

**Presentation Date:** March 28, 2023

# Elizabethtown Area School District



Every Student Graduates Ready to Live,  
Learn, and Thrive in a Global Community.

## **Athletic Facility Considerations**

**Presented by:**

**Adam Bergens**

Director of Buildings & Grounds



# Alignment to Board Goals

## Goal 1:

Create a 5-year financial plan to include all operations and education including renovation and instruction.

## Goal 2:

Promote and support broad opportunities and flexibility for individual learning while complying with core standards.

## Goal 3:

Identify and remove barriers to help students grow educationally, emotionally, and socially and for staff to thrive and succeed.



# Alignment to Pillars

**Pillar 1:** Student Learning

**Pillar 2:** Student Readiness

**Pillar 3:** Engaged, Well Rounded Students

**Pillar 4:** Well Being

**Pillar 5:** Effective Adults

**Pillar 6:** Community Connections

**Pillar 7:** Effective Systems

*Pillars highlighted in **GREEN** are relevant to the presentation*



## How did we get here?

Item	Description	Start	Finish
1	Board tour of Athletic Facilities	9/6/22	9/6/22
2	Board approval to conduct Athletic Feasibility Study	10/11/22	10/25/22
3	Master Planning Research (what and why)	10/26/22	2/23/23
4	Prepare Conceptual Drawings and Cost Estimates	2/24/23	3/24/23
5	<b>Board Review of Findings and Recommendations</b>	<b>3/28/23</b>	<b>3/28/23</b>



# Scope of Athletic Feasibility Study

## **Analysis of all field usage & conditions from School Lane to Fairgrounds**

- Identify known and unknown deficiencies along with areas of opportunity

## **What to include initially as possibilities**

- Replace track (known end of life)
- Add artificial turf to Thompson Field
  - Significantly increase usage potential
  - Reducing the need for grass fields (proximity and operating costs)
- Add fieldhouse
  - Address deficiencies such as lack of facilities for students and community within reasonable proximity, HS/MS security, lack of space for internships/student engagement,
  - Doing so prior to HS/MS renovation would better determine scope and free up valuable square footage for future project (would not have to factor in remodel)
- Possible addition to East High for All Day K - removed with Board discussion

## **Conceptual drawings and cost estimates associated with findings**

# Recommendations from Athletic Feasibility Study



## **Replacement of Track and Adjusting Layout**

- Track is known to be beyond designed life expectancy. Take this as an opportunity to change the footprint to allow for artificial turf.

## **Add Artificial Turf to Thompson Field**

- With changing the footprint of the track, the turf field would be sized appropriately to maximize usage potential and minimize event setup manpower.

## **Construct Field House**

- Address known deficiencies and better position EASD for a future HS/MS construction project.

## **Add Spectator ADA Accessible Entrance & Improve EMS access**

- Address immediate safety concern.

## **Replace Varsity Baseball Dugouts**

- Replacement included in future Capital Project plan



Spectator Access

Add Artificial Turf

Replace Track and Adjust Layout

Baseball Dugouts

Field House

# Field Work - Conceptual Drawing

ELIZABETHTOWN AREA SCHOOL DISTRICT  
STADIUM RENOVATIONS



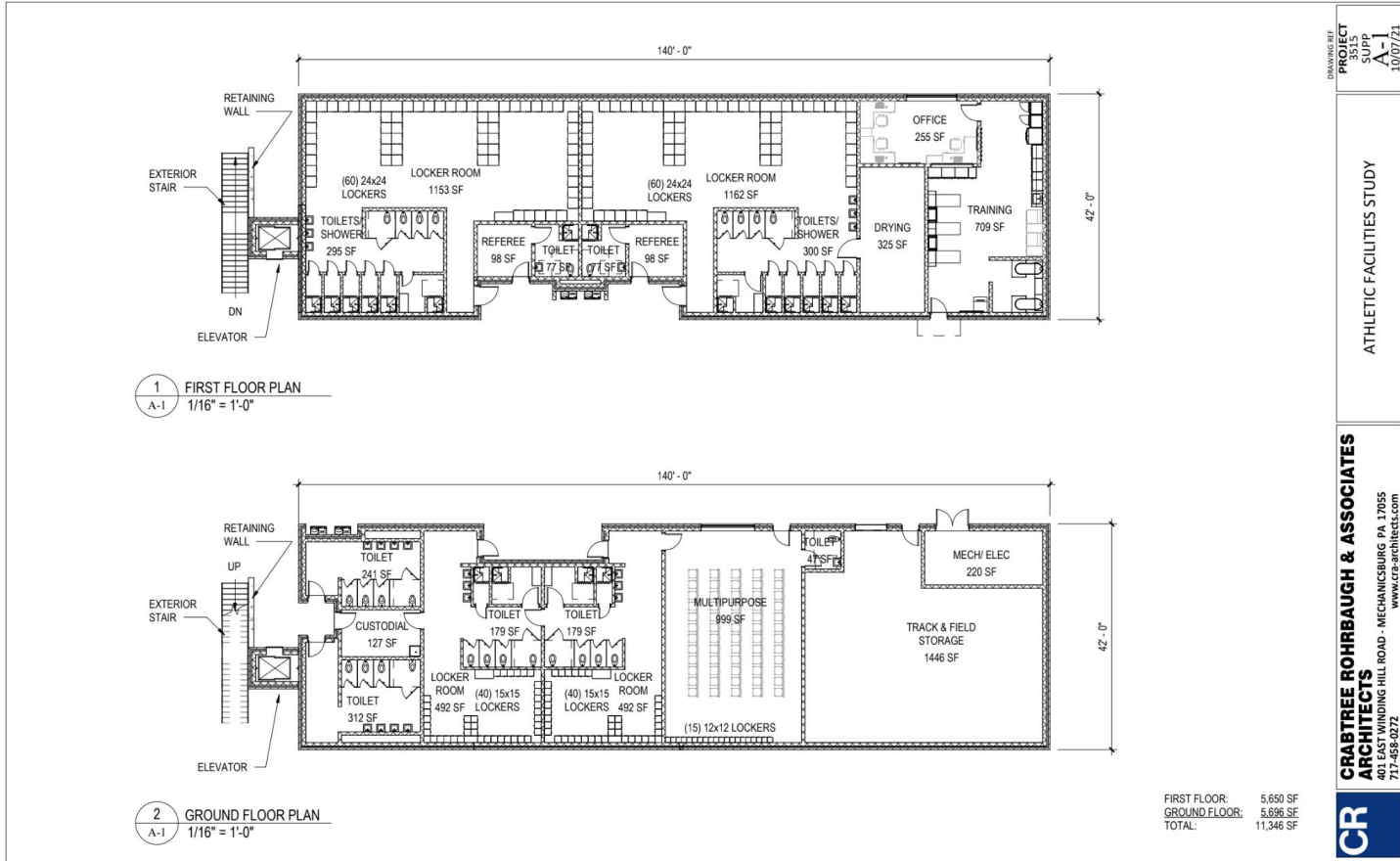
## 2 Story Conceptual Drawing (base)



## 2 Story Conceptual Drawing (base)



# 2 Story Conceptual Drawing (base)



DRAWING REF  
PROJECT  
3515  
SUPP  
A-1  
10/07/21

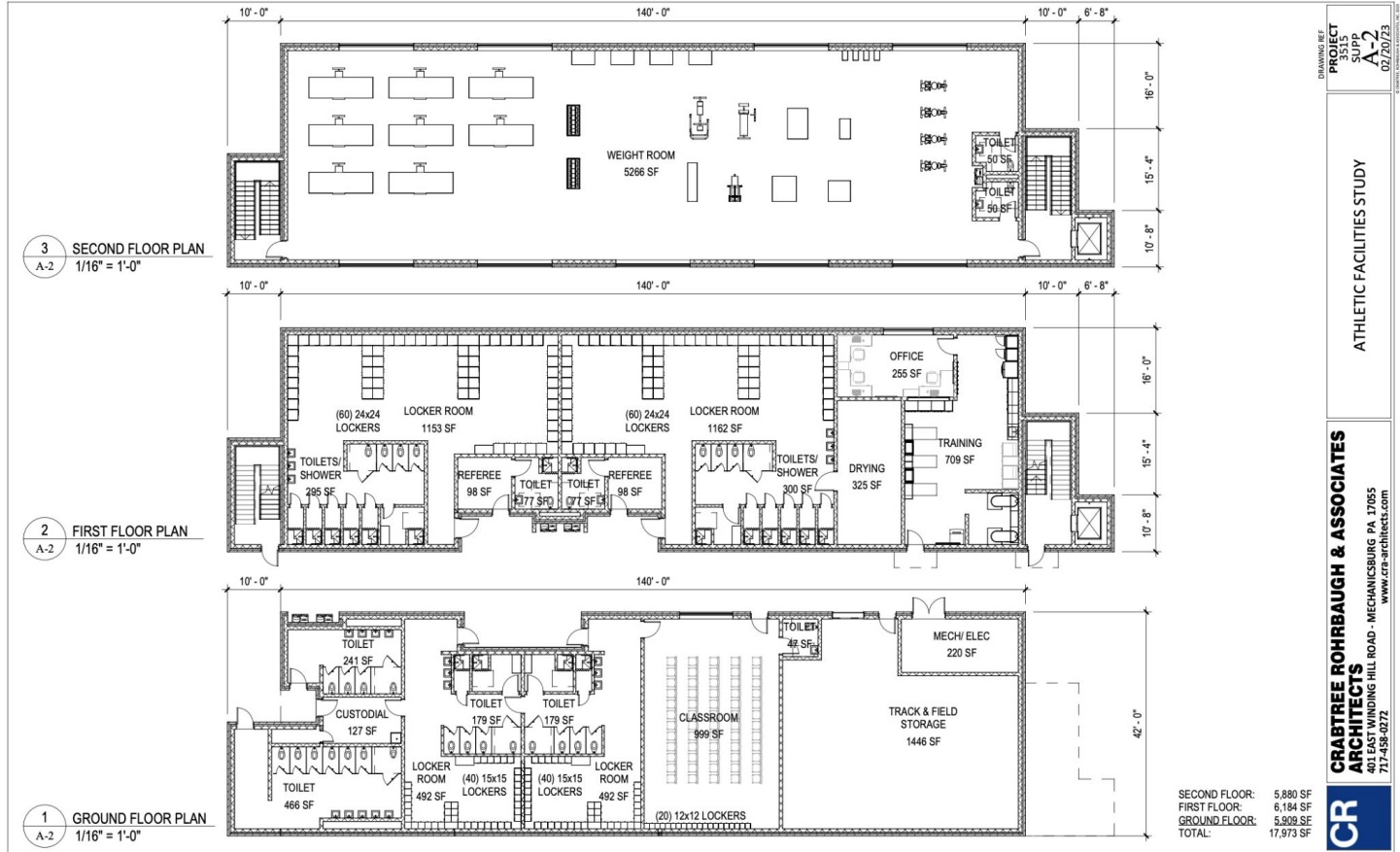
ATHLETIC FACILITIES STUDY

**CRABTREE ROHRBAUGH & ASSOCIATES**  
**ARCHITECTS**  
401 EAST WINDING HILL ROAD - MECHANICSBURG PA 17055  
717-458-0272  
www.cra-architect.com



FIRST FLOOR: 5,650 SF  
GROUND FLOOR: 5,696 SF  
TOTAL: 11,346 SF

# 3 Story Conceptual Drawing (alternate)



DRAWING SET  
 PROJECT 3515  
 SHEET A-2  
 DATE 02/20/23

ATHLETIC FACILITIES STUDY

**CRABTREE ROHRBAUGH & ASSOCIATES**  
 ARCHITECTS  
 401 EAST WINDING HILL ROAD - MECHANICSBURG, PA 17055  
 717-438-6272  
[www.cra-architects.com](http://www.cra-architects.com)

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# Why? And Why Now? - Track and Turf

## - Why were these options selected?

- Track is beyond designed life. Ever increasing repairs are necessary to keep the track usable and safe
- Rework the track layout to support artificial turf field sized for maximum usage potential (soccer (B/G), field hockey, lacrosse (B/G), football). Baseball and Softball would use for practice.
- Opportunity to bring Long Jump and Triple Jump into the event space (more engaging for students and connects community)
- Would free up land. Allow natural grass fields to be rotated for “rest”, and have the option to eliminate the need for the church field (concern with crossing EH)
- Flexibility in scheduling and offerings (host state playoff games and connects community)
- Due to proximity and no restrictions due to weather, turf would be used heavily by PE classes
- Better position the district for future construction, improve and increase the offerings to students, minimal downtime to provide an industry standard experience for students, and avoid future expenditures.

## - Why is NOW the right time?

- Track NEEDS replaced (2013 coating designed life 8-9 years, or 2021-2022)
  - Surface is delaminating from base as expected with age (recoat not an option)
  - As with the age, the blacktop base is separating/cracking and mirroring through the track
  - While the blacktop base is being excavated, now is the time to adjust the layout
- Natural grass field is soon in need of extensive work due to age and wear (\$100k+ range)
- Doing turf later adds risks to the track (driving equipment over it), and more time unusable for students
- Turf and Track would be in sync on replacement plan (both 12-15 years)
- In addition, added costs and duplicating work would include but is not limited to;
  - Subject to future code/stormwater requirements (changes coming in 2024)
  - Permitting and engineering fees
  - Mobilization (contractor equipment, supplies, material)
  - Avoid capital outlay in maintaining natural grass field
    - Eliminate at least 100+ hours of labor and \$15k+ in supplies and contracted services annually
  - Inflationary increases (will never be less costly than today)

# Why? And Why Now? - Field House and Access



## - Why were these options selected?

- Most efficient footprint to address immediate deficiencies, consisting of 4 locker rooms, multipurpose room, training room, restrooms, changing rooms, storage, and potential weight room
- Designated locker rooms by team that have appropriately sized spaces, equipment storage, and proper ventilation
- Existing facilities are being pushed to their breaking point at 27 years since the last remodel
- Drastically reduce the distance students and trainers must travel from fields to essential facilities (¼ mile savings)
- Provides safe space for students in inclement weather or other emergency situations
- Eliminates the need for portable toilets at Jane Hoover Field
- Provides adequately sized weight room compared to existing (if alternate is selected)
- Increase opportunities for the athletic trainers to provide meaningful internships and exposure students to future careers
  - Welcoming space with adequately sized training room and weight room (if alternate is selected)
- Improved security of HS/MS during after hours athletic events
- Adding an industry standard spectator ADA accessible entrance would improve accessibility and spectator flow
  
- Better determine scope of future HS/MS renovations

## - Why is NOW the right time?

- Addresses immediate deficiencies
- Aligns with multiple Pillars and Board Goals
  - Financially feasible with the \$8.7m in Facility Improvements and \$5m from RH and MS borrowing (\$13.7m)
- From the previous slide, adding artificial turf will increase the number of events in the stadium, solidifying this need
- In addition, added costs by delaying and duplicating work would include but is not limited to;
  - Subject to future code/stormwater requirements (changes coming in 2024)
  - Permitting and engineering fees
  - Mobilization (contractor equipment, supplies, material)
  - Inflationary increases (will never be less costly than today)



## Estimated Construction Costs to Address Recommendations

<b>Field Work</b>	
Replacement of Track and Adjusting Layout	
Add Artificial Turf to Thompson Field	
Add Spectator ADA Accessible Entrance & Improve EMS Access	\$3,587,310
<b>Field House</b>	
2 Story Option (Base)	\$7,075,499 - \$7,880,631
3 Story Option (Alternate)	\$10,404,083 - \$11,535,808
<b>Total for 2 Story Option Plus Field Work</b>	<b>\$10,662,809 - \$11,467,941</b>
<b>Total for 3 Story Option Plus Field Work</b>	<b>\$13,991,393 - \$15,123,118</b>



# Recommended Next Steps

Continue partnering with CRA and ELA Group to prepare schematic design and bid package for the following;

- Replacement of track and changing layout
- Add artificial turf to Thompson Field/White Family Dental Stadium
- Construct field house (2 Story or 3 Story)
- Add spectator ADA accessible entrance and improve EMS access
- Estimated costs on bid opening day - **NOT COMMITTING TO AT THIS TIME**
  - **2 Story Option Plus Field Work - \$10,662,809 - \$11,467,941**
  - **3 Story Option Plus Field Work - \$13,991,393 - \$15,123,118**

**Cost for CRA's Services - \$468,200 - \$519,100**

**Cost for ELA's Services - \$305,000 - \$353,000**

Partner with Fidevia (construction management firm EASD partnered with on BB and the MS) for the following.

- Be the owner representative assisting CRA and ELA Group through schematic design and bidding

**Cost for Fidevia's Services - Hourly as needed not to exceed \$47,800**

**Combined Total for Schematic Design and Bid Package (seeking approval in April) - \$821,000 - \$919,900**



# Athletic Facility Considerations - Timeline

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<b>5</b>	<b>Board Review of Findings and Recommendations</b>	<b>3/28/23</b>	<b>3/28/23</b>
<b>6</b>	<b>Board Approval to move forward with CRA, ELA and Fidevia (Schematic Design and Bid Package)</b>	<b>April</b>	<b>April</b>
7	Schematic Design and Bid Package	April	June
<b>8</b>	<b>Board review &amp; feedback on Schematic Design and Bid Package (drawings and cost estimates to move forward with advertising)</b>	June	August
9	Advertise Bid Documents	June	August
<b>10</b>	<b>Board review &amp; approval of bids - commit to construction</b>	August	Sept



# Questions?

## **Our Mission:**

Every Student Graduates Ready to Live, Learn,  
and Thrive in a Global Community