

DATE OF MEETING APRIL 14, 2021

AUTHORED BY ART GROOT, DIRECTOR, FACILITY AND PARKS OPERATIONS
PARKS, RECREATION AND CULTURE

SUBJECT **SERAUXMEN STADIUM OUTFIELD FENCING PROJECT UPDATE**

OVERVIEW

Purpose of Report

To provide Council with an update of the status of the Serauxmen Stadium Outfield fencing project, project funding requirements, and possible additional scope of work.

Recommendation

That the Finance and Audit Committee recommend that Council provide additional funding to the 2021 Serauxmen Stadium Outfield Fence Project as follows:

1. \$175,000 for project contingency and possible soil removal and disposal, funded from the Asset Management Reserve; and,
2. \$153,000 for left and right foul line fencing, funded from the Asset Management Reserve.

BACKGROUND

The Serauxmen Stadium was purchased by the City of Nanaimo from School District #68 in 2017 as part of a purchase package that also included the purchase of the Rotary Bowl and the jointly funded construction of the Nanaimo District Secondary School (NDSS) Community Field. Since taking possession in 2018, and with the endorsement of Council, the City has been making improvements at the facility as part of the phased improvement plan.

At the 2020-JUL-15 Finance and Audit Committee meeting, Staff provided Council with an information report regarding the outfield fence known as the 'Green Monster' at Serauxmen Stadium. To address the immediate concerns relating to life safety, \$200,000 was added to the 2020 budget for the removal and replacement of the outfield fence and addition of safety netting. The outfield fence was taken down to a height of 8' from its original 24' following that approval. Of the \$200,000 allocated, approximately \$46,000 was used for the demolition. The remainder was carried forward to 2021 for the replacement project.

Initial designs were created in collaboration with the Serauxmen Stadium Amateur Baseball Association (SSABA) and other community partners and stadium users. SSABA have contributed \$150,000 to the fencing improvements at Serauxmen Stadium. These improvements and renewals address the safety concerns; create safer play for the athletes; an improved spectator experience with the ability to view the game from several vantage points; and support the approved stadium improvement plan with a high standard.

Request for Tender (RFT) No. 2785-2020 for the replacement of all stadium fencing as well as the addition of safety netting, went out to market 2020-DEC-23 and closed 2021-FEB-03.

Initial designs and scope focussed on the entire outfield fencing, backstop improvements and safety netting behind the backstop and along the first base/foul line. Tender results came in significantly higher than the available budget and the RFT was cancelled.

Staff reviewed alternative options with the design team and community partners to discuss what would be required to be able to safely play at the stadium. Scope was significantly reduced to only include the outfield fencing from foul line to foul line and the safety netting directly above the area formerly known as the Green Monster. The designs were simplified to try to bring the costs closer to the available 2020-21 budget. This would mean that there would be additional funding requests to complete the outfield fencing in its entirety. Concepts of the outfield fencing are attached (Attachment A).

RFT No. 2860-2021, for the replacement of the outfield fencing from foul line to foul line, went out to market 2021-MAR-03 and closed 2021-MAR-18.

DISCUSSION

The 2020-2021 budget available for the project is \$610,000 and the low bid received on 2021-MAR-18 was for \$838,000. Staff reviewed the bids along with the design team and determined that the pricing was fair, based on the current market and pandemic impacts on pricing and operational protocols and made the recommendation to accept and award to the lowest bidder as soon as possible to allow for seasonal play to occur when health restrictions ease.

To award the lowest bid so that the project could proceed as soon as possible, to support a 2021 season, Staff worked to transfer funds from 2020 carry-forward and 2021 current year projects to meet the budget shortfall. Some of these projects either had surplus, were substantially complete, or could be cancelled and re-budgeted in 2022 or a future year.

These project funds include:

1. \$100,000: PIP (Partners In Parks program) funds, general funding that can be replenished. Funding matched due to the contribution from SSABA.
2. \$25,000: Lions Great Bridge Pile remediation project. Project complete. Used surplus funds.
3. \$70,000: McGirr Outfield Fencing. Cancelled project and will enter in future year. Insufficient funds for the scope of work.
4. \$50,000: from trail development and rehab carry forward from 2020.

A total of \$245,000 was transferred from the above projects so the base bid scope of work could proceed as soon as possible. The tender was awarded on 2021-MAR-23.

The funds transferred however only cover the cost of the base bid scope of work. This does not include project contingency and possibly dealing with soil removal and disposal. There may be an opportunity to use the soils on site, but this has yet to be determined. The amount of budget required to add to the project for contingency and removal of soils is \$175,000. Any funds not

expended will be returned to the reserve they came from. This contingency funding is recommended to come from the Asset Management Reserve.

As part of RFT 2860-2021, the City requested pricing for four provisional items. Two of the provisional items that would complete the outfield fencing component of the stadium improvements are the removal, disposal, and replacement of the left and right foul line fencing at a cost of \$153,000. Contingencies are included in this amount.

The two other provisional items (perimeter and bullpen fencing estimated at a total of \$177,000) will be presented to Council in upcoming reports and presentations as possible current year or future year projects for consideration.

This does not include the safety netting components of the project required to provide safety for the plaza areas and the other sporting venues. These netting and back stop safety improvements are likely to cost \$650,000 (2021 estimate) and will also be presented to Council separately to this report.

OPTIONS

1. That the Finance and Audit Committee recommend that Council provide additional funding to the 2021 Serauxmen Stadium Outfield Fence Project as follows:
 1. \$175,000 for project contingency and possible soil removal and disposal, funded from the Asset Management Reserve; and,
 2. \$153,000 for left and right foul line fencing, funded from the Asset Management Reserve.
 - The advantages of this option: The base bid work will be completed and there will be enough funding to cover the costs of removing, transporting, and disposing of any soils. Completing the left and right foul line fencing finishes the entire replacement of the outfield fencing.
 - The disadvantages of this option: Additional funding is required to complete the project as outlined.
 - Financial Implications: The 2021-2025 Financial Plan would be amended to include \$328,000 in additional funding. This is additional to the \$245,000 already transferred from other projects.
2. That the Finance and Audit Committee recommend that Council provide additional funding to the 2021 Serauxmen Stadium Outfield Fence project as follows:
 1. \$175,000 for project contingency and possible soil removal and disposal, funded from the Asset Management Reserve;
 - The advantages of this option: The base scope of work will be completed and financially supported.
 - The disadvantages of this option: The left and right foul line fencing will not be completed and will need to be done in a future year at a potentially higher cost. The remaining fencing will be a safety concern and will require some work to ensure player safety.

- Financial Implications: The 2021-2025 Financial Plan would be amended to include \$175,000 in additional funding.

3. That the Finance and Audit Committee provide alternative direction. |

SUMMARY POINTS

- The City has been making improvements to the Serauxmen Stadium facility as part of a phased improvement plan in collaboration with community partners and user groups since 2018.
- The outfield fencing needs to be replaced at Serauxmen Stadium for safety reasons due to deterioration.
- Staff transferred \$245,000 to cover the costs of the low bid tender to supplement the \$610,000 budget available so work could proceed as soon as possible to support the 2021 season.
- Up to \$328,000 is still required to cover contingencies and to deal with potential contaminated soils. It is not expected that all of this funding will be required.
- Additional safety netting and backstop improvements are still required at an estimated cost of \$ 650,000 and will be presented to Council at a future meeting.

ATTACHMENTS:

ATTACHMENT A: Outfield fencing concepts for Serauxmen Stadium |

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