

Construction Options and Timelines

CONSTRUCTION OPTIONS AND TIMELINES

OVERVIEW

This project is planned for three or four consecutive phases (depending upon selected option), spaced one year apart, beginning construction in the spring of 2007 with an expected completion date either by the Fall of 2009 or Fall 2010. Option 4 represents a two year phased construction process. Each of the phases comprises a major component of the overall venue. In order to accomplish this project on time within the projected budget and as the design is outlined; there will be an extensive amount of cooperation and good will between the Borough of State College, the State College Area School District, the design professionals and the contractors.

This site is extremely tight and poses a number of constraints. It has an existing artificial turf surface that cannot be damaged; it requires Borough approvals for encroaching into street right-of-ways and easements for encroaching into setbacks. The possible reconfiguration of Fraser Street would also need to be incorporated into the approval process. Because there is a sense of urgency to replace the grandstands on the Home Side of the Field by the Fall of 2007 and the stands opposite these (Visitors Side) by the Fall of 2008, there is a need to have each party working with each other to maintain this schedule not only for sports schedules but also for spectator safety. Should it not be possible to accomplish these quickly and efficiently, there is a great risk to the completion of this project and the future of Memorial Field.

This Master Plan is based on the belief that this facility will benefit the School District and the State College Community and it is that belief that presses forward with the notion that the Borough Planners, and Borough Council will adopt these plans with great enthusiasm. It is with these goals and objectives in mind that the following phasing plans and construction timelines are set forth.

OPTION 1

Option 1 is planned to be completed in three phases, each spaced one year apart.

PHASE ONE (2006-2007)

Phase One of Option 1 consists of the construction of the Home Grandstands and Bleachers, the entry plaza adjacent to the Administration Building, the new plaza/deck adjacent to the existing field access ramp and associated retaining walls, and the eastern portion of the ornamental steel fencing. This phase is also scheduled to include the revised field access drive and curbing. All associated ramps, stairs, fencing and ticket centers are included; electrical, plumbing and mechanical systems to operate these Phase One facilities would also be included. Any additional utility work that would be required for future expansion in other phases that falls within this perimeter would also be included. Modifications to the existing retaining wall that forms the edge of the existing field access ramp will also be included in Phase One. This wall will

terminate at the point of tangency with the existing North end zone retaining wall. Also included in this phase is the Visiting Team set of stairs down to the field from the landing that exits out of the Administration Building basement and replacement of the existing railings along this corridor. All associated retaining wall renovations in this area are included. In addition, the parking lot behind the Home stands will be renovated and reconfigured according to the plans. This will result in a minor loss of parking for the Administration Building that will have to be relocated to the existing Borough parking decks during the future phases of construction until the administrative functions and personnel are relocated per other District plans. All landscaping planned for the parking areas and the constructed entry plazas will be included at this time.

PHASE TWO (2007-2008)

Phase Two will comprise the Visitors Bleachers (bringing total seating capacity to 3,600), the toilet rooms and concessions beneath the Home Stands and the interconnection between the sides of the field along Central Parklet. The associated ticket center, retaining walls, stone piers, decorative fencing and lighting in these areas will be completed at this phase. The decorative fencing will turn the corner into Central Parklet and end at the edge of the field access gates. The State College Fairmount Historic Monument will be relocated and incorporated into this plaza along Fraser Street. The existing Sovereign Bank scoreboard will be relocated from its current position in the North end to the proposed location at the South end adjacent to West Nittany Avenue. The backup scoreboard will be removed during this phase. All associated utility connections for the scoreboards, lighting, etc. will be made during this phase. The public sidewalks and curbing along West Nittany Avenue and Fraser Street will be replaced following the completion of the retaining walls and fencing. The landscape throughout these areas and atop the walls on the embankments in each end zone will be included at this time. In order for this phase to occur, the necessary approval process for encroaching into the Fraser Street right-of-way will need to be addressed. While the current facility already encroaches in these two areas per Borough Ordinance 176, it is important to insure that this agreement and any associated extensions, be allowed in perpetuity.

PHASE THREE (2008-2009)

Phase Three of Option 1 will complete the Memorial Field Renovation and Expansion Project. This portion of the project is generally associated with the renovations of the Administration Building/Central Office into the new Athletic Building. All interior renovations, including the Home and Visitor's Locker Rooms, Team Rooms, Public Restrooms, Official's Locker Rooms, storage rooms and Athletic Archives/Storage Room will be included. Installation of new stairways and an elevator will take place while all electrical, plumbing and mechanical renovations and any other building systems renovations will be completed. Asbestos abatement will take place during this phase. Replacement of windows and doors will occur and all associated fit-outs will be constructed. The only portion of this phase beyond the windows that will impact the

exterior façade of this building will be entryway renovations and perimeter landscaping. The public sidewalk and entry stairs along West Nittany Avenue will be completed at this time.

PHASE ONE TIMELINE

The following timeline is proposed to complete the initial phase of the project by the start of the Fall 2007 Sports season:

- September 2006 – *Review Concepts with Planning Agencies, Finalize Study, Present Study to State College Area School District for Review*
- October 2006 – *Board of School Directors selects desired option*
- October 2006 – November 2006 – *Design Development*
- December 2006 – January 2007 – *Preparation of Construction Documents*
- January 13, 2007 – *Submit Contract Documents to Centre Region Code Administration for Plan Review*
- February 7, 2007 – *Release of Construction Drawings and Specifications to Prospective Bidders*
- March 10, 2007 – *Bids Due to Owner*
- March 11 – March 21, 2007 – *Contract Negotiation*
- March 22, 2007 – *Award of Contract*
- April 1, 2007 – *Begin Construction of Phase One*
- August 3, 2007 – *Construction of Phase One Complete*

PHASE TWO TIMELINE

The following timeline is proposed to complete the second phase of the project by the start of the Fall 2008 Sports season:

- September 2006 – June 2007 – *Preparation of Legal Documents of Right-of-Way/Easements*
- June 2007 – July 2007 – *Design Development*
- August 2007 – November 2007 – *Preparation of Construction Documents*
- November 2007 – January 2008 – *Bidding*
- January 2008 – *Award of Contract*
- February 2008 – *Begin Construction of Phase Two*
- August 2008 – *Construction of Phase Two Complete*

PHASE THREE TIMELINE

The following timeline is proposed to complete the third phase of the project by the start of the Fall 2009 Sports season:

- June 2008 – July 2008 – *Design Development*

August 2008 – November 2008 – *Preparation of Construction Documents*
November 2009 – January 2009 – *Bidding*
January 2009 – *Award of Contract*
February 2009 – *Begin Construction of Phase Three*
August 2009 – *Construction of Phase Three Complete*

OPTION 2

Option 2 is planned to be completed in four phases, each spaced one year apart.

PHASE ONE (2006-2007)

Phase One of Option 2 consists of the construction of the Home Grandstands and Bleachers, the entry plaza adjacent to the Administration Building, the new field access drive and curbing and the demolition and rough grading of the existing field access area. Retaining walls along the new ramp and in the vicinity of the bleachers are included. This phase is also scheduled to include all associated ramps, stairs, fencing and ticket centers; electrical, plumbing and mechanical systems to operate these Phase One facilities would also be included. Any additional utility work that would be required for future expansion in other phases that falls within this perimeter would also be included. Modifications to the existing retaining wall that forms the edge of the existing field access ramp will also be included in Phase One. This wall will terminate at the point of tangency with the existing North end zone retaining wall. Also included in this phase is the Visiting Team set of stairs down to the field from the landing that exits out of the Administration Building basement and replacement of the existing railings along this corridor. All associated retaining wall renovations in this area are included. In addition, the parking lot behind the Home stands will be renovated and reconfigured according to the plans. This will result in a minor loss of parking for the Administration Building that will have to be relocated to the existing Borough parking decks during the future phases of construction until the administrative functions and personnel are relocated per other District plans. All landscaping planned for the parking areas and the constructed entry plazas will be included at this time.

PHASE TWO (2007-2008)

Phase Two will comprise the Visitors Bleachers, the toilet rooms beneath the Home Stands from Phase One and the associated ticket center, retaining walls, stone piers, decorative fencing and lighting in these areas. The decorative fencing will turn the corner into Central Parklet and end at the edge of the field overlook where the State College Fairmount Historic Monument will be relocated and incorporated into this plaza along Fraser Street. The existing Sovereign Bank scoreboard will be relocated from its current position in the North end to the proposed location at the South end adjacent to West Nittany Avenue. The backup scoreboard will be removed during this phase. All associated utility connections for the scoreboards, lighting, etc. will be made during this

phase. The public sidewalks and curbing along West Nittany Avenue and Fraser Street will be replaced following the completion of the retaining walls and fencing. The landscape throughout these areas and atop the walls on the embankments in the South end zone will be included at this time. In order for this phase to occur, the necessary approval process for encroaching into the Fraser Street right-of-way will need to be addressed. While the current facility already encroaches in this area per Borough Ordinance 176, it is important to insure that this agreement and any associated extensions, be allowed in perpetuity.

PHASE THREE (2008-2009)

Phase Three pulls together Phases One and Two and begins to complete the outdoor components of this project. The concourse connection will be completed during this phase as will the student seating and the band seating sections. These 700+/- seats will bring the total venue seating capacity to approximately 4,600. At the corner of 'D' Alley and West Foster Avenue the final of three entry plazas will be constructed. This area will include the concessions building and the final ticket office. The stone piers, lighting and decorative fencing will be installed. Landscaping of the plaza will be included. Any utilities and equipment associated with the concessions building are also included.

PHASE FOUR (2009-2010)

Phase Four of Option 2 will complete the Memorial Field Renovation and Expansion Project. This portion of the project is generally associated with the renovations of the Administration Building/Central Office into the new Athletic Building. All interior renovations, including the Home and Visitor's Locker Rooms, Team Rooms, Public Restrooms, Official's Locker Rooms, storage rooms and Athletic Archives/Storage Room will be included. Installation of new stairways and an elevator will take place while all electrical, plumbing and mechanical renovations and any other building systems renovations will be completed. Asbestos abatement will take place during this phase. Replacement of windows and doors will occur and all associated fit-outs will be constructed. The only portion of this phase beyond the windows that will impact the exterior façade of this building will be entryway renovations and perimeter landscaping. The public sidewalk and entry stairs along West Nittany Avenue will be completed at this time.

PHASE ONE TIMELINE

The following timeline is proposed to complete the initial phase of the project by the start of the Fall 2007 Sports season:

September 2006 – *Review Concepts with Planning Agencies, Finalize Study, Present*

Study to State College Area School District for Review

October 2006 – *Board of School Directors selects desired option*

October 2006 – November 2006 – *Design Development*

December 2006 – January 2007 – *Preparation of Construction Documents*
January 13, 2007 – *Submit Contract Documents to Centre Region Code Administration for Plan Review*
February 7, 2007 – *Release of Construction Drawings and Specifications to Prospective Bidders*
March 10, 2007 – *Bids Due to Owner*
March 11 – March 21, 2007 – *Contract Negotiation*
March 22, 2007 – *Award of Contract*
April 1, 2007 – *Begin Construction of Phase One*
August 3, 2007 – *Construction of Phase One Complete*

PHASE TWO TIMELINE

The following timeline is proposed to complete the second phase of the project by the start of the Fall 2008 Sports season:

September 2006 – June 2007 – *Preparation of Legal Documents of Right-of-Way/Easements*
June 2007 – July 2007 – *Design Development*
August 2007 – November 2007 – *Preparation of Construction Documents*
November 2007 – January 2008 – *Bidding*
January 2008 – *Award of Contract*
February 2008 – *Begin Construction of Phase Two*
August 2008 – *Construction of Phase Two Complete*

PHASE THREE TIMELINE

The following timeline is proposed to complete the third phase of the project by the start of the Fall 2009 Sports season:

June 2008 – July 2008 – *Design Development*
August 2008 – November 2008 – *Preparation of Construction Documents*
November 2009 – January 2009 – *Bidding*
January 2009 – *Award of Contract*
February 2009 – *Begin Construction of Phase Three*
August 2009 – *Construction of Phase Three Complete*

OPTION 3

Option 3 is planned to be completed in four phases, each spaced one year apart.

PHASE ONE (2006-2007)

Phase One of Option 3 consists of the construction of the Home Grandstands and Bleachers, the entry plaza adjacent to the Administration Building, the new field access drive and curbing and the demolition and rough grading of the existing field access area. Retaining walls along the new ramp and in the vicinity of the bleachers are included. This phase is also scheduled to include all associated ramps, stairs, fencing and ticket centers; electrical, plumbing and mechanical systems to operate these Phase One facilities would also be included. Any additional utility work that would be required for future expansion in other phases that falls within this perimeter would also be included. Modifications to the existing retaining wall that forms the edge of the existing field access ramp will also be included in Phase One. This wall will terminate at the point of tangency with the existing North end zone retaining wall. Also included in this phase is the Visiting Team set of stairs down to the field from the landing that exits out of the Administration Building basement and replacement of the existing railings along this corridor. All associated retaining wall renovations in this area are included. In addition, the parking lot behind the Home stands will be renovated and reconfigured according to the plans. This will result in a reduction of parking for the Administration Building by more than 50% that will have to be relocated to the existing Borough parking decks during the future phases of construction until the administrative functions and personnel are relocated per other District plans. This lot will become the main accessible/ADA parking area for the venue. All landscaping planned for the parking areas and the constructed entry plazas will be included at this time.

PHASE TWO (2007-2008)

Phase Two will comprise the Visitors Bleachers, the toilet rooms beneath the Home Stands from Phase One and the associated ticket center, retaining walls, stone piers, decorative fencing and lighting in these areas. The decorative fencing will turn the corner into Central Parklet and end at the edge of the field overlook where the State College Fairmount Historic Monument will be relocated and incorporated into this plaza along Fraser Street. The existing Sovereign Bank scoreboard will be relocated from its current position in the North end to the proposed location at the South end adjacent to West Nittany Avenue. The backup scoreboard will be removed during this phase. All associated utility connections for the scoreboards, lighting, etc. will be made during this phase. The public sidewalks and curbing along West Nittany Avenue and Fraser Street will be replaced following the completion of the retaining walls and fencing. The landscape throughout these areas and atop the walls on the embankments in the South end zone will be included at this time. In order for this phase to occur, the necessary approval process for encroaching into the Fraser Street right-of-way as well as the reduction of the cartway width of this street will need to be addressed. While the current facility already encroaches in this area per Borough Ordinance 176, it is important to the successful completion of the bleacher enlargement that the Borough and the District work together to reduce the size of the road width along this portion of Fraser Street so that the District can increase seating capacity within this area.

PHASE THREE (2008-2009)

Phase Three pulls together Phases One and Two and begins to complete the outdoor components of this project. The concourse connection will be completed during this phase as will the student seating and the band seating sections. These seats will bring the total venue capacity to nearly 6,000 seats. At the corner of 'D' Alley and West Foster Avenue the final of three entry plazas will be constructed. This area will include the concessions building and the final ticket office. The stone piers, lighting and decorative fencing will be installed. Landscaping of the plaza will be included. Any utilities and equipment associated with the concessions building are included.

PHASE FOUR (2009-2010)

Phase Four of Option 2 will complete the Memorial Field Renovation and Expansion Project. This portion of the project is generally associated with the renovations of the Administration Building/Central Office into the new Athletic Building. All interior renovations, including the Home and Visitor's Locker Rooms, Team Rooms, Public Restrooms, Official's Locker Rooms, storage rooms and Athletic Archives/Storage Room will be included. Installation of new stairways and an elevator will take place while all electrical, plumbing and mechanical renovations and any other building systems renovations will be completed. Asbestos abatement will take place during this phase. Replacement of windows and doors will occur and all associated fit-outs will be constructed. The only portion of this phase beyond the windows that will impact the exterior façade of this building will be entryway renovations and perimeter landscaping. The public sidewalk and entry stairs along West Nittany Avenue will be completed at this time.

PHASE ONE TIMELINE

The following timeline is proposed to complete the initial phase of the project by the start of the Fall 2007 Sports season:

September 2006 – *Review Concepts with Planning Agencies, Finalize Study, Present Study to State College Area School District for Review*

October 2006 – *Board of School Directors selects desired option*

October 2006 – November 2006 – *Design Development*

December 2006 – January 2007 – *Preparation of Construction Documents*

January 13, 2007 – *Submit Contract Documents to Centre Region Code Administration for Plan Review*

February 7, 2007 – *Release of Construction Drawings and Specifications to Prospective Bidders*

March 10, 2007 – *Bids Due to Owner*

March 11 – March 21, 2007 – *Contract Negotiation*

March 22, 2007 – *Award of Contract*

April 1, 2007 – *Begin Construction of Phase One*

August 3, 2007 – *Construction of Phase One Complete*

PHASE TWO TIMELINE

The following timeline is proposed to complete the second phase of the project by the start of the Fall 2008 Sports season:

September 2006 – June 2007 – *Preparation of Legal Documents of Right-of-Way/Easements*

June 2007 – July 2007 – *Design Development*

August 2007 – November 2007 – *Preparation of Construction Documents*

November 2007 – January 2008 – *Bidding*

January 2008 – *Award of Contract*

February 2008 – *Begin Construction of Phase Two*

August 2008 – *Construction of Phase Two Complete*

PHASE THREE TIMELINE

The following timeline is proposed to complete the third phase of the project by the start of the Fall 2009 Sports season:

June 2008 – July 2008 – *Design Development*

August 2008 – November 2008 – *Preparation of Construction Documents*

November 2009 – January 2009 – *Bidding*

January 2009 – *Award of Contract*

February 2009 – *Begin Construction of Phase Three*

August 2009 – *Construction of Phase Three Complete*

OPTION 4

Option 4 is planned to be completed in two phases, each spaced one year apart.

PHASE ONE (2006-2007)

Phase One of Option 4 consists of the construction of the Home Grandstands and Bleachers. This phase is also scheduled to include all associated retaining wall repairs and replacement of damaged areas throughout construction. The press box is also included as are decorative railings around the bleachers.

PHASE TWO (2007-2008)

Phase Two will comprise the Visitors Bleachers, and the associated retaining walls, decorative fencing and railings in these areas. In order for this phase to occur, the necessary approval process for encroaching into the Fraser Street right-of-way will need to be addressed. While the current facility already encroaches in this area per Borough Ordinance 176, it is important to the successful completion of the bleacher

replacement that the Borough and the District work together to insure successful completion of this area.

PHASE ONE TIMELINE

The following timeline is proposed to complete the initial phase of the project by the start of the Fall 2007 Sports season:

September 2006 – *Review Concepts with Planning Agencies, Finalize Study, Present Study to State College Area School District for Review*

October 2006 – *Board of School Directors selects desired option*

October 2006 – November 2006 – *Design Development*

December 2006 – January 2007 – *Preparation of Construction Documents*

January 13, 2007 – *Submit Contract Documents to Centre Region Code Administration for Plan Review*

February 7, 2007 – *Release of Construction Drawings and Specifications to Prospective Bidders*

March 10, 2007 – *Bids Due to Owner*

March 11 – March 21, 2007 – *Contract Negotiation*

March 22, 2007 – *Award of Contract*

April 1, 2007 – *Begin Construction of Phase One*

August 3, 2007 – *Construction of Phase One Complete*

PHASE TWO TIMELINE

The following timeline is proposed to complete the second and final phase of the project by the start of the Fall 2008 Sports season:

September 2006 – June 2007 – *Preparation of Legal Documents of Right-of-Way/Easements*

June 2007 – July 2007 – *Design Development*

August 2007 – November 2007 – *Preparation of Construction Documents*

November 2007 – January 2008 – *Bidding*

January 2008 – *Award of Contract*

February 2008 – *Begin Construction of Phase Two*

August 2008 – *Construction of Phase Two Complete*

OPTION 5

The Construction Timeline for Option 5 represents the renovation to the Home Side Bleachers only. Additional work beyond this scope will project into the future. In order to use the Home Side Bleachers in the Fall of 2007, the project should be initiated by the end of 2006. Construction is anticipated to begin in the Spring of 2007 and be completed by August 1, 2007. At that point, the District should be well into Phase Two of

a selected option which will address future concerns such as Visitor's Side Bleachers, retaining walls, accessibility, etc.

PHASE ONE (2006-2007)

Phase One of Option 5 consists of the renovation of the Home Side Bleachers as outlined previously. The resulting structure will have improved foundations, a new or repaired press box, and replaced seat boards, footboards and riser boards.

PHASE ONE TIMELINE

The following timeline is proposed to complete the initial phase of the project by the start of the Fall 2007 Sports season:

October, 2006 – Review Concepts with Planning Agencies, Citizen's Advisory Committee (CAC), Finalize Study, Present Study to State College Area School District for Review

October 2006 – Board of School Directors selects desired option (Option 5 – Phase One)

November 2006 – January 2007 – Preparation of Bidding Documents

January 13, 2007 – Submit Bidding Documents to Governing Authority for Permitting

February 7, 2007 – Release of Construction Drawings and Specifications to Prospective Bidders

March 10, 2007 – Bids Due to Owner

March 11 – March 21, 2007 – Contract Negotiation

March 22, 2007 – Award of Contract

April 1, 2007 – Begin Construction of Phase One

August 1, 2007 – Construction of Phase One Complete

OPTION 6

Beyond these five general options, the removal of existing bleachers and the installation of temporary rental bleachers is likely the only feasible option. Upon removal of the existing Home Stands, temporary bleachers (2,500 seats) could be rented and installed for the Fall 2007 Sports season, and then taken away in November 2007. This would allow the District to spend the time necessary to explore each facet of the facility, begin construction on other projects throughout the District and allow those involved (CAC, Board of Directors, athletic department, etc.) to devote additional time necessary to this project.

Should the District elect to remove the Visitors Bleachers in the following year (2008) and the desired future plan for Memorial Field had not been finalized, the District could have 5000 seats delivered and installed for the Fall sports season (2008) with removal over the winter and a new set of 1000 seats delivered for the following spring season (Spring 2009).