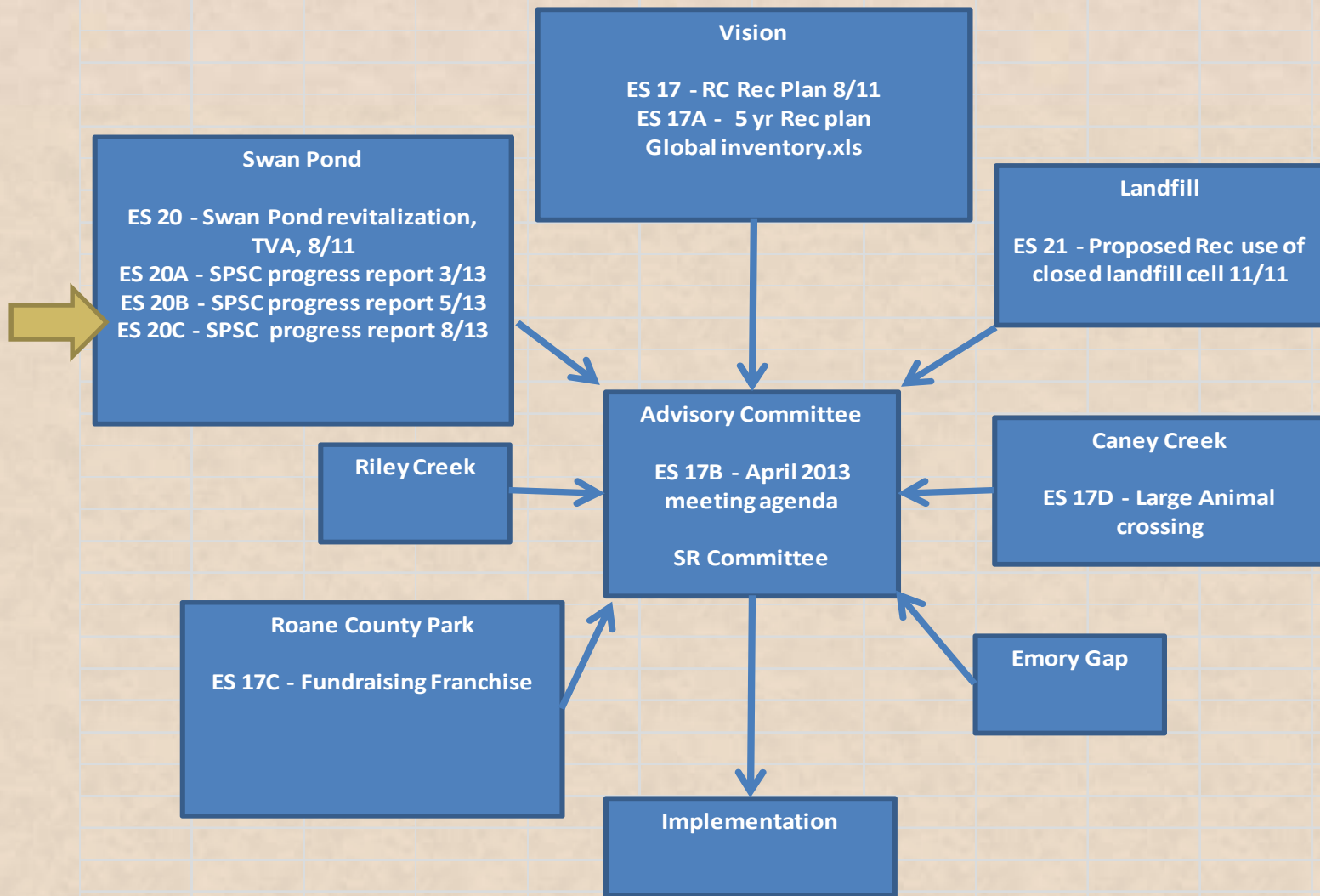


SWAN POND SPORTS COMPLEX

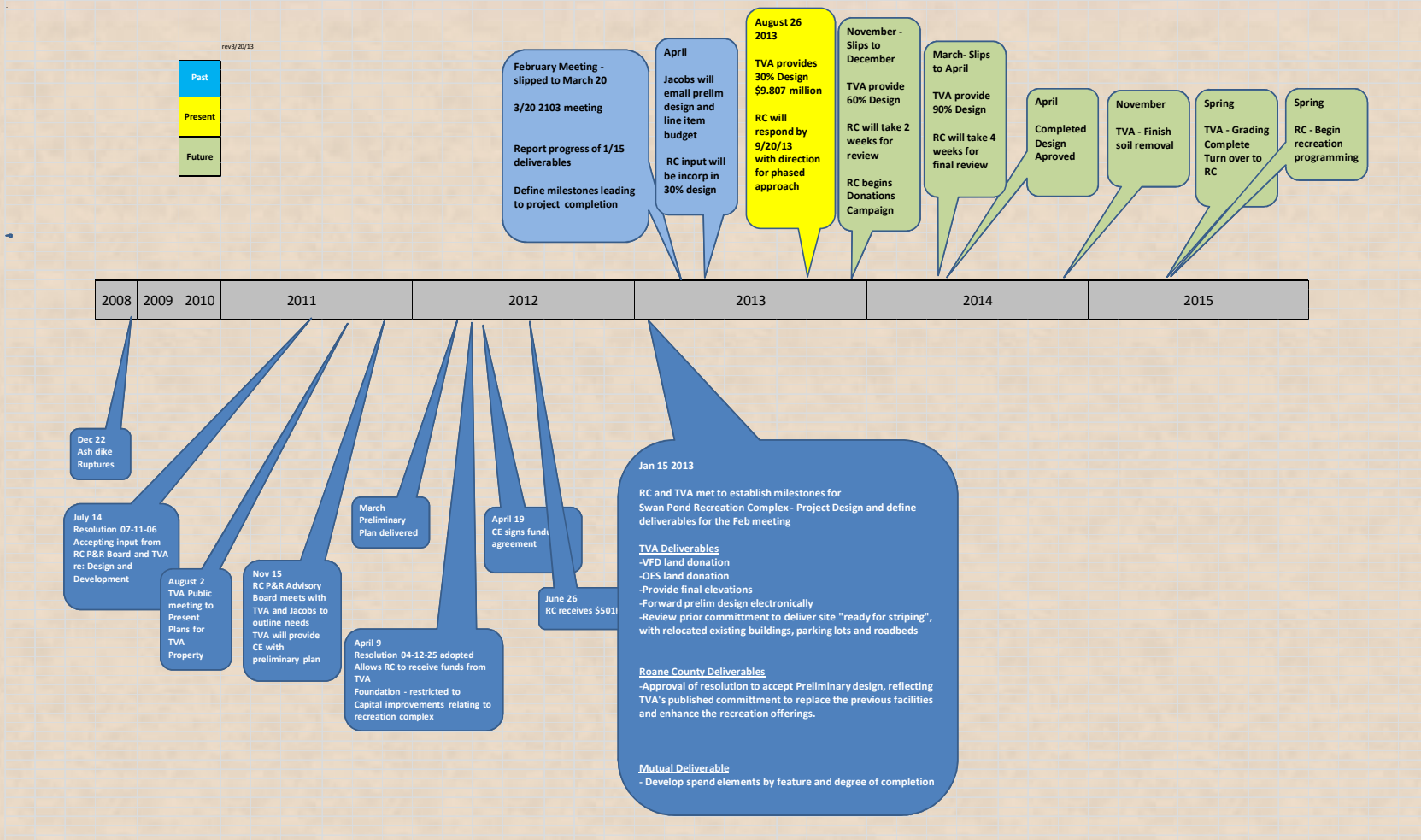
TVA- Roane County
PLANNING PROGRESS REPORT -
30% Design Review Meeting
August 26, 2013

Executive Summary 20C

Roane County Parks and Recreation Executive Summary Organization



Project Timeline



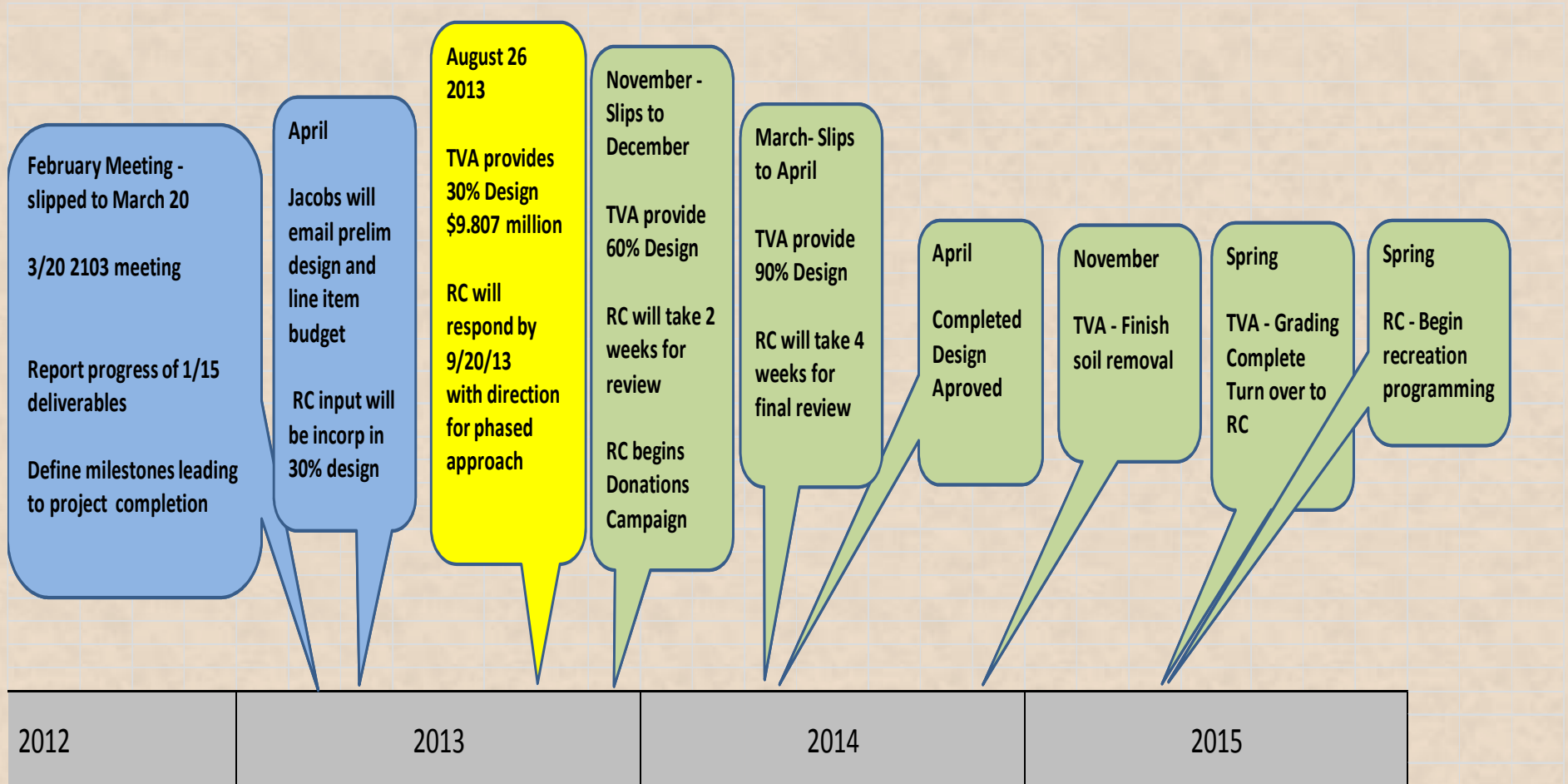
Milestones

Accomplished

Current

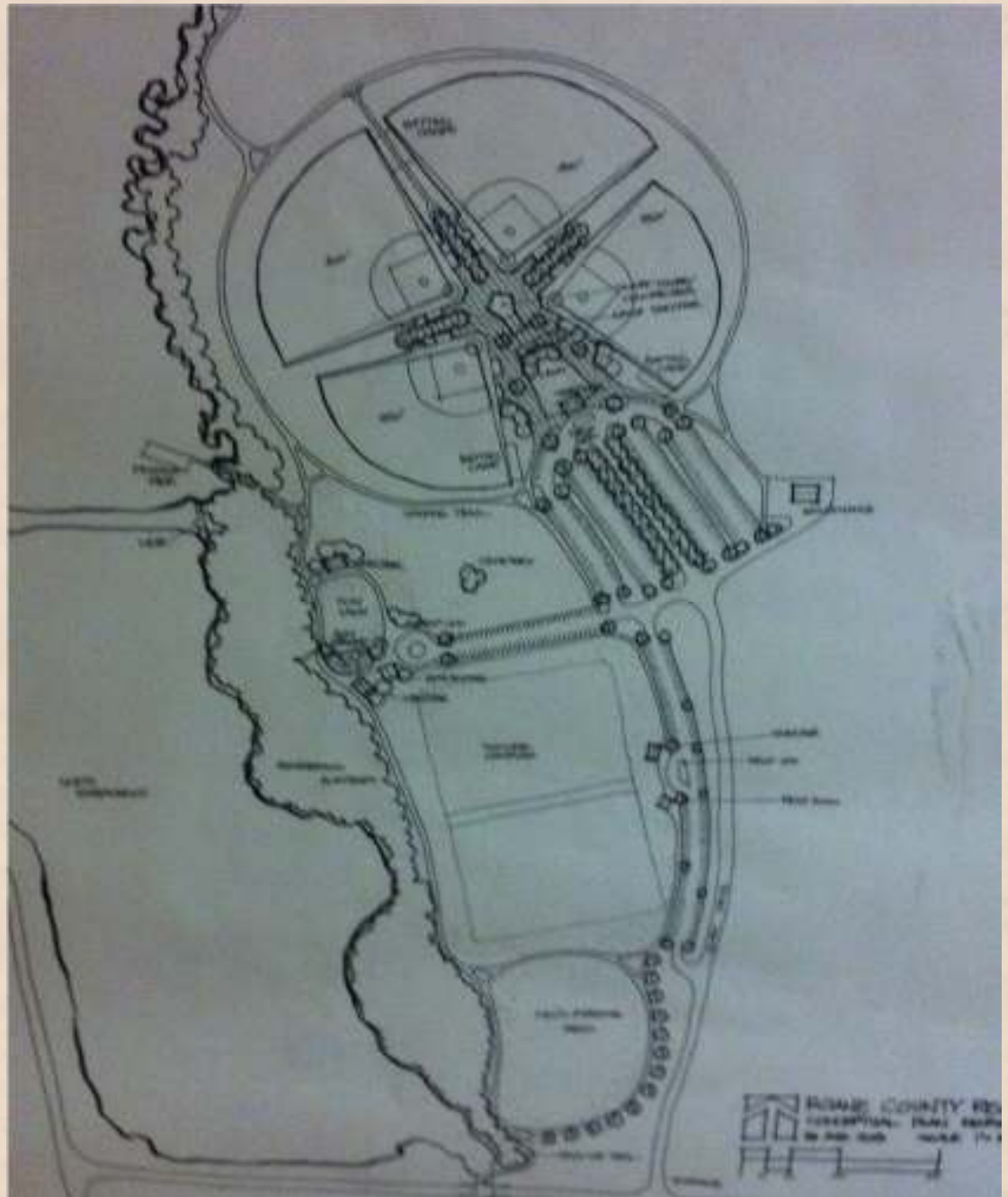
Planned

Timeline



30%
design

Site
Layout



In attendance

- ▣ TVA – C. Eimers, C. Nash, L. Smythe
- ▣ Jacobs Engineering – T. Woodson, B. Jones, D. Martin, R. Miller
- ▣ Roane County – R. Woody, T. Brown, M. Beard, J. Nall

August 26 2013 Discussion Notes

*This project has been designed to be built-out
phasewise over a 5-10 year period*

- ▣ Reviewed general site layout
- ▣ Discussed soccer and ball fields design
- ▣ Discussed parking areas
- ▣ Discussed lighting of fields and parking
- ▣ Reviewed the building floor plans, elevations for suitability of use by the County

Site Layout

- The proposed design involves essentially all of the available space
- The project is bounded by Swan Pond Road to the south, embayment to the west, steep terrain to the east and transmission line right of way to the north

Field design

▣ Baseball fields

- will be laid out to allow up to 400 ft. foul lines on 2 fields and 350 ft. on the other 2 fields. Right of way could limit size of 400 ft fields but a tall fence would be a remedy.
- Each has provisions for a score board and lighting
- All fields are on the same elevation – reduces construction and ADA cost
- Irrigated with city water

▣ Soccer fields

- Total area is 625 ft. by 400 ft. – graded to allow 2 full size or 4 pee-wee fields – the adjacent festival field is 50-60% the size of the soccer field

Amenities

- ▣ **Parking** - Estimated to be space for 550 cars, no specific provisions for busses.
- ▣ **Lighting** - parking lot is lit (solar will be considered), 3 phase power will not be required - unless required by concession equipment, each field will require a transformer
 - 400 ft field lighting estimate - \$260K
 - 350 ft field lighting estimate - \$190K

Amenities - continued

▣ Buildings -

- Splitface concrete block/steel beam construction, standing seam metal hip roof (typical of all roofs in the complex)
- Ball field concession stand/restrooms - 1st floor of scoring tower outfitted for sales of pre-packaged products, no cooking, not air-conditioned
- Ball field Scoring - 2nd floor - with 24" deep scoring tables, movable windows - upstairs has small bathroom and AC. Field lighting is controlled from scoring table area, provisions for PA
- Ticket booth - none
- Maintenance building - 2000 sq ft block and metal siding construction with small office. Design did not include a bathroom.
- Soccer restroom and small concession stand are in a stand-alone single level building

Cost estimate structure

GENERAL SITE WORK
BULK EXCAVATION/FILL
CULVERTS
ROADS, ASPHALT
PARKING AREAS, ASPHALT
SECURITY GATE
SIGNS
BIKE TRAILS, ASPHALT
SIDEWALKS
FIRE HYDRANT
6" WATER LINE
1.5" WATER LINE
SANITARY SEWER SYSTEM ALLOWANCE
SITE ELECTRICAL SERVICE ALLOWANCE
ACTIVE RECREATION AREA
(2) 400' & (2) 350' Ballfields - Includes fine grading, backstops, bleachers, foul poles, equipment, soil prep, sod, infield mix, irrigation, dugouts, batting cages
300'x400' Soccer Field - Includes fine grading, equipment, soil prep, sod
Multi-purpose Field - Includes fine grading, soil prep, sod
Maintained Open Fields
Sod Warm-up Area
Grassed Berms
Concrete plaza at Ballfields
Small Playground
Site Furniture Allowance
Shade Pavilions at Bleachers (8 baseball, 4 soccer)
Irrigation Allowance (park area - outside ballfields)
Landscape Allowance
Ballfield Lighting - per 350' field
Ballfield Lighting - per 400' field
Baseball Scoreboard allowance
Parking Areas Lighting
STRUCTURES
Ballpark Concessions and Restrooms Building
Maintenance Building/Office, 2000 SF
Rest Station Building #1 (Playground)
Rest Station Building #2 (Soccer)
Concession Addition at Soccer Area
Picnic Shelters
Group Shelter

Projected
Cost
\$9.807
million

