

2003 MARCH 13

TO: CITY MANAGER

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: SOUTHEAST SECONDARY SCHOOL ARTIFICIAL TURF SPORTS FIELD

PURPOSE: To request Council to authorize staff to negotiate an agreement between School District #41 and the City toward the construction and operation of an illuminated artificial turf sports field at the Southeast Secondary School site and to bring down a Capital Reserves Expenditure bylaw for the detailed design.

RECOMMENDATIONS:

1. THAT authorization be granted for staff to negotiate an agreement between School District #41 and the City toward the construction and operation of an illuminated artificial turf sports field at the Southeast Secondary School site.
2. THAT a Capital Reserves Expenditure bylaw be brought down in the amount of \$67,550 (including 7% GST) for the detailed design of the illuminated artificial turf sports field.

REPORT

At its meeting of 2003 March 12, the Parks, Recreation and Culture Commission received the above noted report and adopted the six recommendations contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

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Attachment

P:\DATA\COUNCIL\PK-SOUTHEAST SECONDARY SCHOOL ARTIFICIAL TURF SPORTS FIELD

cc: Director Finance
Director Planning and Building
City Solicitor

SUBJECT: SOUTHEAST SECONDARY SCHOOL ARTIFICIAL TURF SPORTS FIELD

RECOMMENDATIONS:

1. THAT Option #2 be approved as the preferred option for the construction of an illuminated artificial turf sports field and rock dust track at the Southeast Secondary School site.
2. THAT Council be requested to authorize staff to negotiate an agreement between School District #41 and the City toward the construction and operation of an illuminated artificial turf sports field at the Southeast Secondary School site.
3. THAT Commission approve the expenditure of \$65,000 (including net GST) from the 2003 Capital Budget for the detailed design of an illuminated artificial turf sports field at the Southeast Secondary School site.
4. THAT Council be requested to bring down a Capital Reserves Expenditure bylaw in the amount of \$67,550 (including 7% GST) for the detailed design of an illuminated artificial turf sports field at the Southeast Secondary School site.
5. THAT \$1,661,000 be included in the Commission's 2004 Capital Budget as a capital contribution toward the construction of an illuminated artificial turf sports field and City entry sign at the Southeast Secondary School site.
6. THAT a copy of this report be forwarded to Burnaby School District #41.

REPORT

BACKGROUND

In 2000 the City participated with Burnaby School District #41 in the acquisition of the former Telus site bounded by 10th Avenue, 18th Street and Griffiths Avenue, for the purpose of developing it jointly for a secondary school and for housing (Attachment #1). On 2001 May 02 Commission directed staff to initiate discussions with School District #41 toward constructing an artificial turf sports field on the Southeast Secondary School site in a partnership with the School District.

This report recommends the development of an illuminated artificial turf sports field as a joint project with School District #41 in conjunction with the construction of the Southeast Secondary School, and outlines a recommended Agreement between the City and the School District for the construction, operation and maintenance of the facility. An artificial turf field in this location will help meet the demand for field sports in the city and will benefit both school and community users year round.

LAYOUT AND DESIGN

On 2003 January 22, Commission approved the expenditure of \$15,000 from the 2003 Capital Budget to conduct a feasibility study of the proposed artificial turf sports field including geotechnical, electrical and civil engineering components, and to provide preliminary cost projections.

Two concepts were evaluated within the available space on the school site. One option consists of a stand alone artificial turf soccer field. The second option replicates the Cariboo Hill School Park model with a larger multi-use artificial turf field capable of supporting soccer, football, field hockey and rugby with a six lane rock dust jogging track at the perimeter. Both concepts will utilize a glare-reducing sports field lighting system to keep lighting concentrated on the field and reduce the spillage of light in the residential community.

Option #1 (Attachment #2)

Preliminary construction cost:	\$1,443,500
Annual operating cost:	\$8,000 (field maintenance)
	\$12,500 (Hydro costs & maintenance of luminaires)
	<u>\$5,800 (maintenance of washroom)</u>
	\$26,300

This option would include a standard-sized field with five metre safety zones, high-mast sports field lighting, a three metre asphalt service road to access the field lights, and a 1.2 metre perimeter fence. The facility would be used for soccer and field hockey.

Option #2 (Attachment #3)

Preliminary construction cost:	\$1,775,000
Annual operating costs:	\$10,000 (field & track maintenance)
	\$15,000 (Hydro costs & maintenance of luminaires)
	<u>\$6,000 (washroom maintenance)</u>
	\$31,000

This option includes the provision of an illuminated artificial turf field accommodating soccer, football, field hockey and rugby constructed within the inside perimeter of a six lane rock dust track. Service vehicles and pedestrians may use the fenced and gated track, thus negating the need for perimeter service path. This option provides more practice space for users and would benefit walkers and joggers from the emerging adjacent residential community.

This is the preferred and recommended option by both the Parks Department and the School District because it can accommodate four sport users instead of two, it creates the most flexible multi-use area and can provide the greatest amount of practise space, with three to four teams being able to practise at one time.

DEMAND

In 2003 there are 15,884 registered participants playing a variety of organized sports on Burnaby's playing fields. This represents a twenty-seven percent growth in participation from 1995, with a large proportion of that growth represented by girls and adult soccer and field hockey. This growth in participation is expected to continue particularly in youth and women's soccer. A similar growth is being experienced in field hockey. In addition to participation growth, historical length of seasons are expanding, which places increased demands on field use. For example, the season for soccer is fall and winter, but recently it also has considerable field time in the spring to conduct tryouts and play local and provincial playoff games. As softball and baseball use grass and all weather fields, soccer can only be accommodated on artificial turf for spring play. This creates conflict with other sports which consider spring use their prime season.

The versatility of artificial turf has proven itself over the past few years at Burnaby Lake Sports Complex - West and at Cariboo Hill School Park field. The fields are available for use day and night, seven days per week regardless of weather conditions.

The population growth in south Burnaby has resulted in an increase in participation in many youth sports, especially soccer, and our current field inventory cannot accommodate current demand. The addition of an artificial turf field will greatly enhance our ability to accommodate this demand.

PARKS DEPARTMENT / SCHOOL DISTRICT AGREEMENT

School District officials have supplied information on their offer regarding jointly sharing the cost of constructing and operating an artificial turf field at the Southeast School site. The School District offer is based upon the funding received from the Ministry of Education. For this school, School District #41 would receive \$240,000 for the development of a sports field. Burnaby School District #41 is prepared to contribute these funds towards the development of an artificial field.

During the development of Cariboo Hill School Park a six-hundred and fifty square foot stand-alone washroom building was constructed for the sport user groups at an approximate cost of \$130,500 plus services. At the Southeast High School, an opportunity exists to construct a similar sized washroom facility attached to the school at an estimated cost of \$85,100.

Since there are efficiencies gained by this approach the School District's net cash contribution to the field would be \$154,900.

It is noted that the contribution by the School District #41 remains the same in either option. A formal agreement would be developed on the proposed principles and division of responsibilities listed below.

School District:

- Provide the land for the field free of asphalt and soil contaminants.
- Relocate an existing sanitary sewer from under the proposed field.
- Construct an outdoor-accessed washroom facility to City standards and provide ongoing building maintenance exclusive of janitorial service.
- Contribute \$154,900 toward the construction of the artificial field.
- Contribute \$5,000 annually to the City for the maintenance of the field, representing one-half of the estimated annual costs.
- Allow evening and weekend use of the adjacent lit parking lot for community sports groups.
- School District has full use of the field from 7:00 a.m. to 5:30 p.m. on school days.

Parks Department:

- Complete the design and tender documents for the artificial field.
- Manage the tendering process and construction contract administration of the artificial field.
- Contribute the remaining funds required to construct and maintain the artificial field.
- Provide, maintain and pay all Hydro charges for sports field lighting.
- Provide all janitorial service for the sports field washroom.
- City to have exclusive right to schedule use of the field from 5:30 p.m to 11:00 p.m. weekday evenings, and from 7:00 a.m. to 10:00 p.m. on weekends and holidays.

The agreement will be in effect for the life of the artificial field surface (approximately 10 years). The eventual replacement of the field surface should be decided by future Council and School Boards at such time as warranted.

SCHEDULE

Upon approval of this report, and the signing of a formal Agreement with School District #41, City staff will proceed with detailed engineering designs and the preparation of a tender package in 2003. As well, staff will administer the field construction contract in early 2004. The field will be ready for play when the school opens in September 2004.

A public hearing regarding the rezoning of the site for school use is scheduled for 2003 April 29th. Construction of the school structure is planned to commence in summer 2003, once all approvals are in place.

GATEWAY

Due to the high profile character of the Griffiths and 10th Avenue intersection on Burnaby's border, a gateway feature is proposed that will consist of an illuminated Burnaby gateway sign within ornamental landscaping. The School District is willing to grant permission to use approximately forty square metres of their land within the Griffiths Avenue setback area for this purpose without cost. It is estimated the illuminated sign and landscaping will cost \$40,000 to construct, and will require \$5,000 in annual operating and maintenance funds.

FINANCING

The design of the artificial turf sports field is included in the 2003 Capital Budget. Sufficient Capital Reserves are available under the Major Parks component of the 2003-2007 Provisional Capital Program to undertake this work. Upon Commission approval, Council will be requested to bring down a Capital Expenditure bylaw in the amount of \$67,550 (including 7% GST) to finance the design component of this project.

Commission is also requested to approve the inclusion of \$1,661,000 in the 2004 Capital Budget to finance the construction of the artificial field (\$1,621,000) and gateway feature sign (\$40,000). Upon approval, this 2004 component will be added on to the 2003-2007 Annual Capital Program. A review of the Commission's current 2004 Capital Budget priorities as well as an increase in the budget allocation beyond the current repayable amount of \$1.13 million in the 2004 Major Capital Budget will be required in order to complete this project.

The annual operating and maintenance costs of the preferred Option #2 are estimated to be \$36,000 which includes maintenance of the field, track and lights, Hydro charges, janitorial service for the washroom, and the gateway sign and planting bed. After the annual contribution from the School District of \$5,000 the net operating cost increase will be \$31,000.

Through the development of a new facility, the School District is able to supply the land, a washroom facility, shared parking, a capital contribution of \$154,900, and an annual operating contribution of \$5,000 towards this project. By comparison, the School District supplied only the land and shared parking for the Cariboo Hill School Park artificial turf sports field completed in late 2000.

CONCLUSION

The development of the Southeast Secondary School provides an opportunity to help meet the community and school needs for sports field facilities. Through this co-operative venture, the School District will make the land available, provide use of parking and washroom facilities, and contribute to the City's overall capital development and operating costs. In turn, higher quality playing fields can be provided for the benefit of students and community sports groups. An increase in the complement of fields will not only help meet increasing demands for field sports facilities, but will also allow a restructuring of the current field allotments to ensure improved equity of access among all user groups.

The net increase in annual operating costs are estimated to be \$31,000. These costs have been included in the five-year financial plan as a new operational requirement. Increases to cover maintenance costs will be requested in the 2004 / 2005 Provisional Budget.

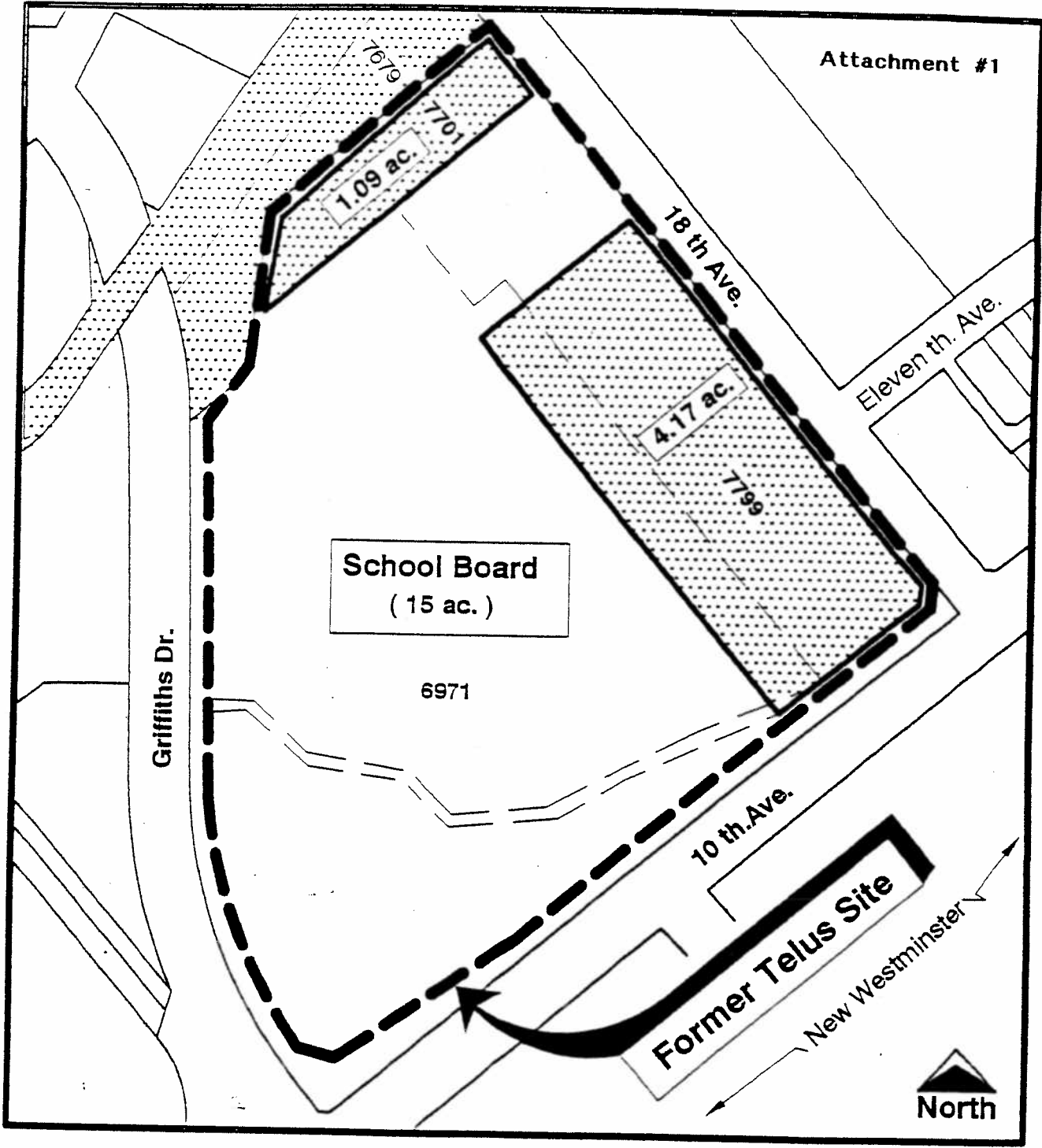
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Attachments (3)

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cc: Director Finance
Director Planning and Building
City Solicitor
School District #41

Attachment #1



Planning And Building Department

Scale: 1 = 2500

Drawn By: J.P.C.

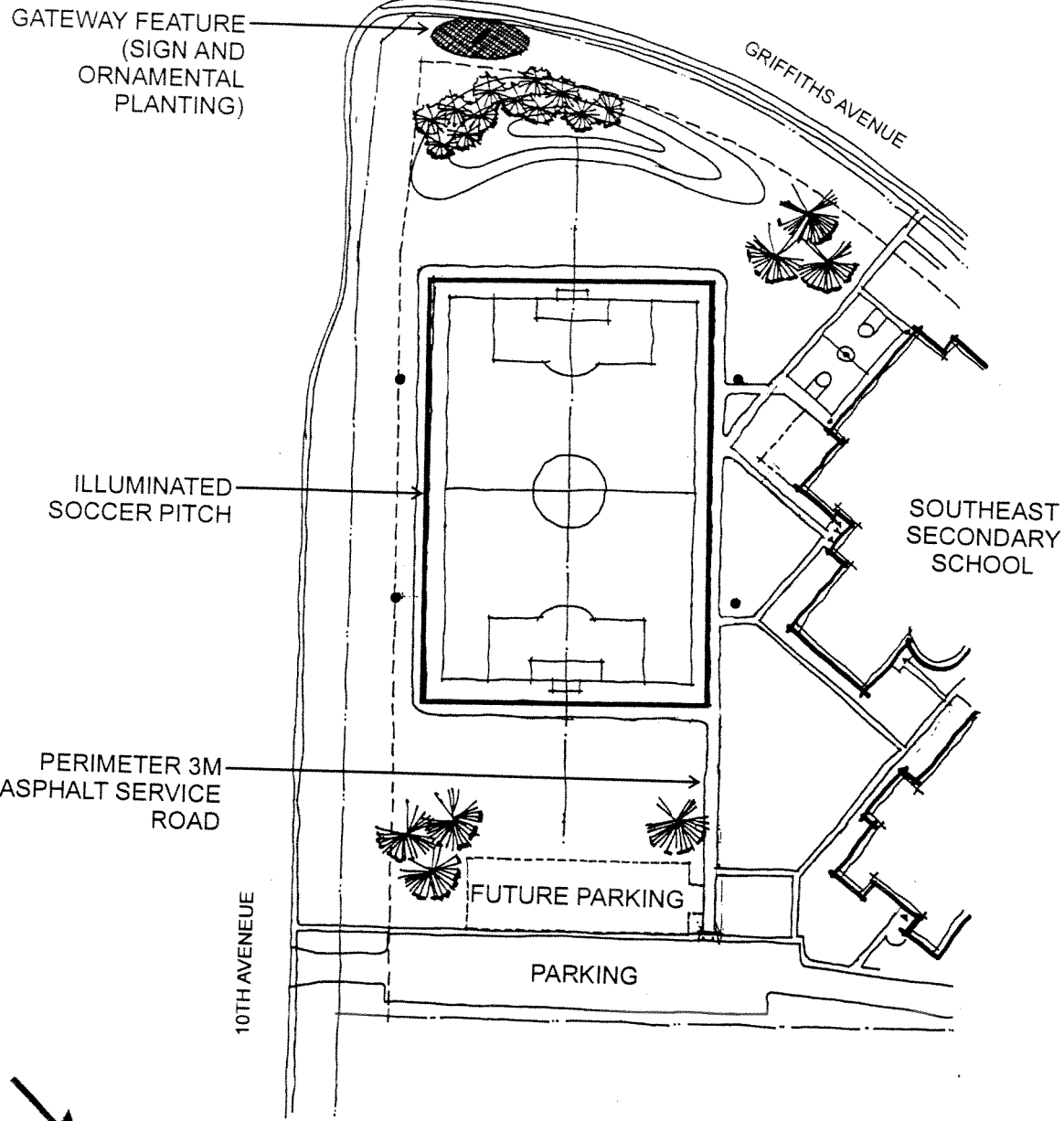
Date: Feb. 2001

School Board and City Acquisitions
Following Reconfiguration
Edmonds Town Centre



City Property

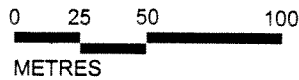
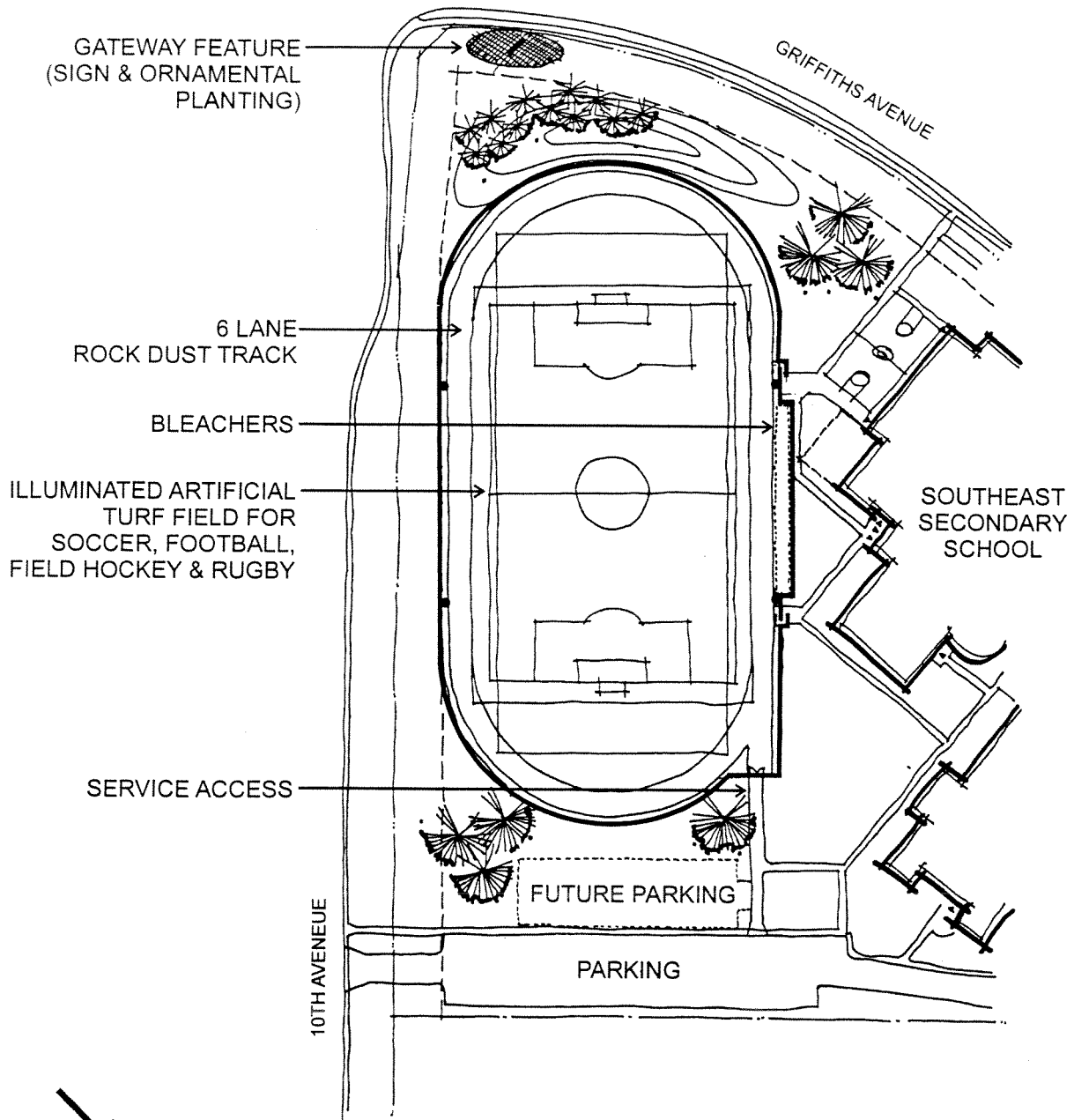
Sketch #1



*Southeast Secondary School
Illuminated Artificial Turf Field
Option #1*

park planning & design
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Drawing: OP
Date: 03/02/27
Scale: NTS
Drawn: MB



park planning & design
C:\data\core\se school #2



*Southeast Secondary School
Illuminated Artificial Turf Field
Option #2*

Drawing: OP
Date: 03/02/27
Scale: NTS
Drawn: MB