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PRIVILEGED AND CONFIDENTIAL

FOR APPROVAL

APPENDIX "A" TO REPORT NUMBER 148 OF THE PLANNING AND BUDGET COMMITTEE – February 29, 2012
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TO: Planning and Budget Committee

SPONSOR: Gail Milgrom, Acting Assistant Vice-President, Campus and Facilities Planning

CONTACT INFORMATION: 416-978-5515; avp.space@utoronto.ca

DATE: February 22, 2012 for February 29, 2012

AGENDA ITEM: 1

ITEM IDENTIFICATION:

Project Planning Report for St. George Back Campus Fields Project

JURISDICTIONAL INFORMATION:

Under the *Policy on Capital Planning and Capital Projects*, the Planning and Budget Committee reviews Project Planning Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project.

Section 33 of By-Law Number states “unless otherwise specified in their terms of reference, other committees established under section 29 hereof shall be open to the public, except that where

- (i) Matters may be disclosed at the meeting of such a nature, having regard to the circumstances, that the desirability of avoiding open discussion thereof outweighs the desirability of adhering to the principle that meetings be open to the public.”

BACKGROUND:

There is a serious shortage of suitable field space available for use by students in recreation, intramural and intercollegiate practice and competition on the St. George Campus. The current Back Campus fields are “not fit for play” according to the Ontario University Athletics standards. Continual use has resulted in severe turf degradation, and full-season muddy conditions. The resulting health and safety liabilities have meant the fields are not always able to be used, and are fenced off at times in order to regenerate turf growth. Given the demand for field and activity space, this is a poor solution that results in wait-lists for intramurals and little flexibility for student-athlete training times.

In December 2008, City Council endorsed Toronto's participation in the Bid to host the 2015 Pan Am Games in the City and surrounding Greater Golden Horseshoe region and agreed that Toronto would be named as the bid city. The Toronto 2015 Pan/Parapan Am Games provide an opportunity to address the shortage of quality field/recreational space with financial support from the federal and provincial governments, which are contributing to the capital cost of the venues required for the Games. The Field Hockey venue, identified in the bid book as located on the St. George Campus, will provide long term legacy facilities for generations of students at the university.

The construction of two FIH regulation artificial turf fields will include upgraded lighting, landscaping and fencing, resulting in a valuable addition to the University's sporting facilities and increased access to the Back Campus as a multi-purpose open space in the centre of the University.

HIGHLIGHTS:

The University of Toronto Fields Project is part of a major revitalization of athletic facilities at the University of Toronto, designed to enhance opportunities for sport, physical activity and fitness for students and members of the community. The new fields facility will be located on Back Campus, on the south side of Hoskin and the North side of University College. Once completed, the Back Campus fields will provide some of the nation's best training and competition facilities for our students, student-athletes and other high performance athletes. The fields will also significantly augment the space available for university-wide, co-curricular sport and physical activity programs. There is a pent-up demand from students annually for access to facilities, recreational sport and intramural teams that exceeds the University's ability to accommodate them. In addition to providing exceptional facilities for students, the Back Campus Field Project will be the official venue for Field Hockey at the 2015 Pan and Para Pan Am Games in Toronto.

Upon completion, the Back Campus fields will be the only Field Hockey venue in Toronto and will serve provincial and national hosting opportunities for Field Hockey as well as multiple other sports.

The renovation of these fields from natural grass to turf will exponentially increase usage of the fields to almost year round, with a significant reduction in maintenance time. The plan calls for Back Campus to remain a multi-purpose space within the University.

The Games requirements for Field Hockey include a competition field and a warm-up field, ideally side-by-side, and designed to international specifications. In addition, a practice field must be provided to the same specifications; in Toronto, the practice field will be located elsewhere. The International Hockey Federation (FIH) requires that Global level pitches (such as is required for the Games) must conform to specific standards, as such, the surfacing system must also be one of the FIH certified synthetic turf systems and will include an irrigation system. As the University of Toronto is dedicated to maintaining its position as a leader in sustainable campus practices, places and innovation, the University has identified strategies to incorporate sustainable design measures on the Back Campus fields and the designers have been instructed to follow LEED criteria in the selection of design elements, materials and processes. For example, the proposed field lighting system is based on 'green' technology which includes the most energy efficient light fixtures in the

industry. The system will utilize hooded visors designed to minimize spill light and glare, including full cut-off upright, which reduces night sky light pollution impacts. 3000 spectators are to be accommodated at the competition field. Event seating will consist of temporary stands for the duration of the Games. All fields will become full-year, multi-use spaces for recreation, intramurals, competition and community use. During the competition, it is anticipated that Hart House will be used for changing facilities for teams and officials. Other spaces within Hart House or other university facilities may be required for staging, media, officials, after-competition events, etc.

An arborist's report was completed in July 2011 which inventoried all 77 trees in the area of the Back Campus. The inventory lists each tree species, diameter, spread, condition rating, priority category, a minimum tree protection zone and preliminary recommendations. One tree will require relocation and measures will be put in place to ensure all trees are adequately protected during construction and to minimize any long term impact.

FINANCIAL AND PLANNING IMPLICATIONS:

This project is being managed through Infrastructure Ontario (IO), acting on behalf of Toronto 2015 (TO2015), who is ultimately responsible for Pan/Para Pan Am Games venue selection and implementation. The financing partners to the Games include the Federal and Provincial governments contributing 56% of official capital projects. The venue owners, in this case the University of Toronto Faculty of Kinesiology and Physical Education (KPE), contribute 44% of the capital contribution on a budget amount agreed to with IO and TO2015. This project is part of a 'bundle' that includes the pool in Markham, improvements to the Etobicoke Olympium and Back Campus Fields project. It is IO's experience that the firms capable of implementing these 3 projects are also expected to realize savings as a result of the competitive tensions of this approach (particularly in the area of soft costs, fees, and project management).

The University is responsible for delivering a site that is serviced and ready for construction and it is beneficial to ensure that any early works required, such as water and electrical, are undertaken by the same contractor. While the fields project is estimated at close to \$9 million, with the 56% partners contribution, anticipated benefits of being part of a larger scope of projects (the bundle), and with the University's contribution to the early works, the U of T commitment will be agreed to not exceed \$4.2 million.

PROJECT FUNDING:

The full project cost to UofT (\$4.2M) will be funded by the Faculty of Kinesiology and Physical Education. The sources of funding for this project will be UofT/Faculty of Kinesiology and Physical Education at 44% and the federal and provincial governments at 56%.

The \$4,200,000 will be carried by the Faculty of Kinesiology & Physical Education's operating budget reserves over the coming years and its internal facility renewal fund, as well as a small amount of savings in Grounds servicing costs of the Back Campus fields.

The Infrastructure Ontario procurement process requires confidentiality of financial details of the project so as to not influence the RFP bidding process. The in camera process has been chosen in order to maintain the integrity and confidentiality of this process. Once the formal tender agreements between IO and the successful contractor have been finalized, the motion will be made public. It is possible that the cost of this project within the bundle may be different than \$9 million, however, the Faculty's contribution to the project and required early works will not exceed \$4.2 million.

SCHEDULE:

The facility is scheduled to be fully operational by July 2014.

RECOMMENDATIONS

Be it recommended to the Academic Board

Subject to all required government approvals and government funding and subject to funding being in place prior to commencing construction:

1. THAT the Project Planning Report for the St. George Back Campus Fields Project, dated February 13, 2012, be approved in principle.
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2. THAT an estimated total project cost of \$9 million and the University of Toronto contribution for the project not to exceed \$4.2 million, be approved with funding committed by the Faculty of Kinesiology and Physical Education, and with the remainder of the cost funded by the federal and provincial governments.