

ELGIN SPORTS COMPLEX EXPANSION

HISTORY OF THE PROPERTY



1980



2013

2011 ELGIN PARKS AND RECREATION MASTER PLAN



SPORTS COMPLEX RECOMMENDATIONS

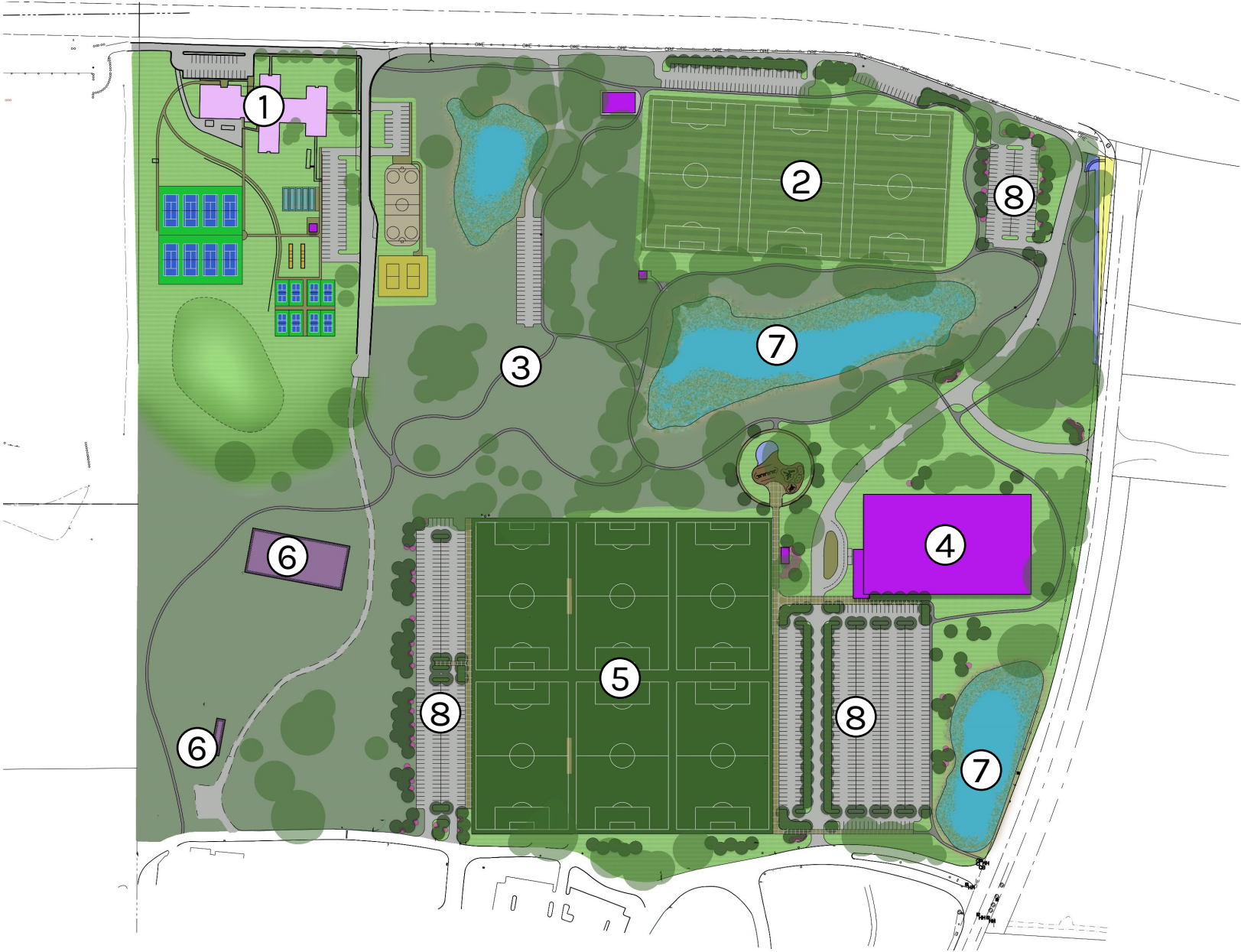
ATHLETIC FIELDS	ADDITIONAL NEEDED
SOCCER - REGULATION	14
SOCCER - YOUTH	6
SOFTBALL	6
BASEBALL	2
PRACTICE	6
MULTIPURPOSE	2

Recommendations

- Land acquisition – Mental Health Center
- Increase tournaments and events
- Additional fields with lighting
- Renovate fields and lighting
- Improve support facilities
- Improve traffic patterns
- Expand parking

2017 SITE MASTER PLAN

- ① Court Complex
- ② Multipurpose Fields
- ③ Trails
- ④ Field House
- ⑤ Multipurpose Fields
- ⑥ Re-purposed Buildings
- ⑦ Stormwater
- ⑧ Parking



2023 MARKET STUDY

5-YEAR TRENDS IN SPORTS PARTICIPATION



SPORT	PARTICIPATION
SOCCER	> 9 %
FLAG FOOTBALL	> 8%
SOFTBALL	> 8%
ULTIMATE FRISBEE	< 3%
LACROSSE	< 13%
RUGBY	< 28%

Current Competitive Disadvantages

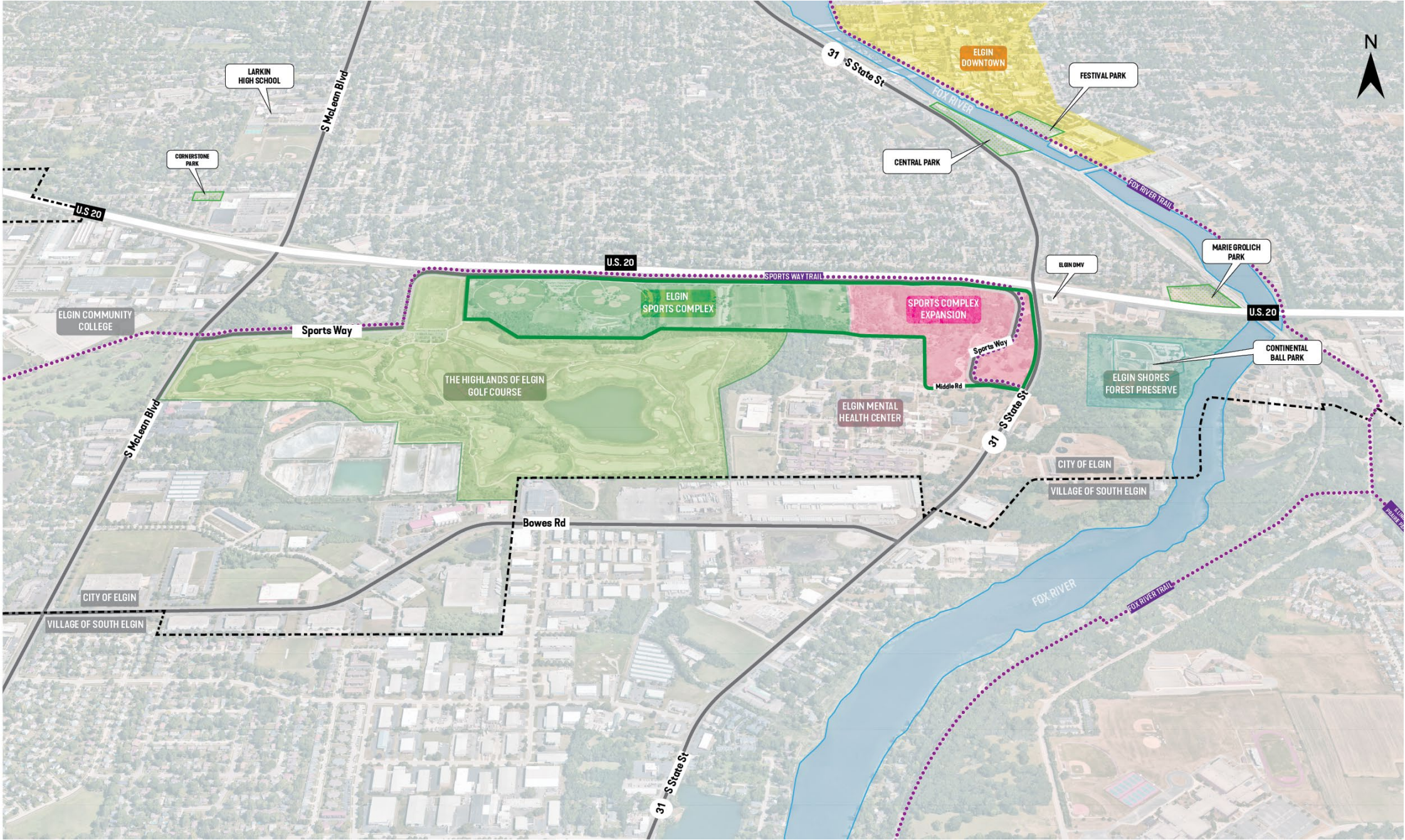
- Lack of fields
- Inadequate Facilities
- Inadequate Parking

Recommendations

- Increase staffing
- Increase programming and events
- Consider sponsorships
- Increase marketing
- Add synthetic turf
- Add / improve field lighting
- Upgrade concessions and restrooms
- Expand parking

CONTEXT

-  Elgin Sports Complex
-  Elgin Sports Complex Expansion
-  City Of Elgin Limits
-  Highlands Of Elgin Golf Course
-  Elgin Shores Forest Preserve
-  Downtown Elgin
-  Elgin Parks
-  Bike Trails



2024 PHASE 1 SCOPE



- ① Parking 1
- ② Accessible Parking
- ③ Walking Trails
- ④ Playground
- ⑤ Restrooms & Concessions
- ⑥ Plaza
- ⑦ Shade Pavilion
- ⑧ Warm-up
- ⑨ Maintenance Building and Yard
- ⑩ Parking 2
- ⑪ Athletic Field 1
- ⑫ Athletic Field 2
- ⑬ Athletic Field 3
- ⑭ Stormwater Management
- ⑮ Parking 3
- ⑯ Bike Path



PHASE 1 CHALLENGES AND PROGRESS

- ① IL EPA Site Remediation
- ② Site Drainage
- ③ IDPH Coordination and IGA
- ④ Wetlands Jurisdictional Determination
- ⑤ Unforeseen (buried) Conditions
- ⑥ Early Bid Pack – Tree Preservation and Removals
- ⑦ Public Meetings 01/31/24



PHASE 1 RENDERING

- ① Parking 1
- ② Accessible Parking
- ③ Walking Trails
- ④ Playground
- ⑤ Restrooms & Concessions
- ⑥ Plaza
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SUSTAINABILITY

-  Tree Preservation
-  Permeable Pavers
-  Dry Retention Basin for Stormwater Management
-  Buildings prepped for “Net-Zero Ready”
-  Bioswales for stormwater and run-off management
-  Recycled Timber
-  Water cistern to collect rainwater for re-use
-  Electric Vehicle Charging Stations
-  LED Lighting – Fields, Parking, Drives
-  Turf infill and shock pad with renewable materials



PHASE 1 BASE BID

- ① Parking 1
- ② Accessible Parking
- ③ Walking Trails
- ④ Restrooms & Concessions
- ⑤ Plaza
- ⑥ Shade Pavilion
- ⑦ Warm-up
- ⑧ Maintenance Building And Yard
- ⑨ Athletic Field 1
- ⑩ Athletic Field 2
- ⑪ Stormwater Management
- ⑫ Bike Path

Opinion of Construction Cost: Base Bid \$17,750,000



PHASE 1 ALTERNATES

- ① Permeable pavers on Parking 1
- ② Permeable pavers on Plaza
- ③ Playground
- ④ Parking 2 with Permeable Pavers
- ⑤ Athletic Field 3 with Renewable Materials
- ⑥ Parking 3 with Permeable Pavers
- ⑦ Synthetic Turf Renewable and Biodegradable Materials



Opinion of Construction Cost: Alternates \$5,500,000

SCHEDULE



			Year Month Day	2024																								2025																		
				Jan		Feb		Mar		Apr		May		Jun		July		Aug		Sept		Oct		Nov		Dec		Jan		Feb		Mar		Apr		May		Jun		July		Aug				
				1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15	1	15					
Phase	Task																																													
3		Final Engineering and Permitting																																												
	3.1	Construction Drawings and Specs																																												
	3.2	Statement of Probable Construction Cost																																												
	3.3	Site Remediation Coord w/ IL EPA																																												
	3.4	Site Utility Coord w/ IDPH																																												
	3.5	Sewer Permit w/ FRWRD																																												
	3.6	Wetland Jurisdiction w/ Kane County																																												
4	4.0	Construction Bid Package 1 Tree Removals																																												
	4.1	Bid and Award																																												
	4.2	Contractor Mobilization																																												
	4.3	Construction Administration																																												
	4.4	Periodic Construction Observation																																												
	4.5	Substantial Completion																																												
	4.6	Final Completion																																												
5	5.0	Construction Bid Package 2 Site Development																																												
	5.1	Bid and Award																																												
	5.2	Contractor Mobilization																																												
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