



The Corporation of the Town of Tecumseh

Parks & Recreation Services

To: Mayor and Members of Council
From: Paul Anthony, Director Parks & Recreation Services
Date to Council: November 12, 2019
Report Number: PRS-2019-08
Subject: Lacasse Ball Park Grandstand Condition Update

Recommendations

It is recommended:

That Report PRS-2019-08 Lacasse Ball Park Grandstand Update **be received;**

And that funding be referred to budget deliberations in the 2020 Parks Development Five (5) Year Capital Project Expenditure Forecast to engage the services of an architect to undertake a review of the grandstands, including public consultations, concept designs, and costing to replace the grandstands;

And further that upon completion of the review a report **be presented** to Council on the findings for future direction for Council's consideration.

Background

At the December 13, 2016 Regular Council Meeting the members considered the Manager, Parks and Horticulture, Parks Five (5) Year Capital Projects P&R Services Report #30/16 and passed a motion (RCM 294/16) which reads as follows:

That council approve the following park development, restoration and trail development projects for 2017 with associated funding.

And that Council adopt:

- a) Appendix A Town of Tecumseh 2017-2020 Park development Five Year Capital Project Expenditure Forecast

The following is the description of the Lacasse Grandstand project listed in P&R Report #30/16:

Lacasse Grandstand Inspection \$10,000

“The Grandstand at Lacasse Park is showing signs of its age, it is recommended that a structural inspection be undertaken to provide an engineer’s report on the condition of the grandstands and provide recommendations as to the condition and related structural repairs and or replacement.

The Lacasse ball diamond and grandstands have been for years a community focal point and certainly has historical significance in the Town of Tecumseh, and when the local, regional and provincial baseball community thinks of memorable Ball Diamonds, Lacasse is always consistently one of the first to be mentioned.”

Comments

Numerous renovations and upgrades to the Lacasse diamond over the years have included infield turf replacement, installation of warning track, upgraded irrigation system, replacement of dugout fencing, field lighting replacement and a new scoreboard, along with required drainage improvements. These have all contributed to the betterment and continued upgraded maintenance of the diamond and facilities.

The Lacasse Grandstand was first constructed in the mid 1950’s and is an open timber, bleacher type structure covered by a light-gauge metal roof supported on gang nail trusses. There are 13 rows of seats in the grandstand that are angled around the backstop of the baseball diamond. The seating capacity for the bleachers is about 800.

The original grandstand bleachers were destroyed by fire in 1993, and through a combination of financial contributions from the municipality and Tecumseh Baseball Club, as well as in-kind volunteer work, the bleachers were restored and re-opened in 1996. Over time, and specifically in the past number of years, the grandstands have shown signs of structural deterioration and possible safety concerns, as well as not being compliant with current *Accessibility for Ontarians with Disabilities Act* (AODA) standards.

The Diamond is used frequently through the spring, summer and fall by the Tecumseh Thunder Baseball program (which consists of five teams - Midget through Senior), St. Clair College Varsity Team, St. Clair Green Giants summer collegiate team, local high school teams as well as Tecumseh Ranger bantam-midget team. These all utilize the ball diamond for their programs that include both practice sessions and games.

In consultation with the Tecumseh Thunder Baseball Organization, Administration calculates that there were approximately 13,500 attendees to 131 games over the 2019 season. This total only includes the Thunder teams, St. Clair Collage Saints and St. Clair Green Giants games held at Lacasse Park, and does not include the high school and Tecumseh Ranger games played on site.

In 2017, Administration secured the services of IRC Building Sciences Group to perform a structural assessment of the Lacasse Grandstand.

As part of this structural assessment, IRC was tasked with performing a preliminary investigation of the conditions of the grandstand and providing recommendations concerning the structural integrity and safety.

To maintain the integrity of the structure, it goes through an annual visual inspection of the areas highlighted in the assessment report by the Parks and Recreation Services staff and repairs are made when and where required to keep the stands safe.

IRC's structural assessment outlines that the Lacasse Grandstand is at or near the end of its useful service life, and would require renovation or rebuilding of the structure (see Attachment 1, a copy of the assessment).

In addition, it must also be noted that the backstop for the baseball diamond is braced back and tied into the grandstand structure. If modifications are made to the grandstand, the backstop will require additional support or replacement as well.

The current structure not only has shown signs of nearing the end of its life expectancy, but also has numerous restrictions and limitations reflective of current AODA required standards. During the most recent 2020 community budget survey, numerous resident comments reflected on the condition of the Lacasse grandstands and the need to replace them.

The Lacasse grandstands play an important role in the history of the Town's sports events, and contribute to the continued success of the Tecumseh baseball tradition. An allocation has been requested through the Town's Parks Five Year Capital Projects list to engage the services of an architectural firm through an RFP process in 2020. The aim is to assist the community and lead Administration through consultations with Council, Staff, the general public, stakeholders and user groups. The information will then be consolidated and put into a plan for Council's consideration, with the goal to replace the grandstand structure.

The next step, should Council's give favourable consideration to the proposed replacement grandstand structure - would be to have an architect complete concept drawings.

Upon completion of this process, Administration will provide Council with a report including the concept design and current grandstand replacement costing for consideration and future direction.

Consultations

Parks & Recreation Services
Financial Services
Tecumseh Thunder Baseball Club

Financial Implications

In the Town's 2020 Parks Development Five (5) Year Capital Project Expenditure Project List an allocation of \$60,000 has been requested to engage the services of an architectural firm through an RFP process. This request will be considered by Council during the 2020 budget deliberations.

Link to Strategic Priorities

| Applicable | 2019-22 Strategic Priorities |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers. |
| <input checked="" type="checkbox"/> | Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making. |
| <input checked="" type="checkbox"/> | Integrate the principles of health and wellness into all of Tecumseh's plans and priorities. |
| <input checked="" type="checkbox"/> | Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses. |
| <input checked="" type="checkbox"/> | Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals. |

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Ray Hammond, RRFO, CARPT
Manager Facilities

Reviewed by:

Paul Anthony, RRFA
Director Parks & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

| Attachment Number | Attachment Name |
|------------------------------|--------------------------------------|
| 1 | Lacasse Grandstand Structural Report |