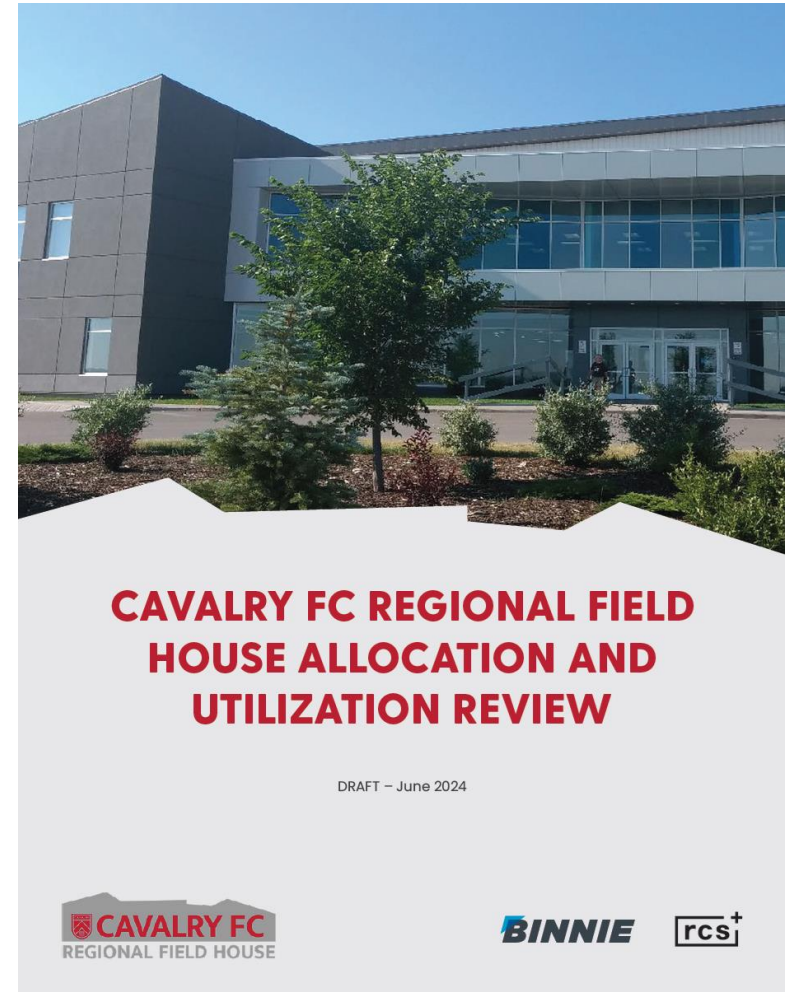


Cavalry FC Regional Field House Allocation and Utilization Review

Summary Presentation

Presentation Overview

1. Review study purpose and scope
2. Overview of key findings from research and analysis
3. Options and considerations



Study Purpose and Scope

The study was tasked with:

- Reviewing how the current spaces are used.
- Identifying potential enhancements / changes required to meet future needs.
- Providing conceptual options for indoor and outdoor spaces.
- Developing a resource (study document) that can help inform future decision making by the facility partners and the FORS.

Study Inputs

What key types of research and analysis informed the identification of options?

- Engagement with user groups.
- Review of regional, provincial, and national trends.
- Identification of pertinent leading practices.
- Analysis of current bookings data.
- Review of the existing and potential regional supply of existing facilities.

Key Findings: Utilization and Bookings Analysis

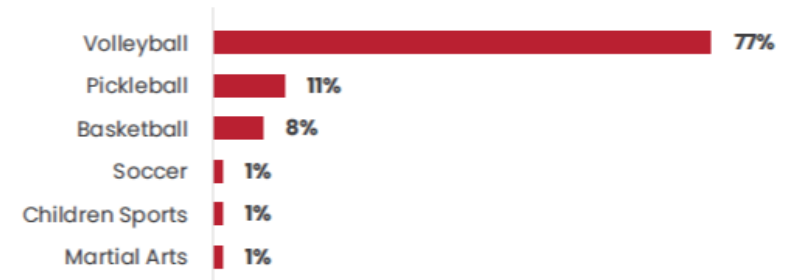
- Booked use of the turf fields is highly concentrated into 3 - 4 months of the year.
 - Minimal availability exists during this peak season.
 - There appears to be a fair amount of capacity during non-peak seasons.
- Top 3 turf field activities by **proportion of participants** on the surface: soccer (28%), softball (16%), lacrosse (16%)
- Top 3 turf field users by **% of total prime hours booked**: soccer (29%), softball (24%), lacrosse (16%)

Turf Fields 1-3	Annual Capacity Scenario	Peak Demand Capacity September – June Assuming 90% of Bookings Take Place During this Time	Peak Demand Capacity October – March Assuming 85% of the Bookings Take Place During this Time	Peak Demand Capacity January – April Assuming 80% of the Bookings Take Place During this Time	Peak Demand Capacity January – March Assuming 75% of the Bookings Take Place During this Time
Average Prime Hours Booked	2,456	2,210	2,088	1,965	1,842
Average Non - Prime Hours Booked	1,055	949	897	844	897
Hours Available During Prime Hours	8,100	6,750	4,050	2,700	2,025
Hours Available During Non - Prime Hours	6,075	5,063	3,038	2,025	1,519
% Booked of Available Prime Capacity	30%	33%	52%	73%	91%
% Booked of Available Non - Prime Capacity	17%	19%	30%	42%	59%

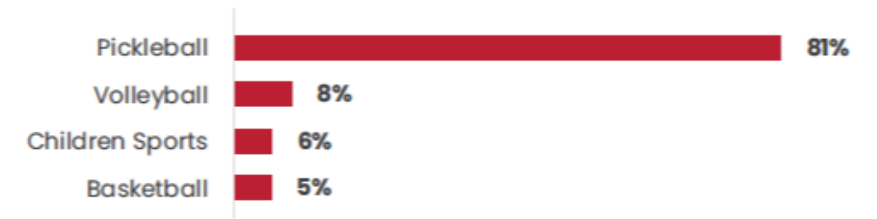
Key Findings: Utilization and Bookings Analysis

- The hardcourts are very well utilized.
- In contrast to the turf fields, most hardcourt use occurs during daytime hours.
- Primary uses and users summary:
 - Volleyball has the most activity participants
 - Pickleball is the primary booker of non-prime (daytime hours)
 - Volleyball is the primary booker of prime-time (evenings and weekends)
- In recent years, Nustadia has increased use of the space for children and youth programming.

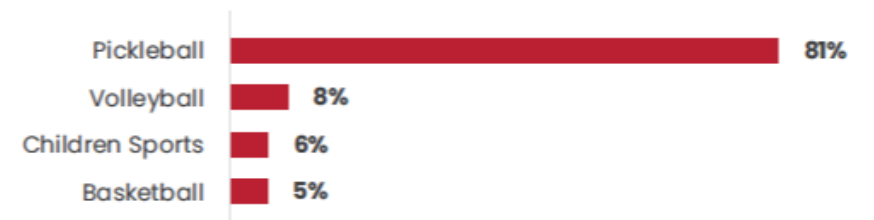
Participation on Hardcourts By Activity (2023)



Hardcourt Activities Booked During Non - Prime
(% of Total Bookings)



Hardcourt Activities Booked During Non - Prime
(% of Total Bookings)



Key Findings: Utilization and Bookings Analysis

- Data collected by the Town from sport field and sport court user groups provides some insight into likely use of the facility based on location of residency.

**Breakdown of indoor vs outdoor season use is not known.*

User Groups*	Participants that Live in Each Community					Total
	Okotoks	County	Calgary	Regional Towns	Other	
GOFA (Football)	109	26	1	18	4	158
Foothills Minor Baseball Association	427	107	6	31	3	574
Foothills Fury Softball	121	44	2	28	4	199
Okotoks United Soccer (OUSC)	593	162	47	31	6	839
Okotoks Recreational Co-Ed Adult Soccer (ORCAS)	40	7	9	4	0	60
Okotoks Pickleball Club	98	47	35	25	14	219

**Only user groups that use the Cavalry Field House were included in this table.*

Key Findings

- The majority of user groups participants live in Okotoks or the County.
 - » On average 18% of participants live in the County
 - » On average 64% of participants live in Okotoks
 - » On average 7% of participants live in Calgary
 - » On average 9% of participants live in Regional Towns

Key Findings: Regional Facility Supply

- Rates and fees at the Field House are similar to comparators.
- There is an increasing supply of non-boarded fields in the Calgary region.
Important question: what is the market saturation point for this amenity type?
- Once constructed, the new Foothills Multisport Fieldhouse in NW Calgary is likely to have a significant regional impact.
- Several other potential field house / sport centre projects are in various stages of planning by public and club entities.

Type of Facility	Regional Inventory	Rental Rates/ Hour**
Boarded Indoor Field Facilities	2 (Calgary)	Youth: ~\$160/ hr Adults: ~\$200/hr
Domed Artificial Turf	2 (Calgary)	Full Field: ~\$666/hr Half Field: ~\$345/hr 1/3 Field: ~239/hr ¼ Field: ~185/hr
Boardless Indoor Turf Field	9 (Calgary & Okotoks)	Per Field: ~\$160/hr
Vinyl/ Rubberized Floor Field House	2 (Calgary & High River)	Per Court: ~\$100/ hr

Cavalry FC Regional Field House	Prime Rental Rates	Non – Prime Rental Rates
Field House	Youth: \$148/hr Adult: \$178/hr	Youth: \$108/hr Adult: \$138/hr
Gymnasium/ Hardcourt	Non – Local Youth: \$168/hr Non- Local Adult:\$198/hr	Non – Local Youth: \$148/hr Non- Local Adult:\$158/hr
Group Running Track Rental	\$44.00 / hour	\$44.00 / hour

**Existing facilities within an approximate 45 min. driving distance*

Key Findings: Trends and Leading Practices



Increasing demands for spontaneous and less unstructured (non-organized or less formal) forms of sport and recreation activities.



Growth of female participation in sport.



Resurgence of ball, especially in regions like Okotoks with a strong presence of high level ball and training opportunities.



Consistent participation growth in soccer, both indoors and outdoors.



Shift away from boarded turf pitches to non-boarded, covered fields.



Increasing expectations among sport and recreation facility users for comfort and convenience amenities (e.g. Wi-Fi, change areas, lobby and social spaces, spectator seating, etc.).



Integration of indoor and outdoor facilities to leverage available resources and capitalize on operational and programming synergies.



Increasing focus on equity and inclusion in sport and recreation.



Shift in facility allocations practices away from “historical rights” by tenured user groups to approaches that further advance equity and alignment between users and community benefits.

Key Findings: **User Group Engagement**

Participating organizations:

- Okotoks Raiders Lacrosse
- Okotoks United Soccer Club
- Foothills Minor Baseball Association
- Ace Volleyball
- Volleyball Alberta

Key Findings: **User Group Engagement**

Key themes from the discussions:

- The Field House amenities and surfaces generally work well for most groups.
- Accessing space during peak seasons is a challenge.
- There are varying opinions on the best future use of the space (as would be expected, most groups would like to see changes made that would benefit their interest / activity).
- Groups are appreciative of available on-site storage.
- Some frustration was expressed with aspects of facility operations.

Potential Future Options Review



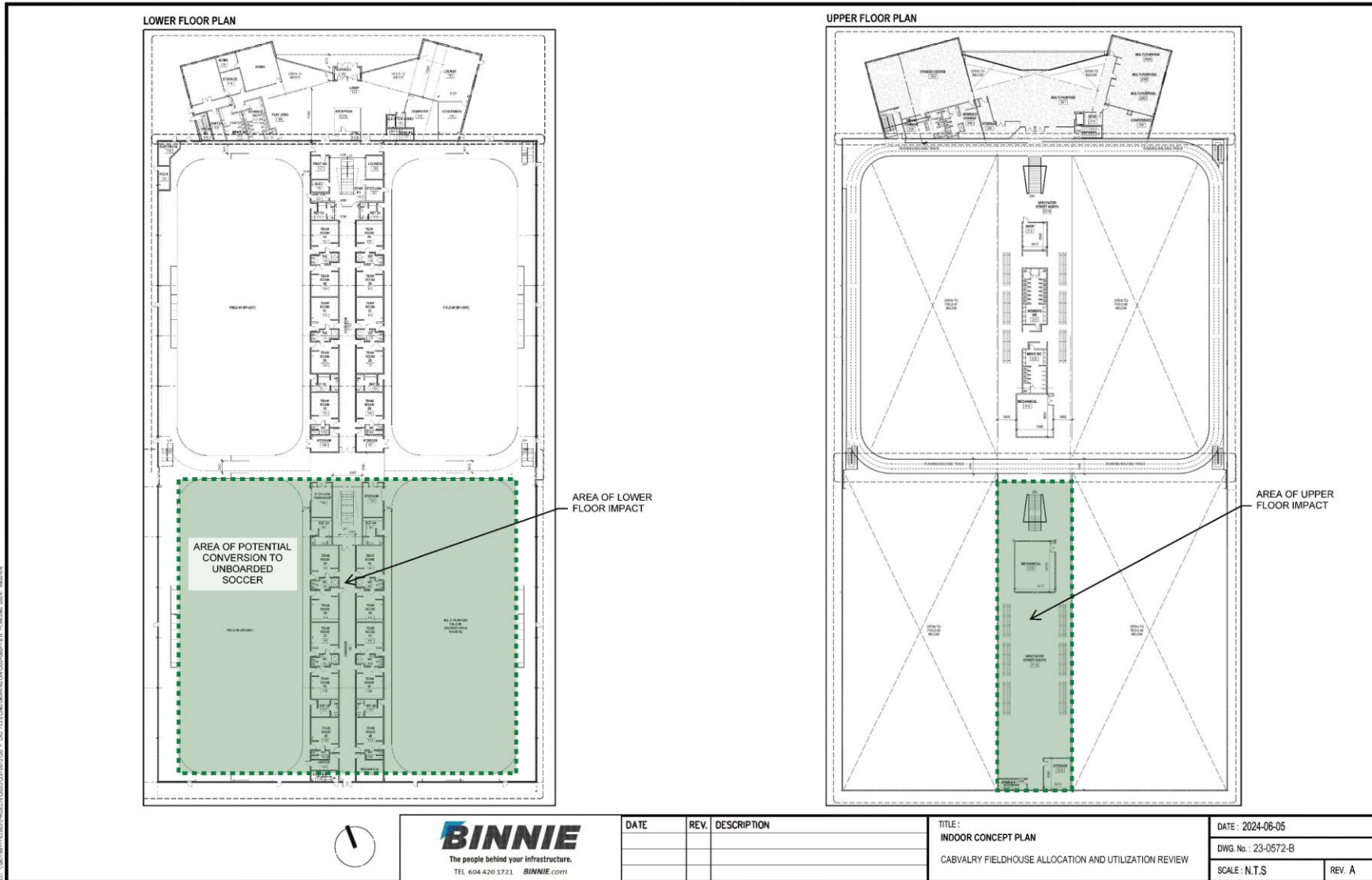
Summary of the Potential Options (Investments) Reviewed

- Feasibility of Conversion to Unboarded Soccer
- Replacement of the Artificial Turf
- Softball Enhancements
- Addition of Outdoor Playing Fields and Diamonds

Option Summary: Conversion to Unboarded Soccer

- Likely to be challenging and costly given existing infrastructure (further technical analysis would be required).
- Would require relocation of washrooms and changerooms.
- Impacts on existing spaces (if further considered, should be limited to fields 3 and 4 only).
- Not likely the most effective way to meet turf field needs.

Unboarded Concept



Option Summary: Replacement of the Artificial Turf

- Existing turf is approaching end of recommended life; this investment is required in the near term.
- Decision on whether to sustain existing boarded courts or retrofit to unboarded surfaces should be made before turf replacement occurs.
- New turf typologies present an opportunity to improve safety and functionality.

Option Summary: Softball Enhancements

- Softball has become a significant user of the facility.
- Could occur as part of turf replacement or conversion to unboarded soccer.
- Current fields are long and narrow, which is not desirable for soccer. Shortening (squaring off) fields (e.g. 3 and 4) by adding batting cages could present a win-win scenario.

Option Summary: Addition of Outdoor Playing Fields and Diamonds

- Opportunity to create a significant indoor-outdoor hub.
- Addition of outdoor fields and diamonds could help increase use of indoor spaces during non-peak seasons.
- Development of an artificial turf field may be the best approach to meeting unboarded field needs – especially if a dome (seasonal or year-round) is deemed viable.

Outdoor Site Expansion Concept



Options – Cost Estimates

<u>Item of Work</u>	<u>Order of Cost</u>
Indoor:	
Conversion to Un-Boarded Soccer (Fields 3 and 4)	Not defined – assessment of structural, mechanical and code impacts required.
Moveable Batting Cages (2)	\$60,000
Replacement of Existing Turf	\$1,250,000
Outdoor:	
Ball Diamonds (4)	\$4,600,000
Lighting for 2 Diamonds	\$1,200,000
Synthetic Turf Field (incl. Lights)	\$3,600,000
Playground	\$500,000
Pathways, Parking, Site Lighting and Landscaping	\$1,600,000
Total Outdoor	\$11,500,000
Other:	
Air Supported Dome	\$6,000,000

**High-level estimates, include design and exclude GST*

Additional Considerations

- The new Okotoks pickleball facility is likely to impact local and regional demand for indoor and outdoor pickleball courts (potentially including use of the Field House).
- As previously noted, market saturation risk may exist for unboarded indoor turf fields at some point in time.
 - This amenity type has trended over the past decade with a significant amount of new supply added regionally and provincially.
 - A business case would be a prudent step before considering significant investment in this amenity (through either a retrofit of existing space or a dome over a new artificial turf field).
- It is suggested that FORS work with the facility operator to improve data collection – doing so will help optimize future planning and operations.

Thank You!

Questions?