

## **Proposal to Develop Facilities at the New McNabb Park**

### **Background**

The development of new outdoor soccer fields to serve the needs of the community's largest recreational group has been underway in Bracebridge since 1996, when plans were initiated by the Bracebridge Soccer Club to develop fields at Evanco Park. Even as these fields came on stream in mid-1997, on private lands already approved for subdivision development, the need for additional facilities was evident.

Early in 1998, the Town retained a site design firm to develop a concept for a major recreational park in the McNabb subdivision. A rather lavish plan for multiple facilities came with a significant price tag, but the Bracebridge Soccer Club pressed the need for new soccer facilities. The Club developed a proposal for building new fields, in a partnership arrangement between the Town and the Club, and it was accepted in principle by Town Council in late 1998.

A funding plan for the project was developed after lengthy discussions and negotiations, and approved by both parties in late 1999. At the end of that year, the Bracebridge Soccer Club made a down payment in the amount of \$40,000 for the project, and by the end of this calendar, the Club will have contributed an additional \$36,000 towards the project.

Development of the project in the early stages was heavily dependent on volunteer and donated resources, and progress was not as rapid as anticipated. Required work with heavy equipment finally got started late in 2001, and the completion of the work on the fields was expected to be completed this fall.

### **Current Situation**

Subject to the final impact of weather conditions this fall and next spring, there are three new soccer fields that are supposed to be ready for use by May of 2003. These fields are expected to serve the needs of the Youth House League, Youth competitive teams, the mixed Adult recreational league, and the competitive Men's and Women's team. The fields will also provide a significant new opportunity for the Bracebridge Soccer Club to expand its capacity for hosting youth and adult tournaments.

With the work that is being completed this fall, it will be necessary to cut the grass and mark the playing lines for the soccer fields to be usable. As has been recognized since the initial discussions about this project, there will also be a requirement for full-size steel goalposts for the fields, and parking for dozens of vehicles that will bring youth players to the fields. (At a given session of house league for the youngest players, up to 180 or more players could be participating at one time, often followed by a second session.)

In addition, the basic amenities need to be provided for players, parents and out-of-town visitors, and there must be a capacity for storing extensive amounts of equipment. In order to fully capitalize on the opportunity that has been developed, the need for change rooms with showers and refreshment-serving facilities is paramount.

### **The Proposal for Needed Facilities**

Once again, the Bracebridge Soccer Club is prepared to take a lead role in developing new facilities for the community. As the largest community organization in Bracebridge, the Club has the capacity to raise funds from its membership. At the same time, the vast numbers of community members that have family members participating in soccer programs is justification for the expenditure of municipal resources on such facilities.

The spin-off impact from visiting teams coming to Bracebridge for League play or tournaments will also provide additional economic benefits to the community, particularly in the hospitality sector.

The Bracebridge Soccer Club is proposing a three-way partnership involving the Club, the Town of Bracebridge and the Bracebridge Recreation Capital Fund Foundation, to equally share the costs of developing the required facilities. Planning should get underway this winter, and construction could be completed in the Spring of 2003, in order to immediately serve the community and realize the benefits of the new facilities.

### **The Major Components and Estimated Costs**

Goalposts for three fields	\$13,500
Three sets of goalposts, including taxes and transportation	
Ball Backstops – posts and netting – 3 fields	\$ 6,000
Expanded parking capacity – gravel surface – (allowance)	\$50,000
Storage Trailer for Equipment, with signage	\$ 2,500
Services to Site of New Building	
Hydro	\$ 5,000
Water	\$ 3,000
Septic System (Filter Bed)	\$10,000
Building – 1500 square feet – block construction, insulated	
- two washrooms, two change rooms	
- small kitchen/serving area, small office	
- meeting area/viewing lounge	
Material and Labour - \$63/sf	\$94,500
Electrical and Plumbing -	\$ 4,500
Fixtures, Furnishings and Equipment - \$4/sf	\$ 6,000
<b>TOTAL ESTIMATED COSTS</b>	<b>\$195,000</b>