

Report to Council

Report Title:	Soccer Parking Lot Relocation		
Prepared By:	Sonya Watson, Chief Administrative Officer, and Trish Serratore, CFO/Acting Director of Community Services		
Department:	Parks and Recreation		
Date:	May 9, 2023		
Report Number:	REC2023-19	File Number:	C11REC, R05
Attachments:	Parking Layout for Arena/Soccer Fields		

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number REC2023-19 – Soccer Parking Lot Relocation, prepared by Sonya Watson, Chief Administrative Officer and Trish Serratore, CFO/Acting Director of Community Services and in doing so approves preparation of the tender documents to advance the re-location of the soccer field parking lot, and the installation of west watermain and additional walkways to the soccer park for an estimated cost of \$575,000 to be funded in part through combination of parkland dedication fees, grant funding, and borrowing for the East Ridge Business Park expansion project.

Report:

Background:

On August 24, 2021 Council received report REC2021-19 ICIP Transfer Payment Agreement Soccer Park Washroom and Equipment Storage Building regarding the approved Community, Culture and Recreation Infrastructure funding stream application to the Investing in Canada Infrastructure Program (ICIP) to construct a 1,583 +/- sq. ft. accessible washroom, changeroom and concession building at the Bruce Power Regional Soccer Park.

The approved project totalling upwards of \$880,080.00 with funding in the amount of \$352,032 from the federal government and \$293,330.66 from the provincial government for a total of \$645,362.66 towards this project with the balance to be contributed by the municipality. The grant agreement is valid to March 31, 2027.

The Request for Proposal (RFP) for the Design-Build of Soccer Washroom, Changerooms and Equipment Storage Building was released in the fall of 2022 and there were no bids received at that time due to the backlog of projects within the construction industry.

The RFP was released again on January 18, 2023 and closed on February 22, 2023. On March 7, 2023 Council approved the tender of Domm Construction in the amount of \$682,000 + HST for the building components of the project.

Analysis:

Since that time a team composed of Trish Serratore, CFO/Acting Director of Community Services, Dieter Weltz, Building and Planning Manager/CBO, Brad Thomson, Acting Community Services Supervisor and Sonya Watson, CAO have been working with Domm Construction and our engineers from B.M. Ross and Associates to ensure grading plans are completed to ensure placement of the building in the best location to avoid future water problems on the soccer fields. The slopes and berms in the existing soccer field make siting the building challenging. We are also mindful of ensuring accessibility is met in relation to the pathways and ease of egress and have been in consultation with the Walkerton FC related to future plans for field layout.

To refresh Council in past years the existing parking lot that serves the soccer fields was put in only on a temporary basis prior to advancing the phases in the East Ridge Business Park. The existing parking lot does not adequately serve the number of patrons using the soccer field with many families forced to park on the road. The existing parking lot is also situated in the area of Phase 3 where lots will be available for sale. The exiting signs and trees along the main berm coming into the park are being relocated to allow for advancement of the Phase 3 plans in East Ridge.

Attached you will find a site layout of the proposed soccer building, along with the proposed asphalt pathway and the new parking lot proposed that will have the ability to serve both the soccer fields and the future arena complex. The first phase of parking will consist of 170 +/- parking spots once paved. The parking area is proposed to remain gravel at this time. The walking paths and proposed sidewalks to connect the new residential communities in the area and access the soccer fields have also been shown on this plan. Construction for the soccer building is slated for this September. In order to properly advance the placement of the soccer building, and have the parking lot and a 6m wide asphalt walking path available for soccer families for the 2024 season we propose tendering this parking lot relocation separately to be constructed this fall. With Council's approval this will permit us to plan for the excavation properly and levelling of the berms on the East portion of the fields to ensure full viewing pleasure from the new building.

In an effort to continue to advance construction plans we have sought an estimate that would allow Phase 3 in East Ridge to advance in three stages. This report would pertain to advancing the tender for the relocation of the parking lot, installation of the west watermain which is required for looping the water services and the addition of the asphalt walkway to the soccer building in the fall of 2023. B.M. Ross has provided an estimate of \$575,000 for this work and materials. Staff and engineers involved feel this is the best step forward in conjunction with the construction of the soccer concession building to have the fields completely ready for the 2024 season and not affected at a later date. It is expected that part of the site preparation and grading works may be part of the overall grant funding to complete the soccer complex. The walkway can be funded through the parkland dedication fees being received from each building permit issued in East Ridge and the remainder in costs is proposed to become part of the larger East Ridge Business Park Construction plans through revenue received from sales and applied to borrowing.

We seek Council's approval to advance Part 3 of Phase 3 as outlined above.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

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| • Recommendations help move the Municipality closer to its Vision | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community | Yes |
| • Recommendations contribute to achieving Quality of Life | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | No |
| • Recommendations contribute to achieving Economic Development | Yes |
| • Recommendations contribute to achieving Municipal Governance | Yes |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

This will be funded through a combination of parkland reserve funds, potential grant funding and borrowing for the East Ridge Business Park project.

Respectfully Submitted by:



Sonya Watson, Chief Administrative Officer



Trish Serratore, CFO/Acting Director of Community Services