



SERAUXMEN STADIUM IMPROVEMENT REPORT

UPDATE REPORT: JUNE 1, 2020

REVISED IMPROVEMENTS / PHASING PLAN

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INTRODUCTION

This update report to the June 16, 2018 Serauxmen Stadium Improvement Conceptual Design and Costing Report (by Dialog) focuses on prioritizing the phasing some of the improvements proposed in the 2018 report.

The 2018 report examined how the stadium could be improved over the long term and provided a list of improvements and a Class D costing of those improvements. Those recommended improvements are shown below with priority items recently identified by City staff and stakeholder in red text.

Stadium Exterior

- Prepare and paint concrete and railings
- Replace the chainlink in front of the stands with netting
- Pave the area behind the stadium
- Install new security lights and camera
- Renovate the player's dugouts

Stadium Interior

- Amalgamate the press booth/concession into a renovated press booth
- Provide a disabled lift for one of the stairs and eliminate the long wood ramp
- Mirror the west seating wing on the east side to provide 264 more seats
- Under the new seating wing create a visiting team dressing room, a City operations office, and accessible public washrooms
- Renovate the existing public washrooms
- Renovate existing lobby to create a new ticketing area and a new concession
- Renovate the Club office area
- Renovate the home team dressing room

Infield and Outfield Areas

- Replace the natural grass and clay skinned areas of the infield with synthetic turf
- Install a field lighting system
- Replace the outfield natural grass with synthetic turf or new sand based natural grass
- Replace the existing perimeter wood fence with chainlink fence and view blocking screens
- Replace the existing high "green monster" fence with a combination of chainlink and high mast netting
- Install a "batter's eye" area within the centre field fence (higher fencing with dark screen attached to aid the batter in seeing the ball).

Field Amenities

- LED scoreboard with advertising and messaging capabilities
- Portable batting cage to be used at home plate
- Two side by side permanent batting cages
- Two bull pens (home and visiting team)

Spectator Amenities

- Beer garden
- Outfield seating area with 200 seats and protective netting along north foul line
- Replace existing wood benches with individual seats

In addition to the above, the recent stakeholder discussions identified installing new padding in the areas behind home plate and City staff has recommended high mast netting along the west foul line to prevent errant balls from falling into the pole vault area of the adjacent Rotary Bowl track & field facility.

Since the writing of the 2018 report, two of the recommended improvements have been carried out. Serauxmen Stadium now has a new Musco field lighting system and a new Nevco scoreboard.

PRIORITIZED IMPROVEMENTS

In discussions with City staff and stakeholders the following are the prioritized improvements and the rationale for prioritization of these improvements. The prioritized improvements are not listed in any particular order.

1) REPLACE THE CHAINLINK IN FRONT OF THE STANDS WITH NETTING

The chain link in front of the grandstand and behind home plate does not offer clear views to the playing field. It also represents a small safety hazard as errant balls rebound off of it back into the playing area rather than falling dead.

Improvements in spectator amenities has been identified as a priority by the stakeholders in order to increase the number of spectators coming to the games by making attending a game more enjoyable. In addition, improving player safety is a necessary priority. Replacing the chain link with modern sport field view netting will achieve both improved spectator viewing and improved player safety.

2) PAVE THE AREA BEHIND THE STADIUM

The access to and the area behind the stadium, where people congregate before games and where service vehicles park, currently has a gravel surface that is muddy and often ponded with water.

Again, in order to improve spectator amenities, the access to and the area behind the stadium has been identified for upgrading to an asphalt surface. This would eliminate the mud, dust, and gravel that spectators, staff, and service vehicles have to currently pass through in for stadium events/servicing. It would also greatly enhance the stadium's looks and with some minor landscaping provide a more formal gathering area for spectators before and after events.

3) RENOVATE THE PLAYER'S DUGOUTS

The dugouts for both the home and visiting team are in need of renovation to provide more space, better benches, better drainage, and better protection from errant balls.

This amenity improvement is actually mostly a maintenance item to keep the dugouts in a functional condition.

4) REPLACE THE NATURAL GRASS AND CLAY SKINNED AREAS OF THE INFIELD WITH SYNTHETIC TURF

In order to provide a low maintenance surface that remains in playable condition under almost all weather conditions the stakeholders identified the replacement of the grass and clay in the infield with synthetic turf.

Synthetic turf has the advantage of being playable under almost any weather condition and this will help prevent practice and game cancellations, especially for tournaments with out-of-town players. It will also help reduce maintenance activities and costs.

5) REPLACE THE EXISTING PERIMETER WOOD FENCE WITH CHAINLINK FENCE AND VIEW BLOCKING SCREEN

The existing wood perimeter fence is reaching the end of its service life and without significant maintenance costs for replacement of rotted elements and painting to prevent further rot it will rapidly become a safety hazard by being able to be blown down.

The wood fence's higher maintenance costs could be reduced if it were replaced with chainlink fencing. Chainlink fence also allows for open viewing for site security and to allow passersby to see activity that may encourage them to take in a ball game. For pay-for-view events the chainlink fenced would have view blocking screens temporarily placed onto them. These screens can also have advertising applied to them to increase revenues.

6) REPLACE THE EXISTING HIGH “GREEN MONSTER” FENCE WITH A COMBINATION OF CHAINLINK AND HIGH MAST NETTING

The existing right field high wood fence, known as the “Green Monster” and part of the stadium’s heritage and reputation, has reached the end of its service life and like the wood perimeter fence it is rotting and becoming a safety hazard by being able to be blown down. In addition, at its current height it is not tall enough to prevent balls from landing on the NDSS synthetic turf playing field.

This high fence serves a very function by preventing errant balls from landing on the adjacent playing field. It must be maintained to continue providing for this function. In addition, its current height is insufficient to stop many of the errant balls. When replaced and it needs to be higher. The best solution would be high mast netting, similar to that found at golf driving ranges. This is the most economical way to prevent balls hit long and high from leaving the ball diamond. The netting would begin at the top of the perimeter fence as to prevent players from running into the netting, which is not as strong as wood or chainlink. When the high mast netting is installed, the width and height of the current wall could have green fabric mesh installed instead of netting. This would present a similar façade to that of the current “Green Monster”.

7) INSTALL A “BATTER’S EYE” AREA WITHIN THE CENTRE FIELD FENCE

The existing wood perimeter fence provides a neutral visual screen in line with the batter to pitcher axis. This area is called the “batter’s eye”. This area is important as it provides visual clarity to the batter (and catcher) of the baseball as it travels toward them at speeds over 120km/hr.

The batter’s eye must be maintained. When the perimeter fence is replaced this section of chainlink can have permanent screens attached to it to create the batter’s eye. When constructed it should be made higher in order to meet the established standards for a batter’s eye.

8) NEW PADDING IN THE AREAS BEHIND HOME PLATE

The existing padding behind home plate has reached the end of its service life and requires replacement.

The padding behind home plate serves two functions. First, it prevents an errant pitch from rebounding back toward the catcher (thus providing a consequence to an error). Second, it prevents the catcher from becoming injured by hitting the back wall when chasing a pop fly. As such, it is necessary to replace the current worn padding with new padding.

9) HIGH MAST NETTING ALONG THE WEST FOUL LINE

The pole vault area of the adjacent Rotary Bowl track & field facility is not safe due to errant balls escaping the ball stadium and landing in that area.

This problem can be corrected by installing high mast netting along the west foul line side of the stadium to prevent errant balls from leaving the stadium.

10) INSTALL NEW SEATS

The wood seating currently within the grandstand, while practical, is uncomfortable for spectators and especially older spectators.

As noted, spectator amenities have been identified as a priority by the stakeholders to increase the number of spectators coming to games. Seats with backs and arms can replace the existing wood bench seating. The replacement of wood seating does not have to happen all at once. It can start with the seating underneath the roofed area and then continue onto the west wing as budgets allow. The seating does not have to be all the same, either, with padded seats being installed under the roofed area to create a premium seating area.

IMPROVEMENT STRATEGY

The above improvements can be placed into similar work categories. The groupings would be as follows:

- Fencing and netting, including the perimeter chainlink fencing, the batter's eye, the netting in front of the seating area, and the high mast netting in right field and along the right field foul line.
- Infield improvements with the replacement of the grass and clay infield with synthetic turf.
- Site improvements with the paving of the area behind the stadium.
- Stadium improvements including the renovations to the player's dugouts, the replacement of the wood benches with individual seats, and the wall padding behind home plate.

The groupings would allow for the work to be tendered to specific trades, which then allows the work to be phased rather than to be organized under a single General Contractor.

The improvement groupings should be organized in order of need. First, to create a safe and secure ball field, second, to create a functional ball field for practices, games, and tournaments, and third, to create a functional and inviting stadium for games and other social and cultural events. Based on this criteria the following phasing is suggested

PHASING

Phase One

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

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

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

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.

COSTS

The following are Class D constructions cost estimates for each phase of the work (soft costs, taxes, and contingencies not included). Demolition costs for select items are included in the costs where necessary.

Phase One: \$403,000

Phase Two: \$526,000

Phase Three: \$180,000

Phase Four: \$195,000

CONCLUSION

This report updates the June 16, 2018 Serauxmen Stadium Improvement Conceptual Design and Costing Report (by Dialog). The focus of this update report is to present a prioritized list of the improvements based on the list of improvements noted in the 2018 report and founded on recent input from City staff and stakeholders. The prioritized improvements are as follows:

- Replacing the existing wood perimeter fence with chainlink fencing, including a batter's eye.
- Installing high mast netting in the right field and along the right field foul line, as well as installing safety netting in front of the seating area to replace the existing chainlink.
- Replacement of the grass and clay infield with synthetic turf.
- Paving of the area behind the stadium.
- Renovate the player's dugouts, replace the wood benches with individual seats, and replace the wall padding behind home plate.

The work would be completed in four phases, with the first two bullet points above being the first phase, and the other bullet points above being the other three phases. The construction cost estimates per phase are as follows:

Phase One: \$453,000

Phase Two: \$526,000

Phase Three: \$198,000

Phase Four: \$195,000

IMPROVEMENTSITE PLAN

