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EXECUTIVE SUMMARY

PROJECT OVERVIEW

This master plan is a product of the District's selection of Option 2 in the current District-Wide Master Plan which included the continued use of Memorial Field. After several projects of limited scope, the District has chosen to look at Memorial Field holistically to outline the renovation of the entire facility. With an end result established, the District anticipates undertaking multiple projects over the coming years to implement the master plan.

EXISTING CONDITIONS ASSESSMENT

The existing facility is comprised of many components, a few of which have been recently upgraded or replaced but a majority of which are reaching the end of their useful life and need to be upgraded or replaced.

PROGRAM ANALYSIS

The scope of this master plan includes evaluation of the following:

- In-kind replacement of existing bleachers versus complete renovation
- Renovation Alternatives for continued use of facility during coming years
- Replacement of Press Box and Ticket Booths
- Replacement of Retaining Walls, Fencing, and Landscaping
- Potential relocation of emergency/maintenance field access
- Review of potential partnership with the Borough of State College to meet respective objectives for both Memorial Field and Central Parklet
- Construction of Toilet Rooms and Concession Stands
- Construction of a Concourse to connect the two sides
- Reduction in the number of Main Entry Gates to three (3)
- Potential renovation of the existing Administration Building to provide:
 - Home Team Locker Rooms
 - Visiting Team locker Rooms
 - Officials Locker Rooms
 - Multiple Team Rooms
 - Toilet Rooms
 - Storage Rooms

CODE AND ZONING ANALYSIS

Memorial Field is located in the R-OA Residential Office Zoning District within the Borough of State College. Per a review by the Borough Zoning Officer, the use of Memorial Field as a State College Area School District athletic venue is deemed to be a conforming use within this zoning district. As such, conforming uses may be expanded as a matter of right provided such expansion complies with setbacks, open space, height and other applicable zoning district standards. Regardless of which option the District elects to pursue, there may be several requests made on behalf of the District to the Borough for either zoning variances or zoning amendments to achieve the goal of updating the venue and keeping it at its current location.

Land development review of plans by State College Borough Planning staff (and other associated agencies) is required when proposed buildings exceed 2000 square feet, and/or off-street parking areas or storm water facilities are proposed. The intent of each of the Memorial Field options presented herein is that Phase One will be designed to eliminate the need for a land development review process.

If the submission of a land development plan is not required, the project may be authorized administratively through a zoning permit and building permit through the appropriate governing body.

The District will be required to work with the Centre Region Code Office to insure that all applicable codes are followed, including toilet fixture counts, accessibility issues and structural load requirements.

CONCEPTUAL DRAWINGS

This Master Plan presents four diverse options for the District to examine and proposes two alternative options. Options 1, 2 and 3 include a site plan, toilet room plans and Administration Building Renovation Concept Plans; Option 4 presents a basic replacement in-kind comparison for illustrative purposes. Options 5 and 6 are presented at the request of the Citizen's Advisory Committee (CAC) to provide alternates for Options 1, 2 and 3.

Also included, at the request of the Borough of State College, is a Conceptual Site Plan which represents a potential option for development of a Central Parklet stage and incorporating it into the Memorial Field design.

CONSTRUCTION OPTIONS AND TIMELINES

Construction Options and Timelines have been established for each of the first three options presented. These options range in time frame from three to four phases, each incrementally spaced one year apart. Construction is anticipated to begin in the Spring of 2007 and be completed either in the Fall of 2009 or Fall of 2010 depending upon the direction the District elects. Option 4 is presented as a two step, two-year process. Each option attempts to address the most pressing needs within the initial phase without requiring a land development submission which could administratively bog down the process and prohibit use of the Home Side Bleachers in the Fall of 2007. After the initial push, the project timeline will slow to a steadier pace to the end of the completion.

Options 5 and 6 are presented as initial phases of more long-term solutions that will require future development. The projects would be initiated in Spring of 2007 and be completed by the Fall 2007 Sports season.

CONCEPTUAL COST ESTIMATES

Two types of costs were projected; hard construction costs and soft construction costs. Hard construction costs consist of the money paid for replacement of the bleachers, construction of the ticket centers, all associated site costs, and toilet and concessions facilities as suggested. Soft construction costs are all of the related expenses of

construction, i.e.; architectural & engineering fees, permits, site survey, geotechnical investigation, etc. The projected costs for this project, including a 10% construction contingency, range between \$5.3 million and \$7.5 million for Options 1, 2, and 3, depending upon selected option. Option 4, presented as a cost comparison, totals \$2.9 million. Additional to each option, the cost to complete the project by renovating the Administration Building to accommodate locker rooms, team rooms, officials locker rooms, etc. comprises \$3.8 million (escalated estimated cost in Year 2009).

Option 5 totals \$650,000. Option 6 for the Fall 2007 Sports season would cost approximately \$100,000 to \$125,000.