



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Community Services Committee

DATE: May 17, 2000

FROM: Dave Semple
Director, Parks

FILE: 7200-01

RE: Fieldhouse Facility at Palmer/Garden City Park

STAFF RECOMMENDATION

It is recommended that:

1. Staff proceed with the construction of a fieldhouse at Palmer/Garden City at a cost of \$348,499 (Attachment 1).
2. Existing funding in the amount of \$124,200 in the Capital Program for the Minoru Park Fieldhouse Project (account number 45911) be reallocated to the Palmer/Garden City Fieldhouse project.
3. Staff develop an operating agreement with Richmond Boy's Fastball for use of the Palmer/Garden City fieldhouse and brought forward for Council approval.

Dave Semple
Director, Parks

Att. 2

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Budget	Y <input type="checkbox"/> N <input type="checkbox"/>	_____

STAFF REPORT

ORIGIN

Since Council approved funding for the Garden/City Palmer Park fieldhouse facility in 1997, staff have been working with the Richmond Boy's Fastball Association on its development. In order to proceed with this project, staff require Council approval on design and funding.

The following staff report was presented to the Community Services Committee Meeting of May 9, 2000, however, Committee requested a breakdown of the building component costs. This information is detailed under "Civic Building Comments".

FINDING OF FACTS

- In 1987 Council and the School Board approved the Palmer/Garden City Park Plan as the official development plan for this site. This plan included provisions for future washrooms, a concession and a caretaker suite.
- In May, 1997 the School Board's Facility and Buildings Committee heard a presentation from the Richmond Boys Fastball Association who expressed an interest in constructing a two story building with washrooms, concessions, a meeting room and storage on the Palmer/Garden City Park site. This request was then referred to the Council/Board Liaison Committee in September, 1997.
- In September, 1997 Council and the School Board agreed that a land exchange occur on the Palmer/Garden City Park site to allow construction of a City-owned fieldhouse on City-owned land. This exchange was subsequently completed in April 1999.

ANALYSIS

Richmond Boy's Fastball has previously approached Council indicating the need for a centrally located washroom facility on the Palmer/Garden City site that would allow them to host large tournaments. This site has 8 diamonds and is one of three sites in the City that is used for tournaments (along with King George Park and London Steveston Park). Last year 37 tournaments were held in Richmond and staff believe that a fieldhouse on the Palmer/Garden City site would not only meet the needs of Richmond's Boy's Fastball but would also contribute to the ability to attract large regional tournaments to the City. In light of a recent Council decision not to develop the Riverport lands in the short term, staff believe that the construction of a fieldhouse on this site appears to be appropriate in terms of service provision to the community.

Richmond Boy's Fastball has approached the City requesting that, if Council approves construction of a fieldhouse at Palmer/Garden City Park, they be given responsibility for the operation of the facility on behalf of the City. While most details are still to be determined, it would be the expectation of the City that all maintenance of diamonds and janitorial services of the facility would be the responsibility of Richmond Boy's Fastball. This type of arrangement is expected to result in a cost savings to the City of approximately \$6,000 to \$8,000 per year. Therefore, if Council approves the construction of a fieldhouse on Palmer/Garden City Park, staff

recommend that Richmond Boy's Fastball Association be given responsibility for its operation and an operating agreement (5 year term) outlining the responsibilities of the City and Richmond Boy's Fastball be developed and brought forward for Council approval.

The group has requested a building that includes a concession, which they would be responsible for equipping and finishing, as it is vital to their ability to fundraise. Given their commitment in terms of maintenance of both the diamonds and the proposed fieldhouse facility, staff fully support the inclusion of a concession. This type of operation will provide revenue to the group which may ultimately result in cost savings to the City.

Richmond Boy's Fastball Association has indicated that they are prepared to contribute to this project in the following way:

Contribution	Total Value
Construction material (masonry, electrical)	\$15,000
Cash contribution	\$5,000
\$2,000 yearly for ten years*	\$20,000
TOTAL	\$40,000

* This funding will be reallocated from the amount Boy's Fastball currently spends on storage (\$1,500) as well as a portion of their concession profits (\$500)

Staff will work with Richmond Boy's Fastball to obtain opportunities for partnerships that may also reduce initial costs (i.e., HRDC, Home Depot, etc).

Although rates of participation for Boy's Fastball have decreased from 472 in 1999 and to 330 this year (2000), staff believe that their commitment to the site combined with Park's strategic direction in terms of providing sports services and the need for upgraded tournament sites in the City, suggests construction of a relatively small fieldhouse facility on the site with the capacity to expand in response to future need is appropriate. This approach will allow for a smaller less expensive building to be constructed but still allow for future considerations.

Options

After reviewing various options for the placement of a fieldhouse on this site, the options considered most appropriate were buildings with and without a caretaker suite.

Fieldhouse Without a Caretaker's Suite

This option includes washrooms, storage space and a concession. The City would be responsible for the finishing of the washrooms and roughing in of the concession. Richmond Boy's Fastball would incur all finishing expenses for the concession area as well as for equipping the area. There would be no caretaker suite and therefore no onsite manager. Any vandalism that occurs would be dealt with in the same way it is at other non-caretaker sites in the City.

Cost: \$348,499

Pros:	provides washrooms and a concession area
	allows for large tournaments
	allows for open air score keeping on the second floor
	provides concession space that would allow for fundraising by the group
Cons:	permanent structure detracts from flexibility
	vandalism possibly an issue

Construct a Fieldhouse With a Caretaker’s Suite

This option includes a caretaker suite on the second floor resulting in a relatively small footprint. It includes washrooms, a concession area and a caretaker’s suite. It is expected that Richmond Boy’s Fastball would be responsible for all costs associated with finishing and equipping the concession area and would retain all profits from such an enterprise. With a caretaker on site, the washrooms could be left open for public use at times other than games or tournaments and vandalism may be less of a problem.

Cost: \$497,206

Pros:	provides washrooms, caretakers suite and concession
	allows for large tournaments
	provides an onsite caretaker to deter vandalism
Cons:	permanent structure detracts from flexibility
	most costly of all alternatives
	does not allow for score keeping on the second floor

Summary

After considering the above mentioned options, staff recommend that a fieldhouse without a caretaker’s suite be considered. This option ensures that the site is useable for large tournaments, meets Park’s strategic direction in terms of service provision for the community, and addresses the needs of Richmond Boy’s Fastball. It still leaves open the option of placing a future caretaker suite on the site if it appears that such an addition is warranted.

Civic Building Comments

The design and scope of work outlined for the proposed facility at London/Steveston park is modelled on a fieldhouse design previously approved by Council. As indicated in the chart below, by utilizing this concept design, the basic standard fieldhouse as identified in the approved Parks master plan, could be constructed at a cost of \$309,241.

Basic Palmer/Garden City						
Description	Area Sq. Ft.	Construction Cost	DCC, Fees and City Overhead	Contingency @ 5%	GST@ 3.5%	Total
Basic M/F Washrooms	560	\$ 99,680	\$23,524	\$4,984	\$4,487	\$132,675
Concession	250	\$ 20,000	\$ 4,720	\$1,000	\$ 900	\$ 26,620
User Group Storage	270	\$ 21,600	\$ 5,098	\$1,080	\$ 972	\$ 28,750
Parks Storage	200	\$ 16,000	\$ 3,776	\$ 800	\$ 720	\$ 21,296
Sub Total	1280	\$157,280	\$ 37,118	\$7,864	\$7,079	\$209,341
City Costs		\$ 74,000	@35%			\$ 99,900
TOTAL						\$309,241
Average Construction Rate (not including soft costs) - \$123 per sq. ft.						

Through review and consultation with stakeholders and user groups, Parks' staff recommended further enhancements to the basic facility based on their experience with similar facilities at other Richmond parks. After analysis by staff, the preferred enhancements were recommended (in priority order) as follows:

Proposed Palmer/Garden City						
Description	Area Sq. Ft.	Construction Cost	DCC, Fees and City Overhead	Contingency @ 5%	GST@ 3.5%	Total
Basic Facility	1280	\$157,280	\$37,118	\$7,864	\$7,079	\$209,341
Increased Space for Concession Area	190	\$ 15,200	\$ 3,517	\$ 760	\$ 682	\$ 20,159
Increased Space for User Group Storage	180	\$ 14,400	\$ 3,333	\$ 720	\$ 646	\$ 19,099
Sub Total	1650	\$186,880	\$43,968	\$9,344	\$8,407	\$248,599
City Costs		\$ 74,000	@35%			\$ 99,900
TOTAL						\$348,499
Average Construction Rate (not including soft costs) - \$113 per sq. ft.						

Comparative Costs

This higher unit cost of the basic fieldhouse (\$123 per sq. ft.) is attributable to the fact that the building is very specialized in that it contains a significant amount of plumbing and mechanical components relative to the size of the space. Traditionally in any construction or renovation, bathrooms, kitchens and showers are the most expensive areas to complete. In the proposed facility the large amount of this type of space is

offset somewhat by the cheaper construction costs of storage space resulting in a lower unit cost (\$113 per sq. ft.)

By comparison, the following table is a selection of average building costs across Canada extracted from "Hanscomb's Yardsticks for Costing 2000".

Building Description	Average Area – Square Feet	Dollars per Square Foot
Commercial Office	87,000	\$ 113.21
Arena/Sports Centre	72,000	\$ 99.39
Civic Centre	67,400	\$ 181.23
Fire Station	8,900	\$ 111.12
Zoological Building	5,440	\$ 213.03
Elementary School	56,770	\$ 98.23

Overall, staff consider the estimated construction cost of \$113 per sq. ft. for this type of building and use is well within accepted industry standards.

Vandalism

At the May 9,2000, Community Services Committee meeting a question was raised as to the amount of vandalism that currently occurs at Palmer/Garden City Park. After reviewing the facts, it appears that minor incidents only have occurred on this site, most notable the burning of a slide and the discharge of an unknown substance (later to be determined as fire extinguisher fluid) onto the field. The City spends approximately \$3,000 a year in regards to vandalism at this park.

The School District has provided the following expenditures for Palmer/Garden City. It should be noted that the current year's figure is not a final total for the year as there are still six weeks left in their fiscal year.

Palmer/Garden City	
1997/1998	\$5,740
1998/1999	\$13,679
1999/present	\$8,977

Given past experience at this park, staff recommend that a fieldhouse without a caretaker suite be built on this site.

FINANCIAL IMPACT

Total cost of project	\$348,499
Source of Funding:	
<i>Bylaw 6721 – 97 Major Capital Palmer/Garden City (45937) (part of Parks and Trail Washroom funding)</i>	\$125,000
Bylaw 6991 – 99 Major Capital Palmer/Garden City (45957)	99,300
TOTAL Funding Allocated	\$224,300
* figures reflect account balances as of April 12, 2000	
Recommended funding source for balance:	
Minoru Fieldhouse Project: (45911)	<u>\$124,200</u>
TOTAL Funding Available	\$348,500

In the 1998 Civic Properties Capital Budget, funding was set aside for the replacement of the current fieldhouse facilities within Minoru Park. At the time, the existing Minoru Park fieldhouse facility was in need of substantial repairs and was being considered as a possible satellite worksyard project. However, after careful review of this initiative, it was determined that placing a satellite worksyard at the Minoru Park Caretaker Suite was not a viable option and alternative sites would be investigated. As such it was determined that staff would repair the existing facility thereby extending its life by three to five years.

Staff believe that with the reallocation of part of the funding currently allocated for the Minoru Park Fieldhouse, the Palmer/Garden City project can be completed in a manner that addresses both the needs of the community and the City. Therefore, staff propose some of the funds originally allocated for the construction of a replacement fieldhouse for Minoru Park be used for the higher priority project at Palmer/Garden City Park.

CONCLUSION

The original park master plan for Palmer/Garden City park, approved by Council of the day, includes provisions for a future fieldhouse. Funding required to complete this project (\$348,499) is in place in the City's Capital budget (projects 45937, 45957, 45750 and 45911) for this project and staff have been working with Richmond Boy's Fastball Association on the design of a fieldhouse facility for this site.

When evaluating the need for such a facility, staff believe that while participation rates appear to be declining for Boy's Fastball, there is a need in the City for higher quality baseball tournament sites and Palmer/Garden City would be an appropriate location for such use.

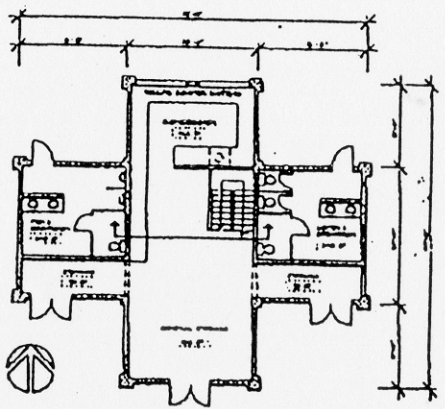
After reviewing several options, staff recommend that the option which includes with washrooms, and a concession area be endorsed by Council as the approved design for a fieldhouse facility on this site. If, after close monitoring, it is determined a caretaker suite is required for the site; the inclusion of such a facility can be addressed at a later date.

It is also recommended that staff be directed to develop an operating agreement with Richmond Boy's Fastball for the operation of this fieldhouse and bring it forward to Council for approval at a later date.

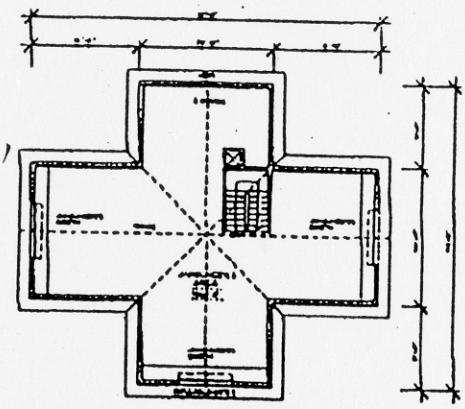
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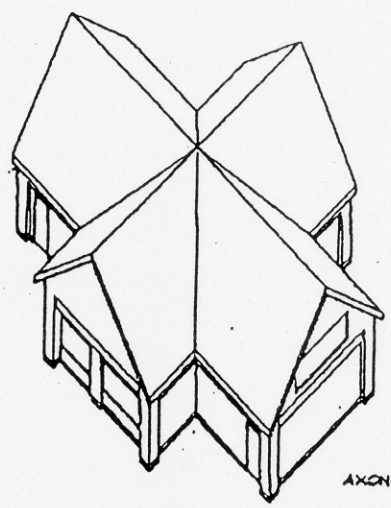
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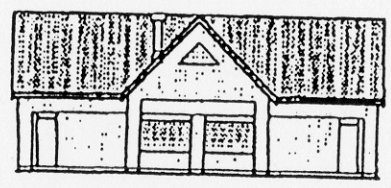
FLOOR PLAN



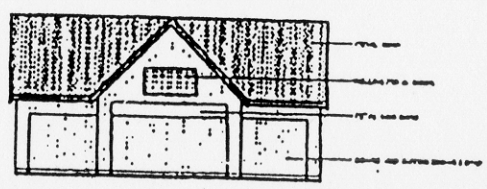
UPPER ATTIC FLOOR PLAN



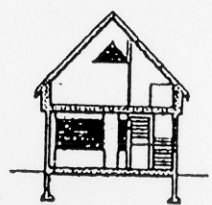
AXONOMETRIC



FRONT ELEVATION



RIGHT ELEVATION



CROSS SECTION

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PLANS, ELEVATIONS AND AXONOMETRIC
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