

## COMMUNITY SPORTS FIELD

Steamboat Springs School District  
325 7<sup>th</sup> Street

Steamboat Springs, CO 80487

Project Contact: Brad Meeks, Superintendent

Phone: (970) 871-3196 Email: bmeeks@sssd.k12.co.us



### This document contains two proposals:

- 1) Outdoor Artificial Turf Field: Page 1
- 2) Field House: Page 6

## 1. OUTDOOR ARTIFICIAL TURF FIELD PROPOSAL

### Project Description

a). Overview: This project is to convert the natural grass field outside of the Steamboat Springs Middle School (SSMS) into a full sized artificial turf field. There is potential for up to \$656,250 in annual additional tourist generated revenue in Steamboat Springs for a project that will use \$482,000 of Accommodations Tax revenue. Calculations for anticipated revenue are found on page 6 of this proposal.

The existing 100,000 square feet inside the SSMS track, including the space behind the goal posts, would be converted to artificial turf. The field would be lined permanently for soccer, football and lacrosse similar to the high school turf field. The field would benefit community organizations and increase tourism in Steamboat through additional teams for tournaments and camp participants. The district requests Accommodation Tax funds of \$482,000 for an artificial turf field. If the city wishes to include lighting for the field, the total project cost is estimated to be \$782,000. The district will contribute toward the field through maintenance costs.

A second artificial turf field in Steamboat Springs fills demand for field space, especially in the spring when grass fields can be unusable due to conditions. Another artificial turf field would alleviate significant logistical challenges to schedule time at the Steamboat Springs High School (SSHS) artificial turf field between district use, youth lacrosse, and youth soccer. The grass field at SSMS is not in functional condition to serve youth sport organization's needs. In order for it to serve the community without artificial turf, the grass turf would need to be completely replaced with an irrigation system added.

The SSMS artificial turf project requires less than one year's worth of estimated Accommodations Tax funds, but would have a long term impact on both tourism and community vitality.

b). Entities Involved: Steamboat Springs School District is the lead entity. The field will be managed and maintained by the district. There are two major collaborating entities:

**Steamboat Youth Lacrosse**: Andy Flax with Steamboat Youth Lacrosse supports this project and can be contacted at andyflax0@gmail.com or (970) 846-0651. Steamboat Youth Lacrosse (SYL) currently uses the SSHS artificial turf field through an agreement created when the field

was being constructed. The agreement included SYL's financial contribution toward the field in exchange for 10 years of field playing time. Another agreement for the SSMS field would be developed to include an hourly fee for use to contribute toward field maintenance and management. SYL would use the turf field to increase Steamboat Spring's visitation in the following ways:

- *Existing Tournament:* SYL has held the Steamboat Classic Tournament annually for nine years over Memorial Day weekend. This tournament is for youth 15 years old and younger. SYL uses the SSHS artificial turf field for their tournament. With an artificial turf field at SSMS, SYL would very likely increase their existing Memorial Day weekend tournament. There are currently 30 teams, which includes 500 players. The tournament brings roughly 1,500 people to Steamboat Springs for the long weekend. SYL would like to increase the number of teams for the annual tournament; however, there is a lack of confidence to do so with the field currently available. Grass turf field conditions over Memorial Day weekend are inconsistent. Both SYL organizers and tournament participants question the reliability of fields. An artificial turf field at SSMS would increase confidence in available, usable field space so that the tournament can continue in the future and be expanded.
- *New Tournament:* SYL has wanted to add a high school age tournament in the summer, but has not proceeded due to lack of field space. SYL could add an additional tournament in the future if the SSMS artificial turf field is constructed, although their priority is to transition smoothly into new leadership before expanding. The additional tournament would include 7-15 teams with about 350-750 additional visitors. This calculation includes an average team size of 16.7 players traveling along with two others.
- *Summer Camps:* There is currently one SYL summer camp with minimal out of town participants. The summer camp could expand with more field space and market to generate participants from outside the area who would lodge in Steamboat Springs during the camp.

**Steamboat Soccer Club:** Rob Bohlmann, Steamboat Soccer Club Director, supports this project and can be contacted at clubdir@steamboat-soccer.com or (970) 870-1520. Steamboat Soccer Club currently uses the SSHS artificial turf field through an agreement created when the field was being constructed. The agreement included Steamboat Soccer Club's financial contribution toward the field in exchange for 10 years of field playing time. Another agreement for the SSMS field would include an hourly fee for use to contribute toward field maintenance and management. The soccer club would use the turf field to increase Steamboat Spring's visitation in the following ways:

- *Tournaments:* The soccer club has held the Steamboat Mountain Soccer Tournament for 28 years. The tournament brings about 10,000 visitors to town for multiple days during the mid-July tournament. Lack of field space is inhibiting tournament growth. The club anticipates expanding the tournament by about 12 teams if another artificial turf field is built. In this scenario, the tournament would possibly be spread to two weekends with a girls' tournament one weekend and a boys' tournament one weekend. Tournament expansion would bring about 250 additional visitors to Steamboat Springs.
- *Summer Camps:* Steamboat Soccer Academy holds two five day camps per summer. Participants come to Steamboat Springs for the camps from around the country, including

both the east and west coasts. Entire soccer teams from around the region stay in Steamboat to attend the camps. A second artificial turf field would increase the integrity of the summer camps and would likely draw even more out of town participants due to increased capacity and prestige.

c). Land Ownership: The outdoor artificial turf field would be constructed on land owned by Steamboat Springs School District. The field would be open to the community. The district would manage the use of the field through procedures already established for SSMS turf field use.

d). Cost Estimate: Academy Turf in Denver has provided an estimate of costs to purchase and install artificial turf at SSMS. This is considered a high end estimate. JC Electric provided an estimate for increased electrical capacity and lights.

**Estimate for Artificial Turf Field and Maintenance Equipment**

\$ 60,000	Excavation and material dump
\$ 20,000	High level drainage system under the field
\$ 20,000	Interior track curb
\$ 60,000	Base material import, place, and laser grading
\$300,000	High quality turf system striped for football, soccer, and lacrosse
\$ 22,000	Maintenance equipment

**\$482,000 TOTAL COST**

**Estimate for Lights, Artificial Turf Field, and Maintenance Equipment**

\$492,000	Artificial Turf Field and Maintenance Equipment
\$300,000	Increased electrical capacity and four posts with lights

**\$782,000 TOTAL COST**

There is an additional \$6,000 estimated cost for yearly maintenance. This cost will be covered through the school district. Community group's usage fees will contribute toward maintenance costs.

The district requests \$482,000 toward an artificial turf field. However, an additional \$300,000 will be needed if the city and Accommodations Tax Committee determine that lights should also be installed for a total of \$782,000.

e). Timeline: The artificial turf field can be completely constructed between June-August. The district will work with the city to determine when funds can be made available. Upon notification of funding, the district will begin selecting a contractor to complete the work. The field would be ready for community use in August of the summer the field is constructed.

f). Infrastructure: The SSMS turf field will only require electricity for additional infrastructure. Roads are not needed and parking is already available. Electricity will be brought to the field for lighting to accommodate evening use.

g). Future Capital Needs: Artificial turf fields typically have 10 years or more of useful life. Replacement of the field will be built into the district's facilities maintenance plan. Maintenance costs for the field are projected at \$6,000 annually, which will be absorbed by the district with assistance from other organizations through use agreements.

h). Operational Expenses/Revenue: The projected \$6,000 of maintenance costs will be built into the school district's maintenance plans. This number is based on an Academy Sports Turf estimate. Revenue generated by hourly usage fees for community groups will be negotiated. Fees are expected to help cover maintenance and management costs and could contribute toward replacement costs. Please see below for estimations on community-wide revenue through increased tourism.

### **Maps**

Please see the attached photo of the field's current condition and the rendering of the completed artificial turf field.

### **Accommodation Tax Criteria**

#### *Promoting Tourism*

- ✓ An artificial turf field at SSMS will allow additional tournaments and expansion of existing tournaments, which will bring more families to Steamboat Springs.
- ✓ Participants in the lacrosse tournament over Memorial Day weekend will feel confident in field conditions instead of threatened by spring weather impacting fields.
- ✓ Summer camps will likely see a boost in participants from around the country as the camp's integrity increases. Artificial turf is a draw for players searching the country for summer sport camps.
- ✓ Tournaments and camps draw entire families to stay in Steamboat Springs for multiple days.
- ✓ The artificial turf will provide a more attractive site for bicycle tours, which often stage at SSMS

#### *Promote Premier Resort Status*

- ✓ Promotion of "Premier Resort Status" relies upon offering the same or better amenities as other competing communities. Many competing resort mountain communities with significant year round residents have more than one turf field and in some cases an indoor field house/recreation center. Steamboat is somewhat behind the trend in this capacity with only one artificial turf field at the high school and no field house. Adding a second artificial turf field keeps Steamboat Springs moving in a positive direction to compete as a premier resort.
  - Vail Valley has three artificial turf fields (BMHS field, Ford field and Edwards Turf Field) as well as the Edwards WECMRD Field house.
  - Aspen has two artificial turf fields: one at the high school and the newly constructed Iselin Field.
  - Park City, UT has two artificial turf fields: Basin Recreation Fieldhouse, Park City High School's field, Matt Knoop Memorial Park's field with planned completion in August 2012.

### *Enhance Community Identity*

- ✓ Steamboat's identity includes athletics, outdoors, strong schools, and high quality living. Artificial turf at the middle school field supports all of these community attributes.
- ✓ Steamboat Soccer Club includes 625 Steamboat Springs youth participants and Steamboat Youth Lacrosse includes 250 youth participants. There are 875 youth along with adult coaches and involved parents who are greatly impacted youth sports organizations. Additionally, Steamboat Springs School District sports, such as football, are significant to the district's identity and culture.
- ✓ Youth participation in sports, such as lacrosse and soccer, will be supported with another turf field as there is currently a year round shortage of field space, especially all-weather surfaces that allow longer playing seasons with dependable field conditions.
- ✓ A colorful turf field would enhance the physical pride in our facility while providing greater use for athletics outside of school curriculum. The middle school field would become a usable community-wide resource.
- ✓ Artificial turf would allow our various sports teams to start practicing earlier in the spring and later in the fall, making them more competitive with Front Range and southern Colorado teams during the regular season. Many mountain communities, such as those in Summit County, are able to access Front Range facilities for practice and tournaments during the spring and fall due to closer proximity.

### *Enhance Environmental Desirability*

Replacing grass with synthetic turf positively impacts the environment in the following ways:

- ✓ Eliminates impact on water resources
- ✓ Eliminates harmful pesticides, fertilizers, fungicides and herbicides, used on natural grass, that can run off into ground water
- ✓ Lowers the use of natural gas and other fossil fuels needed to produce lawn care chemicals
- ✓ Eliminates fuel-powered mowing, aerating, and re-seeding.
- ✓ Recycles tires for artificial turf that would otherwise be in landfills
- ✓ Is less likely to provoke asthma or allergy attacks
- ✓ Is not a breeding ground for the MRSA (staph) bacteria

### *Enhance Economic Health*

- ✓ Increase in number of teams visiting Steamboat as a function of increased field space with an artificial turf field yields significant new revenue to the city and county by way of increased lodging, spending on food and beverage as well as retail.
- ✓ Tourists will be drawn in during the spring and fall. Adding a turf field can help smooth the annual flow of revenue to the city.
- ✓ Estimates for additional yearly revenue brought by the SSMS artificial turf field include 3-5 day visits from 850-1250 + people per year (see page 2). This figure includes:
  - Additional teams/families for existing lacrosse tournament: 250 people
  - Additional high school lacrosse tournament: 350-750 people
  - Additional teams/families for existing soccer tournament: 250 people
  - Additional summer camp participants: unknown
- ✓ According to a Yampa Valley Data Partners estimate, summer visitors to Steamboat Springs spend an average of \$525 per visit. This would mean the new artificial turf field would bring \$446,250-\$656,250 + in spending to Steamboat Springs during one summer.

- ✓ A study by RRC Associates suggested the average visitor spends \$72 per day. If the average visitor using the field stays four days, the new artificial turf field would bring \$244,800-\$360,000 + in spending to Steamboat Springs during one summer.

## **INDEPENDENT DATA SUPPORTING FINANCIAL DATA**

Yampa Valley Data Partners estimates that a tourist to Steamboat in the summer months spends \$525/visit. A research study done by RRC Associates in 2010 showed that the summer visitor spent \$72 per person per day; this information was obtained by the district from the Chamber Resort Association.

## **2. FIELD HOUSE PROPOSAL**

Steamboat Springs School District included two field house options in the original Letter of Interest. The district is aware of interest among citizens for a multi-purpose field house/recreation center in the community, and the district would benefit from a field house facility for Physical Education classes, sports practices, camps, and events. The district believes the City of Steamboat Springs is better positioned to manage a field house for the community. The district proposes the Accommodations Tax could be used toward a field house on Steamboat Springs School District property; however the property would be leased to the City of Steamboat Springs and the city would construct and manage the field house. The school district's use of the facility would be determined as part of the lease.

A field house could be constructed either at Steamboat Springs High School (SSHS), the Middle School (SSMS), or on the district's property at Whistler Park. If located at SSHS, the space would allow for a 300' by 200' building, which could accommodate a partial turf field, multi-use mezzanines, and some space for additional amenities. If located at SSMS, space would allow the building to be much larger. It could include a full sized turf field and many amenities; possibilities include a rock climbing wall, children's play area, batting cages, dance space, laser tag, and skate ramp. Tourism would increase due to additional teams for soccer and lacrosse tournaments similar to the addition of an artificial turf field. Visitors would also be added through winter tournaments and camps. There is potential for Steamboat Springs Winter Sports Club and the U.S. Ski Team to use the space for winter training.

The District has an estimate from Calcon Construction, Inc. for the SSHS Field House at 3-4 million dollars. A larger field house at SSMS would likely be 6-7 million dollars for a structure with a full playing field and additional amenities. The Vail Valley's Edwards Field House, operated by Western Eagle County Metropolitan Recreation District, includes expansive amenities for tourist and community use. They operate with a balanced budget and even see around \$50,000 in yearly revenue. Supporting documentation regarding Edwards Field House specifics are available upon request.





**ACADEMY**  
SPORTS TURF

3740 S. Jason Street  
Englewood, CO 80110  
P: 303-789-3172  
F: 303-762-8190

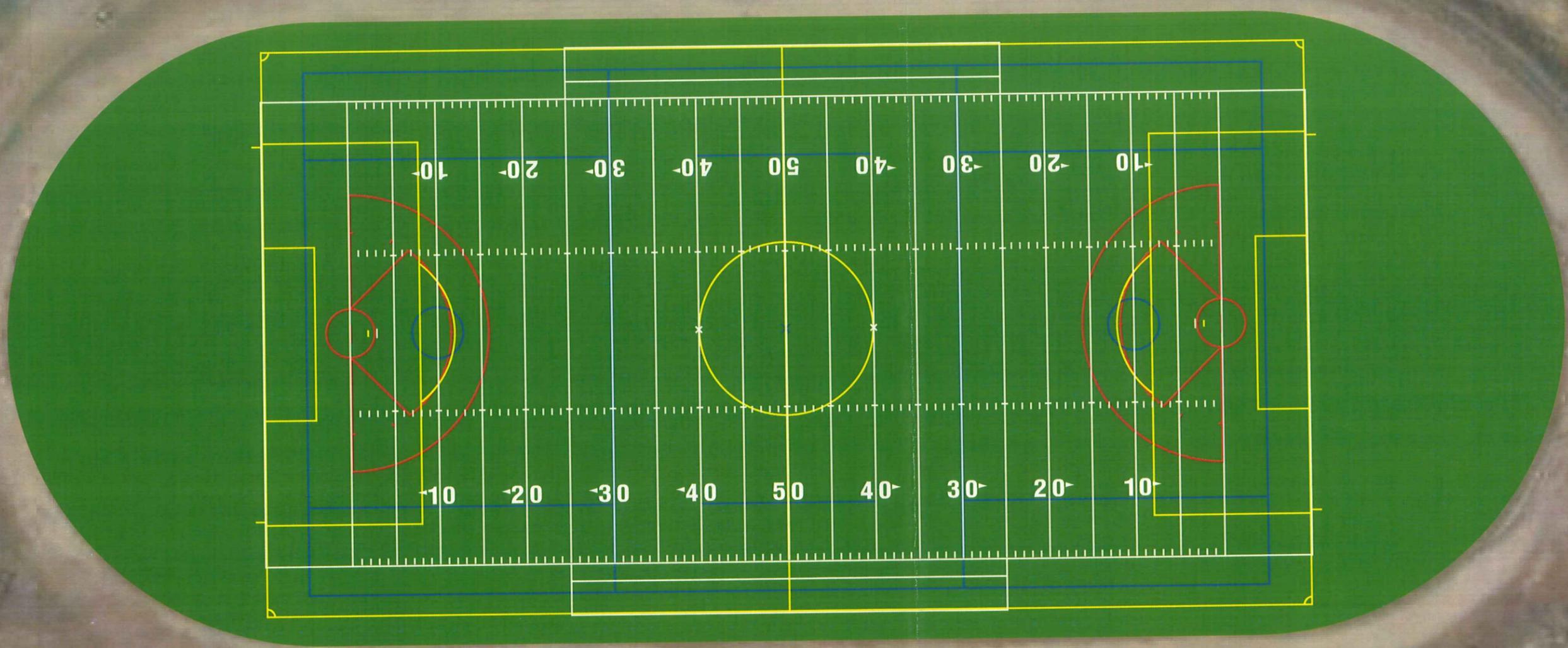


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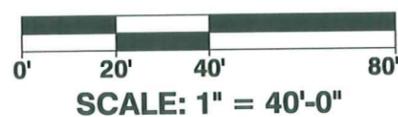
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**UBU Sports Inc.**  
P: 800-828-8700  
F: 800-828-1300  
[www.ubusports.com](http://www.ubusports.com)

**USA HEADQUARTERS**  
3525 Old Dixie Hwy  
Dalton, Georgia  
30721-5102

**CDN HEADQUARTERS**  
23022-800 Niagara Street  
Welland, Ontario, Canada  
L3C 7E7



- FIELD MARKINGS IN ORDER OF DOMINANCE:**
1. FOOTBALL - WHITE
  2. SOCCER - YELLOW
  3. MEN'S LACROSSE - BLUE
  4. WOMEN'S LACROSSE - RED



SCALE: 1" = 40'-0"

Note: Scale is only accurate when this drawing is printed on 11" x 17" paper

**STEAMBOAT SPRINGS MIDDLE SCHOOL  
SYNTHETIC TURF FIELD  
COLOR FIELD LAYOUT**

Project # TBD  
Date: June 19, 2012  
Drawn By: KAC  
Issued: For Proposal