



# Parksville Lawn Bowling Club

## Green Conversion Project

January 2019



## Cover Sheet

**Project Name:** PLBC Green Conversion Project

**Project Cost:** \$565,000

**Amount of Funding Sought:** NA

### **Key Contacts:**

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Societies Act Registration # S-28148  
Incorporated Non-profit organisation.

# Executive Summary

The Parksville Lawn Bowling Club (PLBC) currently has a grass green. The purpose of this capital campaign is to raise the funds necessary to convert the grass green to an artificial surface. The cost of this conversion is estimated at \$565,000 and the construction can be comfortably completed over a 12-week period, with limited lost playing time.

The benefits of the project will be enjoyed by the members, the community and the environment. Members will benefit from lower operating costs for green maintenance and a reduced need for volunteers to maintain the green. In addition, the prospect of year-round bowling becomes a possibility. The community will benefit from the opportunity to participate in more events at the club, and the potential for more fund-raising tournaments for non-profit organisations to be hosted.

The environmental advantages of an artificial green are the elimination of the use of chemicals and water usage for irrigation. In addition, the construction will incorporate the use of recycled tires for the rubber layer which is applied underneath the artificial upper layers.

This project will establish a world-class playing surface at the club, that will be low maintenance and will require no further capital outlay for 12-15 years. As the club maintains a depreciating asset replacement account to which funds are added each year, replacement of the artificial carpet at the end of its life will be achieved by savings made over prior years, and hence not place a financial burden on members.

# Club Background

PLBC has been in operation for 24 years at its current location, 149 Stanford Avenue East, in Parksville. It is situated on city land and has been operating on a Lease Agreement with the city which has been renewed every 5 years. The most recent renewal took place on the 1<sup>st</sup> of September, 2018.

A delegation from PLBC made a presentation to the City Council on December 17<sup>th</sup>, 2018 requesting their permission to initiate a project to convert the current grass green to an artificial surface. Approval was provided at this meeting to proceed with the project, the first step being a capital campaign.

The Club has worked very hard at promoting the sport of lawn bowling in Parksville and the surrounding area. We have been able to provide a venue for this activity and our total membership has grown to a current level of over 200 people. Our Club is now the largest lawn bowling club on Vancouver Island and the 4<sup>th</sup> largest in British Columbia.

Lawn bowling attracts players of all ages and indeed our Club has a wide age spectrum with some of our bowlers in their nineties. Due to Parksville's demographics, nearly all of our players are seniors. For many seniors, lawn bowling offers a chance to get out, meet new people and stay active. In this regard, our Club strengthens our community.

Although the primary focus of our Club is to provide a venue for lawn bowling, it also serves as a very important social outlet for many individuals. Some of our members see the social side of the Club as being their primary means of interacting with others.

The Club is active throughout the year, providing a venue for members and guests from the community to enjoy Bridge, Mahjong, Cribbage, Darts and Short Mat Bowling during the winter months.

# Community Involvement

As a non-profit society, the Parksville Lawn Bowling Club is also an active supporter of other non-profit organisations in the community. Bowling events are held to generate funds or provide recreational opportunities for these organisations.

**Stanford Seniors Village Visits:** During the bowling season, residents in the seniors' facility adjacent to the club premises are invited to come and experience lawn bowling. This is done 4 times each season and gives these residents an outing as well as some exercise.

**Pink Day:** For the past 9 years PLBC has hosted a ladies' bowling tournament, catered lunch and a silent auction. Over that time \$26,500 has been raised to assist cancer patients by funding drivers to transport patients to centres for treatment, as well as providing financial assistance to patients while attending treatment centres outside of their communities.



**War Amps:** PLBC hosts an annual tournament, the purpose of which is to have participants make donations to the cause. This program has been in place for 22 consecutive years. In 2019, a cheque for \$570 was presented to a young War Amp Champ.



## Description of Project

The current lawn bowling green was built during the period 1993-1994, and members began playing on the green in 1995. Over the past 24 playing seasons, there have been a number of changes that have impacted on the quality of the playing surface. There are more bowling events each season, and this coupled with a large active membership means there is little opportunity for grass growth during May to September. Damaged areas therefore do not recover during the season.

It is also evident that climate change is playing a part in the overall health of the green. We are experiencing dryer, hotter summers, which do not promote the growth of turf grass. This again means that bare areas on the green do not recover quickly, if at all

Across British Columbia a number of lawn bowling clubs have converted their grass greens to artificial surfaces over the past 20 years. In fact, over the same period there have been no new grass greens built. These conversions have been done for a number of reasons; to be able to enjoy a winter bowling season, to

reduce green maintenance costs and to reduce the reliance on green maintenance staff, be they volunteers or contractors.

This project entails the demolition of the current concrete/wood borders of the green, removal of the irrigation system and excavation of the existing sand base. To the extent possible, the excavated material will be spread over the undeveloped area that is part of the leased lot, which is currently used for overflow parking. This is a cost saving technique.

A drainage piping grid will be installed and connected to the storm sewer. The drainage ditches will then be covered with porous fill. New concrete borders will then be cast, and the area within the borders filled with porous base material, compacted and laser-levelled.

Finally, a recycled rubber layer will be applied, an underlay placed on top and the carpet laid out, stitched together then stretched to give a high-quality playing surface. The total cost of the project, including contingency, has been estimated at \$565,000. Budget details can be found in Appendix 1. Based on input from suppliers and contact with other clubs that have converted their grass greens to artificial turf, the project schedule shown in Appendix 2 is considered to be realistic.

## Project Benefits

The project's benefits are three-fold; the environment, community and club members will all benefit from the changes that the project introduces.

**Environmental Benefits:** The environment will benefit from the discontinued use of fertilizers, herbicides and pesticides that are currently applied. Water use alone will decrease by 90%, saving on average 1500 m<sup>3</sup> each growing season. In addition, the rubber layer that is placed between the carpet underlay and the compacted gravel surface is made from recycled rubber tires, thus adding another facet to the environmental benefits.

**Community Benefits:** Our grass green suffers severely from over-use. During the 22-week bowling season, we schedule more than 340 bowling sessions, which equates to more than 2 sessions each day. This results in excessive wear of the

green and the need to close rinks for periods to allow them to recuperate. With an artificial green this will not be required. In fact, there is the potential to increase the number of sessions, which will enable the Club to provide more opportunities to have handicapped seniors experience lawn bowling. In addition, PLBC does not currently try and recruit young adult members. More bowling time will allow the Club to provide opportunities to this sector of our community.

As this will be the only artificial green on the Island, members from other communities on the Island will visit to enjoy winter bowling. In addition, the prospect of holding both National and Provincial tournaments is a real possibility. These activities will provide economic benefits to the local community as well as increase tourism.

**Membership Benefits:** Club members will benefit in a variety of ways. An artificial green will reduce annual operating costs in excess of 90%, allowing us to maintain affordable membership fees in the future. Currently, our bowling season begins at the end of April and finishes at the end of September. Some bowling clubs on the Mainland that have installed artificial greens have done so to enable them to enjoy a winter season. This is something we would like to contemplate doing in the future. Finding volunteers to work on the greens throughout the year continues to be a challenge, and this is exacerbated by the fact that some of our members have health issues which prevent them from doing this kind of physical work. The volunteer load for an artificial green is significantly lower, which will alleviate this problem.

## Donor Recognition

Donors will be recognised in the following ways:

- Media exposure
- Permanent donor recognition plaque will be created
- Progress reports on the capital campaign
- Donor visits offered to experience the sport of lawn bowling
- Invitations to the green opening ceremony at which all donors will be acknowledged



## Conclusion

This project will establish an all-season bowling surface at the Parksville Club which will have long term positive ramifications for the club members, the community and the environment. There are numerous advantages to making this conversion; the existing grass green will continue to require high levels of volunteer hours to maintain it, and despite this, there is a very high likelihood that bowling activities will have to be curtailed in the future due to the condition of the green. This will impact on the enjoyment experienced by members and the Club's ability to involve the greater community.

## Appendix 1 – Budget

Item	Cost	Cumulative Cost
<b>Construction costs:</b>		
<b>Civil work:</b>	<b>\$280,000</b>	<b>\$280,000</b>
E-layer installation	\$85,000	
Carpet/Underlay supply/Installation	\$115,000	
<b>Sub-total:</b>	<b>\$200,000</b>	<b>\$480,000</b>
Contingency (15%)	<b>\$72,000</b>	
<b>Total Construction cost:</b>		<b>\$552,000</b>
<b>Other Costs:</b>		
16 New jacks	\$1,000	
Industrial vacuum cleaner	\$8,000	
<b>Sub-total Other Costs:</b>	<b>\$9,000</b>	<b>\$561,000</b>
<b>Fund raising costs:</b>		
Database acquisition	\$500	
Advertising	\$700	
Printing/Supplies	\$1,000	
Recognition plaque	\$1,800	
<b>Sub-total fund raising:</b>	<b>\$4,000</b>	
<b>Project Total:</b>		<b>\$565,000</b>

## Appendix 2 - Project Schedule

	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12
Demolish old backboards												
Dispose of waste material												
Excavate top layer of soil to required grade												
Excavate trenches for drainage												
Install drainage piping and cover trenches												
Construct Green borders												
Install base material												
Compact and level												
Install rubber compound (E-layer)												
Install underlay and carpet												
Stretch carpet												
Conduct drainage test												