



City of
Peterborough

To: **Members of the Committee of the Whole**

From: **Sandra Clancy, Director of Corporate Services**
Ken Doherty, Director of Community Services

Meeting Date: **May 11, 2015**

Subject: **Report CPFS15-014**
Trent Sport Field Development

Purpose

A report to seek Council approval on the design, revised budget and partnership for a new sport field development at Trent University.

Recommendations

That Council approve the recommendations outlined in Report CPFS15-014 dated May 11, 2015, of the Directors of Corporate and Community Services, as follows:

- a) That the design and partnership for the new sport field project at Trent University be approved;
- b) That the construction budget for the new sport fields be increased from \$1.1 million to \$1,716,000.
- c) That additional funds in the amount of \$616,000 for this project be financed by:
 - i. A transfer of \$256,000 of capital levy from the uncommitted balance of the 2011 Soccer Complex budget (Project #6-8.01);
 - ii. An increase of \$360,000 from \$630,000 to \$990,000 debenture requirement for the project;

- d) That the Mayor and Clerk be authorized to enter into:
- i) A partnership agreement and a land-lease agreement with Trent University, and
 - ii) A contribution agreement with the Peterborough Baseball Association and Peterborough Recreational Baseball Association for their \$150,000 commitment to the project.

Budget and Financial Implications

The revised construction cost for the Trent Field Project, at \$1,716,000, is proposed as follows:

#	Description	Amount
1	Paving and Concrete	\$119,950
2	Earthworks and Planting	\$386,570
3	Baseball field costs	\$451,140
4	Rugby-Soccer Field	\$63,400
5	Site Signage, Safety Fence, Garbage Receptacles	\$41,040
6	Electrical Costs, Park and Field Lighting	\$522,250
7	Site Services	\$13,000
8	Bonds and Testing	\$38,970
9	Contingency	\$50,000
10	Net HST	\$29,680
	Total	\$1,716,000

The revised sources of funding are proposed as follows:

#	Description	Amount
1	Development Charges	\$990,000
2	Tax supported debentures	\$70,000
3	Contribution from community baseball leagues	\$150,000
4	Contribution from Trent University (this is in addition to the commitment of land).	\$250,000
5	Budget transfer from the 2011 Soccer Complex capital budget	\$256,000
	Total	\$1,716,000

Upon approval of the staff report, Debenture By-law 15-021 will require an amendment that will see the debenture increase from \$700,000 to \$1,060,000. Staff would present an amending by-law at a subsequent meeting of Council.

The operating cost of the project was identified in the 2015 Capital Project #3-2.01 Construction of New Athletic Facilities at \$50,000, which will commence in 2016 once the field is open for play. This cost will be contained in the Public Works operations budget.

Background

The Trent Sport Field project is a cooperative project of the City, Trent University, the Peterborough Baseball Association (PBA) and Peterborough Recreational Baseball Association (PRBA) to construct a new baseball diamond and rectangular sport field on property at Trent University.

City Council approved CSRS14-001, dated March 10, 2014, for \$120,000 to undertake the detailed design. An RFP was issued and John George Associates Inc. was hired to design and provide contract administration on the field construction project valued at \$1.1 million.

Following a meeting with community stakeholders and representatives of Trent University, a field development program was defined. The project includes the following:

1. A major sized baseball field with:
 - i. Grass infield
 - ii. 325' left and right outfields and 400' centre field
 - iii. Irrigation system
 - iv. Players dugouts
 - v. Pitcher's bullpen
 - vi. Sports field lighting
 - vii. Outfield fencing
2. A natural turf rectangular sport field that:
 - i. Will accommodate rugby, field lacrosse and soccer
 - ii. Meets the IRB (rugby), FIFA (soccer) and IFL (lacrosse) requirements for field dimensions
 - iii. Will contain an irrigation system
 - iv. Sports field lighting
 - v. Safety fencing on two sides
3. Parking, pedestrian pathways that:
 - i. Contain 45 cars with potential for overflow
 - ii. Reflects an environmentally sound design (which will include parking lot bio-swales)
 - iii. Will meet AODA requirements for accessibility.

The design is included in Appendix A for Council consideration.

The cost of the field features identified above exceeded the earlier cost estimate included in the 2015 capital budget. Staff considered that if the facility was constructed within the original \$1.1 million budget estimate, it would recommend reducing the size of the field and the parking lot, and not include key features such as dug outs, bullpens, grass infield, or removing of the field lights. To add these in at a future date would cost significantly more than constructing it in one phase.

Financing the Project

In reviewing options for adequate funding to complete the project, an additional \$616,000 is required. The 2014 Background Study identified a funding component for the new baseball field that is driven by new growth. This would mean a requirement of \$990,000 from development charges, a difference of \$360,000. Staff are recommending that Debenture By-law 15-021 be amended on May 19, 2015 should Council support this direction.

The 2011 Soccer Complex capital budget, which constructed the Fleming Sport Complex and the TASS artificial field and running track, has a balance of \$256,043. This budget was approved by past Councils' to provide resources for sport field development. Given the Trent project addresses new sport field infrastructure, a transfer of these funds to the Trent field project is in keeping with the purpose for which the funds were approved.

These two budget adjustments will secure sufficient funds to finance the project in one phase and construct first class athletic facilities. Should Council approve the recommendations contained herein, construction will start late June and the field will be completed by November 2015. Play will commence on the fields approximately June 1, 2016.

Trent University Partnership

The City does not possess suitable property to construct new athletic fields. Over the last four years, the City has undertaken two significant partnerships with the Kawartha Pine Ridge District School Board and Fleming College to construct shared facilities. This is a cost effective way for the City to provide sport fields that also serves other institutional partners.

Trent University has expressed their interest in accommodating new sport fields on Trent lands over the past three years. The University offered just over eight acres of land to the City to construct new sport fields in the vicinity of Pioneer Road and Nassau Mills Road. The University is prepared to offer the property for a 25-year term to construct a new baseball diamond and multi-use rectangular field. The value of the Trent land is estimated at \$172,000.

The University will also provide \$250,000 to finance the project. In return, the community and university sport teams will use the facilities. The City will maintain the fields through Public Works. The estimated cost to the City to maintain the fields is \$50,000 annually (this was referenced in the 2015 capital budget, Project # 3-2.01).

Public Works will commence maintenance of the field project in 2016 as the 2015 year will be a construction year. The field user fees and the maintenance costs will be shared 66% by the City to 34% by the University.

The University will also provide parking to community users at Gzowski College, on a first-come, first-served basis after 5:30 pm weekdays and all day Saturday and Sunday from May 1 to Labour Day. This additional parking will be the primary lot for the rectangular field users while the proposed parking lot in the design will be the primary lot for baseball field users.

Both the City and the University have agreed to work together to cooperatively market the facilities for new sport tourism activities.

Community Sport Funding

The PBA and the PRBA are the two primary baseball leagues who will benefit from a new hardball diamond at Trent. They currently have 800+ members playing on only one regulation hardball diamond in Peterborough (e.g., Riverside Park), with many of their teams playing on softball or slo-pitch diamonds. The addition of a new hardball diamond means these leagues can play on a regulation sized field and host new tournament opportunities that previously were unavailable to them with only one baseball diamond. It also means their leagues can expand and add new teams with the addition of a new regulation sized baseball field.

In return, the two leagues have committed to providing \$150,000 over the next 15 years as a contribution to the project. The leagues will raise these funds by adding a registration surcharge on fees and holding special fundraising events. Additionally, the PBA was notified that they are under consideration in the second stage of the Toronto Blue Jays "Jays Care Foundation" for this project. This foundation provides funding to community groups for new or enhanced infrastructure under the moniker "Field of Dreams".

Summary

The Trent sport field project is another example of a cooperative arrangement between public institutions and community sport for new recreation infrastructure. The City would not have accomplished this project on its own due to the lack of municipal land for sport field development.

The parties on the Trent field project will celebrate the grand opening of the new fields early in the 2016 playing season.

Submitted by,

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Attachments:

Appendix A: Schematic Design for the Trent Sport Fields

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