



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Wayne Ward
Position: Director of Parks, Recreation & Facilities
Title / Subject: King Street Park
Date of Report: April 25, 2024
Date of Meeting: May 13, 2024
Report No: 2024-PRF-008

1.0 Issue / Origin

During the 2024 budget deliberations the King Street Park project as proposed by the Beaverton Lions Club was discussed. In order to allow for Council to make informed decisions for this project, staff reached out to a design company who specializes in this type of project.

2.0 Background

For several years there has been a proposal for the revitalization of this park area. With the build of a new school it has been proposed for a track be included as part of the revitalization of this park area.

3.0 Analysis

Staff have met with and had several emails with Mark Klementti from RK & Associates on this project. Mr. Klementti and his staff have had site visits and reviewed the area using available aerial views to make their proposals. In total there are five proposed layouts for this park.

Not included in this proposal are the relocation of the tennis courts or the playground structures which will be addressed separately through another capital budget project.

Option 1: 4 lane, 300m track with 100m sprint track and 55m x 40m soccer pitch. Track layout is very close to regulation with regulation width lanes (1.22m)

Option 2: 4 lane, 290m track with 100m sprint track and 55m x 40m soccer pitch. Track layout is not regulation for length, radius or lane width (1m)

Option 3: 4 lane, 200m track with 100m sprint track and 55m x 40m soccer pitch. Track layout is regulation indoor track with undersized lanes (1m)

Option 4: 70m x 50m soccer pitch with a 4 lane 100m sprint track.

Option 5: 65m x 45m soccer pitch with a walk-jog surface around it. This is not a regulation track.

Costing for each option is as follows:

Option #	Asphalt surface	Red clay, brick surface
Option #1	\$235,694	\$140,036
Option #2	\$210,475	\$125,690
Option #3	\$195,974	\$143,702
Option #4	\$150,153	\$105,801
Option #5	\$212,481	\$144,778

These costing options include mobilization costs, bonding, insurance and demobilization for the contractor. For the track and soccer pitch construction, site preparation, soccer pitch grading, supply and install granular base, supply and install top surface, supply and install site restoration (seed), retaining wall*, drainage allowance, testing and a 10% contingency. Additional costs for the option to sod the soccer pitch is an additional \$16,500 to \$29,750. This would depend on the design and size of the soccer pitch.

At the direction of Council a public survey was conducted on the Let's Talk Brock platform with a total of 397 visitors to the site. Of these 397 there were 271 contributions from 232 contributors. Due to the similarity of Option #2 and Option #3 it was determined by staff that Option #2 above be removed from the consultation. Thus all above noted options will move up in numbering. I.e.: Option #3 becomes Option #2, Option #4 becomes Option #3, etc.

The results of the survey are below:

Option #	Description	Ranking
1A	300m running track with asphalt surface	#2
1B	300m running track with red clay surface	#1
2A	200m running track with asphalt surface	#3
2B	200m running track with red clay surface	#4
3	No track, soccer pitch only	#7
4A	200m walk/jog track with red clay surface	#5
4B	200m walk/jog track with asphalt surface	#6

The comments from the survey are attached to this report as a reference.

4.0 Related Policies / Procedures

N/A

5.0 Financial / Budget Assessment

A total of \$205,000 has been included in the 2024 Capital Budget for this project, with \$100,000 being offered from the Beaverton Lions Club, \$54,000 coming from Development Charges, \$26,000 coming from the King Street Trust fund and \$25,000 coming from a CN Rail Grant.

Based upon the survey, the preferred public preference is for Option 1A, with the inclusion of sod for the soccer pitch. Based on this, the quotation provided from RK & Associates (attached to this report) is \$170,036, which includes a 10% contingency. As the budget for this project was \$205,000, the quote from RK & Associates is below the budgeted amount.

5.1 Asset Management

This would be a new installation within King Street Park and would need to be discussed as a new asset with the life span and associated costs to be confirmed.

6.0 Climate Change Impacts

There will be some climate change impacts as the preferred option may include the removal of several trees along with grass for the track area. The Beaverton Lions Club are proposing to plant new trees upon completion of the project to offset any trees that may be affected by the improvements at this location. Improved drainage in the park will also have some climate impacts in a positive manner.

7.0 Communications

This report is being published on a public agenda.

8.0 Conclusion

With the majority of the respondents selecting the 300m running track with red clay surface and with the support of the Beaverton Lions Club it is recommended that this option be selected as the preferred choice for this project.

9.0 Recommendation

BE IT RESOLVED THAT Committee receive report 2024-PRF-008, and

That the 300m running track with red clay surface proceed to be installed, and

That staff be directed to approach RK & Associates to manage this project on behalf of Brock Township and to oversee the construction and completion of the project