









ARTIFICIAL TURF FIELD FEASIBILITY STUDY PRESENTATION OF DRAFT FINAL REPORT

March 16, 2022

PRESENTATION OVERVIEW

-  Purpose of the feasibility analysis
-  Planning context and market demand
-  Stakeholder insights
-  Site evaluation & preferred site program
-  Preliminary capital and operating cost estimates
-  Suggested next steps

PURPOSE

- Inform understanding and decision making about providing an artificial turf field and seasonal winter dome in Owen Sound.
 - Is there demand?
 - What is the most suitable location?
 - What are optimal design characteristics and features?
 - What would it cost to construct and operate?
 - How should the City and the OSMSA proceed?

WHY?

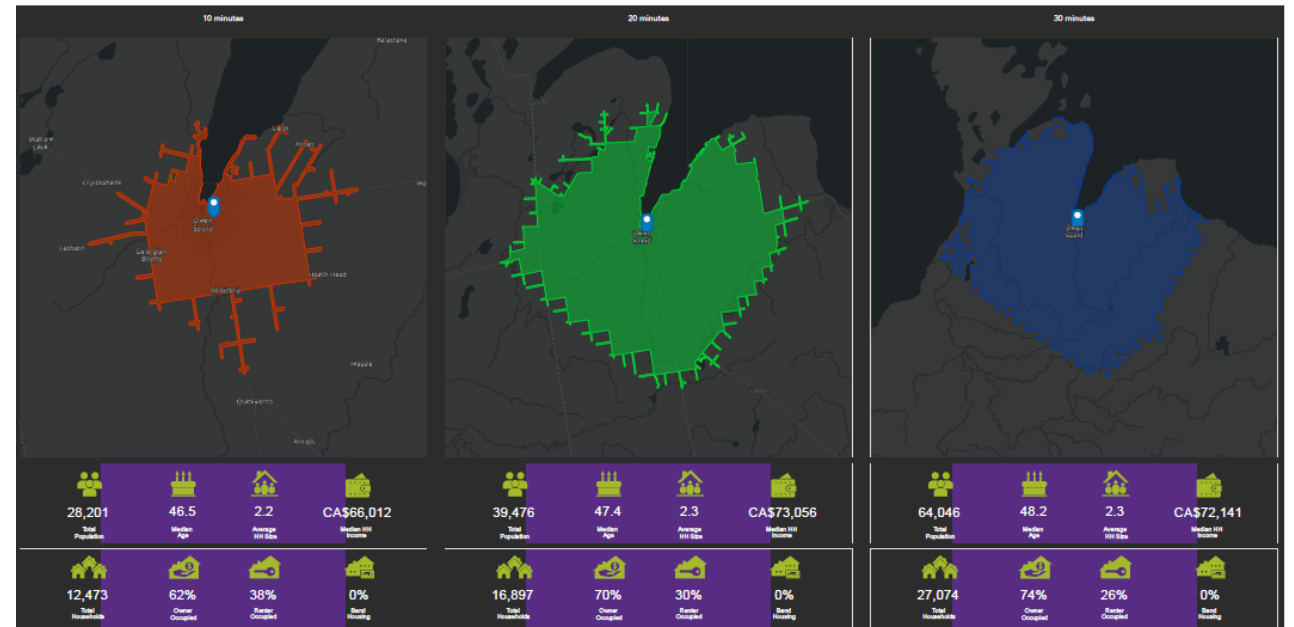
- Artificial turf extends the playing season
- Supports field sport player development
- Offers the option of a seasonal indoor turf environment





CONTEXT AND DEMAND

- An artificial turf field and seasonal dome in Owen Sound requires a minimum population of 65,000 within 30 minutes to be financially sustainable
- Optimal use requires daytime and evening demand
- Existing facilities are over 1 hour 30 minutes away



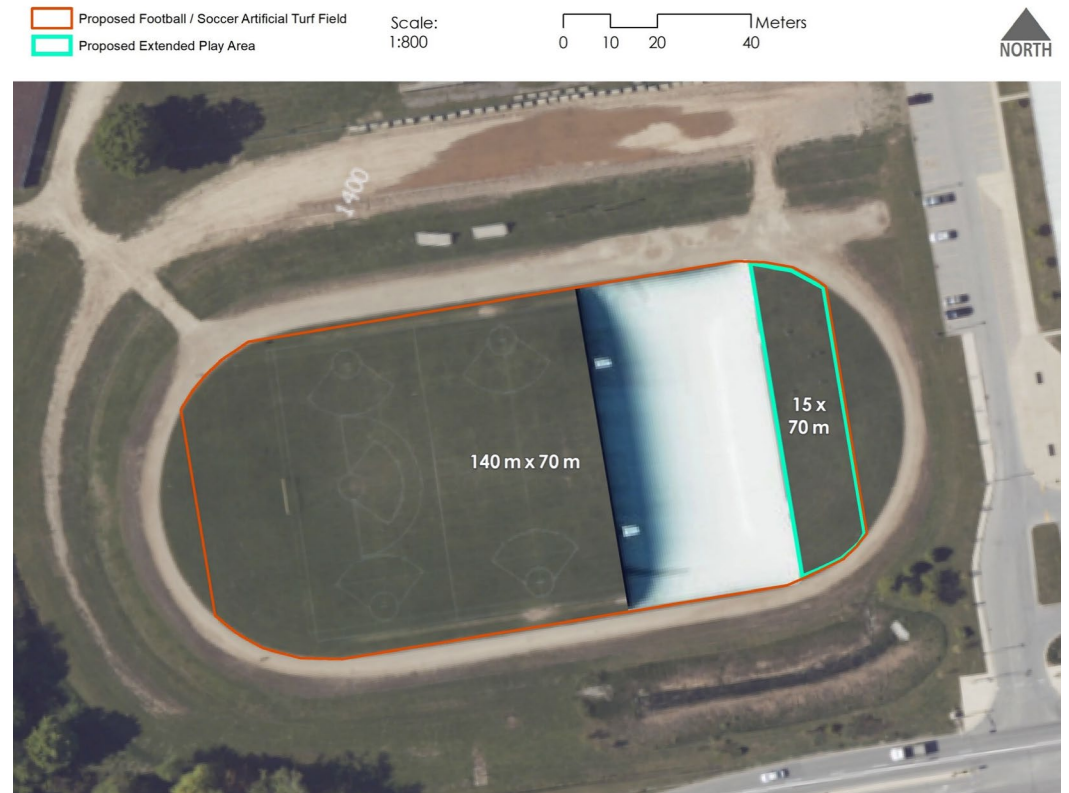


STAKEHOLDER INSIGHTS

- Most field user organizations expect future growth in participation
- Most field user organizations indicated they would use outdoor and indoor artificial turf
 - Hourly rental rates between \$50 and \$100 were considered reasonable
 - Willingness to travel 20-30 minutes maximum
 - Field lighting for evening play in the early spring and late fall

★★★ PREFERRED SITE & PROGRAM

- Redevelopment of the Victoria Park natural turf field
 - Synergy with the daytime school and evening/weekend community use
- Full-size soccer layout with endzones for football layout.
- 1/3 field seasonal winter-dome sized for projected demand



☆☆☆ COMPARABLE SITE PROGRAM



★★★ PROJECTED UTILIZATION

- There is demonstrated demand achieve greater than 50% weekly overall primetime utilization of an outdoor field over three primary seasons of play and 65% utilization of an indoor field under a seasonal dome.

	Hours/ Season	Hours/ week	Weekly Overall Utilization %		
			65%	75%	85%
Indoor - November - April (24 Weeks)					
Available Prime Time	1320	55	35.75	41.25	46.75
Owen Sound Minor Soccer	288	20	20	20	20
% of Prime Time		36%	56%	48%	43%





OPERATING BUDGET SCENARIOS

- All indoor and outdoor operating budget scenarios are net positive.

Outdoor Field Operating Budget Without Seasonal Dome				Outdoor Field Operating Budget With Seasonal Dome			
Season	Utilization Rate			Season	Utilization Rate		
	50%	60%	75%		50%	60%	75%
Spring	\$8,350.00	\$10,020.00	\$12,525.00	Spring	\$3,950.00	\$4,740.00	\$5,925.00
Summer	\$14,950.00	\$17,940.00	\$22,425.00	Summer	\$18,950.00	\$22,740.00	\$28,425.00
Fall	\$12,750.00	\$15,300.00	\$19,125.00	Fall	\$8,350.00	\$10,020.00	\$12,525.00
Total	\$36,050.00	\$43,260.00	\$54,075.00	Total	\$31,250.00	\$37,500.00	\$46,875.00
Operating Expenses (Annual)				Operating Expenses (Annual)			
General Daily Maintenance	\$12,000.00	\$12,000.00	\$12,000.00	General Daily Maintenance	\$12,000.00	\$12,000.00	\$12,000.00
Turf Performance Testing - Bi-Annual	\$5,000.00	\$5,000.00	\$5,000.00	Turf Performance Testing - Bi-Annual	\$5,000.00	\$5,000.00	\$5,000.00
Utilities (Lights)	\$4,000.00	\$4,000.00	\$4,000.00	Utilities (Lights)	\$4,000.00	\$4,000.00	\$4,000.00
Total	\$21,000.00	\$21,000.00	\$21,000.00	Total	\$21,000.00	\$21,000.00	\$21,000.00
Net	\$15,050.00	\$22,260.00	\$33,075.00	Net	\$10,250.00	\$16,500.00	\$25,875.00

ESTIMATED CAPITAL COSTS - FIELD

The estimated capital cost of a full-size soccer field and a full-size soccer/football field is \$1,195,000 and \$1,520,000 respectively.

Artificial Field Capital Cost Estimates	Dimensions			
	Soccer		Soccer/Football	
	110m x 70m	Field	150m x 70m	Field
	7700	M2	10500	M2
	360	LM	440	LM
Base Preparation	\$20/M2	\$154,000.00	\$20/M2	\$210,000.00
Field Liner	\$2.60/M2	\$20,020.00	\$2.60/M2	\$27,300.00
Field Curb	\$100/LM	\$36,000.00	\$100/LM	\$44,000.00
Turf Nailer Board	\$17/LM	\$6,120.00	\$17/LM	\$7,480.00
Artificial Turf	\$27.25/M2	\$209,825.00	\$27.25/M2	\$286,125.00
Infill (Sand, TPE, EnviroFill)	\$35/M2	\$269,500.00	\$35/M2	\$367,500.00
Shock Pad	\$9/M2	\$69,300.00	\$9/M2	\$94,500.00
Installation	\$13.50/M2	\$103,950.00	\$13.50/M2	\$141,750.00
Soccer Goals/Uprights		\$20,000.00		\$35,000.00
Synthetic Turf Groomer		\$6,000.00	\$6,000.00	\$6,000.00
Testing	\$15,000/Field	\$15,000.00	\$15,000/Field	\$15,000.00
Total		\$909,715.00		\$1,234,655.00
Outdoor Field Lighting		\$285,000.00		\$285,000.00
Grand Total		\$1,194,715.00		\$1,519,655.00

ESTIMATED CAPITAL COST - DOME

- The estimated additional cost of provided a 1/3 field air supported season dome is \$1,067,000.S

1/3 Field Air Supported, Seasonal Sports Dome	
Capital Costs - Dimensions - 230ft x 120ft	27,600 SQFT 700 LF
Insulated Dome/Lighting/Mechanical	\$496,800.00
Grade Beam	\$300,000.00
Hydro Connection / Dome Electrical	\$100,000.00
Gas Connection	\$75,000.00
Mechanical Pads / Site Work	\$50,000.00
Goals/Benches/Digital Clock	\$30,000.00
Shipping Containers - Storage	\$15,000.00
Grand Total	\$1,066,800.00



▶▶ SUGGESTED NEXT STEPS

1. Structure a MOU with potential project partners to further develop and define the project and a long-term business plan.
2. Visit comparable sites
3. Further investigate existing ground conditions at the preferred site
4. Revalidate potential users field time requirements
5. Seek capital grants and explore other funding
6. Remain open to alternative site development locations