

Committee of the Whole (2) Report

DATE: Tuesday, June 21, 2022

WARD(S): 2

TITLE: ARTIFICIAL TURF FIELD AT VAUGHAN GROVE SPORTS PARK

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek Council approval to convert existing grass Field #1 at Vaughan Grove Sports Park (VGSP) to artificial turf and approval of a preferred turf vendor to ensure consistency and quality standard for artificial turf fields city-wide.

Report Highlights

- Provision of additional soccer fields is required to meet user demand and growth projections with recent modeling indicating future population will exceed Active Together Master Plan forecasts to 2031
- Construction of new a District Park with sports fields to service the Woodbridge area has been delayed as park plans in Block 59 are finalized
- To help meet growing demand for soccer and to support local programs, Woodbridge Soccer Club (WSC) has requested development of a new artificial turf field at VGSP to replace the existing grass Field #1
- Council approval is requested in 2022 to allow materials to be secured for installation Spring 2023 in effort to minimize field closure during construction
- Funding is available to initiate this project in 2022 within approved capital budgets with the balance to be included in the 2023 budget submission
- Approval of a preferred turf vendor is recommended to ensure quality standard and operational consistency building upon recent success with artificial turf field projects making Vaughan fields among the best in Canada

Recommendations

1. That \$852,266 from Capital Project PK-6498-17 (with funding from Community Services Development Charges Reserve) and \$258,534 from Capital Project PD-9585-22 (with funding from Parks Infrastructure Reserve) be reallocated to Capital Project PK-6589-18 Artificial Turf Field at Vaughan Grove Sports Park with the balance of project funding referred to the 2023 Budget process;
2. That a \$100,000 financial contribution from the Woodbridge Soccer Club for this project be received and allocated to Capital Project PK-6589-18;
3. That Centaur Sport Contracting be approved as the City's preferred Vendor of Record for a period of 5 years to ensure quality standard and operational consistency for turf field projects city-wide;
4. That staff be authorized to negotiate a contract with Centaur Sport Contracting to project manage, design and install a new artificial turf field and supporting site works at Vaughan Grove Sports Park in 2023 with a deposit for the purchase and supply of materials provided in 2022; and
5. That inclusion of this matter on Public Committee or Council agenda with respect to amending the capital budgets be endorsed as meeting the requirements for sufficient notice pursuant to Section 2(1) (c) of By-Law 394-2002 as amended.

Background

New sports fields including additional artificial turf fields are needed to meet user demands and to service an increasing population

The 2018 Active Together Master Plan (ATMP), approved in principle by Council on May 23, 2018, sets out a vision for a healthier, active and more mobile community. The ATMP provides the City with a long-range plan for parks, recreation and library facilities, supports the Development Charges Background Study and ongoing planning efforts including the City's Official Plan and the Service Excellence Strategy.

The purpose of the ATMP is to identify current needs and future facility provision strategies, consistent with the City of Vaughan's commitment to providing safe, accessible, and community-responsive parks and facilities that appeal to a wide range of interests and abilities. Given that Vaughan is one of the fastest growing communities in Canada, timely short and long-range planning is critical to ensuring that facility and service provision properly coincides with development.

The following recommendation for soccer facilities is identified in the 2018 ATMP:

33. Develop **12 additional soccer fields by 2031** (these are unlit equivalent fields, where every lit field is equal to 1.5 unlit fields and every **artificial turf field is equal to 2.0 unlit fields**). Future field development will require a range of sizes and should be **clustered together to form multi-field complexes where possible**. In addition to the fields proposed for North Maple Regional Park, three senior lit fields are recommended for District Parks in Blocks 18 and 59 in the short-term and one in Block 41 in the medium-term. Two (2) 9v9 fields are recommended for Neighbourhood Parks (e.g., Blocks 1, 27 and/or 41). At its discretion, the City may choose to provide more fields than are recommended based on geographic distribution and demand for casual use (e.g., mini fields).

The provision of additional soccer fields can be met in part through “intensification” of existing park facilities by developing capacity to meet growth needs through enhancements like sports field lighting and the conversion of grass fields to artificial turf

Recent population forecast modeling indicates future growth will exceed 2018 ATMP forecasts, which necessitates a review and reassessment of capital recommendations. In addition to future growth, increasing land values and decreasing land availability and are ongoing challenges that impact the City’s ability to acquire parkland and meet facilities provision recommendations.

With the ability to extend permitting hours on lit artificial turf fields city-wide, providing an additional turf field at VGSP will help address growth needs and will provide an extended playing season in spring and fall conditions. Adding the new field adjacent to the existing artificial turf field (Field #2) which was renewed in 2020 will enhance the City’s ability to attract and support tournaments and will leverage existing supporting infrastructure that already exists at VGSP including a clubhouse with changerooms, park washrooms, parking areas and a concession stand. A map of field locations and park facilities is appended as Attachment 1.

Development of a new District Park with additional sports fields to service the Woodbridge area has been delayed by several years as park plans in Block 59 are finalized

The future District Park planned for Block 59 will be approximately 8.80 Ha (21.74 acres) in size and located on the west side of Hwy 27 immediately south of Rutherford Road. The new District Park will serve the Woodbridge area, primarily addressing needs of established neighbourhoods and future residential developments planned within Block 60 and Block 62.

The 2018 Development Charge Background Study forecasted capital funding for the design and implementation of the Block 59 District Park and road extension, which is planned to be implemented over the next 3-5 years. Planning and design work, such as a phasing plan for roadway access off of Rutherford Road, park programming of sport facilities, parking and associated site servicing works will be identified through a future Park Master Plan and community engagement process.

Previous Reports/Authority

Not applicable

Analysis and Options

A new artificial turf field at VGSP will replace the existing grass Field #1 and provide an extended playing season that will help meet growth and user demand for soccer and provide additional revenues to the City of Vaughan

The scope of work for this project is planned to include the following elements:

- site preparation, removals, grading and servicing
- concrete works, foundations, and granular base
- artificial turf field installation and new soccer goals
- fencing improvements and storage areas
- new scoreboard, players benches and site furnishings
- walkways, landscape improvements and associated works

Park construction standards will employ the same quality level of service standards and specifications for FIFA Certified artificial turf that were used to replace the existing artificial turf field completed at VGSP in 2020.

Through discussions with Procurement Services it is recommended that Centaur Sport Contracting be identified as a preferred Vendor of Record to ensure quality standard and operational consistency building upon recent success with artificial turf field projects making Vaughan fields among the best in Canada

In 2017 staff completed a comprehensive competitive prequalification process to secure a preferred vendor and quality standard for FIFA Quality artificial turf fields for the North Maple Regional Park project. As part of the procurement process, product quality, durability, maintenance and lifecycle replacement were considered as key elements of the proposal evaluation. The open procurement process for RFPQ16-205 resulted in selection of Centaur Products Inc. (Centaur Sport Contracting) as the City's prequalified vendor with Polytan Ligaturf RS+ CoolPlus ACS bionic e-layer as the preferred turf standard. The selected vendor and turf system have demonstrated long term reliability,

performance and durability, with numerous installations throughout Canada showing suitability for applications with freeze-thaw cycles and an extended range of temperatures. In 2020 Centaur Sport Contracting successfully managed the renovation of the existing artificial turf field at VGSP and are familiar with the project site and City's requirements.

Staff propose engaging Centaur Sport Contracting for project management, design and construction of this project based on their extensive experience, quality materials and workmanship, operational effectiveness, and user feedback from recent City turf projects at VGSP and NMRP which has positioned Vaughan soccer fields as being among the highest quality fields in Canada.

Centaur Sport Contracting is the only Canadian supplier of Ligaturf systems and have consistently demonstrated exceptional customer service and product support to the City of Vaughan since 2017. Based on this experience and the desire to standardize artificial turf field quality, it is recommended that Centaur Sport Contracting be identified as the City's preferred turf vendor for a period of 5-years (expiring 2027) and that staff be authorized to sole source contracts with them as a Vendor of Record during this period. Leading up to the expiry of this term, Procurement Services would poll the market using a Request for Information (RFI) to determine if any comparable products have entered the market that should be considered.

Directly engaging the City's prequalified vendor for artificial turf will allow the project materials to be secured in 2022 for installation Spring 2023 in effort to reduce impact to field permits

Staff are seeking approval to negotiate and award a contract to expedite this project by placing a deposit to order materials in 2022 to have the new artificial turf field completed and open for use within the 2023 playing season. Recent supply chain disruption has caused significant delays in material delivery industry wide and securing a contract now will put Vaughan in queue for field construction in Spring 2023. Council approval is required to award single and sole source contracts greater than \$100,000 in accordance with Corporate Procurement Policy PS-003.

Timing and next steps:

- Contract negotiation and award (Q3 2022)
- Initiate design and pre-order materials (Q3-Q4 2022)
- Commence construction, weather depending (Q2 2023)
- Substantial Completion of construction (Q3 2023)

Financial Impact

Initiation of this project in 2022 is proposed to be funded within existing approved capital budgets with the balance to be submitted in the 2023 budget process. The Woodbridge Soccer Club has provided a commitment of \$100,000 to support the completion of this project and enhancements that are beyond the City's standard level of service. A letter from WSC is appended as Attachment 2.

The following table illustrates the estimated costs and proposed funding sources for this project:

| | |
|---|--------------------|
| Estimated Project Cost | \$3,200,000 |
| 10% Contingency | \$ 320,000 |
| 3% Administration Fee | \$ 107,850 |
| <u>Labour Recovery</u> | <u>\$ 75,000</u> |
| Total Estimated Project Cost | \$3,702,850 |
| | |
| DC Community Services Reserve contribution | \$2,841,550 |
| Parks Infrastructure Reserve contribution | \$ 761,300 |
| <u>WSC contribution</u> | <u>\$ 100,000</u> |
| Total Project Funding | \$3,702,850 |
| (30% Deposit for Purchase and Supply of Materials | \$1,110,800) |

In terms of operating budget implications, Recreation Services has identified additional revenues of approx. \$90,000/year can be realized with the completion of this project due to extended playing season with the conversion to artificial turf. Parks Operations has identified no net operating impacts as a result of converting the existing grass field to artificial turf.

Broader Regional Impacts/Considerations

Completion of this project will demonstrate the City's commitment to supporting local sports and Community Service Organizations, regional/provincial/national sport tourism and economic development opportunities.

Conclusion

Developing a new artificial turf field at VGSP will help address growth needs, extend user permitting hours and will provide an extended playing season in spring and fall conditions. Approval to secure materials for this project in 2022 will allow construction to proceed without delay in Spring 2023 reducing impact to the soccer season and associated lost revenues.

For more information, please contact: Jamie Bronsema, Director of Parks Infrastructure Planning and Development, ext. 8588

Attachments

1. Vaughan Grove Sports Park Layout Map
2. Letter of commitment from Woodbridge Soccer Club

Prepared by

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Approved by



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