

## Newell Building Committee Notes

1-18-2012

In attendance: Mike Carrigan, Mark Cole, Joe Guzzo, Bill Goodwin, Bill Sanborn

Not Present: Kristen Michel, Dick Wilson

CDM- Smith: Scott Landgren, Bill Parson, Kathy Murtagh, Andrew Thompson, Mike Walsh, Dwight Dunk, Bill Swanson

Others Present: Greg Verga, City Council.

Steve Winslow, Sr. Project Manager, Paul Keane City Engineer

Anthony Zerilli, GHS Roger Corbin, Chris Lewis, Kim Patience

Meeting began at 10:00 AM

- I. Administrative  
No Action
- II. 25%/100% Design Status

Preliminary – Scott Landgren noted that Gale’s plans did not explain why raising the field two feet was necessary. Paul Keane noted that there could be concern with the impact of flooding. Steve Winslow noted the concern the cost of removing large amounts of contaminated fill.

1. Survey – Scott Landgren CDM-Smith  
The information exchange between FST and SMC has been completed. Roger Corbin observed the survey work in the field and believes appropriate corrections have been made. SMC has completed the topographic survey and is working on completing the property line survey. Paul Keane noted that the engineering office has additional information related to drainage pipes from the field house. Parking lot drainage appears inadequate and needs to be further addressed.
2. Wetland Delineation – Dwight Dunk CDM-Smith

Mr. Dunk visited the site and observed the vegetation in the basin. The basin can be inundated by tides and supports salt marsh vegetation. He met with Lisa Press, the City’ Conservation Agent. Both Ms. Press and MA DEP comments on the Gale NOI noted that the area should be considered a salt marsh resource area. Mr. Dunk believes that though the area appears to be dug out it would be difficult to prove at this point it is not a salt marsh resource area.

The salt marsh vegetation may arise due to improper operation of the tide gate that lets salt water seep in. The tide gate operates well enough to prevent complete flooding of the site at very high tides and does drain quickly at low

tide. Consideration should be given to installing an improved tide gate that would allow some limited saltwater intrusion.

Identifying the basin as a salt marsh means that there can be no additional outlets installed. Bob Parsons noted that a review had been conducted and it appears that the existing outlets can be used.

CDM-Smith plans to submit a new design and supplement to the existing NOI and re-notify abutters at that time.

The Order of Conditions will need to address MA DEP storm water regulations. Total Suspended Solids can be addressed through a separation unit or swales. Post construction flows will not exceed pre-construction flows. Separation between the infiltration area (the gravel under the field) and the top of the ground water table will require a variance from the 2-foot separation requirement, particularly if the field is not raised.

3. Environmental Soil Testing – Bill Swanson, CDM-Smith

The geotech program indicated a 4-5 foot layer of ashy fill exists at the site several inches below the top soil. Soils were tested for heavy metals and PAHs in all 16 core samples. For the most part, the levels were below background concentrations for fill material developed by MA DEP. Some samples have reportable concentrations of metals CDM-Smith is in the process of re-testing one core to determine if any immediate action needs to be taken. If not, MA DEP will need to be notified within 120 days. Overall, the test results show the fill to be relatively clean fill that could probably go to an unlined landfill if removed off-site. Soils will need to be handled by covering them and retesting them before they are shipped off site. Ultimately, the City may need to place an Active and Use Limitation on the site.

Groundwater sampling has not been conducted so that the sediment settles. Vapors in buildings have not been addressed, though vapors would not typically be an issue with this type of landfill material.

4. Geotechnical – Kathy Murtagh CDM-Smith

16-borings were completed pretty much at the planned locations. All went through the organic layers at least to dense clay material, a few went to bedrock. Samples were taken from organic layers. A good set of data exists.

Cross sections indicate the organic layer gets thicker from Centennial to the canal, a very typical situation for a near marine fill area. The organic materials are not particularly fibrous. Consolidation tests were done on 4 tubes of material.

No major differences were observed from the McCardle borings. The preliminary review of the consolidation testing results indicated that adding load

to the site will result in significant additional settlement. The worst case analysis indicates that two-feet of fill could easily settle 10 to 12 inches; one foot of fill could settle 5 to 6 inches. Given this situation and the low contaminant levels in the fill, the preliminary recommendation would be to not add any loading to the site by raising the grade.

CDM-Smith has not focused on other geo-technical requirements such as the appropriate foundations for the bleachers, press box, goal posts, light poles and other buildings.

For the bathrooms, CDM-Smith needs the information from the drilling contractor that confirms that each boring was completed appropriately as well as information on the type of boring used.

#### 5. Design Alternatives – Scott Landgren CDM-Smith

Mr. Landgren presented 5 alternatives along with a summary of the differences between each one. All alternatives maintain 2800 seats. All show 6-lane track with 8-lane straight. Several show whether 8 lanes can fit.

Alternative 1A – Keeps current east-west configuration and has the widest field width.

Alternative 1B – East – west configuration with a narrow field width and some overlap of track venues

Alternative 2A – Partial North-South configuration – rotates field to be parallel to the Canal, extending closed to residents

Alternative 2B – near North –south configuration. Further rotation – has some parking impact

Alternative 3 – East – West configuration with a broken track radii that increase the amount of space for the field

Questions came-up regarding the need to update concession booth to ADA, where to locate the bathrooms, the need to locate maintenance buildings and the scoreboard on the plans to ensure maintenance vehicle access, the access to the canal path, access any practice field, whether to locate 8 lane straight on visitors side

### III. Fundraising

PARCs grant came through for \$500,000

Next meeting now scheduled for January 24<sup>th</sup> at 12:30 PM at 3 Pond Road.

Meeting adjourned at 12:15 PM