

Minutes of the Meeting 03/24/2015

11:00 a.m. to 12:00 p.m.

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**PRESENT:**

**[City of Miles City]** Scott Gray, Connie Muggli, Brady Stone

**[SDi]** Brandon Janshen

**[Others]** Jon Bass (Probuild), Jeff Brabant (MCC/MCYBA), Dan McKinney (MCC)

**PROJECT STATUS:** The purpose of this meeting was to discuss the results of the Structural Assessment and determine what should happen next.

Specific items discussed were as follows (not necessarily in order):

- 01.01 Historical Integrity: The complex was completed in 1940 as a WPA project. Currently, the City is working on getting Denton Field listed on the National Register of Historic Places. This will hopefully open up other opportunities for grant funding. Because it is a historic facility, maintaining the historical design aesthetic and preserving the historical character of the facility is important. Connie mentioned that since this project is not looking at obtaining Historical Preservation Tax Credits, the renovation would not require State Historic Preservation Office (SHPO) review and approval.
03. We discussed what the Wooden Ballpark Designation could mean, but we need a firm definition to assure that we can sustain this identification going forward as it may open up other avenues for grant funding. Two specific case studies were mentioned: Durkee Field (now JP Small Memorial Stadium) in Jacksonville, FL and Zigler (sp?) Field in Oregon ... I was unable to find Zigler Field in a brief internet search, but came across Civic Stadium in Eugene, Oregon which has the wooden ballpark designation and was built in the WPA era. Connie also mentioned that they have filed for and will be receiving the WPA documents related to the project. Ideally, these will lead to drawings of the building.
- 01.02 Roof and Supporting Structure: The columns holding up the roof – especially the tallest columns at the front of the canopy – are badly weathered and should be tested for soundness. We talked about using round, steel pipe sections to replace them and emulate existing. The roof primary structure (beams, rafters, etc.) appear to be in good shape except for a few locations that will need to be replaced due to exposed ends rotting out. The roof metal panels were not flashed correctly around the press box and the opening at the top of the ladder which has allowed water to run underneath the panels and compromise the 1x4 roof decking although from the bottom everything looked solid. The consensus was that the roof panels should be pulled up, a new deck laid over the board deck and new roofing and edge detailing installed. Along with proper flashing, it will be important to include fascia and gutters to protect the integrity of the roof system.
02. Scott Gray will contact Ron Hurr (MDU) to see if they are able to test the wooden poles. The City would also like an approximate cost associated to having a structural engineer survey the existing structure – our structural engineer is passing through Miles City on 03/05/15 and plans to look the building over and put together a fee proposal for the work before formalizing his assessment.
03. Structural Engineer Miles Borges visited the grandstands on March 8, 2015 and followed up with a Structural Assessment on March 20, 2015. The gist of the report is that he advises to demolish the canopy and wooden poles and rebuild based on current code design loads and material strengths. There is an option to rehabilitate with extensive repairs and reinforcing the primary structure, but his guess is the cost to do so will exceed the demolition and new construction. The City has heeded this advisement and will be moving forward with his recommendations.

- 01.03 Press Box: The press box needs to be replaced. The new press box could be located in the original location or just in front of the existing roof. Will need to determine space requirements – currently has 3 rooms, might be able to accommodate the function in 2 rooms.
02. Jeff B. mentioned the option of putting the press box under the canopy in the back of the grandstands. This would take up some seating, but would eliminate any penetrations through the roof and make the press box safer to access. Size requirements should allow for 2 rooms that can both accommodate 3 people each.
03. Since the plan is to tear down and rebuild, Jeff mentioned it might be nice to raise the canopy and give more head height in the press box since the initial plan is to relocate the press box below the canopy in the back of the grandstands. Only concern here is maintaining the historical integrity of the size/scale of the building – Connie will see if this is a requirement.
- 01.04 ADA Accessibility: Discussed demolishing the 3<sup>rd</sup> base line bleachers and redoing the space underneath to be ADA accessible. New bleachers will need a ramp and have wheelchair locations. Discussed remodeling the main grandstands to include a ramp on both ends, but this would be an overhaul requiring taking out sections of the structural concrete deck and steps leading to the higher seats – a simpler approach may be to add a sidewalk around the outside perimeter to allow wheelchairs access to both entries. Another option may be to add a walking lane in front of the grandstands behind home plate, but we would still need to address the restrictive width behind the dugouts. Since this is a historical structure it does not have to meet full access requirements.
02. Brandon J. suggested that the added sidewalk along the back of the grandstand be raised 6” to act as a bumper for parking – this would require in-line ramps near the doors to the storage rooms. The group agreed that having people using two gates was problematic as they would need to staff someone at each gate. Jeff B. suggested adding a hallway just inside the back wall, underneath the grandstands, that would connect each ends. Mike S. elaborated on making the grandstands accessible by adding a walkway to the front of the bleachers to widen the path.
- 01.05 Restrooms: Existing men’s restroom on the 3<sup>rd</sup> base line are potentially slated to be demolished and replaced to accommodate ADA accessibility. Existing women’s restroom on the 3<sup>rd</sup> base line could be remodeled and made ADA accessible as well. There is currently a men’s and women’s ADA accessible restroom on the 1<sup>st</sup> base line, but they do not have the fixture capacity for the grandstands.
02. Adding more accessible bathrooms to the first base line was mentioned as a possibility.
- 01.06 Dugouts: The concrete structure of the dugouts appears to be in good shape. Renovation would involve demolishing the wood canopy, wood benches, concrete steps, and chain link fence. These would then be replaced with new, durable materials that can withstand the elements.
02. John H. mentioned that he thinks the dugouts were poured separate from the grandstands.
- 01.07 Locker Rooms: The room accessed through the backs of the dugouts could have its existing floor removed and lowered to match the lower level of the dugouts. The room could serve as lockers/storage space for the teams. Previous designs investigated opening these rooms to the adjacent storage space under the grandstands and adding shower(s) and toilet(s) to make these a functional locker room. Note: Floor level may be limited by depth of sewer serving building, which is fairly shallow.
02. Concern about excavating and digging out the floors from the existing locker rooms as the sewer lines are assumed to be shallow through this area.
- 01.08 Phasing: The overall goal is to develop the full scope of the project based on the needs determined from this and future assessments of the existing facility, then prioritize the project into logical phases that meet the projected funding capacity. The City has determined the first priority in Phase One of renovating Denton Field is to address conditions that have the potential to threaten public health, welfare and safety. Preliminary example:
- Phase 1 – demo the existing press box, re-roof, replace columns and any rotted structure.

- Phase 2 – new press box
- Phase 3 – addressing bathrooms on the third base line.
- Phase 4 – making the grandstands accessible.
- Phase 5 – new dugouts and locker rooms.

02. It was agreed that the previously described Phase 1 and Phase 2 should be combined into the first phase if funding permits. Ideally, this portion of the work would begin in the Fall of 2015.

01.09 Funding: To address the first priority, the City has identified two potential grants that will become available in the upcoming year. The first is legislatively funded and opens July 1<sup>st</sup> and requires a 50% match, with award anticipated in fall 2015. In previous years, this grant has funded projects in the \$150,000 - \$180,000 range. The second \$75,000 grant opens in November and requires a 1:1 match of \$75,000. Depending on the amount of legislative funding that becomes available, the seed money available to address the first priority could be up to \$375,000 when matched. The plan is to seek out corporate sponsors and private donors for the matching funds, as well as other grants as the project develops.

02. The grant that Connie is looking into is DUE on July 1<sup>st</sup> and she will be accumulating the background information for the grant. Money spent within 18 months before the grant will apply towards the matching fund requirement. Ingraham Environmental will be donating the environmental survey and any associated abatement; Regan's had recently completed some plumbing upgrades; and MDU had recently re-wired the complex – all should count towards the match as they would fall within the 18 month timeline.

03. Funding ideas for the 75<sup>th</sup> Anniversary Event were mentioned – possibly repurposing some of the demolished wood and selling some of the old uniforms stored under the grandstands pending their condition. Connie announced that Kathleen McClain will be assisting with the grant writing and this should open up more avenues of funding. For the Tourism Infrastructure Investment Program (TIIP) Grant, Connie has asked everyone to amass as much 'use' data – prior, current and anticipated – to incorporate into their request. Sporting events, concerts, reunions, etc. should all be accounted for.

02.01 Water lines: Brady S. mentioned that old drinking fountain water line locations were a mystery throughout the complex.

03. A new curb stop – believed to be controlling abandoned water lines for the grandstands – was found ~ 50 feet away from the grandstands in the parking lot.

02.02 Concrete: John H. reported that, in general, the condition of the concrete was okay. The third base bathrooms are in bad shape; the E. end of the third base dugout has settled a bit; some alkali is showing through the backs of the dugouts; and there is some frost-heaving occurring by the first base line ticket booth.

02.03 Third Base Bleachers: We all agreed that these bleachers needed to be demolished and rebuilt. The front fence could be brought out to be in line with the third base dugouts similar to the first base dugouts. This would allow a ramp to be built and the bleachers could include locations for wheelchairs. The potential need for a canopy to provide shade over this area was mentioned and should be discussed further.

02.04 Roof Drainage: Will need to determine some options for taking storm drainage to the pool.

02.05 Marketing: Kevin R. mentioned that a portion of the funds in the first phase should be allocated towards marketing the project and future phases. Pennants were mentioned as a potential option. Selling some of the old jerseys in the storage under the grandstands was also mentioned.

02.06 Baseball Storage: Jeff B. pointed out that underneath the S. end of the third base bleachers was currently being used for storage for the tractor and some equipment – the new design for the bleachers/restrooms should include this function. The current storage space under the grandstands

has an old transformer and some black silica that Brady is going to contact MDU to see if they will remove and dispose.

03. A letter from MDU was found that stated there was no evidence of any PCBs found in the transformers, so they are safe to remove.

03.01 Professional Fees: Connie has asked that Stevenson Design round up initial estimates on professional fees to help determine their funding mechanism for obtaining drawings, specifications and construction estimates for the future work to be bid out. Connie will be contacting the Community Block Development Grant (CBDG) Program to figure out which approach – PAR, PER, etc. – is needed send out requests to design firms for proposals/qualifications.

03.02 Naming: In an effort to avoid offending the public, it was decided to call the project Denton Field for Historic endeavors and Connor's Stadium for public endeavors.

**Next Meeting: TBD.**

Minutes respectfully submitted by:

*Brandon Janshen, AIA*