City of Derby - Board of Education
Field House and Baseball Field Building Committee

September 10, 2019
Derby City Hall
1 Elizabeth Street

Special meeting

Present Field House and Baseball Field Building Committee Board Members:
Dr. Matthew Conway
Mr. Edward Armeno
Mr. Andrew Cota
Mr. Anthony DeFala
Mr. Ted Estwan
Mrs. Laura Harris
Mr. George Kurtyka
Mr. Kenneth Marcucio
Mr. Charles Sampson

Absent Field House and Baseball Field Building Committee Board Members:
Mrs. Debra Borrelli
Mr. Dan Foley
Mr. George French
Mr. Jim Gildea
Mrs. Janine Netto
Mrs. Rebecca O'Hara
Mr. Peter Olenoski
Mr. Martin Pascale
Mrs. Casey Picheco

CALL TO ORDER
Pledge of Allegiance
Roll Call Taken at 5:30 p.m.

PUBLIC PORTION
No one came forward.

Motion Passed: That the public portion is closed by Ted Estwan and second by Anthony DeFala. Motion carried unanimously.

CERTIFICATE OF SUBSTANTIAL COMPLETION.

A certificate of substantial completion was provided by Turner Construction. Communication from the Derby Building Department was presented stating that the paperwork to issue the Certificate of Occupancy for J.R. Payden Field House is being prepared and will be available no later that Thursday, September 12, 2019. Meetings are set to meet at the J.R. Payden Field House and Payden Field to go through punch list items and training.

It was noted that Turner Construction is handling the press box installation but that is separate from this project.

Motion Passed: That the Certificate of Substantial Completion be accepted by George Kurtyka and second by Ted Estwan. Motion carried unanimously.

Mr. Sampson noted that the Board of Alderman will be meeting on Thursday, September 12th and will have the acceptance on their agenda.

Mr. Marcucio noted that the first home game is scheduled for September 20th and the players have yet to go on the field for practice. The delay is stressful and players are anxious to get the feel of the new facility. Mr. Sampson noted the schedule for acceptance is close to the opening day but unfortunately the time line is unavoidable at this time. There is a process for acceptance of the facilities.

The Certificate of Substantial Completion does still have retainage of payment to the contractor with a list of outstanding issues to be resolved. The list is a detail of each item identified during the walk-thru and there are additional items that may be added prior to accomplishing the completion of the project.

CUSTODIAL SUPPORT AND MAINTENANCE.

Mr. Cota and Mr. O'Connell explained that once the job descriptions were decided by the Board of Alderman that the Parks and Recreation Director and the Chief of Staff proceeded to advertise the positions of custodial supervisor and custodian. Interviews were held and a decision was made to hire Jose Figerola as custodial supervisor with up to 20 hours weekly and Thomas Lionetti as custodian with up to 10 hours weekly.

Mr. Armeno stated that Public Works will be trained to oversee the maintenance of all outside needs of the fields and facility. Training with the groomer and methods to maintain the Astroturf has started yesterday.

The custodial staff will be overseeing the interior of the building and will be receiving training on all the mechanicals of the structure.

UPDATE FROM THE PROJECT MANAGER AND THE ARCHITECT.

The press box installation is moving forward. The piers are complete and the unit will be put in place tomorrow. Once the unit is in place the viewing platforms will be constructed on the sides. Gravel sidewalks will be constructed.

Members noted a number of outstanding issues that need to be finalized. It was noted that most if not all are included in the punch list. Of concern was the back of the dugouts, the fence and the windscreen. Further, when the press box installation was planned there was a large area of clearing. Concern was expressed as to how the slope will be properly stabilized.

J.R. PAYDEN FIELD HOUSE AND PAYDEN PARK ACCESS AND USE FOR DISCUSSION AND POSSIBLE MOTION

Mr. Cota indicated that the Parks and Recreation Commission prepared documents that have been forwarded to the Board of Alderman Operations and Procedures Sub-Committee. Mr. Sampson, a member of the sub-committee and Board of Alderman President, indicated that the sub-committee is reviewing the documents and have sent them to Corporation Counsel for comment. Alderwoman Barbara DeGennaro, chair of the sub-committee, was present and reviewed a number of the documents noting that she wanted to compare them with procedures already in place by the Board of Education so as to be consistent. Mr. Cota indicated that he did study that consistency but indicated the use of the building and fields is unique and not all procedures would be consistent with a school building setting.

Discussion continued. Members noted that the details of possible rental of the field house needs further consideration. Fees, limitations of use, times of use, etc. need to be clarified further. Who would be overseeing the rentals should also be determined.

The locker rooms and weight room are substantially used by the High School Athletic Department and as such it was felt that the Board of Education should have input on the oversight.

Moving forward in a measured way it was felt that the use of the facility should be limited to athletic and recreational uses at this time. With that, the locker rooms, weight room, concession stand and rest rooms as well as the fields themselves were the first consideration. The concession stand use would be dependent on Health Department approvals as well as the City's certificate of occupancy.

Motion Passed: That the Field House and Baseball field Building Committee currently limit the use of the J.R. Payden Field House to the interior to the lower level of the building to include all locker rooms, training rooms, rest rooms and concession stand dependent on the authorization from the Superintendent of Schools and the Board of Education for athletic events and further to allow full access to the exterior of the building during authorized events of the Athletic Department or the Recreation Department. Motion by Charles Sampson and second by Andrew Cota. Motion carried unanimously.

Motion Passed: That the Field House and Baseball field Building Committee authorize the use of the Ryan Complex fields including the DeFlippo Football Field and the Payden Park Baseball Field for use by Athletic Department and Recreation Department events based on the recommendation of the Board of Alderman. Motion by Dr. Matthew Conway and second by Anthony DeFala. Motion carried unanimously.

CLARIFICATION OF NAMING

Many questions have been raised by members of the public as to the status of the previous name dedications of the complex. The committee made it clear that the overall facility remains the Leo F Ryan Complex. There is the new J.R. Payden Field House and Payden Park Baseball Field. Further, The William "Red" Clynch Softball Field remains within Payden Park. The football field remains as DeFlippo Field and the press box remains Cirillo Press box. While most certainly this newly renovated facility is an exceptional asset to the City it does not erase or forget its heritage.

SIGNAGE

Signs previously approved by this committee are in place. Members suggested it may be helpful to have directional signage to define the movement around the facility. Noting that there is parking up at the schools should also be highlighted.

UPDATE ON PRESS BOX

Discussed previously in the meeting.

LIGHTS & BLEACHERS

The lights were tested and verify by Musco. The baseball bleachers should be arriving in a week.

ADJOURN

Motion Passed: That the Field House and Baseball field Building Committee adjourn at 6:35 p.m. Motion by Kenneth Marcucio and second by Charles Sampson. Motion carried unanimously.

Respectfully submitted;
Karen M. Kemmesies
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These minutes are subject to the Commission's approval at their next scheduled meeting.