)**

**Muscatine Baracudas Softball (spring and fall)**

**Muscatine Muskies U18 Softball (spring and fall)**

**Muscatine Lil Muskies U14 Softball (spring and fall)**

**Muscatine Maniacs U12 Softball (spring and fall)**

**Muscatine Lightning U10 Softball (spring and fall)**

**Muscatine Steam U14 Softball (spring and fall)**

**United States Specialty Sports Association (USSSA) Women's, Men's, Coed, Youth (spring and fall)**

**Geneva High School**

**Church Softball League**

**Muscatine Soccer Club**

**River City Thunder**

**Muscatine Parks and Recreation Department**

**Muscatine 4-H**

**Special Olympics**

## **Future Usage**

1. Football/Flag Football
2. Rugby
3. Walking/Running/Biking Trail
4. Soccer Practices/Games/Tournaments/Camps
5. Softball/Baseball Practices
6. Recreation Programs (T-Ball, Clinics, Etc.)
7. Extended Daily Usage (Lights)
8. Extended Yearly Usage
9. School Based Recreation Usage
10. Blue Zone Programs
11. Back Up For Wet Play Conditions
12. Corporate Picnics/Outings
13. Trade Shows/Car Shows
14. Additional Parking
15. Drop In Usage
16. Marching Band Competitions
17. Community Events
18. Fitness Programs
19. Economic Impact

### Economic Impact of Tourism on Iowa Counties

|                        |             |
|------------------------|-------------|
| Average Daily Spending | \$227.38    |
| Entertainment          | \$26.91     |
| Shopping 13%           | \$28.44     |
| Transportation 23%     | \$53.32     |
| Food 22%               | \$50.68     |
| Lodging 30%            | \$68.04     |
| Travel Size Party      | 2.5 Per Day |

- Out of state travel spends more than in state travel and in state travel spends more than local travel.

Source – “Iowa Welcome Center Survey 2010”

“Iowa Department of Economic Development Tourism Office”



Source – “Measuring the Economic Impact of Park and Recreation Services” by John L. Crompton