

## Peninsula Stadium Authority Minutes September 9th, 2019

The meeting was called to order by Jim Wilson, Chair. Others in attendance included: Randy Price, Pat Uribes, Wayne Gomes, Brenda Stokes, Sallie Marchello, David McCauley, Lola Perkins and Linda Williams from the Board. Visitors included: Ron Sterling (Sr. Civil Engineer/Project Manager), McCord Newsome (City Engineer) and Kendall Bynum (Sr. Assistant City Attorney). Henry Morgan from Community Baseball was in attendance as well.

Jim had requested a change in the meeting agenda to accommodate his request to invite a special visit from Ron Sterling and McCord Newsome to inform the Board of the progress of the New Building and steps leading up to the current phase. Ron explained there were 4 change orders and 46 calendar days added to the completion date due to the changes requested, waiting on materials to be delivered and inclement weather. The original completion date of July 12th was moved to August 25th. Then there was some delay with the testing of the grout strength that would be in the pillars supporting the 2nd floor of the building. This testing process took approximately 2 weeks. It has been approved, the slab for the 2nd floor should be installed by middle of next week. The new completion date has now been moved to mid to end of October.

This is the summary of what Ron Sterling told the Peninsula Stadium Authority Members.

Notice to proceed was issued 11/12/2018 with a 240-day completion which put the original completion date at 7/10/2019. The contract completion time was extended by 46 days due to: abnormal weather delays encountered between Nov. 2018 and April 2019; delays in obtaining specified masonry and precast arches due to changes in the masonry coursing, changes to the wall design at the arches and changing suppliers due to limited availability of the specified masonry; delay in obtaining the exterior door frames due to increasing the frame head dimension to accommodate brick coursing which delayed masonry work at the doors as the door frames needed to be in place in order to set masonry; delay in approving elevator submittals due to electrical requirements of elevator which maxed out available electrical service (service was increased for future power needs via change order) and delayed pouring of elevator conc. Pit. With the additional 46 days, the new contraction completion date is 8/25/2109.

On 6/20/2019, due to not having an approved grout compressive strength result for the first grout placed, the Structural Engineer of Record (SEOR) would not allow any additional grout to be placed in the walls until an acceptable grout test was obtained. Masonry/grout samples were obtained and tested by two 3<sup>rd</sup> party labs with both results exceeding the required compressive strength. The testing and SEOR approval process was not completed until 8/8/2019. As the second floor structural steel and precast

arches bear on the masonry walls, the steel could not be erected until the grout issue was resolved which also delays placement of the 2<sup>nd</sup> floor slab. Ron was in discussions with the Contractor, the testing agency and the SEOR (Special Inspector) to determine what additional time the contractor is due for this issue. The mason has installed the precast arches and the 2<sup>nd</sup> floor structural steel erection is underway. Shoring installation for the 2<sup>nd</sup> floor slab is expected to begin the week of September 16<sup>th</sup>.

The August Minutes were approved by Randy, seconded by Sallie and approved by the Committee.

Treasurers Report was presented by Sallie. She deposited the check today (\$2155.41) received from the Insurance Company regarding the Claim for the Lightning damage earlier this year.

Athletic Field Work for the final phase of the Capital Improvement work.

Infield drainage work and renovation of the Infield are two projects that are in the process now with a total cost of \$500,000. This work is based on installing Infield drainage lines and preparing the Infield foundation for the Artificial Turf installation. Peninsula Pilots will be responsible for the cost of the Artificial Turf installation for the Infield area only along with the Warning Path locations. Henry is in the process of securing funds for the Turf. Jim expressed his concern for the protection and maintenance of the new Artificial Turf.

Jim expressed to the Committee the obligation we have to try and properly complete all the Field work required to properly complete the entire Baseball Field area. The Baseball Field is the "Show" area for the entire Stadium. Our entertainment product takes place on the Baseball Field.

The Outfield would have to be re-graded to ensure the drainage would run from the lip of the Artificial Turf from the Infield to the Outfield Wall. This will require a change to the irrigation system, re-shape the Outfield from the dirt from the Infield and re-sod the entire Outfield area. Install drainage pipe between the Outfield Turf and the new Outfield Warning Path. The cost for this project would be \$230,000. Jim has approached The City requesting funds to complete this project. The City would commit to paying for all but \$50,000. Randy made a motion to transfer \$50,000 from the PSA 2020 Budget to Parks & Recreation to help pay for the Outfield project. Sallie seconded the motion and it was approved by the Committee.

The current War Memorial Stadium Lease between Community Baseball LLC. (the Peninsula Pilots) and the Peninsula Stadium Authority. Our current agreement is for 3 years and now we have reached a point in our Lease that requires a two-year extension with a written notice of our desire to renew. Randy made a motion to renew a new Lease for 3 years with a two-year extension. Sallie seconded the motion and the Committee approved. Lola will draft a new

Lease.

The current insurance policy for the Stadium has been renewed, however, Jim is still working to update the policy to include all the renovations. Risk Management will send someone out to the Stadium in November to evaluate the value to include all the improvements. Jim asked Q-Design for an estimate of the Stadium with the recent improvements. The estimate came back at \$8,276,520.00. A motion was made by Pat to pay the invoice for the estimate to Q-Design in the amount of \$637.50. Sallie seconded the motion and it was approved by the Committee.

Lola is still working with the Claim representative and submitted numerous documents to them. The Insurance Company is considering the request for more money and it is still in progress. Lola also informed the Committee that according to the Virginia Conflict of Interests Act (COIA) we as a Committee are not able to purchase a PSA shirt for the Mayor.

Lola presented us with the By Laws for the PSA and asked that we read it over and let her know of any changes or corrections that need to be made. She will work up a draft and send to us before our October meeting so we can discuss. She will not be at that meeting. We can discuss and send corrections to her to complete and approve for our November meeting.

The meeting was adjourned by Jim. Our next meeting will be October 7th.