



City of Richmond

Report to Committee

To: General Purposes Committee
From: Elizabeth Ayers
Director, Recreation and Sport Services

Date: April 26, 2019
File: 06-2052-25-
LBOW1/Vol 01

Jim V. Young, P.Eng.
Acting Director, Facilities

Re: Richmond Lawn Bowling Clubhouse Program Options

Staff Recommendation

1. That Council approve Program Option 2, as outlined in the staff report titled "Richmond Lawn Bowling Clubhouse Program Options," dated April 26, 2019, from the Director, Recreation and Sport Services and the Acting Director, Facilities; and
2. That the additional amount of \$800,000, as described in the report titled "Richmond Lawn Bowling Clubhouse Program Options," dated April 26, 2019, from the Director, Recreation and Sport Services and the Acting Director, Facilities, be funded by the Capital Building and Infrastructure Reserve (\$710,000) and the Richmond Lawn Bowling Club (\$90,000), and the Consolidated 5 Year Financial Plan (2019-2023) be amended accordingly.

Elizabeth Ayers
Director, Recreation and Sport Services
(604-247-4669)

Jim V. Young, P. Eng.
Acting Director, Facilities
(604-247-4610)

Att. 5

| REPORT CONCURRENCE | | |
|--|-------------------------------------|---------------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Finance Department | <input checked="" type="checkbox"/> | |
| Parks Services | <input checked="" type="checkbox"/> | |
| Facility Services | <input checked="" type="checkbox"/> | |
| REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE | INITIALS: | APPROVED BY CAO |

GP - 95

Staff Report

Origin

On March 30, 2016, at the Parks, Recreation and Cultural Services Committee meeting, the Richmond Lawn Bowling Club made a presentation requesting a new clubhouse and pledged \$90,000 towards the cost of a new facility. The Club also annually contributes to the Artificial Turf Replacement Fund, which, as of 2018, amounts to \$102,000 plus an additional \$20,000 expected in 2019.

On December 12, 2016, Council approved a budget of \$2.0 million for the Advanced Planning and Design for Phase 2 Major Facilities Projects, including the Richmond Lawn Bowling Clubhouse. Capital funding in the amount of \$4.0 million (2016 dollars) for the replacement of the Richmond Lawn Bowling Clubhouse was subsequently approved on December 4, 2017.

On December 19, 2018, Council approved that the lawn bowling greens remain in their current location, and that the replacement facility be located between those two greens. Staff also received the following referral:

That staff report back on additional options for the size of the Lawn Bowling Green Clubhouse and program.

The purpose of this report is to address the referral and obtain Council approval of a program option for the Richmond Lawn Bowling Clubhouse replacement facility, as well as a funding source should Council approve a program option that exceeds the \$4.0 million budget. This report will also respond to comments at the General Purposes Committee meeting on December 17, 2018, in relation to the public pathway between the greens, renovating the existing Richmond Lawn Bowling Clubhouse, as well as building the replacement facility over two storeys.

This report supports the following action from the Recreation and Sport Strategy:

Provide inclusive, safe and welcoming facilities and spaces for recreation and sport programs and services.

This report supports the following focus areas from the City of Richmond Community Wellness Strategy 2018-2023:

Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness.

Enhance physical and social connectedness within and among neighbourhoods and communities.

This report supports the following vision and action item in the Seniors Service Plan 2015-2020:

Richmond is a nurturing, connected community that promotes health and active aging.

Explore and respond to opportunities to increase dedicated space available for seniors to socialize and gather in City buildings

This report supports the following vision and objective in the Richmond Sport Hosting Strategy 2016-2020:

To be the premiere sport hosting community in Canada for provincial, national and international sporting events, while growing and integrating our local sport community.

Maximize new and renovated sport hosting facilities coming online in the City and be flexible to adapt to priorities adopted by Council in the future.

Analysis

Background

The Richmond Lawn Bowling Clubhouse was constructed in 1963 and is located in the northeast corner of Minoru Park. The clubhouse is an approximately 1,920 sq. ft., single-storey, “Pan-Abode” log home style building that consists of a multipurpose room, washrooms, kitchen, lockers, and interior and exterior storage. The clubhouse supports two regulation-sized, artificial turf lawn bowling greens which are maintained by the City.

The Richmond Lawn Bowling Club (the “Club”) has approximately 250 members, with an average age of 65 years old, and projects membership to reach 400 in the next five years. Membership peaked in 2010 with 300 members. The club is responsible for the day-to-day costs of managing the clubhouse while the City of Richmond pays for ongoing building maintenance and utilities. These terms are expected to continue in the replacement facility as the Club’s existing User Agreement with the City of Richmond will be updated in conjunction with the building process.

The Club has hosted provincial and national level tournaments including the 2015 National Senior Triples which drew teams from across Canada. The Club would like to continue to host tournaments in the future and has a dedicated group of volunteers willing to bring tournaments to Richmond. On average, five national tournaments are awarded annually to clubs across Canada along with eight provincial tournaments.

The size and amenities within the existing clubhouse have made it challenging for the Club to accommodate their membership, and has limited the number of provincial and national level tournaments the facility is capable of hosting.

Analysis of Building Configurations

In response to the discussion at the General Purposes Committee meeting on December 17, 2018, staff examined renovation and expansion of the existing clubhouse, as well as building the facility over two floors to minimize footprint. Staff met with the Building Committee to review and elicit feedback on each option.

Renovation and Expansion of Existing Clubhouse – Not Recommended

The existing Richmond Lawn Bowling Clubhouse is a “Pan-Abode” log home structure typically used for simplified, do-it-yourself residential recreational properties. In order to renovate and

expand the existing clubhouse, significant upgrades to the foundation, envelope and building systems would be required in order to meet current building code requirements. This would involve selective demolition and complicated integration of the exterior envelope and building systems, combined with adding a new, expanded structure to meet the recommended program. While possible, the cost of this work is greater than a new build, with project costs in the range of \$4.3 to \$5.9 million (2020 dollars), thus exceeding the budget of \$4.0 million.

Based on the complexity and high costs, as well as the challenges associated with achieving a functional program within the boundaries of the reused structure, this option is not recommended.

An alternative to renovating and expanding the existing structure would be to provide updates to the existing structure only. This could include building components such as windows, doors, flooring, washroom fixtures, kitchen millwork, kitchen appliances, lighting, interior paint, lockers and furniture. This simplified renovation scope would carry an order of magnitude cost of \$700,000 (2020 dollars) but would not result in additional program space and is not recommended.

New Two-Storey Clubhouse – Not Recommended

A two-storey clubhouse would result in a smaller building footprint but additional total square footage due to the requirement for an elevator and stairwells, and potential duplication of program areas on the second floor, such as washrooms and storage areas, thus resulting in increased capital and Operating Budget Impact (OBI). Although the second floor would provide elevated views of the lawn bowling greens, this was not important to the Building Committee as it would impact the ability to conveniently access program areas and conduct the Club's operations in a safe and efficient manner. All program options with this building configuration exceed the budget of \$4.0 million. Costs are estimated to be between \$4.5 and \$5.7 million (2020 dollars).

Based on the high costs of constructing a two-storey clubhouse, the increased OBI when compared to single-storey configurations, as well as the lack of functionality from a program perspective, this option is not recommended.

New Single-Storey Clubhouse – Recommended

A single-storey clubhouse is the most cost-effective building configuration with regards to both capital and OBI, and best meets user needs, as it facilitates the most functional program for users and enables safe and efficient building operations. This option achieves connectivity to both greens by providing effective access and good sightlines, resulting in increased service levels and quality of play, and provides opportunities to improve upon current operational and programmatic challenges experienced with the current Richmond Lawn Bowling Clubhouse. All program options within this building placement meet or exceed the budget of \$4.0 million included in the 2018 Capital Building Program and are estimated to be between \$4.0 and \$5.3 million (2020 dollars).

A single-storey facility is recommended by staff and is strongly preferred by the Richmond Lawn Bowling Club's Building Committee.

Program Review

To address the December 17, 2018, referral from the General Purposes Committee, staff reviewed the proposed program in relation to:

- Demographic trends and projections for the City of Richmond's older adult population;
- Precedent review of 22 lawn bowling clubs in the Metro Vancouver area, including a comparison of facility sizes; and
- Research and analysis of Bowls Canada membership trends and projections by province.

In addition, several meetings were held with the Building Committee to review program and building placement options. The committee confirmed their priorities for the replacement facility are connectivity, access and sightlines to the lawn bowling greens.

While lawn bowling is a valued sport for the adult and older adult populations, key findings of the review, as outlined in Attachment 1, confirmed that significant growth in participation is not anticipated and the proposed program will meet both the current and projected long term needs of the sport.

Proposed Program Options and Costs

As a result of the program review, staff have confirmed that the three program options provided to the General Purposes Committee on December 17, 2018, best meet the needs of the Richmond Lawn Bowling Club while considering the \$4.0 million budget approved by Council.

The proposed program options for a single-storey clubhouse are outlined in Table 1 on the following page, with order of magnitude costs for each and a comparison to the existing Richmond Lawn Bowling Clubhouse areas. A detailed program chart, outlining program room uses, is provided in Attachment 2.

Table 1: Program Options for the Richmond Lawn Bowling Clubhouse

| Program Area | | Existing Facility | Program Option 1 \$4.0M Meets Budget | Recommended | Program Option 3 \$5.3M Exceeds Budget by \$1.3M |
|--------------|--|------------------------------------|--|--|--|
| | | | | Program Option 2 \$4.8M Exceeds Budget by \$800K | |
| | | 1,920 sq. ft. | 3,160 sq. ft. | 4,300 sq. ft. | 4,900 sq. ft. |
| 1. | Multipurpose Room | 970 sq. ft. (approx. 60 people) | 1,250 sq. ft. (approx. 125 people) | 2,260 sq. ft. (approx. 216 people) | 2,500 sq. ft. (approx. 240 people) |
| 2. | Kitchen | 150 sq. ft. | 200 sq. ft. | 250 sq. ft. | 300 sq. ft. |
| 3. | Changeroom and Lockers | 165 sq. ft. (190 lockers) | 350 sq. ft. (approx. 250 lockers) | 400 sq. ft. (approx. 275 lockers) | 500 sq. ft. (approx. 400 lockers) |
| 4. | Washrooms | 175 sq. ft. | 350 sq. ft. | 350 sq. ft. | 400 sq. ft. |
| 5. | Storage | 150 sq. ft. | 400 sq. ft. | 400 sq. ft. | 500 sq. ft. |
| 6. | Main Entry | 0 sq. ft. | 150 sq. ft. | 150 sq. ft. | 150 sq. ft. |
| 7. | Admin | 0 sq. ft. | 75 sq. ft. | 100 sq. ft. | 100 sq. ft. |
| 8. | Circulation and Support – corridors, service areas | 310 sq. ft. | 385 sq. ft. | 390 sq. ft. | 450 sq. ft. |

In addition to the program areas, an outdoor covered viewing area with seating will be incorporated as part of the new building during detailed design to provide bowlers with a sheltered area to view the greens and gather during Club events.

Program Option 1 (3,160 sq. ft., \$4.0 million) – Not Recommended

Program Option 1 is 65 per cent larger than the current Richmond Lawn Bowling Clubhouse. It is not recommended by staff as it meets current membership needs but does not allow for growth as projected by the Club. Although it better positions the Club to host local tournaments, this option would make it challenging to host provincial and national level tournaments without requiring several temporary structures on-site. The proposed multipurpose room can accommodate up to 125 people seated cafeteria-style which would accommodate functions for local tournaments and the Club's day-to-day operations.

Program Option 1 can be achieved for \$4.0 million (2020 dollars), which meets the budget in the 2018 Capital Building Program.

Program Option 2 (4,300 sq. ft., \$4.8 million) – Recommended

More than two times the size of the existing clubhouse, Program Option 2 provides a larger multipurpose room that will allow the Club to host tournaments and club events with cafeteria-style seating for up to 216 people. For occasional, larger functions, the neighbouring Minoru Centre for Active Living's Main Hall could be utilized as it provides space for approximately 240 people. The sizes of the kitchen, storage room and changeroom have also been increased in this option, the latter which can accommodate approximately 275 lockers. This option could be designed in a way that provides potential for expansion of select program areas, should growth in membership exceed the building capacity.

Program Option 2 is recommended as it meets the current needs of the Club, will accommodate growth in membership, and better positions the Club to attract provincial and national level tournaments.

Program Option 2 can be achieved for \$4.8 million (2020 dollars), which exceeds the budget in the 2018 Capital Building Program by \$800,000.

Program Option 3 (4,900 sq. ft., \$5.3 million) – Not Recommended

Program Option 3 provides the largest program and includes a multipurpose room for up to 240 people seated cafeteria-style, a changeroom with capacity for 400 lockers, and a kitchen that provides ample space for the numerous volunteers that support food services at functions. In addition to Program Options 1 and 2, this program option also includes additional storage for tables, chairs and other Club belongings.

Although this option meets current and future needs, this option provides a higher level of service than membership and overall participation in lawn bowling suggests. This option is not recommended by staff.

Program Option 3 can be achieved for \$5.3 million (2020 dollars), which exceeds the budget in the 2018 Capital Building Program by \$1.3 million. Program Option 3 is the option preferred by the Richmond Lawn Bowling Club as outlined in Attachment 3.

Site Layout

On December 19, 2018, Council approved the replacement clubhouse to be located between the existing lawn bowling greens, similar to the current clubhouse layout. The facility will be configured so that the public pathway between the greens is retained, as shown in Attachment 4, which accomplishes the following:

- Meets the overall needs of park users by providing efficient circulation throughout Minoru Park;
- Provides a functional program to enhance service delivery; and
- Achieves secure and well-organized lawn bowling operations.

This site layout supports the draft Minoru Park Vision Plan by maintaining and enhancing a primary east-west public connection across Minoru Park to the lakes and beyond. A major circulation node exists at the south end of the parking lot at the junction with Gollner Avenue where pedestrians and those arriving in vehicles enter the park. It is also part of a link between destinations adjacent to the park, such as from Richmond Hospital to Minoru Boulevard. This connection between the greens is a distance of 69 metres from the Gollner Avenue park entrance to the lakes crossing.

While a public pathway currently runs adjacent to the existing clubhouse, the Building Committee has raised this as a concern and, therefore, prefers the building to be configured so that there is no public circulation between the greens, as outlined in Attachment 5. Their perspective is that this site layout would provide lawn bowling participants with exclusive use of the area thus leading to smoother operations and a higher level of facility security. However, it would provide a lower level of service for general park users due to diversion of public access around both greens to the main north-south pathway around Minoru Lakes, a distance of 232 metres, or 163 metres more than travelling the more direct route between the greens. The route around the south green presents challenges due to poor sightlines and would result in the removal and replacement of five additional trees and several shrubs to achieve an appropriate path width. This pedestrian diversion around the greens would require new and enhanced connections to be built for an estimated cost of \$80,000.

While the Building Committee's preferred option is possible, the Club's operational concerns will be addressed by staff working with the Club to provide solutions such as temporary closure of the public pathway and temporary fencing and/or outdoor tents during high traffic special events and tournaments.

In both site layouts, the location of the replacement clubhouse would result in approximately four trees being replaced or relocated as follows:

- One medium retention value (Douglas fir) – replaced at a ratio of 2:1; and
- Three high retention value (one Sequoia, two Cherry) – replaced at a ratio of 3:1.

Financial Analysis

Should Council endorse Program Option 2, which exceeds the previously approved budget of \$4.0 million in the 2018 Capital Building Program by \$800,000, the budget would need to be amended. The Richmond Lawn Bowling Club has indicated that they will pledge \$90,000 towards the construction of the replacement clubhouse. Staff recommend that the additional amount be funded by the Capital Building and Infrastructure Reserve (\$710,000), and the contribution from the Richmond Lawn Bowling Club (\$90,000); and that the Consolidated 5 Year Financial Plan (2019-2023) be amended accordingly.

The preliminary Facility Operating Budget Impact (OBI) for the replacement clubhouse is projected to be \$15,000 to \$25,000 (in 2021 dollars) when the facility is anticipated to be operational. The OBI has not been included as part of the Richmond Lawn Bowling Clubhouse project as refinement of the OBI will be developed and submitted to Council for consideration as part of the 2020 Operating Budget.

If the public pathway between the greens is removed, funding to construct new and enhanced connections around the greens to the Minoru Lakes and Richmond Hospital could be submitted for Council consideration through the 2020 Capital Budget process within the Minoru Park Lakes Renewal project, independent of the previously approved \$4.0 million Richmond Lawn Bowling Clubhouse replacement project. The cost for this work is estimated to be approximately \$80,000 and is proposed to be funded through Parks Development Cost Charges. If approved, the proposed aforementioned capital project will be included accordingly in the Consolidated 5 Year Financial Plan (2020-2024).

Construction Cost Escalation and Schedule

The current uncertainty within the local construction market, coupled with industry volatility, has led to difficulties commencing construction projects due to high bids and/or receipt of little interest on tendered projects. Some of the main reasons are noted below. These conditions are anticipated to continue for the foreseeable future.

- Current market conditions are such that there is an overabundance of work so contractors/trades are unwilling to commit to more; and
- Tariffs on various construction-related materials have contributed to significant cost escalation.

Recent discussions with consultants in the building industry have indicated cost escalation is up to 18 per cent in some areas of construction. Staff have included an allowance of 8 per cent cost escalation as recommended by a Professional Quantity Surveyor for costing on the Richmond Lawn Bowling Club replacement facility program options.

Next Steps

Should Council approve the recommended program for the replacement clubhouse, staff will proceed with the design process. Staff will report back with form and character prior to completing the detailed design. Depending on Council's preferred options, Parks staff will design new and/or enhanced public pathway connections from the Gollner Avenue park entrance to the Minoru Lakes crossing in parallel with the facility design process.

With the current timelines for approvals, design and construction, the new facility will not be completed in time for the 2020 55+ Games. Should Council approve this report, the detailed design process can commence and will take approximately six months to complete. Construction is anticipated to take up to one year to complete.

Staff will work with the Club to maintain basic operations during the construction process which may include a temporary construction trailer for on-site administration and a shipping container for storage. The Building Committee supports this in order to achieve the most functional program and building placement for the replacement clubhouse.

Financial Impact

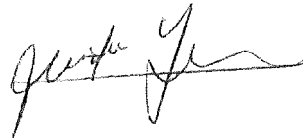
The additional cost of \$800,000 will be funded by the Capital Building and Infrastructure Reserve (\$710,000), and the Richmond Lawn Bowling Club (\$90,000). The total budgeted costs for the Richmond Lawn Bowling Clubhouse replacement project will be increased from \$4.0 million to \$4.8 million and the Consolidated 5 Year Financial Plan (2019-2023) will be amended accordingly.

Conclusion

The proposed program options and building placements for the replacement Richmond Lawn Bowling Clubhouse meet the needs of the Club and support a sport that serves our older adult population. The replacement clubhouse will help to reinvigorate the north portion of the Minoru Park as the Minoru Vision Plan unfolds over the next decade and beyond.



Gregg Wheeler
Manager, Sport and Community Events
(604-244-1274)



Martin Younis
Acting Senior Manager,
Capital Buildings Project Development
(604-204-8501)

- Att. 1: Lawn Bowling Environmental Scan
2: Program Details for the Richmond Lawn Bowling Clubhouse Replacement Facility
3: Letter from Richmond Lawn Bowling Club
4: Site Layout with Pathway Between the Greens Retained
5: Site Layout with Pathway Between the Greens Removed

Lawn Bowling Environmental Scan

Local Demographic Profile for Older Adults

According to the 2016 Statistics Canada census, 32,410 of Richmond's residents are over the age of 65, representing a 25 per cent increase from the 2011 Census and 16 per cent of the total population. City of Richmond projections with Urban Futures Inc. project the older adult population to increase to 43,844 people by 2020, and 52,305 people by 2024.

The City of Richmond's 2015-2020 Seniors Service Plan also highlights the following key findings:

- Projection reports estimate that there will be a 195 per cent increase in seniors living in Richmond by 2036;
- The largest concentration of older residents (almost a quarter) live in the City Centre where the Richmond Lawn Bowling Club is located;
- Seniors in Richmond have the highest life expectancy in Canada and are living an average of 84.9 years, almost four years longer than the national average of 81.

Since the average age of Richmond Lawn Bowling Club members is 65 years old, demographic trends and projections for the City of Richmond's older adult population support the potential growth of lawn bowling participation and have influenced the program for the replacement clubhouse.

Metro Vancouver Clubhouse Comparisons

A review of relevant precedents for the Richmond Lawn Bowling Clubhouse was conducted as part of the process in establishing the proposed program options and building placements. This review included comparisons of lawn bowling clubhouse sizes for 22 lawn bowling facilities across Metro Vancouver. Average clubhouse square footage of the 22 Metro Vancouver clubs surveyed was under 2,500 sq. ft. Of these 22 clubhouses, 16 had one green and five had two greens similar to Richmond, the latter of which were approximately 2,600 sq. ft. in size.

Hosting of National Tournaments

Staff contacted seven other lawn bowling clubs across Canada that have hosted national tournaments in the last four years to see how they managed the large number of participants at their tournament receptions. Each club surveyed addressed hosting their receptions differently. Depending on clubhouse size, number of participants and type of event being hosted, some clubs were able to accommodate the tournament reception in their existing facilities. Others opted to rent local banquet halls, restaurants or community arenas to accommodate their tournament reception needs.

Membership Trends – Richmond Lawn Bowling Club and Bowls Canada

The Richmond Lawn Bowling Club currently has approximately 250 members and reached its peak of 300 members in 2010. The Club projects membership to reach 400 in the next five years. The *Bowls Canada Annual Report 2017-2018*, states that, in the last six years, membership of lawn bowlers across British Columbia was at its lowest in 2017 and has fluctuated by only 86 members, or two per cent overall.

Program Details for Richmond Lawn Bowling Clubhouse Replacement Facility

| Program Area | Key Ideas/Uses |
|--------------------------------|---|
| Multipurpose Room | Dividable space for group meetings, special events, tournaments and viewing of greens. |
| Kitchen | Support space to serve and prepare food for tournaments and club events. |
| Changeroom and Lockers | Accessible change / shower facility; secure lockers to keep personal bowls, shoes and other belongings. |
| Washrooms | Washrooms to be easily accessible from both greens. |
| Storage | Folding tables, chairs, tents, BBQ, maintenance equipment and other sundry items. |
| Main Entry | Foyer and gathering area; space to display trophies and club information. |
| Admin | Office with one workspace and secure storage for files and records. |
| Circulation and Support Spaces | Corridors; mechanical, electrical, and communications rooms; janitorial closet. |
| Outdoor Viewing Decks | Covered outdoor area to provide wide viewing angles and protection from weather elements; includes bench seating. |



RICHMOND LAWN BOWLING CLUB
6131 Bowling Green Road
Minoru Park North, Richmond, BC

To:

The City Council
City of Richmond

April 03, 2019

Dear Mayor and Councillors,

We sincerely hope that Mayor Malcolm Brodie and all Councillors would endorse our request for a 5,000 sq. feet new clubhouse to meet our needs.

Our existing clubhouse is aging. It was built in 1968 with a total area of 1,900 sq. feet (including storage). At that time, it was intended for a maximum capacity of 75 people. Since then, our membership has grown. It is insufficient for our growing membership. At present, we have 280 members and it is still growing. Besides, the senior citizens require more space to move around.

We need a bigger clubhouse for the purposes of :

- a bigger multi-function room for our membership and guests in big events.
- a bigger kitchen to prepare food for tournaments and social events.
- more storage for tools and equipment.
- more lockers and larger locker space for storing members' bowls and shoes.
- an office for administrative and meeting.

Our membership has increased almost 4 times since our club was established. This shows Richmond residents have become more and more interested in lawn bowling.

Most importantly, our members have continuously made some outstanding achievements in both provincial and national levels. This is not just an honor to our Richmond Lawn Bowling Club, but a credit to the City of Richmond. Now we have a golden opportunity to rebuild a clubhouse that would enable us, with the help of Richmond Sport Hosting team, to host such provincial and national events. This for sure will bring economic benefits to the City.

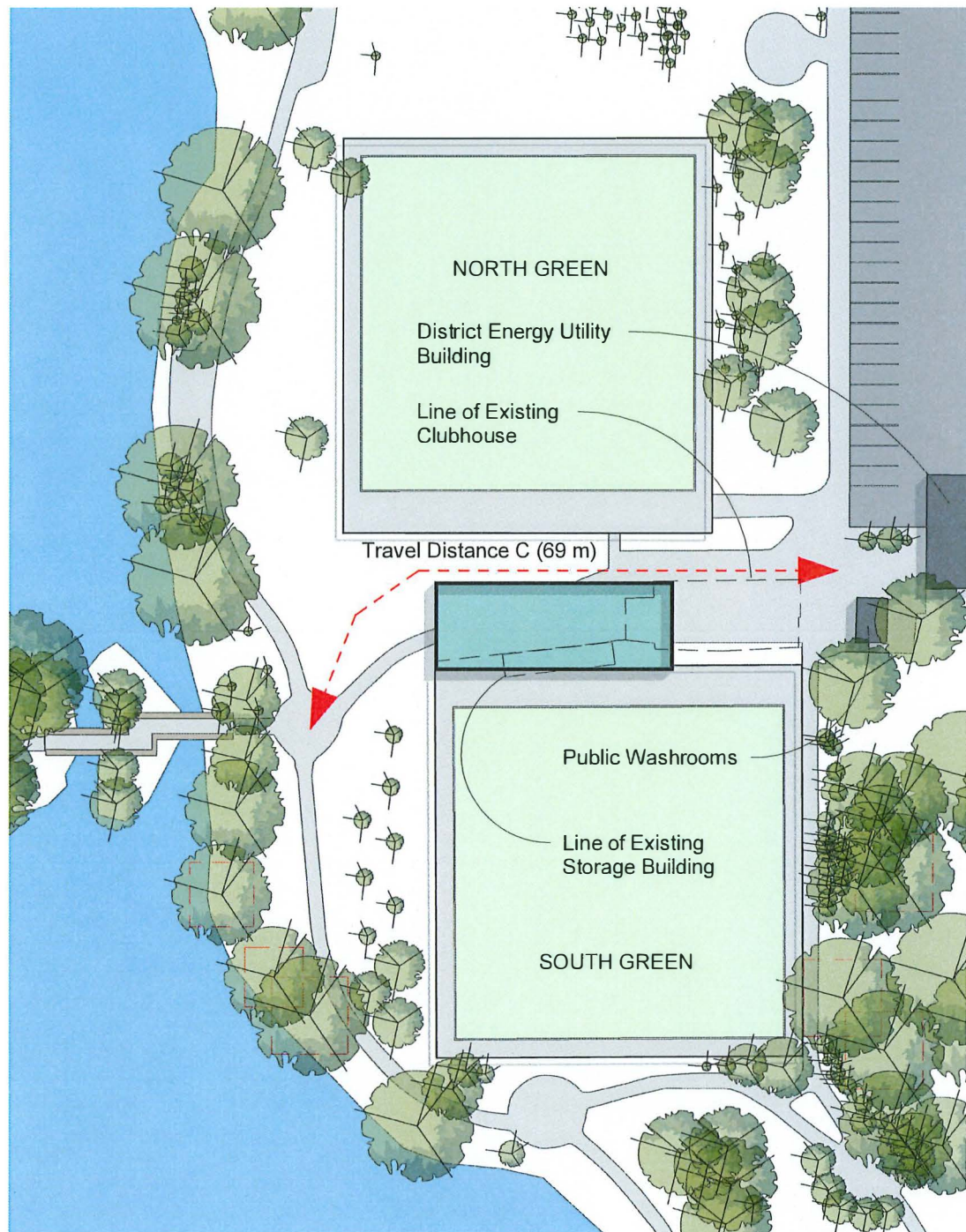
We sincerely wish our Mayor and Councillors to take our request into consideration and we look forward to hearing good news from you.

Regards,

A handwritten signature in black ink, appearing to read "Kion Wong", is written over a horizontal line.

Kion Wong (Mr.)
President

Site Layout with Pathway Between the Greens Retained



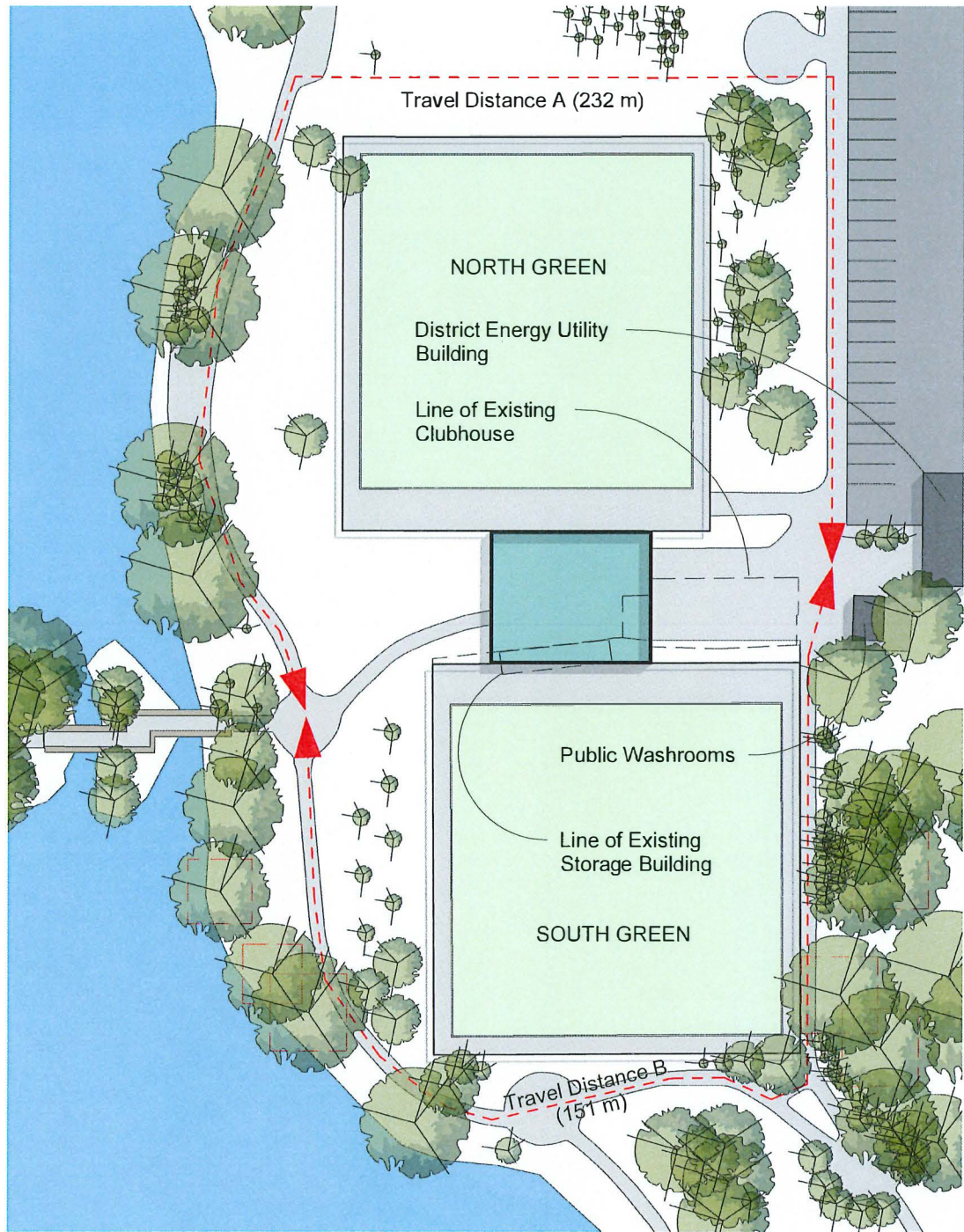
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PROJECT
Richmond Lawn Bowling Clubhouse

DRAWING TITLE
Site Layout Option
GP - 108

DATE
April 26, 2019

Site Layout with Pathway Between the Greens Removed



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PROJECT
Richmond Lawn Bowling Clubhouse

DRAWING TITLE
Site Layout Option
GP - 109

DATE
April 26, 2019