

Newell Building Committee Notes

2-22-2012

In attendance: Mike Carrigan, Mark Cole, Joe Guzzo, Bill Goodwin
Not Present: Kristen Michel, Dick Wilson, Bill Sanborn
Others Present: Greg Verga, City Council Liaison
Steve Winslow, Sr. Project Manager, Paul Keane City Engineer
Scott Landgren, Bob Parsons, Mike Walsh CDM-Smith
Public: Chris Lewis and Ellen Preston

Meeting began at 2:05 PM

I. Administrative
No Action

II. 25%/100% Design Status

CDM-Smith made a detailed presentation of the site Master Plan and handed out the final draft of the Alternatives Analysis and forwarded a professional opinion letter regarding the alternative it recommends.

Comments on the Master Plan: Bill Goodwin expressed concern that the proposed parking lot lay-out could reduce student parking substantially. Others wondered about the feasibility of adding trees in the middle of the lot over existing and planned utility lines. CDM-Smith will review the parking lay-out and compare the number of existing to proposed spaces. The lay-out also calls for a gate near a new entrance a few hundred feet in from Centennial. The gate could be closed before games to help ensure safety of those walking to the ticket booth and could be opened to allow traffic to exit more quickly at the end of a game.

The stadium lay-out shown in the plan has a 121-foot arc. The bleachers proposed have a steeper 12-inch rise between levels for better views. The public entrance is off Leslie O'Johnson to allow more space for crowds entering and for a walk of fame. This also minimizes impervious surface in the wetlands. A canal side entrance will be used for teams and students. A mat can be laid over the track to prevent wear. Track venues are concentrated around the visitor bleachers.

The scoreboard sits the canal end. The concession stand can remain. Bathrooms would be orientated north/south to create more of a plaza at the entrance.

A raised crosswalk at Centennial could help direct water to a low point in front of the Centennial Avenue Gate. A larger drain pipe needs to be added to handle that water.

Design Plan

A 4-foot fence will surround the track with 14-foot gates for emergency access. Ambulances and maintenance vehicles can safely cross the track at low speed, at ~ 90 degrees if the avoid any sharp turns. Vendors responded differently regarding helicopter landings. One said ok, another pellets may be kicked up.

An 8-foot path around the track allow for maintenance vehicles. The canal side will probably the easiest for access.

The long jump, triple jump and pole vault locations are outside the track because they fit better there rather than in the small D-shape areas within a 121-foot radius field.

The bleachers are aluminum with a 50-year life expectancy. The home stand bleachers straddle the high school property line. Questions exist on the appropriate setbacks for the restrooms, any new shed or concession stand both from property and street lines.

Light poles will have special coatings for a near ocean environment.

Drainage: Field drainage will be a herring bone under drain system with 30-feet between drain lines that fined into a main collector. CDM-Smith is still working on a drainage analysis for water coming down Centennial. Paul Keane noted that putting the line and clean-outs near Leslie O'Johnson would make clean-outs easier. Slopes in Leslie O'Johnson need could be re-worked to direct water into the new drain. PK noted that this could be a big pipe.

Utility Coordination: The meeting with National Grid on 2-21-2012 clarified a few matters. National Grid concluded that it does not plan to construct a gas line during any water main construction. NG will also do a field survey to locate the existing 3x3 electric cut bank. These projects do not require easement across the stadium site.

Geotech Report: The test pits and groundwater sampling were under way today. CDM-Smith handed out the final Geotechnical Report. The report proposes not to raise the grade. Bleacher foundations will be on 6-12 inch concrete re-enforced slabs on top of 4 foot of special backfill. The restroom would be on timber piles.

The recommendation at this moment will be to remove soil off-site. A contingency exists for haz mat soils. There's no way to affordably deal with secondary settlement. A geotextile membrane needs a large anchor to work.

Discussion: What are the expected long-term maintenance costs for the track and field and when would they be incurred? The track needs to be re-surfaced as soon as 11 years in. The cost is in the \$100,000 range. The field must be re-carpeted in about the same timeframe for a cost of \$500,000.

Permit Matrix: CDM-Smith handed out the permit matrix.

Cost Estimate: The estimated cost of the design alternative is \$4.98 million including a 15% contingency and an 8% profit margin. That estimate does not include costs to handle drainage on Centennial Avenue. The Committee will review the estimate and assess whether certain items can be adjusted.

MOTION: By Bill Goodwin, 2nd By Joe Guzzo: That the Newell Building Committee accept CDM-Smith's recommendation to proceed to design Alternative A-1 as shown in the February 22, 2011 Alternatives Analysis Report.

Voted: 4 in favor, none opposed

III. Fundraising
No Updates

Adjourned 4:15 PM