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**Public Works
Facilities Management and Capital Programs**

**Review of the Proposed Sports
Dome Over Tim Hortons Field**

January 18, 2017

Providing services that bring our City to life !

Introduction

- February 3/16: John McGrane Services presented an unsolicited proposal for the addition of an air supported dome covering the surface of Tim Hortons Field to be used for indoor soccer from December to April of each year
 - Staff was directed to review and report back regarding the feasibility and options for a sports dome at Tim Horton's Field
 - Staff engaged the services of JF Group to research and explore the options and consulted other City departments including procurement & legal services
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The McGrane Proposal

- The dome will allow for year round use
- The City annually receives 2,000 hours of field time for recreational use
- The proponent pays all capital costs
- The proponent pays \$100,000 rent annually
- The proponent operates the dome
- The proponent pays all dome operating costs
- The proponent pays all incremental costs of operating the Stadium facilities during the wintertime

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The Review Process

- GIC directed staff to report on the feasibility of a sports dome
 - The review involved consultation with:
 - the proponents;
 - Hamilton District Soccer Association;
 - Soccer Canada;
 - operators of existing indoor turf facilities;
 - potential user groups;
 - Field Turf (original turf suppliers); and
 - City staff
 - The results of the fact finding were analyzed to assist staff in preparing their report
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Proponent's Additional Input

- Overarching purpose – to provide recreational opportunities to Hamilton's children & youth
- Free day time hours ideal for school use
- Dome would offer 5 fields - 185' X 85' each
- Prime time hours would be rented to a variety of sport and recreational groups
- Dome would be home to a soccer academy
- Proponent is committed to the principle that the dome will not be a financial burden to the City

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Hamilton District Soccer Association

- Represents 26,000 registered players – 90% are under 18 yrs.
- Growth in soccer participation has stalled
- Number of academies is on the rise
- Association receives complaints about the lack of indoor field time, suitable for club use
- President believes that the dome's location would provide new and valuable winter time recreational opportunities to an underserved group of inner City youth

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Indoor Turf Field Operators

- 6 facilities offering a total of 14 indoor fields
 - Soccer is by far the dominant type of field use
 - Prime Time field rent ranges: \$150 - \$200/hr
 - Prices have been relatively stable for years but costs are rising
 - All operators report as much as 20% prime time field vacancies in their busiest season
 - Operators suggest that unused time in the existing system is evidence that there is no pent-up demand for additional indoor field time
 - Operators oppose the project
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Potential Indoor Turf Field Users

- 18 potential user groups received a survey about the proposed facility; 11 responded – 5 soccer groups, 4 recreation sport clubs and 2 school boards
- Most groups rent time at existing facilities
- Depending on price and time of available fields, as many as 10 groups would consider renting indoor time at Tim Hortons Field
- Groups think additional field time could increase prime time demand by 60 hours per week
- 6 groups might relocate time from existing providers – price and convenience dependent

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Professional Soccer in Hamilton

- Ti Cats are committed to a pro team playing in the stadium by 2018
- CSA and CONCACAF verify Canadian Pro League is on the horizon
- Existence of Pro Team in Hamilton would increase local soccer interest
- Professional soccer teams are supported by academies
- Development of new academy in Hamilton would increase demand for field time

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Technical Considerations

- Dome would be one of the largest in Canada
 - Constructing the project in a finished stadium could be complicated
 - Anchoring system is costly
 - Should the project proceed, turf supplier must verify the project will not result in any warranty issues
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Turf Lifecycle Considerations

- Turf warranty - 8 years
 - Replacing turf will cost approximately \$1 Million
 - Turf replacement at end of the warranty period would require an annual capital reserve contribution of \$125,000
 - Extending the use of the turf by 20 weeks will shorten life-cycle by an estimated 2 to 3 years
 - Increase in required capital reserve contribution to replace the turf on a shorter cycle would be between \$41,600 and \$75,000
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Incremental Stadium Operating Cost Increases

- Field users will access the dome through the stadium and some field users will use change rooms, washrooms, etc.
 - Therefore, stadium must remain open during dome's operating hours
 - City staff have estimated the approximate cost of additional staff required for longer hours, increased security, additional snow removal, longer turf maintenance program, more use of consumable supplies, etc.
 - Proponent has agreed to annually pay for any of the City's incremental cost increases related to the dome
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Options for Project Delivery

- While staff is not recommending any further action be taken at this time, should council wish to consider options in the future pending additional information, the following could be considered:
- Option #1 - The City would build the air supported dome on the Stadium and manage a winter soccer operation
- Option #2 - Enter into a competitive procurement process for a third party to build/ manage the proposed soccer operation at THF
- Option #3 - Negotiate an agreement with John McGrane Group Services Ltd., in partnership with the Hamilton Tiger-Cats – with conditions

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Thank You

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