



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH ATHLETIC COMPLEX MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Room 306, McConnell Center, 61 Locust Street, Dover, NH
Meeting Date:	Tuesday, April 16, 2024
Meeting Time:	6:00 p.m.

- I. CALL TO ORDER :** Meeting called to order at 6:00pm.
- II. ROLL CALL ATTENDANCE**
 - a. Present: Linnea Nemeth, Craig Flynn, Fergus Cullen, Michelle Clancy, Ernie Clark, Ronan O'Doherty.
 - b. Staff: Peter Driscoll, Gary Bannon.
- III. PUBLIC FORUM :** *Given the nature of this meeting, the Chair requested members of the public to wait to deliver general comments until the next meeting of the JBC.*
- IV. APPROVAL OF MEETING MINUTES :** *Given the nature of this meeting, the committee is expected to postpone consideration of minutes from the April 9, 2024 regular meeting until the next meeting of the JBC.*
- V. NEW BUSINESS**

Presentations by design & engineering consultants who responded to the Request for Qualifications issued by the JBC on March 22, 2024 and received by March 5, 2024.

Woodard & Curran Presentation from Scott Salvucci (in-person), Darrin Stairs (in-person), Thomas Shay (virtual).

- Community Development Group - Experience with Sports and Recreation.
- Takes an Integrated Approach: Community Development, Infrastructure Improvements, Strategic Funding & Financing, Stakeholder Engagement
- Building on Past Success or lessons learned: Cost Savings & Control (planning process), Innovation (early adopter of shock pads and alternative infills), Feasible and Functional projects.
- Stakeholder Engagement: Would work with JBC to create a stakeholder engagement plan early in the process. Outreach would present out the project for “public relations”. Identify the milestones to engage and inform. Sort the “loud” vs. “broad” feedback.
- Implementation: Team will continue to be engaged, housekeeping check-ins and establishing milestones.
- Functionality Options: Presented as possible options and how they would approach
 - Option 1: Refinished surfaces and expanded surfaces/same footprint
 - Option 2: Adjust fields for best orientation, move baseball to Bellamy
 - Option 3: Move track/field to Bellamy, gain more parking
 - Option 4: Swap baseball and track/field, extreme disruption, high cost



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- Schedule: September '25 would be difficult or aggressive. Most NE sports projects take place in Spring/Summer. Impact to Spring Season and beginning of Fall season for 2025.
- Questions and Answer:
 - Ernie: Is Scott the one overseeing the project? Answer: City of Dover is his client and Darrin the Project Manager.
 - Ernie: How is the contract fee based? Answer: Hourly rate schedule, provides a scope. Have the staff to be able to handle multiple Dover projects.
 - Fergus: Can you briefly overview past and present athletic projects. Answer: High school and college facilities around the Northeast. Currently working at Scarborough, Long Island University, UMass Amherst.
 - Fergus: Can you speak to the lifespan of turf replacement projects. Answer: Running track over 20 years old would be a reconstruction and should have a life of 7-10 years before resurfacing needed. Synthetic Turf would recommend financially planning for a 10 year replacement schedule depending on maintenance and use.
 - Craig: Is the timeline and being able to be ready for September surface dependent? Answer: Thomas Shay stated for the record he is a Board Member of the National Synthetic Turf Council; Could make the timeline if we took the field offline for 1 year for seeding, sod would be 4-6 weeks.
 - Michelle: Hearing conflicting information on whether turf is recyclable, can you speak to this? Answer: There is conflicting information out there. Tech exists for chemical recycling but energy intensive. Mechanical recycling does exist with a plant in PA being built right now. Industry is trying to scale up.
 - Fergus: Rough cost for just a replacement and resurface. Answer: Assuming a shock pad in the project \$600k for field. Running track sandwich system \$400k.

Motion to Recess for 15 minutes by Craig, seconded by Michelle. Recess at 6:45pm.
Reconvened at 7:00pm.

Harriman Presentation from Sam Fogue, Senior Civil Engineer and Mark Lee, CEO

- Experience in Education projects, with the ability to work on some athletic projects in that scope. Full service architecture and engineering firm.
- Past Projects Overview: Auburn ME Track and Field with natural and artificial turf and lighting. Exeter High School project they did the engineering and architecture for grandstands and concessions. Private school in Portland project is a natural to artificial turf, in hill seating and a multi-purpose field with a tight space and stream running through the site.



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- **Project Understanding and Approach**
 - Synthetic vs. Natural Turf: Synthetic is treated as impervious surface and natural as grass. Would approach drainage in either based on current issues on existing fields. Seeding would need [longer] time and sod at least a month. Synthetic can be played 24-48 hours after installation. Maintenance is needed for both. Turf manufacturers and installers can do the testing, in some cases training as well. Replacement needed around 15 years. Cost of replacement can range from \$450-650k, \$400k for track.
 - Site Vision: Solar orientation is not good for existing fields. Would recommend swapping track and baseball orientation and corridor in between. Gateway entrance to the roadway. Area allotment for stormwater management.
- **Timeline and Budget**
 - Beginning in May for a kickoff meeting and community listening session.
 - Looking at conceptual options with pricing, takes a month.
 - Alteration of Terrain with DES could take the longest. Recommend getting this in early, even if only with concept information.
 - Permitting in Fall and concurrent bidding in Fall in order to get the largest bid pool.
 - Could phase projects for turf, stadium, and track. Football season can remain for artificial turf, but would need another full season for natural grass. Baseball sod laying in fall would allow for the spring season in '26 to remain intact.
 - Budget estimates: Football/Track in artificial at \$2M, Concession/Press Box \$800k, Track \$400k, Baseball Field \$1.2M, and other options etc to a total of \$6.5M.
 - Cost control strategies reviewed.
- **Question and Answer:**
 - Ernie: How do you structure your contract? Answer: Build from the bottom up, hours of work and fixed costs to achieve a fixed price. First phase price for concept to understand the scope.
 - Fergus: Were the current personnel responsible for the Exeter project? Answer: There are still a few members on staff that worked on that.
 - Fergus: Why did the original Belmont project fail that you had to "rescue"? Answer: The drainage was not appropriate, and similarly at Nashua South that they worked on assessing. The track was ultimately delaminated due to what had been budget constraints.
 - Craig: How comfortable are you with the timeline? Answer: Pretty comfortable given the ability to get the early start. With the focus being on getting playing surfaces ready.
 - Craig: Do you have any experience with synthetic outfield and natural infield? Answer: Have not seen that set-up. (All turf, or turf on infield)



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- Ronan: Who is your preferred synthetic turf supplier, and infill recommendation?
Answer: Greencare is the go-to but have also used FieldTurf. Crumb rubber performs the best. Coconut fiber performance in his experience in playing has been more slick.
- Ronan: What has been your process and experience in replacing/repurposing turf.
Answer: Have not been involved in the process of replacement in the sense of what to do with the old turf. But they do see the manufacturers involved in getting this out. Greencare investing in recycling programs.
- Ernie: What is the price difference in sod vs. synthetic? Answer: Artificial will be the premium due to infrastructure. Would estimate 75%.

VI. ADJOURNMENT: Ernie made a motion to adjourn, seconded by Michelle. Meeting adjourned at 7:48pm.