



## Serauxmen Stadium Improvement

Conceptual design and costing report  
June 26, 2018

DIALOG

### 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-in-place 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 cage that had to be demolished due to its condition.
- Two (home and away) bull pens.

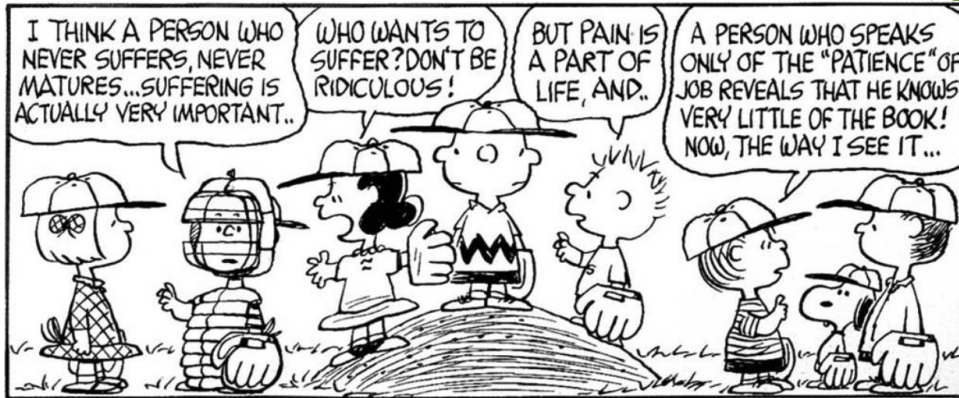
#### SPECTATOR AMENITIES

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.

## STAKEHOLDER CONSULTATIONS PART ONE



- MULTIPLE MEETINGS
- WILLINGNESS TO CONTRIBUTE (TO COSTS, IN-KIND SERVICES)
- DESIRE TO BRING THE STADIUM BACK UP TO BEING IN GOOD CONDITION
- CREATE A FUNCTIONAL STADIUM WITH GREATER UTILITY FOR THE COMMUNITY

## REQUIREMENTS FOR A BASEBALL STADIUM

### PLAYERS

#### Playing Field

- field surface
- dugouts
- batting cages
- bull pens
- lighting
- fencing / batter's eye

#### Change Rooms

#### Team Office

#### Umpire Room

### SPECTATORS

#### Seating

#### Concession

#### Washrooms

#### Ticketing

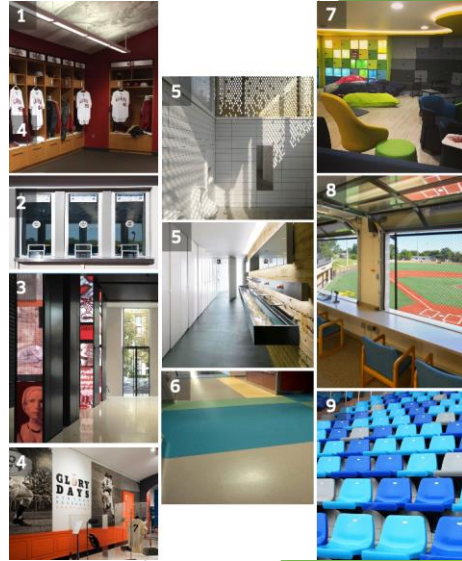
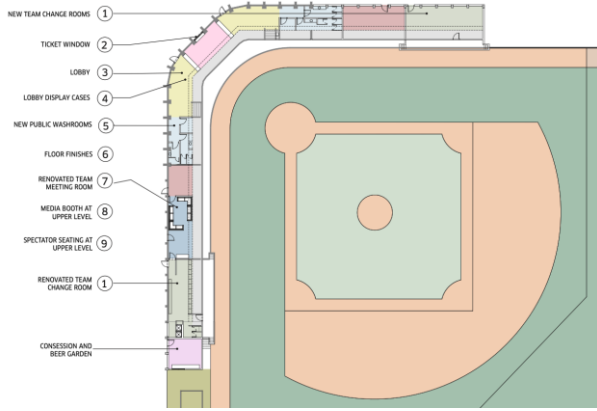
#### Crush Space / Plaza

#### Press Booth / P A / Scoreboard

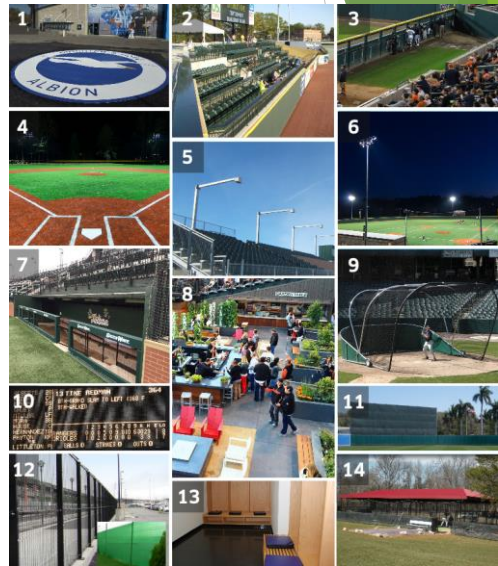
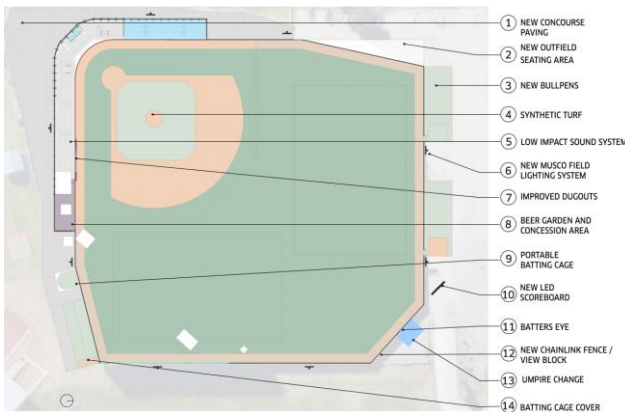
#### Parking

#### Accessibility

# ACTION PLAN - INTERIOR IMPROVEMENTS



# ACTION PLAN - EXTERIOR IMPROVEMENTS





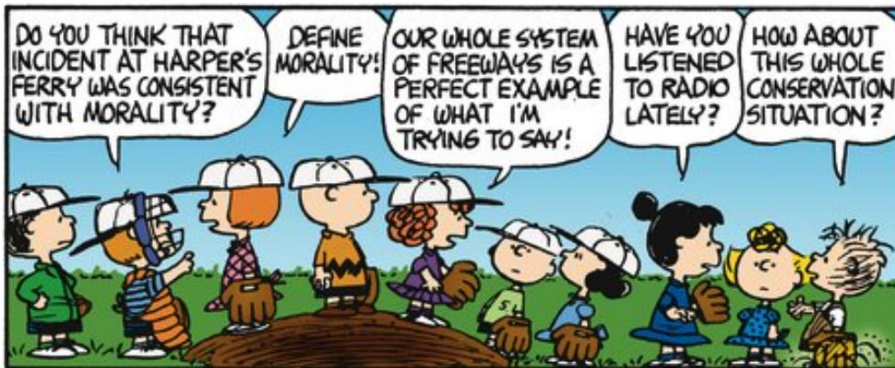
## SERAUXMEN STADIUM IMPROVEMENT REPORT

UPDATE REPORT: JUNE 1, 2020

REVISED IMPROVEMENTS / PHASING PLAN

DWournell Sport Architect

## STAKEHOLDER CONSULTATIONS PART TWO



### PRIORITIZATION OF NEEDS

- Spectator safety and viewing
- renovate dugouts
- Replace grass / clay infield with synthetic turf
- Replace perimeter wood fence with chain link
- Add batter's eye
- Replace 'Green Monster'
- Add high mast netting along south foul line
- Replace padding behind home plate
- Replace wood benches with individual seats
- Paved parking / create crush space, plaza

## PHASED IMPROVEMENT PLAN

► Phase One - \$453,000

Accordingly, the first phase of improvements should be replacing the perimeter wood fence with a chainlink fence that has view blocking screens. The work would include the batter's eye, the high mast netting in the right field ("Green Monster" replacement) and along the right field foul line, and the netting in front of the grandstand seating. This work would eliminate the safety concerns over any of the current fencing collapsing.

► Phase Two - \$526,000

The second phase of improvements should then be the installation of the synthetic turf in the infield. Along with the recent addition of field lighting, this will significantly increase the number of hours of use the stadium field had provide.

► Phase Three - \$198,000

The third phase would be the improvement to the area behind the stadium by paving the gravel area in the north, northwest, and west areas adjacent to the stadium. This will provide safe and comfortable access to the stadium for attendees to events and for service vehicles and create a gathering area for pre and post event activities.

► Phase Four - \$195,000

The fourth and final phase of the short-term improvements would be the replacement of the wood benches with individual seats, the renovations to the dugouts, and the replacement of the wall padding behind home plate. Note that due to its uniqueness, the padding replacement behind home plate could be placed into any of the above phases. This work would further improve the facility for spectators and players alike.