

# Program Analysis

## RENOVATION OPTIONS

### GENERAL OVERVIEW

At the request of the State College Area School District, L. Robert Kimball & Associates (Kimball) has been retained to provide master planning services for Memorial Field, including the field and bleachers, the Administration Building and the parking area to the East. This property, tax parcel 36-13-294, comprising approximately 3.493 acres has been used as an athletic venue and classroom building/central office for the District since the mid 1920's.

Given recent structural safety inspections and in projecting future use of the facility per Option 2 of the current District-wide Master Plan, the District envisions a major overhaul to the complex to bring it into the 21<sup>st</sup> century and create a safer, more appropriate athletic/spectator experience. At the direction of the Citizen's Advisory Committee for Facilities and the Director of Physical Plant, Kimball has been asked to review the facility and make recommendations to the Board of School Directors regarding such improvements.

The intention of this plan is to keep the 'historic feel' of Memorial Field while improving access, circulation, accessibility, code compliance, seating capacity, and amenities. Also desired by the District is the opportunity to provide locker facilities and team rooms to allow the facility to operate independent of other District facilities.

It is believed that by enhancing the venue as a whole, it will continue a longstanding tradition of service to the community and provide opportunities for the District and the community to host sporting events and other gatherings that will attract local and state competitions such as a Western Final for Varsity Football or PIAA Soccer, Lacrosse and Field Hockey tournaments. In the spirit of community, the District is working with the Borough to achieve a unified complex that incorporates both Memorial Field and Central Parklet to allow both owners the ability to maximize usage and available opportunities of both sites.

Included within this master plan are three distinct renovation options for the venue, each addressing various aspects of the District's requests and requirements for the facility. A fourth option is included for comparison purposes that represent an in-kind replacement of the existing seating system.

Also included is a Conceptual Site Plan which represents a potential option for re-development of the Central Parklet stage and incorporating it into the Memorial Field design.

It is anticipated that upon further review, the District may elect to develop a final scheme that comprises multiple components from each option to produce a viable project that will allow Memorial Field to continue its longstanding tradition of community service.

## PARKING

As part of the overhaul to the facility, the current parking count of thirty-eight (38) spaces (double-loaded) is anticipated to decrease slightly or significantly depending upon which option the District would elect to pursue. Various options propose revisions from the original thirty-eight (38) spaces to a single-loaded parking lot of fifteen (15) spaces of which 80% (12 spaces) are designated for handicapped persons (Option 3) or as many as thirty-three (33) total spaces in Option 1.

Regardless of which option is selected, the preferred solution will continue the stadium's reliance on public parking, particularly the Borough of State College's Beaver Avenue and Fraser Street parking garages, as well as on street parking throughout the Highlands neighborhood.

## ENTRANCES/CIRCULATION ROUTES

The program calls for simpler stadium access and creation of a concourse to connect both sides of the complex. Entrances for spectators will be reduced to three key access points; two will be located at the corners of Memorial Field and Central Parklet while the third will be located between the Home Stands and the current Administration Building. These entry plazas will provide ample room for students and families to maneuver and provide key areas for security personnel to observe spectators.

Once inside the stadium, the three plazas will be connected with a primary circulation route that acts as a concourse surrounding three sides of the facility. This will allow guests to use any of the three entries and have access to all of the complex's amenities from inside the gates.

In addition to the three main gates, there will be several secondary entry points that will provide team access into the facility without significant interaction with fans and spectators. Egress only points will be provided for exiting at the conclusion of events or during emergencies.

Option 3 includes a combination of gates that will allow access to the toilet rooms without providing access to the stadium. This will allow the toilet rooms to be used for events such as The Central Pennsylvania Festival of the Arts, the Downtown State College Concert Series, and the Outdoor Film Festivals.

## GRANDSTANDS

The current seating capacity stands at approximately 4,400 seats. Option 1 proposes reducing the seating capacity to 3,600 seats, Option 2 increases capacity by 200 additional seats to 4,600, while Option 3 approaches the District requested target of 6,000 seats. These numbers reflect varying emphases on the other criteria to which this

study examines and to what extent the District would prefer to utilize this facility as a community asset and the willingness of the municipality to engage the District in a team approach to keeping the facility in its current location. Option 4 is representative of an in-kind seating system replacement that would replace the 4,400 seat grandstand system and the attached retaining walls associated with these areas. This option does not specifically address accessibility requirements but would provide for the structural requirements outlined in the International Building Code. This option would merely address the seating system/press box replacement and any specifics that absolutely must be associated with this seating system replacement.

Option 1 takes an in-kind replacement approach to the grandstand configuration and location while attempting to meet the criteria which have proven increasingly important and requirements to meet current code standards. These criteria include keeping patrons within the facility, meeting all required accessibility issues, increasing toilet facilities to meet code requirements, inclusion of locker and team facilities through the conversion of the Administration Facility, etc. In order to accomplish these and essentially keep the existing grandstand locations, the actual seating capacity must be reduced to 3,600 seats.

Option 2 adopts a different approach, attempting to maintain current seating capacities while increasing amenities. This is accomplished by adopting a different organizational approach within the facility and accommodating additional seating in other areas of the venue from current locations. This would include a band seating section, a student section and reconfigured seating on the Home side. The Visitor side has a slightly reduced seating capacity while providing an internal walkway to access the seating from above. Option 2 provides approximately 4,600 seats.

Option 3 attempts to meet the request of the District to increase capacity to approximately 6,000 seats. At this capacity, the venue would have the opportunity to host larger athletic events including, but not limited to, PIAA Championships and Conference Finals, All-Star Games and playoffs. In order to accomplish this seating number, the District would be required to work in conjunction with Borough officials to reduce the cartway width and right-of-way distances of Fraser Street to accommodate the increased seating depth of the Visitor side stands. Option 3 presents itself as a 6,000 seat option that requires the reduction of Fraser Street to a 21' wide single-lane cartway with on-street parking to one side.

Regardless of which of these alternative options is chosen, several requested features of the grandstands recur throughout Options 1, 2 and 3 including a three-sided concourse walkway, a separate band seating area, and appropriate accessibility for people of all levels of mobility. In addition, in order to provide an appropriate experience for spectators and provide the required facilities beneath the stands such as Toilet Rooms and/or concessions or storage, the bleachers/grandstands will consist of the following:

- I-Beam construction
- Powder coated steel understructure for maximum protection

- Welded aluminum deck system to minimize water penetration and liquid spill through decking system
- Vertical picket railings to match decorative fence at perimeter
- Open bay design to maximize useable space beneath the stands to meet clients requirements and program
- Slip resistant decking
- Closure panel system at base of exposed truss system
- Compliant with applicable 2003 International Building Codes

As an added feature, the concourse will provide overlooks and companion seating for handicapped persons that will be located in a non-congested area with unobstructed views of the playing field.

#### PRESS BOX

The new press box will be mounted at the top of the Home grandstand, centrally located to have an unobstructed field of view. This press box will be a single-unit, prefabricated and delivered to the site. Approximately eight feet by thirty-six feet, this unit will accommodate two sound booths at each end for print media press and radio broadcast teams. The central portion of the press box will be dedicated to facilities operations such as clock operators, scorekeepers and the 25-second clock timer. Accessed by ladders, the rooftop of the press box will serve as a filming platform with a covered roof to protect people and equipment from the elements. The interior of the press box will provide base board heat to its occupants.

#### HOME TEAM LOCKER ROOM

The Home Team Locker Room will comprise the majority of the first floor level of the current Administration Building. This locker room will offer approximately seventy (70) lockers, toilet and shower facilities, a Coach's Meeting Room, and an Auxiliary Training Room for athletic trainers and medical staff to work with athletes before, during, and after the game. Access to this locker room will be from corridor between either entrance into the main building.

Teams using this facility will have the option to exit into the stadium and descend to the field via internal stairways, or can exit the front of the Nittany Avenue structure and walk around the building on the outside perimeter of the venue and descend via the field access ramp or accompanying stairs to the field surface below.

Given its location, the Home Team Locker Room allows for teams to avoid intersecting with opposing players from the visiting team who will have their own field access.

### VISITING TEAM LOCKER ROOM

It is anticipated that the Visiting Team Locker Room will be constructed in the basement of the current Administration Building. This location will provide visiting teams with a separate entrance into the stadium from West Nittany Avenue and direct access to the field level from the walk-out basement level and accompanying stairs. The Visitor's Locker Room will be similar to the Home Team Locker Room with such amenities as an Auxiliary Training Room, a Coach's Meeting Room, seventy (70) lockers, toilets and shower facilities.

### OFFICIALS LOCKER ROOMS

Currently, officials dress prior to coming to the game or use a public restroom to change. An important goal of this plan is to provide equal opportunity to all persons who participate in the activities associated with the venue and officials are no exception. Located on the first floor of the current Administration building, the officials will be provided with gender separate Locker Rooms which will include private showers, lockers, and toilet facilities.

### TEAM ROOMS

Team Rooms will be located on the second floor of the current Administration Building. These team rooms will serve as auxiliary Locker Rooms when events are stacked such as tournaments, state sponsored events such as playoffs, etc. They could also serve as Locker Rooms for smaller athletic teams to limit maintenance of the larger Locker Rooms. There will be doorways provided between Team Rooms so that they can be combined if larger spaces are required. Also, these Team Rooms could be utilized as queuing spaces to rotate teams through the main locker rooms during playoffs and tournaments.

### TOILET FACILITIES

As the existing toilet facilities' total fixture count of eleven (11) falls far short of the approximately ninety-six (96) required for a venue of this size (Option 3 – 6,000 seats), major changes are anticipated. Because code requirements dictate a 2:1 ratio of women's fixtures to men's, the various layouts of the toilet facilities are a response to the quantity of toilets required.

Option 1 and Option 2 provides the venue with required quantities for their seating counts under the elevated Home Grandstand. Any additional toilet counts that can not be accommodated will either be pushed into the Administration Building, if required by Code, or a variance from the fixture count will be required should the necessary quantities be unable to be met due to structural requirements of the Grandstand.

Option 3 provides the required toilet fixture counts by providing toilet rooms on both the Home and Visitors side. Toilet Rooms are located on both sides of the field for ease of access by both home and visitor spectators. The design locates Toilet Rooms so that they are accessed from the proposed concourse. From a centralized entrance, both Home Side Men's and Women's Toilet Rooms are accessed with exits at the opposite ends of each room. This dual opening approach allows the entire space beneath the Home stands to accommodate a significant portion of the required toilets. The main corridor that accesses both facilities can be cordoned off from the stadium and accessed only from the exterior parking lot. In this manner, twenty-six (26) fixtures for the men and forty-six (46) toilets for the women can be opened up during community events such as the Central Pennsylvania Festival of the Arts, Downtown State College's Concert Series, and Outdoor Movie Festivals without opening the rest of the stadium. This will contribute to the community by providing safe and modern Toilet Rooms for large public events.

Option 4 does not provide any additional toilet facilities from what currently exists. This will require working with code officers to allow a variance from the required fixture counts for toilets. This would be very difficult to achieve since the ratios of bleacher seats to toilet fixtures is a rather significant variance from the required code.

## CONCESSIONS

While it is not the intent of this plan to discontinue the Lion's Club's tradition of providing food services, there is an expectation to provide a large, clean food service concessions stand for the renovated stadium within the venue envelope. Each option proposes slightly different alternatives for this element of the facility.

Each of the three plans locate this element at the northeast corner of the stadium either within the central plaza above the band seating area or adjacent to the deck beneath the Home Stand. Located approximately where the existing field access ramp currently exists, this 400-600+ square foot stand will provide multiple food windows and space to prepare, maintain and provide quality concessions.

While the District will still be able to maintain its relationship with the Lion's Club, this structure will also provide the various Booster Clubs that sell different food items as fundraisers for their respective sports a venue from which to operate. Straddling the fence with its vending windows inside the stadium, the rear of the stand sits outside the perimeter fence for ease of food deliveries and access by staffers. Food preparation equipment shall be furnished to prepare and/or sell items such as hot dogs, hamburgers, french fries, popcorn, candies, sodas, etc. An ice machine and small refrigerator and freezer unit are also anticipated.

## TICKET BOOTHS

Three ticket booths will be provided, one at each main entry plaza. These small structures shall be located in highly visible locations and will provide ample space for lines to queue up while ticket monies are collected. Large enough to have two persons situated at individual windows, these buildings will be permanently sited at their locations and constructed to applicable codes.

## SCOREBOARDS

The current main scoreboard sponsored by Sovereign Bank will be relocated to the opposite end of the field near the current Administration Building. This position will locate it within the view of all spectators on the three sides of proposed grandstands while maintaining the historic view of the Fairmount Building. The backup scoreboard, currently located on this end of the field will be removed. Twenty-five second timer clocks will be mounted at the top of each end zone retaining wall so that players can view this clock during the game.

## PUBLIC ADDRESS SYSTEM

The public address system will be upgraded to allow for better audible balance and volume control. New speakers will be positioned and balanced so that each area of the stadium will receive information with limited reverberation and/or feedback. The system will be equipped to play music through a Compact Disc type system and will have capabilities of connecting to digital outputs from VCR or DVD players so that community and/or student Outdoor Movie Festivals can take place without special sound equipment being brought in. This system will be located in the main compartment of the press box.

## UTILITIES

The site is serviced by all major utilities. Significant utility work will need to be completed within the scope of this project. The current Administration Building will require a new plumbing system, electrical systems (lighting, power, and emergency lighting), and mechanical systems (boiler, water heater, etc.). A fire alarm system and sprinkler system may be required.

Around the stadium, a sewage ejection pump will be required to handle wastewater from toilet, sinks and showers below grade including the current Administration Building basement. Toilet Rooms on the visitor side of the stadium will require long runs to gravity feed the wastewater back into the sanitary sewer system.

Electrical service equipment provided during the recent installation of the new lighting system will be moved to new utility rooms that will be elevated to remove them from



the existing flood-prone spaces. The electrical service will be revised to provide power to the revised scoreboard location, general lighting, Ticket Booths, Press Box, Toilet Rooms, Concession Stand, Home Team Locker Rooms, and miscellaneous spaces. Overall, there will be a significant amount of increased load. The field lighting standard that is erected near the base of the existing field access ramp will be moved and redirected.

New plumbing and mechanical systems will need to be provided at the Concessions Stand, Toilet Rooms, and within the updated Administration Building.

#### EMERGENCY ACCESS

Field Access for emergencies and/or field maintenance will be provided either by the current ramp (Option 1) or via a ramp similar in size and slope to the existing ramp (Options 2 and 3). The new ramp proposed in Option 2 and Option 3 will descend either under or adjacent to the Home Stands between the new concessions stand and the proposed bathroom facility. This ramp will have a gate at each end to limit access to the field. Because the revised access drive is perpendicular to the existing ramp, there are fewer turning radius restrictions in Options 2 and 3 than the current design and Option 1. This revised ramp will have a level pad at its base which could be used as a parking space for an emergency vehicle or a location for a first aid stand.

#### ADA ACCESSIBILITY

A key objective of this renovation will be to provide accessibility to all persons, regardless of physical ability. This initiative will allow full access to the stadium and its amenities via the concourse. Designated seating at the concourse level at each bleacher area will provide unobstructed views to the field. Accessible routes will provide access to the field level and toilet rooms. The current Administration Building will be made accessible with ramps and an elevator. Ticket Booths and the Concessions Area will provide accessible counters.

It is the objective of this plan to make this facility useable by all. When the plan is fully realized, the facility could potentially act as an alternate site for events such as the Special Olympics.

#### ARTIFICIAL TURF

The field is in very good shape. A major obstacle during this renovation will be protection of the field and limiting the amount of damage to the field. Any major crane work, equipment movement and retaining wall work will require the utmost care to protect the artificial surface as not to damage the turf system in any way. Replacement of retaining walls and potentially the replacement of the bleachers may require the artificial surface to be pulled back during construction (a distance of 5-20',

depending upon operation) and then reinstalled per manufacturer's recommendations. This may include any tacking/nailing strip or curbing that may be replaced during the construction process. Any contractor who undertakes this process will be wary of doing so, as liability may rest upon those who alter or tamper with the existing installation. However, this will be a necessary hurdle to overcome as the field was installed prior to the complete renovation of the existing stone walls.

## LIGHTING

The recently renovated field lighting is in excellent shape. One pole, located at the base of the existing field ramp will require relocation should Option 2 or Option 3 be selected, as it is in a location that will negatively impact the proposed bleacher structure, restroom facility and the new field access ramp. Its current location, while acceptable in Option 1, would interfere with sight lines for spectators who would otherwise be required to sit directly behind the pole in the new bleacher configurations of the second two options.

Additional lighting is recommended for street level lighting around Central Parklet, the revised parking lot, under all spaces where pedestrian and vehicular movement is anticipated, and at all entry points. All lighting will conform to the borough's lighting requirements. Special consideration will be given to the scale and style of fixtures given the historical nature of the complex and to complement the Highlands neighborhood.

## FENCING

The fencing throughout the stadium requires updating and replacement. Each option presents a slightly different configuration of fencing. Each fence layout encourages the pedestrian flow within the complex, promotes the main access points as previously discussed and will feature a historic nature.

The existing wrought iron perimeter fencing will be replaced with powder-coated steel fencing of an appropriate security and structural grade to meet safety requirements and a historically compatible appearance. This decorative perimeter fence will start at the current Administration Building, run along West Nittany Avenue, turn at the corner and follow Fraser Street to the renovated Central Parklet walk, across the park and bend around the corner of the field and terminate at the Concessions Building. On the opposite side of this building, the fence would begin and protect the entrance to the new field access ramp and end at the corner of the proposed toilet building beneath the Home Stands. The final portion of decorative perimeter fencing would be installed at the opposite end of the locker/toilet facility and would cross through the entry plaza and terminate at the rear corner of the current Administration Building.

Interior fencing shall carry a common theme to replace the existing varieties of chain-link throughout the stadium. This picket railing will also be powder-coated and have a

historical theme to complement the perimeter fencing. All handrails and guardrails will also complement the architecture and historic nature of the facility.

## LANDSCAPING

The entire landscape of the site will be renovated. Existing street trees that can be salvaged along West Nittany Avenue will be saved. The vast majority of large shade trees and evergreens that are sprinkled throughout the site will be removed to make way for the new grandstands. Entrance plazas will be landscaped with low maintenance trees and shrubs. The embankment along West Nittany Avenue will be completely landscaped with low evergreen shrubs and deciduous flowering shrubs and will provide seasonal interest to coincide with the variety of events throughout the year. The landscaping around the perimeter of the current Administration Building will be completely removed and redone.

All walkways, both public and private will be replaced and brick pavers installed in key locations. The parking area at the rear of the site will be landscaped with buffer plantings along the Midtown Square property. The landscape along Central Parklet will be integrated with the park's existing landscape to create one contiguous space.

## RETAINING WALLS

The retaining walls at Memorial Field are an integral part of what makes Memorial Field special and memorable to the countless alumni who have experienced and/or participated in an event at this venue. However, many of these walls are beginning to fail after nearly 75 years in existence. While some of these walls will require only a minor facelift, a significant portion of the retaining walls will be replaced. For the purposes of this study, it will be assumed that all portions of the walls will be replaced.

During the artificial turf installation, the District utilized a cast-in-place concrete wall with cut limestone facing and a precast concrete cap. This will be the standard wall detail for the proposed work. During replacement of these walls, which will be spread throughout the various phases, the artificial turf will require protection and possible repair to its surface and base at the perimeter of the field.

Since the majority of existing walls are being held together by failing mortar and the weight of the dressed limestone, it is believed that the District could financially benefit from using a salvage contractor who specializes in historic buildings to remove the existing stone to resell for historic or period renovations.

## STORAGE FACILITIES

Storage capacity will be greatly increased in the proposed facility. Not only will there be similar open-air storage opportunities beneath the elevated Home stands as exists

currently, but the introduction of a secure storage facility adjacent to the Home Team Locker Room will improve opportunity for the District to utilize this expansive space.

Field maintenance equipment, practice gear for athletics, soccer, lacrosse and field hockey goals could all be stored when out of season. Football practice equipment such as sleds, tackling dummies and bags can all be efficiently kept out of the forces of nature to protect them and extend their longevity within the proximity of the field. Additional storage is located within the current Administration Building for maintenance of Toilet Rooms and Locker Rooms.

## BUILDING AND OTHER STRUCTURES

For this study, the current Administration Building will be completely renovated and transformed into the Athletic Building. Windows, doors, electrical, plumbing, and mechanical systems will be completely replaced. Interior partitions and layouts will be modified per the proposed plans. These plans include public Toilet Rooms, Officials' Locker Rooms, multiple Team Rooms, General Storage, updated Equipment/Mechanical Room(s), and Home and Visiting Team Locker Rooms. The building will be equipped with an elevator to allow for accessibility to all floors. Other structures on the site such as the existing ticket offices and the storage shed will be removed.

As an alternative to this direction, and in light of the current uncertainty over the future of the District's South Building High School Site, the discussion over the future of the Fairmount Elementary Building and the potential for the District Administration offices to relocate to either site or potentially remain on location, the possibility does exist to provide some or all of the locker rooms, teams rooms, etc. within the Fairmount structure. This will require significant structural, accessibility and utility modifications (similar in nature to the suggested enhancements to the Nittany Avenue Building as outlined above). While it would be highly favorable to place the required and/or desired facilities within the Memorial Field complex, the reality is that the Fairmount Building would continue its current use as locker facilities for many events during the phased construction period.

While it is difficult to ascertain a final design without giving consideration to the potential options of locker/official/team room facilities, there is some flexibility available during the initial phases of construction while the district finalizes its plans for other sites and prioritizes its use of facilities and grounds.

## HISTORICAL CONTEXT

As previously mentioned, the site is located within the Holmes-Foster Highlands Historic Neighborhood. The current Administration Building and the original portions of Memorial Field were constructed during the mid-1920's and 1930's. It is important to keep the historical context of this facility in mind while considering significant updates.

Over the years there have been suggestions of selling the facility and constructing a new stadium somewhere else. But the community has been clear that it prefers to keep Memorial Field and renovate the facility. The artificial turf renovation resolved a major issue that had plagued the field for many years (quality of playing surface). The wall replacement completed with that project set a standard to be followed. It is important to the District and to the greater State College community that the major renovations envisioned in this plan preserve the 'feel' and heritage of Memorial Field and it is the intent of this plan to do so.

## CENTRAL PARKLET

The State College Area School District's Memorial Field site sits adjacent to the Borough of State College's Central Parklet. According to Borough Planning staff, Central Parklet ranks at or near the top of the rankings of the local park system for usage by citizens within the community. With Memorial Field experiencing record usage by athletic teams and community groups, it is reasonable to question how these two facilities can develop a symbiotic relationship that can benefit both owner's and the community as a whole.

While the District is examining the future of Memorial Field, the Borough has been evaluating several projects within the vicinity of Central Parklet that could have minimal to significant impact on the direction that the District elects to pursue. Currently, the Borough Planning staff is working to receive funding to provide a bike path through the Borough that would bisect Central Parklet adjacent to the property line between the two facilities. According to the funding guidelines, this bike path project is required to be in place by the end of 2008. In addition to the bike path project, the Borough has acknowledged that a local community group has expressed interest in financing the construction of a pavilion/stage/band shell at the base of the hill at the center of the 'keystone-shaped' lawn area to provide a venue to accommodate the various concert and movie series presented throughout the year in the Parklet.

The Borough has expressed the hope that the District will consider working together to achieve a mutually beneficial solution to both sites, including concessions by both owners to accommodate the necessary walkways, performance venue and fencing. Depending upon the District's final direction, there may be opportunity to reduce the width of Fraser Street in exchange for the opportunity to build appropriate fencing and the performance venue on District property within the North end zone embankment. Other potential concessions may include encroachment of the Memorial Field perimeter based upon precedence along Fraser Street in exchange for the use of newly constructed toilet facilities during Borough sponsored or events that benefit the Borough and its constituency.

Further discussions must be had with both parties to continue exploration of this idea that the two sites could potentially work together for mutual benefit.

SITE AMENITY COMPARISON

Site Amenities

<i>Amenity</i>	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Admin-Renovation</i>
Seating Capacity	3600 seats	4600 seats	6000 seats	4200 seats	
I-Beam Construction	*	*	*	*	
Powder-Coated Steel Understructure	*	*	*	*	
Welded Aluminum Deck System	*	*	*	*	
Open Bay Design to maximize useable space	*	*	*	*	
Slip-resistant Decking	*	*	*	*	
Vertical Picket Railings	*	*	*	*	
Closure-panel system at ends of Decking	*	*	*	*	
Grandstand Construction - 2003 IBC Compliant	*	*	*	*1	
Toilet Rooms - 2003 IBC Compliant	*	*	*		
Locker Rooms					*
Team Rooms					*
Officials Locker Rooms					*
Elevator					*
ADA Accessibility Compliance	*	*	*		*
Concourse Connecting Home/Visitor Sides of Field	*	*	*		
Repair/Replace Existing Stone Walls	*	*	*	*2	
Relocated Scoreboard	*	*	*		
Main Access Points connecting to Concourse	*	*	*		
Existing Entrances to Remain				*	
Concession Stands within the Perimeter Fence	*	*	*		
Updated Site Circulation and Lighting	*	*	*		
Historical Context taken into design consideration	*	*	*	*	
Utility Work/Upgrades	*	*	*		
Press Box Replacement	*	*	*	*	
Parking Lot Renovations	*	*	*		
Ticket Center Replacement	*	*	*		

1. Grandstand Construction will meet all necessary loading requirements; however, the Code Officer will require consulting to consider project as general repair of existing grandstands, not complete replacement; otherwise toilet facilities and accessibility requirements will need to be met.

2. This option replaces only those walls that support or are supported by the Grandstands. any other existing site walls shall remain.

## RENOVATION ALTERNATIVES

### OPTION 5

Option 5 proposes the removal of the existing Home Side seating and walking surfaces (pressure treated yellow pine) and replacing the system with an aluminum skin. Additional phases would be required to continue renovations to the facility, most likely aligning the future facility improvements with one of the aforementioned options. Phase Two of this option would require the removal and replacement of the Visitor's Side Bleachers.

This option is considered to be a long-term but temporary solution. While it would meet immediate safety concerns, it would not integrate into a future holistic approach solution. This first phase would provide the following:

- Repair the existing foundations
- Repair existing structural supports and repaint exposed surfaces
- New aluminum footboards and seat boards
- New aluminum riser boards under the seats to fully close the deck
- New center-aisle handrails
- New guardrail system with chain-link fence
- New powder-coated riser boards in the aisle
- Replace the existing press box

In the near-term, this option will provide the quickest repair time with the least amount of time and money invested. Over the long-term, the District will be challenged to expand or repair the facility without removing this work.

This new aluminum skin on the Home Side Bleachers will provide relief from the safety concerns of load-bearing capacity and the maintenance issues of the painted, pressure-treated pine boards. While cost savings are realized, there will continue to be significant repairs to other portions of the facility within the coming years, most pressing of which would be the Visitor's Side Bleachers. In addition, retaining walls will continue to deteriorate, the lack of accessibility of the venue will continue to be inadequate, and the lack of restroom and locker facilities will continue to be an issue.

One question raised by the Citizen's Advisory Committee (CAC) was the reuse of the renovated bleachers in the future at another athletic venue such as the track adjacent to the south building. While installers disagree on the cost effectiveness of this, the possibility does exist to remove and transport portions of the bleachers to another site, including the track, soccer, baseball or softball facilities on Westerly Parkway. Another option would be to recycle the steel and aluminum at the end of the use of these bleachers. Cost estimates vary but the potential exists to recoup thousands of dollars towards future bleacher installation through the recycling of the bleacher system.