



TO: GENERAL COMMITTEE

SUBJECT: WATERFRONT (ALLANDALE STATION PARK) MULTI-USE SPORTS FIELD AND SEA CADETS PARADE GROUND

WARD: 8

PREPARED BY AND KEY CONTACT: W. LOEVENMARK, BLA, LANDSCAPE ARCHITECTURAL PLANNER, EXT. 4743

SUBMITTED BY: K. BRADLEY, MLA, MANAGER OF PARKS PLANNING

EXECUTIVE DIRECTOR APPROVAL: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the “Premium Synthetic Turf Multi-Use Sports Field Concept” in Allandale Station Park be approved to guide the planning, design and construction of the multi-use sports field and associated amenities as per Appendix “A”.
2. That funding in the amount of \$4,622,777.00 be approved for the implementation of the “Premium Synthetic Turf Multi-Use Sports Field Concept” with half of the funding sourced from the Tax Capital Reserve and half of the funding sourced from the Cash-in-Lieu Parkland Reserve.
3. That \$37,122.00 be included in the 2025 Business Plan Operating Budget for future annual maintenance for a parade ground and synthetic turf multi-use sports field in Allandale Station Park.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this Staff Report is to report back to General Committee on the cost and location of a parade ground and youth multi-use sports field east of Military Heritage Park, including options related to natural versus artificial (synthetic) turf for the field and amenities such as lighting, benches, site furnishings and parking.
5. On October 4, 2023, City Council adopted motion 23-G-206 regarding SEA CADETS FACILITY RELOCATION OPTIONS AND YOUTH SPORT CONSULTATION as follows:

“That staff in the Corporate Facilities Department be directed to develop a plan, in consultation with the Sea Cadets and the Navy League of Canada, to relocate the Navy cadets to a new building east of Military Heritage Park including a parade ground and multi-use outdoor space and report back to the Infrastructure and Community Investment Committee.
6. On October 4, 2023, City Council adopted motion 23-G-207 regarding DEFERRED BY MOTION 23-G-152 BY INFRASTRUCTURE AND COMMUNITY INVESTMENT COMMITTEE ON MAY 31, 2023 – WATERFRONT STRATEGIC PLAN UPDATE as follows:

“That staff be directed to develop a waterfront tree capital project with the objective of planting 1,000 trees along the waterfront over the next 10 years starting in 2024 funded from the ecological tax off setting reserve, with the program to be detailed in the 2024 business plan and budget;

That staff in the Development Service and Operations Departments work with the Rotary Club of Barrie-Huronia to develop a suitable plan and location for the planting of native eastern red bud trees along the south shore of Kempenfelt Bay;”

ANALYSIS

7. Staff were directed to explore the potential to locate a multi-use sports field in Allandale Station Park with the capacity to host a parade ground. A Design Concept and its associated costs are discussed below under **Concept Development**.

Policy and Site Context

8. Allandale Station Park serves as the southern gateway to Barrie’s core waterfront area at the head of Kempenfelt Bay, featuring the start of the Waterfront Heritage Trail which extends 6.1 kilometres around the bay. The park sits on a wooded plateau elevated above the water line.
9. A Zoning review shows that the development of a multi-use sports field in Allandale Station Park is permitted. The park is designated Open Space (OS) under Section 9.0 of current Zoning By-law 2009-141, which permits the development of playing (sports) fields. Applicable accessory uses permitted in OS zoning include bleachers, a club house, concession stand, refreshment pavilion or booth. Parking is also permitted within OS Zoning in the following surface types; stable surfaces (Portland cement, asphaltic binder, or paving stones), granular and permeable parking surfaces are permitted in OS zoning. Parking supply is determined by industry best practices for standards for sports fields and varies by sport. A paved asphalt 35-stall parking lot is proposed for the multi-use sports field.
10. The City’s [Official Plan 2051](#) (December 2023), Schedule 1, identifies Allandale Station Park as Green Space. The Official Plan, Schedule 3, categorizes Allandale Station Park with both Environmental Protection Area (EPA) Level 2 and 3 areas. EPA Level 2 (p114, 5.4.2.2) represents the higher rating and involves resources representing significant components of the entire Natural Heritage System with a high level of protection. The applicable features and function of these areas include significant wildlife habitat, minimum vegetation protection zones, connectivity linkages and woodlands. EPA Level 2 recommends that proposed development or site alteration must demonstrate that there will be no negative impacts on the natural features or their ecological functions through an environmental impact study. A review can be prepared internally by the City’s Terrestrial Ecologist.
11. The 2023 Waterfront Strategic Plan includes several recommendations to protect the existing remnant woodlot in Allandale Station Park. Development in this location would proceed under the Council-approved Ecological Offsetting Policy to replant all proposed tree and vegetation removals in the area adjacent to the project to remain consistent with following excerpts:
 - a) Page 25 recommends that “Urban forest remnants remain in Allandale Station Park, Gables Park, and Tyndale Park”.
 - b) Goal 4: Restorative
 - i) Action 4.1: Retain and protect environmental features, including the Kempenfelt Bay shoreline (plus a 30 m buffer where feasible) and the remnant deciduous forest communities associated with the former Lake Algonquin shoreline.

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- ii) Action 4.3: Protect and enhance wildlife habitat and enhance biodiversity in naturalized areas along the shoreline.
 - iii) Action 4.4: Design heavily frequented areas along the waterfront to minimize negative impacts to the ecology.
- c) Page 62 "Support the City of Barrie's Bee City pollinator initiatives through the increased provision of naturalized areas in Activity Centres and identification of opportunities for pollinator gardens in waterfront parks. Currently, Allandale Station Park includes a pollinator meadow—this should be maintained and enhanced to continue to contribute to the program." Barrie is a BEE City and Bird Friendly City, which signifies Barrie's commitment to pollinator conservation and bird protection.
12. The Lake Simcoe Region Conservation Authority Regulated Area crosses the top portion of the proposed project. A permit is required to obtain approvals and comply with any required mitigation measures to meet the intent of the Lake Simcoe Protection Plan and LSRCA Regulation Implementation Guidelines (Ontario Regulation 179/06).
 13. A Stage 2 Archaeological Assessment is required for development in Allandale Station Park. Stage 2 involves the physical assessment of a property to determine if archaeological resources are present. If archaeological sites are found, they may not require any further work beyond Stage 2 documentation. Footings required to develop a multi-use field and associated amenities (such as bleachers) are not expected to conflict with any archaeological preservation if the limitations remain consistent with the findings of the adjacent Military Heritage Park area.
 14. A stand of Vimy Ridge Oak Trees was planted in Allandale Station Park in 2017 to commemorate the 100th anniversary of the Battle of Vimy Ridge. The young trees are descendants of acorns gathered after the battle and are significant to the Military Heritage Park. The trees can be relocated closer to the Military Heritage Park to accommodate a proposed multi-use field.
 15. Existing washroom amenities are available at the Southshore Centre, approximately 450 metres away on the recreational trail. The washrooms have potable water, are open all year round and are accessible.
 16. The existing Waterfront Heritage Trail is an asphalt multi-use path that passes through the north end of Allandale Station Park and provides an active transportation connection around the waterfront and to Barrie's broader cycling network. The Trail provides an accessible surface linking to the Southshore Centre washrooms on the west side of Allandale Station Park and a parking lot on the east side at White Oaks Drive. Interpretive Station 1 of the Waterfront Heritage Trail borders both sides of the pathway in Allandale Station Park and can be accommodated within the siting of a proposed multi-use field if no relocation of the existing trail is required. If relocation is required, Station 1 would be included for relocation as a project cost.
 17. Motion 23-G-207 noted above directs staff to identify locations for native eastern Redbud trees along the south shore of Kempenfelt Bay. The recreational path section through Allandale Station Park is one of the few areas on the main area of the south shore that is sheltered by trees on both sides, which would allow wind protection for sensitive Redbud trees. Careful siting of a proposed multi-use field would be required to preserve the existing width of the trail corridor to allow Redbud tree planting. Based on the initial conversation with the Rotary Club of Barrie-Huron on April 10, 2024, there may be an interest in implementing the Redbud trees within the design of this project. Staff and the Rotary Club of Barrie-Huron have committed to meeting to discuss this initiative further to approval of this multi-use field project.

Concept Development

18. The following design elements were considered in the development of the sport field size and placement:
 - a) **Field Dimensions:** Multi-use field dimensions and design options recommended by sport governing bodies, including the maximum (premium) senior level field dimensions and the minimum senior level field dimensions for lacrosse, football, rugby, soccer, and a premium multi-use field.
 - b) **Fencing:** Backstop fencing is strongly recommended where fields are constructed within twenty (20) metres of a road right-of-way, such as Lakeshore Drive and where full controlled access is required.
 - c) **Environmental & Cultural Impacts:** The impact on the environmental and cultural conditions in Allandale Station Park and the regulatory requirements to be met, including archaeological sensitivity, Barrie's Ecological Offsetting Policy and Lake Simcoe Region Conservation Authority permits.
 - d) **Field Layout:** The ability to position the field in the preferred north-south alignment in the context of available developable space.
 - e) **Servicing:** The ability to bring in electrical and water servicing.
 - f) **Site Context:** The impact on adjacent residents.
 - g) **Washrooms:** Distance to Washroom Facilities at the Southshore Community Centre.
 - h) **Parking:** The extent of parking required to support the proposed multi-use field.
 - i) **Maintenance Requirements:** Please refer to items 19 and 20 below.
19. A new sports field could be installed as a natural surface or a synthetic turf surface. The City of Barrie does not currently have any outdoor synthetic turf fields, although the 2010 Parks and Recreation Strategic Master Plan does recommend that a pilot project be implemented. Synthetic turf has various advantages and disadvantages when compared to natural turf, but is primarily known for its ability to extend the playing season into the shoulder months and offer an accessible, consistent surface regardless of environmental conditions, as shown in the table below:

Advantages and Disadvantages of Natural Versus Synthetic Fields

NATURAL TURF SPORTS FIELD		SYNTHETIC TURF SPORTS FIELD	
Advantages	Disadvantages	Advantages	Disadvantages
Natural feel reduces risk of injuries	Weather dependence	All-Weather Use	Higher risk of abrasions, less traction, less shock absorption
O2 production, CO2 absorption, regulate temperature, absorb rainfall	Constant wear & tear Impacts, down time for field repair	Longevity, Durability	Infill materials (rubber & sand) concerns for toxicity or allergens
Lower Replacement Costs	Requires regular time-consuming maintenance and irrigation	Low maintenance costs in time and resources	High initial cost and replacement cost
Renewable resource - no Landfill impact	Less accessible than synthetic	Conserves water	Heat retention
	Overuse reduces playability	Longer Season	
	Shorter play season	Versatile, consistent play surface	

20. Research with external consultants, vendors and online resources was used to obtain comparison data and approximate maintenance costs provided in the table below:

Natural Versus Synthetic Turf Field Maintenance Costs Comparison

Item	Frequency	Premium Natural Turf Field	Synthetic Turf Field
Mow (#/season)	56	\$ 7,398.29	\$ -
Aerate (#/season)	3	\$ 750.00	\$ -
Fertilize (#/season)	6	\$ 2,284.79	\$ -
Overseed (#/season)	2	\$ 1,670.48	\$ -
Irrigate (#/season)	28	\$ 10,702.50	\$ -
Lighting Hydro		\$ 1,500.00	\$ 3,000.00



Item (continued)	Frequency	Premium Natural Turf Field	Synthetic Turf Field
Specialized Cleaner/Disinfectant Materials		\$ -	\$ 1,000.00
Specialized Contracted Annual Deep Grooming & Cleaning		\$ -	\$ 5,000.00
Athletic Facility Operation & Maintenance		\$ 16,000.00	\$ 19,780.00
Snow Removal	1 month	\$ -	\$ 500.00
Administrative Overhead Cost (15% of Operational Cost)			\$ 4,842.00
Total Cost/Field /Year		\$ 40,306.06	\$ 28,780.00
Administrative Overhead Cost (15% of Operational Cost)		\$ 6,045.91	\$ 4,392.00
FINAL TOTAL		\$ 49,801.97	\$ 37,122.00

21. A parade ground is also required to be hosted on the multi-use field, as per motion 23-G-206. Parade Grounds require level, durable outdoor spaces for ceremonies, performances, or competitions and usually require a tiered seating area as standard equipment to allow spectators to view the action. Parade Grounds benefit from specific amenities such as lighting and sound systems. The synthetic turf would provide the accessible, extended-season surface required for parade ground use.
22. To maximize the value of the synthetic turf, lighting is required on the shoulder season to extend playing times. To achieve the objectives of a low maintenance facility that can host an intensive use schedule on an extended season to accommodate all sport types, the preferred multi-use sports field concept would include both synthetic turf and lighting.

Final Concept

23. A **“Premium Multi-Use Synthetic Turf Sports Field”** provides the design standards required for the most flexible senior level multi-use sports field. Please refer to Appendix “A” for a concept image. The table below outlines the rationale for the proposed design components for the premium multi-use sports field:

Premium Synthetic Turf Multi-Use Sports Field		
Design Components	Premium Version	Rationale
Dimension w/ Perimeter Fencing, player, and spectator seating	174 x 120 m	Larger field meets sport governing body size recommendations. Dimensions include the fencing and seating. Will accommodate future sport development for players.
Field Surfacing	Synthetic Turf	Recommended for extended, intensive use. Recommended for Parade Ground use. Reduces environmental footprint by removing irrigation and fertilizer.
Lighting/Electrical Service	Required	Delivers shoulder season and extended hours function in a safe and enjoyable facility for players and spectators, recommended for any field with synthetic turf. Offers greater programming flexibility and ability to maximize potential revenues.
Parking Lot	35 Spaces	Parking recommended to support sports and enhance accessibility. Opportunity to expand to 70 spaces.
Enhanced Fencing (Backstop)	Yes	Delivers secure, controlled access as a standard requirement for synthetic turf to protect the asset from vandalism impacts and regulate use. Required for limited setback to Lakeshore Drive due to premium size. Enhances safety of adjacent trail users.
Pathway Connections	Paved (Asphalt)	Recommended.
Water Bottle Fill Station	Yes	Maintains City athletic facility standard (i.e. Painswick Park) as a standard provision.
Player Seating/Team Area	Yes	Recommended standard athletic field amenity.
Tiered Spectator Seating	Yes	Highly recommended synthetic turf standard amenity. Parade Ground requires tiered seating. Benches are optional. Shaded Spectator Seating is optional.
Digital Scoreboard	Yes	Standard inclusion for athletic fields of this nature, supports future level of competitive play (i.e. Barrie Community Sports Centre). Recommended for fields with synthetic turf.
Access to Washroom/Changeroom	Yes	Southshore C.C. (450m).

24. It is important to note that any site parking provided in Allandale Station Park will be a paid parking lot in compliance with the 2020 Parking Strategy. This parking lot will be available for use by all visitors to the waterfront (whether sports, Sea Cadets or recreational, etc.) on a first-come, first-

serve basis. Anyone who is not a Barrie resident will need to pay for parking. This location also has the ability expand the proposed amount of parking in the future to 70 spaces. There is the ability to work with Parking for parking permits as events are being organized if desired.

- 25. The total cost to proceed with the **Premium Synthetic Turf Multi-Use Sports Field Concept** is estimated at \$4,622,777.00. This includes the new synthetic turf, associated site work, project soft costs, contingency, hard and soft construction costs, and provisional items. Please refer to the Financial section below for a detailed project cost table.
- 26. The cost to replace the synthetic turf in the sports field in current dollars is \$1,339,800.00, which includes synthetic turf, shock pad and line markings.

Project Delivery Method

- 27. A Design-Build approach would allow for an expedited project delivery timeline. Design-build projects involve designers and builders under one contract. This would permit project phases to occur concurrently, minimizing budget and schedule risk and allowing long-lead items (e.g. lighting components) to be ordered during the design phase at 2024 market rates, instead of 2025 rates. Comparatively, the Design-Bid-Build approach involves designers and builders working under separate sequential contracts and phases and subsequently requiring additional time for respective tender and award processes. Staff have experience managing multiple successful Design-Build projects, including Meridian Place and the Painswick Park Redevelopment.
- 28. From the date of project approval by Council to project completion, the proposed **Premium Synthetic Turf Multi-Use Sports Field** project requires a minimum of sixteen (16) months due to the inclusion of the winter season. The estimated Project Delivery Process is proposed to follow the Task and Timeline sequence noted below:

Design-Build Project Delivery		
Phase	Task	Minimum Estimated Timeline
APPROVALS	Project Approval by Council	May 15, 2024
PROJECT TENDER*	Request For Proposal (RFP) Preparation	June - July 2024
	RFP Bid Evaluation and Award	August - September 2024
DESIGN*	Mobilization, Archaeological Investigation & Pre-design	September - October 2024
	Design Development	October – November 2024
	Detailed Design	November - December 2024
	Construction Document Preparation	N/A in Design-Build
	Public Invitation to Tender and Award Construction	N/A in Design-Build
CONSTRUCTION*	Construction Phase	October 2024 – July 2025

SPORTS USE	Open for Sports Use	August 2025
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29. The above delivery timeline does not factor in potential issues with supply/material shortage or shipment delays and other external factors, but the Design-Build project delivery method minimizes the potential schedule impacts by allowing for long-lead item ordering.
30. A Request for Proposal (RFP) would be issued for public tender to obtain best value for tax dollars through the competitive bid process. The RFP would seek the services of a Design-Build team with relevant and recent design and construction experience with synthetic turf athletic facilities that would include a general contractor, sub-contractors, landscape architect, electrical engineer and civil engineer.
31. Staff in the Operations Department estimate the annual operating costs of the synthetic turf sports field maintenance at \$37,122.00. Please refer to the Financial section below for a breakdown of estimated operational and maintenance costs.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

32. The following environmental and/or climate change impact matters have been considered in the development of the recommendation:
 - a) Ecological Offsetting Policy and Climate change Adaptation Strategy: The extent of vegetation removal eligible to apply offsetting fees to the project cost estimate has been assessed. Ecological offsetting in Allandale Station Park permits replanting adjacent to the proposed sports field to achieve no net loss of vegetation on the site, preserving ecological function and biodiversity. Ensuring no net vegetation loss will assist absorbing the increased stormwater runoff resulting from the synthetic turf installation and maintain a level of natural buffer against to protect steep slopes along the Kempenfelt Bay shoreline against erosion. Biodiversity planting also aligns with Barrie's BEE City and BIRD City status.
 - b) To maximize the value of the synthetic turf, lighting is required on the shoulder season to extend playing times beyond the typical May to mid-September. Light pollution is considered a low-risk impact to adjacent residential neighbourhoods due to the buffers provided by the surrounding park woodlot, Lakeshore Drive and GO Train railway corridor. All Lighting would use light-emitting diode (LED) lamps for best energy efficiency, as per City standards and be selected to reduce glare, skyglow, light trespass and lighting clutter.
 - c) Synthetic turf conserves water by having no need for irrigation.

ALTERNATIVES

33. The following alternatives are available for consideration by General Committee:



Alternative #1

General Committee could alter the proposed recommendation by requesting staff to explore and report back on options for a more cost-effective concept.

Although this alternative is available, these measures would decrease the functionality of the facility. The cost-saving measure of implementing a smaller field size, for example, would not provide the optimal field size for the most flexible programming for the widest range of sports and allow for the future growth of youth sport participants. The artificial turf could be replaced with a natural field surface to save costs but would result in higher maintenance costs (including irrigation) and would not provide the extended play season, nor would it recover as quickly after intense use and extreme weather events, leaving the field less useable for sports and as a parade ground as well.

FINANCIAL

34. The summary of estimated costs for **Premium Synthetic Turf Multi-Use Sports Field Project** are provided in the table below:

	Multi-Use Turf Field Surfaces Cost Estimate Comparison	NATURAL TURF	ARTIFICIAL TURF
1.0	MOBILIZATION, PRE-DESIGN AND SITE PREPARATION		
1.1	Mobilization/Demobilization/Traffic Control/Temporary Construction Materials (including fencing and signage)	\$ 60,000	\$ 60,000
1.3	Pre-Design Site Review (Site Soils Study, Site Survey, Locates)	\$ 24,350	\$ 24,350
1.5	Woodlot Removal, Area Clearing and Grubbing	\$ 54,000	\$ 54,000
	SUBTOTAL	\$ 138,350	\$ 138,350
2.0	MULTI-USE FIELD		
2.1	Site Grading (Rough & Fine)	\$ 144,000	\$ 144,000
2.2a	Natural Turf / Sod	\$ 70,000	N/A
2.2b	Natural Turf Drainage and Irrigation	\$ 120,000	N/A
2.3a	Artificial Turf (including shock pad and line markings)	N/A	\$ 1,339,800
2.3b	Artificial Turf Base and Drainage	N/A	\$ 280,600
2.4a	Field Lighting	\$ 225,000	\$ 225,000
2.4b	Electrical Servicing Allowance	\$ 100,000	\$ 100,000
2.5	Servicing (Water & SWM)	\$ 60,000	\$ 60,000
2.6	Goals (Soccer & Football)	\$ 30,000	\$ 30,000
2.7	Perimeter Fencing	\$ 128,250	\$ 128,250
2.8	Enhanced Backstop Fencing	\$ 60,000	\$ 60,000
2.9	Player Seating	\$ 6,000	\$ 6,000
	MULTI-USE FIELD HARD COSTS SUBTOTAL	\$ 943,250	\$ 2,373,650



Multi-Use Turf Field Surfaces Cost Estimate Comparison (continued)		NATURAL TURF	ARTIFICIAL TURF
3.0	PARKING & PATHWAYS		
3.1	Asphalt Pathways (3.0m wide)	\$ 180,600	\$ 180,600
3.2	Pathway Lighting	\$ 210,000	\$ 210,000
3.3	Parking Lot (Excavation and Granulars)	\$ 75,000	\$ 75,000
3.4	Parking Lot (Curb and Asphalt)	\$ 135,000	\$ 135,000
3.5	Parking Lot Payment Machine	\$ 8,000	\$ 8,000
3.6	Parking Lot Lighting	\$ 47,500	\$ 47,500
	PARKING & PATHWAYS HARD COSTS SUBTOTAL	\$ 656,100	\$ 656,100

4.0	SITE FURNISHING		
4.1	Bike Racks	\$ 9,000	\$ 9,000
4.2	Benches	\$ 10,000	\$ 10,000
4.3	Waste Receptacles	\$ 6,000	\$ 6,000
4.4	Water Bottle Filling Station	\$ 8,000	\$ 8,000
	SITE FURNISHING HARD COSTS SUBTOTAL	\$ 33,000	\$ 33,000

5.0	MISC. LANDSCAPING & MAINTENANCE EQUIPMENT		
5.1	Sod (adjacent to MUF)	N/A	\$ 25,000
5.2	Sod Restoration	\$ 15,000	\$ 15,000
5.3	Artificial Turf Maintenance Equipment	N/A	\$ 35,000
	LANDSCAPE & EQUIPMENT HARD COSTS SUBTOTAL	\$ 15,000	\$ 75,000

	HARD COSTS (SECTIONS 1 THROUGH 5) SUBTOTAL	\$ 1,785,700	\$ 3,276,100
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6.0	PROVISIONAL ITEMS		
6.1	Digital Scoreboard	\$ 13,000	\$ 13,000
6.2	Spectator Seating (Bleachers)	\$ 60,000	\$ 60,000
6.3	Concrete Base for Spectator Seating	\$ 60,000	\$ 60,000
	PROVISIONAL HARD COSTS SUBTOTAL	\$ 133,000	\$ 133,000

	PROVISIONAL COSTS (SECTION 6) SUBTOTAL	\$ 133,000	\$ 133,000
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Multi-Use Turf Field Surfaces Cost Estimate Comparison (continued)		NATURAL TURF	ARTIFICIAL TURF
7.0	SOFT COSTS		
7.1	Ecological Offsetting Fee	\$ 56,063	\$ 56,063
7.2	Archaeological Assessment, Stage 2	\$ 10,000	\$ 10,000
7.3	Design Services (10%)	\$ 178,570	\$ 327,610
7.4	Contract Administration & Site Inspections (3%)	\$ 53,571	\$ 98,283
7.5	Project Management (3%)	\$ 53,571	\$ 98,283
7.6	Contingencies (16%)	\$ 285,712	\$ 524,176
7.7	Materials Testing & Inspections during construction (Allowance)	\$ 15,000	\$ 15,000
7.8	Permits (LSRCA)	\$ 4,300	\$ 4,300
SOFT COSTS (SECTION 7) SUBTOTAL		\$ 656,787	\$ 1,133,715

HARD & SOFT COSTS - SUB GRAND TOTAL	\$ 2,575,487	\$ 4,542,815
HST (NON-RECOVERABLE 1.7602%)	\$ 45,334	\$ 79,963
GRAND TOTAL	\$ 2,620,820	\$ 4,622,777

8.0	EXCLUSIONS	TURF - UPDATED	ARTIFICIAL TURF
8.1	8 Picnic Tables	\$ 39,000	\$ 39,000
8.2	Shade Structure	\$ 75,000	\$ 75,000
8.3	Washroom/Changeroom	\$650,000 - \$1,000,000	\$650,000 - \$1,000,000
8.4	Parking Lot Expansion (additional 35 spaces)	\$ 265,500	\$ 265,500
8.5	Solar PV & Net Zero Requirements	\$ 45,000	\$ 45,000

35. Offsetting the anticipated energy usage for the proposed concept will require a 15kW solar PV array to generate renewable energy onsite. Further investigation is required to assess the feasibility of deploying a solar PV system.
36. A permanent washroom/change room facility is estimated at \$650,000 - \$1,000,000 (inclusive of soft costs) and has been excluded from the project.
37. The total cost to proceed with the **Premium Synthetic Turf Multi-Use Sports Field Concept** is estimated at \$4,622,777.00. If staff are directed to proceed with **Premium Synthetic Turf Multi-Use Sports Field Concept**, funding for the full amount of the estimated project cost would be sourced jointly from two separate reserves: half from the Tax Capital serve and half from the Cash-In-Lieu of Parkland Reserve.
38. Staff in the Operations Department estimate the additional annual operating and maintenance costs of a synthetic turf sports field at \$37,122.00. If staff are directed to move forward with this project, staff recommend that the amount of \$37,122.00 be added to the annual Operating Budget to cover maintenance costs. Maintenance items are summarized in the table below:

Synthetic Multi-Use Field Annual Maintenance Costs	
Item	Total
Athletic Facility Operation & Maintenance	\$ 19,780.00
Specialized Cleaning/Disinfectant Materials	\$ 1,000.00
Specialized Contracted Deep Grooming & Cleaning	\$ 5,000.00
Utilities	\$ 6,000.00
Snow Removal	\$ 500.00
Subtotal Annual Maintenance Cost	\$ 32,280.00
Administrative Overhead Cost (15% of Operational Cost)	\$ 4,842.00
TOTAL	\$ 37,122.00

39. The lifecycle for a replacement synthetic turf field is projected for a 10-year replacement cost cycle of \$1,339,800.00 for the synthetic turf, shock pad and line markings plus escalation, as noted in the detailed cost estimate above.

LINKAGE TO 2022-2026 STRATEGIC PLAN

40. The recommendation(s) included in this Staff Report support the following goal identified in the 2022-2026 Strategic Plan:

- Thriving Communities

- Create and foster programs and opportunities to support community wellness.

A new multi-use field offers opportunities for enhanced use of the waterfront by the Sea Cadets for parade ground events, and the use of the facility for other event planning by the City and the community.

- Expand and maximize access to parks and recreation opportunities.

A new multi-use field offers expanded recreation opportunities for sports user groups, with a focus on supporting lacrosse, soccer, rugby, and football at the youth sport player level.

APPENDIX "A"

Design Concept: Premium Synthetic Turf Multi-Use Sports Field



The above design concept provides a birds-eye view of a premium synthetic turf multi-use sports field, pathway connections and parking layout showing potential expansion. The concept satisfies sport governing body recommendations for senior level field sizes to allow future sport development at the community level.

The facility is securely fenced to protect the City's infrastructure investment from vandalism and preserve access for reserved activities. Lighting ensures that the maximum and most flexible programmable time is available into the shoulder seasons to increase permit revenues.

Key amenities include player seating, space for tiered spectator seating, digital scoreboard, and a water bottle fill station.

Vegetation removals have been replanted on both sides of the new field funded through ecological offsetting fees to maintain a net-zero ecological balance on site.

The Waterfront Heritage Trail continues uninterrupted along the north edge of the field and the Kempenfelt Bay shoreline remains undisturbed. Connections to the Military Heritage Park are enhanced.