



LEHIGHTON AREA SCHOOL DISTRICT

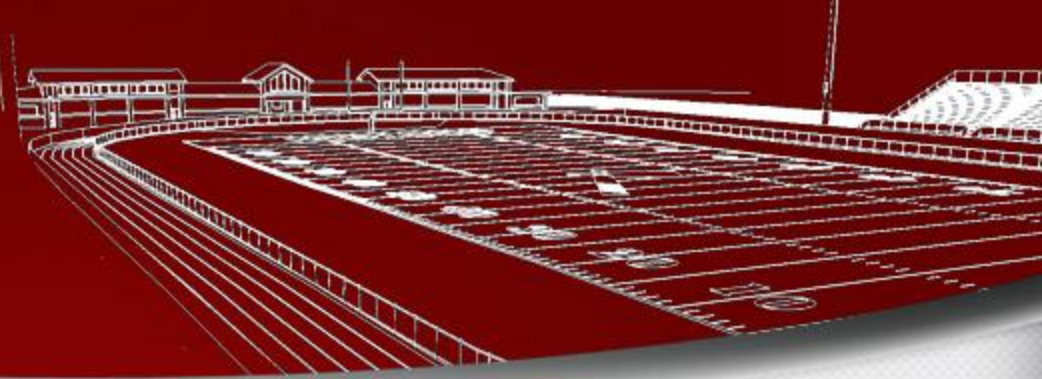
STADIUM FEASIBILITY STUDY

- EXISTING ATHLETIC FACILITY
- HIGH SCHOOL ATHLETIC FACILITY

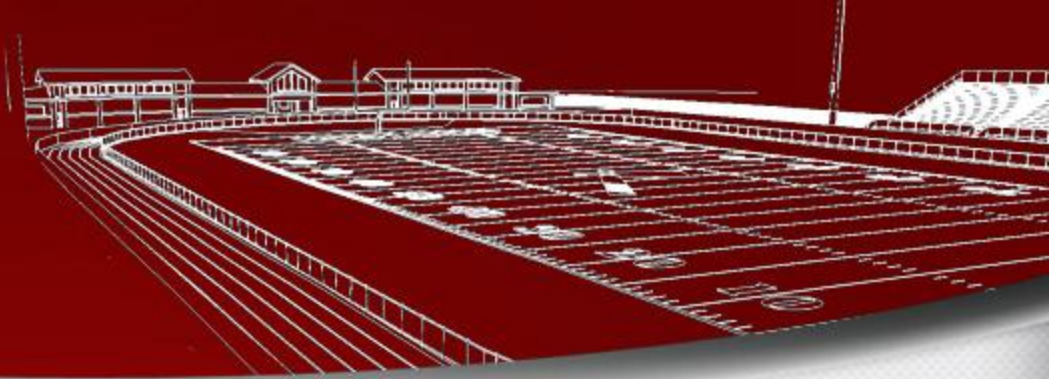
ROB SARNOWSKI, CSI, CCCA
TIMOTHY SISOCK, CSI, CDT

SEPTEMBER 20, 2012

STADIUM FEASIBILITY STUDY

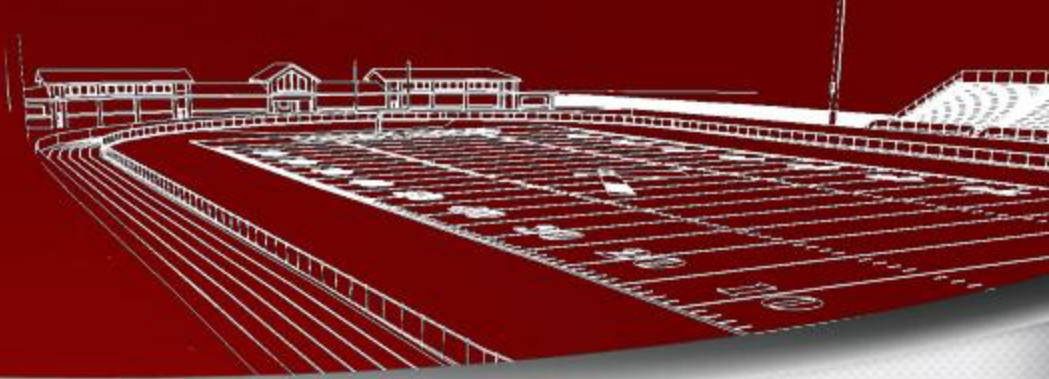


EXISTING STADIUM STUDY

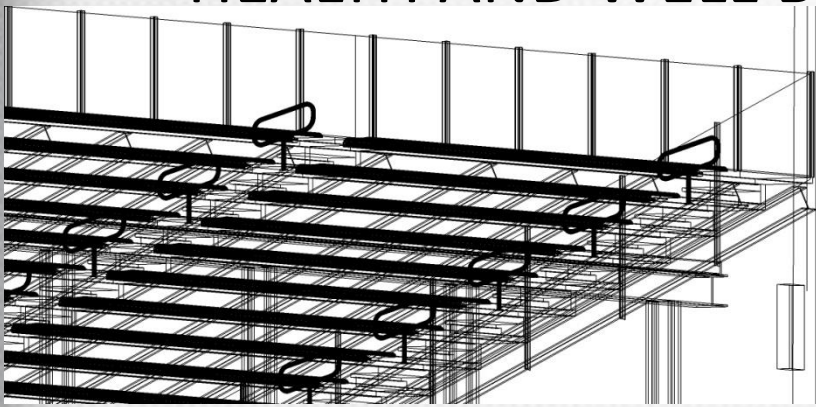


- PROVIDE A 2,500 SEAT STADIUM
- UPGRADE STADIUM TO ADA ACCESSABILITY
- IMPROVEMENTS TO FIELD HOUSE

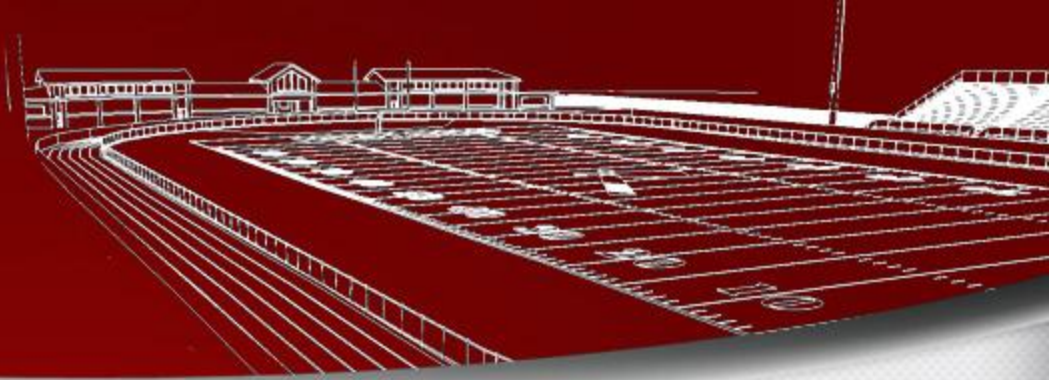
DESIGN FACTORS



- PROPOSED USE
- BENEFITS TO THE COMMUNITY
- LONGEVITY
- EASE OF MAINTENANCE
- HEALTH AND WELL BEING OF OCCUPANTS



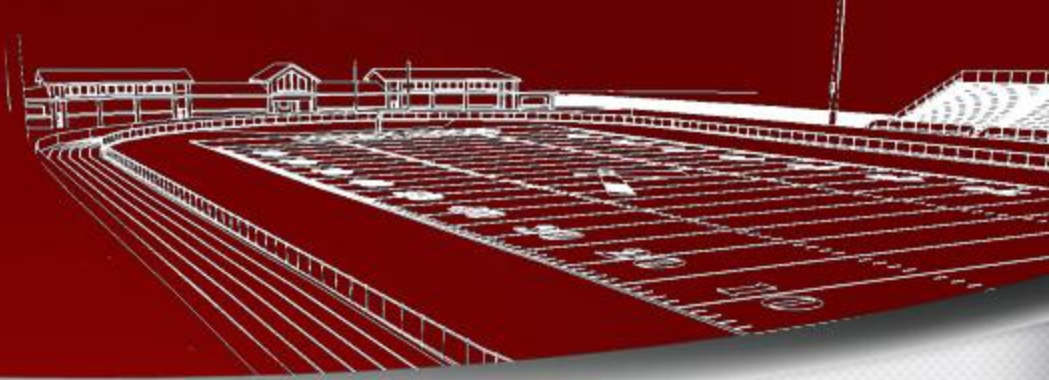
CONTRIBUTING EXTERNAL FACTORS



- BUILDING CODE

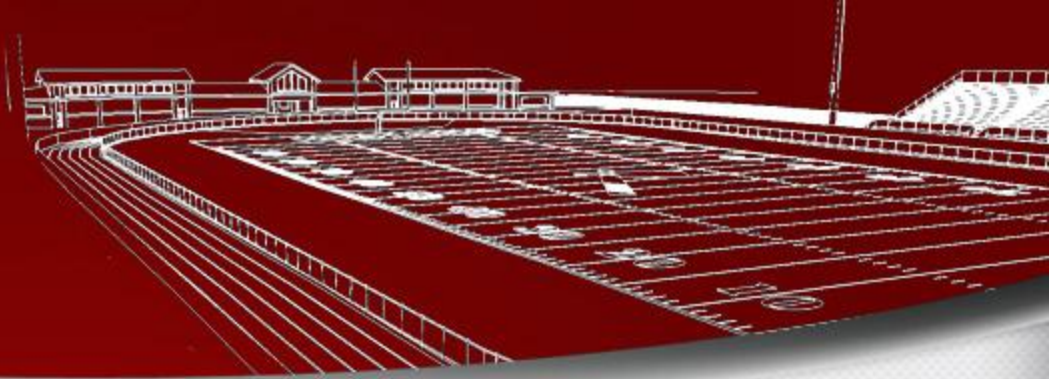
- For the protection of the public ***health, safety and welfare*** the Borough of Lehighton has adopted the Pennsylvania Uniform Construction Code
- Taken from the http://www.lehightonborough.com/index.php?page=zoning_building

CONTRIBUTING EXTERNAL FACTORS



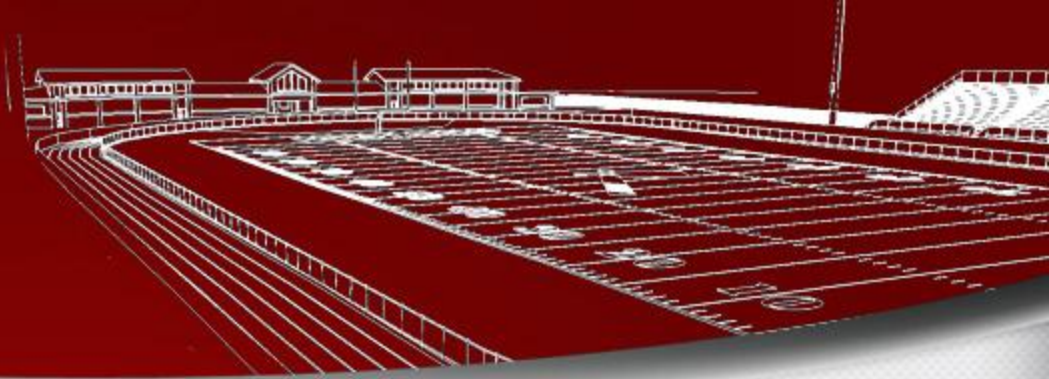
- TITLE IX
 - Part of a larger Bill that prohibits discrimination based on gender.
 - It is **NOT** a sports law, it is an education law.
 - Mandates for October 2013
 - Two basic areas of compliance:
 - Participation Opportunities
 - Equivalence of other benefits and opportunities

CONTRIBUTING EXTERNAL FACTORS



- TITLE IX
 - Protective Athletic Equipment and Other Athletic Supplies
 - Locker Rooms, Practice and Competition Facilities
 - Allocation of Travel and Transportation Benefits and Per Diem Allowances
 - Years Experience, Quality, Compensation, and Assignment of Coaches
 - Services for Athletic Programs
 - Game and Practice Times and Scheduling; Facilities for and Access to Training and Medical Services
 - Academic Tutoring Services for Student-Athletes
 - Institutional Support Services for Athletic Programs

CONTRIBUTING EXTERNAL FACTORS



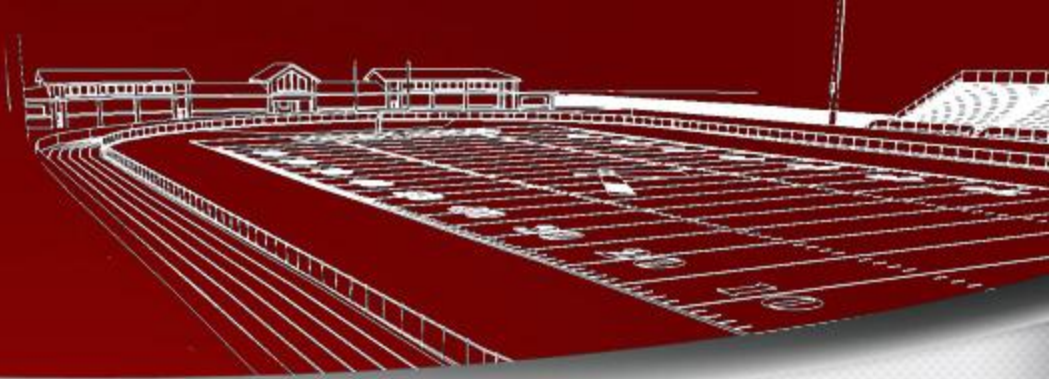
- NPDES

(National Pollutant Discharge Elimination Act)

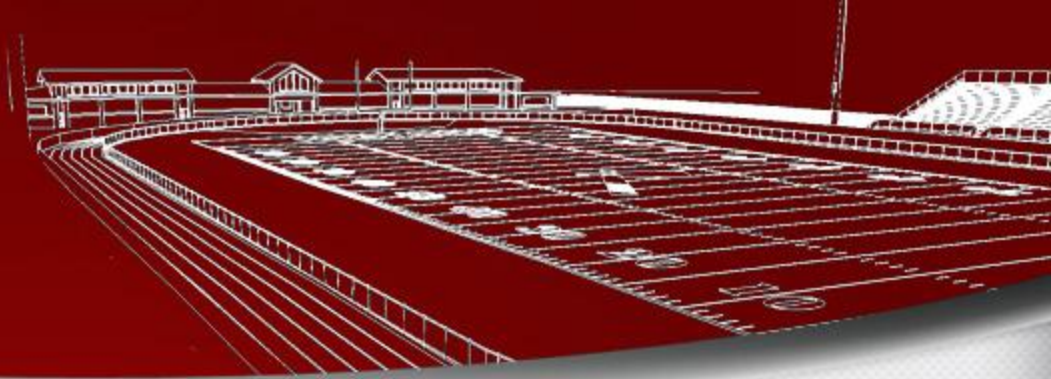
Federally mandated, regulated by PADEP in Carbon County

- Storm Water Management
- NPDES permitting will apply to every scenario
- Water can not leave site, must be infiltrated
 - Either chambers, ponds or spray irrigation depending on method of treatment

EXISTING SITE

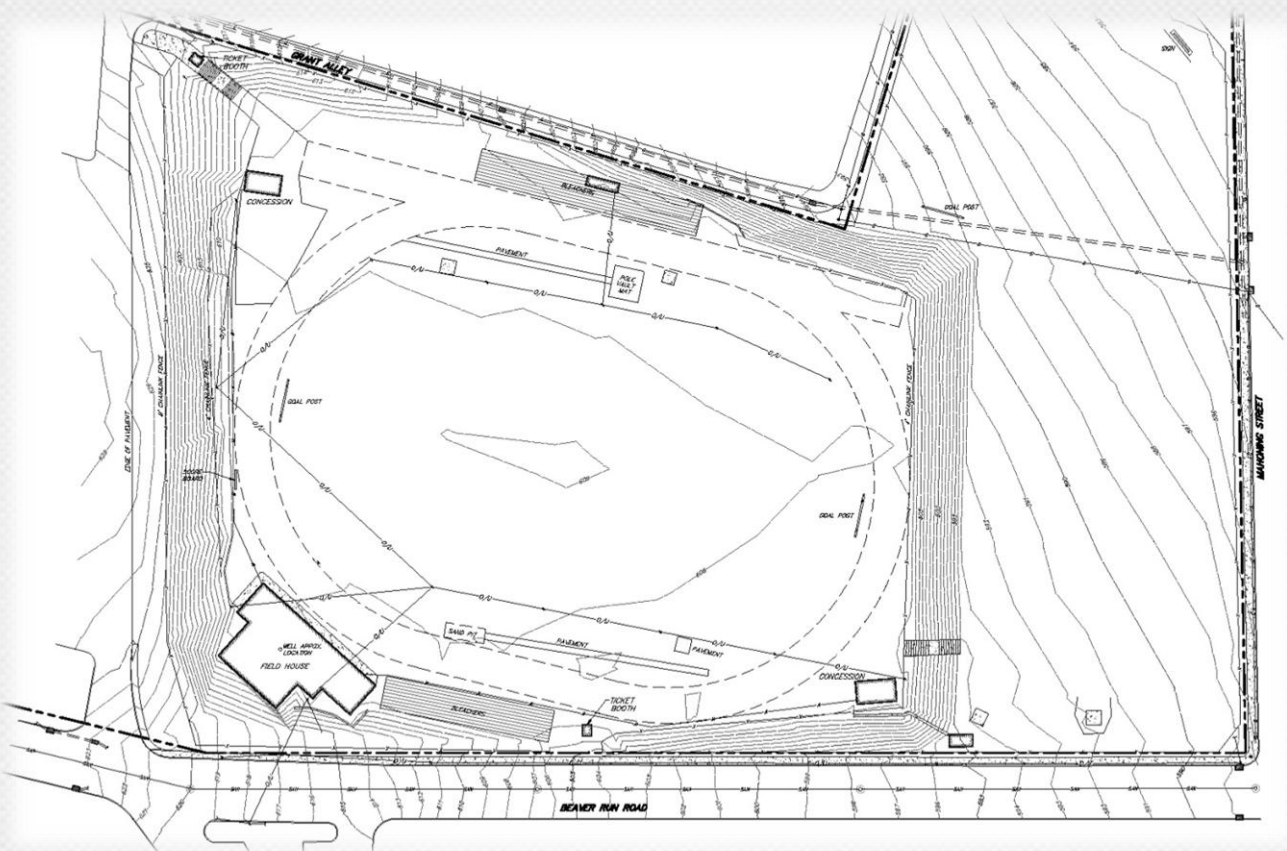


OPTIONS



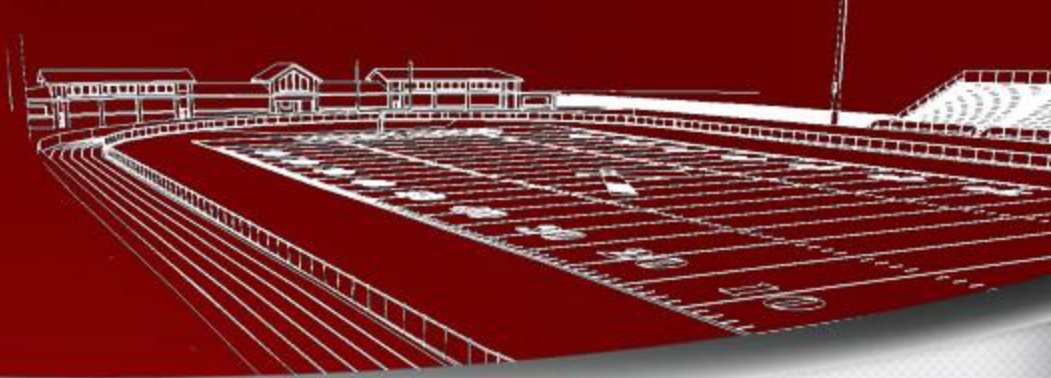
- **OPTION 1**
 - **MODIFY EXISTING SITE**
 - NEW HOME AND VISITOR GRANDSTANDS FOR 1475 SEATING CAPACITY
 - NEW PRESSBOX
 - NEW PAVED PATHWAY AROUND THE FIELD FOR OCCUPANT ACCESSIBILITY AND EMERGENCY VEHICLE ACCESS.
 - ADA ACCESSIBLE SITE
 - NEW ENTRANCE FROM THE NORTH

An aerial photograph of a large, modern sports stadium. The stadium features a vibrant green artificial turf field with white yard lines and player numbers. The seating bowl is filled with blue seats, and the stadium is surrounded by various structures, including a large white building with a red roof and a tall light tower. The sky is clear and blue.



BARRY ISETT & ASSOCIATES, INC.

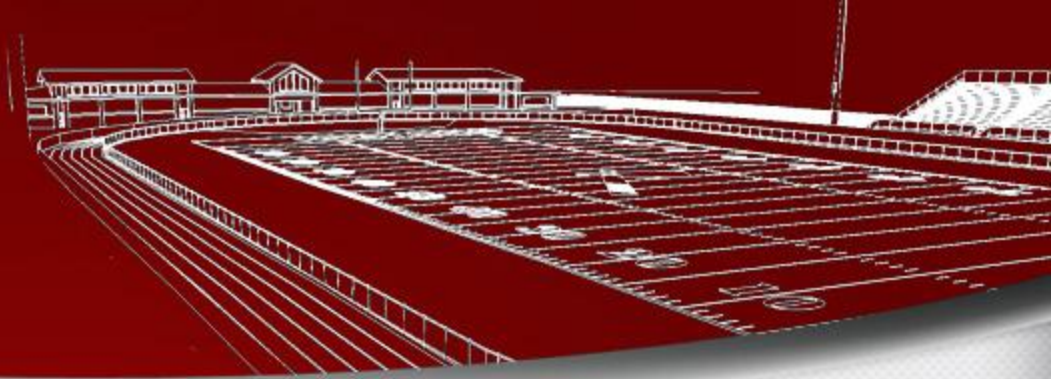
OPTION 1



- ANTICIPATED BUDGET

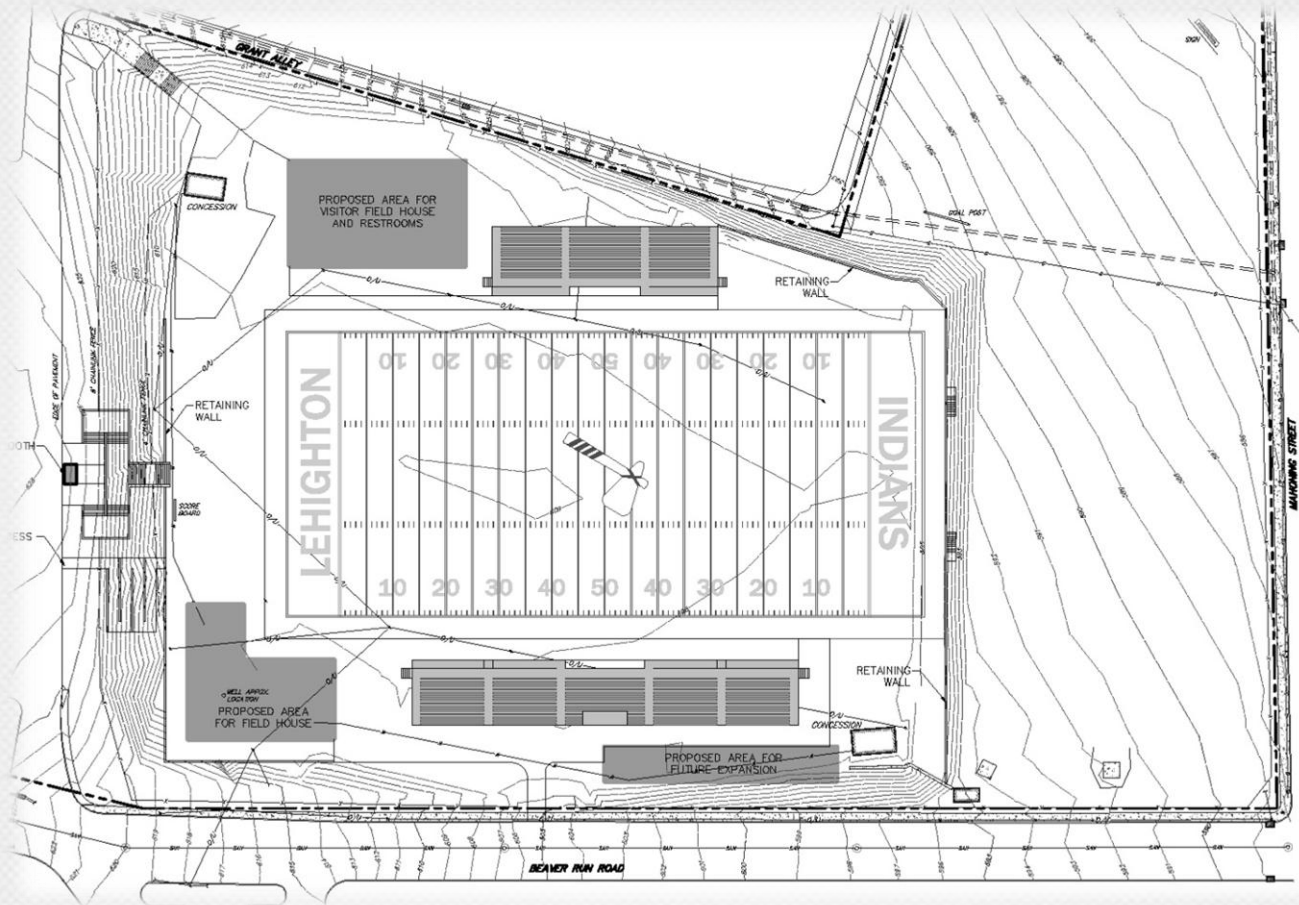
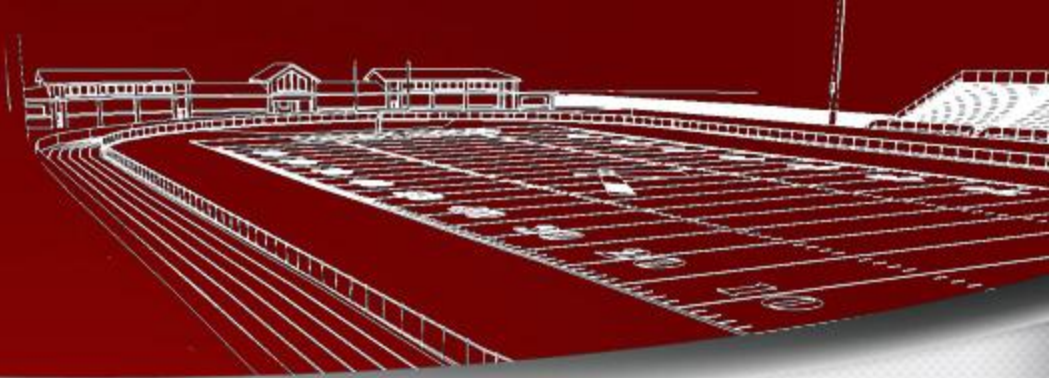
• DEMOLITION	\$	25,000 – 30,000
• GRANDSTANDS	\$	390,000 – 410,000
• NPDES PERMITTING	\$	425,000 – 475,000
• SITE WORK	\$	1,210,000 – 1,410,000
• RETAINING WALL	\$	450,000 – 475,000
• TOTAL	\$	2,500,000 – 2,800,000

OPTIONS

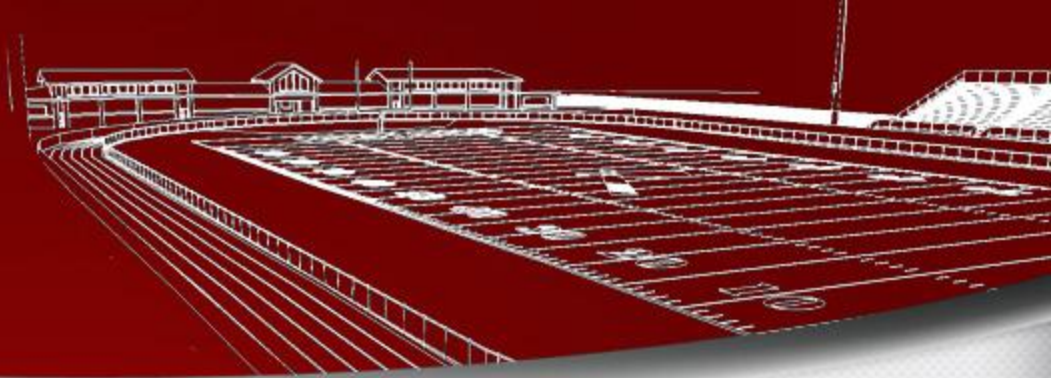


- **OPTION 2**
 - RE-DEVELOP EXISTING SITE
 - NEW HOME AND VISITOR GRANDSTANDS FOR 2500 SEATING CAPACITY
 - NEW PRESSBOX
 - NEW HOME AND VISITOR FIELDHOUSE / RESTROOMS
 - NEW PAVED PATHWAY AROUND THE FIELD FOR OCCUPANT ACCESSIBILITY AND EMERGENCY VEHICLE ACCESS.
 - RE-ORIENTING FIELD
 - RE-ALIGN AND SEED EXISTING FIELD
 - ADA ACCESSIBLE SITE
 - NEW ENTRANCE FROM THE NORTH
 - NPDES PERMITTING

OPTION 2



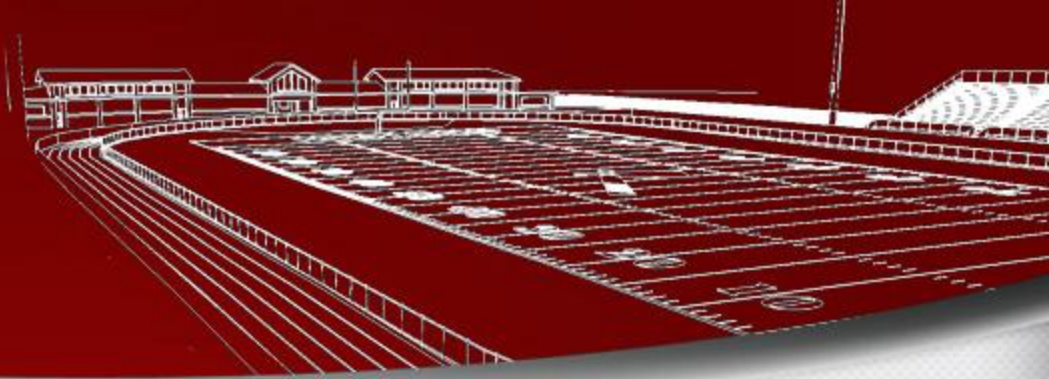
OPTION 2



- ANTICIPATED BUDGET

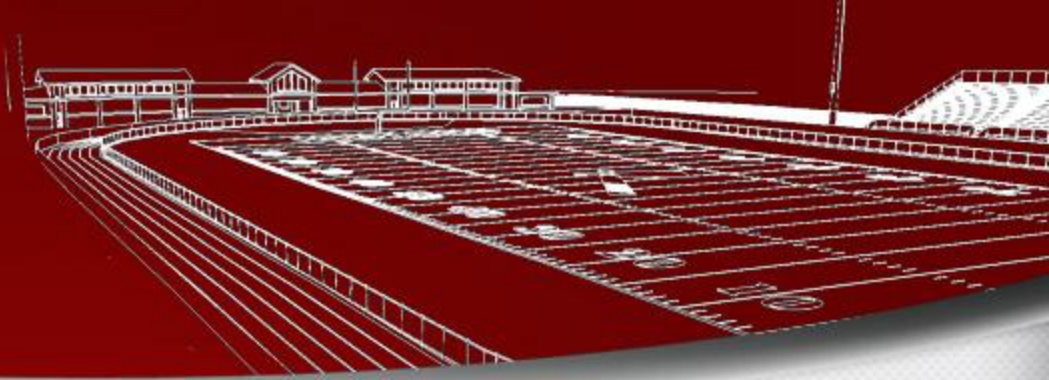
• DEMOLITION	\$	25,000 – 30,000
• GRANDSTANDS	\$	675,000 – 700,000
• NPDES PERMITTING	\$	525,000 – 575,000
• SITE WORK	\$	1,335,000 – 1,655,000
• RETAINING WALLS	\$	1,040,000 – 1,240,000
• NEW STRUCTURES	\$	1,400,000 – 1,600,000
• TOTAL	\$	5,000,000 – 5,800,000

OPTION 3

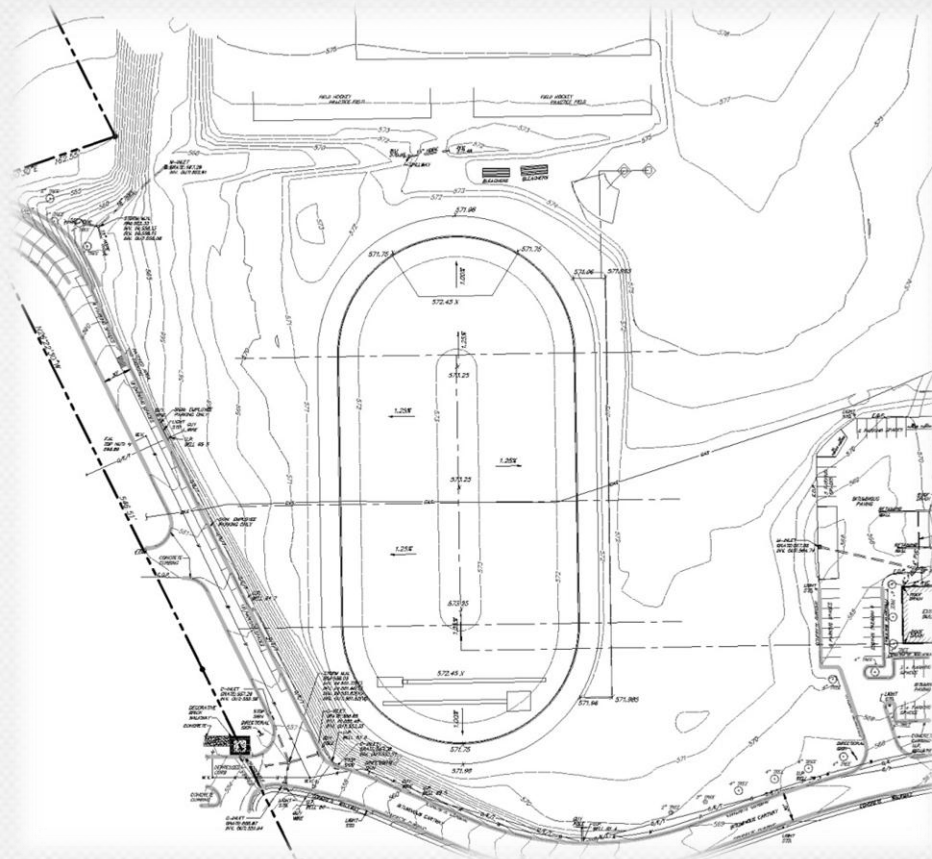
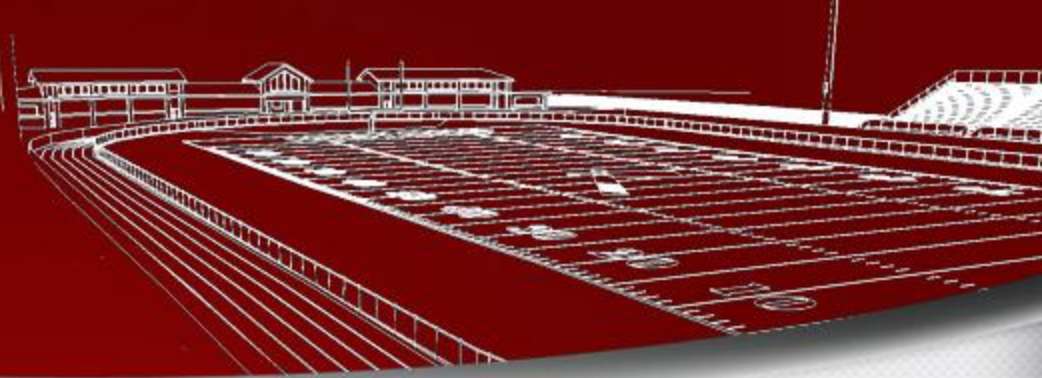


- OPTION 3
 - DEVELOP HIGH SCHOOL SITE
 - NEW HOME AND VISITOR GRANDSTANDS FOR 2500 SEATING CAPACITY
 - NEW PRESSBOX
 - NEW FIELDHOUSE STRUCTURE
 - NEW STORAGE / RESTROOM STRUCTURE
 - NEW FENCING TO PROVIDE SECURED SITE
 - NEW STADIUM LIGHTING
 - MULTI-PURPOSE TURF FIELD
 - ADA ACCESSIBLE SITE
 - NPDES PERMITTING

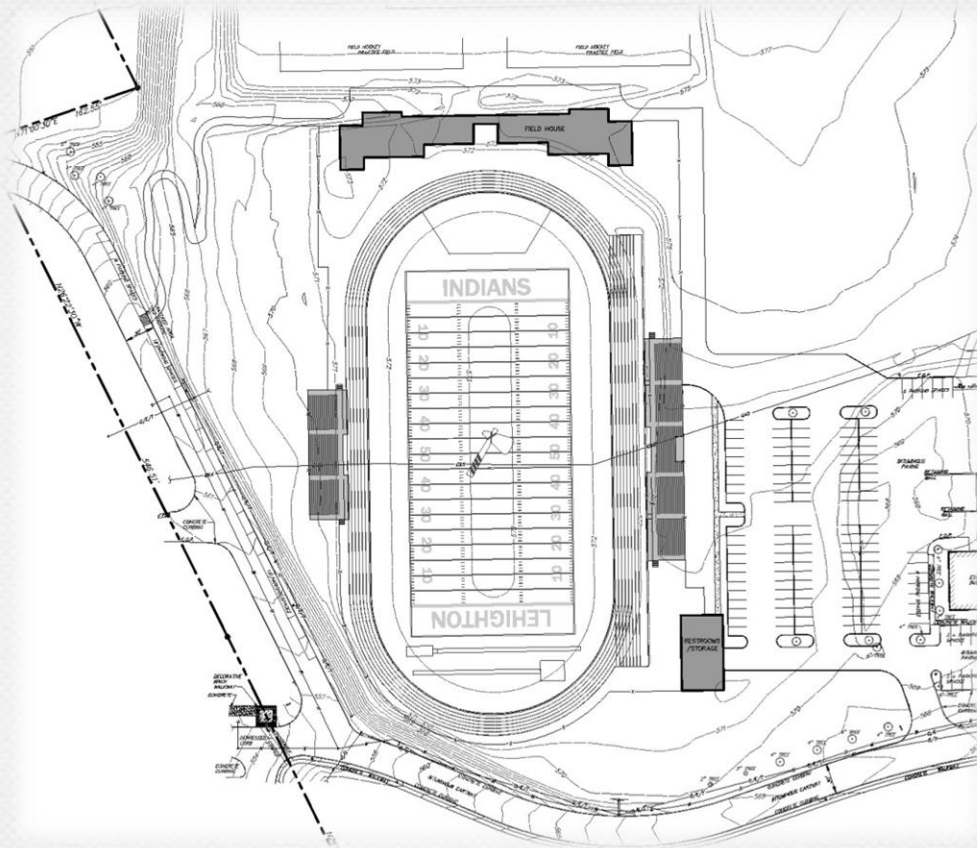
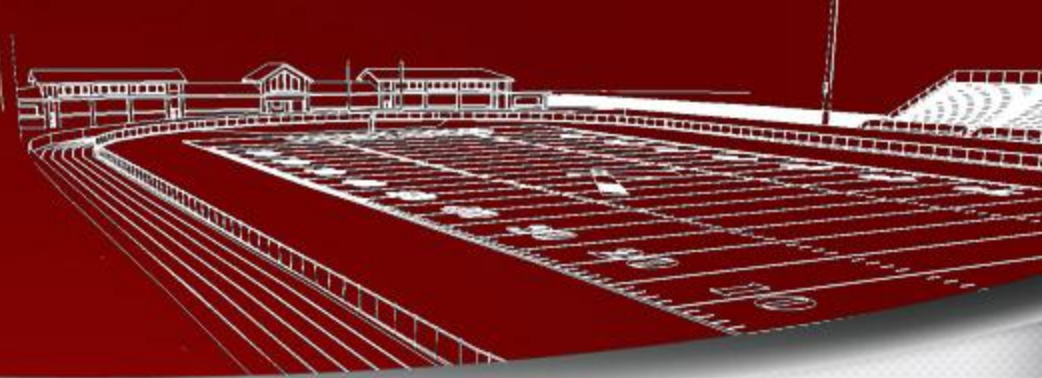
PROPOSED SITE



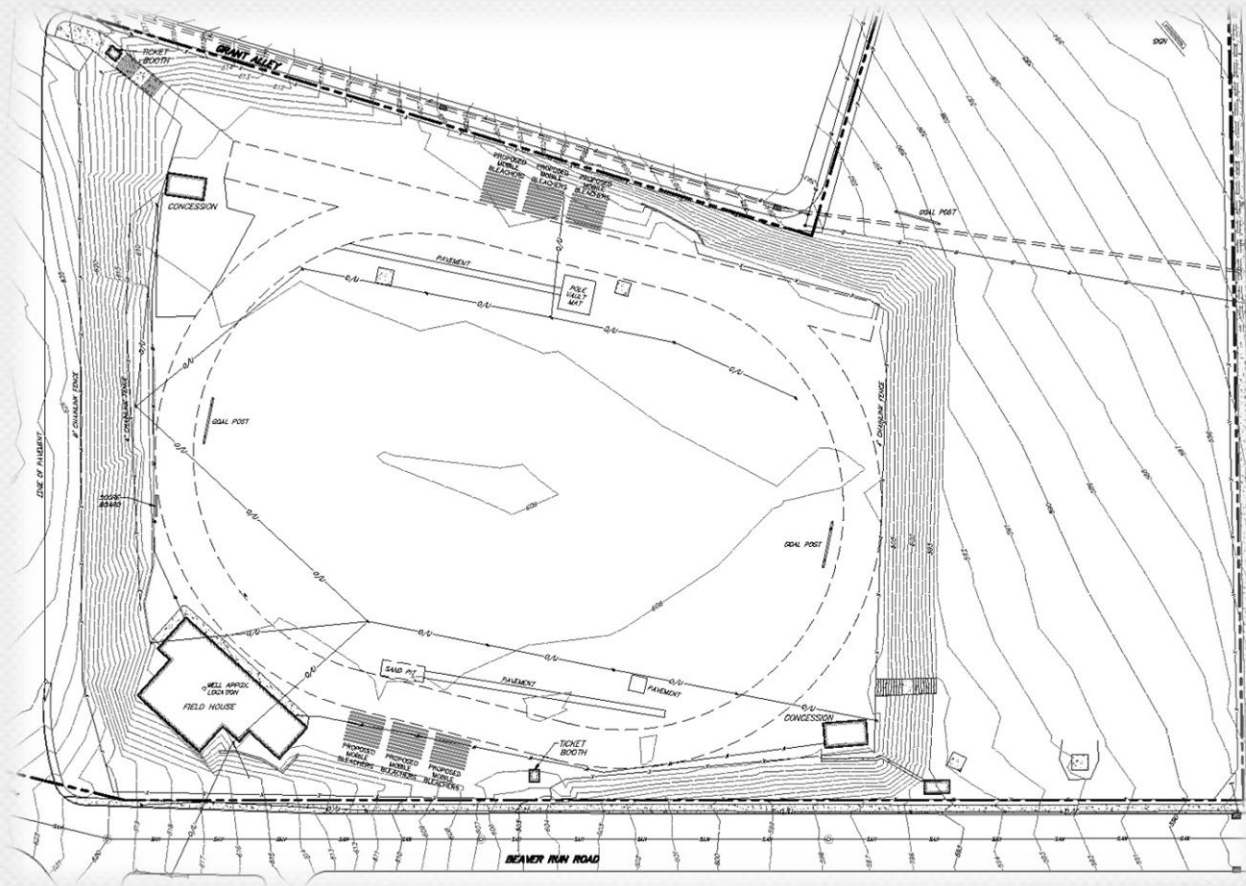
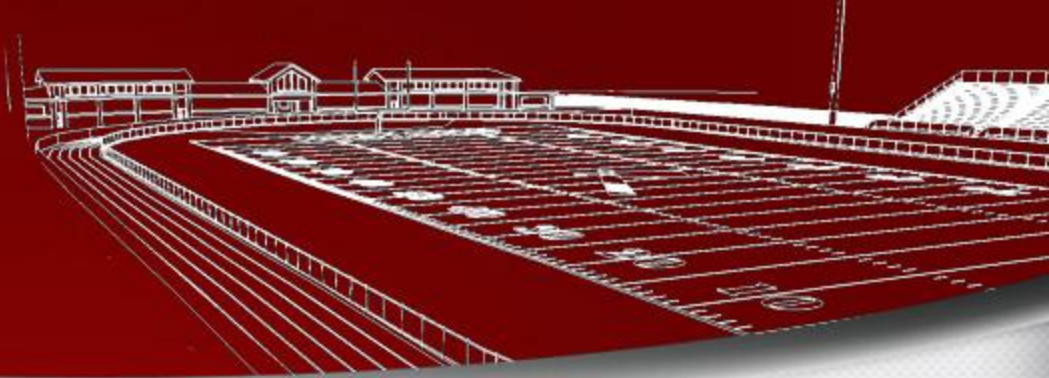
OPTION 3



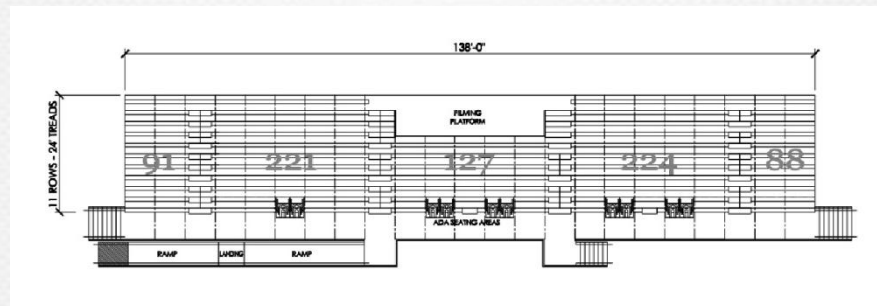
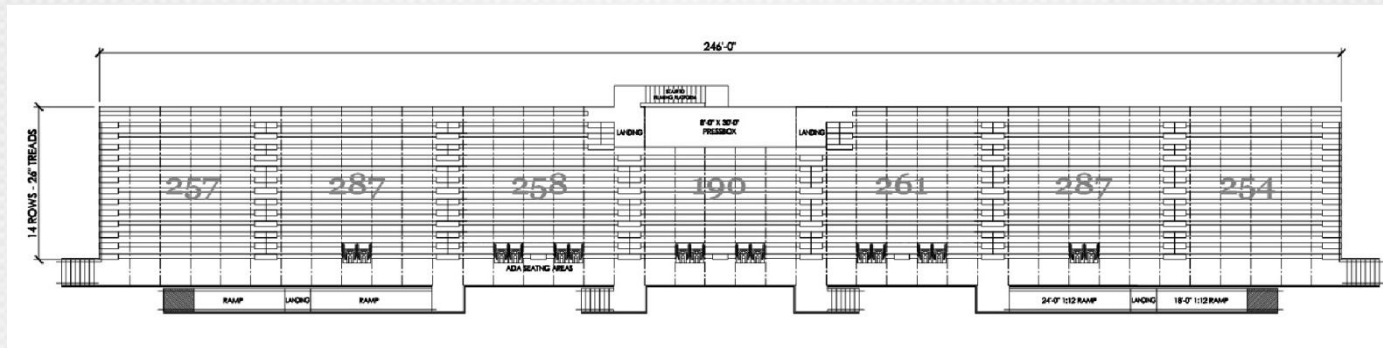
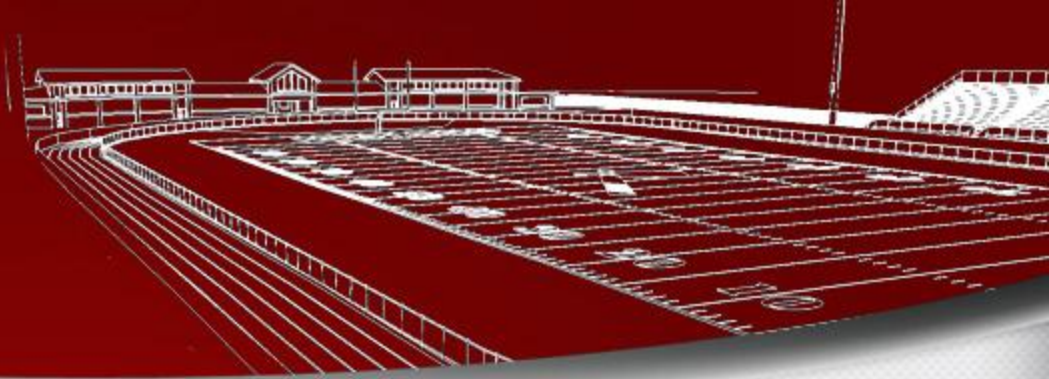
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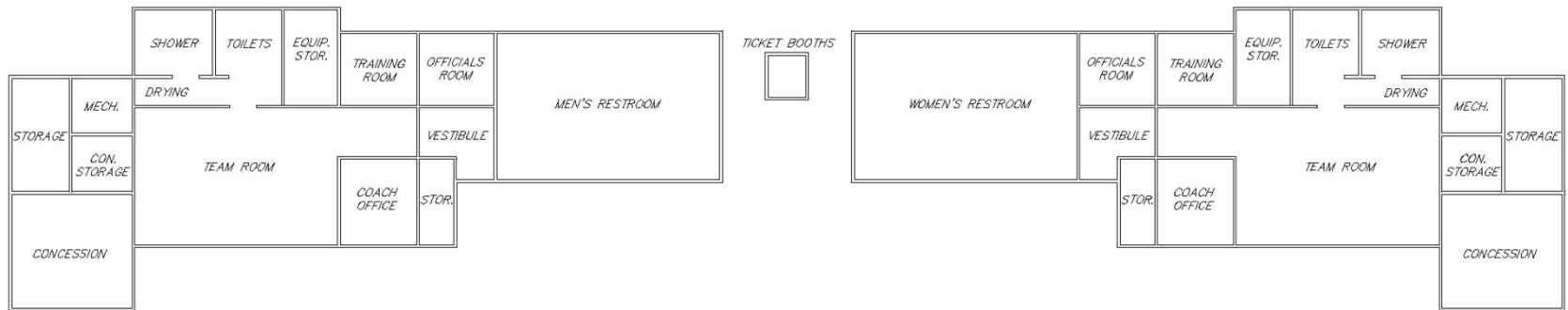
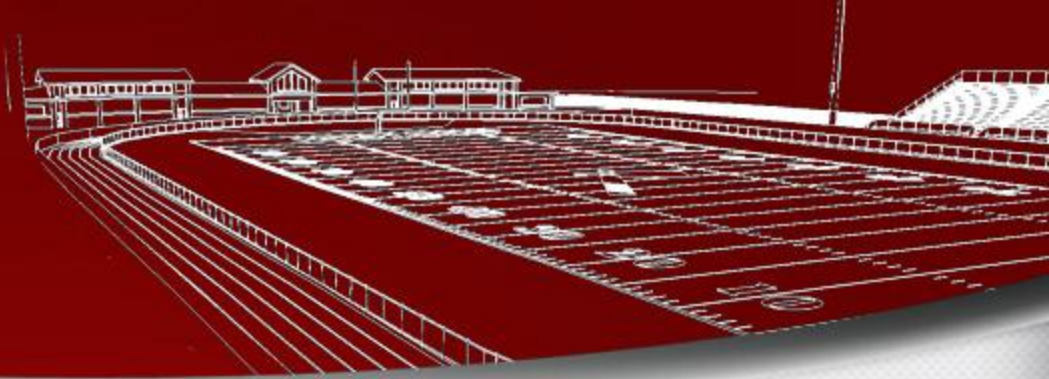
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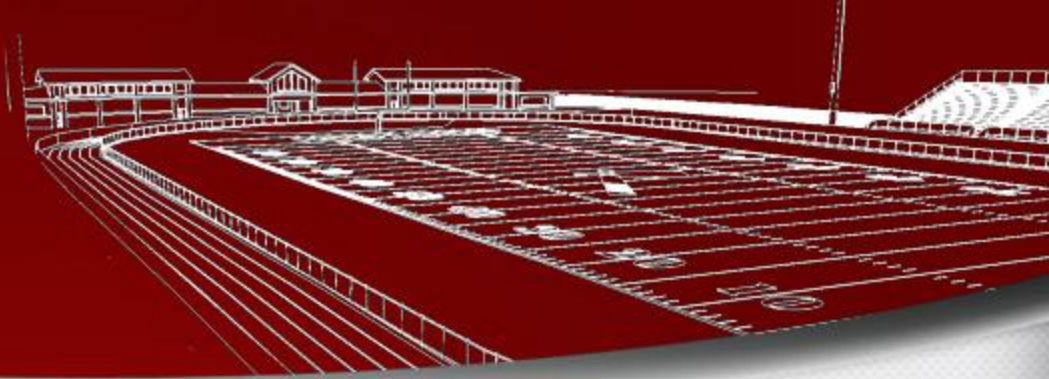
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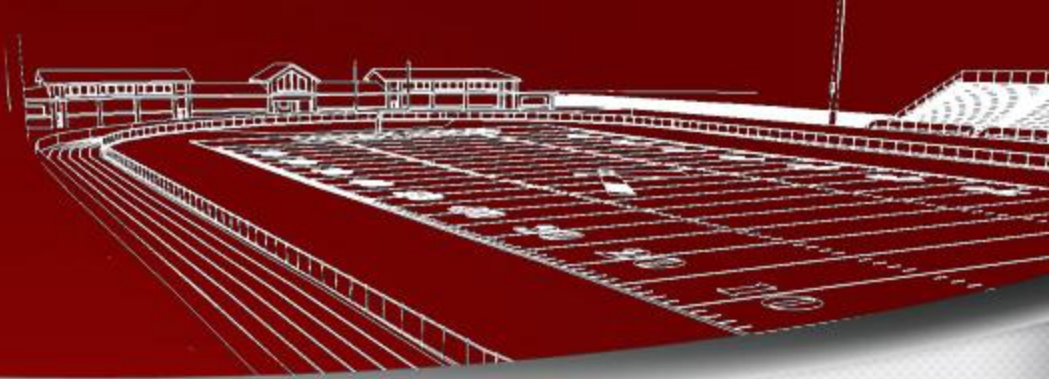
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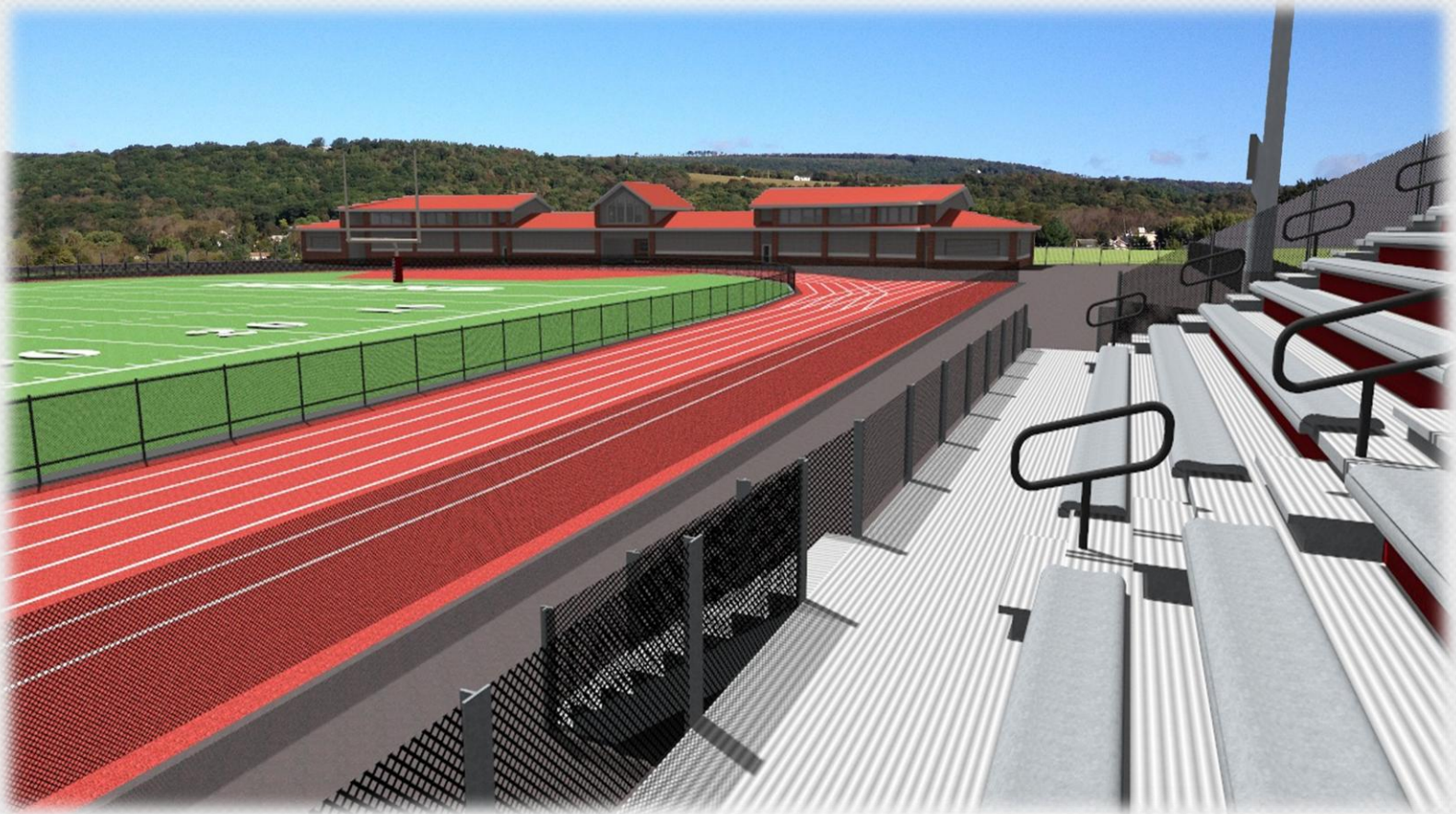
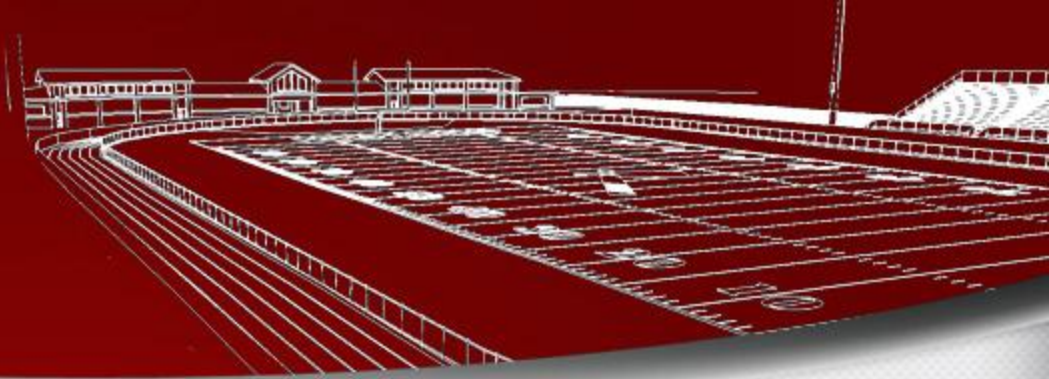


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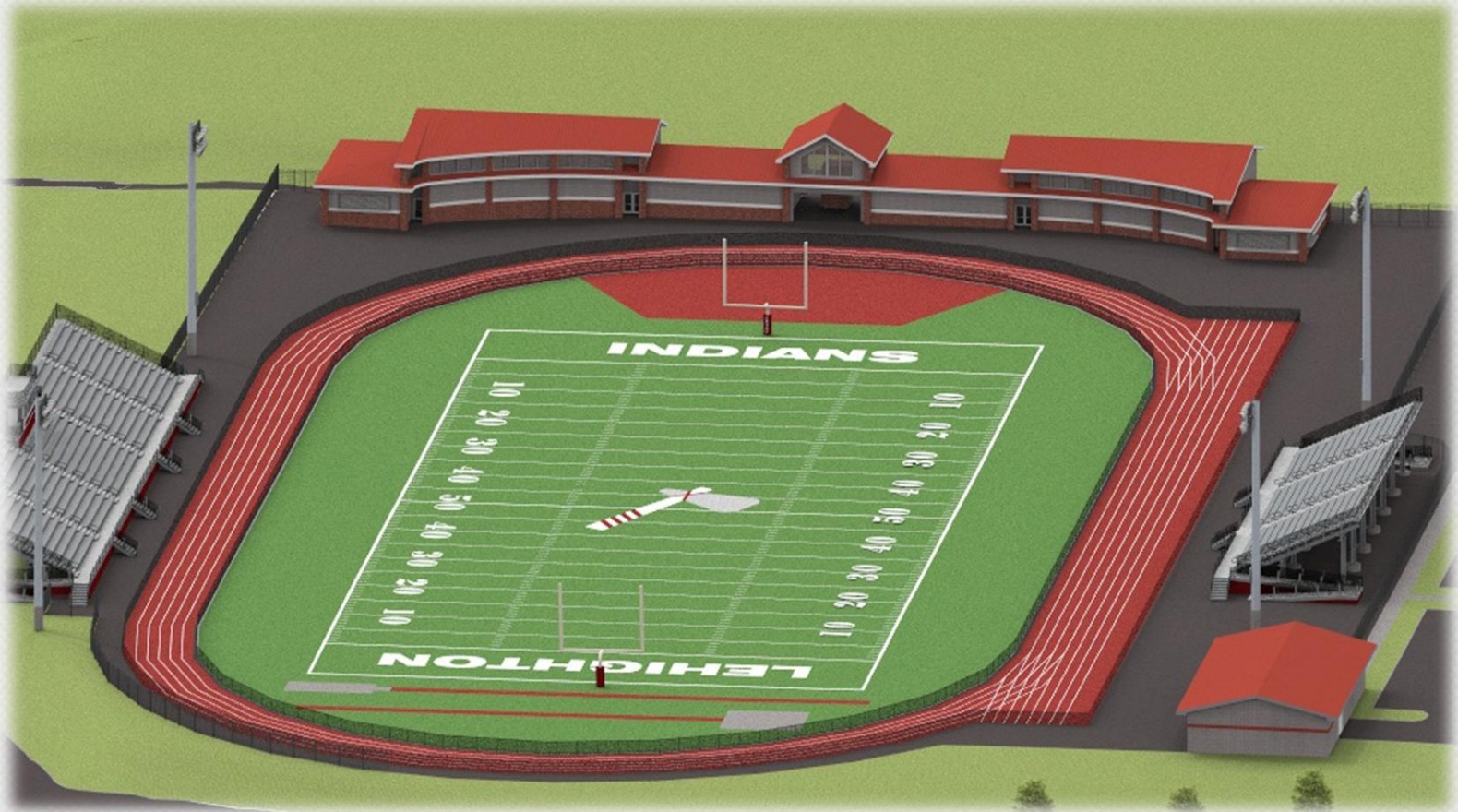
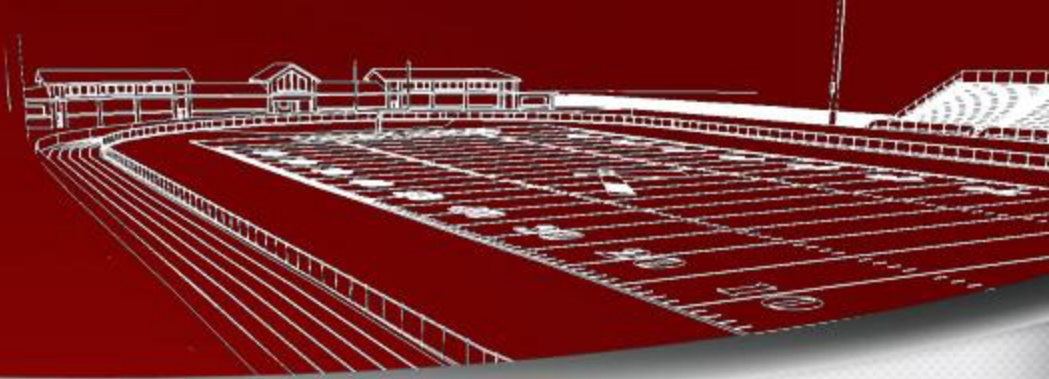


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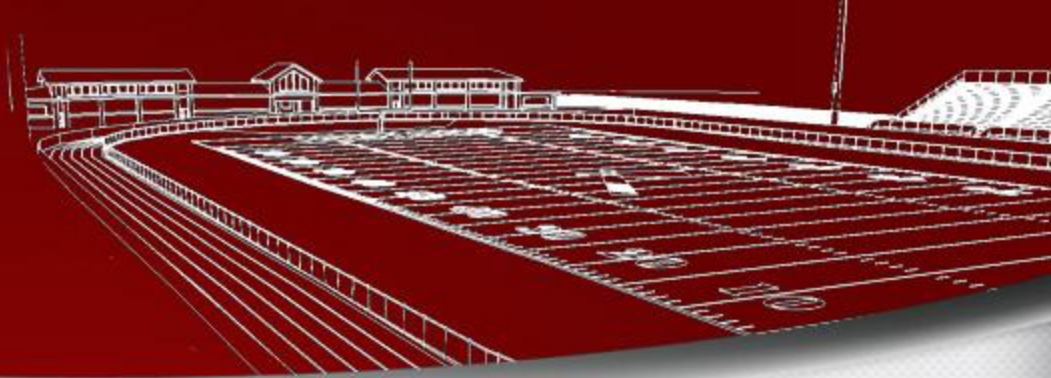


OPTION 3



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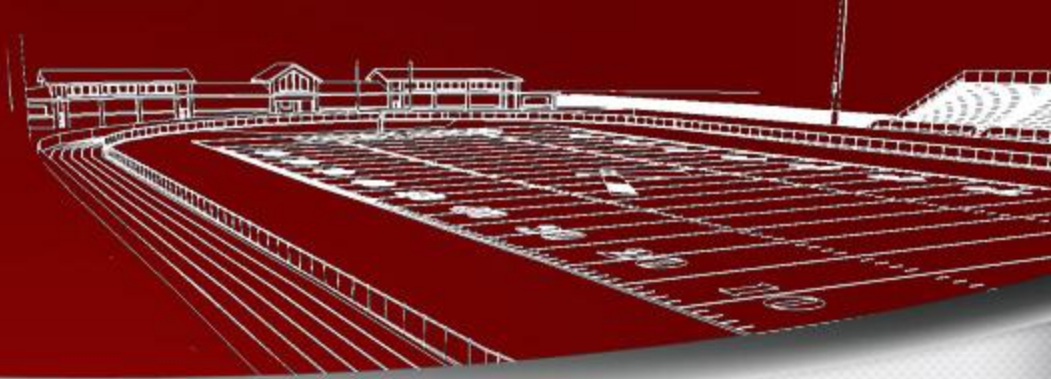
OPTION 3



- ANTICIPATED BUDGET

• DEMOLITION	\$	25,000 – 30,000
• GRANDSTANDS	\$	675,000 – 700,000
• NPDES PERMITTING	\$	550,000 – 750,000
• SITE WORK	\$	1,200,000 – 1,500,000
• ARTIFICIAL TURF	\$	800,000 – 875,000
• NEW FIELDHOUSE	\$	1,100,000 – 1,200,000
• NEW RESTRM/STOR.	\$	350,000 – 375,000
• TOTAL	\$	4,700,000 – 5,430,000

OPTION 1



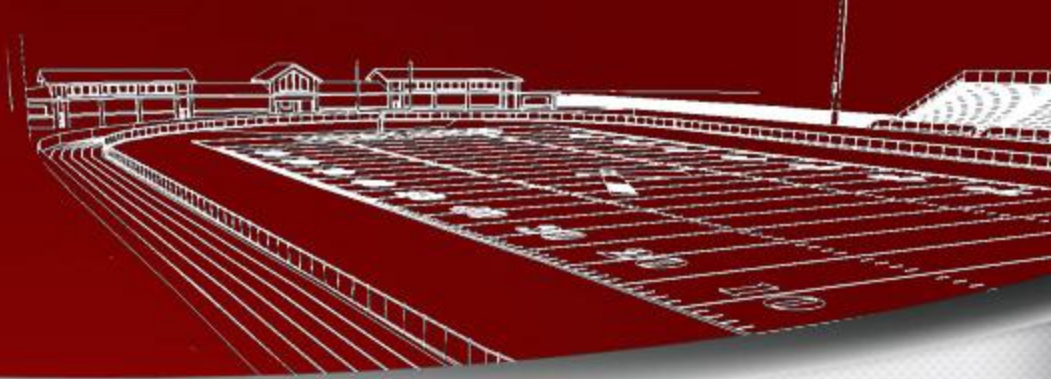
PROS

- TRADITION
- COST
- IMPROVED ACCESSIBILITY
- SITE LIGHTING IN PLACE

CONS

- LOSS OF PLAYING SEASON
- PARTIAL LOSS OF TRACK
- EXPENSE OF STORM WATER MNGT. HIGH VERSUS OVERALL VALUE
- NOT SUITABLE FOR ALL PUPORSE USE
- NO IMPROVEMENTS TO FIELD HOUSE/ SANITATION/ LACK OF SUITABLE SANITATION FOR OCCUPANCY
- DOES NOT PROVIDE FACILITIES TO FIELD SPORTS AT HIGH SCHOOL
- COST TO VALUE RATIO

OPTION 2



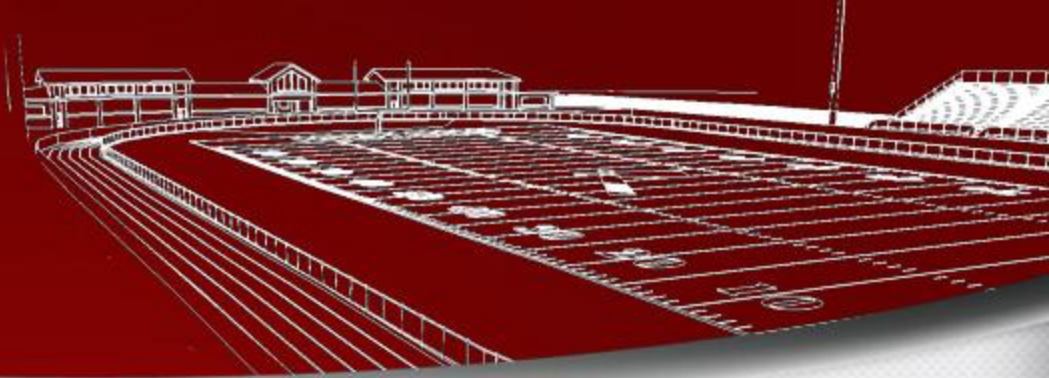
PROS

- TRADITION
- INCREASED SEATING
- IMPROVED ACCESSIBILITY
- SITE LIGHTING IN PLACE/ BUT WOULD REQUIRE RE-AIMING POTENTIAL RELOCATION
- IMPROVED FIELD HOUSES, RESTROOMS

CONS

- LOSS OF PLAYING SEASON
- LOSS OF TRACK
- EXPENSE OF STORM WATER MNGT. HIGH VERSUS OVERALL VALUE
- RETAINING WALLS ARE EXPENSIVE VS. BENEFIT
- NOT SUITABLE FOR ALL PURPOSE USE
- DOES NOT PROVIDE FACILITIES TO FIELD SPORTS AT HIGH SCHOOL
- OVERALL HIGHEST COST

OPTION 3



PROS

- PROVIDES SUPPORT/ SANITARY FACILITIES FOR ALL SPORTS
- STORM WATER MGMT MORE EASILY ACHIEVED
- TURF FIELD SUITABLE FOR ALL COMPETITION PLAY W/O REST
- TURF FIELD WILL BE READY FIRST SEASON, EXISTING USED IN INTERIM
- INCREASED SEATING
- ACCESSIBILITY
- RE-USE OF EXISTING FIELD FOR MIDDLE SCHOOL AND BOOSTER LEAGUES, TRACK NOT LOST

CONS

- COST
- STORM WATER MGMT. IS STILL COSTLY, BUT MORE EASILY ACHIEVED
- POTENTIAL DELAYS IN NPDES/ LAND PERMITTING