

Finding a solution for our soccer players

WESTMOUNT PARK PLAYING FIELDS



WESTMOUNT PARK PLAYING FIELDS PUBLIC INFORMATION MEETING PRESENTATION TO RESIDENTS OF MELVILLE AVENUE, PARK PLACE AND ACADEMY ROAD

SPORTS, RECREATION AND COMMUNITY EVENTS
City of Westmount

October 3, 2006



Westmount



Westmount

Sports, loisirs et événements communautaires
Sports, Recreation and Community Events

Westmount Park Athletic Fields

Public Information

October 3rd, 2006



Westmount Park Fields PROGRAMMING HISTORY

■ Westmount Park

➤ Soccer Registration:

1999: 510 children

2000: 680 children

2001: 705 children

2002: 735 children

2003: 740 children

2004: 790 children

2005: 831 children

2006: 1004 children

*In 7 years, the
number of soccer
players in
Westmount aged 4 to
16 has doubled.*



Westmount Park Fields CURRENT SITUATION

- The city is currently spending \$72,000/year to maintain lower fields (limited success)



According to DSSS (Design & Solutions Surfaces Sportives):
“even the weeds cannot survive” due to soccer play and foot traffic.



Westmount Park Fields CURRENT SITUATION

- **The safety of all those using the fields is a priority.**



According to DSSS:

The irrigation system must be monitored carefully and continuously to avoid potential hazardous situations.

This sprinkler head sticks out of the ground by more than 50mm and could cause accidents.



Westmount Park Fields

CURRENT SITUATION

- Inclement weather can delay start-up of regular programming
- Due to field conditions usage is limited to 20 hours/week
 - Our soccer program already exceeds this limitation
- Current supporting soil structure of the playing fields cannot be improved
 - Total replacement is required



Westmount Park Fields CURRENT SITUATION

- **Fields must be closed for significant periods each year due to current usage**
 - This results in limited access for Westmount Sports & Recreation programs



High levels of foot traffic caused by city programming and Westmount Park School has created extreme wear to the grass surface.



Westmount Park Fields

CURRENT SITUATION

■ CONCLUSION:

- PLAYING FIELDS ARE SUBSTANDARD
- MAJOR INTERVENTION IS REQUIRED IN ORDER TO OFFER SAFE QUALITY FACILITIES FOR:
 - CITY SPORTS
 - LOCAL SCHOOL PROGRAMMING
 - GENERAL USE BY RESIDENTS
- FIELD EXPERTS RECOMMEND INSTALLATION OF A SYNTHETIC FIELD FOR WESTMOUNT'S CURRENT USAGE



Westmount Park Fields PROPOSED PROJECT



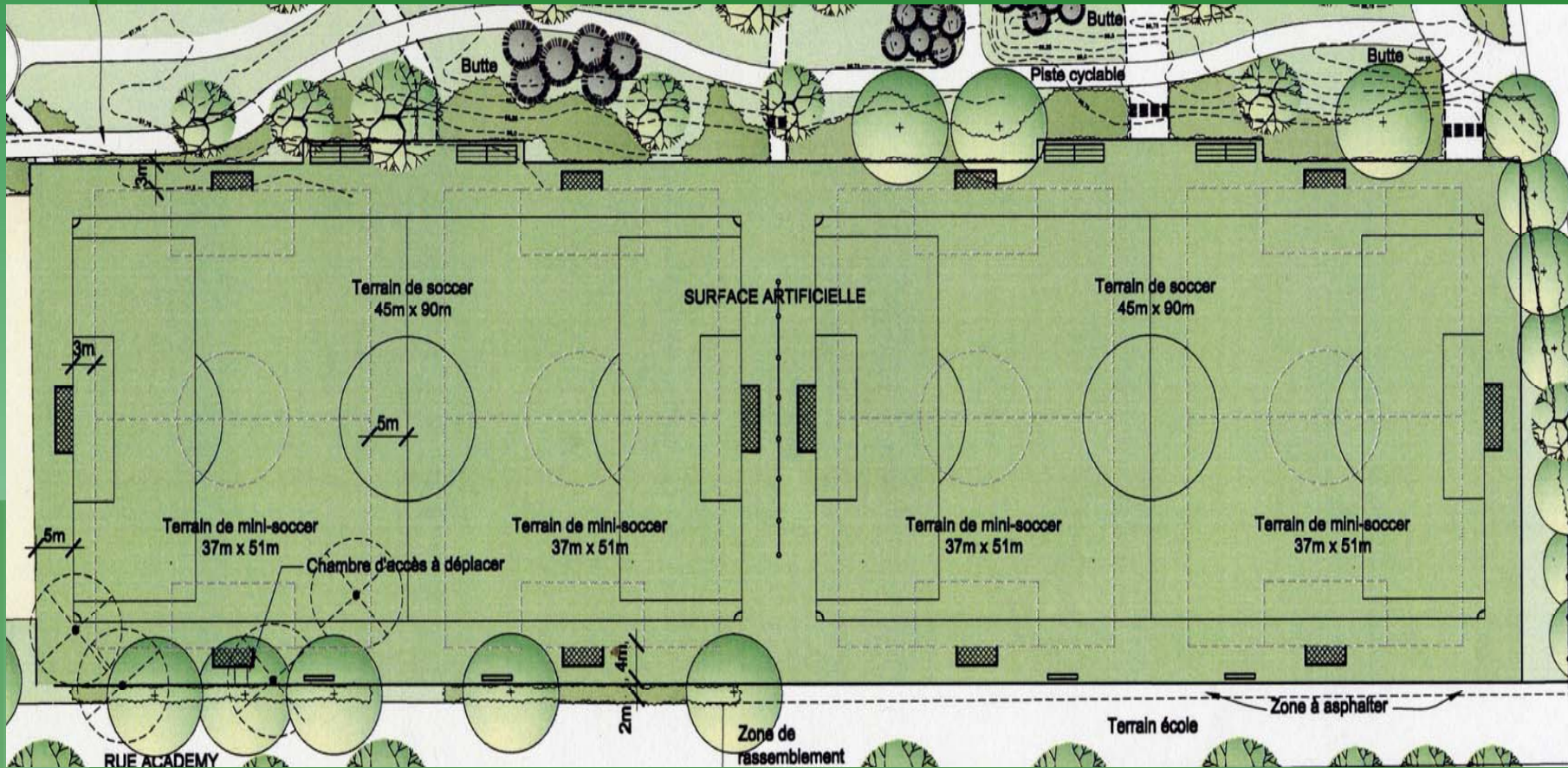


Westmount Park Fields PROPOSED PROJECT





Westmount Park Fields PROPOSED PROJECT





Westmount Park Fields OBJECTIVES

- **ALL SYNTHETIC SURFACE**
 - Allow for the expansion of city programs (lacrosse, rugby, soccer, etc)
 - Increase the quality and safety of the playing fields (reduce risk of injury)
 - Greatly reduce maintenance cost
 - Allow for an early startup of city programs
 - Allows for resident general usage and for local school programming



Westmount Park Fields OBJECTIVES

- **ALL SYNTHETIC SURFACE**
 - UNLIMITED HOURS OF USE
 - Increased aesthetics
 - Temporary fencing will no longer be needed
 - Increased rental revenue



Westmount Park Fields LOCAL PROJECTS



Synthetic field at St-
Marceline

Synthetic field
at Outremont





Westmount Park Fields LOCAL PROJECTS



← → Kirkland



Lachine ← →



Westmont Park Fields LOCAL PROJECTS



Lasalle



Westmount Park Fields COST ESTIMATE

Westmount park - soccer fields		fauteux et assoc			
Cost estimate		March 20th, 2006			
		option 4.2			
		Artificial turf			
Construction cost		1 559 236 \$ for lower gauge turf	1 738 730 \$		
Item	Description	Quantité	Unité	Prix unit.	Total
1 PLATEAU SPORTIF					
Préparation et démolition 11 675 \$					
	Démolition de clôtures	75	m.ln.	45 \$	3 375 \$
	Démolition d'arête-balle	3	u.	1 200 \$	3 600 \$
	Démolition de gradins et bancs en bois			global	1 500 \$
	Abattage d'arbres de 30 à 60 cm ø	4	u.	800 \$	3 200 \$
Nivellement et drainage 22 100 \$					
	Mise en forme du terrain (couronne, rigole, etc.)	13 680	m2	1,25 \$	17 100 \$
	Puisards en PVC et raccordement	—	—	global	5 000 \$
Clôtures, filets 36 550 \$					
	Clôture ornementale de 1200 mm (4) (acier "galvalume") le long de Melville	77	m.ln.	150 \$	11 550 \$
	Clôture ornementale de 1200 mm (4) (acier "galvalume") le long d'Academy Road	100	m.ln.	150 \$	15 000 \$
	Filets protecteurs et poteaux le long de Melville	40	m.ln.	250 \$	10 000 \$
Mobilier 6 000 \$					
	Gradins (7 unités sont récupérées sur place)	1	u.	2 000 \$	2 000 \$
	Bancs des joueurs	4	u.	1 000 \$	4 000 \$
Surface de jeu artificielle 1 175 540 \$					
	Excavation sur 300 mm et transport hors site	12 040	m2	10 \$	120 400 \$
	Toile géotextile	12 040	m2	1,50 \$	18 060 \$
	Fondation granulaire 0-20 ø MTQ	12 040	m2	15 \$	180 600 \$
	Drainage : système de drain renforcé	12 040	m2	—	60 000 \$
	Tapis gazon artificiel type "E-turf"	12 040	m2	60 \$	722 400 \$
	Lignage	12 040	m2	2 \$	24 080 \$
	Bordures	—	—	50 000 \$	50 000 \$
Autres surfaces 30 700 \$					
	Gazonnement incluant terre végétale	800	m2	9 \$	7 200 \$
	Asphalte pour cour d'école, incl. fondation granulaire	315	m2	50 \$	15 750 \$
	Sentiers en asphalte, incl. fondation granulaire	55	m2	50 \$	2 750 \$
	Marches en béton au nord des surfaces sportives	—	—	global	5 000 \$
Plantation 60 200 \$					
	Nouveaux arbres feuillus	20	u.	450 \$	9 000 \$
	Transplantation d'arbres feuillus	3	u.	400 \$	1 200 \$
	Nouveaux arbustes feuillus	1 000	m2	50 \$	50 000 \$
Sous-total plateau sportif					1 342 765 \$
2 DÉPLACEMENT DU SENTIER PIÉTON ET DE LA PISTE CYCLABLE et AMÉNAGEMENT DU SEUIL SUR MELVILLE					
Piste cyclable 12 000 \$					
	Démolition d'asphalte (piste cyclable)	200	m2	10 \$	2 000 \$
	Asphalte pour nouvelle piste, incl. fondation granulaire	200	m2	50 \$	10 000 \$
Aménagement du seuil 15 000 \$					
	Pavage	100	m2	150 \$	15 000 \$

Item	Description	Quantité	Unité	Prix unit.	Total
Nivellement de la butte 2 850 \$					
	Terrassement	1 425	m2	2 \$	2 850 \$
Surfaces 8 606 \$					
	Gazonnement incluant terre végétale	945	m2	9 \$	8 505 \$
Plantation 24 900 \$					
	Plantation d'arbustes	400	m2	50 \$	20 000 \$
	Plantation d'arbres feuillus	10	u.	450 \$	4 500 \$
Sous-total aménagement					56 856 \$
Sous-total					1 399 620 \$
Contingences 15%					209 943 \$
Total (avant taxes)					1 609 563 \$
TVA 8,03%					129 167 \$
TOTAL					1 738 730 \$
				option 4.2	
				Artificial turf	
				38 000 \$	
Item	Description	Quantité	Unité	Prix unit.	Total
Yearly maintenance cost					
1	3 interventions / année incluant : nettoyage, brossage, rearsaïsse, décompaction	2	fois	20 000 \$	40 000 \$
économie d'échelle sur prix unitaire pour 2 terrains					-5% -2 000 \$
Total (incluant taxes)					38 000 \$

Cost estimate as prepared by Fauteux et associés on March 20th, 2006.



Westmount Parks Fields COST ESTIMATE

	option 4.2
	Artificial turf
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	1 559 236 \$ for lower gauge turf
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Préparation et démolition	11 675 \$
Nivellement et drainage	22 100 \$
Clôtures, filets	36 550 \$
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Autres surfaces	30 700 \$
Plantation	60 200 \$
	Sous-total plateau sportif 1 342 765 \$
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Piste cyclable	12 000 \$
Aménagement du seuil	15 000 \$
Nivellement de la butte	2 850 \$
Surfaces	8 505 \$
Plantation	24 500 \$
	Sous-total aménagement 56 855 \$
Yearly maintenance cost	38 000 \$



Westmount Park Fields CONCLUSION

- **Main priorities:**
 - 1) Offer a safe high quality playing surface
 - 2) Allow for prolonged use of fields & early start up
 - 3) Eliminate need for regular line marking
 - 4) Make fields available to local schools & to residents for general use
 - 5) Allow for expansion of city programming