

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

To: Board of School Directors

From: Ed Poprik and Ron Pavlechko

RE: **Athletic Facilities; Memorial Field**

Date: August 24, 2009

As a follow up to the general athletic facilities discussion held during the July 13, 2009 Board meeting, this memo is offered to specifically detail items and concerns at Memorial Field.

The Board had previously been updated regarding the ongoing concerns related to the structural integrity of the west retaining wall. This concern has resulted in the closure of a section of bleachers. We have engaged our appointed Architect for routine projects to establish a monitoring program for this wall. While not drastic, the wall continues to move, which if not addressed, will eventually lead to further bleacher closures. This problem, coupled with deterioration of other walls, and the corrosion of the perimeter fence are of immediate concern. Bob Hoffman and Bob Davis will be present to answer any questions regarding this issue. (letter attached)

Two approaches could be employed to rectify the wall concern as well as the other stadium issues. One would be to begin a series of phased repairs to maintain the stadium in its current capacity. (***Maintain***) The other would be to begin a master plan process to completely update the stadium. (***Renovate***)

***-Probable costs for each***

***Maintain:***

The following costs are rough estimates to replace existing items in roughly the same kind. These costs do not include the addition of

*Athletic Facilities; Memorial Field - August 24, 2009*

restrooms, but they do consider that ADA accessibility will need to be addressed.

Replace West Bleacher assembly	\$1 - 2 million
Replace East Bleacher and Press Box	\$1 - 2 million
Replace Fencing and Wall repair	\$0.5 - 1 million
Replace Turf	\$0.5 - 1 million
Total	\$3 - 6 million

***Renovate:***

In October of 2006, L. Robert Kimball, Inc. completed a study for the district outlining a variety of options and probable costs. This study was not a design; however, it could be used to ascertain general information and potential costs related to renovation options. The issue of restrooms, locker rooms and other ancillary amenities were addressed in several ways including the use of space under the east bleachers and the Central Office Building as probable locations. The options varied in cost, scope, and seating capacity. The report addressed costs for the stadium itself and for the renovation of the Central Office Building as separate items. The stadium seating capacities ranged from 3,600 to 6,000 with costs escalating as the capacity increased. The expected cost ranges could be:

Stadium	\$6 - 8 million
Central Office	\$3 - 4 million
Total	\$9 - 12 million

***-Pro and Cons of each***

Memorial field itself is lacking in many areas, including but not limited to:

- Appropriate Locker Rooms
- Sufficient public restrooms
- Concession facilities
- Parking and circulation
- Handicapped accessibility
- Appropriately sized Press Box
- Poor spectator circulation

The Maintain option would only address the Press Box and Handicapped accessibility issues listed above, while the Renovate option could address many more of these issues.

Each of the various options have different impacts on the seating capacity of Memorial Field, a comparison to other facilities is listed below:

### **Seating Capacities of Football Stadiums of Opponent Schools**

School	Home Seating	Visitor Seating	Total
Altoona	6,400	2,500	10,400
Cumberland Valley	6,000	3,000	9,000
Central Dauphin/CDE	5,000	3,700	8,700
Harrisburg	6,800	1,300	8,100
Carlisle	4,000	4,000	8,000
Bishop McDevitt	7,000	1,000	8,000
Hollidaysburg	5,000	2,500	7,500
Chambersburg	4,500	2,500	7,000
Cedar Cliff	4,432	1,920	6,352

### **Seating Capacity of Memorial Field**

State College	3,478	467	3,945 *
---------------	-------	-----	---------

*\* Unique feature is that up to approximately 2,000 spectators may view a game from the adjacent streets and adjoining community parklet without entering the stadium.*

### **-Timeline**

It is likely that the Maintain option would take 18 months to design and complete. If immediate authorization were given, one option would be to cancel the 2010 home football schedule, but a second option would be to complete the work during the summer of 2011. The Renovation option would vary greatly in terms of calendar and would either need to be phased over a series of years or consideration given to cancellation of at least 1 home football season schedule. The earliest phase for Renovation could likely be no sooner than the summer of 2011, and that only attainable if immediate authorization were given.