

# Municipal Stadium Project Update

*Bond Amendment Request*

*Board of Aldermen Meeting  
April 6, 2015*



**WATERBURY**  
Development Corporation

# Stadium Complex Renovation - Phase I

## **Ray Snyder Field (North Field)**

- Installed synthetic turf that allows field to host baseball, softball, soccer, and football games
- Installed requisite fencing, backstops, sidewalks, etc.
- Installed new scoreboard and PA system

## **Bill Ryan Field (South Field)**

- Replaced backstop & fencing
- Repaired the natural turf playing surface

## **Project Cost**

- \$2,125 MM (DECD Share \$1.5 MM; City Share \$625 K)
- Project completed September 2007

# Stadium Complex Renovation - Phase II

## **Bob Palmer Field (Main Field)**

- Upgraded lighting to Double A Minor League Baseball Standards
- Full Electrical Service Upgrade

## **Project Cost**

- DECD provided \$750 K to complete this project
- A total of \$617,469.78 was expended
- Balance of **\$132,530.22\***
- Completed February 2010

*\*Balance rolled into Stadium Complex Renovation – Phase III*

# Stadium Complex Renovation- Phase III

## **Bob Palmer Field (Main Field) – Original Scope**

- Repoint granite façade and sidewalls
- Remove existing steel decking
- Install new steel decking (1,800 seat capacity)
- Renovate locker rooms and restrooms
- Update all mechanical, electrical, plumbing and HVAC systems
- Renovate existing dugouts
- Replace backstop & scoreboard

# Stadium Complex Renovation - Phase III

## Procurement for Construction

- BOA approves \$4,000,000 bond authorization \$2,500,000 - Local Share; \$1,500,000 - DECD - *February 6, 2012*
- ITB# 4525 issued - *June 18, 2012*
- Bids received - *July 12, 2012*
- Banton Construction certified by BL Companies - *September 11, 2012*
- Banton Construction executes Construction Contract for \$3,898,420 - *October 3, 2012*

# Stadium Complex Renovation - Phase III

## Issue 1 - Ownership of Steel Deck Design

- Debate over the ownership of the steel decking design
- Bid documents delegate design (responsibility of contractor)
- Project stalled
  - Banton Construction demands steel deck design from owner
  - Owner maintains design is Banton Construction's responsibility
- In an effort to move project along, owner asks BL Companies to design steel deck for Banton - *January 2, 2013*
- Banton reviews deck design and submits a \$668,725.00 Change Order
- Owner retains third party (S/L/A/M Collaborative) to evaluate Change Order - *March 22, 2013*
- S/L/A/M confirms that the bid documents do in fact delegate the steel deck design to be delegated (contractor's responsibility), however S/L/A/M did indicate that the documents are open for interpretation - *report issued April 9, 2013; received April 15, 2013.*

# Stadium Complex Renovation - Phase III

## Issue 2 – Steel Deck versus Aluminum Deck

- Difficult to identify a vendor that could provide the 18' bent steel plates; Aluminum deck systems are readily available
- A steel deck would pose a slip hazard (an applique would be required to prevent persons from slipping; said applique would require regular maintenance); Aluminum deck has a built-in non-slip tread
- Moist heat generated in the locker room showers could cause condensation to form along the underside of the steel deck, which could damage the finished space below
- These factors led to a decision to change to an aluminum deck system
- This change requires other design elements to be adjusted and coordinated because an aluminum deck system is not as impervious as a steel deck

# Stadium Complex Renovation - Phase III

## **Issue 3 – Waterproofing**

- To handle the water intrusion, BL Companies proposed that an impervious membrane and a series of roof drains be constructed beneath the aluminum deck.
- S/L/A/M asked to review the changes to the owner-provided deck design
- As this review process went on, it became evident that keeping water from infiltrating the finished space that was planned for beneath the deck was going to be challenging.

## **Issue 4 – Unsuitable Substrate**

- Selective demolition of slabs reveals subsurface voids
- Owner hires a geotechnical engineer to investigate the substrate
- Engineer issues report on September 17, 2013 outlining substrate deficiencies
- Report recommends removal/replacement of unsuitable substrate, and indicates that even after this, settling of up to 3 inches could occur
- Other options were presented but were deemed to be too cost prohibitive and could not guarantee that no settling would occur

# Stadium Complex Renovation - Phase III

## Issue Resolution

- BL Companies terminated for convenience - *October 23, 2013*
- Banton issues proposed Change Order for soil issues at \$165,149.20 - *December 12, 2013*
- S/L/A/M hired as architect of record - *February 6, 2014*
- S/L/A/M produces conformed drawings resulting in a significant proposed Change Order from Banton Construction - *April 28, 2014*
- Owner decides that moving forward with aluminum grandstand with finished space beneath is cost prohibitive and presents maintenance challenges
- Banton Construction terminated for convenience - *June 20, 2014*
- WDC & S/L/A/M conduct BOA workshop that included a site visit to review the revised plan for project completion, specifically outlining the issues with completing the project as originally envisioned - *July 17, 2014*
- A decision was made to limit finished space beneath aluminum deck to a small ticket booth/office and to construct a stand-alone building adjacent to North Field to house restrooms, locker rooms, and space for Parks Department

# Stadium Complex Renovation - Phase III

## **Rationale for not constructing finished space below aluminum deck:**

- Waterproof membrane is difficult to install as space between aluminum deck and support steel is minimal
- Membrane would then be inaccessible, making maintenance and repair virtually impossible without removing portions of aluminum deck to gain access
- Complicated weatherproofing details at intersections with existing rubble stone masonry wall at rear and end walls and at all of the membrane penetration points
- Potential for additional settlement of up to 3 inches per geotechnical report, despite the remedial efforts planned (i.e. over excavation and gravel base and structural slab approach)

# Stadium Complex Renovation – Phase III

## **Re-bid of grandstand proper (aluminum deck)**

- ITB# 5133 issued December 1, 2014
- Bids received January 9, 2015
- Millennium Builders, Inc. is qualified low bidder (bid - \$2,347,000.00)
- WDC negotiated contract amount to \$2,225,800.00
- Contract execution pending BOA approval of Bond Amendment Request

## **Revised Scope**

- Install an aluminum deck and emergency egress lighting
- Construct a ticket booth/small office beneath aluminum deck
- Construct dugouts and replace backstop and scoreboard
- Prepare the design package for the stand-alone building, which will house restrooms lockers, etc., the south parking lot, sidewalks and perimeter fence and put package out to bid to obtain a range of 'actual' costs for this work

# Stadium Complex Renovation - Phase III

## Budget

Architectural Fees	\$	244,000.00	Design of Locker/Bathroom Out Building & Parking Lot, Fencing, Sidewalks, Signage
Millennium Builders	\$	2,225,800.00	Grandstand Construction
Contingency (5%)	\$	<u>111,290.00</u>	Owner Controlled Construction Contingency
Total Anticipated Project Cost	\$	2,581,090.00	
Available funding @ 3/13/15	\$	<u>(1,788,833.71)</u>	
Balance to Complete	\$	792,256.29	
<b>Board of Alderman Request</b>	<b>\$</b>	<b>800,000.00</b>	