

SECOND CHARRETTE
QUESTIONS & COMMENTS

STATE COLLEGE AREA SCHOOL DISTRICT
MEMORIAL FIELD RENOVATIONS

OCTOBER 19, 2010

(The following questions/statements were taken from the floor during the Charrette and the answers in response were provided by the design team or SCASD representative, Ed Poprik)

1. The sinkhole is not stable enough to depend on for drainage. Can we come up with a solution other than that? Mr. Skibinski acknowledged sinkhole risk. He also mentioned meeting with the Borough to discuss alternatives. Other methodologies can possibly be explored.
2. Retaining wall deterioration may also include water behind the walls. Has that been explored and will it be addressed also? Design team will look further into this item when detailed design is underway.
3. With regard to demolishing the administration building, what are costs of relocating the existing offices? Design team has not considered this cost component yet as it is not a “design” issue.
4. Do the stormwater vaults under the field or Parklet require blasting? Mr. Jones said excavation may or may not require blasting. Geo-tech study is required prior to design.
5. I hope no buildings are demolished.
6. There is a typo in the cost numbers – they do not add up – addition error in Scheme #1 and/or #2. Mr. Jones stated we will correct this and reissue the Cost Summary Table.
7. How high above street level are grand stands because visibility issues in the neighborhood are of concern. Mr. Jones said we will measure this and provide the information when we have done so.
8. What is average attendance at football games? Maximum Number? Design team does not know this information. Mr. Poprik will find out from the Athletic Department.
9. What is the life expectancy of the existing artificial turf field and does it coincide with the renovation schedule? Mr. Jones said the turf would normally last about 10 years. Drainage problems may shorten this expectancy. The field will probably last another 2-3 years. Replacement of the field would coincide with the schedule of work for all schemes.
10. In discussing Scheme #3 and the increased area/width at side lines an existing unsafe condition was mentioned. What would you do to address safety if we cannot increase the width? Mr. Jones clarified that safety was not the issue he meant to emphasize – it was more the logistics of team activities that we are considering for improvement.
11. Are costs estimated based on prevailing wages? If so why? Yes, and they are based on locally generated numbers. Design team will look more closely at how prevailing wages will impact the estimate.
12. A quirky appeal was mentioned. Did you consider using the north and south ends for a unique seating feature? Can we put a concourse, ticket booths, and access points to field at the Parklet? Mr. Jones stated there is not enough room at the north or south end zones after space is extracted for the connecting walkway (south) and new field access ramp (north).

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13. Scheme #2 includes renovation of the existing facility (Admin. Bldg.). Will that programming be included in other schemes and are the repurposing costs for that programming contained in Scheme #1 & #3? Mr. Jones clarified the cost for providing the additional program that Scheme #2 offers should be included in Schemes #1 & #3 to ensure all three schemes are fairly compared.
14. What is stadium capacity now? Mr. Jones indicated 4,000 less 200 or so for the west stand area that is closed.
15. Scheme #2 asterisk should be next to the per seat # too for a realistic value of cost per seat. Mr. Jones agreed and said we will revise the cost summary page to provide this information.
16. A 50-year maintenance window was mentioned? Was increased attendance considered? A lot of people stand outside so attendance is hard to measure accurately. Do estimate numbers take into account the growth of attendance? Do our numbers accommodate growth? Mr. Jones said the 50-year period mentioned in the presentation is the expected life of a new stadium redevelopment.
17. With reference to math typo, are the dollars per square foot incorrect because it is based on wrong math? Mr. Jones clarified they were not; rather, the cost per seat and all dollar amounts are accurate. The math error is in the seating subtotals and will be corrected.
18. Are the changing rooms and lockers above the elevation of the field? Mr. Jones noted the floor elevation would be 6" to 12" above the field level to help prevent water entering the building in the event of a deluge.
19. Administration Building – will it be converted to athletic use completely? Mr. Jones said the building could serve any variety of future uses the SCASD desires.
20. Have security and safety been considered to accommodate more capacity/attendance? Mr. Poprik said the larger capacity may help contain problematic situations in streets by admitting more of those spectators that currently cannot be accommodated at games.
21. My son plays football and there is no school we currently play that has worse facilities than us. There is charm, but nowhere else is as lacking or in poorer condition. It is time for a bigger, better, more organized facility. It will be safer and is long overdue.
22. Do concessions on Fraser Street go away? Would Fraser Street be open or closed? Design team said there is no plan to open up those streets that are currently closed for game events.
23. Are we looking at this in a vacuum or are there discussions of moving administration away? Mr. Poprik noted the facility master plan includes renovating Memorial Field and consolidation of administration. Currently, administration is housed in older buildings. This needs to be discussed and interpreted further.
24. Are these schemes in sync with other master plan ideas being discussed in the District? Mr. Poprik indicated there were no decisions yet. Board will consider these issues in the big picture. CNet and district website will provide opportunity to input and review.
25. Can we cantilever the first few rows of seating 12' above field to provide increased width at sidelines? Mr. Jones responded probably not without affecting the sightlines.