

# Hagerstown Field House

## City of Hagerstown

### PROJECT DESCRIPTION:

A 114,000 square foot indoor recreation facility that includes two turf fields, four hard courts (expandable to six), fitness area, restaurant, kids' zone and other space to support operations. The facility will be constructed at the former Municipal Stadium site. The facility will serve the youth and young adults of our community with a secondary benefit of sports tourism, especially on weekends.

Through an extensive proposal process, the City selected and contracted with *Eastern Sports Management (ESM)* to be our private sector partner and to facilitate design, construction and operations. ESM operates several similar or larger facilities on the east coast and is developing other facilities in partnership with other cities.



CONCEPT DESIGN  
DECEMBER 07, 2021



### PROJECT BENEFITS & JUSTIFICATION:

ESM contracted with *Pinnacle Indoor Sports* to conduct the market analysis. They conducted extensive interviews with dozens of existing local sports and recreation stakeholders and user groups as well as a demographic analysis. They concluded the community interest is in place and the facility would be financially successful provided it was operated well and had limited debt service.

Copies of business plan, design concepts, financial projections and market feasibility are available upon request.



### DESIGN/CONSTRUCTION COST:

\$25,000,000

TASK	DESCRIPTION	STATUS	COST	FUNDING SOURCE
Market Feasibility	Victus Advisors	COMPLETED 2018	\$30,000	City of Hagerstown
Develop business plan, design concepts, financial projections and market feasibility	Phase I contract with ESM	COMPLETED FEBRUARY 2022	\$70,000	City of Hagerstown
Develop full site plans, 35% building plans, operating agreements and economic impact	Phase II contract with ESM	CONTRACTED AND COMPLETE BY SUMMER 2022	\$500,000	City of Hagerstown
Stadium Demolition	Prepare site for Field House	CONTRACTED AND COMPLETE BY SUMMER 2022	\$85,000	City of Hagerstown
Final Design and Construction	Phase III contract with ESM. Begin construction Fall 2023	OPEN FALL 2024	\$25,000,000	Funding Partners and the City of Hagerstown

**REQUEST:** *The City of Hagerstown is grateful for any financial support for this critical project to benefit the youth and families of our community.*

City of Hagerstown  
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