

RESOLUTION 16-120

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DEED AND A
NEGATIVE PLEDGE AGREEMENT**

WHEREAS, the City of Spring Hill, Tennessee (“City”) desires to facilitate the development of a permanent home to centrally locate Spring Hill Little League (“SHLL”) to serve the children and residents of Spring Hill; and

WHEREAS, the City currently leases property adjacent to the Spring Hill Elementary School (“North Complex”) from the Maury County Board of Education;

WHEREAS, the City has subleased the North Complex to SHLL over the same period of time;

WHEREAS, SHLL has improved, as well as the City, the North Complex over the period of SHLL’s occupancy with baseball fields, related facilities and improvements;

WHEREAS, General Motors (“GM”) has permitted SHLL, pursuant to a use agreement, to use GM’s baseball fields located adjacent to its Spring Hill manufacturing facility (the “South Complex”) since 2011 with SHLL responsible for all maintenance and all improvements to same;

WHEREAS, despite having two locations for baseball, SHLL owns neither and a larger, central location is desired by SHLL in order to sustain and grow the sport of baseball among children in the Spring Hill community;

WHEREAS, the City and SHLL have a vested interest in supporting families, children and recreation in the Spring Hill community;

WHEREAS, GM is expected to close the South Complex in or about the Spring of 2017 in order to accommodate a proposed extension of Saturn Parkway to Beechcroft Road by the Tennessee Department of Transportation;

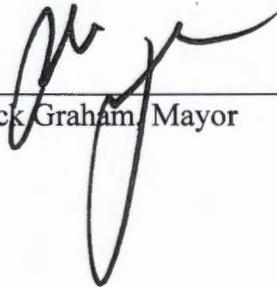
WHEREAS, representatives of the City and SHLL have met to discuss solutions to the displacement of SHLL from the South Complex and the inadequacy of the North Complex to accommodate all SHLL functions;

WHEREAS, the City owns approximately 19.78 acres located off Derryberry Lane, more fully described in Exhibit A attached hereto (“Derryberry Lane property”) that it desires to serve a recreational purpose for the Spring Hill Community;

WHEREAS, the City believes it is in the manifest best interest of all involved, including the residents of Spring Hill, to support SHLL in developing a permanent home to centrally locate SHLL that shall be developed and maintained by SHLL to serve the children and residents of Spring Hill;

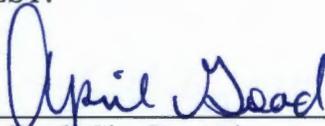
NOW, THEREFORE, BE IT RESOLVED, that the Board of Mayor and Aldermen authorize the Mayor to execute a deed (see Exhibit B), a negative pledge agreement (see Exhibit C) and any other necessary documents to consummate said transaction whereby SHLL shall be given the property generally described herein and more specifically described on Exhibit A, subject to certain deed restrictions as well as the negative pledge agreement.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 19th day of September, 2016.



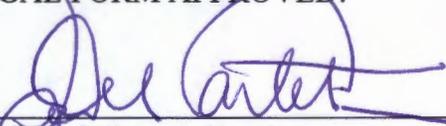
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick M. Carter, City Attorney

Plu City Spring Hill

TRANSFERRED

APR 10 2017

BOBBY C. DANIELS
ASSESSOR OF PROPERTY

This instrument prepared by Patrick M. Carter, Attorney, 809 South Main Street, Suite 100, Columbia, Tennessee 38401.

Map 44, Parcel 27.03

DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (\$10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee; the undersigned, THE CITY OF SPRING HILL, TENNESSEE, a Tennessee municipality, hereinafter called the Grantor, does hereby grant, transfer and convey unto SPRING HILL LITTLE LEAGUE, INC. ("Spring Hill Little League"), its successors and assigns, all right, title and interest in that certain parcel of real estate situated in Maury County, Tennessee, and being further described as follows, to-wit:

A tract of land located in the 3rd Civil District of Maury County, Tennessee. A portion of Parcel 27 shown on Tax Map 44, Tax Assessor's Office of Maury County, Tennessee. Being a portion of the Rock Creek Development LLC property as recorded in Deed Book R1867, page 893 in the Register's Office of Maury County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found at the northeast corner of Cornerstone Land Company as recorded in Deed Book R1837, page 147 in the Register's Office of Maury County, Tennessee, said point also being the north west corner of the property herein described; thence with the southerly line of Alma Harris, South 82°34'11" East a distance of 1059.54' to an iron pin found; thence with the west line of Jeremy Golden as recorded in Deed Book R1813, page 364 in the Register's Office of Maury County, Tennessee, South 08°30'15" West a distance of 211.62' to an iron pin found; thence South 64°33'50" East a distance of 94.48'; thence with the same, South 04°21'21" West a distance of 168.04' to the center of Rutherford Creek; thence with the center of Rutherford Creek, South 67°03'20" West a distance of 86.77'; thence with the same, South 78°34'26" West a distance of 61.11'; thence with the same, North 87°24'50" West a distance of 59.62'; thence with the same, South 49°50'50" West a distance of 157.89'; thence with the same, South 44°46'39" West a distance of 170.86'; thence with the same, South 41°23'10" West a distance of 108.29'; thence with the same, South 53°01'11" West a distance of 107.85'; thence with the same, South 76°03'26" West a distance of 84.62'; thence with the same, South 82°56'17" West a distance of 162.03'; thence with the same, North 89°55'52" West a distance of 75.03'; thence with the same, North 38°40'43" West a distance of 82.59'; thence with the same, North 58°11'31" West a distance of 119.00'; thence with the same, North 39°38'10" West a distance of 106.90'; thence with the same, North 51°01'40" West a distance of 49.45'; thence with the same, North 66°27'43" West a distance

of 13.59' to a point on the east line of Cornerstone Land Company as recorded in Deed Book R1837, page 147 in the Register's Office of Maury County, Tennessee; thence with the east line of Cornerstone, North 04°59'02" East a distance of 240.14' to an iron pin found; thence North 08°11'49" East a distance of 527.23' to the point of beginning, having an area of 861,609 square feet, 19.78 acres.

Being the same property conveyed to The City of Spring Hill, Tennessee, a Tennessee municipality, by deed dated August 31, 2015, of record in Deed Book 2337, Page 617, in the Maury County, Tennessee Register's Office.

Grantor does hereby grant and dedicate in favor of Grantee, for the benefit of the public and for public use, a non-exclusive public access easement to provide vehicular and/or pedestrian ingress and egress to the property.

This property is subject to a 70' right of way easement along the west property line (approximately 767' in length) for the extension of Rice Road. This parcel is subject to any and all easements, restrictions, and/or right-of-ways either by record and/or prescription that a complete and accurate title search may reveal.

This property is further subject to a 20-foot wide permanent gravity sewer line easement to be located across a portion of the above-referenced parcel for the purpose of constructing, operating, maintaining, repairing, replacing and inspecting said proposed gravity sewer line and to allow permanent public access for utilization of said easement as an improved greenway and/or trailway. The center line of the proposed 20-foot wide permanent gravity sewer line easement is described as follows:

Beginning at a point in the eastern property line of Parcel 28.05; said point being located approximately 150 feet north of the center line of Rutherford Creek; thence South 52° 10' 21" East, 351.04' to a point; thence North 86° 01' 26" East, 319.12' to a point; thence North 46° 46' 03" East, 336.34' to a point; thence North 60° 44' 19" East, 259.00' to a point; thence North 45° 31' 04" East, 163.21' to a point on the western property line of Parcel 9.12; said point being located approximately 64 feet south of the southwest corner of said Parcel 9.12.

In addition, to the above-described 20-foot wide permanent gravity sewer line easement, the undersigned grants an adjoining 20-foot wide temporary construction easement located on each side of the permanent easement which shall become null and void upon project completion and acceptance by the City of Spring Hill.

The above-described easements are more particularly shown by words, figures, signs, and symbols on the exhibit hereto attached and made a part hereof. The City of Spring Hill agrees to require its agents and contractors to protect and restore said property to a condition similar or equal to that existing at the commencement of construction.

This property is further subject to a reversionary interest to The City of Spring Hill, Tennessee, if either of the following events occur: (1) Spring Hill Little League fails to initiate development of the property into the herein-described baseball park, which shall include, but not be limited to the following improvements: Quadplex with bleachers, lights, scoreboards, dugouts and parking, by January 1, 2018; (2) Spring Hill Little League fails to exist in its current form or in a substantially similar form.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by O'Leary and Associates, LLC, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee.

Same description as prior deed.

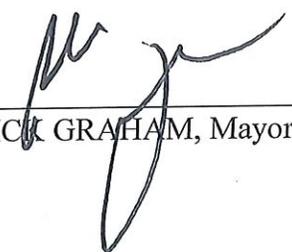
TO HAVE AND TO HOLD said above-described real estate unto the said Spring Hill Little League, its successors and/or assigns, in fee simple forever. Grantor warrants that it has a right to convey said property and that it will warrant the title to the aforesaid real property against the lawful claims of all persons claiming under it, but not further or otherwise.

POSSESSION passes with delivery of the deed, and the **TAXES** for the year 2016 will be prorated and thereafter assumed by the Grantee.

WITNESS MY HAND, this 19th day of September, 2016.

THE CITY OF SPRING HILL, TENNESSEE

By: _____


RICK GRAHAM, Mayor

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Rick Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Mayor of The City of Spring Hill, Tennessee, the within named bargainor, and that he as such mayor, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the such bargainor by himself as such Mayor.

WITNESS my hand and seal, this 19th day of September, 2016.

April C. Goad
Notary Public

My commission expires: 6-28-2020



NAME AND ADDRESS OF NEW PROPERTY OWNER

Spring Hill Little League, Inc.
301 Toone Prades St
Spring Hill, TN 37174-0815

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Same

BK/PG: R2425/1387-1391

17005126



5 PGS:AL-WARRANTY DEED	
JANE BATCH: 184855	04/07/2017 - 08:55 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

(44/28.05)
CORNERSTONE LAND
COMPANY
DEED BOOK R1837
PAGE 147

(44/27.03)
YMCA OF MIDDLE TENNESSEE
DEED BOOK R2090, PAGE 747



MATCH LINE
(SEE SHEET 2 OF 2)

N 60° 44' 19" E
259.00'

PROPOSED 20-FOOT WIDE TEMPORARY
CONSTRUCTION EASEMENT EACH SIDE
OF PERMANENT EASEMENT

PROPOSED 20-FOOT WIDE
PERMANENT SEWER LINE
EASEMENT

N 60° 44' 19" E
356.32'

N 45° 46' 08" E
356.32'

N 86° 01' 26" E
319.12'

S 82° 10' 21" E
357.04'

150' +/-

RUTHERFORD CREEK

(44/26)
ROCK IVY
HOLDING LLC
DEED BOOK R1870,
PAGE 22

YMCA OF MIDDLE TENNESSEE PROPERTY



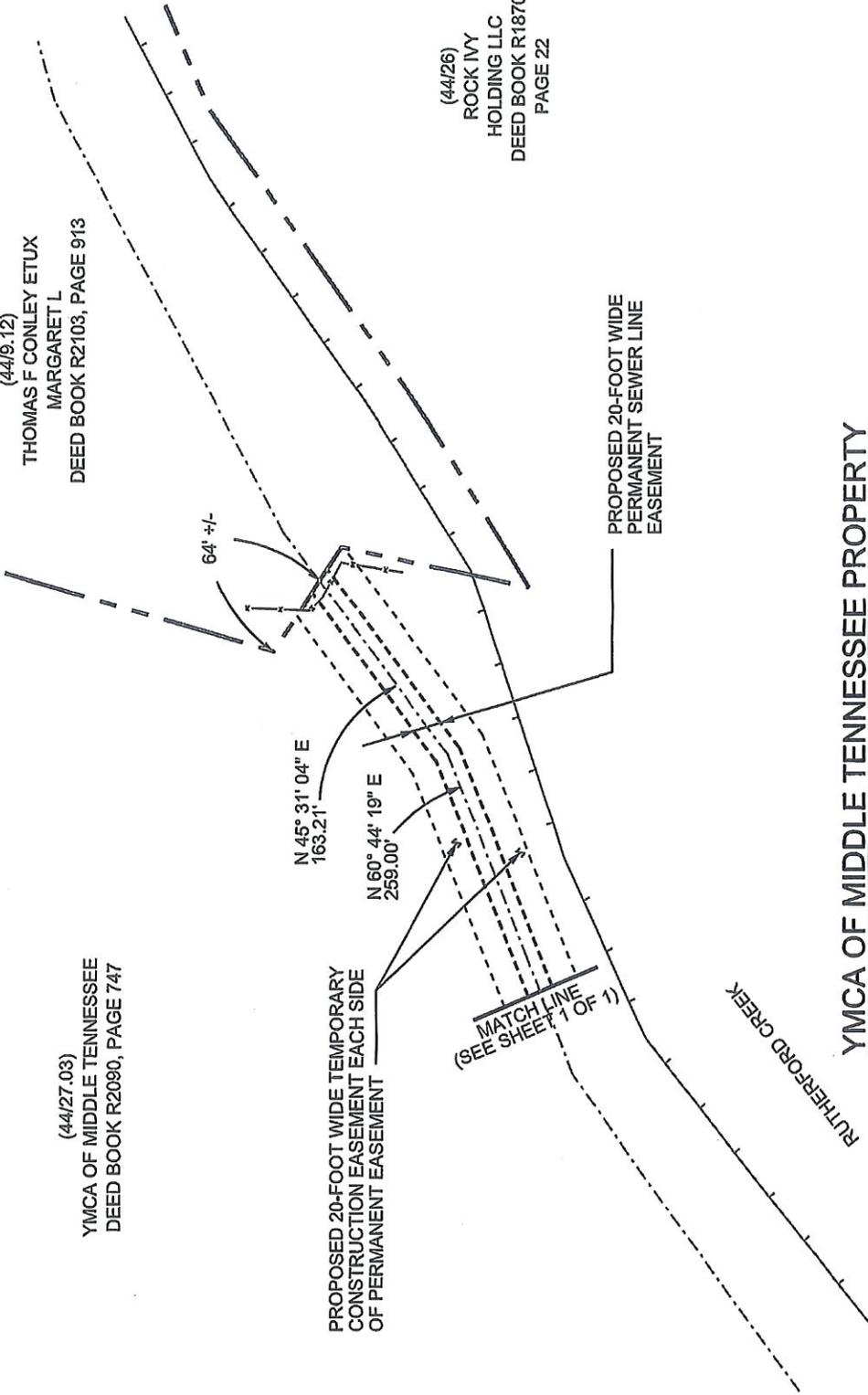
SHEET 1 OF 2



(44/27.03)
YMCA OF MIDDLE TENNESSEE
DEED BOOK R2090, PAGE 747

(44/9.12)
THOMAS F CONLEY ETUX
MARGARET L
DEED BOOK R2103, PAGE 913

(44/26)
ROCK IVY
HOLDING LLC
DEED BOOK R1870,
PAGE 22



YMCA OF MIDDLE TENNESSEE PROPERTY



PREPARED BY: PATRICK M. CARTER Columbia TN
Plw City Spring Hill

NEGATIVE PLEDGE AGREEMENT

THIS NEGATIVE PLEDGE AGREEMENT, dated as of July 18, 2016, by and between Spring Hill Little League, INC., a/k/a Spring Hill Little League ("Pledgor") and the City of Spring Hill, Tennessee ("Pledgee"),

WITNESSETH:

WHEREAS, the Pledgor desires to obtain from the Pledgee real property conveyed to Pledgor by Deed of record in Book 2425 Page 1387, Register's Office of Maury County, Tennessee, provided Pledgor executes this Negative Pledge Agreement;

NOW, THEREFORE, in consideration of the foregoing, and intending to be legally bound hereby, the parties agree as follows:

1. Pledgor, acknowledging that the Pledgee has agreed to convey the real property referenced above to Pledgor in consideration for, among other things, the Pledgor initiates development of the property into a baseball park described in the above-referenced deed, which shall include, but not be limited to the following improvements: Quadplex with bleachers, lights, score boards, dugouts and parking, by ~~January 1, 2018~~ OCTOBER 3, and Pledgor continuing to exist in its current form or in a substantially form. If Pledgor fails either of the above-referenced conditions, Pledgee shall be entitled to exercise immediately any remedies or rights upon default provided to Pledgee by the Deed referenced above or by law. Additionally, Pledgor hereby agrees, in conjunction with the foregoing, that:

(a) Pledgor shall not, without the prior written consent of the Pledgee, incur, create, assume or permit to exist any indebtedness, contingent or otherwise (other than the indebtedness evidenced by the herein-referenced Deed);

(b) Pledgor shall within fifteen (15) days from the filing thereof, cause to be satisfied or bonded off to the Pledgee's satisfaction, any lien filed against the real property, including, but not limited to, mechanic's or materialmen's liens, judgment creditor's liens or tax liens.

2. In addition to any breach of any one or more of the covenants set forth in Paragraph 1 herein, the occurrence of any one or more of the following events shall constitute an event of default hereunder thereby entitling the Pledgee to exercise immediately any remedies or rights upon default provided to Pledgee by the herein-referenced deed or by law:

(a) Pledgor shall admit its inability to perform either of the conditions listed above, or shall make an assignment for the benefit of its creditors;

(b) A proceeding in bankruptcy or for the reorganization of Pledgor or the readjustment of any of its debts under the Bankruptcy Code, or under any other laws, whether state or

federal, for the relief of debtors, now or hereafter existing, shall be commenced by Pledgor or shall be commenced against Pledgor;

(c) A receiver or trustee shall be appointed for Pledgor or for any substantial part of its assets or any proceeding shall be instituted for the dissolution or the full or partial liquidation of Pledgor;

(d) Pledgor or its partners shall, without Pledgee's prior written consent, dissolve or discontinue its business or materially change the nature of its business;

(e) Pledgor will fail to pay when due all federal, state and local taxes except when the amount thereof is being contested in good faith by appropriate proceedings and with adequate reserves therefor having been set aside on the books of the Pledgor;

(f) Failure of Pledgor to insure all its assets against loss or damage by fire, theft, burglary and similar hazards or casualty in an amount at least equal to the amount of the consideration;

(g) Failure of Pledgor to carry general liability insurance in an amount at least equal to the amount of the consideration; or

(h) Failure of Pledgor to comply with all local, state and federal laws including, without limitation, the Fair Labor Standards Act and all rules and regulations of the Environmental Protection Agency where failure to comply would have a material adverse effect on Pledgor.

3. This Agreement shall inure to the benefit of and shall be binding upon the heirs, successors and assigns of the parties hereto.

4. This Agreement shall be construed in accordance with the substantive laws of the State of Tennessee.

IN WITNESS WHEREOF, the parties hereto have duly executed this Negative Pledge Agreement as of the date and year first above written.

PLEDGOR:

Thomas Mencer

By: Thomas Mencer

Its: President

STATE OF TENNESSEE)
)
COUNTY OF Maury)

Personally appeared before me, Thomas Mencer, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of Pledgor, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 3rd day of April, 2016.

April Good
Notary Public

My Commission Expires: 6-28-2020



ACKNOWLEDGED BY:

THE CITY OF SPRING HILL, TENNESSEE

By: [Signature]
RICK GRAHAM, Mayor

BK/PG: R2425/1392-1395
17005127



4 PGS:AL-AGREEMENT	
JANE BATCH: 184855	04/07/2017 - 08:56 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

JOHN FLEMING

Register of Deeds
Maury County, TN

Payment Receipt
Batch# 184855

04/07/2017

RCVD OF: CITY OF SPRING HILL

When Revenue Is Paid By Check,
Receipt Is Not Valid Until Check Is
Paid By Bank

Check(s) 49.00

Inst # 17005126 08:55 AM

WARRANTY DEED

Book: R2425 Page: 1387

Recording Fee 25.00

DP Fee 2.00

Document Total: \$27.00

Inst # 17005127 08:56 AM

AGREEMENT

Book: R2425 Page: 1392

Recording Fee 20.00

DP Fee 2.00

Document Total: \$22.00

Batch Total: 49.00

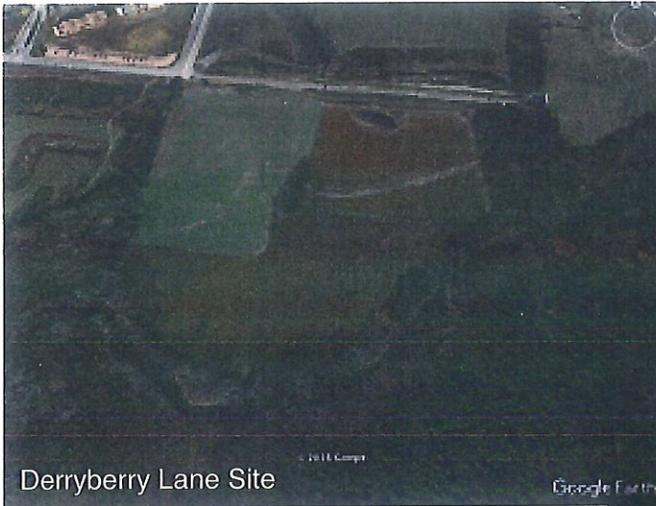
Building Baseball Fields On The Derryberry Lane Site

The Derryberry Lane site is approximately 19.78 acres which will accommodate a 4 field baseball complex. Using the cost estimates provided by Dempsey Dilling and Associates for the Evans Park Improvements, building a **4 field** baseball complex on the Derryberry Lane property could look like this:

Land Cost	\$0.00
(3) 150' fields with lighting	\$825,000.00
(1) 200' fields with lighting	\$350,000.00
Concrete Concourse	\$181,000.00
Construction Layout	\$100,000.00
Erosion control and final stabilization	\$60,000.00
Irrigation	\$100,000.00
Mobilization	\$160,000.00
Parking and striping	\$410,794.00
Press Box	\$500,000.00
Restroom Building	\$200,000.00
<u>Site grading and drainage</u>	<u>\$100,000.00</u>
Subtotal	\$2,986,794.00
15% Contingency	\$448,019.10
Surveying	\$7,500.00
Geotechnical	\$10,000.00
Design Engineering	\$344,000.00
Permits	\$7,500.00
<i>Build Total</i>	<i>\$3,803,813.10</i>

Debt Service \$3,800,000.00
(\$1,000,000.00) cash from Adequate Facilities
 \$2,800,000.00 borrowed

\$345,215.00 10 year annual payment from Adequate Facilities
 \$251,835.00 15 year annual payment from Adequate Facilities



Derryberry Lane Site



Example of 4 field quad

Building Baseball Fields On A 60 Acre Site

There are currently 3 youth baseball leagues in Spring Hill utilizing 12-15 fields. Using the cost estimates provided by Dempsey Dilling and Associates for the Evans Park Improvements, building a **12 field** baseball complex to accommodate all league play and some public play could look like this:

(6) 150' fields with lighting	\$1,650,000.00
(6) 200' fields with lighting	\$2,100,000.00
Concrete Concourse	\$543,000.00
Construction Layout	\$900,000.00
Erosion control and final stabilization	\$180,000.00
Irrigation	\$300,000.00
Mobilization	\$480,000.00
Parking and striping	\$1,232,382.00
Press Box	\$1,500,000.00
Restroom Building	\$600,000.00
<u>Site grading and drainage</u>	<u>\$300,000.00</u>
Subtotal	\$9,795,382.00
15% Contingency	\$1,467,807.30
Surveying	\$7,500.00
Geotechnical	\$10,000.00
Design Engineering	\$344,000.00
Permits	\$7,500.00
<i>Build Total</i>	<i>\$11,632,189.30</i>
60 acres @ \$10,000 per acre	\$600,000.00
<i>Total</i>	<i>\$12,232,189.30</i>

Debt Service \$12,232,000.00
 (\$1,000,000.00) cash from Adequate Facilities
 \$11,232,000.00 borrowed

\$1,384,800.00 10 year annual payment from Adequate Facilities
 \$1,010,218.00 15 year annual payment from Adequate Facilities



Example of 12 field complex

Building Baseball Fields On A 30 Acre Site

Estimating that a facility for public use only (no league play) could be sufficient with half of the above field requirements and using the cost estimates provided by Dempsey Dilling and Associates for the Evans Park Improvements, building a **6 field** baseball complex could look like this:

(3) 150' fields with lighting	\$825,000.00
(3) 200' fields with lighting	\$1,050,000.00
Concrete Concourse	\$181,000.00
Construction Layout	\$100,000.00
Erosion control and final stabilization	\$60,000.00
Irrigation	\$100,000.00
Mobilization	\$160,000.00
Parking and striping	\$410,794.00
Press Box	\$500,000.00
Restroom Building	\$200,000.00
Site grading and drainage	\$100,000.00
<hr/> Subtotal	<hr/> \$3,686,794.00
15% Contingency	\$553,019.10
Surveying	\$7,500.00
Geotechnical	\$10,000.00
Design Engineering	\$344,000.00
Permits	\$7,500.00
<hr/> Build Total	<hr/> \$4,608,813.10
30 acres @ \$10,000 per acre	\$300,000.00
<hr/> Total	<hr/> \$4,908,813.10

Debt Service \$4,900,000.00
 (\$1,000,000.00) cash from Adequate Facilities
 \$3,900,000.00 borrowed

\$480,835.00 10 year annual payment from Adequate Facilities
 \$350,770.00 15 year annual payment from Adequate Facilities



Example of 6 field complex

Evans Park Improvement Project

The Evans Park Improvement Project would...

- *add another baseball field raising the total fields from 3 fields to a 4 field quad
- *a new 4 sided press box would be built
- *the dog park would be enlarged
- *a horseshoe pit and a Bocce Ball area would be added
- *the pavilion closest to Beechcroft would be relocated, the current playground would be relocated allowing that space to be converted to parking and a 2 lane stacking area for the school traffic while also leaving the 2 lane roadway in tact
- *a new restroom building would be built
- *irrigation installed
- *additional parking created between the fields and the dog park
- *add a small splash/spray pad
- *construct a pedestrian walkways where needed
- *add parking to the Winchester building
- *finish the sidewalk up to the Winchester building
- *add picnic areas



DEMPEY, DILLING & ASSOCIATES, P.C.
 Engineering Consultants
 202 Hazwood Drive
 Spring Hill, TN 37174
 PH: (615) 228-5520
www.dempeyparking.com

The estimated cost for the Evans Park Improvements is as follows:

EVANS PARK IMPROVEMENTS COST ESTIMATE				
ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
150' BALL FIELD W/ LIGHTING	EACH	3.00	\$275,000.00	\$825,000.00
200' BALL FIELD W/ LIGHTING	EACH	1.00	\$350,000.00	\$350,000.00
30' STREAM CROSSING PEDESTRIAN WALKWAY	EACH	1.00	\$60,000.00	\$60,000.00
4" SIDEWALK	S.F.	5,550.00	\$6.00	\$33,300.00
50' STREAM CROSSING PEDESTRIAN WALKWAY	EACH	1.00	\$100,000.00	\$100,000.00
BOCCE BALL AREA	LS	1.00	\$15,000.00	\$15,000.00
CONCRETE CONCOURSE	S.F.	24,150.00	\$7.50	\$181,125.00
CONCRETE SLAB FOR PICNIC TABLES	EACH	4.00	\$2,500.00	\$10,000.00
CONSTRUCTION LAYOUT	LS	1.00	\$100,000.00	\$100,000.00
CURB STOPS (ALONG SIDEWALKS ONLY)	EACH	81.00	\$100.00	\$8,100.00
DEMOLITION	LS	1.00	\$50,000.00	\$50,000.00
DOG PARK	LS	1.00	\$60,000.00	\$60,000.00
EROSION CONTROL & FINAL STABILIZATION	LS	1.00	\$60,000.00	\$60,000.00
HORSESHOE PIT	LS	1.00	\$3,000.00	\$3,000.00
IRRIGATION	LS	1.00	\$100,000.00	\$100,000.00
MOBILIZATION	LS	1.00	\$160,000.00	\$160,000.00
PARKING LOT: ADJACENT TO COMMUNITY CENTER	S.F.	17,250.00	\$6.00	\$103,500.00
PARKING LOT: ADJACENT TO DOG PARK	S.F.	42,250.00	\$6.00	\$253,500.00
PARKING LOT: ADJACENT TO STACKING LANE	S.F.	22,340.00	\$6.00	\$134,040.00
PARKING LOT: OVERLAY @ COMMUNITY CENTER	S.F.	18,750.00	\$1.50	\$28,125.00
PICNIC TABLES	EACH	4.00	\$3,000.00	\$12,000.00
PLAYGROUND	LS	1.00	\$75,000.00	\$75,000.00
PRESS BOX (2-LEVEL @ 1,200 S.F./LEVEL)	LS	1.00	\$250,000.00	\$250,000.00
RELOCATE EXISTING PAVILION/SHELTER	LS	1.00	\$20,000.00	\$20,000.00
RESTROOM BUILDING	LS	1.00	\$200,000.00	\$200,000.00
ROADWAY OVERLAY	S.F.	34,900.00	\$1.50	\$52,350.00
SITE GRADING & DRAINAGE	LS	1.00	\$100,000.00	\$100,000.00
SPLASH PAD	LS	1.00	\$150,000.00	\$150,000.00
STRIPING-2' STOP BAR	L.F.	52.00	\$10.00	\$520.00
STRIPING-4" DWL	L.F.	67.00	\$2.00	\$134.00
STRIPING-4" DYL	L.F.	220.00	\$2.00	\$440.00
STRIPING-4" SSWL	L.F.	10,000.00	\$2.00	\$20,000.00
STRIPING-HANDICAP DECALS	EACH	12.00	\$75.00	\$900.00
STRIPING-PARKING LOT DIRECTION ARROWS	EACH	24.00	\$75.00	\$1,800.00
			SUBTOTAL	\$3,517,834.00
			15% CONTINGENCY	\$527,675.10
			CONSTRUCTION TOTAL	\$4,045,509.10
			SURVEYING	\$7,500.00
			GEOTECHNICAL	\$10,000.00
			DESIGN ENGINEERING	\$344,000.00
			PERMITS (ARAP/SWPPP)	\$7,500.00
			PROJECT TOTAL **	\$4,414,509.10
<p>** THE PROJECT TOTAL SHALL BE CONSIDERED AN ESTIMATE ONLY, AND SHALL NOT BE CONSTRUED AS AN ACTUAL ANTICIPATED PROJECT COST. THE ESTIMATE IS BASED ON A PRELIMINARY LAYOUT SKETCH. THE COSTS WERE DETERMINED WITH MULTIPLE ASSUMPTIONS, AND ACTUAL COMPLETED COST WILL VARY DEPENDING ON DESIGN REQUIREMENTS AND THE CONSTRUCTION MARKET AT THE TIME OF BIDDING.</p>				

Debt Service

\$4,400,000.00
 (\$1,000,000.00) cash from Adequate Facilities
 \$3,400,000.00 borrowed

\$419,189.00 10 year annual payment from Adequate Facilities
 \$305,800.00 15 year annual payment from Adequate Facilities

Land Exchange With Spring Hill Little League

The Spring Hill Little League fields are directly adjacent to Evans Park. Their facility contains one 150' baseball field, one 200' baseball field, 2 press boxes with storage rooms below, a restroom and concessions building, scoreboards, a storage shed, and 2 batting cages. Using the cost estimates provided by Dempsey Dilling and Associates for the Evans Park Improvements, the value of the SHLL fields is at a minimum \$625,000 without any of the ancillary items mentioned above.



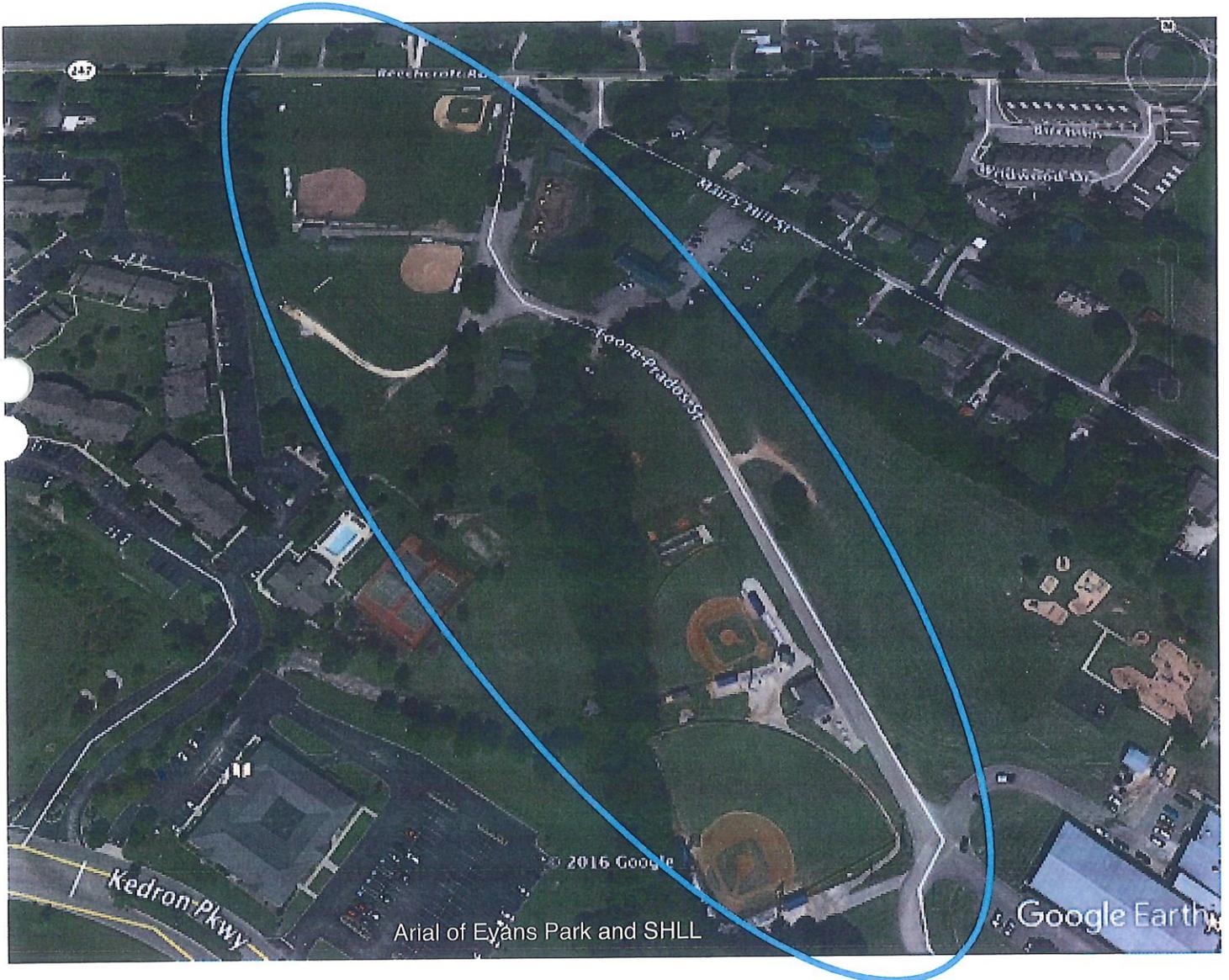
The estimated value of the city's near 20 acre site on Derryberry Lane is roughly \$200,000.



If the City will **deed** the Derryberry Lane property to SHLL, it will be given control of the existing SHLL fields in return, including all of the fixtures and improvements. The City will gain 2 complete and fully functional public use ball fields with no cash investment. The City actually comes out ahead in cash value by over \$400,000.00

\$625,000.00 existing field value
(\$200,000.00) Derryberry Lane value
\$424,000.00 value added gain to the City of Spring Hill

The existing inventory of baseball fields available for public use would grow from 3 (currently at Evans Park) to 5 with no cash investment and without doing any improvements to Evans Park.

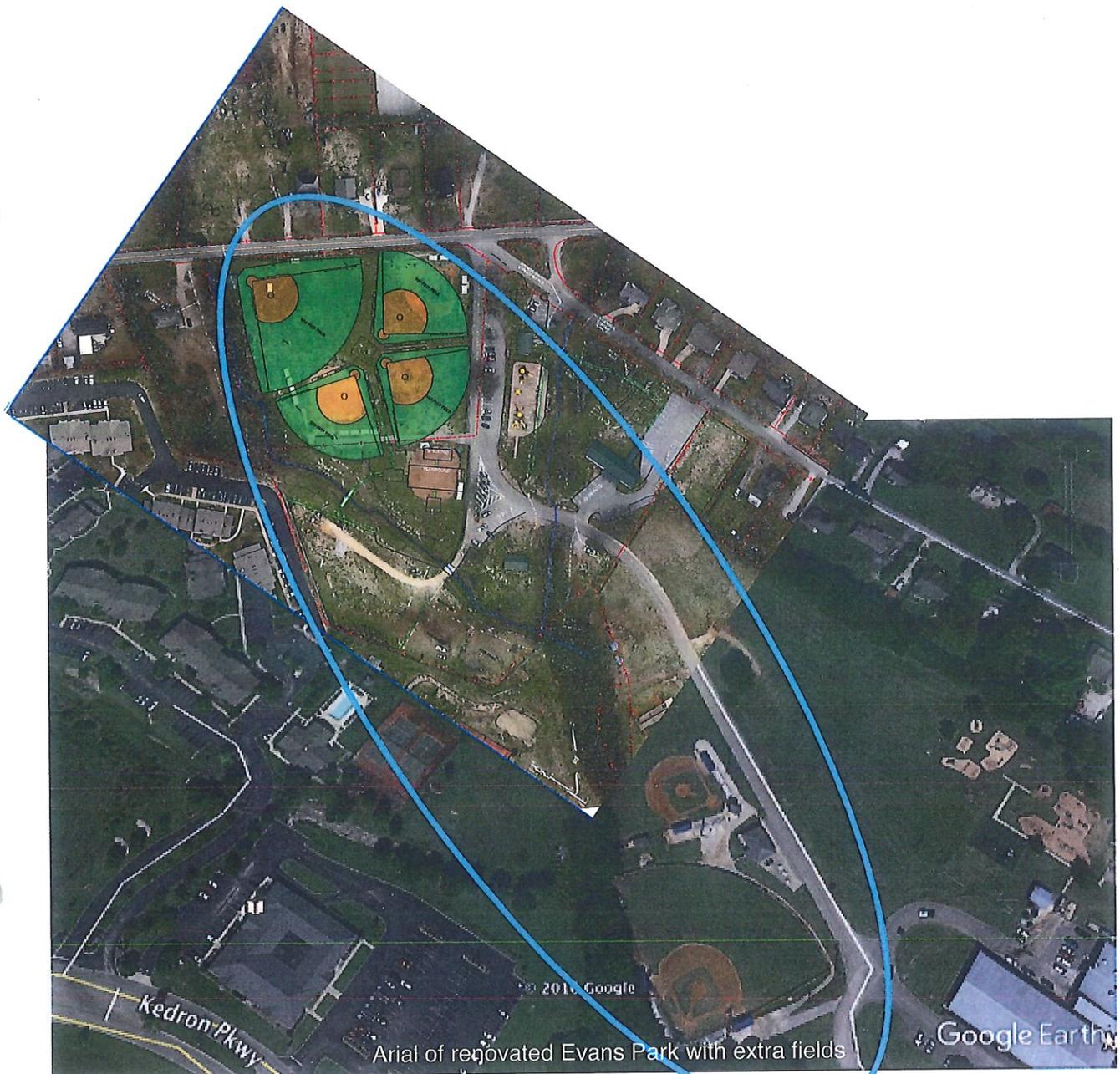


Evans Park Improvement Project / Land Exchange With Spring Hill Little League

Should the BOMA decide to move forward with the Evans Park Improvement Project *in conjunction* with deeding the Derryberry Lane property to SHLL, the 4 new baseball fields created by the Evans Park renovation would immediately expand to a 6 field inventory with no cash increase to the project.

Debt Service \$4,400,000.00
 (\$1,000,000.00) cash from Adequate Facilities
 \$3,400,000.00 borrowed

\$419,189.00 10 year annual payment from Adequate Facilities
\$305,800.00 15 year annual payment from Adequate Facilities



EVANS PARK IMPROVEMENTS COST ESTIMATE				
ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
150' BALL FIELD W/ LIGHTING	EACH	3.00	\$275,000.00	\$825,000.00
200' BALL FIELD W/ LIGHTING	EACH	1.00	\$350,000.00	\$350,000.00
30' STREAM CROSSING PEDESTRIAN WALKWAY	EACH	1.00	\$60,000.00	\$60,000.00
4" SIDEWALK	S.F.	5,550.00	\$6.00	\$33,300.00
50' STREAM CROSSING PEDESTRIAN WALKWAY	EACH	1.00	\$100,000.00	\$100,000.00
BOCCE BALL AREA	LS	1.00	\$15,000.00	\$15,000.00
CONCRETE CONCOURSE	S.F.	24,150.00	\$7.50	\$181,125.00
CONCRETE SLAB FOR PICNIC TABLES	EACH	4.00	\$2,500.00	\$10,000.00
CONSTRUCTION LAYOUT	LS	1.00	\$100,000.00	\$100,000.00
CURB STOPS (ALONG SIDEWALKS ONLY)	EACH	81.00	\$100.00	\$8,100.00
DEMOLITION	LS	1.00	\$50,000.00	\$50,000.00
DOG PARK	LS	1.00	\$60,000.00	\$60,000.00
EROSION CONTROL & FINAL STABILIZATION	LS	1.00	\$60,000.00	\$60,000.00
HORSESHOE PIT	LS	1.00	\$3,000.00	\$3,000.00
IRRIGATION	LS	1.00	\$100,000.00	\$100,000.00
MOBILIZATION	LS	1.00	\$160,000.00	\$160,000.00
PARKING LOT: ADJACENT TO COMMUNITY CENTER	S.F.	17,250.00	\$6.00	\$103,500.00
PARKING LOT: ADJACENT TO DOG PARK	S.F.	42,250.00	\$6.00	\$253,500.00
PARKING LOT: ADJACENT TO STACKING LANE	S.F.	22,340.00	\$6.00	\$134,040.00
PARKING LOT: OVERLAY @ COMMUNITY CENTER	S.F.	18,750.00	\$1.50	\$28,125.00
PICNIC TABLES	EACH	4.00	\$3,000.00	\$12,000.00
PLAYGROUND	LS	1.00	\$75,000.00	\$75,000.00
PRESS BOX (2-LEVEL @ 1,200 S.F./LEVEL)	LS	1.00	\$250,000.00	\$250,000.00
RELOCATE EXISTING PAVILION/SHELTER	LS	1.00	\$20,000.00	\$20,000.00
RESTROOM BUILDING	LS	1.00	\$200,000.00	\$200,000.00
ROADWAY OVERLAY	S.F.	34,900.00	\$1.50	\$52,350.00
SITE GRADING & DRAINAGE	LS	1.00	\$100,000.00	\$100,000.00
SPLASH PAD	LS	1.00	\$150,000.00	\$150,000.00
STRIPING-2' STOP BAR	L.F.	52.00	\$10.00	\$520.00
STRIPING-4" DWL	L.F.	67.00	\$2.00	\$134.00
STRIPING-4" DYL	L.F.	220.00	\$2.00	\$440.00
STRIPING-4" SSWL	L.F.	10,000.00	\$2.00	\$20,000.00
STRIPING-HANDICAP DECALS	EACH	12.00	\$75.00	\$900.00
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DATE	BY	DESCRIPTION
07/18/2018	JD	CONCEPT LAYOUT

PROJECT NO.	18-001
CLIENT	CITY OF SPRING HILL
LOCATION	MAURY COUNTY, TENNESSEE

CONCEPT LAYOUT
EVANS PARK BALL FIELDS
CITY OF SPRING HILL
MAURY COUNTY, TENNESSEE

DATE	07/18/2018
PROJECT NO.	18-001
CLIENT	CITY OF SPRING HILL
LOCATION	MAURY COUNTY, TENNESSEE



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 www.dempseydilling.com
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 ph. (615) 220-5800