



TO: Mayor and Members of Council

FROM: Mary Creighton, Director, Recreation Services

COPY: Andy Taylor, CAO
Brenda Librecz, Commissioner, Community & Fire Services

DATE: March 14, 2016

SUBJECT: Follow Up: Installation and Operation of a Dome at Mount Joy Artificial Turf Field

Purpose

The purpose of this memorandum is to report back to committee on the option of having a full field soccer dome installed at Mount Joy Artificial Turf field and converting Mount Joy Community Centre to an additional ice pad as directed at the General Committee meeting of February 29, 2016.

Background

At the General Committee meeting of February 29, 2016 staff discussed the report “Installation and Operation of a Dome at Mount Joy Artificial Turf Field which recommended moving forward on the partnership with Ed Skrobal – NewCo who would be responsible for the installation and operation of a dome on 1/3 of the artificial turf field at Mount Joy for a period of 20 years. As part of the discussion with Council staff was directed:

That staff be directed to investigate having a full field soccer dome, and potentially converting Mount Joy Community Centre to an additional ice pad:

Discussion

As a result of the direction at General Committee staff have reviewed the option of having a full field soccer dome at the Mount Joy Artificial Turf Field. In reviewing the options staff have met with Ed Skrobal of NewCo. The purpose of meeting with Mr. Skrobal was twofold: 1) seek his opinion on the installation of a seasonal full field dome and 2) to discuss cost with him as he has recent experience with the installation of a full size dome in partnership with the York Region Catholic School Board at Father McGivney

Conversion of the Field to a full size dome:

Consideration identified:

- If the indoor space was converted to an additional ice pad, consideration would have to be given to the inclusion of a clubhouse to support the soccer site. Current operation of the proposed 1/3 dome relies on the soccer clubs still using the indoor amenities at the Mt. Joy indoor soccer centre. Staff estimates the cost of a permanent clubhouse to be in the range of \$695K (based on St. Roberts) there is certainly the ability to look at other options such a “modular” type of structure which could be more affordable.

- There are currently very few seasonal full size domes, based on the cost to set up/take down and store. Based on the size of the dome for a full size field the cost for annual set up/ take down is estimated to be in the range of \$120 - \$140K.
- Existing grade beam that was installed in 2012 at a cost of \$130K would likely not be able to support a full size dome and therefore would be redundant.
- Mr. Skrobal indicated that he as an owner/operator would be interested in the option of installation of an additional dome, which could be equivalent to another 1/3 field or if there was enough demand to install a dome equivalent to 2/3 field.
- A 2/3 field dome is much more reasonable to operate on a seasonal basis then full field because the larger the dome structure is the height to maintain the “cube” type structure expands dramatically, thus impacting the overall volume of the structure thus raising the cost exponentially. Mr. Skrobal indicated he was not interested in a seasonal full size field dome.
- Installation of an additional dome in future years would not interfere with the ability to install the dome on 1/3 of the field as per the report, for the 2016 season. Staff will ensure when installing site services (gas and hydro) that they have the capacity for future growth.

Staff Recommendation: Continue with the installation of the 1/3 dome through the partnership identified in the Installation and Operation of a Dome at Mount Joy Artificial Turf Field report. Staff to ensure they include capacity for additional dome in future years when installing the site services.

Conversion of Indoor Soccer Centre to an Ice Pad

The space that is currently used at the indoor soccer centre can be converted to an ice pad with a number of upgrades to current systems and the installation of ice making equipment in the floor space. The concrete apron of the ice rink exists, with the infill currently being sand, there is no existing ice making equipment in that space.

Consideration identified:

- To handle the additional capacity there would be a need to upsize the following equipment: evaporative condenser, condenser water tank, condenser water pump and control panel.
- Require the installation of a brine pump, brine main and concrete ice pad with full board system. There would also be a need to install some seating along the south side of the rink.
- The lighting has been evaluate and is adequate, however there should be consideration given to converting the lights to LED and installing a LowEZ ceiling.
- The cost of the conversion to an ice pad would be in the order of magnitude of \$1.6 – 2.2M.
- Currently the site has adequate parking spaces to accommodate the current uses. If in the future there is an additional dome added, and the indoor space converted to an ice pad there would be a need to significantly increase the number of parking spaces available. This site is limited in its ability to expand any on grade parking. Consideration for deck parking and/or expansion into the retention pond area would need to be investigated and feasibility study completed.

Staff Recommendation: Upon completion of the update to the Integrated Leisure Master Plan, if the research identifies the need to consider an additional ice pad in our community, staff to report back to Council on costing and recommended timeline. In the meantime staff will continue to look at options to address potential parking issues.