



Hillfield Strathallan College  
Learn with Joy. Live with Purpose.

# Presentation to the City of Hamilton Emergency and Community Services Committee

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# PARTNERING TO CREATE A SHARED ARTIFICIAL TURF FIELD FACILITY

## Executive Summary

Mohawk College and Hillfield Strathallan College share a grass athletic field located on our adjacent campuses.

Through an \$8M capital investment by the City of Hamilton and a \$6M contribution of land by Mohawk College and Hillfield Strathallan College, this field can be transformed into a high-performance artificial turf facility that supports postsecondary athletics, and year-round community recreation.

This proposal aligns with the City's Recreation Master Plan, responds to the demonstrated need for additional turf facilities across Hamilton, alleviates pressure on City-owned fields and supports local sport organizations.

The partnership would include a rental model, managed through an existing relationship between HSC and Nustadia, generating revenue to support ongoing operations and maintenance of the field, and offset some of the project's future repair and replacement costs.



# COMMUNITY BENEFITS

## Key objectives:

- Aligns with the City's Recreation Master Plan and commitment to wellness, inclusivity, and equitable recreation access
- Cost-effective model that maximizes field usage and reduces long-term operational pressures
- Creation of a central community hub for sport and recreation
- Shared-use facility supporting postsecondary, secondary school, and community athletics
- Supports future population growth and recreation demand
- Encourages community participation in physical activity

# COMMUNITY BENEFITS

## **Value and Usability:**

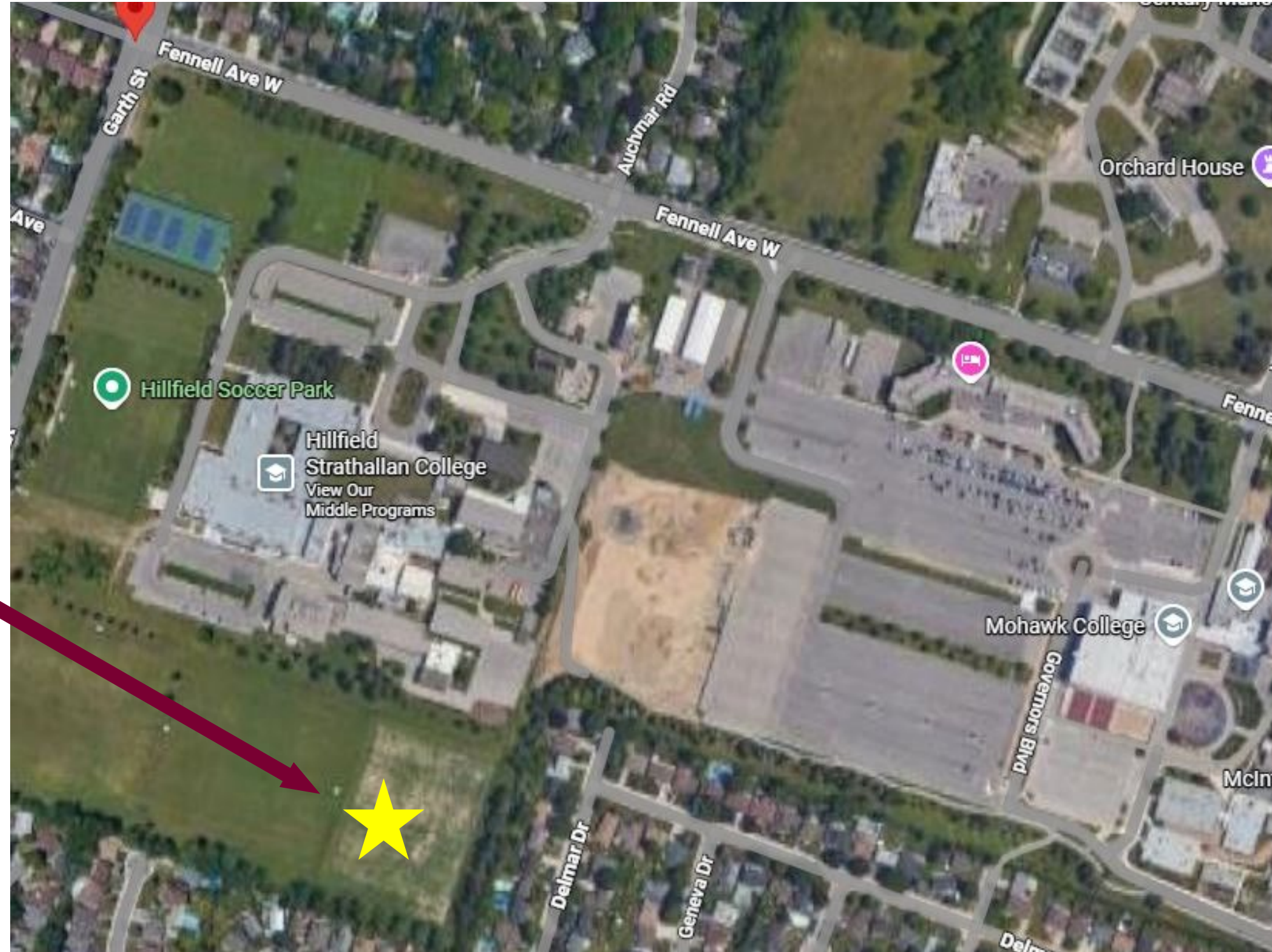
- Extends the outdoor sports season into early spring and late fall
- Reduces maintenance requirements compared to natural grass
- Supports multiple sports and recreation activities on a single surface
- Addresses a gap in accessible outdoor greenspace for both varsity and community use

**A  
Community  
Partnership**

<b>Stakeholder</b>	<b>Role</b>	<b>Value and Contributions</b>
<b>MOHAWK COLLEGE</b>	Co-partner; evening and weekend user	Site operational expertise Varsity and student athletics access Existing athletic infrastructure
<b>HILLFIELD STRATHALLAN COLLEGE (HSC)</b>	Co-partner; daytime user with dedicated youth athletics focus	Youth programming and development Private education expertise Community engagement
<b>CITY OF HAMILTON</b>	Funding & oversight partner; public access for evening, weekend and summer users	Funding Regulatory Support Alignment with RMP priorities Recreation networks
<b>LOCAL SPORTS CLUBS</b>	Users and renters	Utilization Athlete pathways Sport tourism
<b>COMMUNITY RESIDENTS</b>	Primary beneficiaries and end-users	Equitable access Health and wellness benefits Inclusivity Social connection

# AERIAL VIEW

**Turf Field Location**



# TURF FIELD CONCEPT PLAN



## LEGEND

- ① Artificial Turf Field (100m x 65m FOP)  
Primary field markings to align with FIFA  
Secondary field markings for lacrosse, football, rugby
- ② Warm Up Turf Area (72m x 8m)
- ③ Service Building (21m x 9m)  
2x team changing rooms / locker rooms & officials room  
Unisex washroom facilities for player and public access  
Mechanical & storage room
- ④ Bleacher (min. 500 people)  
Accessible bleachers with VIP capability  
Press box or small hosting facility (optional)
- ⑤ Game / Player Facilities  
Team benches  
Press box / filming platform  
Practice turf space
- ⑥ 2.5m wide pedestrian pathway
- ⑦ 6.0m wide combined pedestrian, emergency vehicle, & maintenance vehicle access
- ⑧ Tie into parking lot & existing pathways
- ⑨ Plaza with seating
- ⑩ Storage Garage (10m x 8.5m)  
Double access door onto field

- - Site Boundary
- ↗ Grading Slope
- - - Grass Swale

# ARTIFICIAL TURF FIELD PROPOSED DESIGN

## Recommended design features:

- A full-size artificial turf field with FIFA-compliant markings for soccer and multi-sport use
- An accessible amenity building with team change rooms
- Hosting/media space, and
- Washrooms, a public plaza, LED sports lighting, bleacher seating for 800, and integrated servicing for 500+ visitors

All elements prioritize year-round durability, sustainability (e.g., low-maintenance turf), and barrier-free access, supporting varsity athletics, youth programs, tournaments, and public recreation.

The design includes provisions for future dome anchoring compatibility, supporting long-term flexibility without immediate additional expense.



# PARTNER ALLOCATIONS & REVENUE MODEL

## Assumptions:

Based on the 2026-2027 calendar

- Seasonal Field Closure (weather)  
November 16 to March 15
- Total Usage Period: 35 weeks  
March 16 to November 15

## Daily Allocation:

- 8:00 a.m. - 11:00 p.m., Monday to Sunday  
(15 hrs/day)
- 105 hrs/week available
- 3,675 hrs available over 35 weeks



**TOTAL MOHAWK  
ALLOCATION**

**904 hours**



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**TOTAL HILLFIELD  
ALLOCATION**

**1170 hours**



**TOTAL AVAILABLE  
CITY/COMMUNITY  
RENTAL HOURS**

**1601 hours**

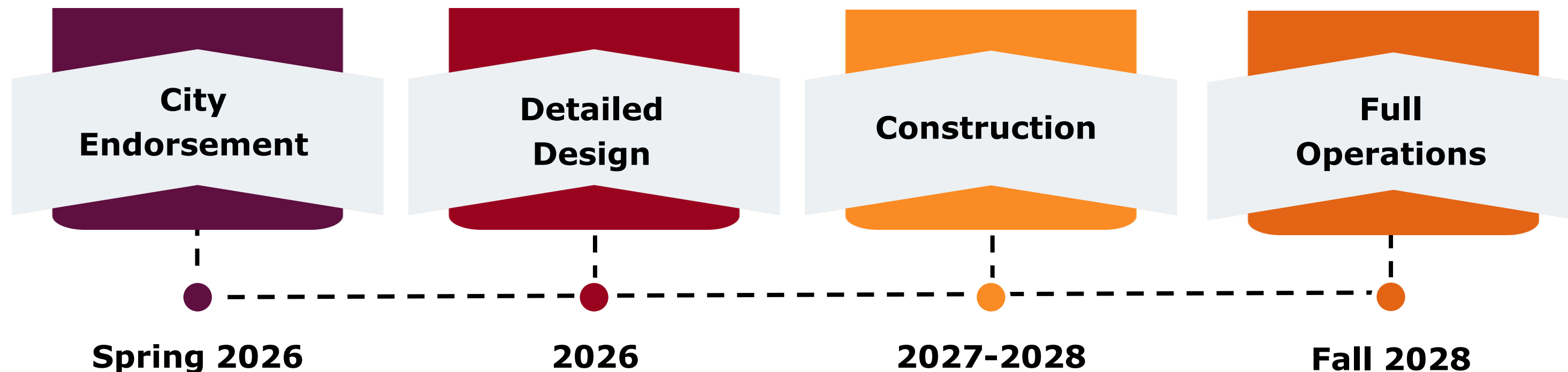


# COST ANALYSIS & TIMELINE TARGET

**Estimated at \$7.92M  
(with 15%  
contingency), the  
project is phased:**

- Part A (\$4.92 million) delivers the core field, bleachers, press box, lighting, and servicing;
- Part B (\$2.76 million) adds the amenity building (Recommended).

## Timeline Target:



# COST ANALYSIS



## Pre-Design Scoping Estimate - Summary

Feb-26

	<i>Total Project</i>		<i>Part A - Turf</i>		<i>Part B - Building</i>	
1.0 Site Works	\$	515,800	\$	273,770	\$	242,030
2.0 Parking	\$	50,000	\$	50,000	\$	-
3.0 Field	\$	2,589,781	\$	2,535,756	\$	54,025
4.0 Power, Lighting and Scoreboard	\$	565,000	\$	565,000	\$	-
5.0 Building	\$	1,865,000	\$	52,500	\$	1,812,500
6.0 Fan Experience	\$	295,000	\$	295,000	\$	-
7.0 Misc and Equipment	\$	250,000	\$	250,000	\$	-
<b>Total Construction</b>	<b>\$</b>	<b>6,130,581</b>	<b>\$</b>	<b>4,022,026</b>	<b>\$</b>	<b>2,108,555</b>
8.0 Design, Permitting and Fees						
Part A - Turf	\$	257,000	\$	257,000	\$	-
Part B - Building	\$	295,678	\$	-	\$	295,678
<b>Total Fees</b>	<b>\$</b>	<b>552,678</b>	<b>\$</b>	<b>257,000</b>	<b>\$</b>	<b>295,678</b>
<i>Fees as a percentage of project</i>		9.02%		6.39%		14.02%
<b>Subtotal Cost</b>	<b>\$</b>	<b>6,683,259</b>	<b>\$</b>	<b>4,279,026</b>	<b>\$</b>	<b>2,404,233</b>
15% contingency	\$	1,002,489	\$	641,854	\$	360,635
<b>Total Budget Cost</b>	<b>\$</b>	<b>7,685,747</b>	<b>\$</b>	<b>4,920,880</b>	<b>\$</b>	<b>2,764,868</b>
<i>2027 Construction Escalation (3%)</i>	\$	230,572	\$	147,626	\$	82,946
<b>2027 Budget Cost</b>	<b>\$</b>	<b>7,916,320</b>	<b>\$</b>	<b>5,068,506</b>	<b>\$</b>	<b>2,847,814</b>
9.0 Allowance for EW Alignment with 8 Lane BSS-300 Track					\$	2,200,000

Land Value of Turf Field:  
Approx. **\$6M**

# THE IMPORTANCE OF CITY OF HAMILTON PARTICIPATION

Together, we see this proposal as an opportunity to deliver lasting community benefit through a shared, innovative approach to recreation infrastructure that aligns with the City's goals related to community well-being, recreation access, and efficient use of infrastructure.

## An investment by the City of Hamilton will:

Activate land that currently has limited usability for the broader community.

Address the city-wide shortage for turf facilities.

Deliver a multi-use athletic facility to Hamilton residents.

Ensure the land is used in the most effective and beneficial way for all partners.

This field, if supported by re-investing rental income, would exist in perpetuity.

# Questions