

Bowen Island Municipality

Report

Date: July 3, 2008
To: Bowen Island Municipal Council
From: Christine Walker, Community Services Manager
Subject: Synthetic Grass Field update

Recommendation:

For review and discussion.

Purpose:

To provide an overview and update on the progress of the School Community Connections Program Phase III project of the Synthetic Grass Field project.

Background:

In December 2007 Bowen Island Municipal Council and the West Vancouver School Board unanimously passed the motion to enter into Phase 3 of the School Community Connections Program to build a 12,000 square foot all-weather practice field on school property at the Bowen Island Community School.

Using funds still remaining from Phase II of the program, in December 2007 the B.I. Community Connections Committee acquired the services of FHL Consulting Services to be the Project Manager (PM) to manage the following:

- Define project requirements
- Document user consultation process
- Analyze user needs
- Prepare a basic functional program
- Define the scope of work for various technical and design consultants
- Solicit proposals and recommend selection of consultants to conduct a survey, geotechnical investigation, and preliminary landscape design of the proposed site
- Establish and coordinate a stakeholder advisory group
- Review and report on project budget and expenditures

In February 2008, the Municipality and the School District received confirmation that the Bowen Island Synthetic Grass Field project was approved for Phase III funding and the PM was instructed to proceed with the project.

Since that time the following work has been completed:

- Creation of a Stakeholder Advisory Group that worked with staff to provide input during the planning and construction phases of the project.
- Information gathering from other communities who have built synthetic grass fields; including one that also used the School Community Connections program for funding.
- Survey of site.
- Geotechnical investigation report complete.
- Creation of a joint staff committee of representatives from the West Vancouver School District and Bowen Island Municipality to review all decisions made.
- Landscape architectural report providing a master plan for the project.
- Tendering and hiring for Engineering services and field design. To date, the engineering design work is 90% complete.
- Prequalification of three general contractors for the tender of the contract for civil work and lighting.
- RFP for tree falling and chipping services. Four proposals have been received for review.
- Review and report on project budget and expenditures
- Creation of project schedule and timeline
- Coordination of stakeholder, staff committee and project consultants.

An updated schedule for the project is attached as Appendix A to this report.

Site Selection and Master Plan:

During the master planning exercise, eight options were presented for consideration of the placement of the synthetic grass field. Working with the Stakeholder Group, the Landscape Architect developed the preferred option as can be viewed below.

Site Plan



The following reasons outline why this site was selected:

- Ability to accommodate all elements of current and future play areas (i.e. basketball court, long jump area, tetherball area, and synthetic and natural grass fields).
- Provided a good interrelationship of uses.
- All facilities were close to the gym and washrooms.
- Allowed for less reduction in the current grass field size as compared to other options.
- Synthetic grass field would be surrounded by hard/paved surface on three sides – good for maintenance and access.
- Size of synthetic grass field would accommodate league “Super 8” play for soccer for all ages and regulation play up to age U10.

Next Steps:

Over the last few weeks, a number of questions have arisen from the public and Council in regards to the construction of this synthetic grass field. As this is a partnership project, it should be noted here that the West Vancouver School District is still very much supportive of the project and have been an integral part of all discussions and decisions related to the project. This project is an incredible benefit not only to the Bowen Island Community School, but to the recreational opportunities that will be available to all members of our community as outlined in the initial report presented to Council in November of 2007.

Broken into categories below are answers to the questions/concerns that have been brought to staff’s attention. It is the hope that this rationale will aid Council in responding to questions from the public and clarifying the goals and outcomes of the project.

Tree Removal:

Thirteen trees will be removed from the site. All trees have been identified with white paint. A grove of trees along the property line fence will remain, even once the thirteen trees have been removed. Four proposals have been received for tree falling and chipping services. No contracts have yet been awarded.

The BICS Parent Advisory Council, in conjunction with the Re-use-it Store volunteers will be coordinating the sale and distribution of chipped material for community use.

The cedar trees will be cut in long lengths and retained for future milling for use in the structure of the Outdoor Learning Centre at BICS.

Disposal of Excavated Material:

At this time, Municipal and SD45 staff are reviewing potential disposal locations for the removal of 1200 cubic metres of excavation material with the goal to reduce the overall project costs. The costs associated with trucking and disposal will be borne by the synthetic field project.

The surplus land site adjacent to the ‘dune buggy trail’ east of the existing grass field has been identified as a realistic and practical storage location, and would significantly reduce transportation costs. Further review of this concept is underway and recommendations to Council will be made in the future once the details have been finalized.

Environmental Concerns:

Certain environmental concerns have been raised in the U.S. regarding synthetic fields, particularly with respect to the grass fibre and rubber infill materials. From our discussions with

the project engineer RF Binnie, those concerns about the grass fibre have been associated with a turf product that is not used in the turf system being proposed for Bowen Island. Concerns raised over other components of synthetic turf (ie. the crumb rubber/sand infill) have been countered by numerous studies indicating the material meets current health and safety standards. The joint staff committee for this project and the project engineer will maintain the highest standards regarding environmental and health issues as products are selected to be used in this project. All products will be evaluated for safety, environmental aspects, and cost, before any particular products are chosen for this project.

The project engineer has noted that synthetic turf fields provide up to 6 times higher level of use than natural grass fields, as will be the case here during the winter when the existing grass field must rest and the new field can be used. This new synthetic turf field will also provide more efficient land use and thus less impact on the environment by way of proximity to existing facilities for parking and washrooms. Development of a synthetic turf or natural grass field elsewhere on Bowen would necessitate more tree clearing, parking lots, and washroom facilities.

Maintenance:

Although this is an artificial surface, there is still maintenance that will be required on an annual basis. The field will need to be groomed every 6-8 weeks which takes approximately one hour of time. The piece of equipment that is required to do this grooming will be part of the tender project for the turf installation and the grooming will become part of the grass field maintenance contract (currently with the Bowen Island Golf Club).

The synthetic grass surface has a 10-15 year life span after which point the top part of the field will need to be replaced. It is important to note that this is not another \$500,000 project as the ground work, fencing, and drainage is being done now and will not have to be repeated in 10-15 years. Currently, the price to replace this field would be approximately \$85,000 with a disposal cost of approximately \$15,000. It is planned that any organization/group (excluding the school and Municipality) who are interested in using the field would be charged a set rate that over the course of the 10-15 years would cover part of the cost of the replacement.

The lighting of the field is over a 3-5 year interval as lights burn out and need to be replaced. Approximately \$5,000 will need to be allocated and spread out over those 3-5 years for the replacements. The lamps used are energy efficient lamps for this kind of lighting.

Management:

Bowen Island Municipality and the West Vancouver School District are currently operating under the existing Community School Use Agreement established in 2001. Within the Phase II funding of the School Community Connections Grant program, a report was commissioned to review the current structure of this agreement and make recommendations on "An Enhanced partnership between the Bowen Island Municipality and the West Vancouver School District". Recommendations for this partnership agreement as they relate to this project included:

- Sharing of school space.
- Financial and management responsibilities of the partners with respect to outdoor spaces.
- The remuneration by the Municipality to the School District with respect to use of school facilities.
- The responsibilities of the partners in the administrative, planning processes and program delivery of the community school.
- A process for ongoing communication.

- A process for dealing with concerns that may arise between the School District and the Municipality.
- A process for regular review of the Agreement.

The Chief Administrative Officer and the Community Services Manager met with School District Senior staff the last week of April 2008 to discuss how to proceed with the development of the new agreement. Dialogue and review is now underway between the two parties with a goal of developing a draft agreement by early Fall 2008 for Council and Board review. A letter of support for this review process from the Superintendent of the West Vancouver School District is attached as Appendix B.

In the meantime, the field project will operate under the current agreement and will be managed in the same way the school field and tennis courts are managed now. That is, the Bowen Island Community School (BICS) will have access to the synthetic grass field during open school hours, Monday-Friday 8:40 a.m. – 2:40 p.m. (except holidays and Professional Days), and all other times the field will be made available for community use. Booking of the field will be done through the Community Recreation office and staff will be the liaison to community groups and organizations wishing to access the new synthetic field, just as the current grass field is done now.

Summary:

Bowen Island Municipality is incredibly fortunate to have been a part of this process and working in partnership with the West Vancouver School District and community members to expand recreational opportunities for our island through the School Community Connections program.

The benefits of providing additional recreational facilities on the island that support a healthy and active community all year round are invaluable. The fact that the community can now recreate through the winter months outdoors (when not snowing) and into the evenings will add an additional four months of physical activity that has not existed in the past with the closure of the grass field. The Ministry of Education has also highlighted the need to provide more opportunities for children to be physically active and have initiated daily physical activity of 30 minutes per day in all public schools in the province.

In addition to the physical and social benefits of this project, there are also important environmental benefits. With the addition of this field the community is able to “stay and play” on Bowen, alleviating some of the need to commute off-island to participate in sport. With soccer participation alone, this will eliminate the need for over 1000 vehicle trips to the mainland.

The synthetic grass field is a great partnership project between the Municipality and the School District and is one of many that will only continue to strengthen that relationship and build on it for the future.

Christine Walker
Bowen Island Municipality Community Services Manager

Chief Administrative Officer's Comments:

That discussions on the Joint Management Agreement between the Municipality and the School Board continue to proceed with the objective of having a draft agreement in early fall.

Bryan Kirk, CAO

20 June 2008

B.C. School Community Connections Program – Phase III
Partnership of Bowen Island Municipality & West Vancouver School District 45

Bowen Island Synthetic Grass Field Project Schedule:

	Monday	Tuesday	Wednesday	Thursday	Friday	Holiday Schedules
May 26-30	Confirm electrical consultant			Stakeholder Meeting w/ RFB		Christine Walker/BIM May 28-June 30
June 2-6	Advert for Site Tour					
June 9-13	Contractor Site Tour Advert for Contractor Prequalification					
June 16-20		Prequalification Submissions Due			Post Pre-qualified General Contractors	
June 23-27	Advert for Tree Removal RFP		Issue RFP for Turf Supply/Install	Stakeholder Meeting w/ RFB re Tender Set		
June 30-July 4	Issue Tender for Civil Work	HOLIDAY			Tree Removal Proposals Due	
July 7-11	Tree Removals this week			Turf RFP's Due		
July 14-18		Civil Tenders Due		Stakeholder Meeting w/ RFB re Contractor Selection	Civil Contract Award	
July 21-25	Contractor Mobilize					David Langmuir away July 20-Aug 10
July 28-Aug 1						
August 4-8	HOLIDAY					
August 11-15						
August 18-22		Civil Work Substantially Complete	Turf Installation Begins			
August 25-29						
Sept 1-5	HOLIDAY					
Sept 8-12						**GRAND OPENING**

Bryan Kirk

From: gjopson@sd45.bc.ca
Sent: Monday, July 07, 2008 4:33 PM
To: Bryan Kirk
Cc: jkelleth@sd45.bc.ca; langmuir@sd45.bc.ca; eforsyth@sd45.bc.ca; maboorth@sd45.bc.ca
Subject: School Community Connections Grant - A Partnership Between the Municipality of Bowen Island and the West Vancouver School District

Dear Brian:

As you know, the West Vancouver School District and the Municipality of Bowen Island have been partners in a joint use agreement governing Bowen Island Community School for many years. This agreement provides for the joint use of the Community School by the Board of Education for educational purposes and for use by the Municipality as a centre for community activities.

We are very pleased that together we now have the opportunity to meet the recreational needs of a great many children and adults on the island with the creation of a new all weather synthetic turf practice field. This initiative is the result of a highly collaborative and inclusive process that began over a year ago, and we look forward to the opening of this important new sports field this fall. The use of this new field, so important to the health and fitness of students and adults on the island, will be covered by the current joint use agreement, until such time as that agreement is updated. Work on the updated agreement is well underway, and should be completed in a timely manner.

The cooperative approach taken by both the school district and the Municipality with regard to the application of this School Community Connections Grant should serve both the school and the island community well for many years to come.

Geoff Jopson
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