



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: Councillor Harold Steves, Chair
Community Services Committee
DATE: June 7th, 2000
FILE: 2325-20-015
RE: **FIELDHOUSE FACILITY AT LONDON/STEVESTON PARK**

The Community Services Committee, at its meeting held on Wednesday, May 24th, 2000, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION

- (1) ***That staff proceed with the construction of a fieldhouse (Attachment 1 to the report dated May 17th, 2000, from the Director, Parks) at London/Steveston Park, at a cost of \$497,206, pending discussions with the Richmond School Board.***
- (2) ***That \$47,206 be reallocated from the Capital Reserve Fund, (Bylaw 6609, Account No. 1404), to the London/Steveston Park fieldhouse project.***

Councillor Harold Steves, Chair
Community Services Committee

Attach.

VARIANCE

Please note that staff recommended the following for Recommendation No. 1.

That staff proceed with the construction of a fieldhouse (Attachment 1 to the report dated May 17th, 2000, from the Director, Parks) at London/Steveston Park, at a cost of \$497,206.

STAFF REPORT

ORIGIN

Council approved the London/Steveston Park master plan in 1986. The intent of this plan was to acquire more land for the park thereby enabling the creation of a large sports park that could accommodate tournaments. This land acquisition took place in 1992 and since then City staff have been working with Richmond Girl's Softball Association (RGSBA) on the development of sports fields. More recently, RGSBA and staff have been working together for the provision of a fieldhouse facility on this site.

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 January 1986, Council approved the London/Steveston Park Plan (which included the potential for public washrooms, concession and a caretaker suite) as the official development plan for the site.
- In June 1992, Council approved the purchase of 4.0707 acres of property at 6520 and 6540 Williams Road for additional park space at London/Steveston Park. They also approved park additions which included a future fieldhouse.
- In September 1995 Richmond Girl's Softball Association advised the then Transportation, Parks and Environment of their need for a sports park and Committee directed staff to explore possible site options.
- In September 1996, Council approved the first phase of the London/Steveston Park development to allow sports groups such as Richmond Girl's Softball Association large sites to accommodate tournament needs. The fieldhouse was slated for a future phase.
- On May 13th, 1999, a report was presented to Council regarding options to reduce vandalism in City parks and school grounds. Staff advised that their research indicated that parks with caretaker's suites had significantly less vandalism rates than those parks without, and sustained lower maintenance costs.

ANALYSIS

Staff have been working with the Richmond Girl's Softball Association to develop London/Steveston Park. This community group has been fully involved in the park design and has donated money to the City in this regard:

Backstop and general park improvements	\$50,000
\$10,000 tree relocation	\$10,000

Because this site has lit sandfields and diamonds (a total of 10), it is used year round and serves as a tournament site. Staff believe that the amount of usage this park receives indicates it would be an appropriate site for a caretaker. Fieldhouse facilities are also required to enable the site to reach its potential as a tournament site.

Staff have worked with Girl's Softball to develop the attached design for a fieldhouse. Staff believe this design will most effectively meet the needs of user groups and the City

(Attachment 1). It offers a concession (which Girl's Softball will be responsible for finishing and equipping), a storage area, washrooms, and a caretaker's suite.

Given the commitment by Girl's Softball in both financial terms and volunteer hours (they maintain the diamonds), staff support the inclusion of a concession stand in this proposed facility with all proceeds going directly to the group. It will provide the group an opportunity to generate revenue which may ultimately reduce future costs for the City.

Civic Buildings 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 London/Steveston						
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 London/Steveston						
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
Second Floor Caretaker Suite	960	\$111,840	\$26,394	\$5,309	\$5,024	\$148,567
Increased Space for Concession Area	190	\$ 15,200	\$3,587	\$ 760	\$ 684	\$ 20,231
Increased Space for Storage	180	\$ 14,400	\$3,398	\$ 721	\$ 648	\$ 19,167
Sub Total	2610	\$298,720	\$70,497	\$14,653	\$13,435	\$397,306
City Costs		\$ 74,000	@35%			\$ 99,900
TOTAL						\$497,206
Average Construction Rate (not including soft costs) – \$114 per sq. ft.						

Comparative Costs

This higher unit cost of the basic fieldhouse (123 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. The large amount of this type of space in the proposed facility is offset somewhat by the cheaper construction costs of storage and caretaker space, resulting in a lower unit cost (\$114 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 – Sq. Ft.	Dollars per Sq. Ft.
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 \$114 per sq. ft. for this type of building and use is well within accepted industry standards.

Vandalism

At the May 9 Community Services Committee meeting a question was raised as to the amount of vandalism currently occurring at London/Steveston Park. After reviewing the facts, staff found that for the most part this park has relatively minor vandalism from the City's perspective. However, there were 2 arson attempts on the playground in 1998 and a series of youth parties that required police attention. The City spends approximately \$3,000 a year to address to vandalism at this site.

The School District has provided the following expenditures to repair vandalism for London/Steveston Park. 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.

London/Steveston	
1997/1998	\$12,839
1998/1999	\$12,539
1999/present	\$15,239

Given past experience and the relatively high cost for the School District in regards to this park, staff recommend that a caretaker suite would be appropriate for this site.

FINANCIAL IMPACT

Staff propose the following funding strategy to construct the London/Steveston Park fieldhouse:

Total Projected costs for London/Steveston Fieldhouse	\$ 497,206
Source of Funding (Already Allocated for this Project)	
Bylaw 98-6859 (account #45909)	\$ 350,000
Bylaw 99-6991 (account # 45956)	<u>\$ 100,000</u>
TOTAL	\$ 450,000
Funding source for balance	
1996 Capital Reserve Bylaw 6609 (account #1404)	\$ 47,206
TOTAL	\$ 497,206

CONCLUSION

Capital funding of \$450,000 is currently in place for the construction of a fieldhouse on the London/Steveston Park site. Staff and Richmond Girl's Softball have agreed on a design to present to Council for approval which includes a caretaker suite on the second floor and provides washroom and concession facilities.

Given that the projected cost to complete this project is \$497,206 staff are recommending that \$47,206 be reallocated from the 1996 Capital Reserve Bylaw to accommodate the funding shortfall.

Dave Semple
Director, Parks

David Naysmith, P. Eng
Manager, Facilities Planning & Construction

