



Schedule “A”: Project Description

Phase 1 Field and Facility Upgrade: Project Description

Background and Project Context:

The Williams Lake Youth Soccer Association (WLYSA) is responsible for maintaining the Esler Sports Complex Soccer Fields and Clubhouse (the “Esler Soccer Complex”). The Esler Soccer Complex is located on the outskirts of Williams Lake, BC with a physical address on Wilkie Road. Pictured to the right is a map of the Esler Sports Complex.

In previous years, the WLYSA has utilized both the Esler Soccer Complex and School District fields for practices and games. In 2019, the WLYSA moved all games and practices for all age divisions to the Esler complex. This was done to increase efficiency, reduce organizational complexity and minimize liability.



Esler Sports Complex Overview Map

Between the WLYSA, and the Williams Lake Men’s and Lady’s Soccer Leagues, over 1200 players utilize the fields each week throughout our spring season. With the increased player traffic, the WLYSA experienced challenges maintaining a suitable surface for all age divisions on two of the four field surfaces at the Esler Soccer Complex. The deterioration of the surfaces on these fields has resulted in decreased quality of game play and an increase in the number of injuries and incidents on the fields.

Further, with the increased use of the Esler Clubhouse (which services as the central hub for activities) it has become clear that a number of repairs and upgrades are necessary to maintain the safety and integrity of the facility.

The WLYSA refers to this collective program as the “Phase 1 Field and Facility Upgrade”. Further details of this program are set out below.

Field Upgrades :

The two newest fields at the Esler Soccer Complex are in need of topdressing to maximize their ability to grow and maintain a suitable playing surface for all ages of soccer players.

The project will include screening and mixing topsoil with sand to provide a suitable growth material for the grass, and surface structure for our players. The fields will need to be surveyed and staked to ensure

a 1% slope. This will be followed by spreading the mixed topsoil and sand, compacting the material, leveling the field and seeding the material to begin grass growth.

All the Esler Soccer Fields have the underground sprinklers. When topdressing on the two fields is complete, the sprinklers will need to be lifted from the previous field level. Lastly, field drains will be installed to assist with water overflow.

Four pieces of equipment will be required to complete the topdressing: 966 loader, mini excavator, tractor; and screening plant. WLYSA is able to provide the tractor and screening plant for the project. The 966 loader, and mini excavator will need to be rented from local businesses.

The topdressing program for Scotiabank Field is projected to cost a total of \$26,666.00. The topdressing for Lake Excavating Field is projected to cost a total of \$37,050.00.

Clubhouse Upgrades:

Small repairs, upgrades and maintenance projects have been completed yearly by the WLYSA fields committee and volunteers, but the facility has never been comprehensively renovated. The increased use of the building (combined with the building) age has made it evident that there are a number of repairs and upgrades that must be completed imminently to ensure the safety of users and to improve the quality of the sporting experience.

The building itself requires the replacement of asphalt shingles on the roof, costing approximately \$12,000. The upgrade to the exterior doors will significantly reduce heating costs. Motion activated LED bathroom lights, costing \$2000, will be installed at a later date to further reduce the overall energy costs for the clubhouse.

The final upgrades to the clubhouse included in this Phase 1 program is one of the two staircases and the patio surrounding the clubhouse. The second set of stairs was replaced by the fields committee in the Spring of 2019. The second set of stairs as well as the railing around the patio are beginning to show signs of their age and will become a safety concern in the near future. The cost to replace the stairs and the railing is estimated to be \$8,000.