



# Recreation Services

---

Enka Recreation Destination Update  
March 1, 2022



# Overview and Request

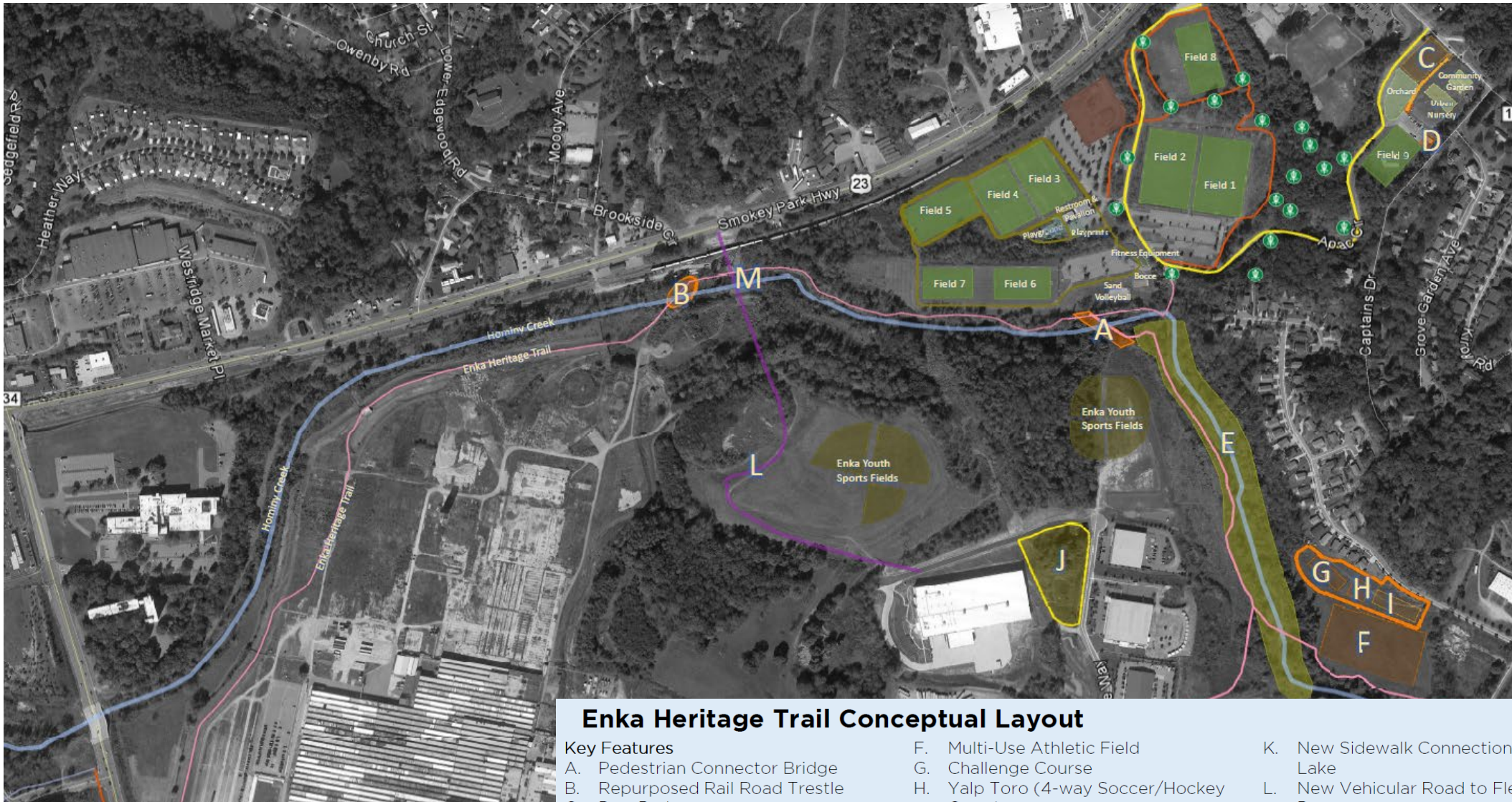
- **Overview**

- The Enka Recreation Destination is a **recreation, sports and greenway project** that provides connectivity between Buncombe County Sports Park, Bob Lewis Ballfield, educational institutions (A-B Tech, Enka Intermediate) and Enka Commerce Park.
- The projected **\$12M project is funded by grants** from FHWA, MPO and TDA.
- The project commenced September 2019 with a **September 2022 estimated completion date**.

- **Request**

- Board of Commissioners approval for:
  - Resolution Authorizing the Execution of an Amendment to the Design Build Construction Contract Between Buncombe County and the Astroturf Corporation.
  - Budget amendment authorizing \$735K for turf installation.





## Enka Heritage Trail Conceptual Layout

### Key Features

- A. Pedestrian Connector Bridge
- B. Repurposed Rail Road Trestle
- C. Dog Park
- D. Educational Pavilion and Restrooms
- E. Rivercane Interpretative Area

- F. Multi-Use Athletic Field
- G. Challenge Course
- H. Yalp Toro (4-way Soccer/Hockey Court)
- I. Athletic Agility Course
- J. Potential Fire Station Location

- K. New Sidewalk Connection to Biltmore Lake
- L. New Vehicular Road to Fletcher Partners
- M. New Vehicular Bridge to Fletcher Partners



# Enka Recreation Destination – Key Components

Location	Component	Grant Commitment
<b>BCSP Improvements</b>	Astro Turf (Design/Build)	Yes
	MUSCO Sports Lighting (soccer fields)	Yes
	Natural Surface Trails	Yes
	Paving at Orchard	Yes
	Accessibility Upgrades	Yes
<b>BCSP Expansion</b>	Water Line and Future Restroom	<b>No</b>
	Challenge Course	Yes
	Sports Agility Course	Yes
	YALP Court	Yes
	Pavilion / Restroom Facility	Yes
	Dog Park	Yes
	Multi-Sport Field	Yes
<b>Bob Lewis</b>	MUSCO Sports Lighting	Yes
<b>Enka Heritage Trail</b>	2 miles of greenway	Yes
	2 bridge crossing over Hominy Creek	Yes
	Sidewalk on Sand Hill	Yes
	Signage	Yes
	Rivercane	Yes
	Parking (Warren Haynes Drive)	<b>No</b>



# BCSP Improvements / Enhancements

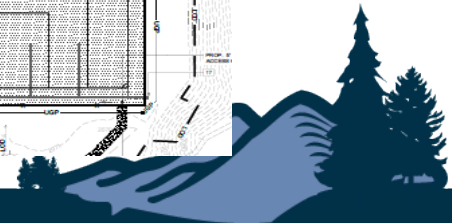
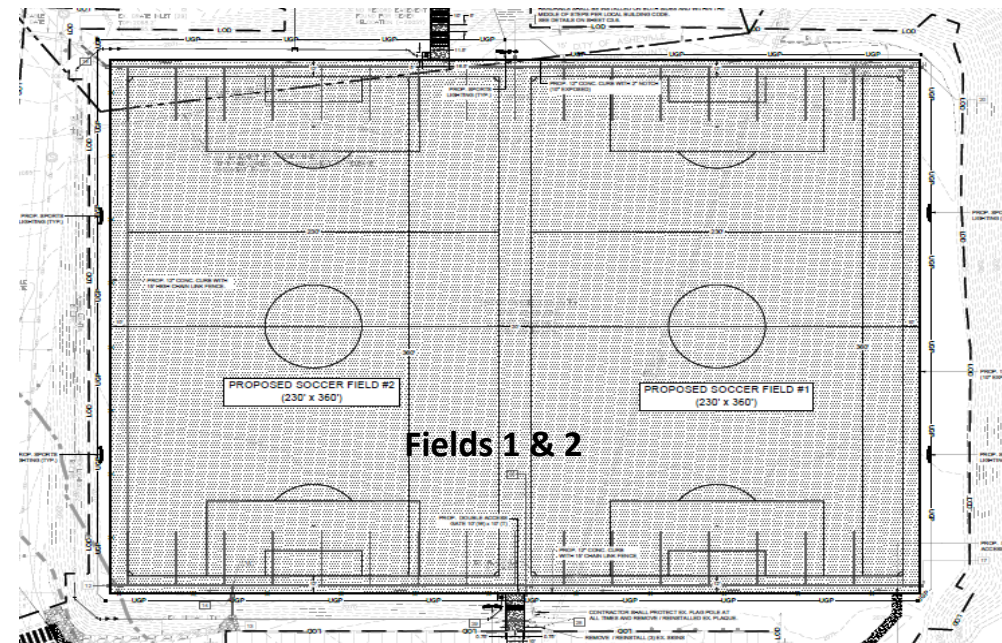
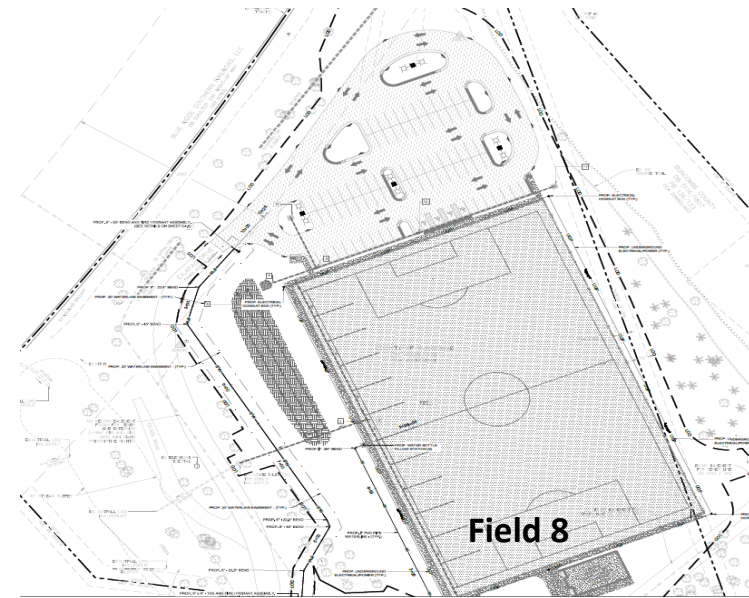
**Current Grass Fields**



**Proposed Synthetic Turf**



# Site Designs



# Project Funding



# Project Funding Update

## Increased Costs

- Costs have increased since the initial grant budget was developed
- Additional costs identified for City of Asheville-related requirements (e.g., stormwater, tree ordinance)

## Insufficient Revenue

- Buncombe County has funded \$430K to deliver specific projects (e.g., dog park)
- Transportation grants are for restricted use (e.g., greenway design, construction)
- Remaining TDA Grant is insufficient to cover cost overruns

## Core Grant Requirements can be met

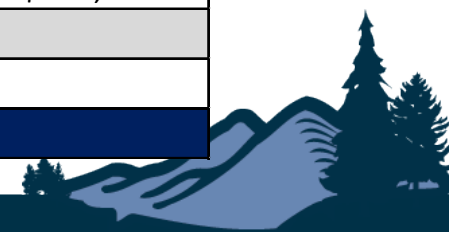
- Core grant requirements (e.g., additional playable hours, room nights) can be met with additional funding
- Additional funding may be available, but extraneous projects are recommended to be cut
- Reimbursable grant project at 33-66-100% completion





# Budget Overview

Enka Recreation Destination	Original Estimate (Grant Application)	Current Estimate (January 2022)	Variance Between Current and Original Estimate
<b>COSTS</b>			
Astro Turf (Design/Build)	\$2,800,000.00	\$4,754,726.00	\$1,954,726.00
MUSCO Sports Lighting (soccer fields)	\$1,000,000.00	\$684,500.00	-\$315,500.00
MUSCO Sports Lighting (Bob Lewis ball fields)	\$1,000,000.00	\$1,295,000.00	\$295,000.00
Electrical and Power Upgrades	\$0.00	\$81,740.00	\$81,740.00
Dog Park	\$35,000.00	\$80,000.00	\$45,000.00
Pavilion / Restroom Facility	\$200,000.00	\$171,950.00	-\$28,050.00
Recreational Improvements	\$0.00	\$95,509.00	\$95,509.00
Greenway Design and Construction	\$6,000,000.00	\$6,000,000.00	\$0.00
<b>Total Costs</b>	<b>\$11,035,000.00</b>	<b>\$13,163,425.00</b>	
<b>REVENUE</b>			
TDA Grant Revenue	\$6,000,000.00	\$6,000,000.00	\$0.00
Transportation Funding (Restricted Use)	\$6,000,000.00	\$6,000,000.00	\$0.00
Buncombe County Funded Projects (Inception to Date)	\$0.00	\$429,199.00	\$429,199.00
<b>Total Revenue (current)</b>	<b>\$12,000,000.00</b>	<b>\$12,429,199.00</b>	
<b>TOTAL REVENUE LESS COSTS</b>	<b>\$965,000.00</b>	<b>-\$734,226.00</b>	



# Budget Overview (continued)

Enka Recreation Destination	Original Estimate (Grant Application)	Current Estimate (January 2022)	Variance Between Current and Original Estimate
<b>COSTS</b>			
Challenge Course	\$200,000.00	\$275,000.00	\$75,000.00
Sports Agility Course	\$250,000.00	\$145,000.00	-\$105,000.00
Multi-Sport Field	\$300,000.00	\$300,000.00	\$0.00
YALP Court	\$0.00	\$0.00	\$0.00
Natural Surface Trails	\$32,000.00	\$32,000.00	\$0.00
Paving at Orchard	\$88,000.00	\$88,000.00	\$0.00
Accessibility Upgrades	\$50,000.00	\$50,000.00	\$0.00
Sidewalk on Sand Hill	\$45,000.00	\$45,000.00	\$0.00
Water Line for Future Restroom	\$0.00	\$200,000.00	\$200,000.00
Additional Restroom	\$0.00	\$200,000.00	\$200,000.00
Parking (Warren Haynes Drive)	\$0.00	\$500,000.00	\$500,000.00
<b>Total Costs</b>	<b>\$965,000.00</b>	<b>\$1,835,000.00</b>	
<b>TOTAL PROJECT COSTS</b>	<b>\$12,000,000.00</b>	<b>\$14,998,425.00</b>	
<b>TOTAL REVENUE LESS TOTAL PROJECT COSTS</b>	<b>\$0.00</b>	<b>-\$2,569,226.00</b>	



# Recommendation / Next Steps

- **Recommendation:**

- Allocate Buncombe County funding to complete BCSP turf project (estimated \$735K)
- Execute AstroTurf Contract
- Identify projects for future consideration and/or add
- Pursue additional funding with grant entities

- **Request**

- Board of Commissioners approval for:
  - Resolution Authorizing the Execution of an Amendment to the Design Build Construction Contract Between Buncombe County and the AstroTurf Corporation.
  - Budget amendment authorizing \$735K for turf installation.



# Recommended Funding

Enka Recreation Destination	Original Estimate (Grant Application)	Current Estimate (January 2022)	Variance Between Current and Original Estimate
<b>COSTS</b>			
Astro Turf (Design/Build)	\$2,800,000.00	\$4,754,726.00	\$1,954,726.00
MUSCO Sports Lighting (soccer fields)	\$1,000,000.00	\$684,500.00	-\$315,500.00
MUSCO Sports Lighting (Bob Lewis ball fields)	\$1,000,000.00	\$1,295,000.00	\$295,000.00
Electrical and Power Upgrades	\$0.00	\$81,740.00	\$81,740.00
Dog Park	\$35,000.00	\$80,000.00	\$45,000.00
Pavilion / Restroom Facility	\$200,000.00	\$171,950.00	-\$28,050.00
Recreational Improvements	\$0.00	\$95,509.00	\$95,509.00
Greenway Design and Construction	\$6,000,000.00	\$6,000,000.00	\$0.00
<b>Total Costs</b>	<b>\$11,035,000.00</b>	<b>\$13,163,425.00</b>	
<b>REVENUE</b>			
TDA Grant Revenue	\$6,000,000.00	\$6,000,000.00	\$0.00
Transportation Funding (Restricted Use)	\$6,000,000.00	\$6,000,000.00	\$0.00
Buncombe County Funded Projects (Inception to Date)	\$0.00	\$429,199.00	\$429,199.00
<b>Total Revenue (current)</b>	<b>\$12,000,000.00</b>	<b>\$12,429,199.00</b>	
<b>TOTAL REVENUE LESS COSTS</b>	<b>\$965,000.00</b>	<b>-\$734,226.00</b>	

