

# City of Charlottetown

## Artificial Turf Field Assessment

162630.00 Final Report April 2017


ISO 9001  
Registered Company

Prepared for:



Prepared by:



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<b><i>Issue or Revision</i></b>	<b><i>Reviewed By:</i></b>	<b><i>Date</i></b>	<b><i>Issued By:</i></b>
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# Contents

- CHAPTER 1 Background & Location Options .....2**
  - 1.1 Introduction .....2
  - 1.2 Stakeholder Consultation .....2
  - 1.3 Location Considerations .....4
  - 1.4 Location Options Review .....4
  - 1.5 Recommended Site.....6
- CHAPTER 2 Simmons Sports Centre Site Review .....7**
  - 2.1 Existing Site .....7
    - 2.1.1 Subsurface Investigation.....8
  - 2.2 Proposed Facility .....9
    - 2.2.1 Field Drainage .....9
    - 2.2.2 Field Lighting.....9
    - 2.2.3 Changing/Washrooms/Parking.....9
    - 2.2.4 Field Equipment.....9
    - 2.2.5 Field sizing.....9
    - 2.2.6 Field Lining .....10
    - 2.2.7 Artificial Turf Selection .....10
- CHAPTER 3 Simmons Site Conceptual Design ..... 11**
  - 3.1 Conceptual Design .....11
    - 3.1.1 Phasing Considerations.....12
  - 3.2 Lighting Glare Assessment .....12
  - 3.3 Opinion of Probable Construction Costs .....12
- CHAPTER 4 Summary of Recommendations..... 13**

Appendices

Appendix A – Stakeholder Questionnaire Responses

Appendix B – Itemized Opinion of Probable Costs

## CHAPTER 1 **BACKGROUND & LOCATION OPTIONS**

### **1.1 Introduction**

The City of Charlottetown is considering constructing an artificial turf field within the City to provide a facility that will allow for increased field usage, especially in the spring and fall of the year. This assessment report presents the feedback provided by user groups, identifies potential locations for a turf field, presents a preliminary site assessment and conceptual site designs for the preferred site, and the associated opinions of probable cost.

CBCL has toured the City, reviewed aerial imagery, property mapping and land use mapping, and discussed possible sites with City of Charlottetown staff. The review assumed a turf field with a length of 450 ft (137m) to accommodate a Canadian football field and a width of 210 ft (64 m) to accommodate cross soccer for U11 and under. Sports that could be accommodated within this footprint including:

- Soccer
- Football
- Lacrosse
- Ultimate Frisbee
- Baseball
- Rugby
- Field Hockey
- Cricket
- Lawn bowling
- Bocce

It is understood that a single turf field is a priority with the potential for long term expansion of the facility to include a second turf field.

### **1.2 Stakeholder Consultation**

A stakeholder questionnaire was generated by CBCL and distributed to the following list of organizations provided by the City:

- PEI Ultimate Frisbee
- Football PEI
- Mudmen Rugby Club
- Charlottetown Sport & Social
- PEI Privateers Football
- Charlottetown Mixed Rec Soccer
- Special Olympics PEI
- Winsloe Charlottetown Royals FC
- Sherwood Parkdale Rangers Soccer
- Colonel Gray High School
- Queen Charlotte Junior High School
- Lacrosse PEI

Copies of the questionnaire responses are included in Appendix A. A summary of the responses is provided in the following Table:

Organization	*Membership	Age Range	Estimated Annual Usage (Hrs)	Season	Summarized Comments
Charlottetown Sport & Social	No Reply				
PEI Ultimate Frisbee	120	18-50	164	May-Nov	-Football or Soccer lines would be helpful for reference
Football PEI	500	6-40	125	May-June Sept-Nov	-Make field accessible -Football uprights -Endzones required -Sidelines required
Mudmen Rugby Club	50-60	6-55	400	May-Nov	-Don't want to play games on turf, would use for practice and training -Want to keep games at Co-op Field -Preference is Simmons site for turf -Some specific line requirements
PEI Privateers Football	180	10-50	200	April-Nov	-Full Canadian football sized endzones in turf -Football uprights -Preference is Simmons site for turf -Some specific line requirements
Charlottetown Mixed Soccer	60-70		0	All Year	-Would be interested in using field but cannot afford to pay more then what they pay for grass field rental
Special Olympics PEI	300	2-72	40-50	June-Aug	-Make accessible -Close parking -Would use for Bocce, soccer, sports training
Winsloe Charlottetown Royals Soccer	900	4-40	200	April-Sept	-Would use for 14+ ages -Permanent soccer lines
Sherwood Parkdale Rangers Soccer	460	4-40	110	April-Sept	-Would use for U10 and up ages -Permanent soccer lines
Colonel Gray High	800	14-18	Many	Sept-Oct May-June	-Would use for field hockey, soccer, rugby, softball, cross country training -Line for soccer and field hockey -Field hockey nets
Queen Charlotte Junior High	550	12-15	200	Sept-Oct May-June	-Would use for soccer, field hockey, flag football -Line for soccer, field hockey and football
Lacrosse PEI	380	4-18	100-150	April-Oct	-Need lines for Lacrosse goal creases -Need netting around perimeter to catch balls

\*Unverified data provided by user groups.

### 1.3 Location Considerations

A major consideration for where to locate a new sports field is the presence of existing infrastructure. It is generally preferred to locate primary sports facilities in clusters so they can share support infrastructure. If multiple fields are located within a single facility it also better enables tournament or special event hosting and provides a focal point for events.

Other location considerations included:

- Field Orientation
  - Preferred orientation of an outdoor sports field is north-south. Ability of site to orient the field in this direction was considered.
- Subsurface Conditions
  - Subsurface soil conditions need to be appropriate for construction of an artificial turf field. Sites that have unsuitable soils that are prone to differential frost heaving or settlement would require additional earthwork in order to construct properly.
- Existing Infrastructure
  - Presence of existing water, sewer and electrical services within close proximity to site would be a benefit and reduce development cost of a new field.
  - Presence of existing parking facilities, access roads, fencing, change rooms and the like would be a benefit and reduce development cost of a new field.
- Location
  - Ease of access, location and visibility were considered.
  - Fit with surrounding land use.

### 1.4 Location Options Review

The following sites were reviewed as possible locations of a new artificial turf field within the City. The sites are grouped by City owned and non City owned lands. The below table summarizes the site specific considerations for each location option. The sites are listed in general order, within each group, of what is believed to be the most appropriate to the least appropriate site for a new artificial turf field.

Rank	Site	Adequate Size	Adequate Parking	Washroom /Changing	North-South Orientation	Multiple Fields	Other Considerations
<b>GROUP A – City Owned Lands</b>							
A1	Simmons Sports Centre	Yes	No	Yes	Yes	Yes	Simmons Sports Centre could be used for parking and changing/washrooms. Need to supplement existing parking
A2	Parkman Soccer Complex	Yes	No	Yes	Yes	Yes	Field would need to be constructed in existing wooded area. Need to supplement existing parking

Rank	Site	Adequate Size	Adequate Parking	Washroom /Changing	North-South Orientation	Multiple Fields	Other Considerations
A3	Winsloe Soccer Complex	Yes	Yes	Yes	No	Yes	Would require elimination of multiple fields
A4	Co-Op Field	Yes	No	Yes	Yes	No	Relatively low lying lands. Flooding concern
A5	East Royalty Landfill	Yes	No	Yes	Yes	Yes	Former landfill site. Environmental and stability concerns. Not recommended without significant remediation. Insufficient space. Not reviewed further
A6	Mulberry Park	No	No	Yes	Yes	No	
<b>GROUP B – Non-City Owned Lands</b>							
B1	MacAdam Field at UPEI	Yes	Yes	Yes	No	Yes	Some underground lighting infrastructure is in place
							Endzone corners would need to be mitered
B2	Charlottetown Rural – Raiders Road	Yes	No	No	Yes	Yes	Space for addition of parking
B3	Stonepark Bowl	Yes	Yes	No	Yes	Yes	Accessibility for some users is a concern
B4	Royalty Power Centre	Yes	No	No	Yes	Yes	Land acquisition costs would be high
B5	Longworth Sports Complex	Yes	No	No	No	Yes	Limited ability to add parking
							Subgrade concerns
B6	Robin Hood Field	Yes	No	No	No	No	Site access through neighbourhood is a concern
B7	Ecole Francois Buote	Yes	Yes	No	Yes	Yes	Relatively low lying lands. Flooding concern.
B8	Spring Park School	No	No	No	Yes	No	Insufficient length. Not reviewed further.

**Table: Location Options**

No issue
Moderate Issue
Major Issue

The top three ranked locations within each group were re-ranked. Additional considerations for these six field are as follows:

Rank	Site	Visibility/ Access	Impact of Lighting/Noise	Infrastructure Required	Other Considerations
1	Simmons Sports Centre			Lighting Additional parking	Two schools adjacent to site
2	MacAdam Field at UPEI			Lighting (partially installed)	Usage agreement would need to be struck with UPEI Lighting conduit is already installed Drainage system in place Adjacent to another turf field
3	Charlottetown Rural – Raiders Road			Parking Lot Clubhouse Lighting	Senior High school at site Usage agreement would need to be struck with Province
4	Stonepark Bowl			Clubhouse Lighting	Junior High school at site Usage agreement would need to be struck with Province Site is not accessible
5	Parkman Soccer Complex			Lighting Additional parking	Wooded area would need to be cleared
6	Winsloe Soccer Complex			Lighting	Would require elimination of multiple fields

### 1.5 Recommended Site

CBCL believes that, the most appropriate location for a City owned artificial turf field is the Simmons Sports Centre. This is in keeping with one of the recommended options presented in Sierra Planning and Management’s March 2013 Simmons Master Plan Project which proposed that an artificial turf field be constructed at the Simmons Sports Centre site. While each location provides its own advantages and shortcomings, we believe that this location provides the City with a highly visible, centrally located, easily accessible location with the flexibility of future site expansion.

The Simmons Sports Centre location is further supported by the Mudmen Rugby club, Privateers Football Club, Winsloe Charlottetown Royals FC and would be an asset to the two schools that share the site

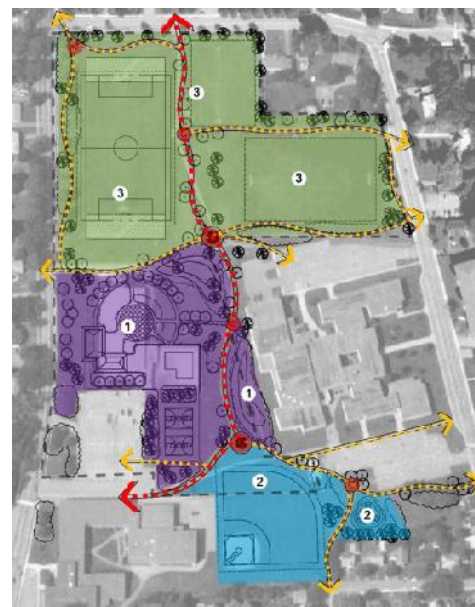


Figure from Sierra’s Simmons Master Plan



## CHAPTER 2 SIMMONS SPORTS CENTRE SITE REVIEW

### 2.1 Existing Site

The site north of the existing Simmons Sports Centre building includes three larger sports fields. A number of smaller mini fields are located east of the building. It is understood that all three fields are on City owned property.



The three existing fields are generally as follows:

Field	Length	Width	Orientation	Major Uses
Simmons Field	140m	65m	N-S	Soccer, football, rugby
Kirkwood Drive Field	55m	30m	N-S	Mini soccer
Colonel Gray Field	90m	65m	E-W	Soccer, rugby

The predominant user groups of the fields are Colonel Gray Senior High, Queen Elizabeth Junior High and Winsloe Charlottetown Royals FC. Fields are also used to a lesser extent by other organized (football, rugby) and unorganized sports.

The three fields are stepped in elevation. Simmons Field is roughly 3ft (0.9m) lower than Colonel Gray Field and Colonel Gray Field is roughly 2ft (0.6m) lower than Kirkwood Field. There is a paved pedestrian access path through the site. None of the fields have lighting.

All three fields are in good condition. Simmons Field is prone to softening and wear after rain events due to the minimal surface slope on the field. There is no dedicated field parking on the site, however the Simmons Sports Centre and Colonel Gray High parking lots are used as well as on street parking on Kirkwood Drive.

The Simmons and Colonel Gray fields have irrigation systems. The irrigation water is supplied from a well located directly south of the Simmons field. Controls for the system are located inside the Simmons Sports Centre.

### ***2.1.1 Subsurface Investigation***

A subsurface investigation of the Simmons Field was carried out by Joose Environmental Consulting Inc. on October 30, 2016, and consisted of excavating a total of six (6) test pits at the site. The test pits were advanced to depths ranging from 1.8 to 2.0 m below existing grade.

Representative grab samples of the overburden soils encountered were recovered from the test pits for visual classification and laboratory testing. The relative density of the soil strata encountered was estimated based on observation of backhoe performance.

The subsurface conditions encountered at the site may be summarized as 300 to 350 mm of rootmat/sand fill over 0.6 to 1.5 m of compact silt and sand/silty sand fill. These fill materials are in turn underlain by a compact silt and sand till stratum. Neither bedrock nor the groundwater table were encountered within the depth excavated at the test pit locations.

Site preparation for the proposed artificial turf sports field would consist of the complete removal of the rootmat/sand fill and the existing subsurface drainage and irrigation systems, and any associated backfill materials. In order to minimize the potential for differential frost related movement, the site would then be graded to a subgrade level that will allow for the placement of a uniform thickness of new fill materials within the footprint of the sports field.

In general, the results of the subsurface investigation were favourable for construction of an artificial turf field on the site.

## 2.2 Proposed Facility

### 2.2.1 Field Drainage

The Simmons field has an installed subsurface drainage system that discharges to the North River Road storm sewer system. Construction of an artificial turf field would involve the removal of the existing field drainage system and installation of a new drainage system. It is expected that the new system would also discharge to the existing North River Road storm sewer system.

### 2.2.2 Field Lighting

A sports field lighting system would enable the City to maximize the usage of the artificial turf field. Three phase power is available from North River Road. It is expected that a small building will be required for the electrical service and lighting controls. This building could be incorporated with a storage building, announcers building or changing facility if desired.

A lighting glare assessment can be performed to estimate light levels on the field and on the areas surrounding the fields. This is discussed in more detail in Chapter 3.

### 2.2.3 Changing/Washrooms/Parking

There are no dedicated changing/washroom/parking facilities for the sports fields. The Simmons Sports Centre would be suitable in the short term to provide changing and washroom facilities for the players. If the Simmons Sports Centre is eventually decommissioned, then replacement facilities could be provided at that time.

Player and spectator parking can be provided at the Simmons Sports Centre. Consideration should be given to constructing a pathway from the parking lot to the field for easier access. There may be some space available closer to the field to provide a limited amount of accessible parking or VIP parking.

### 2.2.4 Field Equipment

It is recommended that the following equipment be provided:

- Lacrosse nets
- Soccer nets
- Canadian football uprights
- Sheltered player seating
- Wireless electronic scoreboard
- Spectator seating
- Netting to catch errant balls

### 2.2.5 Field sizing

The following table summarizes the field sizes that are required by various sports:

Sport	Field Length	Endzone Length	Total Field Length	Width
Soccer	100-110m	--	100-110m	<b>64-73m</b>
Canadian Football	100.584m	18.288m	<b>137.16m</b>	59.436m
Lacrosse	100.584m	--	100.584m	54.864m

Sport	Field Length	Endzone Length	Total Field Length	Width
Field Hockey	100.584m	--	100.584m	54.864m
Rugby	100m Max	10-22m	120-144m	<b>70m Max</b>
Ultimate Frisbee	64m	23m	110m	37m
Cricket*	137.16m	--	137.16m	64m

\*The field does not adhere to any specific shape, consequently, fixed dimensions are not found for cricket fields. The above dimensions are guidelines.

The required dimensions of a soccer field vary, however, the Canada Soccer Association typically requires a minimum 64m wide x 100m long field in order to host competition games for national events. In order not to limit hosting abilities on the field it is recommended that the field meet these minimum requirements.

Additionally, in order to accommodate all user groups the field length would be dictated by Football (Cricket is somewhat flexible) and the width would be dictated by soccer. An artificial turf field size of 137.16m long by 64m wide plus side and end buffers would provide sufficient space for all sports. This field size would also satisfy the requests of all stakeholders.

### 2.2.6 Field Lining

Stakeholders had the following requests for permanent lining:

- Full soccer and cross soccer lines
- Football sidelines, cross field lines every 5 yards, numbers every 10 yards, 'C' at center field
- Dotted line parallel to sideline (Rugby)
- 22 meter line (Rugby)
- Field hockey lines
- Lacrosse goal crease lines

Providing permanent field lining for all the above may be problematic as it might look too "busy". Lining requirements would be determined during the detailed design stage when a detailed Field Lining Drawing is typically prepared.

The permanent artificial turf field lines can be "greened out" (i.e. painted green to match turf), using artificial turf specific paint, to temporarily cover up lines from some sports in order to make other lines more visible. This is often done in order to host certain higher profile games or tournaments. Painting is not something that should be done on a regular basis.

### 2.2.7 Artificial Turf Selection

A key component to the success of this project will be specifying the appropriate turf. There are a wide range of turf products available on the market with greatly varying qualities and costs. In order to maximize the life expectancy of the turf it is recommended that a high quality turf, with a minimum 10 year warranty, be specified. Consideration should also be given to either purchasing turf maintenance equipment or a turf maintenance package in order to maximize the life expectancy of the turf.

## CHAPTER 3 **SIMMONS SITE CONCEPTUAL DESIGN**

### **3.1 Conceptual Design**

In consultation with the City, CBCL developed, conceptual site layouts for the following two options at the Simmons site. Concept site layouts for the two options are shown on SK1 and SK2 on pages following.

#### *Option 1 – Single Field*

Single artificial turf field located directly north of the Simmons Sports Centre. Field size could accommodate essentially all sports discussed in this report (football, soccer, rugby, field hockey, lacrosse, ultimate Frisbee, cricket).

Field construction would not have any impact on the other existing larger fields on the site but would be located to allow for a second north-south oriented field to be constructed directly to the east. The second field could be a grass or artificial turf field.

#### *Option 2 – Two Fields*

Two artificial turf fields located at the Simmons Sports Centre site. The western field would be identical to the Option 1 field and a second north-south running artificial turf field would be located to the east.

The larger field could accommodate essentially all sports discussed in this report (football, soccer, rugby, field hockey, lacrosse, ultimate, cricket). The smaller field would be suitable for soccer, field hockey, and lacrosse.

The width of the second field would be limited to a maximum of 65 Yards (60m), which may limit the ability of the field to be used for events that require a minimum 70 Yard (64m) wide field (e.g soccer nationals).

The second field would also impact the footprint of the existing Colonel Gray and Kirkwood Drive Fields and the existing asphalt footpaths that exist on the site.

### 3.1.1 Phasing Considerations

If a two field project were to be done in a phased approach, the lighting, electrical and storm sewer systems would all need to be designed with that in mind during the initial phase.

A future clubhouse is shown on the conceptual plans for information only. Placement of the building in the future should be done in a location that best suits the future redevelopment of the entire Simmons site. There is also ability to expand the accessible parking and drop off loop to the south to include some general parking in the future if that is desirable.

### 3.2 Lighting Glare Assessment

Due to the relatively close proximity of the fields to the surrounding properties, CBCL had a Lighting Glare Assessment carried out to approximate the impact of the proposed sports lighting system on the surrounding properties. The glare assessment shows the Candela, which is a measurement of light intensity, on the field and in the areas surrounding the fields. The Lighting Glare Assessment was based on using LED fixtures, which will minimize the impact of the lighting compared to conventional (metal halide) light fixtures. The assessment is also based on the lighting being turned on to the brightest level. Typically the lights would be operated at a reduced setting (e.g 50% brightness) for practices or recreational games. The brightest level would be reserved for high profile games. The results of the Light Glare Assessment are shown on the drawing on the page following.

The field sized for football would have three light poles along each sideline (6 total). The shorter multi use field would share three of the poles from the larger field and have two additional poles on the eastern boundary. For a two field arrangement there would be a total of eight (8) poles which would all be approximately 21m (70') above grade and have 8-9 fixtures per pole for each field.

### 3.3 Opinion of Probable Construction Costs

CBCL's opinion of probable cost for the above concepts are as follows:

Option & Description	Opinion of Probable Cost (HSTE)
Option 1 – West Field Only	\$2,600,000
Option 2 – Two Fields	\$4,150,000

The above costs include for an artificial turf field(s), LED sports lighting system, subsurface storm water and drainage, fencing, scoreboards, walkways, asphalt drop off and accessible parking area, goals and uprights, players benches and a minimal amount of aluminum bleacher spectator seating. The above costs exclude clubhouse building, announcers building and turf maintenance equipment and any off site infrastructure upgrades that may be required.

CBCL breakout price for the additional costs associated with the two 20 yard artificial turf end zones is \$550,000 HSTE. This is included in the above costs.

Detailed breakdowns of the Opinion of Probable Costs are included in Appendix B.



## CHAPTER 4 **SUMMARY OF RECOMMENDATIONS**

A summary of the major findings and recommendations contained within this report is as follows:

1. CBCL believes that, the most appropriate location for a City owned artificial turf field is the Simmons Sports Centre.
2. The results of the subsurface investigation were favourable for construction of an artificial turf field at the Simmons Field site.
3. The Simmons site can accommodate two parallel fields. One at 70 Yards wide, the other at a maximum 65 Yards wide. Due to site grading constraints, only the western field can be sized for football.
4. The parking, changing and washroom facilities at Simmons Sports Centre could be used by field users until such time that the future re-development plans for the remainder of the site are determined.
5. The field should be constructed in a north-south running alignment.
6. The turf field should be fenced to control access and contain errand balls.
7. The turf field should be lit to maximize opportunity for usage.
8. LED light fixtures are recommended to limit the area impacted by the lighting. The LED lighting system should be designed with a reduced light setting for regular field times and a brighter setting for higher profile events.
9. Permanent field lining should be included for multiple sports including soccer and football with reference lining (partial lining) for field hockey and lacrosse. To be confirmed in detailed design.
10. Lines can be “greened out” using turf specific paint to temporarily cover up lines from other sports in order to enhance sport lines for high profile events.
11. If a second field is to be constructed in the future then the storm sewer, electrical and lighting systems should be initially sized for both fields.
12. A high quality artificial turf, with a minimum 10 year warranty, should be specified when selecting artificial turf.
13. Consideration should be given to either purchasing turf maintenance equipment or a turf maintenance package in order to maximize the life expectancy of the turf.



14. Proceed with detailed design phase of a nominally 138m long x 64m wide lit artificial turf field located at the site of Simmons Field, located directly north of the Simmons Sports Centre.



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APPENDIX A

# Stakeholder Questionnaire Responses

## City of Charlottetown Artificial Turf Field Stakeholder Questionnaire

CBCL Limited has been retained by the City of Charlottetown to solicit input from various stakeholder groups on the interest level, expectations and user requirements for a City of Charlottetown owned artificial turf sports field facility. The facility would be a multi-sport facility that would be centrally located within the City of Charlottetown.

You are invited to respond to the following questions and return to CBCL Limited by **November 15, 2016**. Contact info can be found on Page 2.

1. Name, contact information and Organization you represent?

PEI Ultimate  
info@peiultimate.com

2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.

Yes, we would generally be interested in using an artificial turf field

3. Approximate number of registered participants in your Organization?

In total, we currently have about 110 registered participants with us. During our summer league, we have approximately 120 players during our summer league (May - September), 30-40 players in the fall (September - November) and around 25-35 players during the winter

4. Age range of registered participants?

Age ranges from 18-50

5. Start and End dates for each sport/activity that your Organization would expect to use the field?

Summer: May - September; Fall: September - November  
If it is covered and heated (like the one in Fredericton), we could also use it during the winter (December - April)

6. Level of play and divisions of your Organization that would be anticipated to use the field?

We will potentially have one recreational and one competitive league in future summer leagues, but only one division with all ranges of levels during the rest of the



year. However, we also have one competitive touring team that would be interested in using a turf field for their practices throughout the year.

7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

- a. Greater than \$80/hour \_\_\_\_\_ hours per year
- b. Between \$65 - \$80/hour \_\_\_\_\_ hours per year
- c. Between \$45 - \$60/hour    X    hours per year
- d. Between \$20 - \$40/hour \_\_\_\_\_ hours per year
- e. Limited ability to pay but would use \_\_\_\_\_ hours per year

**Total    164    hours per year**

This is an indication of our maximum hours that we usually play (summer, fall and winter). However, we may not be able to afford that many hours depending on player participation etc. For example, we may only use the field once a week in the summer and use an additional field on a different day. In the end, it would also be the decision of the new board members.

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?

It is not necessarily crucial to us, but football or soccer lines would be helpful to give us some indications of the edges of the field

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not Important		Important		Critical	
a. Washrooms (permanent)	1	2	3X	4	5	
b. Washrooms (portable)	1	2	3X	4	5	
c. Changing facilities	1	2	3X	4	5	
d. Spectator seating	1	2X	3	4	5	
e. Sheltered player seating	1	2X	3	4	5	
f. Announcers booth	1X	2	3	4	5	
g. Electronic scoreboard	1X	2	3	4	5	
h. Field lighting	1	2	3	4	5X	
i. Canteen	1X	2	3	4	5	

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments



City of Charlottetown - Artificial Turf Field

Stakeholder Questions

Page 2 of 2

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If you have any questions on the above please feel free to contact the below:

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**CBCL LIMITED**  
Consulting Engineers

## City of Charlottetown Artificial Turf Field Stakeholder Questionnaire

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You are invited to respond to the following questions and return to CBCL Limited by November 15, 2016. Contact info can be found on Page 2.

135 St. Peters Road  
Suite 201

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Charlottetown, PEI

Canada C1A 7N4

Telephone: 902 892 0303

Fax: 902 366 3444

E-mail: info@cbcl.ca

www.cbcl.ca

**Solving  
today's  
problems  
with  
tomorrow  
in mind**



1. Name, contact information and Organization you represent?

Foot Ball PEI  
368-4262  
footballpeiexecutive@gmail.com

2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.

yes

3. Approximate number of registered participants in your Organization?

500

4. Age range of registered participants?

6 - 40

5. Start and End dates for each sport/activity that your Organization would expect to use the field?

Sept to Nov  
May to June

6. Level of play and divisions of your Organization that would be anticipated to use the field?

youth out programs  
U-15 - U-17 fackle  
U-16 fackle foot ball  
senior fackle

7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

- |   |            |                |
|---|------------|----------------|
| a. Greater than \$80/hour               | _____      | hours per year |
| b. Between \$65 - \$80/hour             | _____      | hours per year |
| c. Between \$45 - \$60/hour             | _____      | hours per year |
| d. Between \$20 - \$40/hour             | <u>100</u> | hours per year |
| e. Limited ability to pay but would use | <u>25</u>  | hours per year |
| <b>Total</b>                            | <u>125</u> | hours per year |

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?

end zone  
Football side lines

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not Important		Important		Critical
a. Washrooms (permanent)	1	2	<u>3</u>	<u>4</u>	5
b. Washrooms (portable)	1	2	3	<u>4</u>	5
c. Changing facilities	1	2	3	<u>4</u>	5
d. Spectator seating	1	2	3	<u>4</u>	5
e. Sheltered player seating	1	2	3	<u>4</u>	5
f. Announcers booth	1	2	3	<u>4</u>	5
g. Electronic scoreboard	1	2	3	<u>4</u>	5
h. Field lighting	1	2	<u>3</u>	4	5
i. Canteen	1	2	<u>3</u>	4	5

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments

Accessibility (wheelchair)  
Uprights for football

If you have any questions on the above please feel free to contact the below:

Adam Clark, P.Eng.  
CBCL Limited  
135 St. Peters Road  
C1A 5P3

Phone: (902) 892-0303  
Fax: (902) 368-3444  
Email: adamc@cbcl.ca



**CBCL LIMITED**  
Consulting Engineers

## City of Charlottetown Artificial Turf Field Stakeholder Questionnaire

CBCL Limited has been retained by the City of Charlottetown to solicit input from various stakeholder groups on the interest level, expectations and user requirements for a City of Charlottetown owned artificial turf sports field facility. The facility would be a multi-sport facility that would be centrally located within the City of Charlottetown.

You are invited to respond to the following questions and return to CBCL Limited by November 15, 2016. Contact info can be found on Page 2.

1. Name, contact information and Organization you represent?

Hunter's Ale House Mudmen RFC  
Pres: Phil Gallant 902-393-5114  
gallant.philip@hotmail.com

2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.

Yes, we would be interested in using a turf field for practice and training. It is not ideal for games. In rugby it can be unsafe with so much contact to the ground and players having little equipment.

3. Approximate number of registered participants in your Organization?

50-60 registered players plus junior rugby and a possible women's side this season.

4. Age range of registered participants?

Age range is 17-55  
We also run a junior rugby program for children 6-12

5. Start and End dates for each sport/activity that your Organization would expect to use the field?

Start May 1st - Oct 31/Nov 5

6. Level of play and divisions of your Organization that would be anticipated to use the field?

We play an Elite level first division  
We also have a 3rd Division team  
Possible Womens div team  
Junior rugby team

135 St. Peters Road  
Suite 201

PO Box 1659  
Charlottetown, PEI

Canada C1A 7N4

Telephone: 902 892 0303

Fax: 902 368 3444

E-mail: info@cbcl.ca

www.cbcl.ca

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7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

- |   |            |                       |
|---|------------|-----------------------|
| a. Greater than \$80/hour               | _____      | hours per year        |
| b. Between \$65 - \$80/hour             | <u>100</u> | hours per year        |
| c. Between \$45 - \$60/hour             | _____      | hours per year        |
| d. Between \$20 - \$40/hour             | <u>300</u> | hours per year        |
| e. Limited ability to pay but would use | _____      | hours per year        |
| <b>Total</b>                            | <u>400</u> | <b>hours per year</b> |

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?

A 5 meter dotted line parallel to sideline  
A 22 meter line

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not Important		Important		Critical
a. Washrooms (permanent)	1	2	3	4	⑤
b. Washrooms (portable)	1	2	3	4	⑤
c. Changing facilities	1	2	③	4	5
d. Spectator seating	1	②	3	4	5
e. Sheltered player seating	①	2	3	4	5
f. Announcers booth	①	2	3	4	5
g. Electronic scoreboard	①	2	3	4	5
h. Field lighting	1	2	③	4	5
i. Canteen	1	②	3	4	5

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments

For our sport regulation: IRB grass turf would be ideal. Parking and uprights are essential.

Traditionally rugby gets a raw deal on PEI where soccer is prominent. We fought hard to get CO-OP field and if we lose that to turf we will be put backward. Simmonds is the best choice for turf!

if you have any questions on the above please feel free to contact the below:

Adam Clark, P.Eng.  
CBCL Limited  
135 St. Peters Road  
C1A 5P3

Phone: (902) 892-0303  
Fax: (902) 368-3444  
Email: adamc@cbcl.ca





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1. Name, contact information and Organization you represent?

Jamie Gosbee, General Manager, PEI Privateers Football Club

gosbee88@hotmail.com

902-394-3599

2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.

Yes. We are very eager to have this type of a facility built in the downtown Charlottetown area. We would use this facility as our home field for both games and practices at all levels of our Club's operation.

3. Approximate number of registered participants in your Organization?

All teams combined: Approximately 180 registered players per year.

4. Age range of registered participants?

We have 7 differnt levels within our Club where players ages range from Non-contact 10 year olds to Senior Men's tackle ~50 year old.

5. Start and End dates for each sport/activity that your Organization would expect to use the field?

Flag: Pre-season April, Regular-season May (Mother's Day)-June (Father's Day)

Senior Men's: Pre-season April-May, Regular-season June-July

Atom, Bantam & Varsity: Pre-season July-August, Regular-season September-November

6. Level of play and divisions of your Organization that would be anticipated to use the field?

Atom: Ages 10-11

Flag (non-contact): Ages U11, U13, & U15 (2016: U11 had 3 teams, U13 had 2)

Bantam: Ages 12-14

Varstiy: Ages 15-17

Senior Men's: Ages 18+

135 St. Peters Road  
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E-mail: info@cbcl.ca

www.cbcl.ca

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7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

a. Greater than \$80/hour	<u>0</u>	hours per year
b. Between \$65 - \$80/hour	<u>0</u>	hours per year
c. Between \$45 - \$60/hour	<u>~100</u>	hours per year
d. Between \$20 - \$40/hour	<u>~75</u>	hours per year
e. Limited ability to pay but would use	<u>~25</u>	hours per year
<b>Total</b>	<u>~200</u>	hours per year

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?

In order to play football on the field we need a Canadian sized football field - 150 yards long - including turfed endzones (not grass!). Field markings: sidelines 65 yards wide, endzones 20 yards deep, cross field lines every 5 yards, numbers every 10 yards including C at center field. Canadian Football style Uprights in each endzone.

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not important		Important		Critical
a. Washrooms (permanent)	1	2	3	4	5 X
b. Washrooms (portable)	1	2	3X	4	5
c. Changing facilities	1	2	3	4	5 X
d. Spectator seating	1	2	3	4 X	5
e. Sheltered player seating	1	2	3X	4	5
f. Announcers booth	1	2	3X	4	5
g. Electronic scoreboard	1	2	3	4 X	5
h. Field lighting	1	2	3X	4	5
i. Canteen	1	2 X	3	4	5

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments

Turfing the endzones is curcial as the other two outdoor turf fields on PEI don't have turf in the endzones. Canadian style uprights are a must. Our Senior Men's league (Maritime Football League) stipulates that each home team have a changing facility with at least one shower in each changing room. An announcers booth, field lighting, and sheltered player seating would be nice but not a necessity. A permanent storage facility (cages/lockers) for larger user groups like ours would be very beneficial!

If you have any questions on the above please feel free to contact the below:

Adam Clark, P.Eng.  
CBCL Limited  
135 St. Peters Road  
C1A 5P3

Phone: (902) 892-0303  
Fax: (902) 368-3444  
Email: adamc@cbcl.ca



## Clark, Adam

---

**From:** Jenny Likely <soccer.jenny@yahoo.com>  
**Sent:** November-22-16 9:34 AM  
**To:** Clark, Adam  
**Subject:** Re: 162630 - City Turf Field Questionnaire

Hi Adam

We are a Mixed Rec league with 4 teams . 68 players . two back to back games on Sunday evenings .. a 3 hour field use needed on Sunday evenings Mid June to Halloween ; field rental is 270 dollars.  
After Halloween we play indoors at the Gray Nov - May. We give them a 250 dollar donation for that.

Registration is set at 55 dollars for an entire year ... that includes PEISA registration of 45 dollars ( for injuries and to cover me as administrator if I get sued ) ... which leaves only 10 dollars per player to run the league.

If you do the math you can see that there is no extra money for increased field rental so unless the turf field rental is comparable , using it is out of our price range.

FYI I run it totally on a volunteer basis.

Hope that helps

Thanks for your interest in us !

Regards

Jenny

PS. Why not join us next season ??

Sent from my iPad

On 21 Nov 2016, at 10:58, Clark, Adam <[adamc@cbcl.ca](mailto:adamc@cbcl.ca)> wrote:

Yes I have received lots of feedback from other user groups. Maybe if you can just confirm that your group would or would not be interested in using the facility so that I have that for my records.

Adam

---

**From:** Jenny Likely [<mailto:soccer.jenny@yahoo.com>]  
**Sent:** November-21-16 10:52 AM  
**To:** Clark, Adam <[adamc@cbcl.ca](mailto:adamc@cbcl.ca)>  
**Subject:** Re: 162630 - City Turf Field Questionnaire

Sorry Adam I totally forgot to call.

Thanks for trying !

Hope you had some good feedback from other groups.

FYI , I run a Rec league that only plays on Sunday evenings ; no practices and low budget ; so I probably am not a game changer in the scheme of things.

Regards

Jenny L

Sent from my iPad



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You are invited to respond to the following questions and return to CBCL Limited by November 15, 2016. Contact info can be found on Page 2.

1. Name, contact information and Organization you represent?

*Special Olympics PEI*  
*Ph: (902) 368-8919*  
*mcmally@sopei.com*

135 St. Peters Road  
Suite 201

PO Box 1659  
Charlottetown, PEI  
Canada C1A 7N4

Telephone: 902 892 0303  
Fax: 902 368 3444  
E-mail: info@cbcl.ca  
www.cbcl.ca

2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.

*Yes for Soccer, Bocce + sports*  
*training (Athletics & Softball)*

3. Approximate number of registered participants in your Organization?

*Athlete - 308*  
*Volunteers - 119*

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4. Age range of registered participants?

*2 - 72*

5. Start and End dates for each sport/activity that your Organization would expect to use the field?

*Depends if its an indoor or outdoor*  
*facility. Our program runs*  
*October - August. Summer Sports June - Aug.*

6. Level of play and divisions of your Organization that would be anticipated to use the field?

*Learn to train up to Competition Stages*





7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

- a. Greater than \$80/hour \_\_\_\_\_ hours per year
  - b. Between \$65 - \$80/hour \_\_\_\_\_ hours per year
  - c. Between \$45 - \$60/hour \_\_\_\_\_ hours per year
  - d. Between \$20 - \$40/hour 40-50 hours per year
  - e. Limited ability to pay but would use \_\_\_\_\_ hours per year
- Total 40-50 hours per year

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?

Soccer side Marked at least 35-50m X 50-70m

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not important		Important		Critical
a. Washrooms (permanent)	1	2	(3)	4	<del>5</del>
b. Washrooms (portable)	1	2	3	4	(5)
c. Changing facilities	1	2	(3)	4	5
d. Spectator seating	1	2	(3)	4	5
e. Sheltered player seating	1	(2)	3	4	5
f. Announcers booth	1	(2)	3	4	5
g. Electronic scoreboard	1	(2)	3	4	5
h. Field lighting	1	2	3	(4)	5
i. Canteen	(1)	2	3	4	5

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments

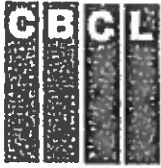
Accessibility, close parking, Ability to have wheel chair on the surface of play (Bocce)  
→ Soccer Nets 5m x 2m

If you have any questions on the above please feel free to contact the below:

Adam Clark, P.Eng.  
 CBCL Limited  
 135 St. Peters Road  
 C1A 5P3

Phone: (902) 892-0303  
 Fax: (902) 368-3444  
 Email: adamc@cbcl.ca





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You are invited to respond to the following questions and return to CBCL Limited by November 15, 2016. Contact info can be found on Page 2.

1. Name, contact information and Organization you represent?

Winslow Charlottetown Royals Soccer Club

115 St. Peter's Road  
Box 241  
PO Box 1659  
Charlottetown PEI  
Canada C1A 7N4

Telephone 902 692 0303  
Fax 902 698 3444  
Email info@cbcl.ca  
www.cbcl.ca

2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.

Absolutely - a definite yes.

3. Approximate number of registered participants in your Organization?

900

4. Age range of registered participants?

Ages 4 to 40

5. Start and End dates for each sport/activity that your Organization would expect to use the field?

Mid-April — End of September

6. Level of play and divisions of your Organization that would be anticipated to use the field?

Mostly league play for 14 year olds and up, through to senior men and women.

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City of Charlottetown - Artificial Turf Field  
Stakeholder Questions  
Page 2 of 2

7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

- a. Greater than \$80/hour \_\_\_\_\_ hours per year
  - b. Between \$65 - \$80/hour 200 hours per year
  - c. Between \$45 - \$60/hour \_\_\_\_\_ hours per year
  - d. Between \$20 - \$40/hour \_\_\_\_\_ hours per year
  - e. Limited ability to pay but would use \_\_\_\_\_ hours per year
- Total 200 hours per year

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?

Soccer would need permanent lines, and most likely football.

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not important		important		Critical
a. Washrooms (permanent)	1	2	<u>3</u>	4	5
b. Washrooms (portable)	1	2	<u>3</u>	4	5
c. Changing facilities	1	<u>2</u>	3	4	5
d. Spectator seating	1	2	3	<u>4</u>	5
e. Sheltered player seating	1	<u>2</u>	3	4	5
f. Announcers booth	1	<u>2</u>	3	4	5
g. Electronic scoreboard	1	<u>2</u>	3	4	5
h. Field lighting	1	2	3	<u>4</u>	5
i. Canteen	1	<u>2</u>	3	4	5

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments

No other specific requirements. Uprights should be sport specific not all in one (ie football / soccer uprights). Cornwall has it correct right now.

If you have any questions on the above please feel free to contact the below:

Adam Clark, P.Eng.  
CBCL Limited  
135 St. Peters Road  
C1A 5P3

Phone: (902) 892-0303  
Fax: (902) 368-3444  
Email: adamc@cbcl.ca

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# City of Charlottetown Artificial Turf Field Stakeholder Questionnaire

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You are invited to respond to the following questions and return to CBCL Limited by **November 15, 2016**. Contact Info can be found on Page 2.

135 St. Peters Road  
Suite 201  
PO Box 1659  
Charlottetown, PEI  
Canada C1A 7N4  
  
Telephone: 902 892 0303  
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www.cbcl.ca

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**1. Name, contact information and Organization you represent?**

Martha Ellis, President  
Sherwood Parkdale Soccer Association  
19 Maxfield Ave.,  
Charlottetown, PEI C1A 6K6

**2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.**

Yes

**3. Approximate number of registered participants in your Organization?**

460 players

**4. Age range of registered participants?**

Under 4 to Under 18 Youth  
Seniors Teams

**5. Start and End dates for each sport/activity that your Organization would expect to use the field?**

April to September

**6. Level of play and divisions of your Organization that would be anticipated to use the field?**

Under 10 and above We can also do jamborees on the weekends with Under 8  
and Under 10 players across the province



7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

a. Greater than \$80/hour	<u>1</u>	hours per year	}
b. Between \$65 - \$80/hour	<u>20</u>	hours per year	
c. Between \$45 - \$60/hour	<u>25</u>	hours per year	
d. Between \$20 - \$40/hour	<u>30</u>	hours per year	
e. Limited ability to pay but would use	<u>35</u>	hours per year	
Total	<u>110</u>	hours per year	

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?

Soccer Lines and nets

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not Important		Important		Critical
a. Washrooms (permanent)	1	2	3	4	<u>5</u>
b. Washrooms (portable)	1	2	<u>3</u>	4	<u>5</u>
c. Changing facilities	1	2	<u>3</u>	4	5
d. Spectator seating	1	2	3	4	5
e. Sheltered player seating	1	2	<u>3</u>	4	5
f. Announcers booth	1	2	<u>3</u>	4	5
g. Electronic scoreboard	1	2	<u>3</u>	4	5
h. Field lighting	1	2	3	4	<u>5</u>
i. Canteen	1	2	3	4	<u>5</u>

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments

Proper lines for soccer games  
Proper size for soccer play

If you have any questions on the above please feel free to contact the below:

Adam Clark, P.Eng.  
CBCL Limited  
135 St. Peters Road  
C1A 5P3

Feel free to call me  
at anytime. 902-393-5415  
unavailable



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1. Name, contact information and Organization you represent?

Colonel Gray  
318 - 6860 Ext. 250

2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.

Yes!

3. Approximate number of registered participants in your Organization?

~ 800

4. Age range of registered participants?

Grade 10-12  
Age 14-19

5. Start and End dates for each sport/activity that your Organization would expect to use the field?

Sept - June

6. Level of play and divisions of your Organization that would be anticipated to use the field?

High school Phys Ed  
Field hockey, soccer, rugby, softball  
Track / cross country

135 St. Peters Road  
Suite 201  
PO Box 1659  
Charlottetown, PEI  
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City of Charlottetown - Artificial Turf Field  
Stakeholder Questions  
Page 2 of 2

7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

- a. Greater than \$80/hour \_\_\_\_\_ hours per year
  - b. Between \$65 - \$80/hour \_\_\_\_\_ hours per year
  - c. Between \$45 - \$60/hour \_\_\_\_\_ hours per year
  - d. Between \$20 - \$40/hour \_\_\_\_\_ hours per year
  - e. Limited ability to pay but would use ?? hours per year *many*
- Total \_\_\_\_\_ hours per year

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?

Soccer  
field hockey

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not important		Important		Critical
a. Washrooms (permanent)	1	2	3	4	5
b. Washrooms (portable)	1	2	3	<input checked="" type="radio"/> 4	5
c. Changing facilities	1	2	<input checked="" type="radio"/> 3	4	5
d. Spectator seating	1	2	<input checked="" type="radio"/> 3	4	5
e. Sheltered player seating	1	2	<input checked="" type="radio"/> 3	4	5
f. Announcers booth	<input checked="" type="radio"/> 1	2	3	4	5
g. Electronic scoreboard	1	<input checked="" type="radio"/> 2	3	4	5
h. Field lighting	1	2	3	4	<input checked="" type="radio"/> 5
i. Canteen	<input checked="" type="radio"/> 1	2	3	4	5

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments

field hockey nets

If you have any questions on the above please feel free to contact the below:

Adam Clark, P.Eng.  
CBCL Limited  
135 St. Peters Road  
C1A 5P3

Phone: (902) 892-0303  
Fax: (902) 368-3444  
Email: adamc@cbcl.ca





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1. Name, contact information and Organization you represent?

Queen Charlotte Intermediate

2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.

Yes

3. Approximate number of registered participants in your Organization?

550

4. Age range of registered participants?

12-15

5. Start and End dates for each sport/activity that your Organization would expect to use the field?

<u>Soccer</u>	<u>Sept - end of Oct</u>	<u>Baseball</u>	<u>May - June</u>
<u>Field Hockey</u>	<u>Sept - end of Oct</u>	<u>Softball</u>	<u>May - June</u>
<u>Flag Football</u>	<u>Apr - June</u>		

6. Level of play and divisions of your Organization that would be anticipated to use the field?

Intermediate (Grades 7-9)  
A & AA

135 St. Peters Road  
Suite 201  
PO Box 1659  
Charlottetown, PEI  
Canada C1A 7N4

Telephone: 902 892 0303  
Fax: 902 368 3444  
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www.cbcl.ca

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today's  
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with  
tomorrow  
in mind**

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MANAGED  
COMPANIES**



City of Charlottetown - Artificial Turf Field  
Stakeholder Questions  
Page 2 of 2

7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

- a. Greater than \$80/hour \_\_\_\_\_ hours per year
  - b. Between \$65 - \$80/hour \_\_\_\_\_ hours per year
  - c. Between \$45 - \$60/hour \_\_\_\_\_ hours per year
  - d. Between \$20 - \$40/hour \_\_\_\_\_ hours per year
  - e. Limited ability to pay but would use 200 hours per year
- Total 200 hours per year

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?

Soccer  
Field hockey  
Football

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not important		Important		Critical
a. Washrooms (permanent)	1	2	3	<u>4</u>	5
b. Washrooms (portable)	1	2	<u>3</u>	4	5
c. Changing facilities	1	2	3	<u>4</u>	5
d. Spectator seating	1	2	3	<u>4</u>	5
e. Sheltered player seating	1	2	<u>3</u>	4	5
f. Announcers booth	1	<u>2</u>	3	4	5
g. Electronic scoreboard	1	2	<u>3</u>	4	5
h. Field lighting	1	2	3	4	<u>5</u>
i. Canteen	1	2	<u>3</u>	4	5

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you have any questions on the above please feel free to contact the below:

Adam Clark, P.Eng.  
CBCL Limited  
135 St. Peters Road  
C1A 5P3

Phone: (902) 892-0303  
Fax: (902) 368-3444  
Email: adamc@cbcl.ca





**CBCL LIMITED**

Consulting Engineers

# City of Charlottetown Artificial Turf Field Stakeholder Questionnaire

CBCL Limited has been retained by the City of Charlottetown to solicit input from various stakeholder groups on the interest level, expectations and user requirements for a City of Charlottetown owned artificial turf sports field facility. The facility would be a multi-sport facility that would be centrally located within the City of Charlottetown.

You are invited to respond to the following questions and return to CBCL Limited by **November 15, 2016**. Contact info can be found on Page 2.

135 St. Peters Road  
Suite 201  
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Canada C1A 7N4

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E-mail: info@cbcl.ca  
www.cbcl.ca

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today's  
problems  
with  
tomorrow  
in mind**



1. Name, contact information and Organization you represent?

Lori Walsh - Executive Director Lacrosse PEI. 902-628-7210

2. Would your Organization have interest in using a City owned artificial turf sports field? If No, please advise reasons why your organization would not play or practice on artificial turf.

Yes

3. Approximate number of registered participants in your Organization?

380

4. Age range of registered participants?

4-18

5. Start and End dates for each sport/activity that your Organization would expect to use the field?

Regular Season - mid April to end of June (50-100 hours)

Summer competitive program - July & August (18 hours)

Maritime Program - August & September (30 hours); University Program - September & October

6. Level of play and divisions of your Organization that would be anticipated to use the field?

U7 - U18; adult and University. Competitive and recreational



**CBCL LIMITED**

Consulting Engineers

City of Charlottetown - Artificial Turf Field  
Stakeholder Questions  
Page 2 of 2

7. Number of hours per season your Organization would be prepared to utilize the facility at the below user rates.

- a. Greater than \$80/hour \_\_\_\_\_ hours per year
  - b. Between \$65 - \$80/hour \_\_\_\_\_ hours per year
  - c. Between \$45 - \$60/hour \_\_\_\_\_ hours per year
  - d. Between \$20 - \$40/hour 100-150 hours per year (based on our current turf co
  - e. Limited ability to pay but would use \_\_\_\_\_ hours per year
- Total** \_\_\_\_\_ hours per year

8. The artificial turf field is intended to be a multi-sport facility. If the facility was not predominately lined for your sport, which field playing lines or markings would you consider critical to be permanently installed?  
goal creases (football lines can be used for field markings)

9. Please rank the importance of the following facility infrastructure to your Organization for an artificial turf field facility.

	Not important		Important		Critical
a. Washrooms (permanent)	1	2	3 X	4	5
b. Washrooms (portable)	1	2	3 X	4	5
c. Changing facilities	1	2	3	4 X	5
d. Spectator seating	1	2	3	4 X	5
e. Sheltered player seating	1	2	3 X	4	5
f. Announcers booth	1 X	2	3	4	5
g. Electronic scoreboard	1	2	3 X	4	5
h. Field lighting	1	2	3	4 X	5
i. Canteen	1	2	3 X	4	5

10. Additional specific facility requirements for your Organization (e.g. accessibility, grass height, ball netting/fencing, parking, cross field lines, uprights, etc..) or general comments

Netting or fencing around the perimeter.

If you have any questions on the above please feel free to contact the below:

Adam Clark, P.Eng.  
CBCL Limited  
135 St. Peters Road  
C1A 5P3

Phone: (902) 892-0303  
Fax: (902) 368-3444  
Email: adamc@cbcl.ca





APPENDIX B

# **Itemized Opinion of Probable Costs**



**Project:** City Artificial Turf Field  
**Owner:** City of Charlottetown  
**Date:** April 7, 2017  
**Opinion of Probable Cost No:** Class D - Pre Design  
**Project No:** 162630.00

Item	Description	Unit	Quantity	Unit Price	Amount
<b>Option 1 - West Football Field</b>					
1	Removals				
1.01	Fencing	L.S.	1	2,500.00	2,500.00
1.02	Asphalt Trail	L.S.	1	0.00	-
1.03	Irrigation System Changes	L.S.	1	2,500.00	2,500.00
1.04	Colonel Gray Field Modifications	L.S.	1	0.00	-
2	Artificial Turf Field				
2.01	Strip and Remove Topsoil	M <sup>3</sup>	5,000	9.00	45,000.00
2.02	Structural Fill	M <sup>3</sup>	3,500	20.00	70,000.00
2.03	Geotextile	M <sup>2</sup>	10,500	2.50	26,250.00
2.04	Subsurface Drainage System	L.S.	1	140,000.00	140,000.00
2.05	Drainage Gravel Layer	M <sup>3</sup>	2,500	75.00	187,500.00
2.06	Perimeter Curbing	M	410	100.00	41,000.00
2.07	Levelling Course	M <sup>3</sup>	600	75.00	45,000.00
2.08	Synthetic Turf Surface	M <sup>2</sup>	9,400	70.00	658,000.00
3	Storm Water System				
3.01	Catchbasins	No.	12	3,250.00	39,000.00
3.02	Storm Sewer	M	410	180.00	73,800.00
3.03	Connect to Existing	No.	1	1,500.00	1,500.00
4	Electrical				
4.01	Supply Lighting System	L.S.	1	375,000.00	375,000.00
4.02	Install Lighting System	L.S.	1	140,000.00	140,000.00
4.03	Electrical Distribution System Equipment	L.S.	1	15,000.00	15,000.00
4.04	Light Pole Bases	No.	6	9,000.00	54,000.00
4.05	Electrical Building	L.S.	1	25,000.00	25,000.00
5	Hard Surfaces				
5.01	Asphalt Walkways	M <sup>2</sup>	550	40.00	22,000.00
5.02	Parking Areas	M <sup>2</sup>	800	50.00	40,000.00
5.03	Retaining Wall	M <sup>2</sup>	0	1,000.00	-
6	Fencing				
6.01	1.8M Fencing	M	400	80.00	32,000.00
6.02	2.4M Fencing	M	80	100.00	8,000.00
7	Equipment				
7.01	Soccer Nets	No.	2	3,000.00	6,000.00
7.02	Lacrosse Nets	No.	2	500.00	1,000.00
7.03	Field Hockey Nets	No.	2	1,500.00	3,000.00
7.04	Football Uprights	No.	2	5,000.00	10,000.00
7.05	Football Upright Foundations	No.	2	1,500.00	3,000.00
7.06	Bleachers	No.	4	6,000.00	24,000.00
7.07	Players Benches	No.	2	4,000.00	8,000.00
7.08	Scoreboard				
	.01 Scoreboard Foundations and Supports	L.S.	1	15,000.00	15,000.00
	.02 Scoreboard Electrical	L.S.	1	5,000.00	5,000.00
	.03 Scoreboard	L.S.	1	15,000.00	15,000.00
8	Environmental Protection	L.S.	1	2,500.00	2,500.00
9	Reinstatement				
9.01	Grass Sod	M <sup>2</sup>	3,500	5.50	19,250.00
9.02	Grass Seed & Miscellaneous	L.S.	1	10,000.00	10,000.00
				<b>Subtotal</b>	<b>2,164,800.00</b>
				Add 20% for Contingencies and Engineering	432,960.00
				<b>Opinion of Probable Construction Cost (HSTE)</b>	<b>\$2,597,760.00</b>

NOTE: THIS OPINION OF PROBABLE CONSTRUCTION COST IS PRESENTED ON THE BASIS OF EXPERIENCE, QUALIFICATIONS, AND BEST JUDGEMENT. IT HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTABLE PRINCIPLES AND PRACTICES. MARKET TRENDS, NON-COMPETITIVE BIDDING SITUATIONS, UNFORSEEN LABOUR AND MATERIAL ADJUSTMENTS, AND THE LIKE ARE BEYOND THE CONTROL OF CBCL LIMITED AND AS SUCH WE CANNOT WARRANT OR GUARANTEE THAT ACTUAL CONSTRUCTION COSTS WILL NOT VARY FROM THE OPINION PROVIDED.



**Project:** City Artificial Turf Field  
**Owner:** City of Charlottetown  
**Date:** April 7, 2017  
**Opinion of Probable Cost No:** Class D - Pre Design  
**Project No:** 162630.00

Item	Description	Unit	Quantity	Unit Price	Amount
<b>Option 2 - Two Fields</b>					
1	Removals				
1.01	Fencing	L.S.	1	4,000.00	4,000.00
1.02	Asphalt Trail	L.S.	1	1,500.00	1,500.00
1.03	Irrigation System Changes	L.S.	1	2,000.00	2,000.00
1.04	Colonel Gray Field Modifications	L.S.	1	2,500.00	2,500.00
2	Artificial Turf Field				
2.01	Strip and Remove Topsoil	M <sup>3</sup>	7,500	9.00	67,500.00
2.02	Structural Fill	M <sup>3</sup>	7,500	20.00	150,000.00
2.03	Geotextile	M <sup>2</sup>	19,500	2.50	48,750.00
2.04	Subsurface Drainage System	L.S.	1	200,000.00	200,000.00
2.05	Drainage Gravel Layer	M <sup>3</sup>	4,000	75.00	300,000.00
2.06	Perimeter Curbing	M	750	100.00	75,000.00
2.07	Levelling Course	M <sup>3</sup>	1,000	75.00	75,000.00
2.08	Synthetic Turf Surface	M <sup>2</sup>	16,200	70.00	1,134,000.00
3	Storm Water System				
3.01	Catchbasins	No.	18	3,250.00	58,500.00
3.02	Storm Sewer	M	600	180.00	108,000.00
3.03	Connect to Existing	No.	1	1,500.00	1,500.00
4	Electrical				
4.01	Supply Lighting System	L.S.	1	560,000.00	560,000.00
4.02	Install Lighting System	L.S.	1	210,000.00	210,000.00
4.03	Electrical Distribution System Equipment	L.S.	1	20,000.00	20,000.00
4.04	Light Pole Bases	No.	8	9,000.00	72,000.00
4.05	Electrical Building	L.S.	1	25,000.00	25,000.00
5	Hard Surfaces				
5.01	Asphalt Walkways	M <sup>2</sup>	550	40.00	22,000.00
5.02	Parking Areas	M <sup>2</sup>	800	50.00	40,000.00
5.03	Retaining Wall	M <sup>2</sup>	25	1,000.00	25,000.00
6	Fencing				
6.01	1.8M Fencing	M	420	80.00	33,600.00
6.02	2.4M Fencing	M	160	100.00	16,000.00
7	Equipment				
7.01	Soccer Nets	No.	4	3,000.00	12,000.00
7.02	Lacrosse Nets	No.	2	500.00	1,000.00
7.03	Field Hockey Nets	No.	2	1,500.00	3,000.00
7.04	Football Uprights	No.	2	5,000.00	10,000.00
7.05	Football Upright Foundations	No.	2	1,500.00	3,000.00
7.06	Bleachers	No.	8	6,000.00	48,000.00
7.07	Players Benches	No.	4	4,000.00	16,000.00
7.08	Scoreboard				
	.01 Scoreboard Foundations and Supports	L.S.	2	15,000.00	30,000.00
	.02 Scoreboard Electrical	L.S.	1	5,000.00	5,000.00
	.03 Scoreboard	L.S.	2	15,000.00	30,000.00
8	Environmental Protection	L.S.	1	4,000.00	4,000.00
9	Reinstatement				
9.01	Grass Sod	M <sup>2</sup>	5,500	5.50	30,250.00
9.02	Grass Seed & Miscellaneous	L.S.	1	15,000.00	15,000.00
<b>Subtotal</b>					<b>3,459,100.00</b>
Add 20% for Contingencies and Engineering					691,820.00
<b>Opinion of Probable Construction Cost (HSTE)</b>					<b>\$4,150,920.00</b>

NOTE: THIS OPINION OF PROBABLE CONSTRUCTION COST IS PRESENTED ON THE BASIS OF EXPERIENCE, QUALIFICATIONS, AND BEST JUDGEMENT. IT HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTABLE PRINCIPLES AND PRACTICES. MARKET TRENDS, NON-COMPETITIVE BIDDING SITUATIONS, UNFORSEEN LABOUR AND MATERIAL ADJUSTMENTS, AND THE LIKE ARE BEYOND THE CONTROL OF CBCL LIMITED AND AS SUCH WE CANNOT WARRANT OR GUARANTEE THAT ACTUAL CONSTRUCTION COSTS WILL NOT VARY FROM THE OPINION PROVIDED.