



COUNCIL REPORT

Executive Committee

Report No. PRC 001-2019

Date: January 02, 2019
File No: 6120-20

To: Mayor and Council
From: Mary Morrison-Clark, General Manager, Parks, Recreation and Culture
Subject: Grant Park Sport Fields Redevelopment

RECOMMENDATION

1. THAT Council approve the Grant Park Sport Fields Redevelopment concept plan;
2. THAT Council approve, in advance of the 2019 financial budget process, funding in the amounts of \$834,100 from Parks Development Cost Charges, and \$43,000 from the City's General Reserves, for the Grant Park Sport Fields Redevelopment Project; and
3. THAT Council direct staff to issue a Request for Proposals for the construction management of the Grant Park Sport Fields Redevelopment Project.

REPORT CONCURRENCE	
General Manager The General Manager concurs with the recommendation of this report.	City Manager The City Manager concurs with the recommendation of this report.

SUMMARY OF THE ISSUE

The goal of improving the City's baseball facilities has been explored with the Angels Baseball Association ("Angels") for the past two years. The 2018 Parks, Recreation and Culture ("PRC") Master Plan public consultation process supports the clustering of multiple fields at single locations in order to efficiently schedule various levels of baseball for practices, games, and tournaments. Another important theme from the PRC Master Plan community consultation was improving the accessibility of facilities in order to increase participation by all members of the community.

Based on consultation, the scope for this project is to construct two Under 9 ("U-9") baseball fields with dug outs, one synthetic field with dug outs designed for participants with disabilities, 38 additional parking spots in closer proximity to the facilities, new washroom building, inclusive playground, complete reinstallation of efficient irrigation system and under drains, and parking lot lighting for new and existing lots. In order to complete the work in time for spring 2020

community use, staff is requesting Council's approval of advance funding, ahead of the 2019 budget process. (see Attachment "A").

BACKGROUND

Currently there is one combined sports field for baseball and junior soccer field on the east portion of the park. Due to aging infrastructure, use of the field is decreasing and public demands for new facilities are growing, primarily with baseball.

Staff have been in dialogue with the Angels regarding their concerns related to field use and limited tournament opportunities. Initial consultation with an architect was undertaken to address possible configurations. Staff applied and received a Legacy Fund Grant for \$37,000 from the BC Summer Games based on this opportunity to expand baseball and honour the legacy of the Games (see Attachment "B").

DISCUSSION

During the design phase noted above, the Angels found an opportunity to apply for a grant to assist in bringing added value to the project by making one of the fields synthetic to accommodate people with disabilities. In consultation with stakeholders, the design and scope were modified to include these items and the addition of parking, washroom and playground facilities with accessible features. Adding this scope lengthened the design phase and the original completion date of 2019 has been moved to enable construction in 2019 with completion in fall 2019 to be ready for the 2020 season. The additional changes are estimated at \$640,000 and are based on the addition of the accessible washroom for \$250,000, synthetic turf for \$100,000, parking lot improvements of \$100,000, and an inclusive playground for \$190,000. Further details of the washroom and playground are noted below.

The original grant application was not successful and the Angels applied for another funding opportunity with a *Blue Jays Cares* grant. The awarding of the grant of \$100,000 will be announced in Spring of 2019 and if successful, will be put towards the cost of the synthetic turf as it is the most critical for the accessibility of the field construction.

New Washroom:

The existing washroom is an aging facility located in the wooded area. It undersized and is not meeting Building Code for Universal Access. Once the project is completed, an increase in park use is expected, with users staying in the park for longer periods of time. The new washroom will serve growing demands of park users and provide critical access to washroom facilities for people with disabilities. Further design consultation with user groups will be required to ensure the needs of people with disabilities are met. The adjacent mechanical room will house a new efficient irrigation system.

Estimated budget is \$250,000 (including servicing).

Inclusive Playground:

A typical playground with posts, decks, and wood chip surface creates access challenges for children with disabilities. The new playground surface and play elements will be inclusive for all children. In addition, the space will include features for parents and care givers, including a picnic table, benches, rubberized berms and surfaces.

Estimated budget is \$190,000

Current Design Status:

The landscape, civil, and irrigation design drawings are completed and the fee estimates for scope of work and construction administration of the project has been received.

In order to complete the project for the 2020 spring season, staff are seeking approval for funding in advance of the 2019 Financial Planning process. If approved the anticipated Schedule is:

- Building permit submission: February 10, 2019
- Issue construction management RFP: February 10, 2019
- Construction: March 31, 2019 – September, 2019
- Field Seeding: September 1, 2019
- Substantial Completion: November 15, 2019
- Community use of fields: Spring 2020

FINANCIAL PLAN IMPLICATION

The Estimated Project Construction Budget:

- Three Sports Fields & Parking Lot upgrades: \$1.76 M
- Inclusive Playground: \$0.19 M
- Washroom: \$0.25 M

“Class A” estimate Total Project (including contingency):

\$2.20 M

Funding Source	2018 Capital Plan (Approved)	2019 Capital Plan (Requested)
DCC (95%)	\$1,255,900	\$834,100
City Reserve (5%)	\$66,100	\$43,900
Subtotal	\$1,322,000	\$878,000
Total Project	\$2,200,000	

The proposed project budget of \$2,200,000 is funded 95% from Development Cost Charges “DCC’s” and 5% from Reserves. A portion of funding has already been approved from the 2018 Capital Plan however; the 2019 Capital Plan has not yet been approved.

It is anticipated that there will be annual increases in both revenue from the field rentals (\$15,000) and in operating expenses related to maintenance (\$26,000). These will be brought forward for Council’s consideration as part of the 2020 budget planning.

In order to complete the fields for community use for the 2020 spring season, staff are seeking authorization to proceed with a Request for Proposal (RFP) for the construction management services for the Grant Park Fields Redevelopment Project ahead of the 2019 Financial Planning process. Change in the project budget will be appropriately reflected in the PRC budget as part of the 2019 Financial Planning process.

Rajat Sharma

Rajat Sharma
General Manager, Finance and Corporate Services
Signed 12/24/2018 1:39 PM

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

This project is supported by the 2018 Parks, Recreation and Culture Plan and aligns with Council's cornerstones of Complete Community, Organizational Alignment, and Fiscal Responsibility.

SUBSTANTIATION OF RECOMMENDATION

The redevelopment of the Grant Park fields supports the implementation of the PRC Master Plan and advances a planned capital project that clusters amenities for efficient and effective service delivery. The Grant Park Sport Fields Redevelopment highlights an important partnership with the Angels Baseball Association and will provide much needed amenities for the community and for active participation of children of all abilities.

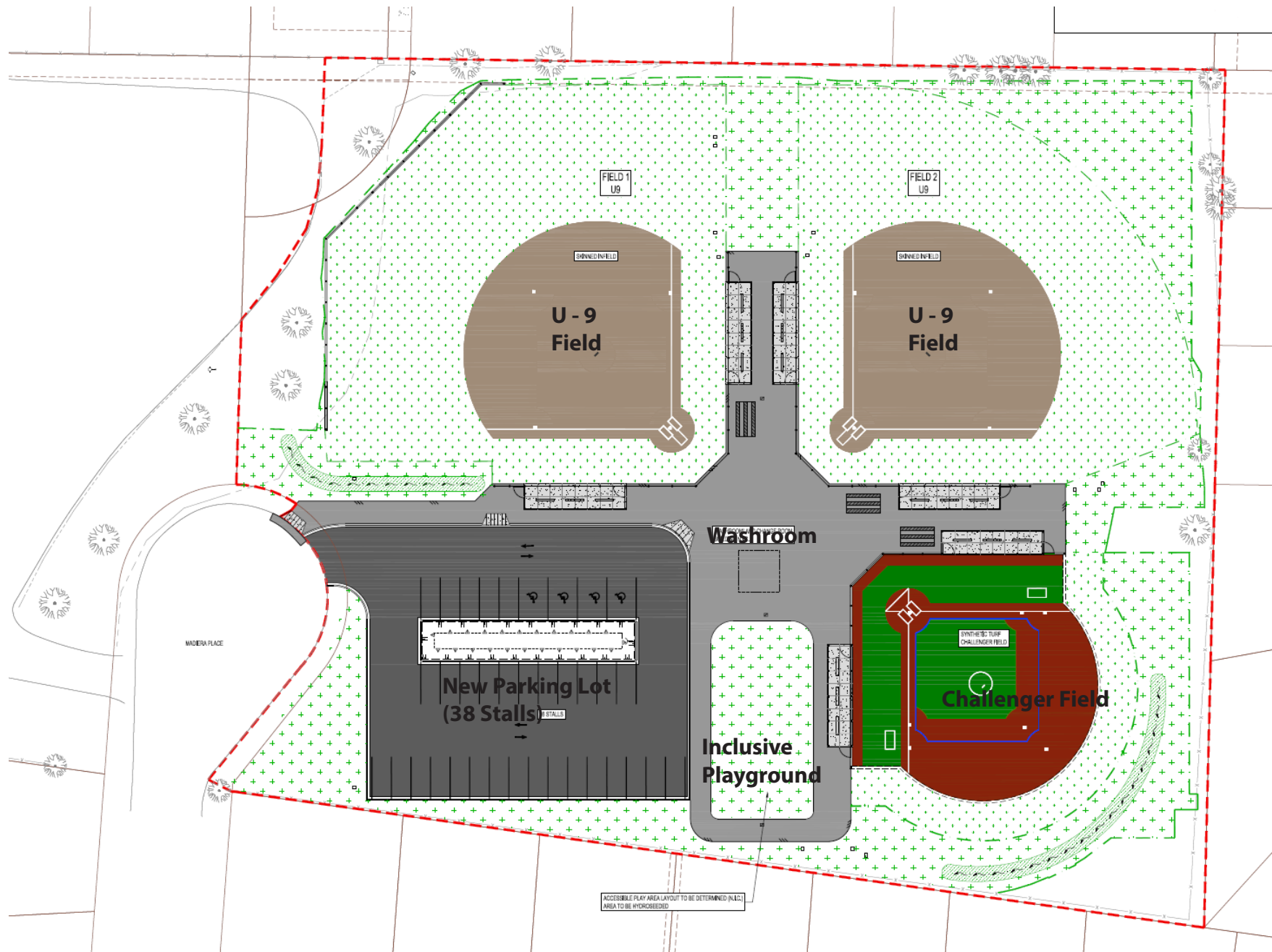
Mary Morrison-Clark

*Mary Morrison-Clark
General Manager, Parks, Recreation and Culture
Signed 12/24/2018 1:37 PM*

ATTACHMENTS:

Attachment A Grant Park Concepts

Attachment B BC Games Legacy Fund Grant Park Letter



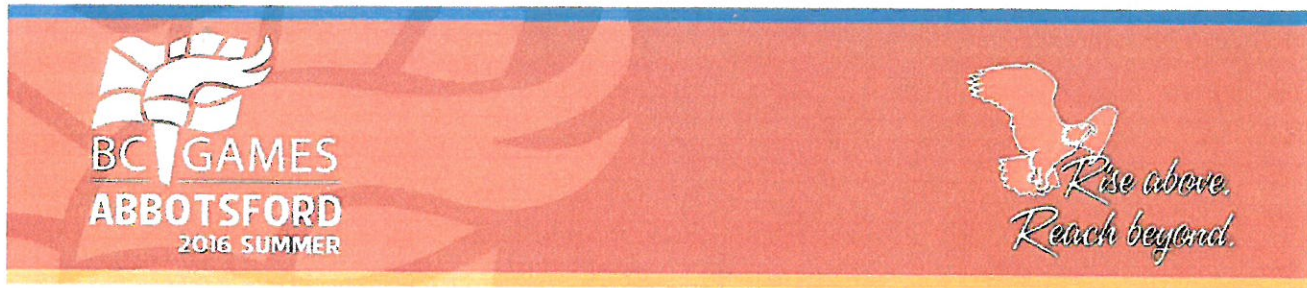
GRANT PARK SPORTS FIELDS REDEVELOPMENT - CONCEPT PLAN

DRAWING NAME: CONCEPT PLANS
 DRAWING NO.: L-1
 SCALE: N.T.S.



GRANT PARK SPORTS FIELDS REDEVELOPMENT - WASHROOM

DRAWING NAME: WASHROOM CONCEPT
DRAWING NO.: RENDERING
SCALE: N.T.S.



Mr. James Arden
Director, Parks Services
Abbotsford Parks, Recreation and Culture
Abbotsford, BC

June 7, 2017

Re: Legacy Fund Allocations Abbotsford 2016 BC Summer Games

Dear James:

It is our pleasure to inform you that the Board of Directors, Abbotsford 2016 BC Summer Games has approved your proposal for a grant from the Legacy Funds.

Specifically we will allocate \$37,000 to the City of Abbotsford Parks, Recreation and Culture to assist with the upgrade of Grant Park baseball diamond to become a multi-diamond park for youth/developmental leagues. The upgrade will allow the Abbotsford Angels Hardball Association to have the little leaguers aged 7-11 in one location. The existing diamond will be refurbished and two new diamonds will be added for T-ball and Tadpole divisions.

The public presentation of the grant will take place on July 21 at noon in the Civic Plaza behind City Hall. Please bring representatives from your organization to help celebrate the occasion. Further details will be forthcoming.

The grant is to be used for its intended purpose within one year from the date of presentation. Should the grant not be fully expended on the project or if the project is not substantially complete within one year, the money or the unspent portion is to be returned to the City of Abbotsford, c/o Heidi Enns.

Please ensure that the grant is suitably recognized with signage in the Grant Park facility acknowledging the investment of Abbotsford 2016 BC Summer Games including the Abbotsford 2016 BC Summer Games logo. Please also include appropriate acknowledgement of the grant on your website or other modes of communication. Kindly confirm acceptance of the grant and the terms in writing by June 30, 2017.

We are extremely pleased with the outcomes of Legacy Fund allocation process. To be certain, the spirit of the BC Summer Games Abbotsford 2016 will be captured in your project and will enhance sport and culture in our community for years to come.

Please accept sincere best wishes from the entire Board of Directors, Abbotsford 2016 BC Summer Games.

Sincerely,

Steve Carlton, President.

Stan Petersen, Vice-President.

cc. Heidi Enns, General Manager, Abbotsford Park, Recreation and Culture

Abbotsford 2016 BC Summer Games Office: 31150 Blueridge Dr, Abbotsford, BC V2T 5R2 Phone: 604.870.GAME (4263) Web: bcgames.org

