



Christine McCall
Assistant City Manager / DPD Director

MEMORANDUM

TO: Eileen M. Donoghue, City Manager *EMD*

FROM: Christine McCall, Assistant City Manager/DPD Director

DATE: September 28, 2021

SUBJECT: MOTION OF 9/14/2021 BY COUNCILOR SAMARAS REQ. CITY MANANGER
PROVICE A REPORT REGARDING THE STATUS OF THE CEMENT STANDS
AT CAWLEY STADIUM

The Department of Planning and Development is excited to provide an update regarding the Cawley Stadium Complex and specifically the Grandstand building. Since the last update to the Council, a lot of positive progress has been made at the complex. In the summer of 2020, the City completed the design and installation of the new William Rizo Field at Cawley Stadium. Using entirely capital funds, this project was completed on time and within budget with a total cost of \$562,510. Later, in August 2021, DPD completed the installation of a new track representing a \$149,550 investment supported through capital funds.

Earlier in the year, the City authorized capital funding to hire a consultant to perform an assessment of the grandstand structure, including locker rooms, restrooms, concessions, and all other programmatic aspects of the grandstand. Funding was also approved by the Council to develop a complex-wide master plan, which will begin next year.

On April 1, 2021, the City selected Gale Associates as a consultant to complete the full conditions assessment of the existing stadium grandstand. The assessment began as a large group kick-off meeting on August 25th that included the Gale team and their sub consultants, members of the DPD and DPW, David Lezenski (Director of Athletics of Lowell Public Schools,) and the Engineering Department. During the meeting, the group set the expectations, timelines, deliverables, and exchanged critical information about the building to communicate the familiarity with the structure and its challenges. This assessment will last eight (8) weeks from the kick off meeting and will serve to identify any critical issues that need to be addressed and to help the city prioritize investment.

Although the full report is still in progress, DPD asked Gale to provide the City with a preliminary assessment to establish immediate needs and urgent measures regarding the structure if required. Based on Gale's evaluation, the as-built condition of the concrete structure does not pose a structural concern regarding occupancy/use of the facility. However, there are a series of water filtration issues in the building that prevent any immediate improvements on the interior until repaired. The current state of the ceiling at one of the locker rooms will be reviewed, in coordination between DPW and DPD, to establish next steps for replacement and/or removal of the ceiling tiles.

Gale will provide a full report by the end of October, at which point DPD, along DPW will review and schedule a “final report” meeting. We will provide the final report to the City Council and coordinate the conditions assessment report to prepare a prioritization list of the assessment and their associated costs with the intent to begin addressing the list of repairs as early as next year.

CE/cmm

Cc: Christine Clancy – DPW Commissioner
Camilo Espitia, Chief Design Planner