

Artificial Turf Field

Site Confirmation

November 21, 2017

RESORT MUNICIPALITY OF WHISTLER

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Purpose and Recommendation

- To confirm a location for the artificial turf field
- *That Council confirm Bayly Park as the location of the artificial turf field.*

Agenda

- **Previous Work**
 - ✓ 2015 indoor multi-purpose field based recreation facility
 - ✓ 2016 Needs assessment
 - ✓ 2017 Council Project Update Report No. 17-017
- **Recent Work**
 - ✓ Geotechnical feasibility
 - ✓ Park and Neighbourhood considerations
 - ✓ Crumb rubber health and recycling
 - ✓ Updated capital and operating budget estimates
 - ✓ External funding opportunities
- **Policy Considerations**
- **Municipal Budget Considerations**
- **Community Engagement and Consultation**
- **Questions**

Previous Work

- 2015 Multi Use Recreation Facility Investigative Study
 - ✓ Explore indoor facility
 - ✓ Lead to exploration of an outdoor artificial turf facility
 - ✓ Includes order of magnitude budget estimates
 - Capital \$3.2m + site development costs
 - Operating \$33,000/year + turf replacement costs
 - User Fees \$30/\$60/hr Youth/Adult Lower Mainland
 - ✓ Presented to Council at December 1, 2015 Committee of Whole

Previous Work

- 2016 Needs Assessment

- ✓ Validate assumptions
- ✓ Inform the RMOW of the need for a facility
- ✓ Confirm the type of facility required to meet these needs, or if these needs can be satisfied another way
- ✓ Understand potential opportunities and issues
- ✓ Inform decision making

- ✓ Presented to Council at December 6, 2016 Committee of Whole

Previous Work

- Appendix “A”

- ✓ 2017 Council Project Update Report No. 17-017

- Needs assessment summary and key findings

- Require additional hours in current season
 - Require earlier season start and later finish
 - Additional hours required to address existing demand, booking conflicts, cancelled programs, relocated programs, out of town ‘home’ games, unmet demand and future growth
 - Require event weather certainty
 - Need to protect natural grass fields for long term use
 - Artificial turf can address these needs and protect natural grass fields, existing and new grass fields cannot

Previous Work

- Appendix “A”

- ✓ 2017 Council Project Update Report No. 17-017

- Artificial turf health and recycling considerations
- Site suitability analysis
- Capital budget estimates
 - Between \$2,730,000 and \$6,500,000 for the seven development options at six different sites
 - Average of \$4,153,000
 - Bayly Park least cost option \$2,730,000
- Operating Budget Estimates
- External funding opportunities

Outcomes

- Council Budget Approval
 - ✓ Included \$4,153,000 in 5 Year Financial Plan 2017-2021
- Outstanding decisions
 - ✓ Confirm geotechnical feasibility of Bayly Park site
 - ✓ Confirm budget for Bayly Park site
 - ✓ Confirm artificial turf field location

Previous Work

- Bayly Park Site

- ✓ 2008 Bayly Park Master Plan envisioned two fields
- ✓ 2012 Park Development Plan envisioned two fields



2008 Park Master Plan



2012 Park Development Plan

Previous Work

- Bayly Park Site

- ✓ Appendix “A”
- ✓ Least cost
- ✓ Geotechnical concerns being overtop of former municipal landfill and potential for differential settlement
- ✓ Site suitability analysis – Appendix “A”
 - Bayly Park a favourable site

CRITERIA	H.S.	MEADOW	SPRUCE	MYRTLE	CHEAK	BAYLY
Land Ownership	B	A	A	B	B	A
Land Purchase Required	A	A	A	A	B	A
Site Centrality & Highway Traffic	B	B	A	A	C	C
Neighbourhood Traffic Impact	B	B	B	B	B	B
Parking Availability	C	A	A	C	B	A
Illumination Impart	B	B	B	B	A	B
Noise Impact	A	A	B	A	A	A
Physical Site Fit	A	A	A	A	A	A
Existing Site Synergies	A	A	A	A	B	A
Future Devel / Expan Potential	B	C	C	A	A	C
Adds to Soccer Field Inventory	C	A	A	C	A	C
Displace Other Uses	A	C	C	B	A	A
Site Safety/Security	B	A	A	C	A	A
Daytime School Use Conflict	C	A	A	C	A	A
Tree/Habitat Loss	A	A	B	A	A	A
Riparian Encroachment	B	A	A	A	A	A
Snowfall, early season use	C	B	B	B	A	A
Utility Services Connection	C	A	A	B	C	A
Maintenance Risk	A	A	A	A	A	C
Extraordinary Devel Cost	B	A	A	A	C	A

Recent Work

- Bayly Park Site

- ✓ Confirm it is feasible to construct an artificial turf field with illumination at the gravel field site at Bayly Park
- ✓ Need to recognize
 - Construction requires a different approach than typical sites
 - Quite likely that localized settlement repairs will be periodically necessary
 - Frequency and scope of repairs is not predictable, but should be budgeted for
 - Regular monitoring for differential settlement

Recent Work

- Park and Neighbourhood Considerations

- ✓ Two fields in 2008 and 2012 Plans
- ✓ Elements in Appendix “A” Site Suitability Analysis
- ✓ Vehicle Parking
 - Parking a sensitive neighbourhood issue
 - Existing gravel parking lot 60 vehicles design capacity
 - Bayly Park, Whistler Sport Legacies, residents
 - Additional and new users
 - Artificial turf field
 - New residential housing
 - Monitor parking lot use of the parking lot
 - Future improvements may be considered
 - Expansion relatively straightforward
 - Asphalt surfacing improve parking capacity by 20-30 per cent without physical expansion
 - Funds for possible parking improvements not included within the budget estimates provided

Recent Work

- Park and Neighbourhood Considerations
 - ✓ Dog off leash area
 - Field will provide a potable water service to off leash area
 - Otherwise not impacted by the field
 - ✓ Ancillary elements
 - Design protects space for two possible future elements by others
 - Soccer warm up area
 - 100 metre sprint track (Whistler Sport Legacies)
 - Inclusion would require adjustments to existing park path and entrance to dog off leash area

Recent Work

- Health Concerns Crumb Rubber Infill

- ✓ Appendix “C”

- Vancouver Coastal Health letter, October 2017

- *“Serious health risks including cancer are not increased from playing on artificial turf with crumb rubber infill.”*

- ✓ Funds for an alternative infill product carried within capital budget estimate

- ✓ Decision on type of infill product?

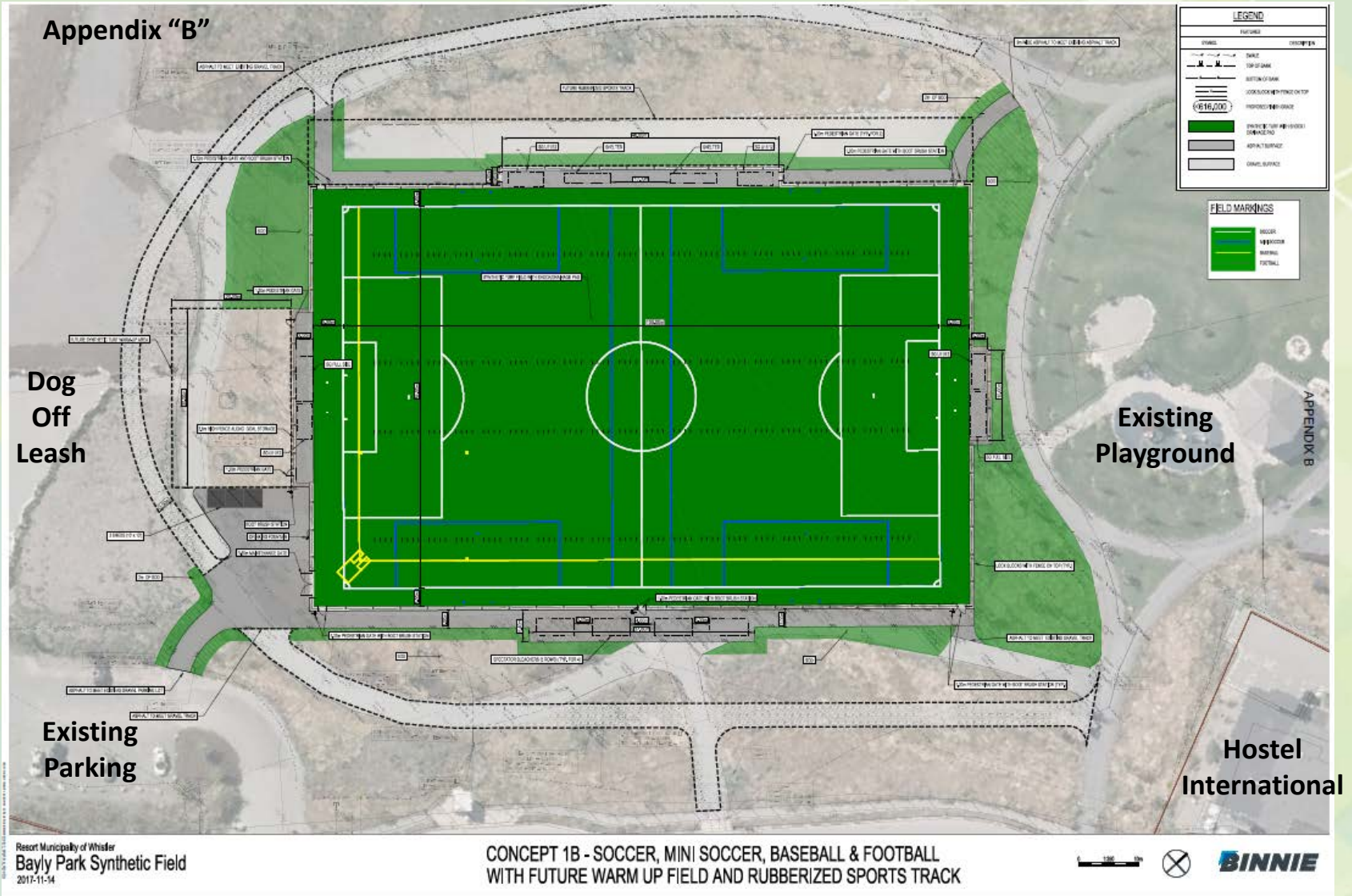
- Made by Council at the time of construction tender award

- Council will be provided with detailed information and costs for a range of alternative products in order to make an informed decision

Recent Work

- Updated Capital Budget Estimate
 - ✓ \$2,715,000 includes
 - Modified construction approach overtop landfill
 - Full size field, multi sport lines, goals
 - Alternative field infill product
 - Fencing
 - LED illumination
 - Potable water service
 - Modest landscaping
 - 20% Contingency
 - Professional fees

Recent Work – Preliminary Site Plan



Recent Work

- Operating Budget Estimate

- ✓ \$25,000 to \$35,000 per year (non LED illumination)
 - Include hydro costs
 - Benchmarks
 - Natural grass field currently \$20,000/year
 - MPSC arena \$600,000/year
- ✓ Increased operating cost at Bayly Park
 - Periodic settlement repair
 - Not necessarily on an annual basis
- ✓ User Fees
 - Expectation from all groups to pay to use facility
 - Lower Mainland average including hydro for non LED illumination
 - \$30/hour youth
 - \$60/hour adult
 - Charging youth groups would require an amendment to Council Policy I-06
- ✓ Break Even Projections
 - 500 hours youth x \$30/hr \$15,000
 - 300 hours adult x \$60/hr \$18,000
 - \$33,000
- ✓ Use of LED lights would reduce operating costs by approx. 50%

Recent Work

- Lifecycle Costs

- ✓ Typical Lower Mainland 10 to 15 years
 - Thought to be longer in Whistler due to less intense use and reduced UV impact
- ✓ \$800,000/10-15 years
 - Includes re-levelling
- ✓ MPSC Benchmarks
 - Ice Resurfacers \$250,000/10 years
 - Pool filtration and pump \$400,000/20 years
 - Building envelope, HVAC, finishes, boards, etc. ongoing
- ✓ Current municipal practice is to carry lifecycle replacement costs within the capital budget process
 - Capital and Operating estimates above exclude lifecycle replacement

Recent Work

- External Funding Opportunities

- ✓ UBCM's Gas tax

- June 2017 application for 100% funding
- Announcements expected January 2018
- Awarded funds used to offset capital costs as opposed to leveraging or expanding scope

- ✓ Anecdotal interest

- Whistler Blackcomb Foundation
- Artificial turf suppliers
- Local contractors
- Local soccer community

- ✓ Site confirmation improves certainty

Policy Considerations

- W2020

- ✓ Toward

- Built environment
- Natural Areas
- Partnerships
- Recreation and Leisure
- Resident Affordability
- Water

- ✓ Away

- Built Environment
- Materials and Solid Waste

- Brownfield site
- Shared operating costs
- Extended season
- Diversify scope of recreational offerings
- Relatively affordable program activity
- Does not require irrigation or fertilizer

- Turf is essentially plastic
 - » Recyclable
 - » Potential for adaptive re use
- Illumination
 - » Light directed away from neighbourhood
 - » Less than Spruce Grove ball fields
- Infill harvested and reused

Policy Considerations

- Recreation and Leisure Master Plan

- ✓ *“With relevant partners explore opportunities and feasibility to develop an indoor multi-sport publically accessible facility.*
- ✓ *Develop an additional grass or artificial turf rectangular field to reduce unsustainable wear on existing fields and meet growing demand.*
- ✓ *Continue to facilitate third-party sport training programs and lessons.”*

Budget Considerations

- Draft 2018 – 2022 Five Year Financial Plan

ITEM	2018
Construction	\$2,162,500
Contingency	\$432,500
Professional Fees	<u>\$120,000</u>
TOTAL BUDGET	\$2,715,000

General Capital Reserves

- ✓ 2015 - 2017 Budget \$310,000
- ✓ 2015 – 2017 Actual to date \$139,300

Community Engagement & Consultation

- 2008 Bayly Park Master Plan
- 2012 Bayly Park Development Plan
- Recreation and Leisure Master Plan
 - ✓ Engagement Phase
- Stakeholders
 - ✓ WYSC, Adult Soccer, Co Ed Soccer, Women's Soccer
 - ✓ Football, Ultimate, V-Ball, Rugby
 - ✓ Whistler Slo Pitch, S2S Baseball
 - ✓ SD48, WSL
- Interviews
 - ✓ Pemberton Soccer
 - ✓ District of Squamish
 - ✓ Whistler Secondary Community School
- Questionnaire, meetings, other follow up
- Whistler Blackcomb Foundation
 - ✓ December 8, 2016

Community Engagement & Consultation

- Recreation and Leisure Advisory Committee

- ✓ *“To provide an objective view in the public interest and to give impartial and informed higher level advice to municipal staff and Council on matters related to the provision and delivery of indoor and outdoor recreation and leisure opportunities, services and issues.”*
 - October 9, 2014 Minutes
 - *“Priority 1. Large indoor recreation facility feasibility and scoping study. “*
 - October 8, 2015 Resolution
 - *“That Recreation Leisure Advisory Committee, in consideration of the municipal budget process recommends four priorities - **address indoor/outdoor sport fields**; support park ranger program, improve upon dog issues in the community; and support reinvestment in the Meadow Park Sports Centre.”*
 - November 24, 2016 Resolution
 - ***That** RLAC support the expenditure of funds to complete more detailed analysis [of the artificial turf field sites] as outlined in Phase III, with outlook of construction in 2018.*
 - January 12, 2017 Minutes
 - *Agreed top Committee priorities were artificial turf, water access, an integrated comprehensive dog management strategy, ongoing reinvestment in MPSC.*
 - November 9, 2017 Draft resolution
 - ***That** Recreation Leisure Advisory Committee support a multi-sport artificial turf field at the Bayly Park site....”*

Community Engagement & Consultation

- Committee of the Whole
 - ✓ December 1, 2015
 - ✓ December 6, 2016
- Council
 - ✓ March 7, 2017

Summary

- Reviews extensive and detailed work to date
- Demonstrates considerable public engagement
- Confirms the Bayly Park site to be geotechnically feasible
- Provides a reduced capital budget estimate of \$2,715,000
- Provides our health authority's statement regarding crumb rubber infill

Recommendation

- *That Council confirm Bayly Park as the location of the artificial turf field.*