

Project Overview

PROJECT OVERVIEW

INTRODUCTION

This master plan has been developed as a planning tool to assist the State College Area School District in the implementation of improvements to Memorial Field. The information contained in this master plan was gathered by onsite assessment, review of existing documentation, and meetings held with District, Borough and Community Group staffs.

This master plan is a conceptual outline of the general requirements and layouts for a renovated Memorial Field. Also included is a cost comparison of an in-kind replacement of the existing bleacher system. It is anticipated that construction of the initial phases of the project will occur between the Fall Sports seasons of 2006 and 2007. Sequential phases could occur each following year with full implementation of the master plan complete for the Fall Sports season of either 2009 or 2010.

Alternatives to these options include an aluminum skin to replace existing seat and footboards or rental bleachers to accommodate seating capacity while plans are finalized.

HISTORY

Memorial Field is a 4,400 seat outdoor competition venue that hosts the State College Area School District's athletic programs including football, soccer, field hockey, and lacrosse programs. Located at the intersection of West Nittany Avenue and Fraser Street, it was constructed during the Great Depression as a Work Progress Administration project. It is located next to the Fairmount Avenue Building and the District Administration Building. At the time of the field's construction, these buildings were in use as the State College Area High School and the Nittany Avenue Elementary School. The Borough of State College's Central Parklet borders it to the northwest.

In 2000, the State College Area School District began preparation of the current District-Wide Master Plan. It examined the condition and needs of all of the District's academic and athletic facilities. Included within this document, prepared by the architectural firm of Burt Hill Kosar Rittleman Associates, were two options related to Memorial Field. The first option included the sale of Memorial Field and the construction of a new stadium at the High School campus. The second option included the renovation and continued use of Memorial Field. The District elected to pursue the second option.

The first step in updating Memorial Field came in 2003 when the District undertook a project to install an artificial turf playing surface. The project included repair and replacement of several segments of the stone retaining walls and replacement of concrete stairs to expand the limits of the playing surface. This project was supported

by the community group SHFAST and designed by Comprehensive Design Architects/Engineers and ELA Group, Inc.

In 2004, the District initiated a project to replace the original field lighting due to concerns over the integrity of the light standards. Work included four light poles with glare control fixtures, a new electrical service for the entire field, and the ability to operate the lights from the electrical room, the press box, and the administration building. This project was designed by L. Robert Kimball & Associates (Kimball).

In the Fall of 2005, based on the most recent bleacher assessment letter from L. Robert Kimball & Associates, the District decided to begin the process to replace the existing seating systems. Based on the scope of the work involved, the District chose to look at Memorial Field holistically to establish how a completely renovated facility would function and what it would look like. This task was given to Kimball and resulted in this master plan for Memorial Field.

In response to the Citizen's Advisory Committee's (CAC) desire to examine alternatives to preliminary Options 1 through 4 as presented in the draft Memorial Field Master Plan dated September 13, 2006, Options 5 and 6 were developed and included within the scope of this document.

Per the committee's direction, Kimball has examined repairing the existing Home Side Bleachers and its costs and code issues. Additionally, the CAC asked Kimball to review the concepts and further develop alternatives that would be less costly, both in time and money. Based upon these requests, Kimball has prepared cost and time estimates to re-skin the Home Side Bleachers as well as document some issues that pertain to alternative solutions.

Based upon these efforts, the District may repair the existing structure to insure safe conditions (Option 5), or make a general endorsement of Option 1, 2, 3 or 4 and begin to move in the renovation direction. Approving a general option would not require complete agreement with any one of the preliminary designs. It would allow work to begin to develop a design solution that could become a part of a future holistic solution. As an alternative solution, the proposal of Option 6 was developed to provide a way to continue use of the facility while future plans are formalized.

OBJECTIVES

The objectives of this master plan are as follows:

- To establish the project requirements for the renovations and upgrades to Memorial Field.
- To develop a program, design alternatives and provide conceptual design studies of the developed program.

- To quantify the scope of the work for each design option to allow the District to evaluate it against available project funding.
- To determine the preferred course of action which enables District to maintain the continued use of its main athletic venue.

Program development is to address:

- The space requirements and their functional layout in the renovated facility and the proposed structures.
- The general type of construction and prevailing design aesthetic.
- The functional adjacencies for spectators, athletes, officials, support staff, and all other users of the facility.
- General building system requirements and limitations.