



City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 17, 2004

From: Dave Semple
Director of Parks Operations

File: 06-2345-20-RSEC1/Vol 01

Re: Richmond Secondary School Artificial Turf Field Proposal

Staff Recommendation

1. That Council approve the joint construction of an artificial turf sports playing field at the Richmond Secondary School site and;
2. That \$500,000 from the approved 2004 Terra Nova North West Quadrant Park capital project be utilized towards the development of an artificial turf field installation at the Richmond Secondary School field site in partnership with the School District No. 38 Richmond and;
3. That a memorandum of understanding, as outlined in this report, between the City and the School District #38, Richmond for the construction and future operation of the artificial turf installation at the Richmond Secondary School site be developed.

Dave Semple
Director of Parks Operations
(3350)

Att. 2

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Budgets		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES	NO
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Staff Report

Origin

At the May 10, 2004 School District #38 Personnel & Finance Committee meeting School District staff received the following direction:

1. That the Board of Trustees (Richmond) approve a contribution of funds from the Local Capital Reserve not to exceed \$500,000 (Five Hundred Thousand Dollars) to partially fund the installation of an artificial turf field on the site of Richmond Secondary School;
2. Further THAT the Board of School Trustees (Richmond) enter into discussions with the City of Richmond for the purpose of the City agreeing to match Board expenditures for the artificial turf field which are over and above the amount of capital project funding which would ordinarily be allocated for a playing field at Richmond Secondary School;
3. AND FURTHER THAT upon such agreement the Board of School Trustees (Richmond) negotiate with the City to establish acceptable operating and replacement funding agreements.

At the May 11, 2004 Council, School Board Liaison Committee meeting, staff were presented with the above opportunity (Attachment 1). The purpose of this report is to propose the joint development of an artificial turf field development at the Richmond Secondary School site.

Analysis

Richmond Secondary School Redevelopment

In the fall of 2003, the Richmond Secondary School on Minoru Boulevard was officially opened. The new facility was located on the old playing field site along Moffatt Road to maximize the required school building size footprint. The construction of this facility eliminated the natural grass playing field at the park site, and re-development plans called for the construction of a new field in front of the new school building on Minoru Boulevard.

As part of the redevelopment process, City staff have had an opportunity to work closely with School District staff to propose the development of a potential high quality artificial turf field facility at the Richmond Secondary site.

Old Richmond High Field

The old natural grass field at the Richmond Secondary site was a poor quality soil based field with minimal drainage. Essentially the field was not usable during the fall/winter season annually from Thanksgiving to May. The site did not see school or community athletic use in

the fall/winter season and school athletic programs had to relocate to both Minoru Park and Brighthouse Park or move indoors for other physical activities.

Rationale for Artificial Turf Fields

Richmond's current inventory of full size high quality fields includes sand based fields with excellent drainage systems and lighting at five sites making seven fields available for fall winter play in the rainy season when the days are shorter requiring lighting for play.

Richmond's newest field, the artificial turf at Minoru has been programmed to capacity and extremely well-received since opening in 2002, today it is the highest use field in Richmond's inventory. The Minoru site also has in place a sustaining capital fund financed via user fees which off-set site operation, future field replacement and maintenance.

Benefits of Artificial Turf

The following information provides a good overview of the benefits of artificial or synthetic turf surfaces:

- accessible and used year round in all weather conditions;
- artificial turf is capable of hosting 2,080 prime-time games throughout the year whereas natural grass can host only 360 games per year, this equates to a 6:1 ratio of artificial turf versus natural grass usage;
- drains up to 10 inches of water per hour when properly installed;
- environmentally friendly, requires 1/6 of the land space to accommodate the same number of games on comparable grass fields;
- 'feels' and looks like natural grass;
- has unlimited use;
- no irrigation, fertilization or chemicals required;
- no special footwear is required for players;
- reduces overall maintenance costs of existing field, eliminating need for watering, grass cutting, fertilising, seeding, top dressing, lining for sport use among other efficiencies.

While the benefits of turf are many, overall a turf field can improve the quality of play for all participants while contributing to participation in physical activity.

Richmond Secondary Turf Field Proposal

Through discussions with District Staff, the following site development and operational criteria have been developed:

- that the proposed field would include field lighting to allow for fall/winter play and maximize the benefit of the high quality surfacing;
- that the proposed field configuration meet all City standards to allow for regulation league play, goal posts and associated storage would be provided for: soccer, field hockey and field lacrosse;

- that design specifications utilized in the construction, tendering and safety inspection of the field meet or exceed City standards for installation and procurement. Project management for the installation would be facilitated by school district staff.

Operationally, the proposed field site would be booked centrally as with every other school/park athletic field in Richmond by the City. Priority bookings would be given through the City's annual field allocation process with the following exceptions:

- the School District would receive block bookings at the field site on school days until 6:00 p.m.;
- Community bookings will be permitted on the field from 6:00 p.m. to 11:00 p.m. Monday to Friday and on weekends from 8:00 a.m. to 11:00 p.m.;
- Richmond School District will have priority access to the Minoru Park artificial turf field at no cost for daytime usage weekdays only;
- Field user fees (see Attachment 2 for Council approved year 2004 Minoru field user fees) would be collected by the City as part of the established field allocation process and divided in the following manner:
 - 40% of all field revenues will be placed in a City reserve account (to be established) as a sustaining capital lifecycle fund for the ultimate replacement of the field surface;
 - 60% of the field user fees will be divided equally between the City and the District split between the site. The City's funds would go directly towards field maintenance at the site.

Timing

The timing of the proposed artificial turf field requires that a decision be made to pursue the turf field option as quickly as possible. Since artificial turf surfaces must be installed during warm, dry weather, the window for installation runs from approximately June to the end of October at the latest. The project will require physical site civil preparations which are unique to artificial turf and a tendering process for a turf product will be necessary. Failure to complete the proposed project within this window will result in the field not being installed in 2004.

Financial Impact

Proposed Funding Strategy:

	\$250,000	Ministry of Education contribution
	\$500,000	School District #38 contribution
	<u>\$500,000</u>	City of Richmond
Total:	\$1,250,000	

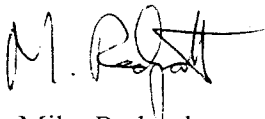
As this project is an additional project to the Council approved 2004 Capital Program staff are recommending that \$500,000 be borrowed from the approved TNNWQ (Terra Nova Northwest Quadrant) park development fund to facilitate construction this year.

As part of the 2005 Capital Program the TNNWQ project would be replenished in January 2005 utilizing funds from the Sports Reserve account. Because of the proposed phased construction of the TNNWQ site impacts to the park development would be minimal.

With the proposed installation of the field at Richmond Secondary, operations and maintenance costs would be fully recovered through the user fee model.

Conclusion

The addition of an artificial turf field to Richmond's heavily used outdoor sport playing field surfaces will be of benefit to all community field sport users. The proposed location at Richmond Secondary presents the City with an excellent tournament site for existing and future events, and also increases the availability of much needed well-drained practise space in the fall/winter season.



Mike Redpath
Manager, Parks - Programs, Planning & Design
(1275)

MER:mer



School District No. 38 (Richmond)
7811 Granville Avenue, Richmond, BC V6Y 3E3

PHOTOCOPIED
& DISTRIBUTED
DATE MAY 25 2004

TO: MAYOR & EACH COUNCILLOR
FROM: A/CITY CLERK

pc: CAO
GM - Parks, re
for appropriate
action

Attachment 1

Tel: (604) 668-6000 Fax: (604) 668-6160

Office of the Secretary - Treasurer

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	JRM	
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	DB	
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2345-20-01

May 20, 2004

Mr. Richard McKenna
City Clerk
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mr. McKenna:

Please be advised that its Monday, May 17, 2004 Public Meeting, the Board of School Trustees (Richmond) passed the following resolution.

214/2004

THAT the Board of School Trustees (Richmond) approve a contribution of funds from the Local Capital Reserve not to exceed \$500,000 (Five Hundred Thousand Dollars) to partially fund the installation of an artificial turf field on the site of Richmond Secondary School;

FURTHER THAT the Board of School Trustees (Richmond) authorize district staff to enter into discussions with the City of Richmond for the purpose of the City agreeing to match Board expenditures for the artificial turf field which are over and above the amount of capital project funding which would ordinarily be allocated for a playing field at Richmond Secondary School;

AND FURTHER THAT upon such agreement being reached, the Board of School Trustees (Richmond) negotiate with the City to establish acceptable operating and replacement funding agreements.

CARRIED

This matter was discussed at the recent Council/Board Liaison Committee Meeting. Would you kindly advise the Mayor, Members of City Council and appropriate City staff of this resolution.

We look forward to hearing from you.

Yours sincerely,

K.L. Morris
Secretary Treasurer

/gh

cc L. McPhail, Chairperson
Superintendent of Schools

Copy to
Dore Simpd

1) - please prepare report

-Thrs

2) attach to report



Attachment 2

Artificial Turf Sports Field Fees and Charges Schedule

Effective October 2004 the following user fee schedule will apply for the Minoru 2 Artificial Turf Playing Field: (*Prime Time=Lit Field **Non-prime Time=Unlit Field)

Adult: *Prime time: \$30.00 /hour, **Non prime time: \$27.00 /hour

Commercial: *Prime time: \$45.00 /hour, **Non prime time: \$37.00 /hour

Youth: *Prime time: \$19.00 /hour, **Non prime time: \$16.00 /hour

1. User fees and charges will be levied so as to recover all or a portion of overall operating costs.

- To ensure the user pays all or a portion of the direct operating costs for most recreation services.

2. All rates and charges will be adjusted to accommodate the changes in operating and maintenance costs and market place.

- To ensure justification is provided for fee charges.

4. The General Manager of Parks Recreation and Cultural Services or designate will have the authority to waive or reduce fees and alter fees for services for promotional purposes and to quickly establish fees for experimental services.

- To permit the General Manager or designate to make allowances for unusual circumstances.
- To ensure citizens of Richmond have access to basic services provided by the City regardless of ability to pay.

5. User Classifications are as follows:

Community Organizations: A registered not for profit community organization having it's society or association based in Richmond having a minimum of 60% Richmond residents.

Commercial: A private organization, business or non-Richmond based organization.

Adult: A community based sports group comprised of participants 19 to 64 years of age inclusive

Youth: A community based sports group comprised of participants 5 to 18 years inclusive

- To determine the correct charge by age or status of the participant