



City of
Peterborough

To: **Members of the General Committee**

From: **Patricia Lester**
Commissioner of Corporate and Legislative Services

Meeting Date: **June 25, 2018**

Subject: **Report CLSFPI18-002**
Holy Cross New Artificial Athletics Field

Purpose

A report to introduce a presentation from John George, of John George Associates Inc. on the conceptual design for an artificial athletics field at Holy Cross School, Peterborough and to seek approval of a partnership for a new artificial athletics field at Holy Cross Secondary School with the Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB).

Recommendations

That Council approve the recommendations outlined in Report CLSFPI18-002 dated June 25, 2018, of the Commissioner of Corporate and Legislative Services, as follows:

- a) That a presentation by John George for the preliminary design concept be received.
- b) That Council approve the conceptual design and the partnership with the Peterborough Victoria Northumberland and Clarington Catholic District School Board for the conversion of the Holy Cross Secondary School sport field from natural turf to an artificial athletics field with lights and a six lane running track.
- c) That John George Associates Inc, be approved as the prime consultant for the project and consulting fees for detailed design and contract administration at a cost of \$198,740 plus HST of \$25,837 for a total of \$224,577 be approved.

- d) That John George Associates Inc. be sole sourced as per purchasing By-law 14-127 Part 9.1.2 d. whereas; in certain situations, goods and/or services, that might reasonably be expected to be solicited through a Bid Solicitation process, may be obtained through a non-competitive bidding process; when it is necessary to ensure continuity of responsibility, compatibility with existing products and or previous work, or to avoid violating warranty/guarantee requirements when service is required.
- e) That the Mayor and Clerk be authorized to execute the funding and operating agreement with PVNCCDSB.

Budget and Financial Implications

The total net \$202,237 for the consulting fees can be accommodated within the approved 2018 capital budget, Project #3-2.01.

Pages 29-30 of the City's 2018 Capital Budget Details Book identifies a capital budget request for the project in the 2019 budget. The cost of the project will be split 50/50 with the 2019 municipal portion of the project estimated to be \$1,645,000 if approved.

Future Operational Costs

Future operation budgets will reflect the future operational costs and revenue income for this project.

Through Report CSRS18-003 dated February 26, 2018 Council received information on the annual maintenance costs of all weather artificial sports fields compared to natural turf fields. This report summarized that the cost to maintain artificial fields was approximately 29% higher than the maintenance of similar sized natural turf fields. However the ability to generate revenue that exceeds the expenses is better achieved on the artificial field facilities because of higher hourly permitting rates and fees applied to all time booked including practice time.

Background

Through the 2017 approved budget staff have been able to assess options to develop a partnership based project with a school board for an artificial athletics field project at a Peterborough High School. In light of the success of the TASS field project with the Kawartha Pine District School Board staff approached PVNCCDSB to explore potential site options. Through discussions, Holy Cross Secondary School was deemed the most suitable location. The project will be of a similar size and scope to the TASS field taking the existing natural turf field to an artificial field surface with construction of a new six lane running track around the field. In addition the project will encompass upgrades to the accessibility of the field with a new ramped path access.

Discussions on the partnership and funding relationship between the parties have taken place. The following is recommended in terms of a financial partnership:

- The Board and the City would finance the project as a 50-50% split cost partnership;
- The parties would enter into a partnership for 25 years.

The community use of the artificial turf field would be reflective of the existing joint use agreement that would remain in place as it currently encompasses the joint use agreement for all fields with PVNCCDSB. A new agreement for the Holy Cross Field partnership would outline the financial partnership above and also include the joint use agreement specific to the Holy Cross Field as follows:

- One night per week would be reserved for high school use
- City and Board will share the operational costs and revenues for the field
- City and Board would equally contribute to a capital improvement reserve fund for repairs/replacement of the artificial carpet

Staff is seeking Council's authorization for the Holy Cross Secondary School Field project partnership with the Board, pending Board approval of the partnership on June 26, 2018 and subject to Council's approval of the 2019 budget.

Project progress to date

In July 2017, City staff, PVNCCDSB staff and the consultant met with stakeholders to review the project. The discussion reviewed the impact of the design on the neighbouring properties. Two elements were of general concern; the impact of the design on the neighbouring Harper Park and the effect of lighting for evening field use.

It became apparent that the new artificial field design would have a beneficial result on the current field area storm water management that currently drains towards the south of the field towards the north boundary of Harper Park. A full storm water management study will be undertaken as part of the more detailed design development.

Field lighting for this project will be the first LED sports lighting project for the City and School Board. LED is more energy efficient and is an instant light source without the typical warm up time of the current high intensity discharge (HID) lighting systems. These modern lighting systems place the light exactly as it is needed on the field with precise light targeting with minimal light spillage. The design intent will be to cut off lighting within a few metres of the field boundary.

Consultant Selection

Through this report staff is seeking approval to engage the consulting services of John George Associates Inc. for the further development of the design, detailed drawing preparation and contract administration of the project.

This non-competitive award process is being sought under Purchasing By-law 14-127 Section 9.1.2 d) in response to a request by PVNCCSDB who currently utilize this consulting firm as their preferred vendor of record. John George Associates Inc. is currently working on two projects during 2017 and 2018 for PVNCCSDB and they will continue to engage their services as a sole source vendor for future projects due to their high level of expertise and knowledge specific to sports field design. John George Associates Inc has worked previously on TASS and Fleming joint partnership sports field projects of a similar design nature and the City is familiar with their work.

Capital Project Costs

The following table sets out the total estimated costs for the project based on the conceptual design costing undertaken during the concept design development.

Table 1- Total Estimated Project Costs

Line	Description	Amount
1	Construction Cost (includes contingency)	\$3,400,000
2	Consulting Fees – preliminary design	\$10,000
3	Consulting Fees – detailed design and contract admin	\$202,500
4	Miscellaneous (geo-technical, survey, servicing)	\$97,500
5	Total Estimated Project Cost (Budget Ref#: 3-2-01)	\$3,710,000

Project Next Steps

If Council approves the recommendations, staff will move forward to prepare an agreement with PVNCCSDB.

The consulting team will begin work on the detailed design development and prepare the project to be tender ready for issue upon approval of the 2019 budget.

Furthermore, staff will prepare and issue a request for pre-qualification for General Contractors in 2018. This will allow sufficient time to review and select qualified bidders for construction tendering in early 2019.

Timelines

It is anticipated that upon approval of budget in 2019 the project would be tendered with a spring 2019 construction start and be ready for fall of 2019.

Summary

The Holy Cross Athletics Field is another example of a cooperative arrangement between public institutions and community sport for new recreation infrastructure. This project aligns with the objectives identified in the Vision 2025 Ten Year Strategic Plan for Recreation, in particular Objective 2.8(2).

Submitted by,

Patricia Lester
Commissioner of Corporate and Legislative Services

Contact Name:

Gillian Barnes
Project Manager, Facilities and Planning Initiatives
Phone: 705-742-7777, ext 1828
Fax: 705-876-4606
E-mail: gbarnes@peterborough.ca

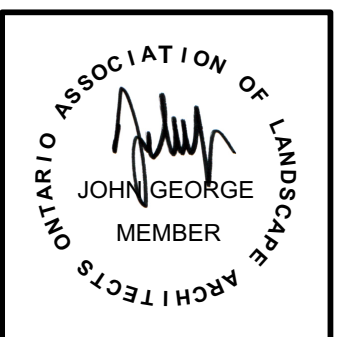
Attachment

Appendix A – Holy Cross Field Conceptual Design



ALL MEASUREMENTS ARE TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS.



JOHN GEORGE ASSOCIATES INC
327 Pine Cove Road
Burlington, ON, L7N 1W4

HOLY CROSS CATHOLIC HIGH SCHOOL
PETERBOROUGH ONTARIO

TRACK AND FIELD

Date: July 12, 2017	Scale: 1:300m
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Layout Plan

Layout Plan

Sheet Number:

L1