



Serauxmen Stadium Improvement

Conceptual design and costing report
June 26, 2018

DIALOG[®]

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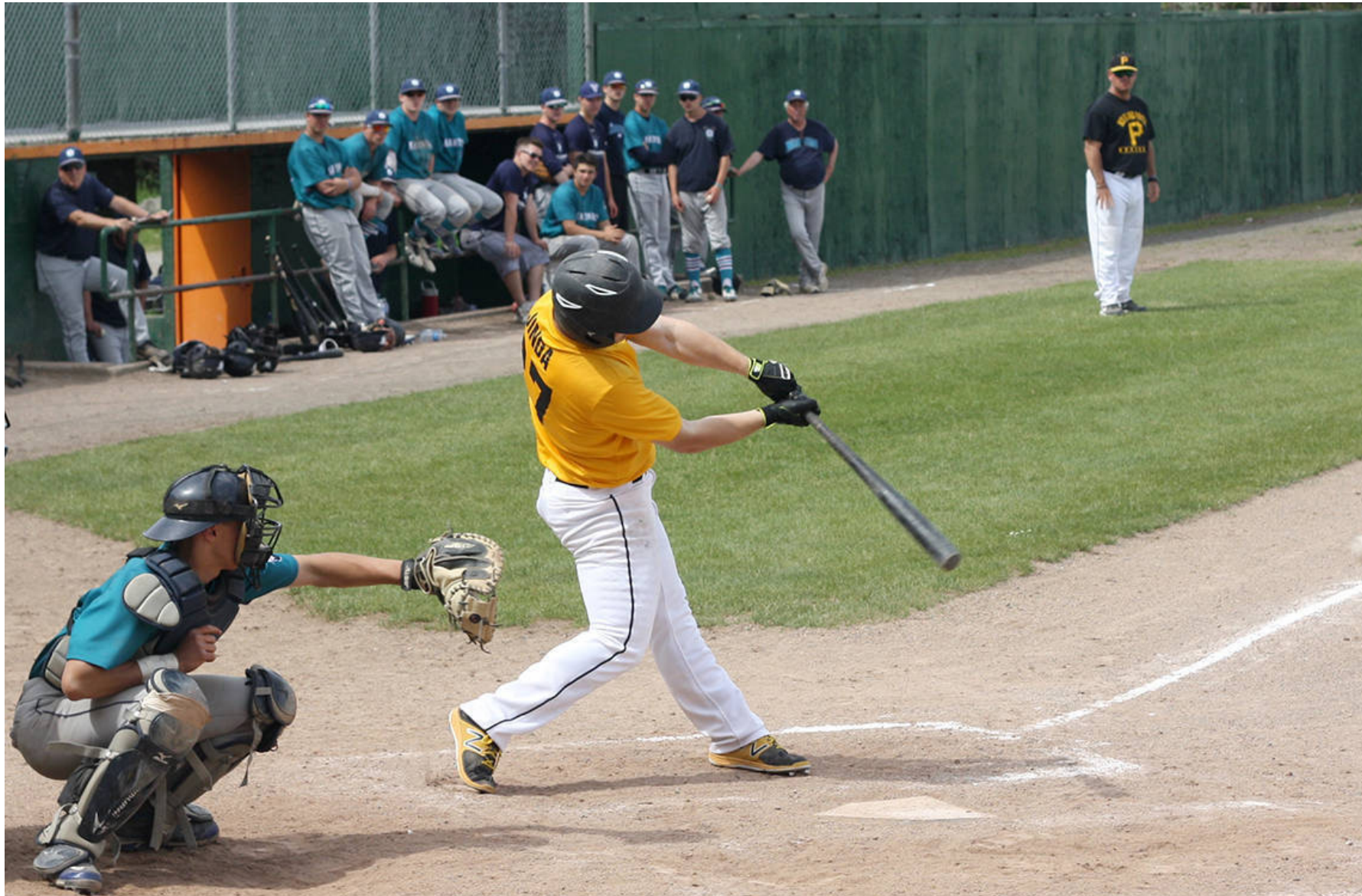


Photo Source: Nanaimo News Bulletin

INTRODUCTION

DIALOG was commissioned by the City of Nanaimo to complete a conceptual design and costing report for a Serauxmen Stadium improvement project. The City recently acquired Serauxmen Stadium and thus there is a need to look at its existing condition, what immediate steps are required to keep it functional and operational, and what improvements are required to make it a true asset to the Parks and Recreation facility inventory. The process included the following:

- Complete a visual review of the stadium to determine if there were any obvious areas of concern.
- Meet with user group stakeholders to determine what their requirements are for a functioning stadium.
- Compare the stadium against similar facilities (i.e., Centennial Stadium in Kamloops) to determine what improvements should be made to bring Serauxman Stadium up to a similar standard.
- Create conceptual plans for stadium improvements and review these plans with City staff and the stakeholders.

Make adjustments as necessary.

- Complete a costing document to determine what expenditures would have to be made to address the recommended improvements shown in the concept design.

A number of recommendations for stadium improvements are made herein, with the estimated cost of **\$6,378,375.53**, which includes a 15% construction/design escalation amount, but not GST or soft costs (consultant fees, contractor general requirements, permit fees).

PROJECT METHODOLOGY

SITE REVIEW & RECOMMENDED IMPROVEMENTS

The site review consisted of a visual examination of the stadium exterior, the field and fence, adjacent amenities, and the stadium's interior spaces.

STADIUM EXTERIOR

The stadium's exterior appears to be generally in good shape. There are no cracks in the cast-inplace concrete or the concrete block that would be of concern. In general, the stadium's exterior only requires general upkeep, including the following:

- Prepare and paint the concrete (optional, clad the exterior in façade panels).
- Prepare and paint the railings.
- Install new protective netting in front of the seats.
- Install protective netting on front of the seats currently un-protected.
- Install new seats.
- Pave the areas behind the stadium to create a safe area for spectators to gather before and after an event and to keep the dust down and to reduce maintenance of these areas.
- Install new security lights/cameras.
- A change room for umpires should be built.
- The dugouts need to be renovated and upgraded to current standards.

STADIUM INTERIOR

The interior of the stadium also appears visually to be in good shape, however, it is in need of updating to make the facility more accessible. Additionally, the finishes within the stadium's interior are in need of renewal. The stadium's interior should have the following renovations:

- Amalgamate the press booth and concession within the seating area into only a press booth.
- Provide a disabled lift for one of the stairs.
- Construct a new seating wing with 264 additional seats.
- Under the seating wing create a new visiting team dressing room, City operations office, and new washrooms.
- Renovate the existing washrooms.
- Renovate the existing lobby to create new ticketing areas and new concession.
- Renovate the existing storage area.
- Renovate the club office area.
- Renovate the home team dressing room.

INFIELD AND OUTFIELD AREAS

The field area has been well maintained, however, it is in need a renovation work due to conditions that regular maintenance cannot deal with, such as the ever increasing elevation of the grass area from years of growth, or the rot that occurs from the use of wood for fencing.

There is also a desire from the stakeholders to have a synthetic turf infield and field lights to allow prevent game cancellations due to rain and to allow for night games. The renovations recommended for the field area include the following:

- Synthetic turf infield
- Field Lighting System
- Synthetic turf outfield (optional remove and re-establish a natural grass outfield)
- Remove existing wood fencing and replace with high quality chainlink fencing with viewstop screens.
- Replace the current "green monster" rightfield wood fence with a longer and taller high mast netting system.
- Install a batter's eye at centre field.

FIELD AMENITIES

To bring the stadium up to the standards found in other municipalities it is recommended to provide the following amenities:

- LED scoreboard that also allows for advertising.
- A portable batting cage to be used at home plate.
- Two side by side permanent batting cages to replace the batting cate that had to be demolished due to its condition.
- Two (home and away) bull pens.

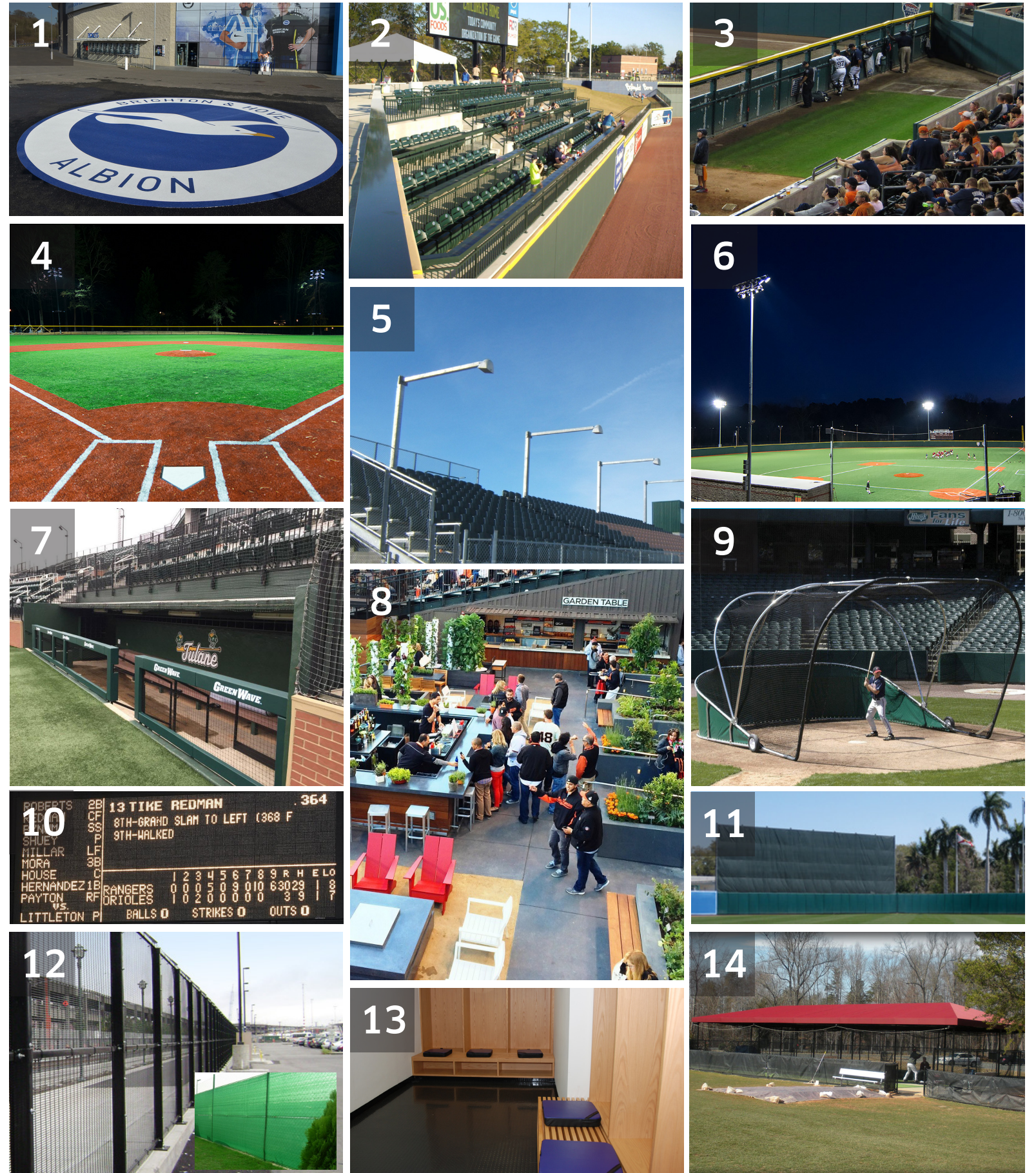
SPECTATOR AMENITIES

Related to the above field amenities are the following spectator amenities that will bring the stadium of to current standards.

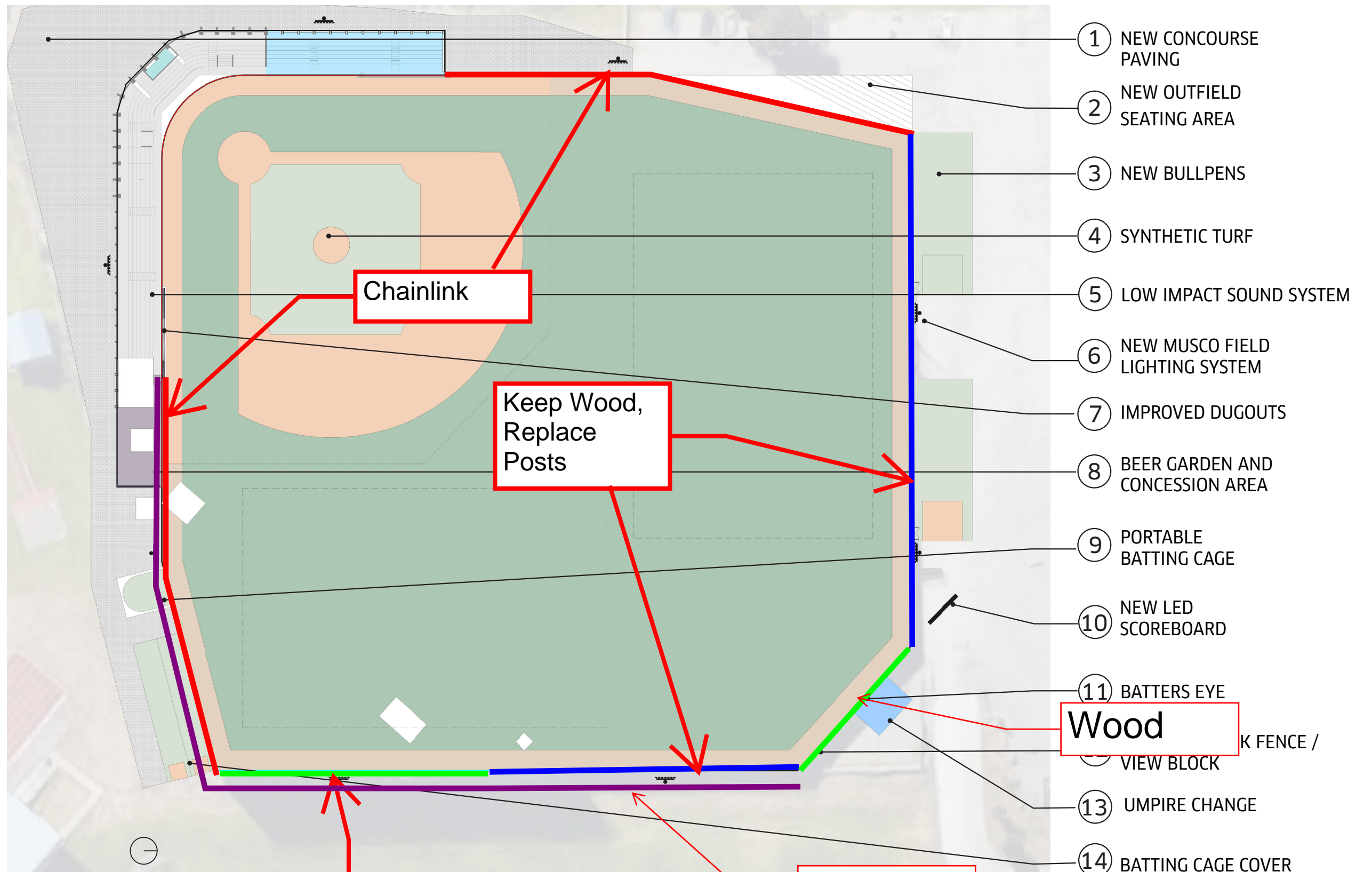
- Outfield family seating area, with high mast netting for protection, on the left field line (option for playground).
- A Beer Garden with a canopied area and a concession.

With the above recommended improvements Serauxmen Stadium will be modernized to a level that will meet the needs of a contemporary baseball stadium. If the outfield is converted to synthetic turf it will also provide two fields worth of practice space for other field sports through the winter when baseball activities are much more limited at the stadium.

CONCEPT DESIGN DRAWING
STADIUM SITE IMPROVEMENTS



Example Imagery



- ① NEW CONCOURSE PAVING
- ② NEW OUTFIELD SEATING AREA
- ③ NEW BULLPENS
- ④ SYNTHETIC TURF
- ⑤ LOW IMPACT SOUND SYSTEM
- ⑥ NEW MUSCO FIELD LIGHTING SYSTEM
- ⑦ IMPROVED DUGOUTS
- ⑧ BEER GARDEN AND CONCESSION AREA
- ⑨ PORTABLE BATTING CAGE
- ⑩ NEW LED SCOREBOARD
- ⑪ BATTERS EYE
- ⑫ WOOD FENCE / VIEW BLOCK
- ⑬ UMPIRE CHANGE
- ⑭ BATTING CAGE COVER

Chainlink

Keep Wood,
Replace
Posts

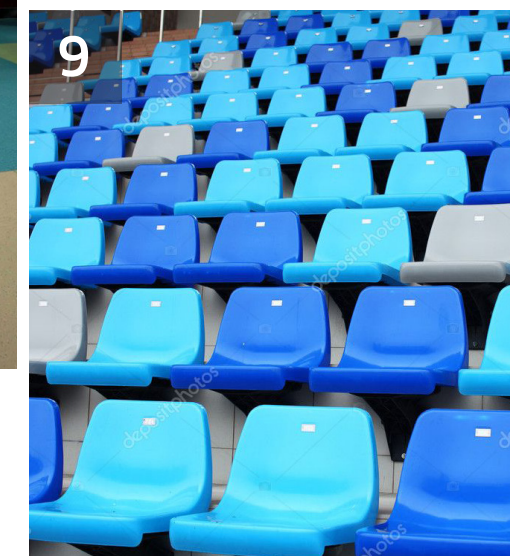
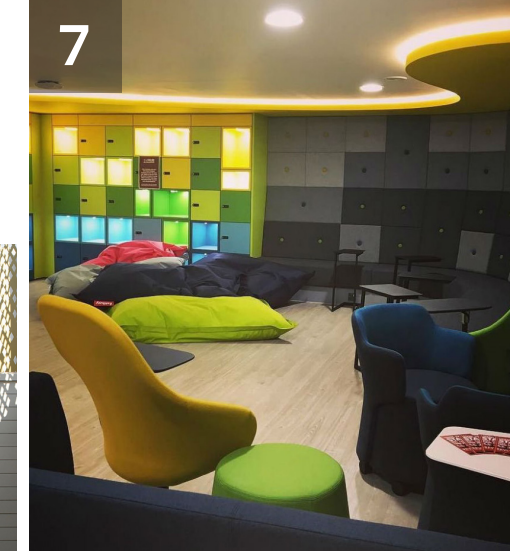
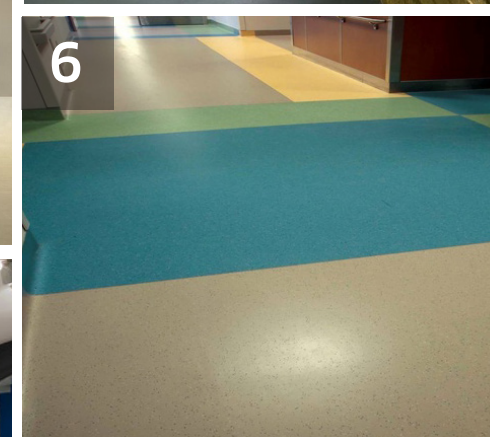
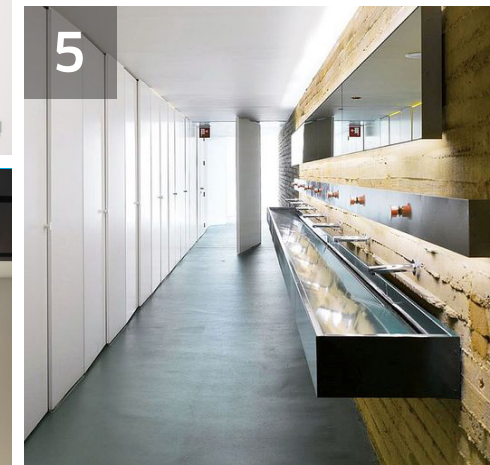
Wood

Netting

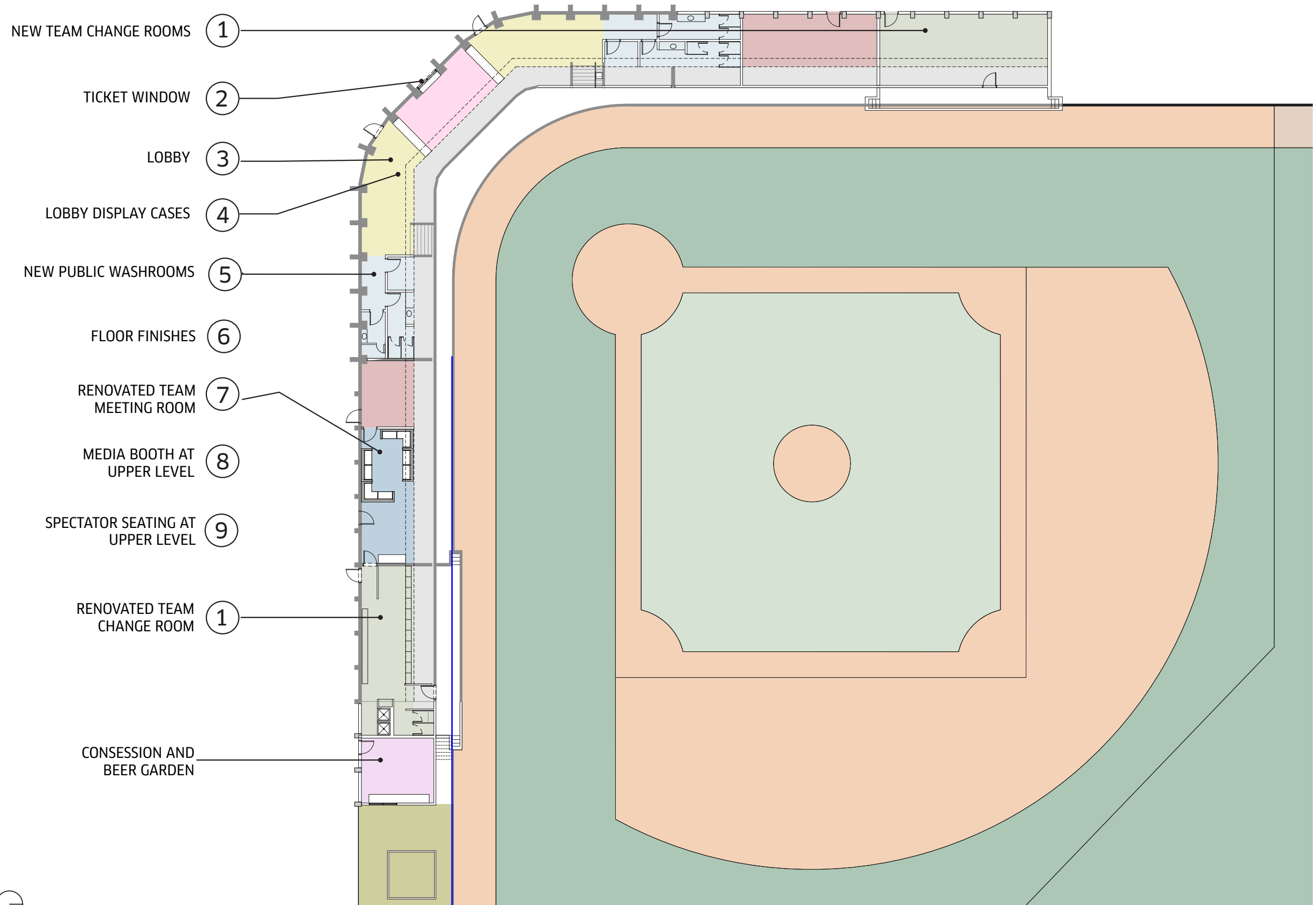
Hybrid - Wood, Chainlink,
Netting. Or, Wood and
Netting.



CONCEPT DESIGN DRAWING
GRANDSTAND BUILDING IMPROVEMENTS



Example Imagery



PROJECT COSTING REPORT

PHASE ONE													
INFIELD IMPROVEMENTS													
	depth	unit	width	unit	length	unit	area	unit	amount	unit	unit cost	unit	total
Synthetic Turf Infield													
Excavate & remove existing surface soil	0.51	m					3,208 m2		1,636.08	m3	\$30.00	m3	\$49,082.40
Install plastic nailer along stadium/fence line					116	m			116	m	\$45.00	m	\$5,220.00
Install wood nailer in field area					100	m			100	m	\$55.00	m	\$5,500.00
Install underfield drainage system									1	lump sum	\$40,000.00	lump sum	\$40,000.00
Import & place 0.45m of granular	0.45	m					3,208 m2		1,443.60	m3	\$60.00	m3	\$86,616.00
Place shock pad							3,208 m2		3,208	m2	\$17.00	m2	\$54,536.00
Place synthetic turf							3,208 m2		3,208	m2	\$91.00	m2	\$291,928.00
													<u>\$532,882.40</u>
													\$79,932.36
													<u>\$612,814.76</u>
													\$612,814.76
Field Lighting System													
Supply Musco field lighting system									1	lump sum	\$377,000.00	lump sum	\$377,000.00
Install Musco field lighting system									1	lump sum	\$270,000.00	lump sum	\$270,000.00
													<u>\$647,000.00</u>
													\$97,050.00
													<u>\$744,050.00</u>
													\$744,050.00
PHASE TWO													
Synthetic Turf Outfield													
Excavate & remove existing surface soil	0.51	m					8,127 m2		4,144.77	m3	\$30.00	m3	\$124,343.10
Install plastic nailer along fence line					311	m			311	m	\$45.00	m	\$13,995.00
Install underfield drainage system									1	lump sum	\$100,000.00	lump sum	\$100,000.00
Import & place 0.45m of granular	0.45	m					8,127 m2		3,657.15	m3	\$60.00	m3	\$219,429.00
Place shock pad							8,127 m2		8,127	m2	\$17.00	m2	\$138,159.00
Place synthetic turf							8,127 m2		8,127	m2	\$91.00	m2	\$739,557.00
													<u>\$1,335,483.10</u>
													\$200,322.47
													<u>\$1,535,805.57</u>
													\$1,535,805.57
Optional Natural Grass Outfield													
Excavate & remove existing surface soil	0.45	m					7,262 m2		3,267.90	m3	\$30.00	m3	\$98,037.00
Install field drainage system									1	lump sum	\$100,000.00	lump sum	\$100,000.00
Import and place sand	0.45	m					7,262 m2		3,267.90	m3	\$50.00	m3	\$163,395.00
Install irrigation system									1	lump sum	\$60,000.00	lump sum	\$60,000.00
Import & place sod							7,262 m2		7,262	m2	\$40.00	m3	\$290,480.00
Import and place warning track granular	0.10	m					865 m2		86.50	m3	\$50.00	m3	\$4,325.00
													<u>\$711,912.00</u>
													\$106,786.80
													<u>\$818,698.80</u>
													\$818,698.80

Outfield Fence Replacement/Improvements

Demolish all existing fence and "green monster"			1 lump sum	\$57,000.00 lump sum	\$57,000.00
Install 12 metre high tall mast netting at R-field	60 m			\$915.00 linear metre	\$54,900.00
Install 3m high chain link fence	253 m		253 m	\$339.00 linear metre	\$85,767.00
Install 3m high chain link fence vinyl view block screen	253 m		253 m	\$56.00 linear metre	\$14,168.00
Install 6m high by 15m wide batter's eye			1 lump sum	\$32,000.00 lump sum	\$32,000.00
					\$243,835.00
					\$36,575.25
					<u>\$280,410.25</u>
					\$280,410.25

PHASE THREE

Ball Field Ammenities

Install colour LED scoreboard c/w conduit and wiring			1 lump sum	\$240,000.00 lump sum	\$240,000.00
Portable batting cage			2 lump sum	\$6,200.00 lump sum	\$12,400.00
Portable batting cage enclosure	20 m			\$339.00 linear metre	\$6,780.00
Double permanent batting cage			1 lump sum	\$187,000.00 lump sum	\$187,000.00
Home & away bullpens			2 lump sum	\$72,000.00 lump sum	\$144,000.00
					\$350,180.00
					\$52,527.00
					<u>\$402,707.00</u>
					\$402,707.00

PHASE FOUR

Spectator Ammenities

Outfield seating asphalt c/w granular base		193 m2	193 m2	\$60.00 m2	\$11,580.00
Outfield seating area seats (240)			240 seats	\$600.00 per seat	\$144,000.00
Install 8 metre high tall mast netting at outfield seating	43 m			\$807.00	\$34,701.00
Bear Garden asphalt c/w granular base		83 m2	83 m2	\$60.00 m2	\$4,980.00
Beer Garden Pavilion/weather shelter		18 m2	18 m2	\$2,200.00 m2	\$39,600.00
Install 8 metre high tall mast netting at bear garden	21 m			\$3,580.00	\$75,180.00
Beer Garden concession bldg c/w gas/deep fry cooking		27 m2	27 m2	\$5,500.00 m2	\$148,500.00
					\$458,541.00
					\$68,781.15
					<u>\$527,322.15</u>
					\$527,322.15

PHASE FIVE

Stadium Improvements (exterior)

Install 8 metre high netting at grandstand roof area	27 m		\$308.00	\$8,316.00
Install 8 metre high tall mast netting at open seating	48 m		\$367.00	\$17,616.00
Renovated press booth	13 m2	13 m2	\$2,200.00 m2	\$28,600.00
Install seating wing concrete shell/seating rows/dugout	183 m2	183 m2	\$3,200.00 m2	\$585,600.00
Install exterior security lights and cameras		1 lump sum	\$25,000.00 lump sum	\$25,000.00
Paint wing seating area	324 m2	324 m2	\$36.00 m2	\$11,664.00
Paint wing exterior	155 m2	155 m2	\$36.00 m2	\$5,580.00
Install disabled lift on stair		1 lump sum	\$15,000.00 lump sum	\$15,000.00
Install seats with backs on seating wing		264 seats	\$150.00 per seat	\$39,600.00
Remove existing bench seats		1 lump sum	\$5,500.00 lump sum	\$5,500.00
Prepare and paint existing seating area	816 m2	816 m2	\$36.00 m2	\$29,376.00
Prepare and paint existing grandstand exterior	390 m2	390 m2	\$36.00 m2	\$14,040.00
Install new bench seats with backs		546 seats	\$150.00 per seat	\$81,900.00
Renovate existing home team dugout		1 lump sum	\$3,300.00 lump sum	\$3,300.00
Prepare and Paint railings		1 lump sum	\$2,800.00 lump sum	\$2,800.00
Asphalt laneway behind stadium c/w granular base	1580 m2	1580 m2	\$60.00 m2	\$94,800.00
New umpire change room		39 m2	\$4,200.00 m2	\$163,800.00
				\$1,132,492.00
				\$169,873.80
				<u>\$1,302,365.80</u>
				\$1,302,365.80
Optional clad exterior in façade panels	545 m2	545 m2	\$550.00 m2	\$299,750.00
Optional playground at outfield seating area		1 lump sum	\$4,200.00 lump sum	\$4,200.00

Stadium Improvements (interior)

New visitor dressing room under new seating wing	49 m2	49 m2	\$2,200.00 m2	\$107,800.00
New City operations office under new seating wing	39 m2	39 m2	\$2,200.00 m2	\$85,800.00
New public washrooms under new seating wing	24 m2	24 m2	\$3,000.00 m2	\$72,000.00
Renovated public washrooms @ new seating wing	15 m2	15 m2	\$3,000.00 m2	\$45,000.00
Renovated entrance lobby w/concession	100 m2	100 m2	\$2,200.00 m2	\$220,000.00
Renovated public washrooms	29 m2	29 m2	\$3,000.00 m2	\$87,000.00
Renovated storage area	19 m2	19 m2	\$1,600.00 m2	\$30,400.00
Renovated team offices	39 m2	39 m2	\$2,200.00 m2	\$85,800.00
Renovated home dressing room	51 m2	51 m2	\$2,200.00 m2	\$112,200.00
				\$846,000.00
				\$126,900.00
				<u>\$972,900.00</u>
				\$972,900.00
				<u>\$972,900.00</u>
GRAND TOTAL				\$6,378,375.53

APPENDICES

A 1.00 Site Plan

A 2.00 Level 01 Plans

A 2.01 Level 02 Plans