

Sussex Sports Center  
Indoor Facility  
Capital Campaign





## MISSION

To build, operate and maintain a first-class multisport public park comprised of **outdoor and indoor** space in the middle of Sussex County for its citizens of all ages to enjoy

## VISION

To promote a community involved in healthy pursuits through team sports and **indoor and outdoor activities**. Our view of the future reveals more interaction and respect for people in all parts of Sussex County who get to know one another by being frequent users of Sandhill Fields facilities.



*Exterior rendering courtesy Rafael Viñoly Architects*

### SANDHILL FIELDS INCLUDES:

- 
 Indoor multi-use facility (to-be-built)
- 
 6 pickleball courts with pavilion
- 
 3.5 miles of walking trail
- 
 Ample parking for 350 cars
- 
 Picnic pavilions
- 
 8 regulation sized soccer/lacrosse fields
- 
 3.1 mile regulation cross country course
- 
 Playground equipment
- 
 Restroom facilities
- 
 Food truck area





Interior turf rendering courtesy Rafael Viñoly Architects

## **WHAT** IS THE SUSSEX SPORTS CENTER INDOOR FACILITY?

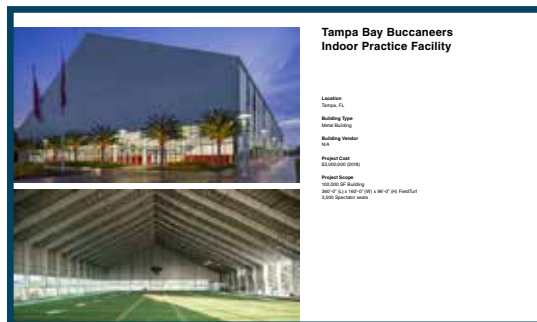
- Expansion of Sandhill Fields to include an indoor sports facility on the existing property
- Will provide a space for indoor practice and exercise during the winter and inclement weather
- Designed primarily to accommodate youth soccer, lacrosse, indoor field hockey and indoor pickle ball.
- Secondary uses of the Indoor Facility will include basketball, volleyball and local assembly events such as graduations, church services, and fund raisers with less than 1,000 guests

## **WHY** IS THE INDOOR FACILITY NEEDED IN SUSSEX COUNTY?

- No public indoor sports facilities in Sussex or Kent County
- COVID highlighted the challenge for local soccer, field hockey and lacrosse clubs to find usable indoor space for practice
- Limited pickleball indoor facilities in the area
- All indoor games, practices and tournaments for Sussex youth teams are "away" (NOTE: This is primarily slated to be a practice facility but small tournaments may be possible)
- Sussex County's population is growing rapidly
- Benefits of the model public/private partnership

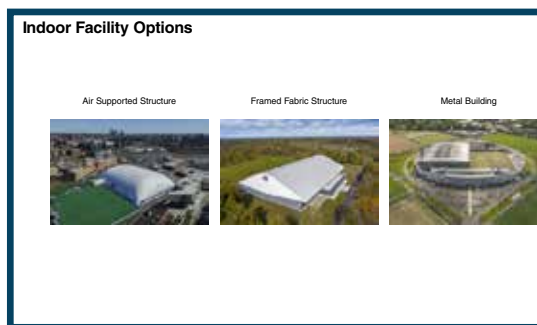


# HOW DID WE GET HERE?



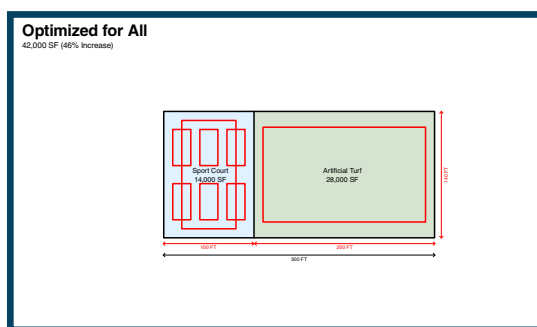
## VISIONING & BENCHMARKING

A visioning session was conducted with representatives from Sussex Sports Center Foundation (SSCF) on May 12, 2021, followed by a walk of the proposed site and adjacent Sandhill Fields. Primary and secondary uses were discussed, as well as, access, utility, and site planning constraints.



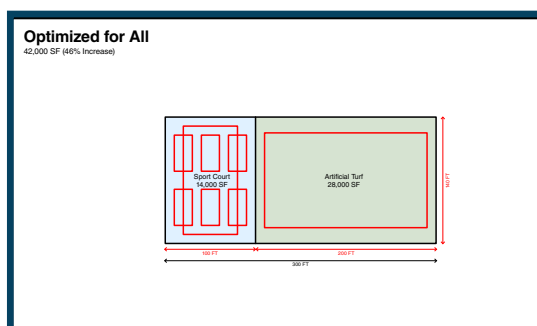
## INDOOR FACILITY OPTIONS

Three options were considered for the field structure - an air supported structure, a framed fabric structure, and a metal building. The framed fabric structure was selected by Sussex Sports Center Foundation because it meets the functional requirements at the lowest capital cost. However, a metal building is still under consideration, due to its prevalence in the local market.



## INDOOR FACILITY SIZING

Multiple options were considered for the layout and size of the indoor facility. Following review of the options with representatives from Sussex Sports Center Foundation a building size of 140 feet by 300 feet was selected. This size provides one artificial turf field for youth soccer and lacrosse as well as one sport court for indoor field hockey.



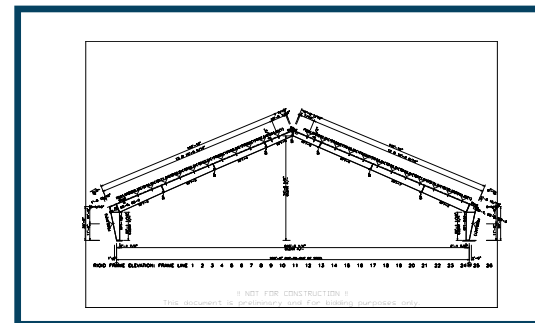
## OVERLAY OF ANCILLARY ACTIVITIES

Once the indoor facility size was determined, an overlay of secondary sports and uses was conducted. The secondary uses included basketball, volleyball, pickleball, and various assembly events (up to 999 participants).



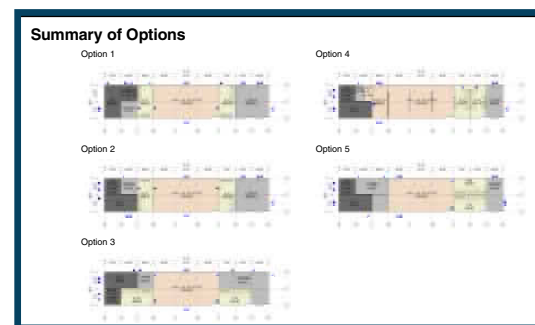
## SITE SELECTION

After finalizing the indoor facility sizing, the building was test fit on the site. Various orientations and layouts were reviewed with representatives from Sussex Sports Center Foundation. Based on this review a preferred site layout was selected with the Indoor Facility located in the center of Sandhill Fields, accessible from the existing round-about.



## VENDOR INPUT

With the location and general size of the facility determined the design team discussed the project with two framed fabric structure vendors - Legacy Building Solutions and Arizon Structures. Both vendors provided preliminary drawings, engineering, and cost estimates to refine the building size, height, and shape. The final design presented in the Feasibility Report has incorporated the vendors recommendations.



## SUPPORT BUILDING OPTIONS

Multiple options were considered for the layout, program, and size of the support building. Following review of the options with representatives from Sussex Sports Center Foundation, the support building layout was finalized to include a reception area, male and female restrooms, and supporting mechanical rooms.



## FEASIBILITY REPORT

The final Feasibility Report has been compiled to document the process and decisions relevant to the design of the Indoor Facility. The Feasibility Report documents the preliminary design and cost of the project, but acknowledges that the design and cost will continue to evolve and be refined in subsequent phases of the project.



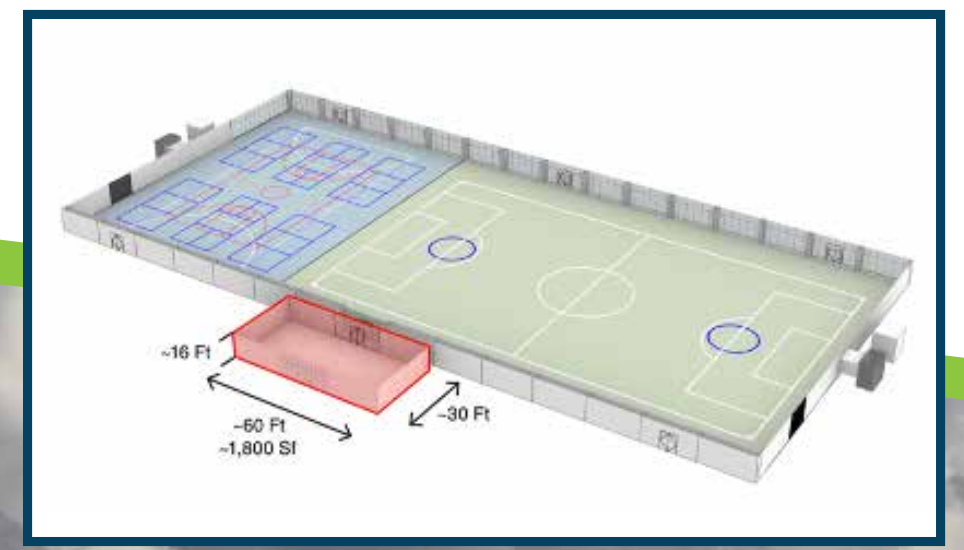


Interior sport court rendering courtesy Rafael Viñoly Architects



## WHAT IS BEING PLANNED FOR THE INDOOR FACILITY?

- The Indoor Facility will include two indoor fields
- One artificial turf field measuring 120 feet by 180 feet for youth soccer/lacrosse
- One sport court measuring 60 feet by 120 feet for indoor field hockey.
- Fields will be housed in a 140 foot wide by 300 foot long by 60 foot high metal building structure that is temperature controlled and artificially illuminated
- Structure will be complemented by a modest 1,800 square foot support building that includes a guest reception area, male and female restrooms, and mechanical rooms
- The Indoor Facility has been located to make use of existing roads and parking at Sandhill Fields
- The Indoor Facility will be made available for rental to community athletic groups and for local events, such as graduations, church services, fund raisers, and other social programs



## WHO WILL BENEFIT FROM THE INDOOR FACILITY?

- 215,000 people who live in Sussex County
- Youth Sports Clubs
  - Henlopen Soccer Club –1,300 boys and girls
  - Coastal Lacrosse Club –200 boys
  - Oranje Field Hockey Club –200 girls
  - Two Latino soccer clubs –36 teams
- The First State Pickle Ball Club –420 members
- Churches, Schools, Clubs and other organizations requiring indoor space for less than 1,000 people
- Local gyms requiring larger space for training
- Local residents looking for a warm location for indoor activities during winter and a cool location for summer

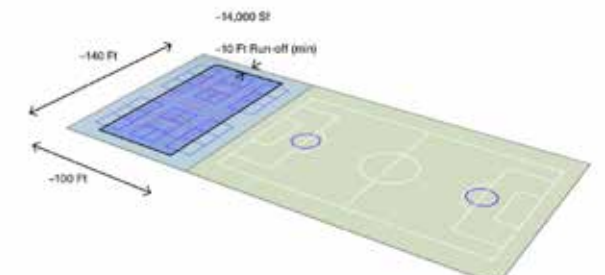




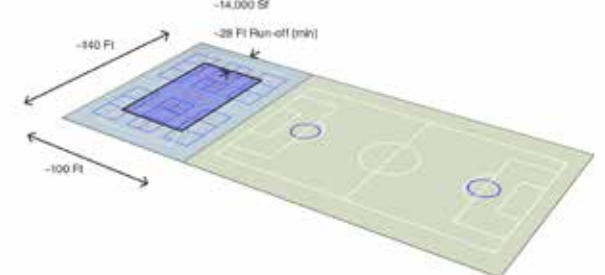


# MULTI-USE SPORT COURT

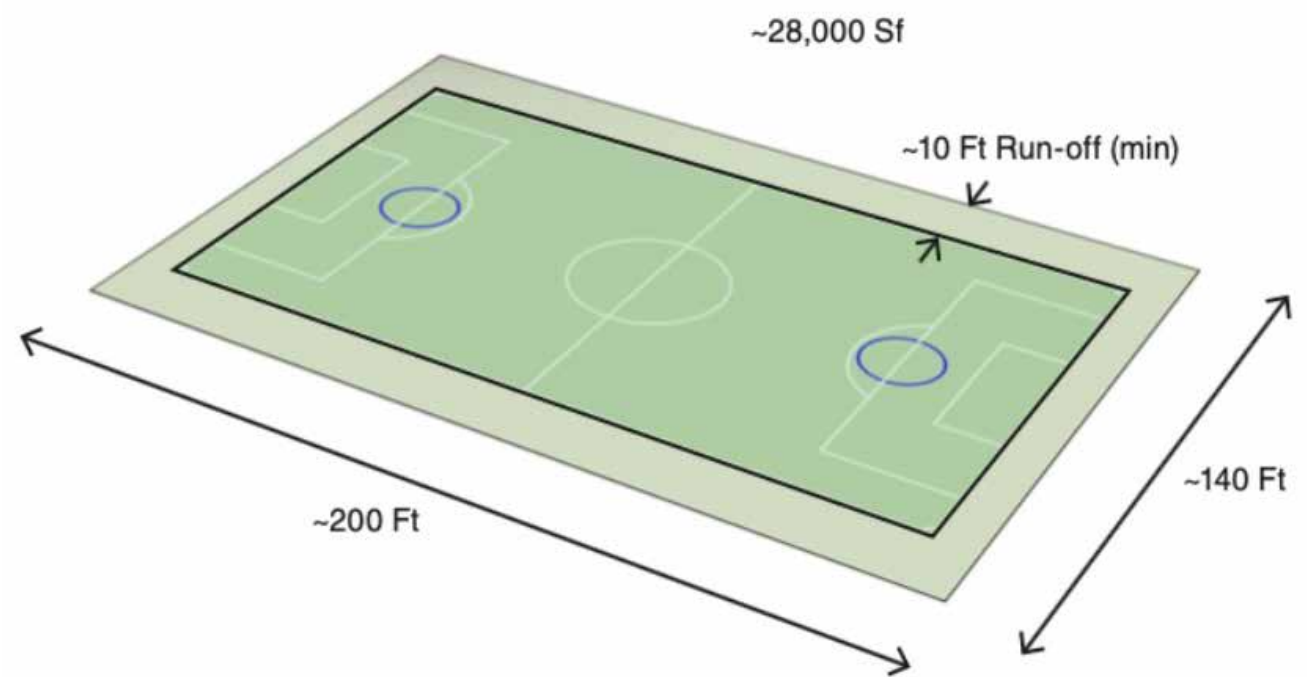
## SPORT COURT TO SUPPORT INDOOR FIELD HOCKEY



## SPORT COURT TO SUPPORT BASKETBALL

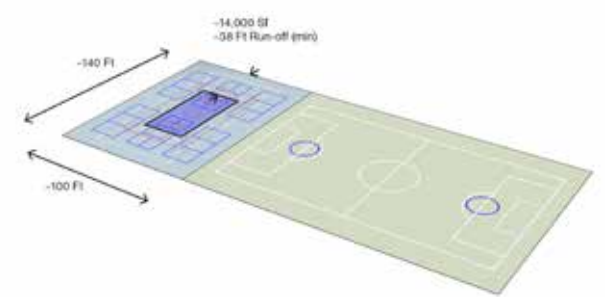


## ARTIFICIAL TURF FIELD

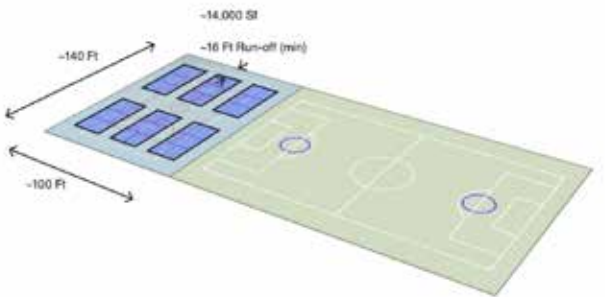


## ARTIFICIAL TURF FIELD TO SUPPORT SOCCER AND LACROSSE

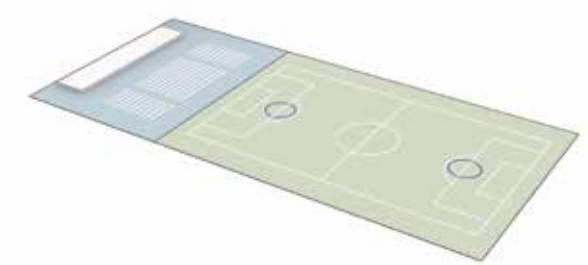
## SPORT COURT TO SUPPORT VOLLEYBALL



## SPORT COURT FIELDS TO SUPPORT PICKLEBALL



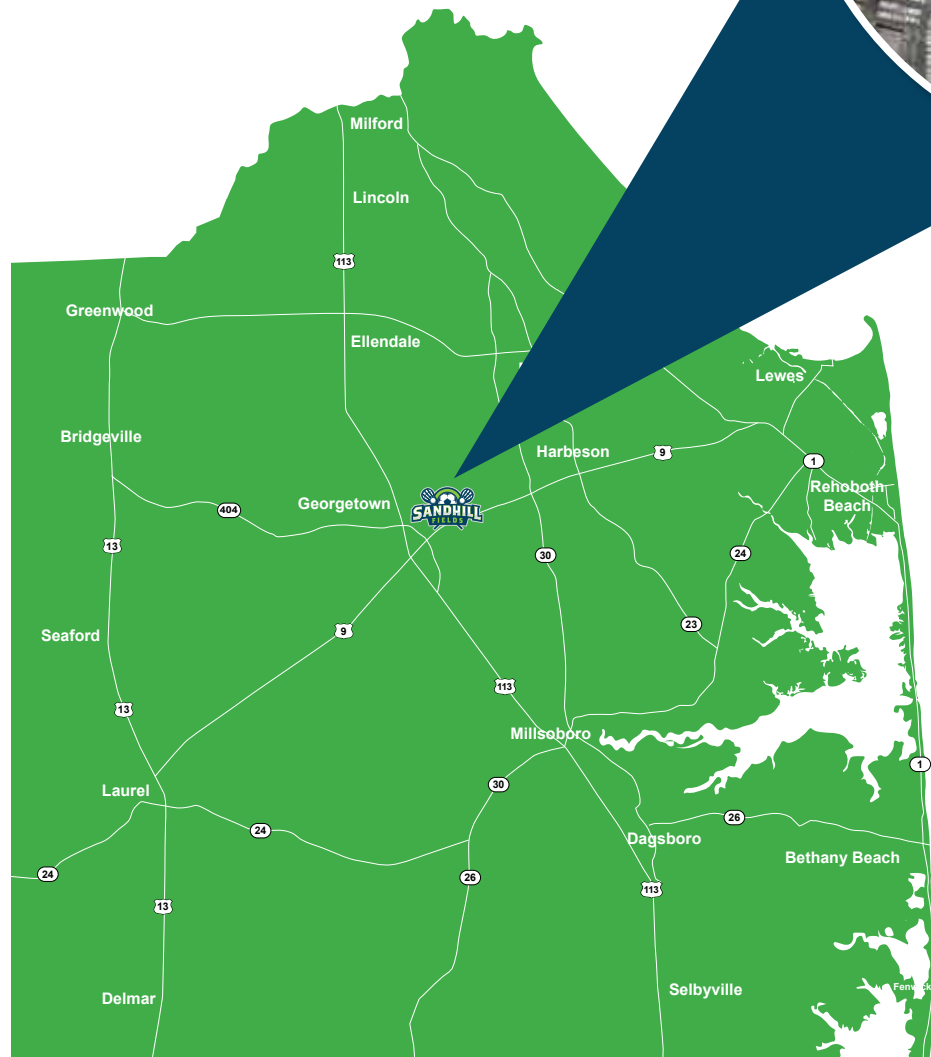
## ASSEMBLY EVENT FOR UP TO 1,000 GUESTS





# SANDHILL FIELDS LOCATION

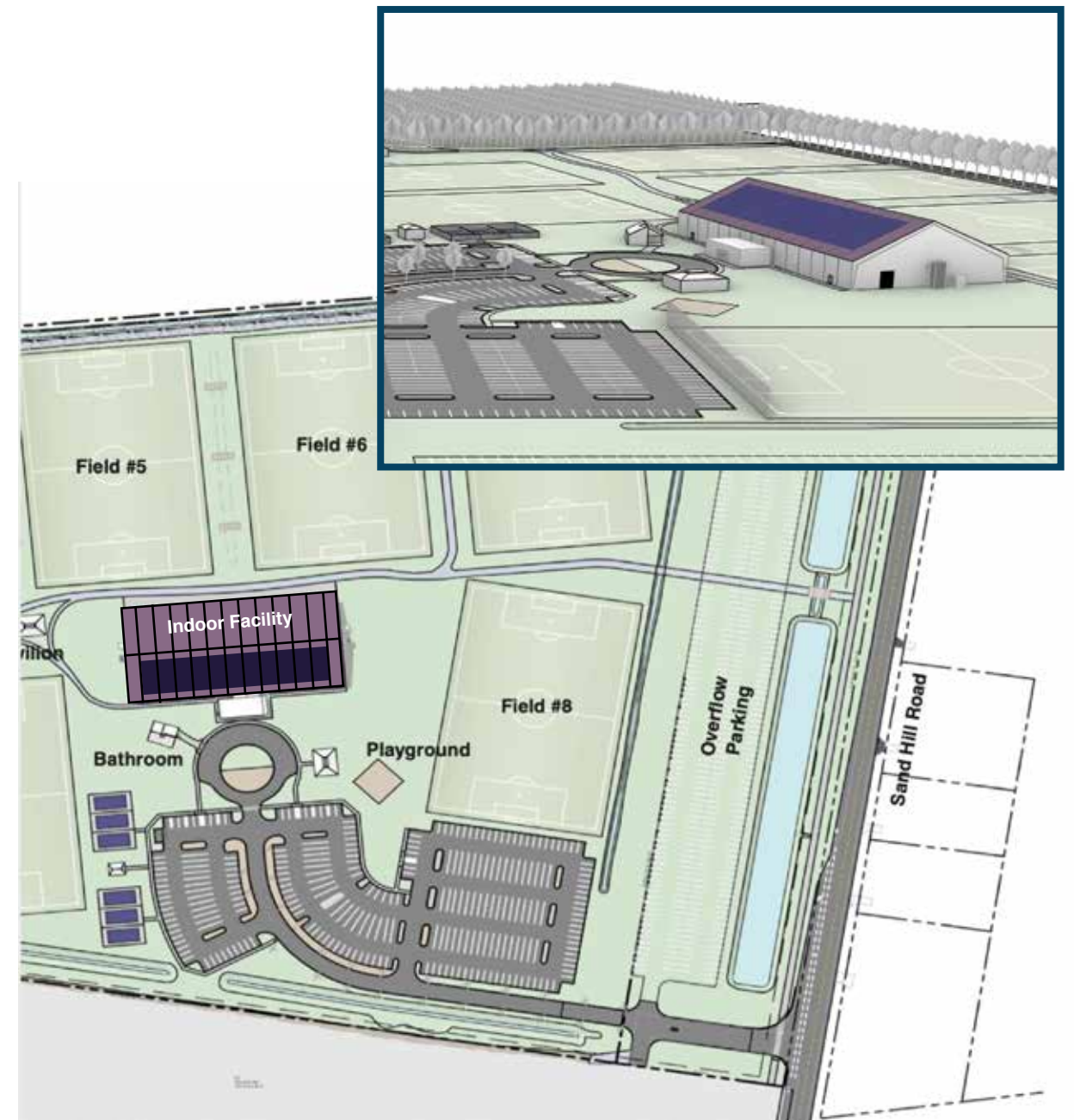
Sandhill Fields is conveniently located in the heart of Sussex County, close to Route 9 and Sand Hill Rd., just minutes away from Georgetown.



Distance to Sandhill Fields	
Wilmington, DE	83 miles
Baltimore, MD	105 miles
Philadelphia, PA	117 miles
Bethany Beach	26 miles
Bridgeville	16 miles
Dagsborro	15 miles
Laurel	16 miles
Lewes	14 miles
Milford	18 miles
Millsboro	12 miles
Milton	7 miles
Rehoboth Beach	17 miles
Seaford	16 miles

# INDOOR FACILITY SITE LOCATION

- Preferred site layout was selected with the Indoor Facility located in the center of Sandhill Fields, accessible from the existing round-about and in front of Field #5 and Field #6
- The Indoor Facility has been located to make use of existing roads and parking at Sandhill Fields
- Minor site improvements, including utility extensions, stormwater management system upgrades, and ancillary site improvements will also be completed
- No additional parking was planned





## PROJECT SUPPORT

The financial support for the project comes from The Sussex Sports Center Foundation (SSCF). SSCF was incorporated in Delaware on January 24, 2017, as a non-profit, charitable entity under section 501(c)(3). The purpose was to decide if a sports complex could be designed and built on land on the east side of Georgetown and financed by tax deductible donations to the SSCF.

The original plan was to build 8 athletic fields suitable for soccer, lacrosse and field hockey for use by some of the Sussex County's youth sports clubs and a walking trail for the public. During the summer of 2017, we were approached by the First State Pickle Ball Club and asked to consider adding as many courts as possible. We were also approached by several physical education teachers/track and cross country coaches from Beacon Middle School, Sussex Central High School and Sussex Academy asking the SSCF to consider modifying the walking trail to also be a regulation 5K cross country course. SSCF had the land and financial resources to add these new features so the design was modified accordingly.

Sandhill Fields construction was completed in the summer of 2020 at a cost of \$5.3 million and opened to the public in September 2020. SSCF raised money from individuals/families (\$3.8 million), the Sussex County business community, private foundations (\$500,000), and public sources (\$1.5 million). The funding overage of \$500,000 was intended to cover equipment purchases and operation deficits anticipated for the first few years of operation.

For this fieldhouse, the SSCF will endeavor to raise \$5.5 million for construction and an additional \$500,000 for unforeseen expenditures and operation deficits expected for 2 years.

The Foundation's mission is to build, operate and maintain a first-class multisport center in the middle of Sussex County for the citizens of Sussex County of all ages to enjoy.

The vision is to promote a community involved in healthy pursuits through sports and outdoor activities. We want to foster team sports which promote a social network for children and adults, different from their school or neighborhood friends. The view of the future reveals more interaction among all ethnic groups in Sussex County who get to know one another by being frequent users of Sandhill Fields facilities.



## GOVERNANCE

Being Governed by its By-Laws and controlled by its Board of Directors.  
The Board of Directors consists of 16 individuals as follows:

### OFFICERS

**Joseph Schell**  
President and Secretary  
Lewes resident  
Retired from financial career

**Preston Schell**  
Treasurer  
Rehoboth Beach resident  
Owner of Ocean Atlantic Cos.

**Robert E. Horsey**  
Laurel resident  
Principal of David G. Horsey and Sons

### BOARD OF DIRECTORS

**Tim Bamforth**  
Lewes resident  
Teacher and Coach  
President of the Seashore Striders

**Zac Crouch**  
Milton resident  
Principal of Davis, Bowen and Friedel, Inc.

**Gene Dvornick**  
Georgetown resident  
Georgetown Town Manager

**Gina Jennings**  
Milton resident  
Finance Directory  
Sussex County

**Todd Lawson**  
Harbeson resident  
Executive Director of the  
Sussex County Council

**Lance Manlove**  
Lewes resident  
Schell Brothers

**Stephanie Parker**  
Milton resident  
President of Henlopen  
Soccer Club

**Brian Pettyjohn**  
Georgetown resident  
State Senator

**Darren Short**  
Georgetown resident  
Captain of Troop 7,  
DE State Police

**Stacy Short**  
Lewes resident  
Executive with IBM Corporation

**Tony Sposato**  
Lewes resident  
CEO of Sposato Landscaping  
and Irrigation

**Rob Tunnell**  
Lewes resident  
Managing Partner of Tunnell  
Companies in Longneck

**Bill West**  
Georgetown resident  
Mayor of Georgetown

### MANAGEMENT

**Brad Leinbach**  
General Manager

**Jill Burton**  
Assistant Treasurer

**Gina Derrickson**  
Assistant Secretary



## FINANCING

The Board of Directors of the Sussex Sports Center Foundation will be actively involved in soliciting tax deductible contributions from the Sussex County business community, individuals and families, Delaware foundations and governmental entities. The initial effort over the next year will seek capital gifts to help fund the construction of the fieldhouse.

It is expected that revenue generated from dues payments from the athletic clubs, several soccer and lacrosse tournaments, summer skills camps, and special events will not be sufficient to meet the maintenance and operational expenses of Sandhill Fields and Fieldhouse through 2024. However, the financing plan has included the creation of a reserve fund of \$500,000 to cover cost overruns during the construction phase and any operating losses incurred during the first few years of the operation.

SOURCE OF FUNDS	
Individuals/Families	\$3,200,000
Foundations/Business Community	\$ 300,000
Public Sources (County & State)	\$2,500,000
<b>TOTAL CASH SOURCES</b>	<b>\$6,000,000</b>

USE OF FUNDS	
Building	\$3,300,000
Sport Court	\$245,000
Turf	\$319,000
Netting	\$217,000
Sitework	\$949,000
Entry Support Structure	\$165,000
Design/Engineering	\$265,000
Permits/Fees	\$40,000
Contingency	\$500,000
<b>TOTAL USE OF FUNDS</b>	<b>\$6,000,000</b>



## SOURCES OF OPERATING REVENUE

Our revenue to pay for the annual staffing and maintenance expenses will come from

1. Fees charged to clubs who wish to contract for the usage of a number of our fields on specific days and times for practice and games, for the pickle ball courts for club member play on certain days and times, for schools who wish to have cross-country meets on selected dates
2. Numerous tournaments during the year
3. Scheduled events for picnics, outdoor receptions, etc. when the park will be closed to the public for a period of time.
4. Summer sports camps. We will charge modest fees for these events in exchange for closing the entire center or a portion thereof in exchange for guaranteed usage of the facilities at the specified times.

## PROJECT TIMELINE

2021			2022												
OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
	DESIGN AND ENGINEERING		PERMITTING			GROUND BREAKING	CONSTRUCTION								





## **HOW** CAN YOU HELP?

- Get your questions answered to your satisfaction.
- If convinced of the merit and the need, provide a generous donation.

*Thank you!*







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