

Coquitlam

For Council

May 23, 2017

Our File: 12-6100-20/63241/1

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To: City Manager

From: General Manager Parks, Recreation & Culture Services

Subject: **Mackin Park Sports Field Improvements – Final Detailed Design & Budget**

For: **Council**

Recommendations:

That Council:

- 1) Approve the final design plan for 2017 Mackin Park improvements as per the report of General Manager of Parks, Recreation & Culture Services dated May 23, 2017 entitled "Mackin Park Sports Field Improvements –Final Detailed Design & Budget"; and
- 2) Authorize staff to proceed with procurement and construction of the proposed Mackin Park field improvements with an approved total budget of \$1.35 million and with funding from the Sports Field Strategy Program.

Report Purpose:

The purpose of this report is to seek Council approval of the detail design and budget for planned improvements to the sports fields at Makin Park as part of the 2017 Sports Field Strategy implementation.

Strategic Goal:

The project described in this report aligns with the City's Corporate Strategic Goal of "*Increasing Active Participation and Creativity*" and "*Enhancing Sustainability of City Services and Infrastructure*" by offering improved facilities for sport and recreation and by achieving construction and amenity efficiencies. This project is a "B" Priority in the 2017 Business Plan.

Background:

Mackin Park is a 17 acre park built in 1960. It is one of Coquitlam's oldest parks at the heart of the Maillardville Neighbourhood (Attachment 1) in Southwest Coquitlam. The park contains a diverse range of park amenities including planted garden beds, water play area, children's playground, washroom, tennis courts, youth skate/social area, a field house, partially lit perimeter walkway, two (2) grass play fields, four (4) ball diamonds, and the City's only cricket pitch and cage (Attachments 1).

Mackin Park has always experienced challenging site conditions mainly attributed to the composition of the base soil materials, field elevation and high water table. During wet weather months, the fields are often wet and soft due to the high water table. Mackin North and South fields are sand-based grass fields with

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irrigation, but with inadequate drainage. Due to drainage issues, the North Field surface during some times of the year can be uneven, lumpy, and not optimal for play. The 2013-2023 Sports Field Strategy identifies rehabilitation of the Mackin Park fields as the next action item for implementation, and staff has identified this as a 2017 project.

On October 3, 2016, Council-in-Committee received proposed options to improve the sport amenities with associate preliminary cost estimates. The option preferred by Council and recommended by staff involved upgrading the North Field drainage by installing lateral subsurface perforated drain lines, rebuilding the surface sand layer and re-sodding. Additionally, direction was provided to engage the Coquitlam Field Sport Association ("CFSA") to discuss other potential park improvements that would make sense to bring the fields to a higher use, and that could be achieved generally in the range of the available budget envelope of \$1.175 million this year.

Subsequently, staff worked closely with CFSA to confirm and prioritize the scope of the most pressing field improvements that could be practically completed within the project budget, as well as to highlight potential long-term park improvements for future years. The scope of the proposed works for 2017 includes drainage upgrades to the North Field, relocating the cricket cage and pitch, modifying the baseball diamond configurations, and reducing the baseball diamond skinned areas to help provide a full field of play for football on the South Field. The total works proposed are now \$1.35 million, and a funding strategy is provided below to support this project.

Discussion/Analysis:

With feedback from the CFSA, the proposed field and sport facility improvements proposed at Mackin Park in 2017 are as follows (see Attachment 1):

1. Install field drainage, rebuild sand layer, and resod North Play Field;
2. Relocate Cricket Batting Cage;
3. Shift and improve a Cricket Pitch;
4. Relocate Mackin East Ball diamond and provide new backstop fencing; and
5. Resurface and sod Mackin West Ball Diamond skinned infield to allow for full field play of football on Mackin South.

The entire cost anticipated for the works identified above is \$1.35 million. If approved, the construction work on the above outlined improvements can commence this coming July and would continue through 2017. The field will be closed to allow grass to establish until May 2018. The temporary relocation and impacts on the sport field users have been discussed with CFSA with alternatives worked-out for the duration of the construction period.

Schedule

The final detail design for the above outlined works has now been completed. Should Council support the final design and costing, the project will proceed generally according to the proposed key dates for procurement and construction:

Target Dates	Activity
May 2017	Council Approval
June 2017	Construction Tendering
July 2017	Start of Construction
November 2017	Substantial Completion of Construction
May 2018	Field Opening once Grass Establishes

In discussion with CFSA and other park users, staff confirm that there are other future potential park improvements for this park that may be desirable to complete in the coming years, as follows:

- Expand parking lot by 25 car spaces (60-65 cars);
- Improve Park entrances at Nelson;
- Replace Field House;
- Reorient Mackin South Ball diamond to optimize field area;
- Reorient Mackin West Ball Diamond and install new backstop;
- Replace or renovate Mackin Yard Batting Cage.
- Complete perimeter pathway lighting;
- Install outdoor fitness circuit;
- Create picnicking and social gathering area;
- Establish covered activity or group picnic shelter; and
- Expand children's play and youth social gathering area.

It is estimated that all of the above additional works will require in the range of \$5-\$6 million to complete. While some of these works merit consideration in the next few years, at this time the proposed improvements to the sports fields can proceed as it will not preclude future improvements being made. Should Council desire staff to consider additional works in an earlier phase, staff can review and bring forward a future park improvement phasing plan and funding strategy for additional improvements in the coming years.

Financial Implications:

There is currently a balance of approximately \$400,000 in the Sports Field Strategy Program which is funded from General Revenue, and an additional \$775,000 from General Revenue was allocated in the 2017 Capital Plan providing a total available funding envelope of \$1.175 million for this project. Following the consultation and detail design process, the capital cost for 2017 improvements in Mackin Park based on the proposed scope is estimated to be \$1.35 million. The majority of the project costs are related to the civil works associated with excavation, grading, drainage, and landscaping (seeding/sodding). While several options were reviewed to reduce the project scope to within the original \$1.175 million budget, such an adjustment could not be achieved without major impact to one of the field components, therefore staff recommend a budget increase to retain the current scope. A funding strategy to support this project is provided below.

Based on an anticipated cost of \$1.35 million, additional funding is needed in the amount of \$175,000 to supplement existing funding of \$1.175 million. However, sufficient surplus (unspent) funding in the amount of about \$400,000 is anticipated

to be available from the Hartley Field replacement project, which was also funded from the Sports Field Program and will be returned to that fund at project completion later in 2017. Staff therefore recommends that \$175,000 of this surplus be directed to the Mackin Park project. Staff have reviewed the completion and anticipated progress schedules for both projects and are assured that the timing of both projects will result in available cash flows from Hartley to support Mackin Park completion as per the proposed budget.

Sports Field Funding

This project will deplete the existing funding within the Sports Field Strategy Program. Assuming Council continues to support the annual allocation of \$775,000 in General Revenue for sports field renewal, in 2018 additional funding would be needed to complete the next planned sports field project, which is the replacement of the carpet at Fridge turf field at an estimated cost of approximately \$1 million. However, should current estimates be met on the anticipated surplus from Hartley, \$225,000 will be returned to the Sports Field Program, and can supplement the annual \$775,000 in order to proceed with the turf upgrades to Fridge Field. Staff will monitor the funding amounts and information on the required selection and funding for the 2018 sports field project will be provided to Council for consideration in advance of the 2018 budget discussions.

Staff are also working on the development of an Artificial Turf Field Replacement Reserve, which was identified as an action item in the Sports Field Strategy, and is intended to provide a reliable and supplementary source of funding to sustain turf field replacement work over time.

Future Potential Funding – Mackin

Beedie Development Group has also committed \$500,000 to future works at Mackin Park, however, this funding is tied to the long-term development of Fraser Mills and cannot be included in the current budget as it may not be available for years. Potential additional funding in the amount of \$1.0 million from Kinder Morgan is also a possibility under the Kinder Morgan Pipeline Expansion Project Community Benefit Program, but again this is not certain as it is tied to their pipeline proposal. Both of these potential funding sources will be considered as part of the funding of future needs and facilities in Mackin Park.

Operating Impact

As part of the completion of the detailed design planning process, staff have reviewed the potential increases to annual operating costs associated with the proposed improvements in 2017. As the proposed works are generally the replacement of existing assets, there will be no additional operating impacts resulting from this project, therefore this project will not result in increases to the City's operating budget.

Conclusion:

The planning and design process for the Mackin Park Sports Field Improvements has been completed, with input and consensus from CFSA. The project, which was identified in the Sports Field Strategy, will provide new drainage works and other improvements to improve the sports fields at Mackin Park, thus enhancing services

to sports users and the public. Staff is seeking approval of the final design and budget of \$1.35 million for proposed improvements. Funding is being secured through the Sports Field Program, which has a balance of \$1.175 million but is proposed to be supplemented with \$175,000 in surplus funding from the unspent budget of Hartley Field. Staff recommends that Council support this project, which is a "B" priority in the City's Business Plan.

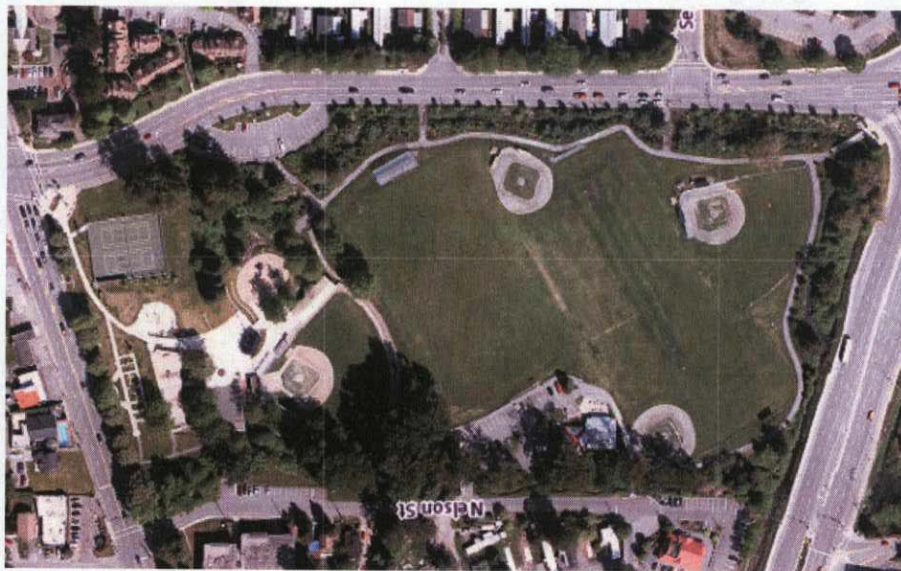


Raul Allueva, RPP

Attachments:

Attachment 1 – Mackin Park Proposed Improvements 2017 PowerPoint

This report was prepared by Wai-Sue Louie, Park Planner and Andre Isakov, Park Planning and Design Manager, and reviewed by Kathleen Reinheimer, Manager Parks, James Clarke, Facilities Construction Manager, Michelle Hunt, General Manager Finance and Technology.



City of Coquitlam

Mackin Park

Sport Field Improvements – Final Detail Design & Budget

Council – May 29, 2016



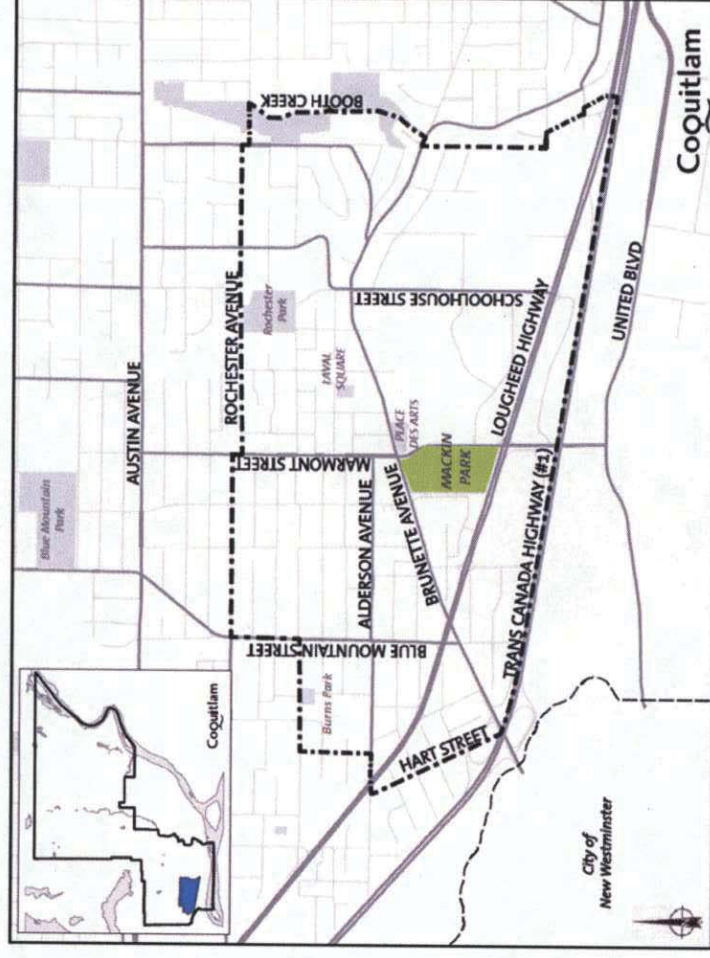
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Mackin Park

- 17 acre Destination Park;
- In the heart of Maillardville Neighbourhood;
- Originally built in 1960's.



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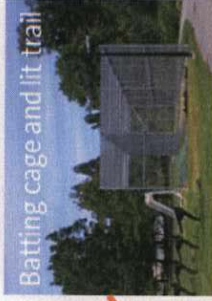
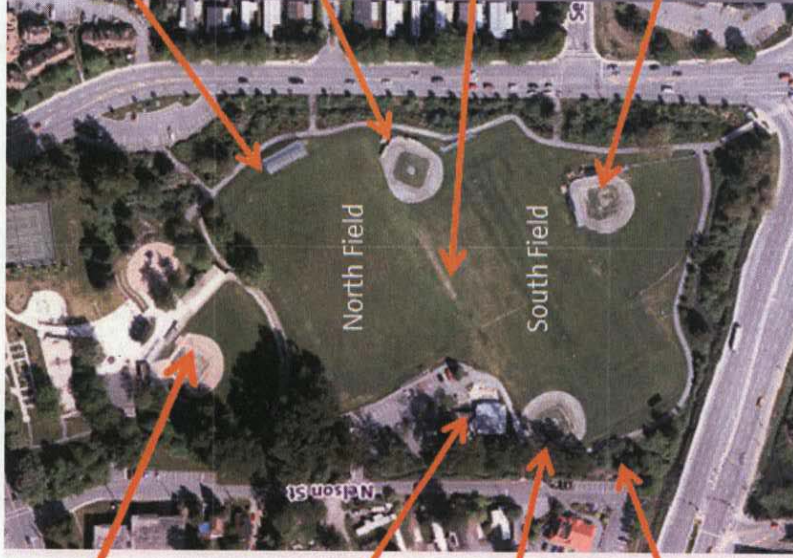


Existing Sport Facilities

1. Mackin North (Yard)
 - 61m (200ft) outfield
 - Uneven surface
2. Mackin East
 - 61m outfield
 - Old backstop/dugout
 - Drainage issues
 - Relocate to North play field
3. Mackin West
 - 61m outfield
 - Old backstop/dugout
 - Sinking - remove/replace
4. Mackin South
 - New backstop and dugouts in 2008
5. Mackin North Play Field
 - 70x 122m Soccer/rugby
 - Poor drainage, pooling
6. Mackin South Play Field
 - 59 x 136m Football/soccer/Baseball
 - Rehabilitated in 1999
7. Cricket Pitch
 - centered between North and South
 - 23 m radial play area



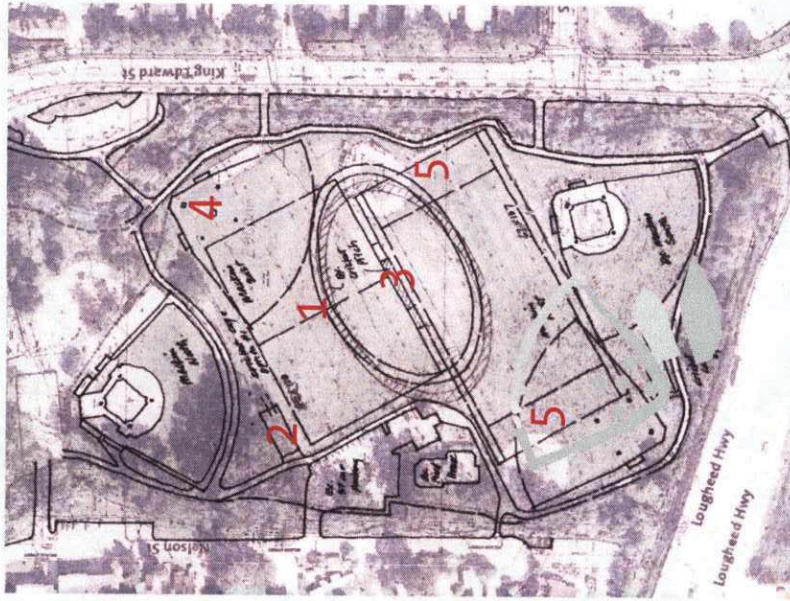
Existing Sport Facilities



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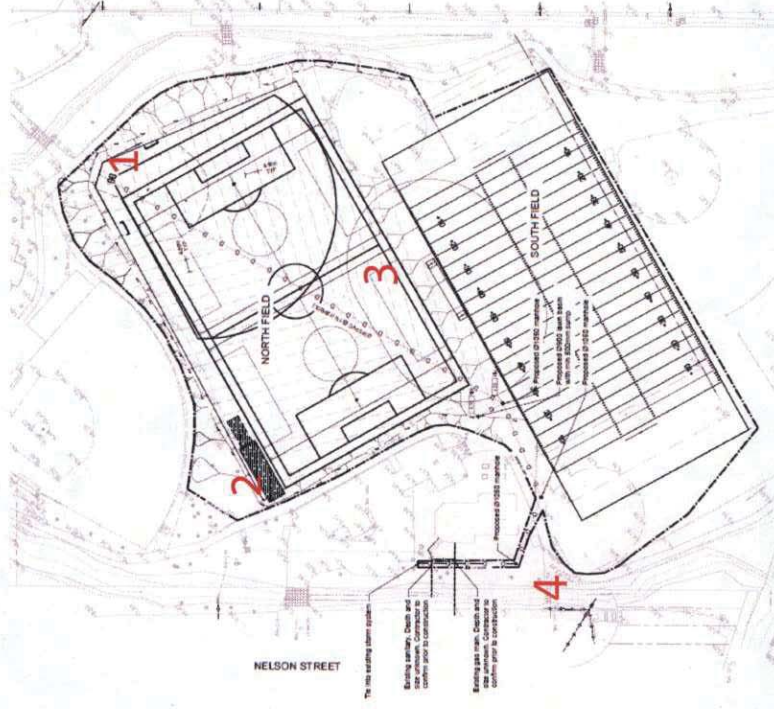
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Park Proposed Improvements 2017



1. Install field drainage, rebuild sand layer, and resod North Playfield;
2. Relocate Cricket Batting Cage;
3. Shift and improve a Cricket Pitch;
4. Relocate Mackin East Ball diamond and provide new backstop fencing; and
5. Resurface and sod Mackin West Ball Diamond skinned infield to allow for full field play of football on Mackin South.

Budget: \$1,350,000



Questions?