

DATE OF MEETING JULY 27, 2020

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PROJECT SECTION

SUBJECT SERAUXMEN STADIUM IMPROVEMENT PLAN

OVERVIEW

Purpose of Report

To provide Council with an update on the status of the Serauxmen Stadium Improvement Plan.

Recommendation

That Council receive the “180626 Serauxmen Stadium Improvement – Conceptual Design and Costing Report” and the “200601 Serauxmen Stadium Improvement Report” as guiding documents for the Serauxmen Stadium facility.

BACKGROUND

The City acquired Serauxmen Stadium in 2017. The facility is managed through a co-management agreement between the Serauxmen Stadium Amateur Baseball Association and the City of Nanaimo. It is a well used facility by many organisations including;

- Nanaimo Minor Baseball Association
- Mid Island Pirates
- VIU Mariners
- Nanaimo Coal Miners
- West Coast League Team Night Owls

In 2018, a sports architect was engaged to develop a concept design for stadium improvements. See attached “180626 Serauxmen Stadium Improvement – Conceptual Design and Costing Report”. The report assessed existing conditions, identified required improvements for safety, operability, and functionality, and recommended other improvements that would bring it up to standard with similar facilities in other communities. The report contains an estimated value of \$6,378,375 for all recommended improvements. Since the development of the report, some of the recommended improvements have now been completed;

- the field lighting system and scoreboard have been installed
- the existing 24’ tall green monster fence has been removed due to life safety concerns
- the existing wood perimeter fence replacement and installation of safety netting is currently in the design phase.

In June 2020 an update to the stadium improvement plan was issued to re-prioritize improvements based on user group input and the facilities current condition and needs. See attached report “200601 Serauxmen Stadium Improvement Report”. While the 2018 report presented a complete list of recommended improvements, the 2020 update report focuses on prioritizing some of the improvements for the near term. The near term priorities could be completed over the next 3-5 years and are estimated at a hard cost of \$1,372,000.

DISCUSSION

The total value for improvements identified in the 2018 report are \$6,378,375, of which approximately \$1.1M has been spent to date on the field lighting system and scoreboard. The June 2020 report identifies the near term improvements would cost approximately \$1.37M. For efficiency, these improvements have been grouped into similar work or phases to allow them to be designed and constructed together.

The near term phases Staff are recommending to be put into the 2021 – 2025 financial plan are as follows:

1. PHASE 1 - \$453,000
 - Phase 1(a) - \$200,000 - replacing the existing wood perimeter fence with chain link fencing and installing safety netting in front of the seating area to replace the existing chain link fencing.
 - Phase 1(b) - \$253,000 - Installing high mast netting in the right field and along the right field foul line; replacing a batter’s eye.
 2. PHASE 2 - \$526,000
 - Replacing the grass and clay infield with synthetic turf.
 3. PHASE 3 - \$198,000
 - Paving of the area behind the stadium.
 4. PHASE 4 - \$195,000
 - Renovating the player’s dugouts, replacing the wood benches with individual seats, and replacing the wall padding behind home plate.
- * Note: These estimated costs do not include construction contingency, consultant fees, inflation, or other costs born by the City.

To address the immediate concerns relating to life safety, work on Phase 1(a) has begun. The fence has been removed and the design is currently underway for the replacement and additional safety netting.

Once the near term improvements are complete, and taking into consideration the improvements that have been completed to date, this would leave approximately 60% of the value of the recommended improvements that could be considered over the long term (beyond the next 5 years or if other funding opportunities arise).

For the overall redevelopment components and phases not included above, Staff and the Serauxmen Baseball Society will continue to engage in regular review of the plan and update as necessary based on needs, condition, and funding availability. Improvements related to safety, operability, and functionality will be the first priority. Financial support will be considered wherever possible through partnerships with the Serauxmen Stadium Amateur Baseball Association, user groups, the community, grants, and others as practicable.]

OPTIONS

1. That Council receive the “180626 Serauxmen Stadium Improvement – Conceptual Design and Costing Report” and the “200601 Serauxmen Stadium Improvement Report” as guiding documents for the Serauxmen Stadium facility.
 - This will provide direction to inform the financial plan moving forward.
 - Supports the priorities identified through stakeholder engagement.
 - **Financial Implications:** Funding of the \$200,000 for Phase 1(a) will come from the Bastion Street Parkade project as the Tender for the project came in under budget. Phase 1(b) is currently in the Draft Project Plan and Phases 2-4 will be added to the 10 year Project Plan at a later date.
2. That Council direct staff to re-visit the priorities for the stadium.
3. That Council not receive the “180626 Serauxmen Stadium Improvement – Conceptual Design and Costing Report” and the “200601 Serauxmen Stadium Improvement Report” as guiding documents for the Serauxmen Stadium facility. |

SUMMARY POINTS

- A comprehensive improvement plan for the Serauxmen Stadium has been developed with stakeholder input to serve as a guiding document for the facility.
- Two of the recommended improvements have been carried out; the field lighting system and a new scoreboard.
- Phase 1(a) has started due to immediate safety concerns and is partially complete.
- The next step will be to implement the priorities improvements from the plan in to the 2021-2030 Capital Plan.

ATTACHMENTS:

Attachment A - 180626 Serauxmen Stadium Improvement – Conceptual Design and Costing Report
Attachment B - 200601 Serauxmen Stadium Improvement Report
Attachment C - Serauxmen Stadium Improvement Plan |

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