



a place of mind  
THE UNIVERSITY OF BRITISH COLUMBIA

## REPORT TO THE BOARD OF GOVERNORS

**SUBJECT THUNDERBIRD STADIUM (VANCOUVER)  
ARTIFICIAL TURF FIELD AND GRASS RUGBY FIELDS  
BOARD 4 PROJECT COMPLETION REPORT**

**MEETING DATE November 26, 2013**

Forwarded to the Board of Governors on the  
Recommendation of the President

**APPROVED FOR  
SUBMISSION**

A handwritten signature in black ink, appearing to read 'Stephen J. Toope', written over a horizontal line.

Stephen J. Toope, President and Vice-Chancellor

**Presented By** Louise Cowin, Vice President, Students  
Pierre Ouillet, Vice President, Finance, Resources & Operations  
Ashley Howard, Managing Director, Athletics & Recreation  
John Metras, Managing Director, Infrastructure Development  
Al Poettcker, President & CEO, UBC Properties Trust

**Report Date** November 1, 2013

**DECISION REQUESTED For Information**

### EXECUTIVE SUMMARY

This report provides a post occupancy evaluation of the installation of an artificial turf field at UBC Vancouver Thunderbird Stadium and the development of grass fields on the Arthur Lord and Frank Buck Rugby fields.

The project was completed for use in August 2010 and at \$2.661 million was above the approved budget of \$2.6 million. Additional work was required to correct a flawed design for the grass rugby fields, however the fields have been remedied and now function well. Athletics confirms their satisfaction with the design and function of these facilities and they have received good reviews from students, varsity teams, residents, staff and faculty.

<b>Place and Promise COMMITMENT(s)</b>	<p>Student Learning: The University provides the opportunity for transformative student learning through outstanding teaching and research, enriched educational experiences, and rewarding campus life.</p> <p>Goal: Support student well-being, personal development and outstanding campus life.</p> <p>Community Engagement: The University serves and engages society to enhance economic, social, and cultural well-being.</p> <p>Goal: Be a leader in fostering social, cultural and economic well-being through lifelong learning and engagement with students, faculty, staff, alumni and the wider community.</p>															
<b>Place and Promise ACTION(s)</b>	<p>Action: Increase community use of learning, cultural and outdoor venues on UBC’s campuses and sites.</p>															
<b>Description &amp; Rationale</b>	<p>This project was comprised of two components:</p> <ol style="list-style-type: none"><li>1. Replacement of the grass playing field in Thunderbird Stadium with an all-weather artificial turf surface.</li><li>2. Development of grass fields, enhanced drainage and irrigation systems on the Arthur Lord and Frank Buck Rugby fields.</li></ol> <p>Thunderbird Stadium previously had limited use due to its grass surface and field damage caused by football activity. The installation of a 14,000 sq. ft. artificial turf surface to the sports field within the Stadium has extended its recreational utility making it usable year-round in all weather conditions and has provided the durability required to withstand increased use by both competitive athletes and recreational users.</p> <p>This improvement increases the services available to students, faculty, staff and community by adding approximately 62 hours per week of additional use. The artificial turf field improves the training facility for the UBC Varsity Football team which had substandard training facilities due to the climate and field damage associated with football activity. The installation required underground civil works and some re-grading of corner elements in the bowl of the stadium earth works. There were no changes to the stadium bleachers.</p> <p>The Arthur Lord and Frank Buck Rugby Fields were utilized by VANOC as part of the Olympic Games and Paralympic Games venue as a staging area for the facilities required to operate Thunderbird Arena for the games. The agreement with VANOC included the restoration of the rugby playing fields to their original, or better, condition. The temporary asphalt surface installed for the Olympics was replaced with 22,000 sq. ft. of grass turf with enhanced drainage and an irrigation system. These provide a much improved playing surface for UBC and community rugby and these improvements allow for approximately 5 hours per week of additional use.</p>															
<b>COSTS</b> Capital & Lifecycle Operating	<table><tr><td>Capital Budget:</td><td colspan="2">\$2,600,000 approved at Board 3 and completed at \$2,661,000 due to required remediation for a flawed design for the rugby fields.</td></tr><tr><td>Operating Budget:</td><td colspan="2">Maintenance costs are consistent with historical maintenance rates.</td></tr><tr><td>Stadium</td><td>(\$44/SM x 1,300 SM)</td><td>\$ 25,670</td></tr><tr><td>Grass fields</td><td>(\$15/SM x 2,044 SM)</td><td><u>\$ 53,800</u></td></tr><tr><td>Total</td><td></td><td><u>\$ 88,470</u></td></tr></table>	Capital Budget:	\$2,600,000 approved at Board 3 and completed at \$2,661,000 due to required remediation for a flawed design for the rugby fields.		Operating Budget:	Maintenance costs are consistent with historical maintenance rates.		Stadium	(\$44/SM x 1,300 SM)	\$ 25,670	Grass fields	(\$15/SM x 2,044 SM)	<u>\$ 53,800</u>	Total		<u>\$ 88,470</u>
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<b>FINANCIAL</b> Funding Sources, Impact on Debt Ratios	Funding Sources	
	UBC Athletics and Recreation, an ancillary of the University of British Columbia, covered all costs associated with the development and construction of the facility. Funded through Athletics internal operations field rental and other revenue sources with carryover of intra-year deficit over 2 years	
		\$000s
	From VANOC field negotiations	\$1,150
	Debt serviced by Athletics	<u>\$1,450</u>
	Total	<u>\$2,600</u>
<b>SCHEDULE</b> Implementation Timeline	Board of Governors (Board 1, 2 & Conditional 3)	
	Commence Construction	
	Substantial Completion & Occupancy	
	Board of Governors (Board 4)	
<b>BENEFITS</b> Learning, Research, Financial, Sustainability & Reputational	The Thunderbird Stadium artificial turf field is widely considered to be the best playing surface in the province. The size of the playing area has also been increased so there can be 4 games of recreational sport going on at the same time.	
	“The use of artificial turf had initially met with some resistance. However, the artificial turf system chosen is approved by the International Rugby Board and after playing on the surface, rugby, soccer and other field users have stated that they are very pleased with the surface.”	
	The Arthur Lord and Frank Buck Rugby Fields	
	The agreement with VANOC included the restoration of the rugby playing fields to their original, or better, condition. The temporary asphalt surface installed for the Olympics was replaced with 22,000 sq. ft. of grass turf with enhanced drainage and an irrigation system. KT noted that these fields have matured since their installation and they provide a much improved playing surface for UBC and community rugby.	
	Summary: These projects have made positive contributions to the fitness and recreation needs of students, varsity teams, residents, staff and faculty.	
<b>CONSULTATION</b> Relevant Units, Internal & External Constituencies	To obtain feedback, a stakeholder meeting was held on April 11, 2012 to review the project and elicit feedback on the process. Representatives of Infrastructure Development, Athletics & Recreation, UBC Properties Trust, Building Operations (Technical Services, Mechanical Utilities) attended.	

<b>Previous Report Date</b>	8 April 2010	<b>Decision</b>	Board 1, 2, 3 Approval
<b>Discussion Points</b>	Capital Budget: Operating Budget: Schedule Project in Principle Location Consultant Selection Program Authorization to issue Development Permit Proceed to working drawings and tender Award of Contract Funding Release:	\$2,600,000 See report	\$2,600,000