



September 4, 2015

Shaler Area School District
1800 Mount Royal Boulevard
Glenshaw, Pennsylvania 15116-2117

Attention: Dr. Victor Morrone, Interim Superintendent

Re: Observations of Biles Field and Titan Stadium
HHS DR #3826

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A I A / N S P E

Dear Vic,

As per your request, we reviewed the conditions and improvement needs at Titan Stadium. We also reviewed the existing conditions and potential scope of work for a new stadium at Biles Field. Following are our opinions and recommendations for your consideration.

Biles Field

This facility does not contain enough land to accommodate all of the typical components found in a complete stadium. It is situated between the steep slope leading up to the High School and an overhead power line traversing the south sideline, just behind the video platform building.

Given the location of the soccer field, only minimal area exists for any visitor bleacher installation along this sideline. Bleacher seating for home and visiting spectators is likely best accommodated on the north sideline closest to the High School, with the bleacher structure paralleling the hillside slope.

Space for a stadium building on the north end between the track and roadway is lacking. Locating it on the south end is also problematic with past excavated fill placed in this area, and the existence of the storm water retention basin.

The current track has only 3 outside lanes. A new 6-lane track would move the innermost lane into the playing field and so reduce the width of the current soccer field.

Other factors of concern are the abundance of underground utilities (gas, water, and electric lines, and sanitary and storm water pipes), wet hillside conditions next to the roadway, and lack of convenient parking.

To illustrate the constraints described above and the conflicts created when attempting to plan for stadium components, attached please find an aerial photograph of Biles Field overlain with the existing Titan Stadium.



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Titan Stadium

The Stadium's home bleachers, press box, lighting, dressing rooms and concession stand all need to be replaced. The natural turf can be replaced with artificial grass turf that provides for more event use and extended play during inclement weather. The track surface is approximately eleven (11) years old and needs to be replaced. The existing scoreboards, sound system and visitor bleachers are in good condition.

One possible approach to addressing the Stadium's needs would be to phase-in implementation over a number of years, as shown below.

Phase 1

- Replace the turf and track;
- Paint the home bleachers, footboards and risers, apply non-slip surfaces to the aisle ways and install intermediate handrails in the aisle ways.

Phase 2

- Build a new Stadium building to house dressing rooms, public rest rooms, officials' rooms, concessions and Stadium entry.

Phase 3

- Replace the home bleachers, press box and Stadium lighting.

The cost estimate for Phase I is as follows:

Turf

Earthwork	\$ 102,000
Storm water system	120,000
Turf (including graphics, drainage system)	780,000
Goal posts	<u>10,000</u>
	\$ 1,012,000

Track

Pavement (in the D zones)	\$ 83,000
Slot drains (in the D zones)	27,000
Events (long jump, sand pits and covers, pole vault box)	28,000
Javelin runway	14,000
Track surface (including D zones)	<u>423,000</u>
	\$ 575,000

Home Bleachers

Painting (including non-slip aisle ways)	\$ 125,000
Intermediate handrails	<u>15,000</u>
	\$ 140,000

Sub-total of Construction Costs	\$ 1,727,000
Soft Costs (design/engineering/test borings/permits/contingency)	<u>213,000</u>
Total	\$ 1,940,000



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Attached is a conceptual site plan of the proposed improvements. I also included some photos of completed stadium projects that show some of the features described above.

I hope these observations help you and the Board as you plan for improvements at your athletic facilities. Please do not hesitate to contact me with any questions, or to further discuss these observations.

Sincerely,

J. Greer Hayden
JGH:fg
Enclosures

c: John Carly