



The Corporation of the Town of Tecumseh

Community & Recreation Services

To: Mayor and Members of Council

From: Beth Gignac, Director Community & Recreation Services

Date to Council: October 24, 2023

Report Number: CRS-2023-19

Subject: Amendment to the 2023 Parks Capital Works Plan – Bert Lacasse Baseball Park Upgrades

Recommendations

It is recommended:

That in-ground dugouts as part of the Bert Lacasse Baseball Park Upgrades capital project **be added** to the 2023 CRS Parks Capital Works Plan;

And that the Bert Lacasse Baseball Park Upgrades capital project budget **be increased** by \$375,000 to accommodate the addition of in-ground dugouts as outlined in this report;

And further that the Town's share of the cost of in-ground dugouts in the amount of \$125,000 including non-refundable HST, **be authorized and funded** out of the Infrastructure Reserve.

Background

Recommendations were made to Council at the March 29, 2022 Special Meeting of Council regarding capital upgrades to the Bert Lacasse Baseball Park. In the presentation, the upgrade elements were identified as follows:

- Replace Existing Grandstand

- Replace Ball Diamond Backstop
- Renovate Entrance Plaza
- Site Plaza Works – Maintenance Garage
- In-ground Dugouts
- Synthetic Turf
- Lighting Enhancements

The project was separated into two phases with the following elements recommended for Phase 1 implementation and the remaining elements being deferred pending funding sources:

- Replace Existing Grandstand
- Replace Ball Diamond Backstop
- Renovate Entrance Plaza
- Site Plaza Works – Maintenance Garage

Hence, at the April 7, 2022 Regular Meeting of Council, an amendment to the [2022 Parks Capital Works Plan](#) was brought forth to include the addition of the Bert Lacasse Baseball Park Upgrades to the overall capital schedule as specified in Report [CRS-2022-05](#) (RCM 71/22).

Subsequently, at the December 13, 2022 Regular Meeting of Council, and as set out in [Report CRS 2022-17](#) (RCM 332/22), the revised Bert Lacasse Baseball Park project was approved to include replacement of the grandstands, backstop and entrance plaza area. At that same meeting, through [Report CRS-2022-20](#) (RCM 335/22), the tender for Bert Lacasse Baseball Park upgrades was approved and awarded to Gulf Development Inc.

Comments

The scope of the Phase 1 upgrades to Bert Lacasse Baseball Park did not include the construction of in-ground dugouts. These were shifted to Phase 2 of the project pending funding opportunities such as government programs and/or philanthropy.

Recently, the Town was advised by St. Clair College, that the College would be able to contribute a significant amount towards the inclusion of in-ground dugouts in Phase 1 of the project. Hence, Administration's recommendation is that in-ground dugouts be added as part of the Phase 1 upgrades to the Bert Lacasse Baseball Diamond.

The implementation of new in-ground dugouts will provide a complete facility for the players and match the upgrades to the adjoining the grandstand.

A design for the new dugouts has been developed by the project architect, SFERA Architectural Associates and the Town's partners, the Tecumseh Thunder Baseball Club and St. Clair College. Estimated costs for the new in-ground dugouts are \$375,000.

A conceptual design rendering showcasing the new in-ground dugouts, adjacent to the new grandstand, is provided in Attachment 1.

Consultations

Financial Services
Chief Administrative Officer
Tecumseh Thunder Baseball Club
St. Clair College
SFERA Architectural Associates Inc.

Financial Implications

Council approved a budget allocation of \$3,141,000 inclusive of non-refundable HST for the construction of the new grandstand at Bert Lacasse Baseball Diamond, funded through the Infrastructure Reserve as recommended in Report CRS-2022-05 (RCM 71/22).

The original budget allocation includes a contingency budget of \$140,000. Much of this contingency amount has been used to date to address unavoidable matters that have surfaced during construction. Given that the grandstand project is ongoing, administration recommends protecting the remaining balance of this contingency budget should any other unforeseen matters arise.

The estimated cost of the in-ground dugouts is \$375,000. In collaboration and through partnership, St. Clair College has agreed to commit \$250,000 towards the construction of new in-ground dugouts in which the payment will be returned to the Infrastructure Reserve.

The balance of the cost for the in-ground dugouts of \$125,000 constitutes the basis for the amended project budget recommended through this report. This cost is proposed to be funded from the Town's Infrastructure Reserve.

Should there be unexpended funds from the original approved budget following completion of the grandstand project, those unexpended funds would go towards the Town's share of the in-ground dugouts prior to the funds requested in this report.

Furthermore, Administration recommends that the \$125,000 (or less) addition to this project be offset by an equal reduction to the cumulative approved budget of \$4,260,000 for Recreation projects previously approved for 2023, however deferred to a later time as yet to be determined as per [CRS-2023-16 CRS Five Year Capital Works Plan Update](#).

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

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:

Daniel Wolicki
Manager Facilities & Energy Management

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Beth Gignac, BA Hons
Director Community & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Rendering – New Dugouts