



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee
From: Dave Semple
Director of Parks and Public Works
Operations
Re: **Hugh Boyd Park Fieldhouse**

TO Parks, Recreation & Cultural Services - Oct 28, 2008
Date: October 6, 2008
File: 06-2345-20-4BOY1

Staff Recommendation

1. That approval be granted to Richmond Youth Soccer Association's building committee to proceed with concept design work for a fieldhouse building to be located at Hugh Boyd Park; and
2. That the concept design, detailed cost estimates, funding plan and project timeline be brought back to Council for approval before proceeding.

Dave Semple
Director of Parks and Public Works Operations
(604-233-3350)

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Facility Management.....		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		<i>[Signature]</i>	
REVIEWED BY TAG		YES <input checked="" type="checkbox"/> <i>GJ</i> NO <input type="checkbox"/>		REVIEWED BY CAO	
				YES <input checked="" type="checkbox"/> <i>[Signature]</i> NO <input type="checkbox"/>	

Staff Report

Origin

On August 20, 2008, City Parks staff met with Roger Barnes, President Richmond Youth Soccer Association, Aiman El-Ramly, President Richmond Girls Soccer Association and Doug Nielsen, President Steveston Rotary Club regarding their proposal to build a multi-use fieldhouse facility at Hugh Boyd Park.

This report outlines the components of the proposal, the benefits of a fieldhouse building being located at Hugh Boyd Park, the compatibility of a building at this site and the project timelines. This report also outlines the Richmond Youth Soccer Association's proposal to raise money for this modern multi-use fieldhouse facility at Hugh Boyd (Attachment 1).

Analysis

In 2006, the single largest continuous artificial turf field-playing surface in North America was opened at Hugh Boyd Park. The success of the Hugh Boyd fields has resulted in a substantial increase in usage of the park. Since the day the facility was opened, it was apparent that improved infrastructure, specifically improved parking and changeroom/washroom facilities were needed to support this increased park use.

A community initiated fieldhouse development proposal has been received and provides an excellent opportunity for the City, the Richmond soccer community, West Richmond Community Centre and four Richmond Rotary Clubs to combine their efforts and resources to build a modern multi-use sport and recreation facility that will greatly benefit the users and visitors of Hugh Boyd Park.

Proposal Components

The proposed building would be a modern two story multi-use facility, similar in uses and square footage as the Minoru Pavilion. The estimated building construction costs are up to 2 million dollars (this estimate is in 2008 dollars). In addition, there will be costs of roughly 40 % (or \$800,000) for architect/engineer fees, development cost charges, permits, site restoration landscaping, site servicing and design and construction contingencies.

Richmond Youth Soccer Association and the four Richmond Rotary Clubs (Breakfast, Noon, Sunset and Steveston) have indicated their intention to raise the funds required to construct the building and that the City would own the building once it is built.

The terms for the operation and maintenance of the building will be outlined in a use agreement between the City and the building development committee (Richmond Youth Soccer Association and the Richmond Rotary Clubs) at a later date.

To get this community initiated project underway, the City has been asked to endorse a fieldhouse building being built on City owned parkland, (which has been identified for this

purpose in the Hugh Boyd Park Master Plan). This approval will enable Richmond Soccer Association's building committee to proceed with hiring an architect to develop a concept design for the building and make an application for Province of BC Gaming Direct Access Grant funds (the deadline for 2008 grants is the end of November 2008).

Once the concept design work is completed and more accurate cost estimates are known, the building committee will bring this information forward to Council for approval before proceeding.

The components of the fieldhouse building may include:

- A long and narrow two level building (approximately 5,000 sq. ft. in total).
- The upper floor to contain a full service kitchen, public washrooms, office space and a social gathering room (estimated room capacity of 70-100 people) that could be used for meetings, tournament hosting and various community recreation programs and functions (like the Minoru Sports Pavilion), viewing windows and decks facing the Hugh Boyd Oval and the Hugh Boyd artificial turf fields.
- The lower floor to feature team changerooms, referees changerooms, equipment storage rooms, public washrooms and mechanical rooms and a concession.
- Consideration may be given to adding a caretaker's suite onto the building to provide added security to the park.

Site Compatibility

The preferred site identified by the Richmond Soccer Association's building committee and City staff is situated between the Hugh Boyd Oval field and the artificial turf fields on the site identified for this purpose in the Hugh Boyd Park Master Plan which was approved by Council June 9, 2008 (Attachment 2).

The advantages of this site are:

- Council and the West Richmond Community Association, as part of the Hugh Boyd Park Master Plan process, have already granted approval of this site for a future fieldhouse/caretakers suite.
- Its central location in the park situated close to the most heavily used fields Hugh Boyd Oval and the three artificial turf fields.
- Located between the Hugh Boyd Oval Field and the three artificial turf fields provides excellent spectator viewing opportunities at the mid point of the two main spectator fields.
- Its central location is easily accessible to groups storing equipment in the building (i.e. nets, corner flags, football padding, etc).

City staff will be bringing this proposal forward to Richmond School District and West Richmond Community Association for their input.

Richmond Sport Council Endorsement

At their meeting held Tuesday October 21 2008, Richmond Sports Council passed the following motion: *That Richmond Sport Council endorses the proposal by Richmond Youth Soccer Association to proceed with design work and fundraising to build a fieldhouse facility at Hugh Boyd Park, subject to the funding being provided by sources other than the City.*

Discussion took place regarding how the facility was to be used. The representative of the Richmond Youth Soccer Association's building committee (Roger Barnes) indicated that it is their intent that the facility would be made available for use by all Richmond sports groups, not just soccer field users of Hugh Boyd Park.

As Richmond Soccer moves forward, the Mayor's Office will be asked to write letters of support for the project to accompany their fund raising campaign and potential grant applications.

Project Timeline

The Richmond Youth Soccer Association, Richmond Girls Soccer Association and the four Richmond Rotary Clubs want the fieldhouse facility completed by the Fall of 2011 at the latest.

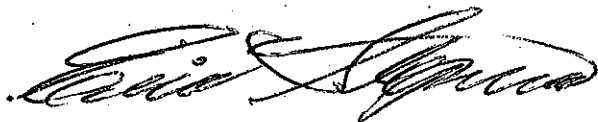
Financial Impact

None at this time.

Conclusion

The success of the Hugh Boyd fields has resulted in a substantial increase in usage of the park. It is apparent that improved infrastructure, including additional changeroom/washroom facilities are needed to support this increased park use.

This community initiated fieldhouse development proposal provides an excellent opportunity for the City, the Richmond soccer community and four Richmond Rotary Clubs to combine resources to build a modern multi-use sport and recreation facility that will greatly benefit the users and visitors of Hugh Boyd Park.



Eric Stepura
Manager Sports and Community Events
(604-244-1274)

Richmond Soccer Association
From the Desk of Aiman El-Ramly
Unit 130 5920 No. Two Road, Richmond BC, V7C4 R9
Phone: 604 244 1654
Email: Aiman @ze.com



October 6, 2008

By email to Eric Stepura
Manager - Sports and Community Events
Parks, Recreation & Cultural Services Division
City of Richmond
estepura@richmond.ca

Dear Mr. Stepura,

Following on from our meeting with yourself and Mr. Dave Semple at Richmond City Hall on August 20, and our several discussions since then, I am writing to formally confirm the commitment of Richmond Soccer and Richmond Rotary to pursue the building of a sports club house at the Boyd Sports Complex.

At this early stage, The Richmond Youth Soccer Association, Richmond Girls Soccer Association and the four Rotary Clubs in Richmond (Breakfast, Noon, Sunset and Steveston) has set aside \$10,000 to pay for preliminary design exploration. We can raise more if required.

Soccer and Rotary would be primarily responsible for raising the funds required to construct the building. We anticipate part of these funds would come from Provincial gaming capital grants. Richmond Soccer will set aside a minimum \$100,000 for each of the next three years and foresee a matching contribution of \$300,000 from Provincial gaming. As discussed, the first gaming application will be due the end of November. We will need indication of City support to proceed.

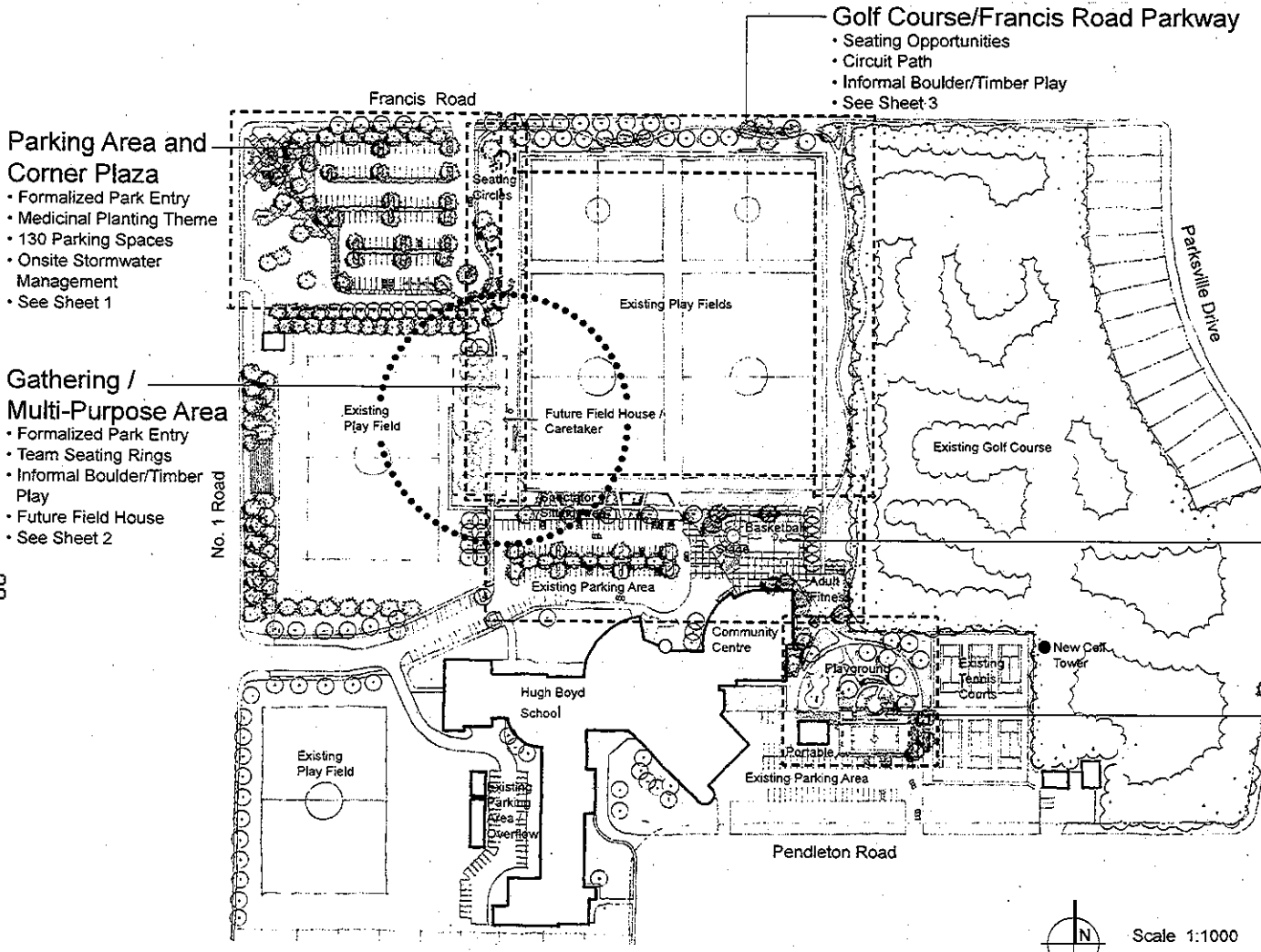
Our desire is to build a modern multi-use facility, similar in concept and size to the Minoru Sports pavilion. We estimate that building costs will be in the area of \$1.5 to 2.0 million dollars. A preliminary design will allow us to get a much more accurate estimate.

A club house at Boyd will allow even greater utilization of the investment made by the city and the community at Boyd, as well as considerable community utilization for any number of activities.

We look forward to continuing our beneficial partnership with the City.

On behalf of Richmond Soccer

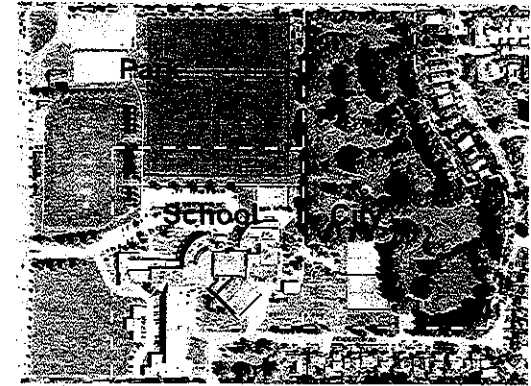
Aiman El-Ramly
Vice President Richmond Soccer Association



- Golf Course/Francis Road Parkway**
- Seating Opportunities
 - Circuit Path
 - Informal Boulder/Timber Play
 - See Sheet 3

- Parking Area and Corner Plaza**
- Formalized Park Entry
 - Medicinal Planting Theme
 - 130 Parking Spaces
 - Onsite Stormwater Management
 - See Sheet 1

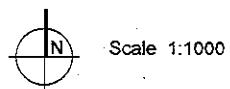
- Gathering / Multi-Purpose Area**
- Formalized Park Entry
 - Team Seating Rings
 - Informal Boulder/Timber Play
 - Future Field House
 - See Sheet 2



Property Lines

- Community Plaza**
- Seating Areas
 - Performance Stage
 - Adult Fitness Equipment
 - Multi-Purpose Plaza
 - Basketball
 - See Sheet 4

- Play Area**
- Enlarged Play Area
 - New Play Structures
 - Seating Opportunities
 - Picnic Area
 - See Sheet 5



Hugh Boyd Park - Centre for Outdoor Wellness
 Hugh Boyd Park continues to serve as a regional destination for ball sports. The master plan seeks to increase visibility and widen the appeal of the park to a greater number of people. Amenities for both individual and group use have been incorporated in the master plan. Park enhancements will address current standards of development, safety and sustainability.



HUGH BOYD PARK - MASTER PLAN UPDATE 2008