
Baseball Renovation Project – Saskatoon Baseball Council Inc.

Recommendation

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the request by Saskatoon Baseball Council Inc. to renovate the existing baseball diamonds and construct a new concession/washroom building in Nutana Kiwanis Park be approved, subject to Administrative conditions outlined in this report; and
2. That the City Solicitor be requested to prepare the appropriate agreements and that His Worship the Mayor and the City Clerk be authorized to execute the appropriate agreements under the Corporate Seal.

Topic and Purpose

This report summarizes the request by Saskatoon Baseball Council Inc. to renovate and upgrade the existing baseball diamonds, construct a new concession/washroom building, and enter into a license agreement with the City of Saskatoon for the privilege of using the baseball facility in Nutana Kiwanis Park. The Nutana Kiwanis Park is in the Eastview area and has been used as a key baseball facility for many years.

Report Highlights

1. Saskatoon Baseball Council Inc. (Baseball Council) is seeking approval to renovate and upgrade the existing baseball diamonds as well as construct a new concession/washroom building and parking lot at Nutana Kiwanis Park.
2. Baseball Council is requesting to enter into a license agreement (Agreement) with the City of Saskatoon (City), to include Baseball Council taking a lead role in the day-to-day operations of the baseball facility.

Strategic Goal

This report supports the City's Strategic Goal of Quality of Life by ensuring existing and future leisure centres and other recreational facilities are accessible, physically and financially, and meet community needs; by supporting community building through direct investment, community development expertise, and support to volunteers within community-based organizations; and by building capacity within the community to address a broad range of issues and build consensus around collaborative responses.

Background

Baseball Council submitted a proposal to the City on January 5, 2018, requesting to renovate and upgrade the existing baseball diamonds and construct a new concession/washroom building and parking lot in Nutana Kiwanis Park. The cost of the entire project is estimated at \$3.1 million.

Report

Nutana Kiwanis Park Baseball Diamonds

There are four minor baseball diamonds located in Nutana Kiwanis Park that Baseball Council has consistently booked and utilized for league and tournament play over the years.

To raise the quality of the infields and provide additional support amenities, such as storage for equipment, an operational concession, washroom facility, new dugouts, new batting cages and pitching bull pens, permanent home run fencing, and additional on-site parking, Baseball Council is requesting the opportunity to invest an estimated \$3.1 million in the upgrades to the baseball diamonds and construction of a new support building. The proposed plans from Baseball Council include one infield to be converted to FieldTurf (artificial turf) and lights, another infield to be converted to grass and lights, and two shale diamonds to remain as they are with the option to add lights (see Attachment 1).

The Administration has reviewed and supports the request by Baseball Council to renovate the baseball diamonds and provide additional support amenities, in principle, subject to Baseball Council meeting the following conditions:

- a) submitting a final detail design to the City for approval;
- b) hosting a public information session prior to construction beginning; and
- c) securing all compliance reports and permits as part of the construction process.

If City Council agrees with this approach, the City and Baseball Council would enter into a construction agreement, which would see Baseball Council assume responsibility for all aspects of the design, procurement, and construction. As a term of the procurement process, the agreement would require Baseball Council to utilize a best value approach, and they may use a combination of purchases, donations, and in-kind donations for this project. The work completed would be in accordance with the site plan, a copy of which is attached to this report as Attachment 1.

Nutana Kiwanis Baseball License Agreement

After construction is complete, the City and Baseball Council would enter into a license agreement that would see Baseball Council operate the baseball facility in Nutana Kiwanis Park. Subject to City Council's approval, the key terms and conditions reflect the City's standard agreement, with the following terms:

1. The term of the Agreement would be five years beginning in 2019 with the option to renew for three additional five-year terms, subject to both parties' reaching an agreement on any amendments.
2. The agreed-upon license fee, payable by Baseball Council to the City, will be paid annually with an automatic annual license fee increase.
3. The City would agree to allow Baseball Council access to the baseball diamonds, subject to Baseball Council performing its obligations.

4. Baseball Council would agree to contribute to a reinvestment fund, held in trust by the City, to cover replacement costs for the artificial turf, lights, concession, and washroom building.
5. The City would continue to be responsible for regular outfield turf maintenance throughout the operating season.
6. Baseball Council will be solely responsible for the costs of any improvements, fixtures, and renovations desired. Baseball Council shall provide written notification to the City of its intention to do any renovations or improvements to the facility.
7. Baseball Council shall have the right to operate a concession during the operating season.
8. Baseball Council may rent to, or make available any of the diamonds to, other leagues, clubs, or associations. Baseball Council shall make the diamonds available for use by community groups when they are not required by Baseball Council, or rented to, or made available to, other clubs, leagues, or associations. The rental rate shall not exceed the City's rental rate for the same class of sport field.

Groups that utilize the Nutana Kiwanis Park baseball diamonds will not see a change if this Agreement is approved, as the only difference will be that allocations would be done through Baseball Council.

Baseball Council's plan is to utilize its resources, equipment, and experience to maintain the Nutana Kiwanis Park baseball diamonds. Subject to City Council's approval, Baseball Council will be responsible for the daily grooming and general infield maintenance of the four baseball diamonds at Nutana Kiwanis Park. In return, Baseball Council would receive permission to allocate all four baseball diamonds and collect the rental revenue.

The Parks Division's Sport Fields Maintenance staff support Baseball Council's request to take on the daily infield grooming of the Nutana Kiwanis Park baseball diamonds. Baseball Council will have the resources and appropriate equipment to maintain the infields, including the natural turf and artificial turf infields. The Parks Division will continue to be responsible for the outfield turf maintenance at the baseball diamonds.

Options to the Recommendation

City Council could choose to not approve the upgrades to the ball diamonds or construction of the concession/washroom building, and/or the proposed key terms of the Agreement. However, at this time, there has been no interest expressed by other organizations to operate and maintain the baseball diamonds in Nutana Kiwanis Park.

Public and/or Stakeholder Involvement

The Administration received confirmation from Greater Saskatoon Catholic Schools (as the other primary user of Nutana Kiwanis Park) indicating they would have no objection to the proposed plans for the renovations to the baseball diamonds at Nutana Kiwanis Park. The remaining two multi-purpose fields located in Nutana Kiwanis Park, in

addition to Crusader Field at Holy Cross High School, would be sufficient to support Holy Cross High School programs.

Baseball Council will be responsible for hosting a public information session in June 2018. The public information session will give residents in the area an opportunity to review the proposed concept design and ask questions to representatives from Baseball Council.

Communication Plan

Subject to City Council's approval, Baseball Council will provide updated communication on their website once construction begins late summer 2018 and continues throughout 2019.

Financial Implications

Baseball Council has submitted a preliminary project budget of \$3.1 million to renovate the baseball diamonds and to establish a Dedicated Capital Reinvestment Fund. Baseball Council will be responsible for all capital and operating costs of the new concession and washroom building.

The Recreation and Community Development Division has allocated the four baseball diamonds located in Nutana Kiwanis Park to Baseball Council. The table below summarizes the actual rental revenue and above-basic maintenance costs for the four baseball diamonds for 2015, 2016, and 2017, as well as the proposed revenue and related expenses for 2018.

Nutana Kiwanis Baseball Diamonds	Actual			Approved Budget	Proposed Budget
	2015	2016	2017	2018	2019
External Hourly Rental Revenue	\$17,190	\$14,980	\$20,790	\$17,660	\$12,640
Above-Basic Maintenance Costs	\$12,170	\$12,680	\$15,250	\$15,650	\$ 6,900
Net	\$ 5,020	\$ 2,300	\$ 5,540	\$ 2,010	\$ 5,740

Subject to City Council's approval, the Recreation and Community Development Division is proposing to collect \$12,640 in 2019 from Baseball Council. With Baseball Council performing the daily grooming and infield maintenance beginning in 2019, the Parks Division will continue to provide the outfield turf maintenance at a budgeted cost of \$6,900. The lease revenue collected from Baseball Council will be utilized to minimize future rate increases for the charge sport fields and keep the Outdoor Sport Field Program at a 100% cost recovery for above-basic service levels.

Environmental Implications

Baseball Council plans to retain the vast majority of the already existing trees. Subject to submitting a final detail design to the City for approval, the Administration will continue to work with Baseball Council to minimize any impact to the mature trees. Priority will be to prune and, if possible, relocate any trees impacted by the project.

Baseball Council is committed to removing only those trees required to complete the project and minimize the impact to the City's green infrastructure. If trees must be removed, Baseball Council will look for opportunities for replanting and will also be responsible for compensating the City per Policy No. C09-011, Trees on City Property.

Safety/Crime Prevention Through Environmental Design (CPTED)

Baseball Council will be responsible for submitting a detail design to the CPTED Committee. All recommendations from the CPTED Committee will be considered and addressed prior to renovation of the baseball diamonds and construction of the new concession and washroom building begins.

Other Considerations/Implications

There are no policy or privacy implications or considerations.

Due Date for Follow-up and/or Project Completion

Baseball Council anticipates beginning site preparation at the end of July 2018 for fall construction to be completed in time for the 2019 season. Construction of the proposed concession and washroom building will occur in spring 2019 as weather permits.

Public Notice

Public notice, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

Attachment

1. Nutana Kiwanis Park Overall Site Plan

Report Approval

Written by: Brad Babyak, Section Manager, Recreation and Community Development

Reviewed by: Lynne Lacroix, Director of Recreation and Community Development

Approved by: Randy Grauer, General Manager, Community Service Department

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