

TO: Board of Education

FROM: Kim Morris

RE: Spectrum Turf and Rink Project

DATE: March 9, 2020

Background:

The STAR project was first considered by the Board in June 2019 and contemplates a “pop-up rink”, 1 turf field and lighting on the grounds at Spectrum Community School. As a reminder, one academy is offered at Spectrum Secondary, the Spectrum Hockey Skills Academy serving approximately 30 students. The Operations Committee received a presentation from the STAR Committee on March 2, 2020 requesting:

1. Can SD61 formally ask Saanich Municipality to consider STAR Project in their feasibility study for an additional rink in Saanich (considered in open)
2. Can STAR Committee gather feedback from Burnside neighbours (has been a ongoing question from SD61 staff)
3. Can we start formalizing turf partnerships

The amenities would be managed, maintained and booked by Saanich municipality and made available to the general public. The School District would contribute the land. The project business case to date has been at no cost to the Board except the land contribution.

Of note, turf fields in the school district as a whole, are located at:

Spectrum family	Hampton School, Pacific Institute, Van Island Tech Park
Reynolds family	Topaz Park
Lambrick Park family	Tyndall Park - SFFC
Mt Doug family	2 at UVic
Oak Bay family	Oak Bay , Glenlyon Northfolk
Vic High	Nil
Esquimalt	1 proposed for Bullen Park

2) **Considerations**

The question the Board needs to consider is if it would like to:

1. support the project in its entirety (3 amenities) as presented
2. phase the project (3 amenities) as presented, but over time
3. partially support the project (2 amenities) with 1 turf field and 1 green space grass field
4. Status quo with no upgrades

The Greater Victoria School District wishes to recognize and acknowledge the Esquimalt and Songhees Nations, on whose traditional territories, we live, we learn, and we do our work.

An analysis of the options is considered below. In any long term facilities relationship it is essential to remember that while the initial capital project may be funded at not cost to the Board or at little cost to the Board in exchange for land, there is usually an expectation that in a 10 year planning cycle there will be expectations of all partners to contribute to future capital replacement. This is the case with the joint use agreements with both Bays United at Oak Bay and Braefoot field with Lake Hill Soccer Association. Turf or quality grass playing fields both require initial capital injection at inception, and an annual setting aside of reserve for future replacement.

	Scenario 1 STAR in its Entirety (3 amenities)	Scenario 2 STAR Phasing (3 amenities)	Scenario 3 Partially Support with Turf (1 amenity)	Scenario 4 Status Quo
Community amenity (Yes = 1 / No = 0)	1	1	1	0
Increased school amenity (Y = 1 / No = 0)	1	1	1	0
Space required for enrolment growth? (No = 0 / Yes = 1)	0	0	0	0
Risk: Physical plant (rink and/or turf) (Yes = -1 per amenity/ No = 0)	-2	-2	-1	0
Good neighbour: impact on traffic, parking, lights evenings and weekends (Yes = 1 / No = 0)	0	0	0	1
Addresses Spectrum instructional ice time a challenge (Yes = 1 / No = 0 No challenge)	0	0	0	0
# of turf fields in Family of Schools (4 = 1, 3 = 0)	1	1	1	0
Property: SD61 operates and maintains vs third party (Yes = 1 / No = 0)	0	0	1	1
Grows hockey academy (Yes = 1 / No = 0)	1	1	0	0
Risk: Dependent on partnership (Yes = 0 / No = 1)	0	0	0	1
Risk: Cost (At no cost = 1 / Potential cost to District = 0)	1	1	0	1
Consultation required (Yes = 0 / No = 1)	0	0	0	1
Reduced passive green space (a place to 'be', not 'do') (Yes = 0 / No = 1)	0	0	0.5	1
Total Points	3	3	3.5	6
# of turf fields in Family of Schools - Information (not for score)	4	4	4	3

Conclusion:

Fulfilling STAR's request for 1 pop up rink and 2 fields will add amenities to both the school and the community. However, the impact on neighbours, the turning over of the facility to a municipality to operate a rink, adding space where it is not needed for enrolment growth, and decreasing passive green space may cause the Board pause. It may be wiser to pursue the upgrading of one quality grass or turf field only, on the Spectrum site. Future enrolment pressures beyond current 15 year projections may warrant additional instructional spaces be added to the school but at this time no such pressure exists. There is recognition that an upgraded playing field will benefit many students in the current and future enrolment forecast.

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Recommendations:

That the Board of Education of School District No. 61 (Greater Victoria) approve, in principle, the addition of one turf or quality grass field at Spectrum Community School; and further that the STAR Committee be encouraged to continue to pursue partnerships for funding; and further that the project business case under the amended scenario be provided to the Board by staff and the STAR Committee when available.

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One *Learning* Community





**Lot 1 (Except Pt Plan 3836), Plan 27345,
Section 21, 78 & 79, Victoria Land District,
PID: 001-796-011
Area: 10.1587 Ha (25.102 Acres)**

Lot 1 (GVSB)



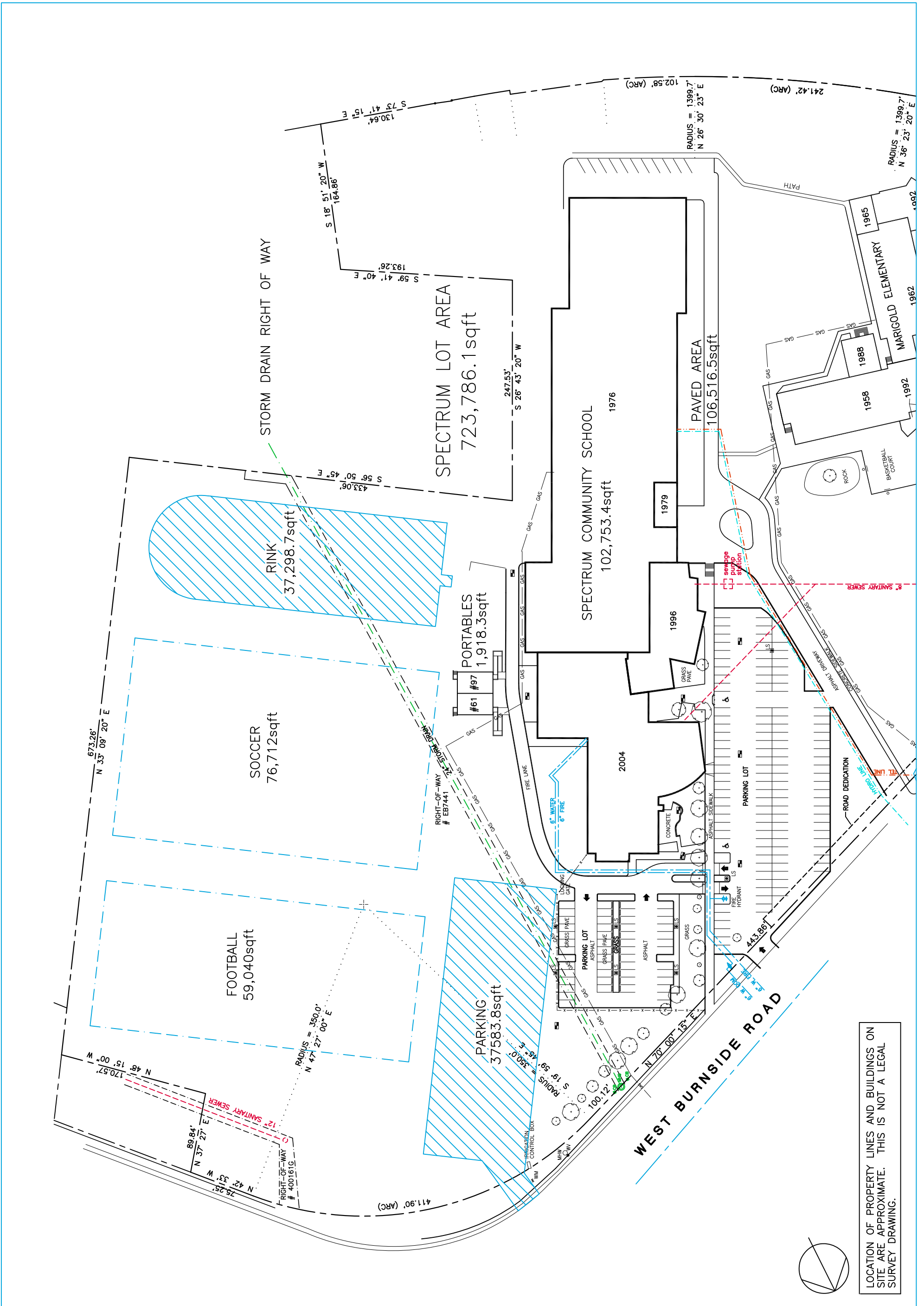
Important

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Printed Tue, Dec 2, 2014

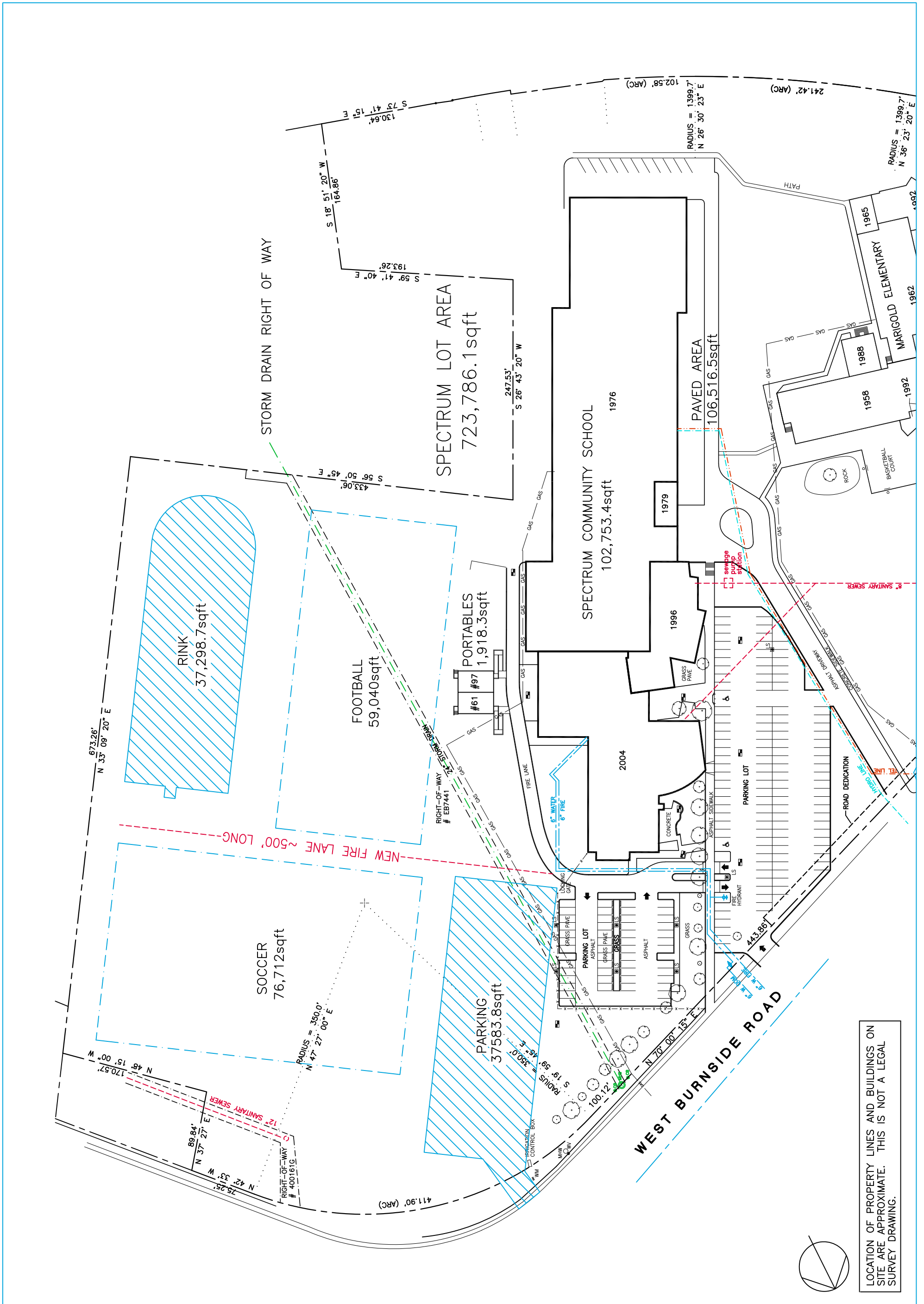
Spectrum & Marigold

Property Plan



LOCATION OF PROPERTY LINES AND BUILDINGS ON SITE ARE APPROXIMATE. THIS IS NOT A LEGAL SURVEY DRAWING.

Site Plan "B" from Facilities Staff reflecting Right of Way



LOCATION OF PROPERTY LINES AND BUILDINGS ON SITE ARE APPROXIMATE. THIS IS NOT A LEGAL SURVEY DRAWING.



Spectrum Turf & Rink Project

Presented: March 2nd, 2020 to SD61 Ed. Policy / Operational Committee

Presented by: Audrey Smith (Spectrum PAC), Collin Cronkhite (Colquitz Parent, & Technical Committee)

Spectrum Turf & Rink (STAR) Project

- \$14 million project
- Stakeholder-based
- No cost to district
- Limited risk to the district





BURNSIDE RD W

SPECTRUM LANE

STAR Project: The Building



STAR Project: The Building

- Sprung Structure
 - 25 Year Membrane Warranty
 - 50 Year Aluminum Warranty
- Songhees & Esquimalt Nation Integration
- Child-Care Facility



STAR Project Stakeholders



STAR Project: SAANICH MUNICIPALITY



- **MARKET ANALYSIS SURVEY (04/2019):**
 - *Tremendous unmet demand for ice-time*
- Seeking partnerships with SD61 & 63
- *"We are planning a feasibility study [for a third rink] into our 2020 Budget."*
 - Graham Thomson
Saanich Municipality
(December 2019)

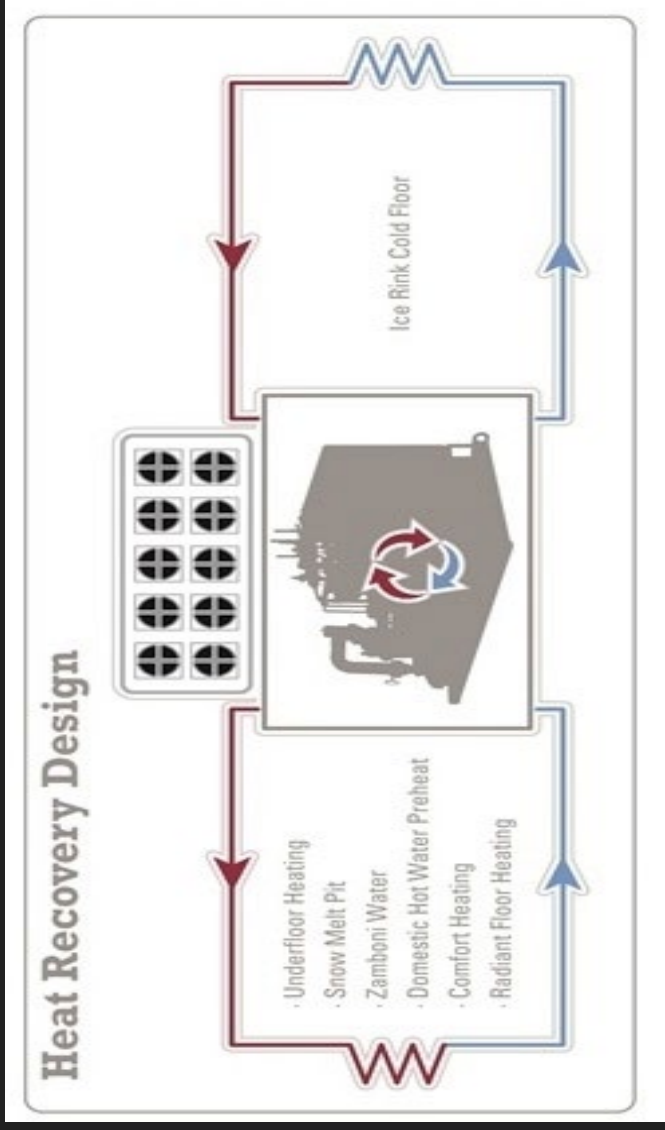
STAR Project: The Building

-Eco-Efficient Compared to Traditional Structures

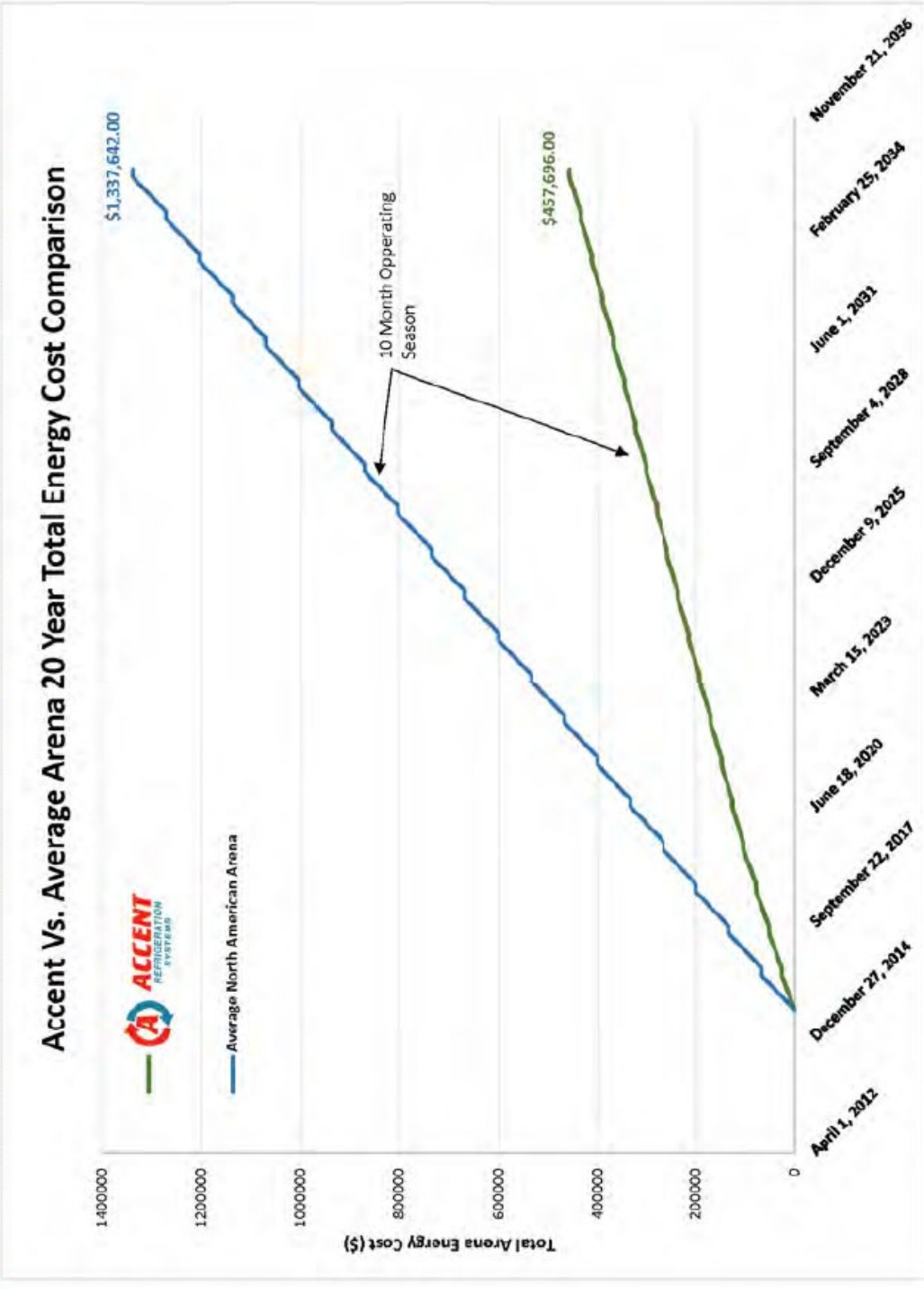
	Sprung Structure (7,152ft²)	Traditional Structure (7,500ft²)
Energy Star Performance Rating	44	1
Building Carbon Emission Rate	0.005 MtCO₂e/ft²	0.014 MtCO ₂ e/ft ²
Annual Energy Consumption	31,287 kWh	136,680 kWh
	8,971 m³	12,145 m ³
Annual Carbon Emission	18.55 MtCO₂e/year	80.57 MtCO ₂ e/year
	17.34 MtCO₂e/year	23.48 MtCO ₂ e/year
Annual Energy Costs	\$11,110 - Electricity	\$34,456 - Electricity
	\$4,964 - Gas	\$10,296 - Gas
Normalized Energy Consumption	20.1 joules/dd/ft²	36.5 joules/dd/ft²

STAR Project: The Rink

- Freon System (Not Toxic unlike Ammonia)
- No Engineer Needed
- Recapture Heat / Minimize Carbon Footprint for SD61



Graph 1 - Ice rink installed at Shawnigan Lake School is going to save the school over \$850,000.00 in the next 20 years.



STAR Project: Financial Feasibility

Project Financial Assumptions	Turf (1 field)	Arena
Estimated Capital Cost	\$2.6 million	\$11.4 million
Funding Sources	TBD	TBD
Capital Assumptions (included in project cost)	7.5% Escalation + 7.5% Contingency	7.5% Escalation + 25% Contingency
Operating Assumptions	Revenues based on hours available and market rates with free use by SD61. Expenses include utilities, maintenance and 10 yr turf replacement cost	Revenues based on hours available and market rates with free use by SD61, lease and ancillary revenues. Expenses include support staff, utilities, maintenance and 25 yr surface replacement
NPV over Asset Lifecycle (3% discount)	25 years \$ 1.35 million (Operating) \$ 0.56 million (Cashflow)	40 years \$9.73 million (Operating) \$5.12 million (Cashflow)

- Amounts are based on information from estimates provide by previous arena and turf projects (Oak Bay High project, Pilkani Nation Rink and Collingwood Rink)
- Financial modeling is for feasibility purposes only and will be further refined as project amounts and operating estimates are confirmed through the business plan development process.

STAR Project: Turf Field

- Burnaby study on water use – Turf fields get six times the use compared to grass fields
- Turf is 98% recycled when taken away
- Target Technologies in Burnaby & turn into recycled plastic composite wood
- Infill (rubber) is 100% recovered & reused
- Burnaby study on water use – Turf fields get six times the use compared to grass fields
- New emerging technologies for recycled turf

STAR Project: The Asks

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