

OAK HALL REGIONAL PARKLAND

MASTER SITE PLAN AMENDMENT

FOR THE CENTRE REGION COUNCIL
OF GOVERNMENTS



with Battaglia Jones
Landscape Architects and
Stahl Sheaffer Engineering, Inc.

Approved by the COG General
Forum on March 28, 2011

“The original Master Site Plan for this park was developed with funding assistance from PA DCNR (Project #BRC-TAG-12-228). This amendment was funded solely by the Centre Region COG.”



RESOLUTION #2011-3

A RESOLUTION OF THE CENTRE REGION COUNCIL OF GOVERNMENTS IDENTIFYING THE FORMULA TO REPAY A BORROWING FOR REGIONAL PARKS

WHEREAS, State College Borough, College, Ferguson, Harris, and Patton Townships (hereinafter collectively called the MUNICIPALITIES) desire to develop three regional parklands: John Hess Softball Field Complex, Oak Hall Regional Park and Whitehall Road Regional Park; and,

WHEREAS, the MUNICIPALITIES desire to support the borrowing of funds for the Phase I development of Oak Hall Regional Park and Whitehall Road Regional Park; and

WHEREAS, the MUNICIPALITIES agree to authorize the Centre Regional Recreation Authority to borrow \$7.5 million, in addition to related borrowing costs, to fund the development of the regional parklands; and,

WHEREAS the MUNICIPALITIES agree to repay the debt for this borrowing; and,

WHEREAS the MUNICIPALITIES desire to clearly identify the funding formula to be used to repay this borrowing; and,

WHEREAS, the MUNICIPALITIES agree to use the modified COG formula (excludes Halfmoon Township) as applied to the Centre Region Parks and Recreation Agency as the basis for assigning costs;

NOW, THEREFORE BE IT RESOLVED that the following formula will be used to repay the debt payments from July 1, 2011 to December 31, 2021:

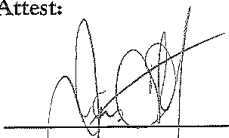
State College Borough	23.37%
College Township	18.11%
Ferguson Township	28.04%
Harris Township	9.40%
Patton Township	21.08%
Halfmoon Township	Not Participating

AND, FURTHER that beginning January 1, 2022 the formula shall be re-set automatically for the remaining term based on the modified COG formula in effect as of that date.

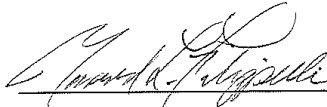
NOW THEREFORE, BE IT FURTHER RESOLVED, that the General Forum of the Centre Region Council of Governments hereby adopts this Resolution that identifies the formula to be used to repay the debt for the Phase I development of Oak Hall Regional Park and Whitehall Road Regional Park.

RESOLVED, this 18th day of March, 2011 meeting in regular session.

Attest:


James C. Steff, Executive Director
Centre Region COG

By:


Ronald L. Filippelli, Chair
Centre Region COG



RESOLUTION #2011-4

**A RESOLUTION OF THE CENTRE REGION
COUNCIL OF GOVERNMENTS THAT APPROVES: THE MASTER SITE PLAN
FOR JOHN HESS SOFTBALL FIELD COMPLEX AND ADDITIONAL FACILITY
UPGRADES; AN AMENDMENT TO THE OAK HALL REGIONAL PARK MASTER
SITE PLAN AND PHASE 1 SCOPE OF WORK; REVISIONS TO THE WHITEHALL
ROAD REGIONAL PARK PHASE 1 SCOPE OF WORK; AND A TIMELINE FOR
REGIONAL PARK DEVELOPMENT.**

WHEREAS, On June 19, 2001, the Executive Committee of the Centre Region Council of Governments met with representatives of various sport organizations. It was reported to the Executive Committee that there is a significant need for additional playing fields for a variety of sports. The Centre Regional Recreation Authority and the Director of Centre Region Parks and Recreation confirmed this need; and,

WHEREAS, State College Borough, College, Ferguson, Harris, and Patton Townships (hereinafter collectively called the MUNICIPALITIES) desire to address these needs for active recreation areas on a joint and collaborative basis through the Centre Region COG; and,

WHEREAS, the MUNICIPALITIES adopted Articles of Agreement for the Planning, Development and Operation of Regional Parks that establish procedures to guide decisions relating to regional park development; and,

WHEREAS, these Articles of Agreement requires that the Centre Region COG coordinate "...the preparation of a Master Site Plan for each regional park.....with the Master Site Plan approved by the unanimous action of the Participating Municipalities at the General Forum prior to any park development" and also requires "that revisions to the Master Site Plan must be approved by a unanimous vote of the Participating Municipalities. There will be no development of park facilities, whether temporary or permanent, that is not shown on the approved Master Site Plan unless the plan is revised to include that facility or feature;" and,

WHEREAS, the Centre Region COG on the behalf of the MUNICIPALITIES has acquired three regional parklands: Oak Hall Regional Park, Whitehall Road Regional Park, and the John Hess Softball Field Complex; and,

WHEREAS, the Parks Capital Committee of the Centre Region COG and the Centre Regional Recreation Authority have coordinated the process to prepare and gain the approval of Master Site Plans for the Oak Hall and Whitehall Road Regional Parks, and to prepare a Master Site Plan for the John Hess Softball Field Complex; and,

WHEREAS, the Parks Capital Committee seeks to obtain the unanimous approval of the MUNICIPALITIES of the: Master Site Plan for the John Hess Softball Field Complex, the amended Master Site Plan and Phase 1 development plan for the Oak Hall Regional Park, the scope of work for the Phase 1 development of the Whitehall Road Regional Park, and the timeline for regional parks development; and,

WHEREAS, the MUNICIPALITIES wish to avoid addressing outstanding issues in a piecemeal fashion and instead seek to reach joint consensus in a unified manner; and,

WHEREAS, the MUNICIPALITIES desire to adopt a single resolution that approves the actions that must occur to proceed with regional parks development and also and to reach consensus on outstanding issues;

NOW, THEREFORE BE IT RESOLVED that the General Forum shall:

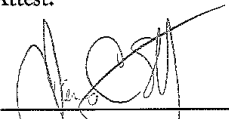
- Approve the Master Site Plan for the John Hess Softball Field Complex as recommended and revised by the Parks Capital Committee during its February 16, 2011 meeting, and that this plan document include a third sketch plan that shows the access road relocated directly opposite Misty Hill Drive.
- Approve the amendment to the Master Site Plan for the Oak Hall Regional Park as revised and recommended by the Parks Capital Committee during its February 16, 2011 meeting, including the Phase 1 Scope of Improvements.

- Approve the revised Phase 1 Scope of Improvements at the Whitehall Road Regional Park as recommended by the Parks Capital Committee during its February 16, 2011 meeting. It should be noted that the revised scope of work for the Phase 1 plan does not include funds for road access from Whitehall Road to the parkland. If this road entrance work is not constructed by a third party, it will need to be incorporated into Phase 1 borrowing.
- Approve the timeline for the Phase 1 development of regional parks as recommended by the Parks Capital Committee during its February 16, 2011 meeting. It should be noted that this timeline indicates that:
 - By June 2014 the participating municipalities will discuss the funding of the continued development of three regional parks: John Hess Softball Field Complex, Oak Hall Regional Park, and Whitehall Road Regional Park.
 - The improvements to John Hess Softball Field Complex should occur in one single phase instead of two unless that is deemed impractical.
 - The timeline for initiating the planned improvements identified in the Master Site Plan for the John Hess Softball Field Complex have been advanced from 2016 to 2015.
- Approve that regional park funds may be augmented by designated public donations, grants, facility revenues above expenses, or future municipal borrowing.
- In addition to the previously identified safety improvements at John Hess Softball Field Complex, approve the following upgrades that are intended to enhance public health and safety at that facility:
 - During spring 2011, correct safety deficiencies by burying the cross-site power transmission line that provides electrical service to the Hess Field facilities.
 - During spring 2011, replace the on-site electrical service.
 - During 2011, provide public water service should it be determined that the existing well cannot be used for potable water. If the water line, is not installed because the well can provide potable water, then the money that is saved from avoided waterline installation costs will be set aside for other Hess Field improvements such as the restrooms.
 - During the fall 2011, conduct perc soil tests to assess whether wastewater can be treated through a septic system; and, if so, to identify potential locations for the septic fields and the related approvals that would be necessary (DEP, State College Borough Water Authority, etc.).
 - Set aside any difference between \$300,000 and the total value of the improvements previously identified to construct a building (that includes restrooms), a septic field, storage and vending areas. The quality of this building is to be on a par with similar structures built in the other two regional parks.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the General Forum of the Centre Region Council of Governments hereby adopts this Resolution that approves: the Master Site Plan for John Hess Softball Field Complex and additional facility upgrades, an amendment to the Oak Hall Regional Park Master Site Plan, revisions to the Whitehall Park Regional Park scope of work, and a timeline for regional park development.

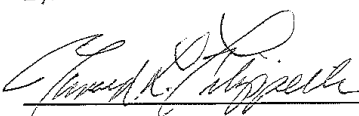
RESOLVED, this 27th day of March 2011 meeting in regular session.

Attest:



 James C. Steff, Executive Director
 Centre Region COG

By:



 Ronald L. Filippelli, Chair
 Centre Region COG

Acknowledgements

The contributions of the following groups and individuals were vital to the success of the John Hess Softball Field Complex Master Site Plan. They are commended for their interest in the project, their perseverance, and the input they provided throughout the planning process.

The Study Committee was formed from members of the COG Parks Capital Committee and the Centre Regional Recreation Authority/CRPR Board.

STUDY COMMITTEE

Harris Township

- Cliff Warner
- Roy Harpster

College Township

- Dan Klees, Chair
- Kathy Matason

State College Borough

- Jim Rosenberger
- Donna Conway

Ferguson Township

- William Keough
- Sue Mascolo

Patton Township

- Jeff Luck
- Chris Hurley

State College Area School District

- Donna Ricketts, D.Ed.

Penn State University

- Dan Sieminski

Special thanks:

Centre Region COG:

James C. Steff - Executive Director, Centre Region COG
Ronald J. Woodhead, CPRP, CPSI - Director of Parks and Recreation
Jeffrey Hall - Recreation Supervisor / Fitness and Sports
Greg Roth, CRPR, CPSI - Parks Supervisor
Ted Weaver - Assistant Parks Supervisor
Christeen Kisslak - Office Manager

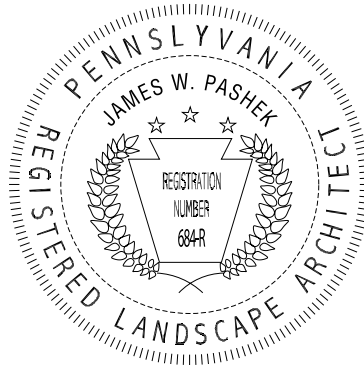
State College Area Softball Association (SCASA):

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Chapter 1: Oak Hall Parkland Master Plan Amendment

Chapter 1: Oak Hall Regional Parkland Master Plan Amendment

In the original master plan completed for Oak Hall Regional Parkland (Oak Hall) in 2009, three adult-sized softball fields were proposed. A core area of support facilities were identified but a two story press box was not included in the plan. As we planned for the softball fields at John Hess Softball Field Complex we realized that we needed to consider the softball facilities at both parks as we developed strategies to meet the softball demand in the region, plus to allow for Oak Hall to “carry the load” while the Hess Complex is closed (for one year) during construction.

With the development of the master plan for John Hess Field, we received valuable input from the State College Area Softball Association (SCASA). They described facility needs required to support tournament play which was an important part of the historical use at the John Hess Softball Field Complex. In the past, this softball complex met the needs of all ages of softball players even though the adults played on fields that were a little too short and the youth played on fields a little too large. One of the key criteria suggested by SCASA was the need for a minimum of four fields at one site to better accommodate medium to large tournaments. It was this need that probably had the most influence on the development of master plans for the John Hess Softball Field Complex and prompted another look at the Oak Hall master plan.

As we developed various concept plans for the John Hess Softball Field Complex, two concepts seemed to make the most sense. One was a softball complex that included four smaller youth fields. The other was a layout that included three larger fields that met the needs of all age groups. The youth complex with four fields could serve most tournament sizes. However, if the adults only played at Oak Hall, they would not be able to offer tournament play with only the three fields proposed in the master plan.

To maximize the flexibility to conduct tournaments, the suggestion was made that we might want to look at seeing what the impact might be to adding a fourth field at Oak Hall. We looked in a preliminary way at three locations for a fourth field:

1. Locating the field near the practice field and sledding hill
2. In the parking area with the parking area shifting to the “Grand Lawn.”
3. Moving the existing fields closer together and adding a fourth field that only partly falls on the sloping land below the currently proposed fields.

After looking at all three ideas in a sketch manner, it seemed that the best option in terms of construction cost and least impact to the original design concept for Oak Hall was the third option, clustering the four fields as closely together as possible. Please refer to the following master plan amendment drawing for a description of the proposed plan for four fields at Oak Hall Regional Parkland.

We also looked at the core support facilities shown on the original master plan and believed that the buildings needed to be increased in size to accommodate a second floor press box overlooking the fields and room for umpires, as well as concessions, restrooms and storage. Parking also needed to expand to accommodate more players and spectators for the fourth field.

The following is a revised Cost Estimate for Construction of the Park, based on the estimates developed as part of the original master plan, supplemented by the new costs associated with the softball complex.

Oak Hall Regional Parkland Master Plan Amendment

Opinion of Probable Construction Costs - December 15, 2010

Item No.	Item / Recommendation	Quantity	Unit	Unit Cost	Total Item Cost
1&2 Entrance Road and Parking					
	Remove Existing asphalt paving (existing road)	195	SY	\$3	\$585
	Clearing and Grubbing (field grasses / brush)	1	LS	\$1,500	\$1,500
	Earthwork	1600	CY	\$5	\$8,000
	Asphalt Paving (entrance road turning lanes)	500	SY	\$35	\$17,500
	Gravel Paving (parking lot)	11300	SY	\$30	\$339,000
	Accessible Parking Signs	12	EA	\$250	\$3,000
	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	110	SY	\$80	\$8,800
	Park Entrance Signage (includes sign and plant beds, etc.)	1	LS	\$10,000	\$10,000
	Utilities (underground electric)	1800	LF	\$10	\$18,000
	Security Lighting	7	EA	\$7,500	\$52,500
	Deciduous Native Shade Trees (2" caliper)	16	EA	\$450	\$7,200
	Understory Plantings at Entrance	1	LS	\$10,000	\$10,000
	Lawn Seeding (all disturbed areas)	10	MSF	\$100	\$1,000
ITEM SUBTOTALS					\$477,085
	Construction Overhead	10	%	\$477,085	\$47,709
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$477,085	\$19,083
	Construction Contingency	10	%	\$477,085	\$47,709
ITEM AND CONSTRUCTION SUBTOTALS					\$591,585
	Professional Services (Design and Engineering Fees)	10	%	\$591,585	\$59,159
TOTAL FOR ENTRANCE ROAD AND PARKING					\$650,744
3 Maintenance Facility					
	Clearing and Grubbing (brush)	1	LS	\$2,000	\$2,000
	Earthwork	750	CY	\$5	\$3,750
	Gravel Paving (8" depth) - access road and materials storage area	1000	SY	\$22	\$22,000
	Swinging Road Gate (includes posts and steel pipe gate)	1	EA	\$2,500	\$2,500
	Signage ("Maintenance Facility, COG Employees Only")	1	LS	\$500	\$500
	Maintenance Garage (25' x 50', with electric and water service)	1250	SF	\$100	\$125,000
	Utilities (underground)	1	LS	\$20,000	\$20,000
	Shrub Screen	1	LS	\$5,000	\$5,000
	Lawn Seeding (all disturbed areas)	2	MSF	\$100	\$200
ITEM SUBTOTALS					\$180,950
	Construction Overhead	10	%	\$180,950	\$18,095
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$180,950	\$7,238

	Construction Contingency	10	%	\$180,950	\$18,095
ITEM AND CONSTRUCTION SUBTOTALS					\$224,378
	Professional Services (Design and Engineering Fees)	10	%	\$224,378	\$22,438
TOTAL FOR MAINTENANCE FACILITY					\$246,816
4	Grand Lawn				
	Clearing and Grubbing (field grasses / brush)	1	LS	\$2,000	\$2,000
	Earthwork	35200	CY	\$5	\$176,000
	Proposed Picnic Shelter/warming hut (with electric, water service, stone fireplace and wind break)	1	LS	\$115,000	\$115,000
	Concrete Pads for Proposed Picnic Shelter (44' x 68')	317	SY	\$100	\$31,700
	Proposed Picnic Shelters	1	LS	\$25,000	\$25,000
	Concrete Pads for Proposed Picnic Shelter (34' x 64')	240	SY	\$100	\$24,000
	Crushed Limestone Walks (8'-wide)	445	SY	\$20	\$8,900
	Crushed Limestone Walks (6'-wide)	515	SY	\$20	\$10,300
	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	170	SY	\$80	\$13,600
	Individual Picnic Tables (8' long)	9	EA	\$1,500	\$13,500
	Trash Receptacles (with recycling containers)	3	EA	\$350	\$1,050
	Utilities (hose bibs)	1	LS	\$10,000	\$10,000
	Deciduous Native Shade Trees (2" caliper)	74	EA	\$450	\$33,300
	Benches	5	EA	\$1,000	\$5,000
	Liner for ice skating	1	LS	\$5,000	\$5,000
	Shrubs	1	LS	\$10,000	\$10,000
	Lawn Seeding (all disturbed areas)	90	MSF	\$100	\$9,000
ITEM SUBTOTALS					\$493,350
	Construction Overhead	10	%	\$493,350	\$49,335
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$493,350	\$19,734
	Construction Contingency	10	%	\$493,350	\$49,335
ITEM AND CONSTRUCTION SUBTOTALS					\$611,754
	Professional Services (Design and Engineering Fees)	10	%	\$611,754	\$61,175
TOTAL FOR GRAND LAWN					\$672,929
5&6	Core Area				
	Clearing and Grubbing (field grasses / brush / trees in hedgerow)	1	LS	\$2,500	\$2,500
	Earthwork	35000	CY	\$5	\$175,000
	Proposed Picnic Shelters (with electric and water service)	1	LS	\$45,000	\$45,000
	Concrete Pads for Proposed Picnic Shelter (34' x 64')	240	SY	\$100	\$24,000
	Proposed Plumbed Restroom, Concessions, and Storage (24' x 40') - 2 stories	4800	SF	\$100	\$480,000
	Septic System (includes leech field, piping, etc.)	1	LS	\$25,000	\$25,000
	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	800	SY	\$80	\$64,000

	Crushed Limestone Walks (8'-wide)	533	SY	\$20	\$10,660
	Crushed Limestone Walks (6'-wide)	620	SY	\$20	\$12,400
	Stone Retaining Wall - using local stone (avg. height 3')	600	SFF	\$95	\$57,000
	Play Equipment (one ages 5-12 structure, one ages 2-5 structure, and one 5-bay swingset)	1	LS	\$85,000	\$85,000
	Shredded Bark Mulch Safety Surface (12" depth)	360	CY	\$90	\$32,400
	Aggregate Base for safety surface (8" depth, gravel)	1100	SY	\$20	\$22,000
	Sand Volleyball Court	1	EA	\$25,000	\$25,000
	Individual Picnic Tables (8' long)	11	EA	\$1,500	\$16,500
	Trash Receptacles (with recycling containers)	4	EA	\$350	\$1,400
	Misc. Signs	1	LS	\$5,000	\$5,000
	Utilities (electric and water)	1	LS	\$20,000	\$20,000
	Deciduous Native Shade Trees (2" caliper)	60	EA	\$450	\$27,000
	Benches	10	EA	\$1,000	\$10,000
	Shrubs and perennials	1	LS	\$10,000	\$10,000
	Lawn Seeding (all disturbed areas)	70	MSF	\$100	\$7,000
ITEM SUBTOTALS					\$1,156,860
	Construction Overhead	10	%	\$1,156,860	\$115,686
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$1,156,860	\$46,274
	Construction Contingency	10	%	\$1,156,860	\$115,686
ITEM AND CONSTRUCTION SUBTOTALS					\$1,434,506
	Professional Services (Design and Engineering Fees)	10	%	\$1,434,506	\$143,451
TOTAL FOR CORE AREA					\$1,577,957
7	Ball Field Area				
	Clearing and Grubbing (field grasses / brush / trees in hedgerow)	1	LS	\$11,000	\$11,000
	Earthwork	160000	CY	\$5	\$800,000
	Dugouts (8' x 20')	8	LS	\$10,000	\$80,000
	6' Chain Link Fence with yellow PVC safety top (All Fields)	4160	LF	\$50	\$208,000
	Chain Link Fence Backstops (25' height)	4	EA	\$10,000	\$40,000
	Metal foul poles with yellow net banner (12' height)	4	Pair	\$1,500	\$6,000
	Aluminum Bleachers (5 rows x 30' length)	8	EA	\$4,000	\$32,000
	Concrete Pads (for bleachers)	440	SY	\$110	\$48,400
	Field Signage (Field Name, home run distances, etc.)	4	LS	\$1,000	\$4,000
	Clay Infield Mix (12" depth - all fields)	1370	Ton	\$40	\$54,800
	Crushed Limestone Walks (8'-wide)	315	SY	\$20	\$6,300
	Crushed Limestone Walks (6'-wide)	1130	SY	\$20	\$22,600
	Trash Receptacles (with recycling containers)	8	EA	\$350	\$2,800
	Utilities (electric and water)	1	LS	\$30,000	\$30,000
	Deciduous Native Shade Trees (Pot sized)	70	EA	\$100	\$7,000
	Lawn Seeding (athletic field seed mix - all fields)	300	MSF	\$125	\$37,500

	Lawn Seeding (all disturbed areas)	300	MSF	\$100	\$30,000
ITEM SUBTOTALS					\$1,420,400
	Construction Overhead	10	%	\$1,420,400	\$142,040
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$1,420,400	\$56,816
	Construction Contingency	10	%	\$1,420,400	\$142,040
ITEM AND CONSTRUCTION SUBTOTALS					\$1,761,296
	Professional Services (Design and Engineering Fees)	10	%	\$1,761,296	\$176,130
TOTAL FOR BALL FIELD AREA					\$1,937,426
8	Dog Park				
	Clearing and Grubbing (field grasses / brush)	1	LS	\$300	\$300
	Earthwork	400	CY	\$10	\$4,000
	Chain-link Fence (6' height)	1600	LF	\$45	\$72,000
	Chain-link Vehicular Gate (12' wide double gate)	1	EA	\$2,500	\$2,500
	Chain-link Pedestrian Gate (5' wide single gate)	2	EA	\$1,200	\$2,400
	Proposed Picnic Shelter (with electric and water service)	1	LS	\$40,000	\$40,000
	Concrete Pad for Proposed Picnic Shelter (34' x 44')	167	SY	\$100	\$16,700
	Crushed Limestone Walks (6'-wide)	255	SY	\$20	\$5,100
	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	50	SY	\$80	\$4,000
	Trash Receptacles (with recycling containers)	2	EA	\$350	\$700
	Utilities (electric and water)	1	LS	\$10,000	\$10,000
	Deciduous Native Shade Trees (2" caliper)	25	EA	\$450	\$11,250
	Benches	3	EA	\$1,000	\$3,000
	Shrubs for screening	1	LS	\$5,000	\$5,000
	Lawn Seeding (all disturbed areas)	120	MSF	\$100	\$12,000
ITEM SUBTOTALS					\$188,950
	Construction Overhead	10	%	\$188,950	\$18,895
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$188,950	\$7,558
	Construction Contingency	10	%	\$188,950	\$18,895
ITEM AND CONSTRUCTION SUBTOTALS					\$234,298
	Professional Services (Design and Engineering Fees)	10	%	\$234,298	\$23,430
TOTAL FOR DOG PARK					\$257,728
9	Practice Field				
	Clearing and Grubbing (field grasses / brush)	1	LS	\$2,000	\$2,000
	Earthwork	13600	CY	\$5	\$68,000
	Chain Link Fence Backstop (25' height)	1	EA	\$10,000	\$10,000
	Lawn Seeding (all disturbed areas)	100	MSF	\$100	\$10,000
ITEM SUBTOTALS					\$90,000
	Construction Overhead	10	%	\$90,000	\$9,000
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$90,000	\$3,600

	Construction Contingency	10	%	\$90,000	\$9,000
ITEM AND CONSTRUCTION SUBTOTALS					\$111,600
	Professional Services (Design and Engineering Fees)	10	%	\$111,600	\$11,160
TOTAL FOR PRACTICE FIELD					\$122,760
10	Sledding Hill				
	Clearing and Grubbing (field grasses / brush)	1	LS	\$2,000	\$2,000
	Earthwork	4000	CY	\$5	\$20,000
	Lawn Seeding (all disturbed areas)	80	MSF	\$100	\$8,000
ITEM SUBTOTALS					\$30,000
	Construction Overhead	10	%	\$30,000	\$3,000
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$30,000	\$1,200
	Construction Contingency	10	%	\$30,000	\$3,000
ITEM AND CONSTRUCTION SUBTOTALS					\$37,200
	Professional Services (Design and Engineering Fees)	10	%	\$37,200	\$3,720
TOTAL FOR SLEDDING HILL					\$40,920
11	Trails				
	Clearing and Grubbing (field grasses / brush)	1	LS	\$1,000	\$1,000
	Clearing and Grubbing (mature trees in forested areas)	1	LS	\$4,000	\$4,000
	Earthwork	5000	CY	\$5	\$25,000
	Crushed Limestone Walks (6'-wide)	3635	SY	\$20	\$72,700
	Modular Paving with concrete unit pavers (2' x 2' - at seating areas)	150	SY	\$80	\$12,000
	Trail Signage (distance markers, directional signage, map, rules, etc.)	1	LS	\$3,000	\$3,000
	Shrubs and perennials	1	LS	\$3,000	\$3,000
	8' benches with backrests (at seating areas)	7	EA	\$1,200	\$8,400
ITEM SUBTOTALS					\$129,100
	Construction Overhead	10	%	\$129,100	\$12,910
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$129,100	\$5,164
	Construction Contingency	10	%	\$129,100	\$12,910
ITEM AND CONSTRUCTION SUBTOTALS					\$160,084
	Professional Services (Design and Engineering Fees)	10	%	\$160,084	\$16,008
TOTAL FOR TRAILS					\$176,092
12	Field Meadows and Reforestation				
	Clearing and Grubbing (field grasses / brush)	1	LS	\$5,000	\$5,000
	Meadow Plantings	5.0	AC	\$2,250	\$11,250
	Reforestation: deciduous shade tree tubelings	5.1	AC	\$8,000	\$40,800
ITEM SUBTOTALS					\$57,050
	Construction Overhead	10	%	\$57,050	\$5,705
	Erosion & Sedimentation Control Measures (including rain gardens)	4	%	\$57,050	\$2,282

	Construction Contingency	10	%	\$57,050	\$5,705
<i>ITEM AND CONSTRUCTION SUBTOTALS</i>					\$70,742
	Professional Services (Design and Engineering Fees)	10	%	\$70,742	\$7,074
<i>TOTAL FOR FIELD MEADOWS AND REFORESTATION</i>					\$77,816
<i>GRAND TOTAL</i>					\$5,761,188

Chapter 2: Phasing for all Three Regional Parks

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PHASING FOR ALL THREE REGIONAL PARKS

As we approached a consensus on funding for the three parks and completion of the John Hess Softball Field Complex Master Plan, we realized that it would be beneficial if we could develop an overall phasing strategy for all three parks instead of the original individual phasing plans for each park.

The following phasing strategy is based on several assumptions:

1. There would be some safety and accessibility improvements required at John Hess Field as soon as the CRPR acquired the park in September of 2010. These improvements would be a combination of staff improvements and some work that would be contracted. The goal was to have the improvements to address safety and accessibility issues completed for play in the spring of 2011. The cost for those improvements will be about \$271,000 and would come out of existing funds for capital improvements for the parks.
2. That the first phase of development would be \$8,900,000 (loan proceeds + \$1.4m from Reg. Parks Fund) for Oak Hall and Whitehall Road only.
3. Subsequent funding may rely heavily on fund raising for the parks and some grants with little capital funding from the municipalities.
4. Regardless of the timing of each phase, we have assumed that there will be four major phases of development of the park. The purpose of this is to illustrate priorities for development. However, in all likelihood, park development will take place in much smaller increments as funds are raised for specific projects.
5. Penn State has indicated that they are very supportive of this project and anticipate that they will provide temporary access; intersection improvements and a sewage lift station for the park. This might be funded by Penn State, it might be incorporated into a proposed residential development and the costs borne by the developer or the costs might have to be provided temporarily until a builder is ready to develop the property, at which time the developer would reimburse the agency for the loan.
6. John Hess Softball Complex is scheduled to be renovated after Oak Hall has been constructed and the fields are ready to accept softball play. However, during the planning for Hess Field, a realignment of the Park Entrance Road was proposed to meet a proposed road for a new residential development across route 45 from the park. This park road realignment would require permission from the private property owner and a right-of-way, easement or transfer of the property for the road. This realignment discussions and potential action could proceed without waiting for the scheduled development of the John Hess Softball Field Complex. However, if parks capital funds are required to acquire or develop the road, that development may have to wait until funding is available for construction of improvements for the Hess Fields.

PROPOSED PHASE 1 DEVELOPMENTS

There has been much discussion as part of the planning processes regarding how much and what type of park developments to include in the first phase of development at the Oak Hall and Whitehall Road sites and how much should be budgeted for those developments. As we entered 2011, several givens were identified that impacted on an ultimate conclusion to that issue:

1. That any proposal must be approved by all five participating municipalities.
2. That the facilities proposed for Phase I in the Whitehall Road Regional Parkland Master Plan cannot be reduced.

3. Two sources of public funding for Phase I, existing funds of \$1,400,000 and a loan that nets \$7,500,000 should be considered to be the maximum funding commitment for Phase I.

As we developed plans for John Hess Softball Field Complex, we learned of the importance of having a fourth field at Oak Hall Regional Parkland and that a two story press box and umpire's space be provided as part of that softball complex. Plans were developed incorporating the extra field and parking and an estimate of cost prepared for the changes to the Oak Hall Master Plan.

The resultant givens and preferences formed a first phase of development that cost about \$10,300,000 based on cost estimates in the three master plan documents and about \$8,900,000 in available funding for that proposed development.

Pashek Associates proposed a series of possible adjustments to the originally approved master plan cost estimates that might allow all of the development to be constructed while maintaining the \$8,900,000 funding limit. Those reductions for Phase I included:

1. Reduce the contingency from 10 to 5%, saving \$445,000
2. Reduce the design fee from 10 to 6%, saving \$305,000
3. Assume that the maintenance structure for Whitehall Road Regional Parkland could be funded as part of a COG facility under a separate funding stream, saving \$305,000 in maintenance building costs included originally in the Whitehall Road Regional Parkland Cost Estimate (this is not to imply that a regional maintenance facility will cost that amount, it will likely cost much more).
4. Landscaping for Phase I (other than planting required for E&SC) could be deferred, saving \$241,800.
5. Lighting for the softball field at Oak Hall Regional Parkland could be an alternate, saving about \$178,000. Furthermore, if we receive higher than expected bids, the above ground improvements for that fourth field could be deferred, saving 158,000.

On the funding side, there are strategies for increasing funds available for Phase I development. The Centre Region Parks and Recreation plans to submit a grant request for development at Whitehall Road Regional Parkland for about \$300,000. A capital campaign should begin soon to raise private donations, pledges from sports groups and naming rights. It is the intent of the Parks Capital Committee that any additional funds raised during the planning and construction of Phase I would supplement the Phase 1 (if feasible) or the Phase 2 improvements.”

The following is proposed for Phase I at Oak Hall Regional Parkland:

1. All grading, E&SC and Stormwater management for the entire park
2. Entrance improvements and parking for 2/3 of parking proposed for the park when fully developed
3. Four “All-age” softball fields, one field with lighting for late games
4. Restrooms with flush toilets, concessions stand, 2 story press box with umpire space
5. Perimeter trail and those interior walks serving the Phase I development

For Whitehall Road Regional Parkland:

1. All grading, E&SC and Stormwater management for the entire park (75 acres)
2. Parking and interior park roads
3. One set of flush restrooms and concessions stand
4. Perimeter trail and interior walks serving development in Phase I
5. 7 rectangular fields and one rectangular practice field (includes turf fields, players benches, goals and stands)
6. 1 large baseball field
7. 1 Regional playground
8. 1 basketball court
9. 1 large community pavilion

As the Agency proceeds with development of Phase I, several issues should be considered to optimize funding and construction costs. They include:

1. Develop a series of bid alternatives to provide flexibility in case we receive bids that are higher than expected.
2. Sort out products that can be purchased under state contracts, avoiding contractor markups.
3. Consider bidding more than one prime contract so that local contractors might have a chance at getting the work (and the chance to donate some of their work)
4. Anticipate future needs for the park and plan for their construction now (like future lighting of fields).
5. Continue to seek in-kind donations like the materials and services provided for the safety and ADA improvements at John Hess Softball Field Complex in the fall of 2010.



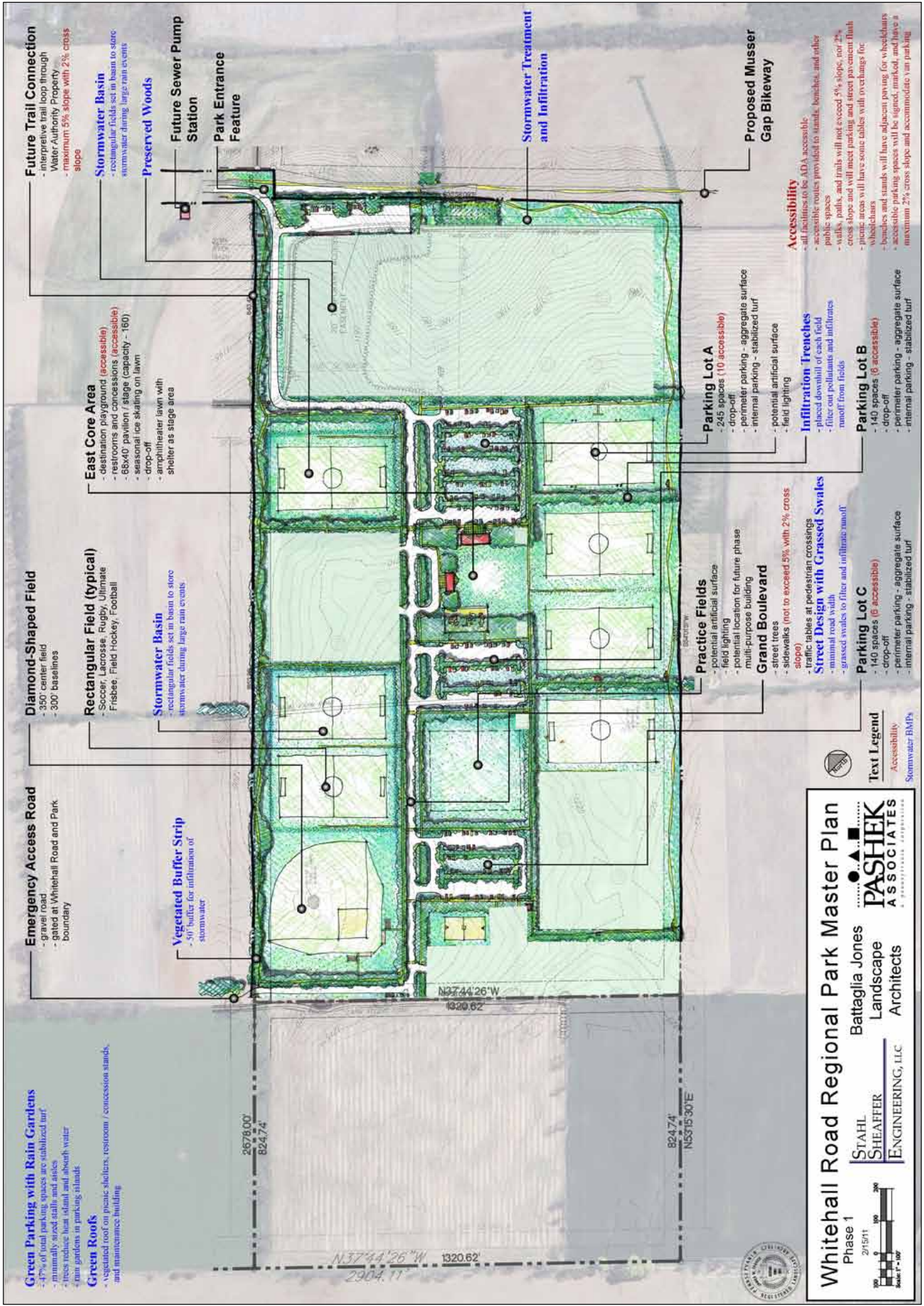
Oak Hall Regional Parklands
Amended Master Plan: Phase 1

PASHEK ASSOCIATES

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Whitehall Road Regional Park Master Plan

Phase 1

STAHL
SHEAFFER
ENGINEERING, LLC

Battaglia Jones
Landscape
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PASHEK
ASSOCIATES
A TRANSDISCIPLINARY CORPORATION

SCHEDULING THE IMPROVEMENTS AT ALL THREE PARKS

The following Timeline Schedule developed by CRPR staff and endorsed by the COG, provides an illustration of how the construction would be sequenced for all three parks. It is not practical to estimate future phases given the uncertainty of funding availability for those phases.

COG REGIONAL PARK DEVELOPMENT TIMELINE

Version Date: 14-Mar-2011

As approved by the COG General Forum on 28 March 2011

