

Date: 2020-10-05

Subject: Request for Budget Amendment for Additional Costs Related to the Construction of Artificial Turf Fields and Seasonal Dome at Dixie Sandalwood Park (Brampton Soccer Centre) – Ward 9

Contact: Derek Boyce, Acting Commissioner, Community Services
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Report Number: Community Services-2020-258

Recommendations:

1. That the report titled: **Request for Budget Amendment for Additional Costs Related to the Construction of Artificial Turf Fields and Seasonal Dome at Dixie Sandalwood Park (Brampton Soccer Centre) – Ward 9** dated October 5, 2020, to the City Council Meeting of October 14, 2020, be received; and
2. THAT a budget amendment be approved for Capital Project #175201-001 – Construction of Two Artificial Turf Fields and Seasonal Dome Structure at Dixie Sandalwood Park (Brampton Soccer Centre) in the amount of \$1,070,000 for servicing and safety upgrades and additional costs, with funding of \$1,070,000 to be transferred from Reserve #134 – Recreation Development Charges.

Overview:

- To address the demands for field sports and manage the displacement of one indoor pitch at the Brampton Soccer Centre, two existing outdoor soccer pitches at Dixie Sandalwood Park (Brampton Soccer Centre) were redesigned to provide year-round play and include an air-supported dome ('bubble') and support building.
- The project construction budget was tendered to be \$9,463,519.50, however, external agency requirements and COVID-19 delays have resulted in servicing and safety upgrades and additional costs of \$1.07 Million.

- **Successful completion of the dome at Brampton Soccer Centre is part of the City's winter recreational amenities proposal in response to COVID-19 to offer additional opportunities for residents to stay healthy and active during the colder months in a safe and socially distanced manner.**
- **A budget amendment is requested to increase the funding to the Capital Project # 175201-001 by an amount of \$1,070,000 to complete construction.**

Background:

The demand for outdoor sports fields for soccer and other field sports continues to be high in Brampton. This was confirmed in the 2017 Parks and Recreation Master Plan. The conversion of the indoor turf pitch at the Brampton Soccer Centre for permanent gymnasium use in 2018 reduced the supply of indoor turf fields, which continue to be in high demand during the winter.

To address the demands for field sports and manage the displacement of the indoor pitch at the Brampton Soccer Centre, two existing outdoor soccer pitches were redesigned to provide year-round play and include an air-supported dome ('bubble') and support building.

The tender included installation of two lit artificial turf sports fields, an air-supported dome, an indoor 60m sprint track, associated servicing improvements, and a support building, which includes indoor change rooms, gender-neutral washrooms, and staff support. Project construction began in late 2019.

Current Situation:

In 2019, Bid Call No. T2019-041 was issued to a pre-qualified list of General Contractors and bids were received on May 29, 2019. The lowest bid received was in the total amount of \$9,463,519.50 (excluding taxes).

The estimated cost for the project was based on tenders for similar work and industry consultation; however, this dome is the largest of its kind in Ontario and is unprecedented in technical requirements. Obtaining the necessary permits resulted in significant modifications to fire suppression and site servicing. Further, physical distancing requirements from COVID-19 also resulted in extensive building revisions needed to ensure users health and safety, including modifications for the washrooms, change rooms, air exchange and mechanical systems.

In order to address the high demand, the project timelines were also fast-tracked and higher construction costs resulted from the two-month construction shutdown mandated by the Provincial Government during the COVID-19 pandemic.

As a result of site servicing requirements, interior building safety improvements, and COVID-19 related delays, there is currently a shortfall in the approved and available funding to carry out the construction work at the bid price. A budget amendment will therefore be required in the amount of \$1,070,000 to complete construction.

Successful completion of the dome at Brampton Soccer Centre is part of the City's winter recreational amenities proposal in response to COVID-19, to offer additional opportunities for residents to stay healthy and active during the colder months in a safe and socially distanced manner.

Corporate Implications:

Financial Implications:

A budget amendment will be required to Capital Project #175201-001 - Construction of Two Artificial Turf Fields and Seasonal Dome Structure at Dixie Sandalwood Park (Brampton Soccer Centre) in the amount of \$1,070,000 for servicing and safety upgrades and additional costs, with funding of \$1,070,000 to be transferred from Reserve #134 – Recreation Development Charges, subject to Council approval. Sufficient funding is available.

Purchasing:

The purchase approval shall be obtained in accordance with the Purchasing By-Law subject to the budget amendment.

Term of Council Priorities:

This report achieves the Strategic Plan priorities in the following manner:

This report has been prepared in full consideration of the 2040 Vision, that the people of Brampton will "Live the Mosaic" and is aligned with the Term of Council priority 4.4.2. "Enhance recreation and sports facilities to increase access to programs for residents."

Conclusion:

An investment in a soccer dome in Brampton will bolster the City as a major participant in year-round soccer and other profile sports, promoting not only good health, but also significant public exposure. The dome will give Brampton a competitive edge over other municipalities vying for sport business and will be well utilized by the Brampton community.

Throughout project construction, external agency requirements and COVID-19 related delays have resulted in servicing and safety upgrades and additional costs. Staff are now requesting a budget amendment of \$1,070,000 to complete construction of the artificial turf fields, dome and support building at Dixie Sandalwood Park (Brampton Soccer Centre).

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