



TO: Rorie Watt, City Manager
FROM: George Schaaf, Parks & Recreation Director
CC: Katie Koester, Engineering & Public Works Director
DATE: April 28, 2023
RE: Dimond Park Field House Capital Needs

You requested information regarding the capital improvement needs for the Dimond Park Field House over the next 10 years. The Field House was completed in 2008. Prior to acquiring the facility in 2021, Parks & Recreation engaged PDC Engineers to assess the condition of the facility's mechanical systems and artificial turf. Staff from CBJ Facilities Maintenance also assessed the building's structural components (including the roof) and found no issues that are likely to require correction before 2030.

Elevator (\$1.02 million)

The Field House offers the only indoor track that is open to the public. The track is located above the artificial turf field and is not accessible by people with disabilities because the building is not equipped with an elevator. Adding an elevator to the Field House has been included in the Department's 6-Year CIP since CBJ acquired the building. Based on previous estimates, our FY24 CIP request was \$450,000.

In April 2023, CBJ engaged Jensen, Yorba, & Wahl Architects and HMS, Inc. to develop a rough order of magnitude (ROM) estimate for the project. This construction estimate of \$702,621 includes a 37.78% contingency consisting of escalation (2.78%), market risk (5%), and unforeseen requirements (30%). Based on this information, the Engineering & Public Works Department puts total CBJ project costs at \$1,020,000.

Turf Replacement (\$400k to \$700k)

Parks & Recreation completed all tasks recommended by PDC in 2020 except ASTM F1936 / ASTM F355 shock absorption tests, which require specialized equipment and personnel not available in Juneau. According to PDC, the useable life of indoor turf systems is 10 to 15 years, which means the turf may require replacement soon. A large dip has also developed in the middle of the field, which would be corrected when the turf is replaced. The estimated cost to replace the turf in 2020 was \$400,000. Considering inflation and CBJ overhead, total project costs today are probably about \$700,000. This item should be included in the Department's 6-Year CIP, but was omitted in its FY2024 request.

Mechanical Systems (Optional)

Parks & Recreation implemented all of the short- and intermediate-term tasks recommended by PDC. The long-term (5-10 years) recommendations include several options to improve efficiency (i.e. air source heat pumps, relief air fan, and heat recovery ventilation unit), but are not critical to ongoing operations. The total estimated cost of these long-term improvements in 2020 was \$250,000.