

Minutes of the Meeting 01/30/2015

1:00 p.m. to 2:30 p.m.

PRESENT:

[City of Miles City] Scott Gray, Connie Muggli, Dawn Colton, Dennis Hirsch, Brady Stone

[SDi] Mike Stevenson, Brandon Janshen

[Others] Jon Bass (Probuild), Kevin Raasch (Bloedorn), Marc Ingraham (Ingraham Environmental)

PROJECT STATUS: The purpose of this meeting was to tour the facilities and informally discuss first impressions, speculate priorities and get a better grasp on the overall scope of the renovations needed at Denton Field.

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.
- 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.
- 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.
- 01.04 ADA Accessibility: Discussed demolishing the 3rd 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.
- 01.05 Restrooms: Existing men's restroom on the 3rd base line are potentially slated to be demolished and replaced to accommodate ADA accessibility. Existing women's restroom on the 3rd 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 1st base line, but they do not have the fixture capacity for the grandstands.

- 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.
- 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.
- 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.
- 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 1st 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.

Next Meeting: TBD.

Minutes respectfully submitted by:

Brandon Janshen, AIA