



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Chairman and Members  
Park Authority Board

**VIA:** Kirk W. Kincannon, Executive Director

**FROM:** Todd Brown, Director  
Park Operations Division

**DATE:** April 12, 2017

### *Agenda*

**Park Operations Committee  
Wednesday, April 12, 2017 – 5:15 p.m.**

**Boardroom – Herrity Building**

**Chairman: Linwood Gorham**

**Vice Chair: Michael Thompson**

**Members: Mary Cortina, Timothy Hackman, Faisal Khan**

1. Great Falls Nike Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Great Falls Soccer Club – Action\*

\*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

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Board Agenda Item  
April 26, 2017

## **ACTION**

### Great Falls Nike Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Great Falls Soccer Club (Dranesville District)

#### ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grant Program request from Great Falls Soccer Club in the amount of \$20,000 to convert field 7 to synthetic turf at Great Falls Nike Park.

#### RECOMMENDATION:

The Park Authority Director recommends approval of the Mastenbrook Volunteer Matching Fund Grant Program request from Great Falls Soccer Club in the amount of \$20,000 to convert field 7 to synthetic turf at Great Falls Nike Park.

#### TIMING:

Board action is requested on April 26, 2017, in order to award the grant.

#### BACKGROUND:

On February 22, 2017, the Park Authority Board approved a Use Agreement with the Great Falls Soccer Club for the conversion of field 7 at Great Falls Nike Park (Attachment 1) to synthetic Turf. Field 7 is currently an unlighted Bermudagrass rectangle field that is shown as lighted on the Park's Master Plan.

GFSC is requesting \$20,000 from the Mastenbrook Volunteer Matching Fund Grants Program to help fund the completion of the project (Attachment 2). If approved, the \$20,000 from the Mastenbrook Volunteer Matching Fund Grants Program, along with an \$855,000 contribution from the GFSC, \$125,000 from the Neighborhood and Community Services Synthetic Turf Development Mini-Grant Program, and \$250,000 from the 2012 Park Bond, will provide the funds sufficient to complete the project. The total project budget is \$1,250,000.

GFSC has been a participant in the Adopt-A-Field program for several years, and over the years has contributed funds towards maintenance and athletic field improvements for fields at Great Falls Nike Park as well as many other park and school athletic fields.

Board Agenda Item  
April 26, 2017

The Park Authority Board Member for the Dranesville District supports approval of the Grant request. Staff from Planning and Development will manage the project, which is scheduled for completion in the summer of 2017. Matching funds are available to complete this project.

FISCAL IMPACT:

The estimated total project cost is \$1,250,000. Funds are currently available in the amount of \$20,000 in WBS PR-000009, Community Parks/New Facilities-2012, in Fund 300-C30400, Park Authority Bond Construction; \$250,000 in PR-000005-052, Park and Building Renovations, Fund 300-C30400 Park Authority Bond Construction; \$125,000 in PR-000080, Athletic Services Fee – Turf Development Fund, in Fund 300-C30010, County Construction Fund; and \$855,000 from GFSC, resulting in the total available funding of \$1,250,000.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grant Program will be \$86,562.61.

ENCLOSED DOCUMENTS:

Attachment 1: Aerial Showing Grant Project Area at Great Falls Nike Park

Attachment 2: Mastenbrook Volunteer Matching Fund Grant Program Request – Great Falls Soccer Club

STAFF:

Kirk W. Kincannon, Executive Director

Aimee L. Vosper, Deputy Director/CBD

Sara Baldwin, Deputy Director/COO

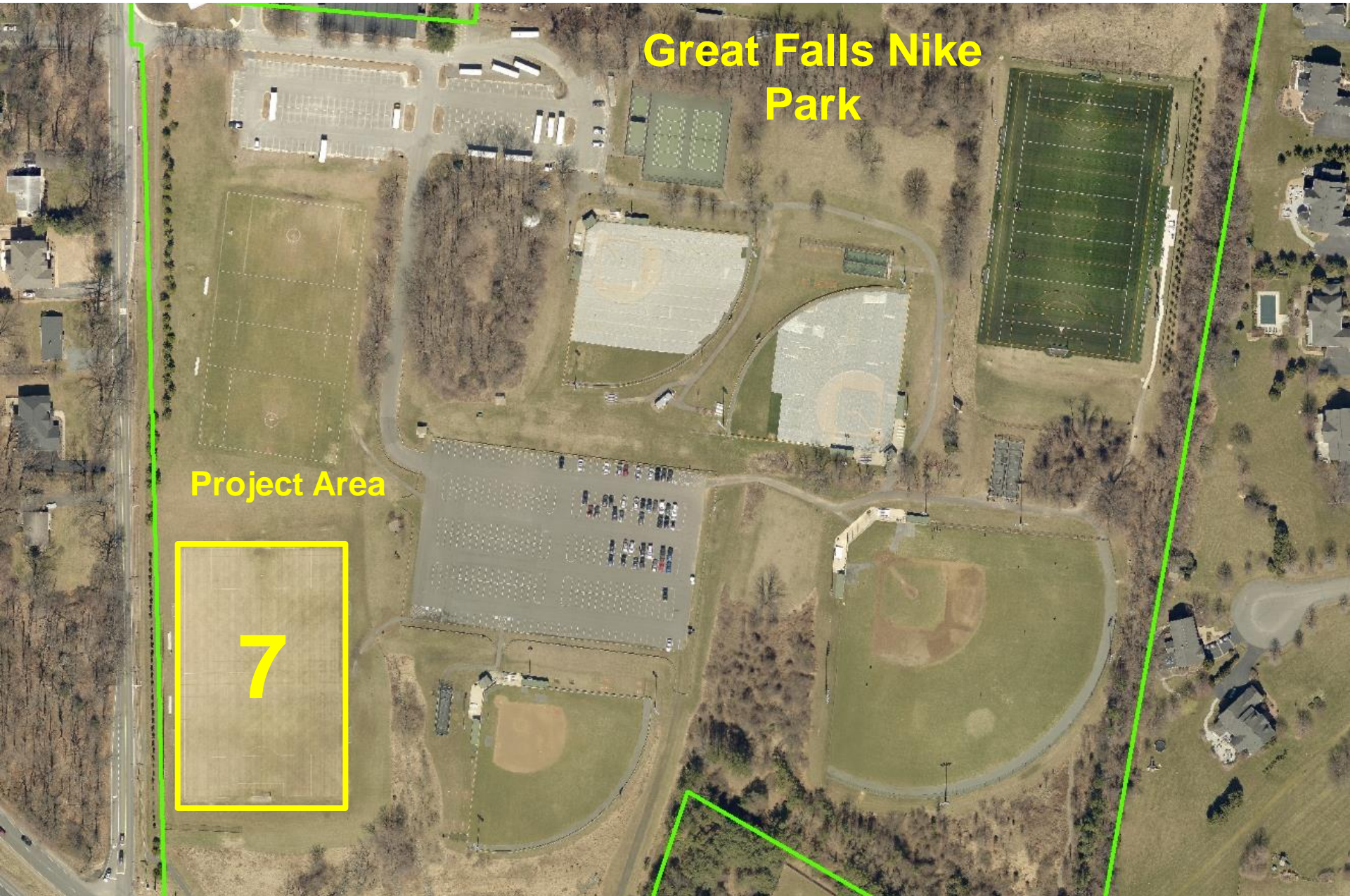
Todd Brown, Director, Park Operations Division

David Bowden, Director, Planning and Development Division

Dan Sutherland, Manager, Park Management Branch, Park Operations Division

Janet Burns, Senior Fiscal Manager

Michael P. Baird, Manager, Capital and Fiscal Services



Great Falls Nike  
Park

Project Area

7



## Mastenbrook Volunteer Matching Fund Grants Program Application Form

*PLEASE PRINT.* Please provide all information requested. You may attach additional sheets and/or materials to support your request.

### 1. Grantee Information

Name of Individual or Organization: Great Falls Soccer Club

Contact Person: Ashi Chaturvedula

Mailing Address: PO Box 836 Great Falls VA 22066

Phone: 703,772 7688

Fax: ( )

### 2. Project

Title: Synthetic Turf Field Development Nike 7

### 3. Funding Requested

Amount \$ 20,000

*(Applicant may request more than one project per fiscal year, the combined total not to exceed \$20,000.)*

### 4. Project Description

Provide a description of your project. (Attach drawings or specification of *materials*/proposed for purchase. If *educational materials* are proposed, provide a mock up or example of how the product will look, how it will be posted or distributed, and an example of the content. Provide a detailed map and other visual materials, site plan, drawings, photos, cross sections or a mock up of your project and what the finished product will look like.) Provide as much detail as you can to help evaluators clearly understand your project.

Please see attached Application to the County related to the Synthetic Turf Field Development of Nike 7

## 5. Public Benefits

Explain why your project is important and why it is needed? Who are the intended users? How will the public benefit? How many and what different types of users do you expect? How does this project provide new recreational opportunities for the intended users? Does your project solve a problem or provide important missing services? If your project provides for people with disabilities, in what way?

Please see attached Application to the County related to the Synthetic Turf Field Development of Nike 7

## 6. Sponsor Commitment

What experience do you or the organization have in accomplishing similar projects? Who will be responsible for organizing and assigning the work to insure successful project completion? You will need to document all project expenditures. What is your plan for documenting the work (photographs, video, written documentation, etc.)? What is your plan, if any, for long-term maintenance of your project after it is completed?

Please see attached Application to the County related to the Synthetic Turf Field Development of Nike 7

## 7. Proposed Budget

You will need to provide a detailed and complete budget. Provide enough detail for evaluators to understand exactly what grant funds will be used for, how you arrived at the prices for services, labor, materials, equipment, etc., and the same level of detail about the amount and source of matching funds. Please see attached Application to the County

The Park Authority prefers to reimburse grantees after the work is completed. Please check one of the following:

- We understand payment by the Park Authority will occur after we complete the project.  
 We must have Park Authority grant funds prior to beginning the project.

Fred  
Rothmeijer

Digitally signed by Fred Rothmeijer  
DN: dc=local, dc=MRPRealty,  
ou=Location, ou=DC,  
ou=Washington, ou=Suite 125  
Users, cn=Fred Rothmeijer,  
email=frothmeijer@mrprealty.com  
Date: 2016.08.22 16:00:25 -0400

\_\_\_\_\_  
*Signature*

February 22, 2017

\_\_\_\_\_  
*Date*

## (2) Proposal Narrative

**Great Falls Soccer Club** is part of Virginia Youth Soccer Association. Our program aims to provide a wholesome, well-organized environment in which we teach soccer skills, teamwork, and good sportsmanship, as well as contribute to the general health and social well-being of all participants in accordance with the GFSC bylaws.

Our Little Kickers program is designed for our youngest players (most 3 year olds). Our Big Kickers program is designed for slightly older players (older 3s and 4 year olds), the year before they enter our House league, to prepare them for this transition.

The GFSC House program, or recreational league, is a developmental program designed for players, ages 4 through 19, who are still developing the technical skills to play soccer or do not have the interest in playing soccer at a highly competitive level.

The GFSC Travel program is for those kids who have sufficient skill and interest to play soccer at more competitive levels. Tryouts are held for the GFSC travel teams annually in late May through mid June (sometimes in other months of the year if the roster is not full).

We offer league play in the Fall and Spring Seasons and offer training and developmental camps and clinics in the Winter and Summer. There are opportunities to play soccer 11-12 months of the year (or season by season for recreational players).

**Great Falls Soccer Club** has grown in the past five years from 853 to 1,039 youth members (this excludes the proximate 30 adult members we have over the years). This represents an overall growth of 186 members or 22% over the past five years and an average steady growth in excess of 5% per year. During these years of growth we have seen no significant increase in allocated number of fields – instead we have focused on obtaining a higher use out of each field. We worked together with Fairfax County to install added goals on Baron Cameron 7 and Nike 7 to create small sided fields (Baron Cameron 7A and 7B, Nike 7A and 7B).

Due to the higher intensity of use on each field we have also seen more wear and tear on the fields which in turn leads to higher maintenance costs in order to keep the fields in good playing condition. Our club installed bermuda grass on Nike 7 many years ago and developed the field into its premier flagship field and forms the “iconic hart” of the Great Falls Soccer Club community. Nike 7 is centrally located within the Great Falls community and is in an area of great need.

The bermuda grass on Nike 7 has seen tremendous stress this past season due to increased play time as well as negative weather conditions such as excessive cold weather late into the season and excessive amounts of rainfall during the spring.

Over the past decade Great Falls Soccer Club has maintained 8 fields under the adoption program with Fairfax County. These fields include: Nike 7, 8, The Grange, Lockmeade, Grand Hampton, Baron Cameron





7, 8 and 10. We on average invest close to \$80,000 per year in mowing, lining and maintaining these fields under our adoption program. Nike 7 however being a bermuda grass field and our flagship field typically runs \$15,000/year in costs for mowing, lining and maintenance.

Although GFSC has adopted both Nike 8 and The Grange it is only able to use these fields in the Spring or Fall Season due to sharing requirements with LAX/Hockey and Little League Baseball respectively.

GFSC is looking to develop Nike 7 into a synthetic turf field that includes lighting. The Master Plan allows Nike 7 to be a lighted field. Nike 7 is part of the Great Falls Nike Park located at the northeast corner of Route 7 and Utterback Store Road immediately adjacent to Forestville Elementary School in Great Falls. Great Falls Nike Park consists of 8 sports fields – 5 of which are baseball fields (Nike #1, 2, 3, 5, and 6) and 3 rectangular fields (Nike #4, 7, and 8). The Nike Field Complex benefits from great accessibility off Route 7. Adequate parking is available to support the athletic fields.

Soccer is an ever more popular and growing sport in the US. Due to the strong board leadership and highly talented coaching staff GFSC has seen growing interest from members in our program. As outlined prior our club has been steadily growing in numbers and is anticipated to retain its growth path in the years to come.

Our club and community is in great need of more playing time on a centrally located synthetic turf field. Nike 7 as a synthetic field will not only further bolster our clubs' flagship field within this central location of our community but perhaps more importantly provide much needed additional usage and less down time due to weather impacts.

Several years ago Great Falls Lacrosse/Field Hockey was able to work together with Fairfax County to develop Nike 4 as a synthetic turf field. GFLAX with approximately 500 members has benefitted significantly from turfing this field. Nike 4 allows for other sports beside LAX including field hockey, soccer and rugby and football. Nike 4 has lighting to maximize use of the field. GFSC is able to use Nike 4 for some limited time of the playing season.

Similar to Nike 4 GFSC anticipates a very similar setup and size (360' x 210') to Nike 4 in terms of its design features as well as its multi-sport and community use. It is our intent to incorporate lighting into Nike 7 such that use of the field can be maximized. As stated prior the Master Plan for Nike Park already allows Nike 7 to be lighted.

The larger size field (360' x 210') which is the same as Nike 4 can provide for full sized field play as well as small sided field play. The new facility would have bleachers and team benches. The current Nike 7 field has fencing along Route 7 and Utterback Store Road.

It is our understanding that both Great Falls LAX/Field Hockey as well as Great Falls Little League would support developing Nike 7 from a bermuda grass field into a synthetic turf field. We believe that this would support the wider community in its needs and activities.



(2) Funding Plan

<b>FUNDING PLAN: INCLUDING LIGHTING</b>	
<b>Uses:</b>	<b>Size (360' x 210')</b>
Fairfax County Nike 7 Cost Estimate	\$ 1,250,000
<b>Sources:</b>	
Fairfax County Park Authority	\$ 250,000
Athletic Council Grant	\$ 125,000
Mastenbrook Fund	\$ 20,000
GFSC Bank Loan Contribution	\$ 700,000
GFSC Cash Contribution	\$ 155,000
	<b>\$ 1,250,000</b>
County Funding Percentage	32%
GFSC Funding Percentage	68%

Attached please find a Loan Commitment Letter from our lender and our latest bank statement evidencing proof financial funds available to contribute to the sources required for the development of synthetic turf field on Nike 7. Also please find attached Mastenbrook Grant Application.



**Great Falls Nike Park - Field 7 Synthetic Conversion and Lighting Project  
Mastenbrook Grant Request Budget**

<b>Improvements</b>	<b>Cost</b>	<b>Funding Sources</b>	<b>Amount</b>
Design and Permitting	\$92,200	GFSC Contribution	\$855,000
Synthetic Conversion	\$757,000	NCS Mini-Grant	\$125,000
Lighting	\$250,000	FCPA Contribution	\$250,000
Administration	\$29,000	Mastenbrook Grant	\$20,000
Contingency	\$121,800		
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<b>Total</b>	<b>\$1,250,000</b>	<b>Total</b>	<b>\$1,250,000</b>