

Bowen Island Municipality

Report

Date: July 21, 2008
To: Bryan Kirk, Chief Administrative Officer
From: Christine Walker, Community Services Manager
Subject: Synthetic Grass Field

Recommendation:

Whereas Bowen Island Municipal Council has allocated \$500,000 in the 2008 budget for the cost of construction of a Synthetic Grass Field under the School Community Connections program; and

Whereas this project is to be funded by a \$125,000 grant from the School Community Connections program and a combination of Municipal Reserve Funds totalling \$375,000; and

Whereas the West Vancouver Board of Education and staff are wishing to proceed with the project; and

Whereas the review of the Joint Use Agreement is underway;

Therefore be it resolved that Council instruct staff to continue with the budgeted project, at a cost not to exceed \$500,000.

Background:

At Bowen Island Municipal Council Committee of the Whole meeting on July 7, 2008 the following motion was carried:

“That Council direct staff to return to Council at their July 21, 2008 meeting with a preliminary report on the budget for the artificial turf field; and

That no physical works happen prior to such meeting.”

Project Budget:

Based on information received from R.F. Binnie & Associates Ltd., attached as Appedix A is the pre-tender project budget from FHL Consulting. This budget is a working document and does not reflect actual true construction costs as the turf request for proposals and the civil tenders are not due back until Wednesday, July 23, 2008. Once these tenders and R.F.P.'s have been received and should the costs be in excess of the cost amount, than negotiations will begin between the committee and the applicants to find efficiencies to bring the cost in-line with the budget.

Throughout the entire process, the committee and project manager have sought out other options of funding including donations in-kind, cash donations, and volunteer contribution. With each decision, the committee has always scrutinized the budget and looked for efficiencies in order to maximize the elements of the project.

It became clear early on in the process that the cost of lighting may jeopardize the budget; however, it has remained as a line item due to the fact that the Bowen Island Football Club is looking at fundraising for that element so that it is included in construction.

Other efficiencies to date have included a reduction in the Landscape Architecture fees by \$3,000, the negotiation of the Provision of Civil Engineering Services to reduce fees from \$86,000 to \$59,000, donation of the material and construction of the field shed, replacement of basketball hoops and tetherball covered by the West Vancouver School District budget, and donation of rock fill by an on-island developer. The West Vancouver School District will also be responsible for the expansion of the retaining wall and slope fill.

Listed below is the outline of project costs committed and spent to date. Working with this budget there is \$387,000 that the committee has to work within for construction costs. Understanding that once the tenders are received negotiations will begin as to what efficiencies can be addressed to bring construction costs in-line with what is available.

	\$ Committed:	\$ Spent to date:	\$ To be determined:
Construction Costs:			
Synthetic grass sports field and related construction			Pending tender process
Engineering & Landscape Architecture Consulting Fees:	\$78,000.00	\$9,774.81	
Project Management Fees (max. upset)	\$35,000.00	\$8,020.07	
Total:	\$113,000.00	\$17,794.88	

Rationale for Site Selection:

It is important to re-visit and explain the rationale for the site selection of the field. As a starting point, the Community Connections Grant had to be used on School District property; however, in discussions at the Synthetic Grass Stakeholders meetings many “what ifs” were talked about as potential options beyond the ones presented within the Landscape Architect Master Plan. These included:

- Using surplus lands to house the basketball court,
- Donating surplus lands to the school for the turf field.
- Using the “Snake Field” for the basketball court or turf field, and
- Moving the tennis court to the “Snake Field” in case there was a need for future expansion of the turf field.

Reasons why these site options were not considered:

- Increase in site preparation and construction costs to build on two different sites;
- Sites located beyond the existing school playground and field areas cannot be supervised by school staff and would therefore not be accessible during non-structured school hours;
- Necessity of all play spaces to be proximate to one another, the gym and the washrooms;
- No plans to expand the turf field;

- Lot 2 located beside the school field has been identified as a location for future Civic Facilities; however, the exact area and siting of the facility(s) has yet to be determined and therefore, the appropriate location for the synthetic turf field on Lot 2 is uncertain.
- Locating the synthetic turf field on Lot 2 without a clear siting for Civic Facilities could result in a costly future relocation of the field or a potential barrier to the optimal placement for Civic Facilities.

In order to accommodate all play elements including the basketball court, tetherball, and long jump, the new synthetic turf field was sited to maximize the function and size of the existing grass field. In addition, elements such as site circulation and flow, site utilities, spectator areas, vegetative areas, and future recreation components were also taken into consideration to determine the preferred site selection as outlined in the Landscape Master Plan.

Summary:

To reiterate what is addressed above, the committee reviewed and brainstormed a wide variety of options and always looked for ways to proceed with the project with the least amount of impact on the environment. In addition, the committee is committed to work within the budget allocated for this project and to maximize value. Council is requested to proceed with the recommendation in this report to move forward on the construction of the synthetic grass field.

Director of Finance Comments:

The (Statutory) Reserve Funds budgeted to fund this project in the 2008 Five Year Financial Plan are allocated as follows:

<i>Parks Reserve Fund</i>	<i>\$200,000</i>
<i>Community Recreation Reserve Fund</i>	<i>\$175,000</i>

The value of the construction of the playing surface is considered a capital project for Bowen Island Municipality toward which the School District will be contributing funding from the Community Connections Program. I have conferred with the Ministry of Community Services and they agree that this project is properly considered to be a capital project for Bowen Island Municipality – for which Statutory Reserve funds may be accessed for funding.

It is intended that there will be a formal agreement between the School Board and the Municipality that will describe each entity’s rights and obligations with respect to the Field’s Use and Maintenance. Ownership of the land upon which the field is constructed will remain with the School District.

I have reviewed the Reserve Establishment Bylaws for both Reserve Funds and believe that the construction of an All Weather Field is an acceptable use of either of these Statutory Reserve Funds

Joanne Cunday

Chief Administrative Officer’s Comments:

Staff be instructed to proceed with the Synthetic Grass Field at cost not to exceed \$500,000.

Bryan Kirk, CAO