

# State Of Maryland

## 2023 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Maryland SoccerPlex Renovations and Enhancements		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Feldman	Qi	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$530,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Maryland SoccerPlex		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Senator Brian J. Feldman		brian.feldman@senate.state.md.us
Matthew Libber		301-528-1480
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Maryland Soccer Foundation operates the Maryland SoccerPlex, Adventist HealthCare Fieldhouse, and the SAM Soccer Recreational League. Our mission is to provide access to high quality facilities, coaching, and sports opportunities for Montgomery County and an provide economic engine for the County and State of Maryland. The SoccerPlex provides opportunities in multiple sports for both youth players and adults.</p>		

**11. Description and Purpose of Project** (Limit length to visible area)

Comfort Station Renovations The existing comfort stations located throughout the complex near the outdoor fields need renovations due to heavy use over the last 20 years. These comfort stations all require new flooring, fixtures, lighting, paint, and ventilation. There are four comfort stations located at the SoccerPlex and all require updating. There are several areas at the SoccerPlex that do not have water and sewer lines run to allow for a full comfort station to be installed. These areas are currently serviced by portable restroom units. These units are expensive and are less than ideal in terms of cleanliness and hygiene. A vaulted comfort station is brick and wood structure that have normal bathroom style fixtures; however, all waste is stored in a sealed vault underground that is pumped out like a septic system. These comfort stations provide long term savings, improved customer experience, and better environmental protections.

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	\$0
<b>Design</b>	\$70,000
<b>Construction</b>	\$320,000
<b>Equipment</b>	\$590,000
<b>Total</b>	<b>\$980,000</b>

**13. Proposed Funding Sources - (List all funding sources and amounts.)**

LBI	\$530,000
Maryland Soccer Foundation	\$450,000
<b>Total</b>	<b>\$980,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
TBD	TBD	TBD	TBD
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
480000.00	900,000	1,000,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2018	\$575,000	Field Renovations	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Maryland Soccer Foundation Attn Executive Director 18031 Central Park Circle Boys MD 20841		Same	
<b>20. Legislative District in Which Project is Located</b>	15 - Montgomery County		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Matthew Libber	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-528-1480		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
18031 Central Park Circle Boys MD 20841			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
23 Full Time 53	23 Full Time 53	5565510.00	6000000
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
Maryland National Capital Parks and Planning	25 years	10 year & one 5 year	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	66,400		
<b>Space to be Renovated GSF</b>	8,200		
<b>New GSF</b>	3,200		

**27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion**

1999

**28. Comments**

(Additional Description of Project Scope and Purpose)

Renovations of Fieldhouse Restrooms/Locker Rooms

As with most areas of the Fieldhouse, major renovations have not occurred in the restrooms and locker rooms since the original construction of the facility. The current mens and womens restrooms need new flooring, fixtures, paint, and lighting. The family restrooms need new flooring, fixtures, paint, lighting, and changing stations. The home and away locker rooms have received some updates over the years during the Washington Spirits tenure at the SoccerPlex, so they need less work. Both locker rooms could use new flooring and new bathroom fixtures. The away locker room currently does not have full lockers, only a shelf and clothing rack. Ideally, we would install the same lockers that are currently in the home locker room.

Construction of Officials Locker Room(s)

The Maryland SoccerPlex and Adventist HealthCare Fieldhouse does not currently have officials locker rooms. As we increase the usage by professional sports teams and events, our needs for officials locker rooms grows. Our current solution is to close off the family restrooms to use as official locker rooms on game days. This present two issues, first the lack of family restrooms, and secondly, the inability to accommodate mixed gender officiating crews.

The lack of these accommodations prevents us from bidding on certain events and games to be hosted at the SoccerPlex. The current setup also is less than ideal for both the officials and the general public due to the restroom restrictions.

This project would extend the building to our north pad location with two officials locker room spaces and a small officials meeting room. This would require the construction of a new building or extension of the existing building plus electric, plumbing, and HVAC run to the new location.

Building Square Footage in fact sheet is for all projects as they occur in multiple buildings

Field House 60,000 sq. ft.

Comfort Stations 1,600 sq. ft. each 6,400 sq. ft. total

Vaulted Comfort Station (new) 100 sq. ft. each 600 sq. ft. total

Officials Locker rooms (new) 800 sq. ft. each, 1,600 sq. ft. total