

HIGH SCHOOL ATHLETIC COMPLEX BUILDING COMMITTEE

EDWARD E. KELLEHER LIBRARY

MINUTES

Monday

January 5, 2018

The meeting of the High School Athletic Complex Building Committee was called to order at 4:00 pm by Chairman, Stephen Doret. Committee members present included Johanna DiCarlo, Sara Dullea, Brian Callaghan, Amber Bock, and Earl Storey; Chris Huntress of Huntress Associates; Rob Nagi, non paid consultant working with Huntress.

INVOICE

Upon a motion by Mrs. Bock and a second by Mrs. Dullea, the Committee unanimously to approve payment of Cavanaugh Tocci invoice in the amount of \$680. The motion carried unanimously.

Cavanaugh Tocci has conducted a sound survey of the premises. Mr. Huntress will put together an outline and will use their own consultants. Cavanaugh and Tocci will remain as the School Committee's consultants to provide oversight and checking on the sound design. At this time the proposal is for sound out of the press box and speakers on 4 light poles. Mr. Doret requested 2 sound sensors along property lines that feeds back sound level data to the booth. That will provide a sound level control along Charles Street.

Ms. DiCarlo has met with the coaches and received feedback from them.

Mr. Huntress pointed out the project scope is the removal of the stadium, field, stripping the surface and replaced with a turf field. An area in the front of the field will remain with turf for practice, while a pole vault area at the east end of the field will be paved. Also in that area will be a 3 bay storage building. On the north side of the field will be the long jump and shot put, which is outside of the track and longer than required. There will be a 1200 seat grandstand, handicap accessible at both the top and bottom. A walkway will be along the top and back of the grandstand also with a handicap location. The path will be 10 feet wide and the retaining wall 2 feet high, with handrails. A second section will also need handrails.

It was noted the Event area has been moved down and will need a retaining wall or fencing along the walkway. The area has an excellent view of the field. Elevation views will help the Committee see the site lines. Ms. DiCarlo suggested an 18" fence to retain access to the field. Mr. Doret feels all things should be considered and as the project develops the Committee can decide what to include.

Mr. Nagi inquired whether the viewing area is big enough. The backside of that area contains a memorial wall featuring recognition of contributors. The pillars define the walkway. The Event area is 41.6 feet. The opposite side is landscaped. The width of the wall on the backside is 16 inches wide. It most likely will have a precast concrete cap. Mr. Doret added the Committee may have to go with an

alternate to get what we want. Mr. Huntress will speak with the manufacturer regarding both sides of the retaining wall being visible.

Ms. DiCarlo added she still thinks there is a need for another shot put area on the other side. She still wants the shot put area at the east end of the field, but wants an additional area in the main field area. It could be tied into the manhole for drainage.

A question was raised regarding drawing L-4, detail 5, vertical pipe, which is hollow, and whether seepage would get in, manufactured by Strata Global. Possibly concrete would be used to fill the pipe like a lally column, or imbed a face plate at the top of concrete to tie a pole into it. 2500 PSI concrete will not contain the ice pressure of 5000 PSI. It also depends on how tight the grout is as to whether the current design can survive if water freezes in the pipe column.

Ms. DiCarlo announced the storage containers will be taken out and moved to the upper parking lot. Athletics will use the new storage units; facilities will get the old units. This move should be done as part of the project specs and scope of work. Ms. DiCarlo also felt a meeting of Mr. Huntress and those interested in the Press Box should be held as soon as possible. The Cable TV could offset some of the costs. It was noted the plant count on the project is the same as originally described.

On the upper field, the walkway will also be ADA compliant. The bank cut on the O'Neil Drive side of the field will have an 8 foot high wall. It will be a gravity wall, 1000 lb blocks that look like granite, 4 feet wide. They will be reviewed and signed off by a structural engineer, who will detail the wall and affirm its stability. The GeoTech report is already in. There will be a non elevated grandstand in the area. The field size is 224 feet of turf. The boring report seems to indicate the hillside to be dry. The perforated pipe will be 10 feet HDPE Collector. Mr. Doret recommends that the "well tile" microscopic drainage slots be used in this drain. This request is made in lieu of the currently shown perforated pipe on the drawings.

The upper storage building will be 16x24 with a Board and Batten finish, a composite product, with PVC trim. It should have a smooth finish. There will be a 4 foot paneled fence with double gates. There is no running water up there. There will be an electric scoreboard with power supplied by an electric hand hole in pavement with quad receptacles. There is water on the lower field.

Ms. DiCarlo inquired whether there could be water on the upper field. There is a hydrant there. Town Meeting was told there is no water on the upper field. The water source for the hydrant could be located. There will be goal posts on the upper field, as well as logos, thus 5 sports can be played on both fields. The fields will have painted hash marks. There will be no white border around the fields. The storage rooms will have electricity. The committee requests that a hydrant consistent with the design at the upper field be installed and connected to the hydrant located near the access road, downslope from the upper field.

Mr. Doret noted the storage facilities will not have sprinklers, but will have to have a sensor that carries back to the alarm system at the high school. The upper field will have a ¾% grade straight across. The drain line is through the middle of the field. There is the possibility more water retention storage will be needed under the field. On the upper field, the water is not getting to the drain. The problem needs to be fixed. It depends on where the panel drain is placed. The water infiltration delta becomes the existing preventative run off. What is the ratio? There is 12 inches of crushed stone under the field to absorb the water in the new design. Mr. Huntress believes that with the new upper field design with water retention storage, the change in runoff will be negative from that which now exists with the natural field.

Mr. Doret added there are 6-8 foot culverts opposite the Memorial on Ruggles Street with a retention basin. This installation was part of the original design and is installed under the pavement near Ruggles Street. This water retention system was cleaned when the school reconstruction was completed and may have been cleaned since then.

Mr. Doret inquired about the schedule in terms of what is happening. Mr. Huntress stated it is an aggressive schedule 50% of design development will be completed by first week of January. Local permits will be submitted by the end of this month. Construction documents will be at 100% in 24 days; Bidding and negotiations will take 25 days; Opening bids March 21. Construction will start March 23 and finish September 14, with Substantial Completion August 15, turf ready to go, and 100% Completion September 14. The grandstand will most likely be ordered in March or April.

Mr. Nagi asked about the Pittorino donation of land clearing and prep work. Mr. Huntress stated it could impact the schedule. After the work was done, the property would have to be resurveyed. Mr. Doret suggested Mr. Pittorino bid the project and provide an offering as a proposal, acknowledging prevailing wages. Then he can donate something back to the district. Mr. Huntress added the rest of the project cannot be bid until Mr. Pittorino does his work which will impact the schedule.

The consensus of the Committee is to have Mr. Doret, Mr. Huntress and Mr. Pittorino meet and have a conversation regarding any work.

MOTION

Upon a motion by Mr. Callaghan, a second by Mrs. Dullea, the Committee voted unanimously to adjourn at 5:40 pm

Next Meeting Friday, January 26, 4:00 pm at High School Library.10