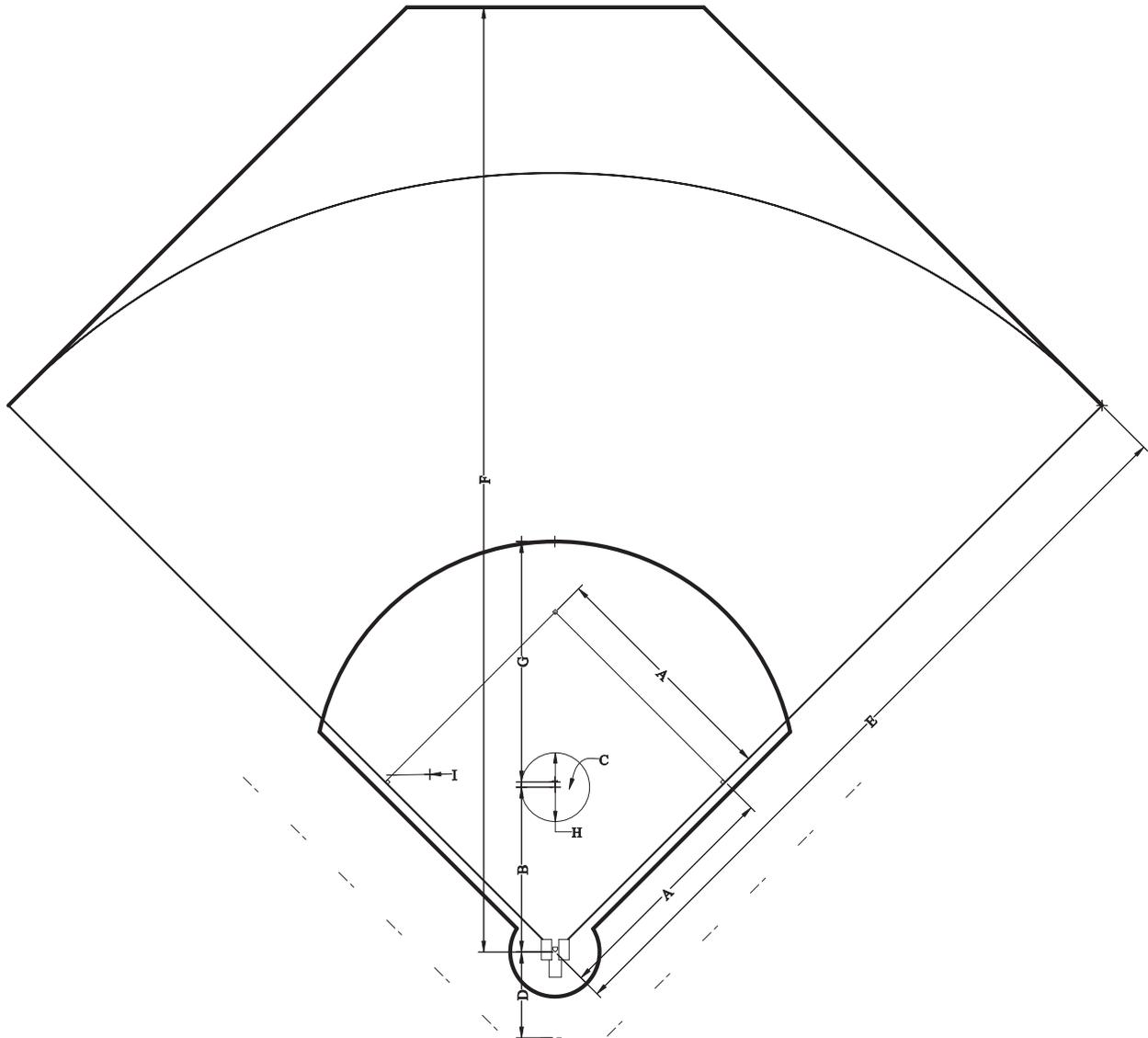


HESS SOFTBALL FIELD COMPLEX EVALUATION

Prepared for
Centre Region Council of Governments
Centre Region Parks and Recreation

October 12, 2009



HESS SOFTBALL FIELD COMPLEX EVALUATION

Executive Summary

EXECUTIVE SUMMARY

On September 28, 2009, the COG Forum authorized Pashek Associates to conduct an evaluation of the Hess Softball Field Complex. The goal of the assessment was to have a draft ready for review on October 12 and a presentation of the findings at the COG Forum meeting on October 26, 2009.

METHODOLOGY:

The consultant spent two days inventorying the field and meeting with various stakeholders. A list of repairs and recommended changes were developed, the list was prioritized into Immediate Concerns, Short-term Concerns, Mid-term Concerns and Long-term Concerns. Costs were developed for the recommended improvements. The following report represents the information collected and assessments made over the past two weeks.

SUMMARY OF CONCLUSIONS:

The goal of this report is to provide the COG Forum with sufficient information to make several policy decisions regarding Hess Softball Field Complex. Toward that end, this Executive Summary is structured into a series of questions and responses. Please refer to the complete report for further detail.

I. Should the Property be purchased?

- A. Purchase Price - \$200,000 plus transfer costs
 - B. Cost of Upgrades –
 - Immediate and Short-term Concerns - \$251,900
 - Mid-term Concerns - \$292,000
 - Long-term Concerns - \$97,620+lighting, utility upgrades
 - C. Cost of building four new fields if Hess Field is lost –
 - If at Oak Hall or Whitehall Road - \$600,000-700,000 plus \$150,000 per field for lighting
 - If at a new park, add acquisition costs for about 25 acres
- *The most cost effective way to provide softball fields for the region is to acquire Hess Field and make the upgrades*

II. Who should buy the property?

- A. The softball complex is a regional facility
 - B. Harris Township acquires, field improvements significantly stretched out over a longer time frame, would most likely need to lease operations and maintenance
 - C. COG/CRPR acquires, has expertise to maintain and operate, even though it may choose to lease to SCSA to operate; access to more funding opportunities
- *As a regional facility, we believe the COG should be the purchasing agency*

III. Who should operate and maintain the softball complex?

- A. SCSA Maintains and operates under lease from COG or Harris Township – not especially viable, given present board structure

- B. COG maintains and SCSA operates – ensures maintenance of a safe, quality facility
 - C. COG does both maintenance and operations (with SCSA for the ASA relationship) – most costly and greatest ability to control property, including revenues and expenses
- *There are reasonable arguments for either Option B or C. Additional information and analysis beyond the scope of this assignment would need to be undertaken.*

IV. What is this purchase going to cost the COG?

Further investigation will be required to develop a more detailed revenue and expenditure analysis. However, from the information we have, it appears that an aggressive management of revenues and expenses would reasonably result in revenues matching expenses for both maintenance and operations, should the COG opt for option C in part III above.

Not included are the capital costs to renovate the fields nor the economic benefits of non-residents spending dollars in the community while visiting a tournament.

A note about tournaments: Some have asked why should residents' tax dollars support the development of tournament facilities at Hess Field or Whitehall Road Regional parkland? Several responses have been offered in similar projects. Many communities believe that the economic benefit to local businesses is significant and worthy of the investment. Others have suggested the added convenience of not travelling to other tournament venues around the state. Finally, the fields used for tournaments on the weekends are used by local residents through the week and residents often get to play in the tournaments on the weekends.

V. If purchased, what kinds of fields should be provided in an upgraded Hess Softball Complex?

- A. All four fields are youth softball fields with men's fields developed at Oak Hall or Whitehall Road
 - B. A mixture of Men's and Youth fields depending upon final determination of boundaries and buffers for the fields
- *A decision on field type should be made within the context of planning for the Oak Hall and Whitehall Road Regional Parklands.*

HESS SOFTBALL FIELD COMPLEX EVALUATION

General Description

GENERAL DESCRIPTION

The Hess Softball Field Complex is a 21.11 acre site located at 1707 Shingletown Rd. in Harris Township, Centre County, PA. The site is currently owned by the estate of the late Jack Hess. For at least the last 24 years the Complex has been leased to the State College Softball Association who has operated it for competitive and recreational softball. The first 20 years were under a long-term lease to the Association but the last four have been for just one year at a time.

The property has been subdivided in compliance with Harris Township land use regulations from the original Hess farm. It is zoned agricultural. The property is bounded to the southwest by Shingletown Road and to the southeast by five single family houses. The remainder of the property is bounded by farmland.

The complex includes four softball fields, restroom facilities, a concession building with a press box, an umpires building, spectator and picnic areas, and over four acres of a grass parking area. It is used almost exclusively for softball leagues and tournaments.

With the death of the former owner, Jack Hess, representatives of his estate have encouraged Harris Township to purchase the property from the estate and keep it as a softball complex in honor of Mr. Hess. The Township has asked the Centre Region COG to consider acquisition of the property as a regional recreation facility.

The purpose of this study is to evaluate the complex and to identify the investments necessary to operate it as a viable softball complex.

In recent years, the complex has been home to two men's softball leagues and one girl's league. In the 2009 season, the three leagues combined had 46 teams. Additionally, the complex has been well known through the years for the multitude of Amateur Softball Association (ASA) sanctioned tournaments held at the site. In 2009, fourteen tournaments were held at Hess.

METHODOLOGY

The process for this study consisted of talking with people who have a particular knowledge of or interest in the Hess Complex; conducting a complete site analysis; reviewing past operations; and projecting needs for the future.

Key Person Interviews

The following identifies the persons that were interviewed and the purpose of each interview. Information gathered in these interviews is woven throughout the text of this report.

2009 Leagues and Tournaments

Centre County Girls Fast Pitch Softball League (ages 18 and under) – 28 teams

Men's Over 35 Softball League – 11 teams

Men's Over 45 Softball League – 7 Teams

2009 Softball Tournaments (all ASA Sanctioned) – 14

- Girls Fast Pitch
 - Invitational's
 - ASA Eastern Qualifier
 - College Showcase
 - Class A State
 - National Qualifier
- Men's Slow Pitch
 - District Tournaments
 - State Tournaments
 - One Pitch
 - One Pitch Wooden Bat
- Women's Slow Pitch
- Keystone State Games

Amy Farkas, Harris Township Manager and Bud Graham, Harris Township Supervisor

Through this interview the consultant heard about the discussions and negotiations the Township has had with the property owner; thoughts, concerns, and hopes for the facility from the Township's perspective; and ordinances, standards, and regulations that may impact acquisition and development of the property.

Dean Amick and Jann Duck, Officers of the State College Softball Association (SCSA) Richard Tetzlaff, SCSA Board Member

Dean and Jann have been the primary operators of the facility for many years. They were able to provide good, detailed information about operations, past practices, finances, programming, problems, and opportunities at the complex. They described in great detail how the park has operated in the past and in recent years. They described both site and operational concerns for the future and provided written copies financial reports for 2007 and 2008.

Dean and Jann indicated that the SCSA would be interested in continuing to operate the facility into the future but that discussions would need to take place with the new owners to determine the details of their role.

Rick discussed the field from his perspective as a board member and businessman. He, also, indicated that SCSA would be interested and capable of operating the complex into the future.

Arnie Pelka, Centre Region Code Enforcement

Arnie discussed the role of the code office in the future of the complex. This is described later in this report in the evaluation of the existing buildings.

Jeff Hall, CRPR Recreation Supervisor; Greg Roth CRPR Parks Supervisor; Ted Weaver, Parks Assistant

Jeff, Greg, and Ted discussed the park from the perspective of the CRPR identifying opportunities the facility would play in the future of parks and recreation for the region as well as concerns about the facility. They discussed potential future use of the park, ideas for improvements, and ways the parks department could help in providing upgrades.

Ron Pavelechko, Athletic Director, State College Area School District

Ron discussed the School District and PIAA interest in the complex and the issues that led to moving the PIAA championship tournament from the complex. He said that the field has served the community and the PIAA well for many years. His understanding of the reason for moving the PIAA championship tournament was that it was related to safety concerns, the artificial turf batter's boxes, and the desire of the District 6 to hold the tournament in a more centrally located location.

Betsey Howell, Executive Director, Central PA Convention and Visitor Bureau (CVB)

Betsey provided the perspective of the CVB as it relates to Hess Softball Field Complex. She indicated that while the fields and tournaments may very well bring visitors to the region for overnights stays, she has been unable to gather sufficient data from league officials to verify that. She also provided a copy of the CVB's 2006 Survey and Audit of Sports Facilities.

Site evaluation

Pashek Associates spent two days at the site conducting a thorough evaluation and analysis of all land, recreation facilities, support facilities and amenities. All facilities were analyzed for safety, function, comparison to industry standards, and efficiency of operation.

Review of operations and finances

The previous operation of the complex were reviewed and analyzed through interviews with representatives of the SCSA and a review of their financial records.

SITE EVALUATION

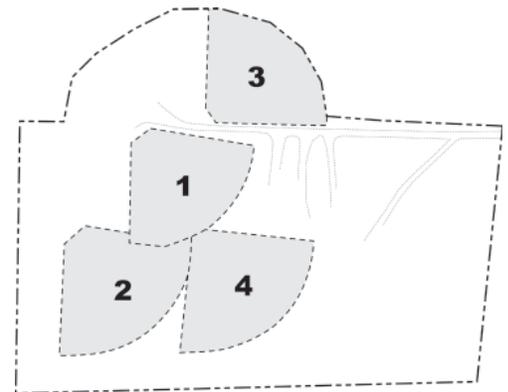
Summary of Analysis

It is important to understand that as a public entity, the Centre Region COG or Harris Township would be held to a higher standard of safety and quality for facilities under their ownership or jurisdiction than a non-profit organization. There is a greater duty for the public entity to protect the safety of facility users. The liability, therefore, is a much greater concern as they are often perceived as “deep pockets” in the case of accidents or injuries. This evaluation of the complex considers these stricter safety standards.

High Hazard Areas

All of the High Hazard Areas are located on the site analysis drawing that accompanies this report. These hazards should be corrected immediately upon transfer of ownership.

1. Home run and foul ball conflict areas.
These are areas where home run and/or foul balls are likely to be hit into areas where unsuspecting visitors or users are located. These include bleachers and spectator areas for other fields; the entrance road; the concession area; and areas where home runs can be hit into other fields of play or into parking areas.
2. Unsafe bleachers
 - Field 1 – first base side
 - Field 2 – third base side
 - Field 3 – behind the backstop
 - Field 3 – third base side
 - Field 4 – third base side
3. Direct sun into players eyes
Field 3 – left field, left center field, third base, and short stop
4. Absence of fencing
 - Field 1 – across the front of the third base side dugout
 - Field 2 – in front of player benches
 - Fields 3 and 4 – in front of the third base side player benches
5. Dilapidated concrete walls
 - Field 1 – storage area attached to the first base dugout
 - Maintenance shed attached to the concession building
6. Leaning utility poles
 - Electric pole near first base of field 3
 - Field 1 light pole at right field



Softball Field Location Map

7. Unsafe steps

- Field 1 – from the hillside to the entrance of the first base dugout

Field sizes and proximity

The fields at the Hess Complex are located extremely close to one another and to other supporting facilities. The close proximity of facilities creates significant hazards for spectators and players that end up being in foul ball and home run territory. Particular hazards related to field proximity are as follows:

- Field 1 foul balls
 - On the left field side - can hit cars on the entrance road
 - Over the backstop - can hit unsuspecting persons in the concession area
 - On the right field side - can hit unsuspecting spectators at Field 2
- Field 1 home runs
 - On the right field side - can land in Field 2 and hit or interfere with players at third base, shortstop, and left field
 - On the left field side - can hit cars parked over the outfield fence
 - At center field - can hit unsuspecting spectators at Field 4 and can land in the infield of that field
- Field 2 foul balls
 - On the left field side - can hit or interfere with players in Field 1 right field
- Field 2 home runs
 - On the left field side - can hit or interfere with players in Field 4 infield and right field
- Field 3 foul balls
 - On the right field side - can hit vehicles on the entrance road
 - Over the backstop - can hit vehicles on the entrance road; players in Field 1 left field; spectators along Field 1 left field/third base
- Field 4 foul balls
 - On the right field side - can hit or interfere with players in Field 2 left field

Some of these proximity hazards are only present with the playing of men's slow pitch softball because balls are hit much further in these leagues than in youth leagues. Many of the hazards on fields 1, 2, and 4 could be addressed either by limiting use of these fields to just youth softball or by moving Fields 2 and 4 at least 50 feet further away from Field 1. Moving the fields would not eliminate the hazard but would significantly reduce it. In men's slow pitch, home run balls can be hit as far as 350' or more.

Limiting the use of these fields to youth softball and moving Fields 2 and 4 provide the greatest measure of safety.

To address the foul ball hazards on Fields 1 and 3, we recommend closing the entrance road to vehicular traffic near the fields and relocating the concession stand outside of the foul ball hazard zone. Additionally, to reduce the Field 1 home run balls from hitting cars in the parking area, parking should be prohibited within 100' of the outfield fence.

Comparison to ASA size standards

The playing field distance from home base to the outfield fence on all fields is 275' at right, center, and left fields, with the exception of right field on Field 1, which is 260'. These distances meet ASA standards for all types of leagues except men's slow pitch leagues, which require minimum field distances of 300'. While the established field distances for some of the other leagues are smaller than 275', temporary fencing can be used to reduce the field sizes if desired. It is not possible to fit more than one 300' field within the current configuration

of the fields.

Future choices, as seen in the field recommendations are to limit all fields to youth leagues or to continue to play men's slow pitch on fields that do not meet standards. Regardless of the intended future use of the fields, two field relocations are recommended to provide sufficient spacing between fields.

Another consideration is that with the two additional regional parks being designed, it may be possible to have fields that meet the men's slow pitch standards at those locations as an alternative to the Hess Complex.

Field Conditions

All four fields are in fair condition. The fields can be upgraded to tournament quality with relatively simple improvements. All of the infields and outfields need to be rehabilitated to provide proper grading and a high quality playing surface; the artificial turf batters boxes should be replaced with clay brick; and backstops and fencing eventually should be replaced. Center Region Parks and Recreation maintenance staff is skilled at and can perform the infield and outfield upgrades. Fencing will need to be installed by an outside contractor.

Spectator Opportunities

There are great natural spectator locations for three of the four fields. The slope of the land around Fields 1, 2, and 3 provide good locations to watch games in comfortable settings. The natural seating is certainly one of the beauties of this complex. Several sets of bleachers can be added to supplement spectator seating at each of the fields.

ADA Compliance

None of the complex is compliant with the Americans with Disabilities Act. The entire complex will need to be upgraded to meet ADA standards. This will include providing handicapped accessible parking spaces in reasonable proximity to all facilities; access routes to all fields, amenities, and support facilities; accessible seating at the fields; and accessible use accommodations for all facilities.

Field 1 Evaluation

Field Orientation – South

Field Size – 260' at right, 275' at center and left fields. Base paths are 65'.

Backstop – There is chain link fence that is 18' high behind home plate with 12' high side panels extending in each direction; then 6' high to the beginning of each dugout. Fencing is rusted and bowed. There is no hood over the backstop that could reduce the number of foul balls going into the concession area. The backstop is in generally poor condition.

Fencing – All fences are chain link. Right field fence is 6' high to the far end of the first base dugout and to the home base end of the third base dugout. There is no fence in front of the third base dugout. The foul line fence from the dugout to the outfield fence on both sides is 4' high. The outfield fence is 6' high. All fencing is in poor condition and should eventually be replaced. The outfield fences are much too close to adjacent fields. Foul ball and home runs create significant hazards to players and spectators of adjacent fields.

Prioritizing Facility Needs

Recommendations of needed improvements and/or changes are categorized by type and urgency.

Immediate – High hazards that need to be addressed before the complex is opened for use

Short-term – Issues of safety and playability that significantly impact use of the complex

Mid-term – Needs that can be deferred for a period of time

Long-term – Upgrades that would enhance the complex but may need more evaluation prior to implementation

Infield – The infield is Diamond-Tex infield mix but it has not been replenished sufficiently to maintain proper grades and drainage. A cement gutter has been installed at the base of the backstop from the third base dugout around the backstop to the first base dugout to channel water coming off the hillside away from the infield. Water from the infield tends to channel toward first base, puddling in that area and running into the dugout. Artificial turf is installed for the batter’s boxes. Although there are no specific standards prohibiting this, the change in playing surface from dirt to artificial turf can create unexpected circumstances for players that can result in injuries. We recommend replacing the artificial turf with clay brick.

Outfield – The turf is in fair condition. There are numerous undulations across the outfield. The turf should be rehabilitated including grading, aeration, the application of turf amendments, and over seeding.

Dugouts – There are dugouts measuring 20’ x 6’ on both sides of the field. The first base dugout is adequately protected by fencing. The third base dugout is in good condition, however, it is not protected by fencing. A storage area has been added to the backside of the first base dugout. The back wall of the storage area is collapsing. The best solution is to remove the storage area, leaving only the dugout. Both dugouts need painted and re-roofed.

A drainage gutter runs under the floor of the first base dugout. A wooden floor is laid over the concrete gutter. In heavy rains, the gutter overflows into the dugout. The concrete gutter should be replaced with a culvert and channeled to an appropriate location where it can drain away from the field.



The steps that lead down the hill to the first base dugout entrance are in poor condition and create a safety hazard. They should be removed and replaced.

Spectator Seating – Most of the spectator seating is on the grassy hillside along the first base side of the field. It provides a good view of the field. There is a set of bleachers that is cut into the hillside immediately outside the first base side of the backstop. It is 5 seats high with no protective railings on the sides or the back. Additionally, there are no steps leading down the hill to provide access to the bleachers. The bleachers should be replaced with new, safety compliant bleachers and stairs should be installed to access the bleachers.

A three seat high set of bleachers is located behind the third base side of the backstop. It is in good condition. A concrete pad should be installed under the bleachers to provide stability on the hillside.

Lights – The field is lighted for night play. Six light poles installed in about 1985 hold six to eight lights each. Two poles, located behind the backstop, have newer lights on them. The light pole outside the right field fence is listing significantly and should be inspected by a trained lineman. According to our interviews with the State College Softball Association, all lights work and are used regularly. We had some comments from other interviewees that suggest the lights do not adequately light the field. A lighting analysis should be conducted to determine the viability of the lights.

Scoreboard – An electronic scoreboard is located in left center field. It is partially protected from fly balls by mesh netting. The scoreboard is operated from the press box. It is in fair condition and will not need to be replaced immediately.

Field 1 - recommended repairs and upgrades

Immediate – High Hazard

- Install new chain link fence in front of the third base dugout.
- Remove and replace the steps that lead to the first base dugout.
- Have an electrical lineman evaluate the condition and safety of the light pole outside the right field fence that is leaning.

Short-term – Safety and Playability

- Remove and replace backstop with one that will better contain foul balls.



- Replace artificial turf batter's boxes with clay brick.
- Install a drainage culvert at the first base dugout.
- Renovate the infield to provide a good, well drained playing surface.
- Rehabilitate the outfield turf – re-grade, aerate, apply turf amendments, and over seed.

Mid term – Improvements that can be deferred

- Remove and replace all fencing. If Field 2 is not relocated, the Field 1 right field fence should be high enough to contain foul balls from going into the spectator area.
- Remove and replace the first base side bleachers. Construct steps from the top of the hill to the first level of the bleachers to provide safe access.

Long term – Future upgrades

- Pour a concrete pad under the third base side bleachers.
- Conduct a lighting analysis to determine the viability of the lights. Replace as necessary.

Field 2 Evaluation

Field Orientation – South

Field Size – 275' at right, center, and left fields. Base paths are 65'.

Backstop – Light duty garden fence that is 9½' high and 30' long. This is a very small backstop. The backstop should be removed and replaced

Fencing – There is no baseline or fouling fencing on this field. Fencing should be installed in front of both player benches. The outfield has a 6' high chain link fence around it that is in good condition

Infield – The infield is Diamond-Tex infield mix but it has not been replenished sufficiently to maintain proper grades and drainage. Artificial turf is installed for the batter's boxes. Although there are no specific standards prohibiting this, the change in playing surface from dirt to artificial can create unexpected circumstances for players that can result in injuries. We recommend replacing the artificial turf with clay brick. Water from the hill outside the first base side collects in front of the player bench and along the base line. A drainage swale should be constructed at the base of the hill to carry the water away from the field.

The infield is in the foul ball and home run zones of Field 1 creating significant safety hazards. The field should be moved 50' directly out the right field line.

Outfield – The turf is in fair condition. There are numerous undulations across the outfield. The turf should be rehabilitated including grading, aeration, the application turf amendments, and over seeding.

Player Benches – There are player benches located on both the first and third base sides of the field. Both need chain link fences installed to protect players from foul balls. The seat boards need replaced on the first base side bench.

Spectator Seating – Most of the spectator seating is on the grassy hillside located along the first base and behind the backstop. It provides a good view of the field. There is a set of bleachers directly behind the backstop that are extremely unsafe. These bleachers should be removed immediately. There is another set of bleachers along the third base line that are in poor condition and should also be removed. Both should be replaced and located in areas outside the foul ball zone from Field 1.



Field 2 - recommended repairs and upgrades

Option 1 – restrict use of Field 1 to youth softball

Immediate – High Hazard

- Install chain link fence in front of both player benches.
- Remove the bleachers from behind home base and along the third base side. Replace in a location outside of the Field 1 foul ball zone.

Short-term – Safety and Playability

- Construct a regulation backstop.
- Replace artificial turf batters boxes with clay brick.
- Replace the seat on the first base side player’s bench.
- Renovate the infield to provide a good, well drained playing surface.
- Rehabilitate the outfield turf – re-grade, aerate, apply turf amendments, and over seed.
- Construct a drainage swale at the base of the first base side hill to carry the water away from the field.

Mid-term - None

Long term – Future Upgrades

- Install baseline and foul line fencing.

Option 2 – continue the use of Field 1 for Men’s slow-pitch softball – This option is recommended by the consultant

Immediate – High Hazard

- Relocate the field 50’ directly out the right field foul line.
- Install chain link fence in front of both player benches.
- Remove the bleachers from behind home base. Replace in the new field location.
- Remove the bleachers from the third base side. Replace in the new field location.
- Construct a regulation backstop on the new field.
- Replace artificial turf batters boxes with clay brick.
- Build a new infield to provide a good, well drained playing surface.
- Rehabilitate the outfield turf – re-grade, aerate, apply turf amendments, and over seed.
- Construct a drainage swale at the base of the first base side hill to carry the water away from the field (if this is still needed once the field is moved).

Long term – Future Upgrades

- Install baseline and foul line fencing.

Field 3 Evaluation

Field Orientation – East South East

Field Size – 275’ at right, center, and left fields. Base paths are 65’.

Backstop – Chain link fence that is 16’ high behind home plate with 12’ high side panels extending in each direction. Fencing is rusted and bowed. It is in fair condition.

Fencing – All fences are chain link. Right field fence is 6’ high in front of the player bench; 10’ high for 40’ beyond the bench; and 4’ high to the outfield fence. The outfield fence is 6’ high. There is no fence along the left field side or in front of the left player bench. Fences are badly bowed and rusted coming loose from the fence posts. The fence and backstop do not sufficiently protect against foul balls going into the road and onto Field 1.



Infield – The infield is Diamond-Tex infield mix but it has not been replenished sufficiently to maintain proper grades and drainage. Water runs onto the field from the hillside along left field. The water runoff creates small channels in the infield where the water flows and carries the infield mix off the field. Artificial turf is installed for the batter’s boxes. Although there are no specific standards prohibiting this, the change in playing surface from dirt to and artificial turf can create unexpected circumstances for players that can result in injuries. We recommend replacing the artificial turf with clay brick.

Outfield – The turf is in fair condition. There is a low spot behind second base and the grade rises significantly from the edge of the infield to the outfield fence. The turf should be rehabilitated including grading, aeration, the application of turf amendments, and over seeding.

Player Benches – There are player benches on both sides of the field. The left bench is not protected by fencing. The right bench is protected by fencing but it sits just 4’ off of the road.

Spectator Seating – There is one set of bleachers. They are old wooden bleachers with a metal frame. They are 7 seats high with no protective rails on the sides or back. The top seat has been cut off. The bleachers should be removed immediately and replaced. The left field hillside provides good seating area for this field.

Other Comments – The right field line is within eight to ten feet of the entrance road, which creates a significant foul ball hazard for cars entering on that road. Higher fencing should be installed to protect vehicles from foul balls. The main electric lines coming into the site also travel along the road immediately adjacent to the field. One of the utility poles is leaning significantly. A lineman should be brought in to evaluate the condition of the pole to see if it needs replaced. Plans should be made to relocate these lines in the future.



At certain times of the evening, the sun shines directly into the eyes of the left and center fielders, and players at short stop and third base. In the morning, the batters look into the sun. Games could be scheduled to avoid this time of evening or a shade screen could be installed.

Field 3 - recommended repairs and upgrades

Immediate – High Hazard

- Install new fence in front of left player bench.
- Close the entrance road to vehicular traffic before the traffic passes by the field.
- Remove existing bleachers. Replace as funds are available or demand dictates. There is plenty of seating along the left field hillside.
- Have an electrical lineman evaluate the condition and safety of the utility pole near first base that is leaning.

Short-term – Safety and Playability

- Remove and replace the backstop with one that will better contain foul balls.
- Remove and replace all fencing. Right field fence should contain foul balls from going into the road. Close the road.
- Replace artificial turf batters boxes with clay brick.
- Renovate the infield to provide a good, well drained playing surface.
- Rehabilitate the outfield turf – re-grade, aerate, apply turf amendments, and over seed.

Mid term – Improvements that can be deferred

- Plant shade trees to protect players from the direct sun. In the short term, games should be scheduled to avoid the time when the sun is a problem or a shade screen can be installed along the fence.
- Install a drainage system between the hill along the left field side and the playing field that will keep water from flowing onto the field.

Long term – Future upgrades

- Relocate overhead electric lines that run adjacent to the field.

Field 4

Field Orientation – South

Field Size – 275’ at right, center, and left fields. Base paths are 65’.

Backstop – The backstop for this field shares the outfield fence with Field 1. The backstop is 14’ high and 30 feet wide. The bottom half of the backstop is the chain link outfield fence; the top half is a light grade garden fence. An approximately 40’x40’ mesh net is used to enlarge the backstop area and to keep balls from flying from one field to another. The backstop should be at least 50’ away from the outfield fence of Field 1. The only remedy for this is to relocate this field, resize Field 1, or a combination of both.

Fencing – There is no baseline or foul line fencing on this field. Fencing is in place around the first base side player bench. Fencing should be installed in front of both side player benches when they are re-installed on the re-located fields.

The outfield has a 6’ high chain link fence around it that is in fair condition

Infield – The infield is Diamond-Tex infield mix but it has not been replenished sufficiently to maintain proper grades and drainage.

The existing infield is bowled rather than crowned. Artificial turf is installed for the batter’s boxes. Although there are no specific standards prohibiting this, the change in playing surface from dirt to an artificial surface can create unexpected circumstances for players

that can result in injuries. We recommend replacing the artificial turf with clay brick. Water from the hill outside the left field foul line frequently runs onto the field. A drainage system needs to be constructed to carry the water away from the field.

Outfield –The turf is in fair condition. There are numerous undulations across the outfield. The turf should be rehabilitated including grading, aeration, the application of turf amendments, and over seeding.

Player Benches – There are player benches located on both the first and third base sides of the field. The first base side player bench is in the home run zone for both Field 1 and Field 2. A fence and mesh net barrier has been constructed around the bench area to protect players. Chain link fencing should be installed in front of both player benches when the field is relocated.

Spectator Seating –The bleachers along the third base line are in poor condition and should be removed. New bleachers should be located in an area outside the home run zone from Field 1.



Field 4 - recommended repairs and upgrades

Immediate – High Hazard

- Move the entire field 50’ directly out the left field foul line. This will provide sufficient field spacing for this field.
- Install chain link fence in front of both player benches.
- Remove and replace the bleachers.

Short-term – Safety and Playability

- Install a new regulation size backstop.
- Replace artificial turf batters boxes with clay brick.
- Re-build the infield to provide a good, well drained playing surface.
- Rehabilitate the outfield turf – re-grade, aerate, apply turf amendments, and over seed
- Install new outfield fencing.

Long-term – Future upgrades

- Construct a drainage system to carry the water runoff from the hillside away from the field.
- Install baseline and foul line fencing.

Entrance Road

A 16' wide, bituminous surface road runs from the park entrance at Shingletown Road to the parking areas. Just before the road passes the outfield of Field 1 the surface changes to aggregate and continues to the concession building. The road width is not sufficient to handle two-way traffic and the entrance at Shingletown Road is narrow. A long-term improvement should be to expand the entrance to allow for left and right turn exit lanes and to widen the rest of the road to at least 18' and expand the entrance.

The aggregate portion of the road provides access to the concession and umpires buildings and to the restrooms. Due to safety hazards that have been identified elsewhere in this report, it is recommended that the road be closed at the outfield of Field 3 and only be used as a service road from that point on.

Parking

Over four acres of parking are available in the designated parking locations and the grassy area at the southwest end of the Complex. This can accommodate over 400 vehicles. This is certainly sufficient for any activity at the complex.



Aggregate area between the concession stand and Field 1

This area is unusable and unsightly. It should be turned into a more useable space by re-removing the gravel, re-grading, and planting grass, trees, and other vegetation. At least one picnic shelter could be constructed in the area as well.

Concession Building, Press Box, and Maintenance Shed

A single building located about 40' behind the backstop of Field 1 houses the concession stand, press box and maintenance shed. The first floor of the main part of the building is the concession stand. It is made of concrete block and measures approximately 14'X16'. The press box is a wood frame structure that is the second floor of the building. A three sided concrete block maintenance shed has been added onto the back of the building.

Building Condition

The building is located in a high hazard area where foul balls from Field 1 can hit unsuspecting visitors to the concession stand. The four foot wide concrete pad in front of the concession service window is much too small to accommodate visitors to the concession stand. In front of the pad is a gravel area that slopes downward toward the backstop of Field 1.

The concession stand is in fair condition. It is small and does not have appropriate concession equipment to provide for the large crowds that are drawn to the field, particularly during tournaments. Neither the fryer nor the grill have adequate fire suppression systems installed.

These systems would need to be installed if the appliances are to continue to be used. Additionally, the serving area does not meet current standards to serve some types of foods. It will likely cost \$10,000 to \$50,000 to upgrade the concession area to meet current standards. In the alternative, the grill and the fryer can be removed and the concession could serve just pre-packaged foods. This may allow the stand to open at very little cost.



The back wall of the maintenance shed that is attached to the building is collapsing. If it falls, the roof of the shed will collapse as well. This is a dangerous situation. The wall should be repaired immediately or the shed should be removed.

Code Requirements

According to Centre Region COG Code Officer Arnie Pelka, the simple transfer of ownership from one party to another does not require a code inspection. Code inspections only come into play if the owner submits plans to renovate, reconstruct, or modify the building. Once that occurs, The Centre Region Code Administration Office would become involved to ensure compliance with building code regulations. The other action that could involve the Code Administration office would be if they were called to visit the building and found significant deficiencies that would create a danger to the public. Under this circumstance, the Code Office would require the owner to provide plans to correct the building deficiencies in compliance with building code regulations. Based on Mr. Pelka's observation of the building, and in particular the water damage observed on the second floor of the building, he would likely require this of the new owner.

Based on the change of ownership, a fire inspection would be required.

The best option for the building is to make only those changes that are required by the fire inspection to re-open. The stand could continue to operate as a limited service facility for the short-term. Eventually, it should be demolished and reconstructed as a full-service concession stand. It should location outside the foul ball zone of the softball fields. The new building should include a concession stand, press box, restrooms, and storage. The building would be approximately 24'x40'.

Umpires Building

A 24'x24' pole building is used as place for umpires to gather and for league officials to manage tournaments. The building is in good condition. Both electricity and water are available in the building. It is built into the hillside, which creates problems with water runoff. The hillside should be graded to channel water away from the building.

Restrooms

The only restroom building on the site is located between the concession stand and Field 3. It is a concrete block building approximately 6'x20' in size. The women's restroom is 5' wide by 5.5' deep with one toilet. The men's side is 5.5' deep and 13' long but also has one toilet. It is unclear what the remainder of the room was used for; it is currently barricaded off. There is no running water to the sinks but hand sanitizers are located in both restrooms. The waste from the toilets is flushed and collected in an underground holding tank and pumped out on a regular basis. Portable toilets are used to supplement the permanent restroom facilities. There is a hose bib located on the outside of the building. The restrooms are in very poor condition and are insufficient to meet the needs of the number of users at the complex. It should be a high priority to close and remove the restrooms. New restrooms should be constructed as part of the concession building previously described. Restrooms should include a on-site septic field rather than vaults. Portable toilets can be used until permanent ones can be built.

Other General Site Conditions

Trash and recycling collection – Two dumpsters are located at the complex. They are emptied twice a week during the season. There is currently no recycling collection.

Water and sewer service – A water well is located to the north of the concession building. The well provides the

only water service to the complex. Water is available in the concession stand, the umpires building, restroom building, and the Field 1 third base dugout. Sanitary disposal consists of a holding tank located at the restroom building. Municipal water and sewer are not available at this location and are not in the Township’s long-range plans.

Turf irrigation and infield water service – None of the turf is irrigated. The only infield water service is at Field 1. Additional hose bibs should be installed at each field.

Maintenance and storage provisions – The only existing maintenance facility is a 9’X14’ shed that is attached to the concession building. A 24’x24’ maintenance facility will need to be constructed.

Maintenance tools and equipment – All current equipment is privately owned or owned by the State College Softball Association. The Association has indicated that none of the tools or equipment will transfer with the property.

Property buffering – currently there is a wooded buffer between the complex and the neighboring residential properties. If Field 2 is moved as recommended, the buffer will need to be reconsidered.

Other Site Recommendations

Immediate – High Hazard

- Close the entrance road to vehicular traffic beginning at the south east edge of Field 3. Make it available only as a service road to the concession building.
- Repair the collapsing concrete block wall on the northeast side of the maintenance shed or remove the shed.
- Comply with ADA standards for outdoor recreation facilities.
- Remove the deep fryer and the prep grill from the concession stand.
- Complete upgrades to the concession stand as required by the fire code inspection Estimated cost is unknown until the fire inspection is completed.
- Close the restroom building and use portable restrooms
- Repair the roof in the press box.

Short-term – Safety and Usability

- Re-grade the hillside around the umpires building to channel the water away from the building.
- Construct a 24’x24’ maintenance building.
- Install hose bibs at each ball field.

Mid-term – Improvements that can be deferred

- Remove gravel, re-grade, and plant grass, trees, and other vegetation in the gravel area behind Field 1 backstop.
- Demolish the existing concession stand building.
- Construct a 20’x40’ building to house the concession stand, restrooms, and storage with an on-site septic field.

Long Term – Future Upgrades

- Construct a picnic shelter in the area where the current concession stand is located.
- Expand the entrance and widen the road to at least 18’.

Immediate and Short Term Costs	
Option 2	
Field 1	\$34,275
Field 2	\$47,450
Field 3	\$34,775
Field 4	\$52,200
Other	\$83,200
Total	\$251,900

Mid-Term Costs	
Field 1	\$40,000
Field 2	\$0
Field 3	\$56,000
Field 4	\$0
Other	\$196,000
Total	\$292,000

Total	\$543,900
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MANAGEMENT AND OPERATIONS

The Complex is currently leased from the Hess family to the State College Softball Association (SCSA). The Association manages and operates the grounds and all programming and operations. The SCSA is governed by a board of directors of which Dean Amick has been president for many years. As president of the board, Dean serves as the “chief operating officer” and is primarily in charge of all operations. Jann Duck, a board member, works with Dean in the on-going operations of the Complex. Other board members are not active in regular operations of the Association or the complex. All Board members are volunteers and receive no compensation for their work on the Board.

Dean and Jann coordinate maintenance of the facilities, oversee concession stand operations, manage all leagues and tournaments, handle the finances, and carry out all day-to-day functions of the organization and the complex. Both have had a strong commitment to the organization for decades. They volunteer hundreds of hours to the Association each year. Dean also serves as President of the PA State Chapter of the ASA.

All teams, leagues, and tournaments operated by the Association are sanctioned by the ASA. In recent years, the Association has operated three leagues totaling about 46 teams, and about 15 tournaments. On average, about 1500 games are played at Hess each year.

Because it has been operated by volunteers, the Association has been able to be financially successful through the years. However, according to financial records provided by the Association, 2007 and 2008 both showed losses of \$7564 and \$9046 respectively. Total income in 2007 was \$20,830 with expenses of \$28,394 and for 2008 was \$21,857 and \$30,905. The accompanying chart shows the income and expense detail for the two years.

It should also be noted that, as is seen by the current condition of the fields, insufficient funds have been invested in both on-going maintenance and long-term capital improvements.

In the consultant’s October 1, 2009 interview with Dean and Jann, both indicated that although they expect to be actively involved in future operations of the Association, they need to reduce their respective commitments to the Association. Having run the operations for so long, they are ready to reduce both their time and management commitments. Both also committed that the Association is interested in continuing to operate the Hess Complex but that some changes would need to be made to reduce their individual time commitments.

With Dean and Jann playing a more limited role in the future, it is questionable whether or not the existing Board has the capacity to continue operations. The Board would need to be restructured to involve its members more directly in the operation of Hess. Operation of the complex is a big job and will require the commitment of all members of the Board to ensure its on-going success. Programmatic and financial success would need to be a priority. The Board must be willing to significantly improve its financial and management procedures, record-keeping, and accountability.

State College Revenue and Expenses				
	2008		2007	
	Revenue	Expenses	Revenue	Expenses
Maintenance and Field Use	\$5,147	\$13,659	\$2,330	\$11,921
Utilities	\$0	\$11,355	\$0	\$10,493
Leagues	\$15,710	\$4,743	\$17,112	\$4,505
Associated Activities	\$1,000	\$1,146	\$1,389	\$1,475
Total	\$21,857	\$30,903	\$20,831	\$28,394
Revenue vs. Expense	-\$9,046		-\$7,563	

Future Management Options

As the CRPR or Harris Township considers the future management of the complex, there are three possible scenarios.

Turn-key lease – The new owner would be responsible to bring the facility into a good usable condition and then would enter into a lease agreement with the SCSA or other organization to take over all operations, management, and maintenance. The owner would still be responsible for major capital improvements but everything else would become the responsibility of the lessee.

Under this arrangement, the owner would have a lesser legal liability for the property and would not be involved in staffing, managing or maintaining the facility.

Operations agreement – The owner would contract with an organization to operate the programs and activities of the complex. The owner would be responsible for the majority of the site issues such as regular maintenance and long-term capital improvements.

Such an agreement allows the owner to maintain facilities to their established standard of care and to have a degree of control over both the facilities and the operations. This would allow the owner to ensure higher standards of maintenance and safety.

Owner operated – The new owner would be responsible for all operations, management, and maintenance of the complex. This, of course, puts the greatest burden on the owner but also give them highest level of control.

While a turn-key lease may seem the most attractive to get the complex up and running quickly with little effect of the owner, it does not ensure the long-term success of the complex. On the other hand, for the complex to be completely owner operated, it may place an unnecessary burden on the owner to hire staff, establish a management system, manage finances, etc.

The consultant believes that best option would be for the COG/CRPR to own the property as a regional park facility and to enter into an Operations Agreement with the SCSA. We believe this would be in the best interest of all parties and would provide the best recreational experience for the community. It allows the CRPR, as the professional recreation agency, to have sufficient control of the safety and use of the site while allocating programmatic operations to the organization that is experienced in operating the facility.

The Centre Regional Recreation Authority, which is a separate organization affiliated with the COG, would also be a candidate for ownership of the complex. The Authority currently owns the regions swimming pools. The elected officials within the COG should seek the advice of their solicitor to determine if there are any legal advantages to using the Authority to acquire the complex rather than the COG.

Anticipated Operating Costs and Revenue

If the complex was to be operated primarily by paid staff of CRPR, is would likely required at least one eight-month seasonal staff person at about \$25,000 per year, as well as some part-time employees to assist with leagues, tournaments, and daily operations. An additional \$25 -\$30,000 costs would be incurred for supplies, materials, contracted services, and other general expenses. All of this would be in addition to the approximately \$30,000 already being spent by the SCSA bringing to total estimated expenditures to about \$80,000 annually.

It is likely, as well, that with some modifications to the financial system, additional revenue could be produced.

Advertising signs to be hung on fences could be sold to raise as much as \$40,000 annually. The concession stand should provide a good source of income, but according to SCSA records, there has been no revenue directly attributed to the stand. It should be able to net as much as \$10,000 annually. Just these two changes would bring the complex back to profitability. Other sources of revenue may include tournament sponsorships, fundraising events, increased fees, and additional field rentals to raise another \$10 - \$20,000 annually.

Based on these financial figures, the CRPR could offset some of its operating expenses with revenue produced from the facility.

CRPR would need to evaluate its current equipment to determine what new equipment will be needed to operate the Hess Complex.

Hess Softball Field Complex Evaluation

Estimate of Probable Construction Costs

October 12, 2009

Field 1 - Recommended Repairs and Upgrades

Immediate Concerns				
Item	Quantity	Unit	Unit Price	Extension
Install new chain link fence in front of 3rd base dugout	25	LF	\$35	\$875
Remove/replace steps to 1st base dugout	1	LS	\$4,500	\$4,500
Evaluate condition/safety of leaning light pole outside right field fence (by electrical lineman)	1	LS	\$1,200	\$1,200
<i>Subtotal Immediate Concerns</i>				<i>\$6,575</i>

Short-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Remove/replace backstop	1	LS	\$10,000	\$10,000
Replace artificial turf batter's boxes with clay brick	1	LS	\$700	\$700
Renovate the infield to provide well-drained surface	1	LS	\$10,000	\$10,000
Install drainage culvert under floor of 1st base dugout	1	LS	\$2,000	\$2,000
Rehabilitate outfield turf (re-grade, aerate, apply amendments, and overseed)	1	LS	\$5,000	\$5,000
<i>Subtotal Short-Term Concerns</i>				<i>\$27,700</i>

Mid-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Remove/replace 1st base	1	LS	\$5,000	\$5,000
Remove/replace all fencing (right field fence to be tall enough to contain foul balls from Field 2 spectator area)	1	LS	\$35,000	\$35,000
<i>Subtotal Mid-Term Concerns</i>				<i>\$40,000</i>

Long-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Pour concrete pad under 3rd base side bleachers	60	SY	\$102	\$6,120
Conduct lighting analysis to determine viability of ex. lights	1	LS	\$2,500	\$2,500
<i>Subtotal Long-Term Concerns</i>				<i>\$8,620</i>

Field 2 - Recommended Repairs and Upgrades
(Option 1 - Restrict Use of Field to Youth Softball)

Immediate Concerns				
Item	Quantity	Unit	Unit Price	Extension
Install chain link fence in front of both player's benches	50	LF	\$35	\$1,750
Remove bleachers from behind home base/along 3rd base side; replace outside of Field 1 foul ball zone	1	LS	\$5,000	\$5,000
<i>Subtotal Immediate Concerns</i>				<i>\$6,750</i>

Short-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Construct regulation backstop	1	LS	\$10,000	\$10,000
Replace artificial turf batter's boxes with clay brick	1	LS	\$700	\$700
Renovate the infield to provide well-drained surface	1	LS	\$10,000	\$10,000
Rehabilitate outfield turf (re-grade, aerate, apply amendments, and overseed) - includes grading outfield to drain water towards right field fence	1	LS	\$5,000	\$5,000
Construct drainage swale at base of hill on 1st base side	1	LS	\$1,500	\$1,500
Replace seat on 1st base side player's bench	1	LS	\$300	\$300
<i>Subtotal Short-Term Concerns</i>				<i>\$27,500</i>

Mid-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
<i>Subtotal Mid-Term Concerns</i>				

Long-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Install baseline and foul line fencing	1	LS	\$25,000	\$25,000
<i>Subtotal Long-Term Concerns</i>				\$25,000

Field 2 (Option 2 - Continue Use of Field for Men's Slow-Pitch Softball)

Immediate Concerns				
Item	Quantity	Unit	Unit Price	Extension
Relocate field 50' directly out the right field line	1	LS	\$8,500	\$8,500
Install chain link fence in front of both player's benches	50	LF	\$35	\$1,750
Remove bleachers from behind home base; replace in new field location	1	LS	\$5,000	\$5,000
Remove bleachers form 3rd base side; replace in new field location	1	LS	\$5,000	\$5,000
Construct regulation backstop	1	LS	\$10,000	\$10,000
Replace artificial turf batter's boxes with clay brick	1	LS	\$700	\$700
Construct new infield to provide well-drained surface	1	LS	\$10,000	\$10,000
Rehabilitate outfield turf (re-grade, aerate, apply amendments, and overseed) - includes grading outfield to drain water towards right field fence	1	LS	\$5,000	\$5,000
Construct drainage swale at base of hill on 1st base side	1	LS	\$1,500	\$1,500
<i>Subtotal Immediate Concerns</i>				\$47,450

Long-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Install baseline and foul line fencing	1	LS	\$25,000	\$25,000
<i>Subtotal Long-Term Concerns</i>				\$25,000

Field 3 - Recommended Repairs and Upgrades

Immediate Concerns				
Item	Quantity	Unit	Unit Price	Extension
Install new chain link fence in front of left field player's bench	25	LF	\$35	\$875
Completely enclose right field player's bench with chain link fence to separate players from the road	1	LS	\$2,000	\$2,000
Remove bleachers; replace as funds are available or demand dictates	1	LS	\$5,000	\$5,000
Evaluate condition/safety of leaning light pole outside right field fence (by electrical lineman)	1	LS	\$1,200	\$1,200
<i>Subtotal Immediate Concerns</i>				<i>\$9,075</i>

Short-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Remove/replace backstop	1	LS	\$10,000	\$10,000
Rehabilitate outfield turf (re-grade, aerate, apply amendments, and overseed)	1	LS	\$5,000	\$5,000
Renovate the infield to provide well-drained surface	1	LS	\$10,000	\$10,000
Replace artificial turf batter's boxes with clay brick	1	LS	\$700	\$700
<i>Subtotal Short-Term Concerns</i>				<i>\$25,700</i>

Mid-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Remove/replace all fencing (right field fence to be tall enough to contain foul balls from going into the road)	1	LS	\$28,000	\$28,000
Install shade screen to protect players from direct sun	1	LS	\$3,000	\$3,000
Install drainage system between hill along left field side and field to keep water from flowing onto field	1	LS	\$25,000	\$25,000
<i>Subtotal Mid-Term Concerns</i>				<i>\$56,000</i>

Field 4 - Recommended Repairs and Upgrades

Immediate Concerns				
Item	Quantity	Unit	Unit Price	Extension
Relocate field 50' directly out the left field line	1	LS	\$8,500	\$8,500
Install new chain link fence in front of both player's benches	50	LF	\$35	\$1,750
Remove/replace bleachers	1	LS	\$5,000	\$5,000
Construct regulation backstop	1	LS	\$10,000	\$10,000
Replace artificial turf batter's boxes with clay brick	1	LS	\$700	\$700
Renovate the infield to provide well-drained surface	1	LS	\$10,000	\$10,000
Rehabilitate outfield turf (re-grade, aerate, apply amendments, and overseed) - includes grading outfield as part of drainage system	1	LS	\$5,000	\$5,000
Install new outfield fencing	450	LF	\$25	\$11,250
<i>Subtotal Immediate Concerns</i>				<i>\$52,200</i>

Long-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Install drainage system to keep water from flowing onto field	1	LS	\$25,000	\$25,000
Install baseline and foul line fencing	1	LS	\$14,000	\$14,000
<i>Subtotal Long-Term Concerns</i>				<i>\$39,000</i>

Other Facilities - Recommended Repairs and Upgrades

Immediate Concerns				
Item	Quantity	Unit	Unit Price	Extension
Close the entrance road to vehicular traffic beginning at the south east edged of Field 3. Make it available only as a service road to the concession building.	1	LS	None	None
Repair the collapsing concrete block wall on the northeast side of the maintenance shed or remove the shed	1	LS	\$1,000	\$1,000
Comply with ADA standards for outdoor recreation facilities	1	LS	\$40,000	\$40,000
Remove the deep fryer and the prep grill from the concession stand	1	LS	\$200	\$200
Complete upgrades to the concession stand as required by the fire code inspection – Estimated cost is unknown until the fire inspection is completed	1	LS	Unknown	Unknown
Close the restroom building and use portable restrooms	1	LS	None	None
Repair the roof in the press box			\$10,000	\$10,000
<i>Subtotal Immediate Concerns</i>				<i>\$51,200</i>

Short-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Re-grade the hillside around the umpires building to channel the water away from the building	1	LS	\$2,000	\$2,000
Construct a 24'x24' maintenance building	1	LS	\$30,000	\$30,000
<i>Subtotal Short-Term Concerns</i>				<i>\$32,000</i>

Mid-Term Concerns				
Item	Quantity	Unit	Unit Price	Extension
Remove gravel, re-grade, and plant grass and other vegetation in the gravel area behind Field 1 backstop	1	LS	\$3,000	\$3,000
Demolish the existing concession stand building	1	LS	\$5,000	\$5,000
Construct a 20'x40' building to house the concession stand, restrooms, and storage with leech bed	1	LS	\$170,000	\$170,000
Construct a picnic shelter in the area where the current concession stand is located	1	LS	\$18,000	\$18,000
<i>Subtotal Mid-Term Concerns</i>				<i>\$196,000</i>

