



WEST PARK SITE CONDITIONS AND REDEVELOPMENT OPTIONS

RC2017-0015

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PHOTOS TAKEN MAY 27, 2017



WEST PARK SITE CONDITIONS – AIR PHOTO



WEST PARK SITE CONDITIONS – photo 1

Diamond 1 – Infield



WEST PARK SITE CONDITIONS – photo 2
Diamond 1 – Infield



WEST PARK SITE CONDITIONS – photo 3
Diamond 1 – Backstop/Dugout Fencing



WEST PARK SITE CONDITIONS – photo 4
Diamond 1 – Dugout Fencing



WEST PARK SITE CONDITIONS – photo 5
Diamond 2 – Backstop/Dugout



WEST PARK SITE CONDITIONS – photo 6

Diamond 2 – Dugout/Fencing



WEST PARK SITE CONDITIONS – photo 7
Diamond 2 – Dugout/Fencing



WEST PARK SITE CONDITIONS – photo 8

Diamond 2 – Standing Water



WEST PARK SITE CONDITIONS – photo 9

Diamond 2 – Outfield Netting



WEST PARK SITE CONDITIONS – photo 10

Diamond 3 - Bleacher Area



WEST PARK SITE CONDITIONS – photo 11

West Parking Lot



WEST PARK SITE CONDITIONS – photo 12

Diamond 3 – Dugout



WEST PARK SITE CONDITIONS – photo 13
Diamond 3 – Outfield Fence

West Park - Options

	If LSRCA provides Permit, can proceed with:			
	West Park Site			New Site
Option	#1 Total Rebuild	#2 Renovation	#3 Replace/Repair	#4 Build New
	Bring the entire park up to ROC Field equivalent, including full grading/drainage plan (ROC rated 'A' diamonds, West Park currently 'C' diamonds)	Renovate 4 Ball diamonds in 'pinwheel' formation with lights, recycle posts/mesh for batting cages, some grading/drainage ('B' rated diamonds)	Improvements to above ground infrastructure to increase functionality (incl. adding lighting to 2 diamonds), no grading or drainage ('C' rated diamonds)	Build new 4 lit ball diamonds on new site ('A' rated)
Cost Est.	\$7-8mil	\$5mil	\$3mil	\$6mil

NOTE: Options #2 & #3 exclude any soccer field improvements

OPTION #1 – Total Rebuild \$7-8mil

	Amenities	Cost	Life Cycle
1	Paved and lighted parking lot with poured concrete curb	\$575K	30 yrs; Regular Maintenance
2	Paved, Lighted walkways, Gravel paths	\$400K	30 yrs; top up gravel annually
3	4 new lighted, irrigated A standard ball diamonds in pinwheel shape	\$1.7mil	Replacement at 30 yrs; Regular field maintenance; bulbs replaced after 5yrs
4	Park buildings + Shelters	\$540K	30 yrs; Regular Maintenance
5	Playgrounds (Jr. + Sr.)	\$300K	20 yrs; Regular maintenance
6	Irrigated Soccer pitch/Cricket field	\$250K	30yrs; Regular field maintenance;
7	Multi-use Court + Basketball Courts	\$180K	30 yrs; Regular maintenance
8	Water Play Facility	\$80K	Repair surface after 5-8yrs; mech after 10yrs
9	Landscaping/Furniture	\$150	Replace or repair furniture after 10yrs
10	Site preparation and servicing	\$3mil	NA
11	Design/Contract admin./Permits/Testing/Contingency/Misc.	\$800K	NA

OPTION #1 - West Park Master Plan



OPTION #2 – Renovation \$5mil

	Amenities	Cost	Life Cycle
1	Partially paved and lighted parking lots	\$410K	Gravel top up after 5yrs; replace after 25yrs
2	Paved and lighted walkways	\$305K	Settling will require top ups after 3-5yrs
3	4 new lighted B standard ball diamonds in pinwheel shape	\$1.7mil	Replacement or repair at 10 yrs; Regular field maintenance; bulbs replaced after 5yrs
4	Shelters/Portable Toilet Enclosures	\$165K	30 yrs (unless settling occurs)
5	Playground Relocation + accessible surface	120K	Repairs to surface after 5 yrs; Replace/repair after 15yrs
6	Practice facilities/Batting cages (recycled posts and mesh)	\$165K	10yrs
7	Landscaping/Furniture	\$230K	Replace or repair furniture after 10yrs
8	Site preparation and servicing	\$1.2mil	Settling/heaving will require repairs after 5yrs
9	Design/Contract admin./Permits/Testing/Contingency/Misc.	\$700K	NA

OPTION #3 – Replace/Repair \$3mil

	Amenities	Cost	Life Cycle
1	Gravel parking lots	\$255K	Gravel top up after 5yrs
2	Paved walkways	\$220K	Settling will require top ups after 3-5yrs
3	4 rebuilt C standard ball diamonds in current location (no new light standards, but improve lights with new technology)	\$1.15mil	Replacement or repair at 10 yrs; Regular field maintenance; bulbs replaced after 5yrs
4	Playground Relocation + accessible surface	120K	Repairs to surface after 5 yrs; Replace/repair after 15yrs
5	Landscaping/Furniture	\$210K	Replace or repair furniture after 10yrs
6	Site preparation and servicing	\$310K	Settling/heaving will require repairs after 5yrs
7	Design/Contract admin./Permits/Testing/Contingency/Misc.	\$700K	NA

OPTION #4 – NEW LOCATION \$6mil

	Amenities	Cost	Life Cycle
1	Paved and lighted parking lot with poured concrete curb	\$420K	30 yrs; Regular maintenance
2	Paved and lighted walkways	\$380K	30 yrs; Regular maintenance
3	4 new lighted, irrigated A standard ball diamonds	\$1.7mil	Replacement at 30 yrs; Regular field maintenance; bulbs replaced after 5yrs
4	Park buildings + Shelters	\$460K	30 yrs; Regular maintenance
5	Playgrounds (Jr. + Sr.)	\$300K	20 yrs; Regular maintenance
6	Multi-use Courts	\$110K	30 yrs; Regular maintenance
7	Water Play Facility	\$80K	Repair surface after 5yrs; mech after 10yrs
8	Landscaping/Furniture	\$150	Replace or repair furniture after 10yrs
9	Site preparation and servicing	\$1.5mil	NA
10	Design/Contract admin./Permits/Testing/Contingency/Misc.	\$860K	NA

OPTION #5 – Bandaid/Status Quo \$780K

	Amenities	Cost	Life Cycle
1	Gravel parking lots top up	\$40K	Gravel top up after 2-5yrs
2	Minor grading/seeding/sodding	\$45K	NA
3	Demolition and rebuild 4 backstops, fencing and netting	\$355K	Replacement or repair at 3-5 yrs; Regular field maintenance; bulbs replaced after 5yrs
4	Infield groom and supplement	\$80K	Annual top ups
5	Design/Contract admin./Permits/Testing/Contingency/Misc.	\$235K	NA