

**State College Area School District  
Office of Physical Plant  
Ed Poprik, Director**

To: Board of School Directors

From: Ed Poprik

RE: **Facility Update**

Date: October 22, 2012

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**1) Memorial Field 2012**

A) During the week of October 15, 2012, State College Area School District physical plant employees separated the portion of the East Bleachers impacted by the threat of additional subsidence (north) from the portion on firm footing (south). (Pictures are included on page 6). As of October 19, a contractor was progressing on work to weld new railing at the end of the usable section. Chain link fencing will be installed to match the existing condition. It is anticipated that this work will be completed by October 22. Finally, the abandoned bleacher section will be secured, prior to inspection for an occupancy permit. This potentially opens the south portion of bleachers on October 24. This project was made possible through the help of the Centre Region Code office, by both visiting the site and offering an expedited review of drawings.

In addition to this work, temporary bracing will be added to the fence at the West Bleacher. This fence has deteriorated severely and the additional spectators along this fence have both accelerated the metal

failure and increased concern over safety. Finally, signage will be installed to ask spectators to stay off the fence.

The seating diagram for the final 2 varsity Football games is on page 7.

B) The now separated north portion of the East Bleacher, needs to be removed. This section would not be a candidate for rehabilitation. Additionally, equipment access to this entire area will be needed to excavate and investigate the sinkhole. Hoffman Architecture has prepared demolition drawings for Code review, and we have sought permission to advertize a bid. With the holidays approaching and other tasks being dependent on this work being completed, we would like to authorize a contractor to execute this project between November 13 and November 30.

## **2) Memorial Field 2013**

A) Tom Skibinski from Crawford Palumbo Skibinski will present an update on the West Bleacher project. (see attachment on page 8)

The updated design estimate for this part of the project is \$2,043,602.00. A table of this cost along with costs related to other considerations for 2013 work is included later in this memo. If authorized, the project would be bid during the winter season, with construction beginning as weather allows. Completion for the bleacher portion of the project is planned for August of 2013.

As a sub-phase to this portion of the project, planning has proceeded around a series of concrete storage vaults. Pictures from a similar installation on the PSU campus are attached for reference. (see pictures on page 9) These vaults are being sized to hold the amount of water equal to a storm event that completely covers the field surface. They would then meter the flow of water to the sinkhole at a rate that is within its capacity. This will prevent nearly all of the flooding that occurs on the field. The system would fail, and the field would flood, if 2 large-scale flooding events would occur back-to-back. The updated estimate for this part of the project is \$978,587.00.

B) Mark Whitfield, Director of Public Works for State College Borough, will discuss proposed repairs to the sinkhole.

Acknowledging that the sinkhole is vital to the management of storm water in the area, State College Borough has committed to repair the problem. The Borough's public works department has completed this type of work previously and will work with the district's consultants on this project. This work is planned for the winter of 2012-13.

C) After the sinkhole is repaired, it is envisioned that the potential exists for some temporary bleachers on the east side of Memorial field for the 2013 season. No work has been completed to date in terms of feasibility, capacity or cost. Future updates could detail this information if desired.

D) The 2003 artificial turf surface at Memorial Field is nearing the end of its planned life. Actual field conditions suggest that this surface should be replaced soon. If the West Bleacher and Sinkhole Remediation projects are completed during the 2013 calendar year, significant portions of the turf will be disturbed. Considering all factors, replacement of the entire surface, in lieu of removing and replacing the impacted areas, is advisable. Gateway School District (suburban Pittsburgh) recently completed a replacement of their similar surface for approximately \$450,000. Based on inflation and particular issues that may be encountered at Memorial Field, we have included \$600,000 as a planning estimate.

E) Administration has studied the feasibility of locker rooms in the Fairmount Avenue basement near Nittany Avenue. This area is currently occupied by Physical Plant and will be vacated with Phase 1 of the Panorama Village Building conversion. (A preliminary, working drawing is attached on page 10 for reference.) The schematic design estimate for this project is approximately \$800,000.

F) Based on the above information, a chart of Memorial Field costs is included. It is recommended that the Board authorize the West Bleacher project and Field Surface replacement, while endorsing the State College Borough sinkhole repair, and deferring the storm water detention and Fairmount Locker Rooms. Action on these items could be taken on either November 12 or 26, 2012.

**Memorial Potential Costs**

| <b>Issue</b>                  | <b>2013<br/>total</b> | <b>2013<br/>recommend.</b> |
|-------------------------------|-----------------------|----------------------------|
| Sinkhole remediation          | SC Borough            | SC Borough                 |
| West project                  | \$2,043,602           | \$2,043,602                |
| Detention                     | \$978,587             | defer                      |
| Field surface                 | \$600,000             | \$600,000                  |
| Partial East Bleacher removal | \$75,000              | \$75,000                   |
| Locker Rooms in Fairmount     | \$800,000             | defer                      |
| <b>Sub-Total</b>              | <b>\$4,497,189</b>    | <b>\$2,718,602</b>         |

**3) Memorial Field beyond 2013**

While not requiring action immediately, it is prudent to note that the approved schematic design for a Memorial Field renovation is no longer valid. Several courses of action could be debated at future meetings, including but not limited to:

- A) Plan for temporary bleachers to replace those removed
- B) Plan for complete East Bleacher and Press Box replacement without amenities
- C) Authorize and fund locker room renovations to the Fairmount Avenue Building
- D) Contract for amendments to the Memorial Field Schematic Design
- E) Include Memorial Field discussions in concert with High School planning discussions as updates to the District Wide Facilities Master Plan.

**4) High School Calendar**

John Beddia, representing Crabtree, Rohrbaugh and Associates will present a draft calendar for the High School planning process. This information is being presented to prepare for the work session of November 12. Line items have been included for District Wide Master

Planning if authorized by the Board. The preliminary draft is included on page 11.

Feedback is expected now to aid in advancement towards a final draft, which will be reviewed again on November 12.

## **5) Educational Planner**

Based on the anticipated approval of the Brainspaces contract, we have invited Amy Yurko to attend the November 12 work session. Additionally, to take full advantage of this visit, we are in the preliminary stages of planning orientation and kick-off activities for the educational planning process.

A rough outline of planned activities is included below:

### **November 12:**

|                   |                                       |
|-------------------|---------------------------------------|
| 1:00 PM -         | Arrive in State College               |
| 2:00 PM – 5:30 PM | Tour High School campus with students |
| 5:30 PM – 7:00 PM | Dinner by CTC program                 |
| 7:30 PM           | Board meeting and Work Session        |

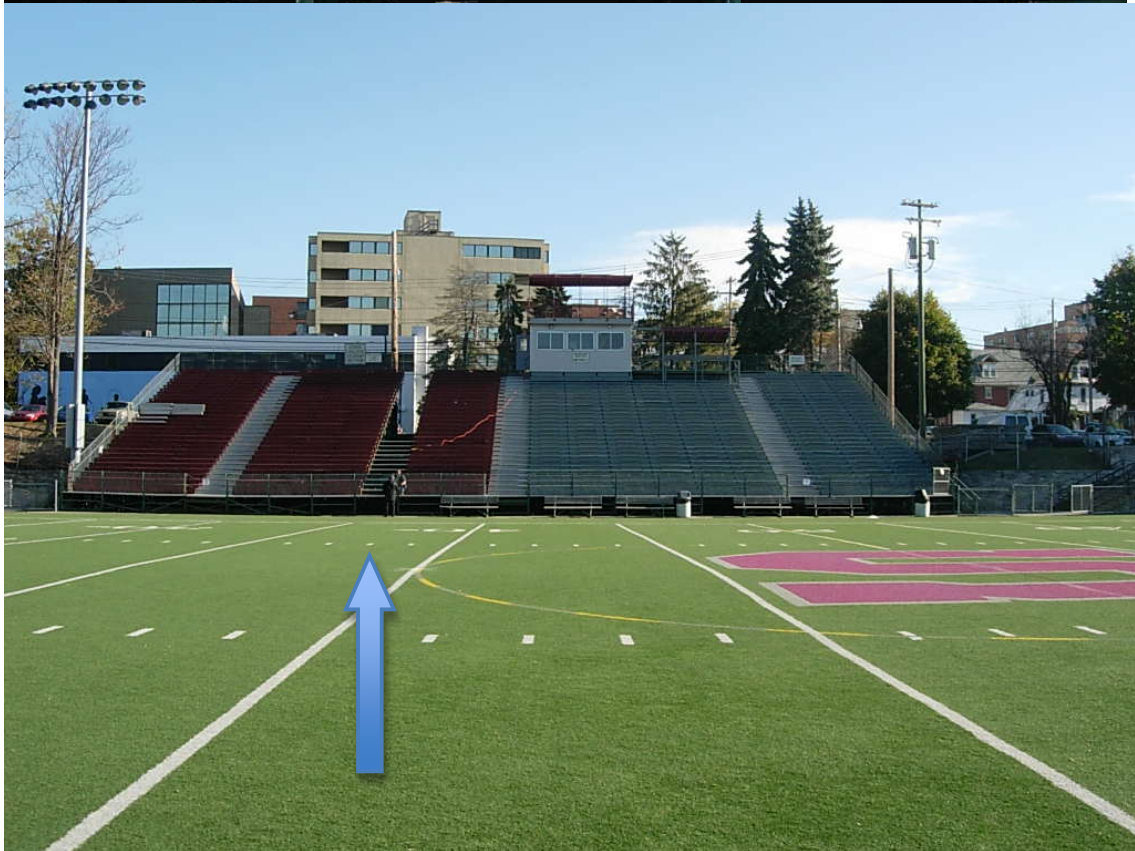
### **November 13:**

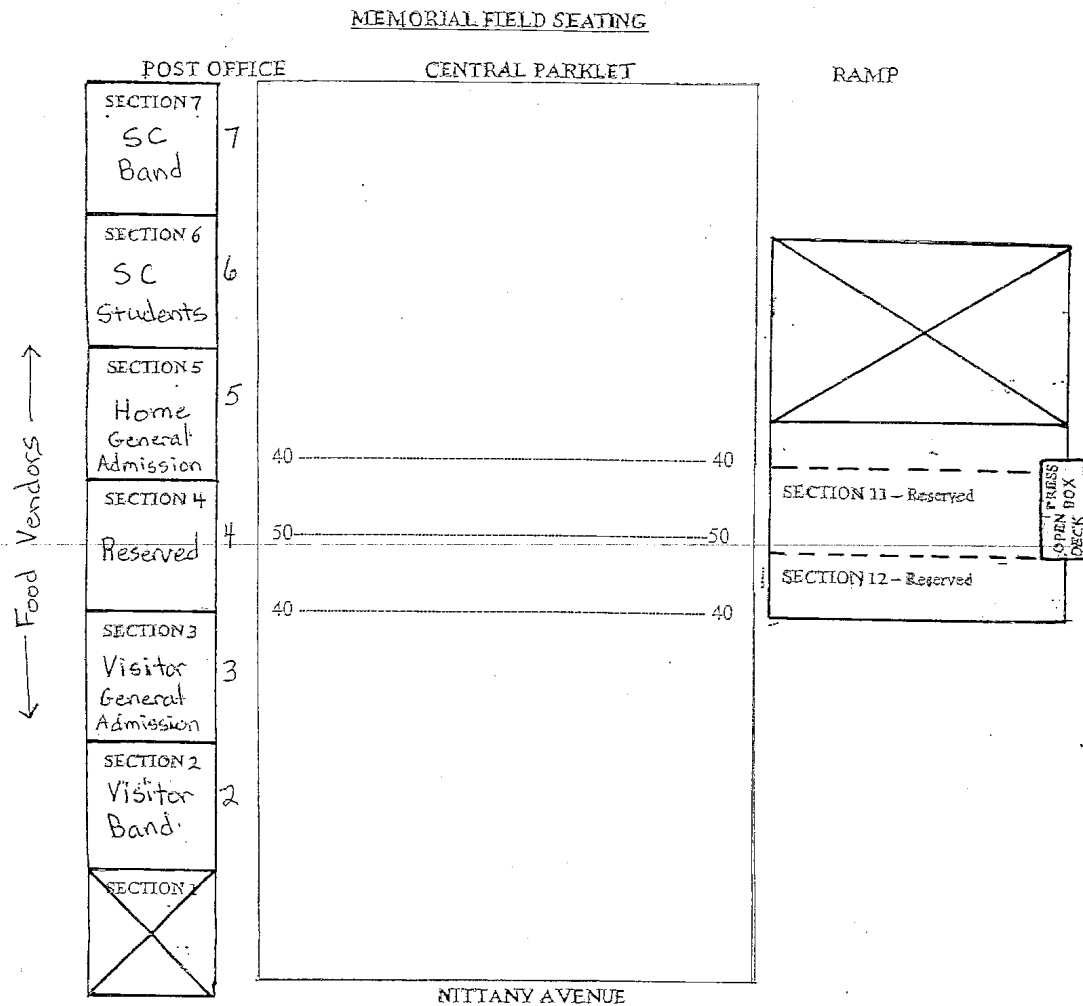
|                   |                                 |
|-------------------|---------------------------------|
| 8:00 AM           | Meet with administrators        |
| 9:30 AM – 2:30 PM | Informal meetings with teachers |
| 3:00 PM           | Depart                          |

## **6) Draft agenda for November 12 work session**

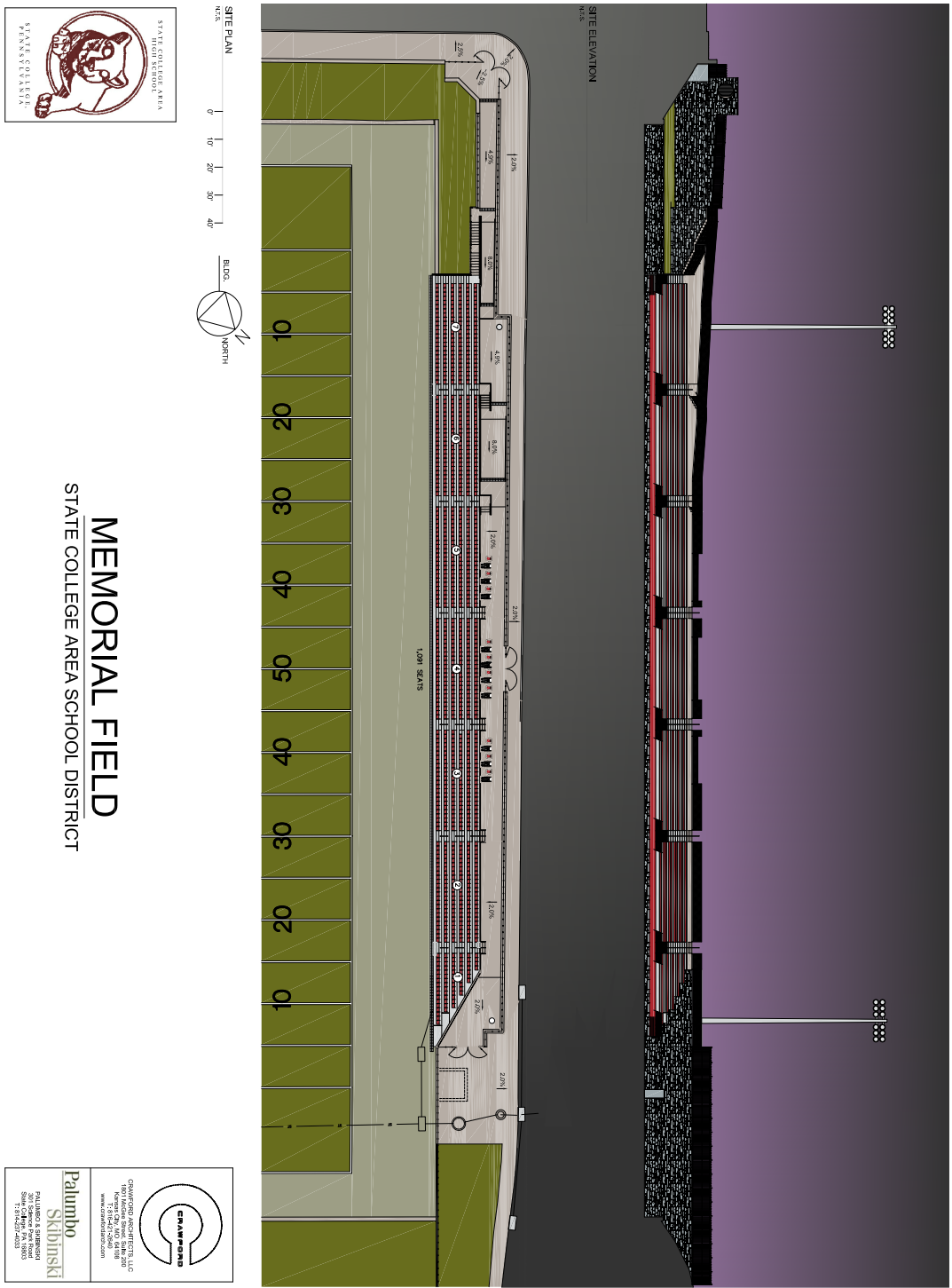
### **Agenda:**

- Introductions
- Discussion of Roles and Deliverables
- Calendar discussion
- Community Meetings and Surveys (HS, Master Plan, Ed Plan)
- High School Budget process
- Steering Committee(s)
- CACs' roles and involvement



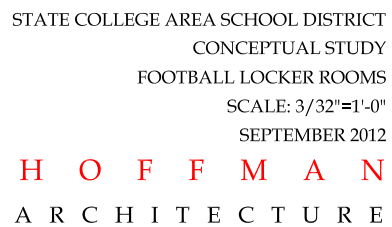


**“Not to Scale”**









110 WEST MAIN STREET BOALSBURG, PA 16827

# STATE COLLEGE AREA SCHOOL DISTRICT

October 22, 2012

## PRELIMINARY PROJECT SCHEDULE

