



**ALLOY5**  
ARCHITECTURE



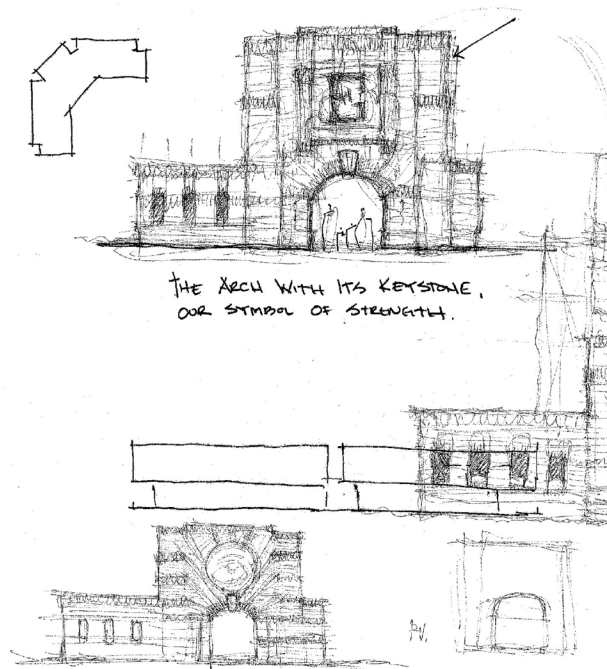
# COTTINGHAM STADIUM

Redesign Presentation | November 6, 2019

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

## COTTINGHAM STADIUM • DESIGN CONCEPT



### EASTON ALMA MATER

- Community-focused
- Celebration of tradition

### ALL HAIL, ALMA MATER

The arch with its keystone our  
symbol of strength,

The hills where the green  
forests grow,

And the Delaware Forks bring a  
message of old,

Where the great rivers  
murmuring flow.

All Hail! Alma Mater,  
the pride of our hearts,

Easton High School,  
our high school so dear,

We pledge to your welfare the  
strength of our lives,

Now and ever as year passes year.

1

## DESIGN CONCEPT

The design concept for Cottingham Stadium is built around Easton Area High School's alma mater. The space is community-focused and a celebration of great traditions of the district, the city and the surrounding community.

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

## COTTINGHAM STADIUM • REDESIGN

### GOALS

- ✓ LOWER COSTS
- ✓ INCREASE RETURN ON INVESTMENT
- ✓ OPTIMIZE USES

### REDESIGN ESTIMATED SAVINGS

**\$3.1 - \$3.6  
million**

2

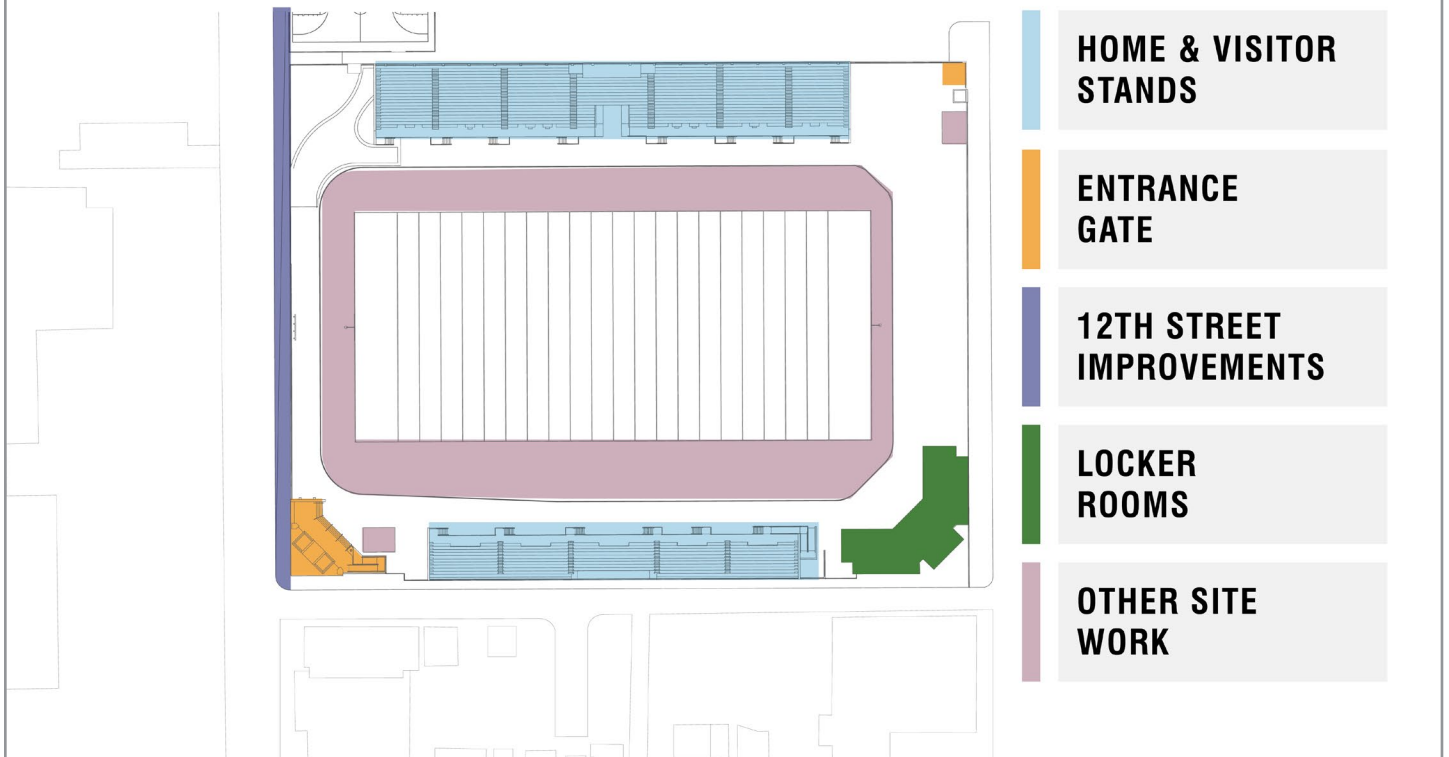
### REDESIGN GOALS

The redesign has three goals: lower the costs of construction, increase the return on investment and optimize the variety of uses. Spaces throughout Cottingham Stadium have been redesigned in order to achieve an estimated savings of \$3.1 million to \$3.6 million. The investment return is increased by the flexibility of spaces allowing for a variety of athletes and community members to use the improved venue.

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

## COTTINGHAM STADIUM • AREAS OF COST SAVINGS



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### COTTINGHAM STADIUM SITE PLAN

Major areas impacted by the redesign are the home and visitors stands, entrance gate, 12th Street, locker rooms and general site work. The following slides break down each area with an explanation of the redesign and an estimated cost savings.

# COTTINGHAM REDESIGN PRELIMINARY ESTIMATED SAVINGS (10/22/19)

Description	Low	High	Alternate
1. Aluminum bleachers with pre-fab press box	\$1,200,000	\$1,300,000	Yes, concrete
2. 12th curbing remains the same	\$100,000	\$130,000	No
3. Eliminate curb widening at 12th	\$60,000	\$70,000	No
4. Ticket booth and arch one small structure	\$100,000	\$150,000	No
5. Remove custom home press box, vomitorium	\$400,000	\$450,000	No
6. Remove three new concession stands	\$600,000	\$690,000	No
7. Remove 12 ft. wall under bleachers	\$70,000	\$80,000	No
8. Remove custom canopy at visitor press	\$110,000	\$130,000	No
9. Remove resilient, polished concrete floors	\$40,000	\$50,000	No
10. Reduce A/C in field house	\$320,000	\$350,000	No
11. Simplify field house mechanical enclosure	\$30,000	\$40,000	No
12. Reduce restroom plumbing fixtures 50%	\$115,000	\$140,000	No (see note 1)
13. Remove toilet room hard ceilings	\$30,000	\$40,000	No
14. Reduce signage	\$40,000	\$50,000	No
15. Reduce lockers	\$50,000	\$60,000	No
16. Reduce underground electrical extension	\$60,000	\$75,000	No
17. Reduce hard wired data connections	\$30,000	\$35,000	No
18. Remove new TV station cabling	\$40,000	\$50,000	No
19. Replace LED video board with basic scoreboard	\$75,000	\$100,000	TBD
20. Use gravel as storage room floor	\$25,000	\$35,000	No (see note 1)
21. Reduce retaining wall scope	\$200,000	\$250,000	No
22. Reduce HVAC for restrooms	\$50,000	\$60,000	No (see note 1)
23. Use chain link fence for storage rooms	\$160,000	\$190,000	No (see note 1)
24. Remove ticket/booster building on 11th	\$80,000	\$100,000	No
Estimated total savings	\$3,985,000	\$4,625,000	
Synthetic turf field cost	\$850,000	\$1,000,000	
Estimated net savings	\$3,135,000	\$3,625,000	

## Notes

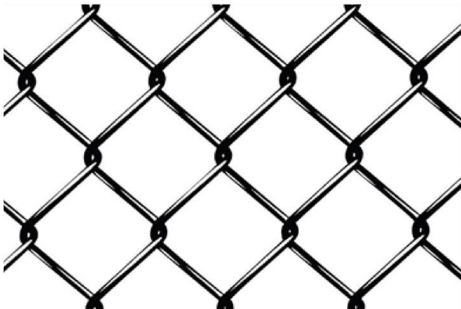
1 Assuming approved fixture variance. Cost based on smaller toilet room, larger storage room

Hard cost bid results	\$17,346,742	\$17,346,742
Incorporating natural grass field	\$13,436,742	\$12,821,742
Incorporating synthetic turf field	\$14,286,742	\$13,821,742
Soft costs on bid day (includes \$500,000 contingency)	\$2,667,940	\$2,667,940
Delete utility relocation and add basic scoreboard	\$2,522,940	\$2,497,940
Bid day total project cost	\$20,014,682	\$20,014,682
Incorporating natural grass field	\$15,959,682	\$15,319,682
Incorporating synthetic turf field	\$16,809,682	\$16,319,682

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

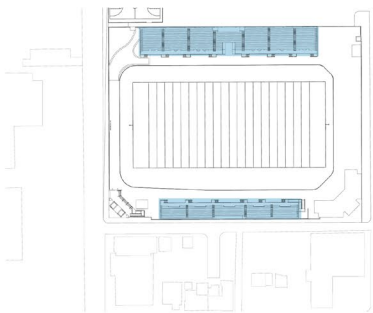
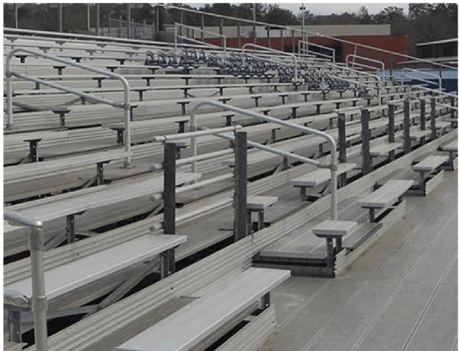
## HOME & VISITOR STANDS



✓ LOWER COSTS

COST SAVINGS

**\$2 million to  
\$2.2 million**



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### HOME & VISITOR STANDS

Aluminum bleachers and a pre-fabricated press box are replacing the custom press box and vomitorium wall. The custom canopy over the visitor press platform is also removed. The storage areas beneath the bleachers have gravel floors and chain link fencing.

Item	Low Range	High Range
1	\$1,200,000	\$1,300,000
5	\$400,000	\$450,000
7	\$70,000	\$80,000
8	\$110,000	\$130,000
20	\$25,000	\$35,000
23	\$160,000	\$190,000

Total	\$2 million	\$2.2 million
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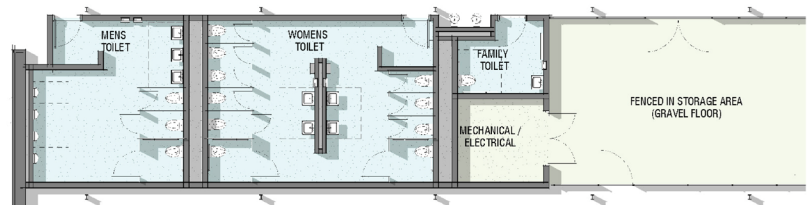
# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

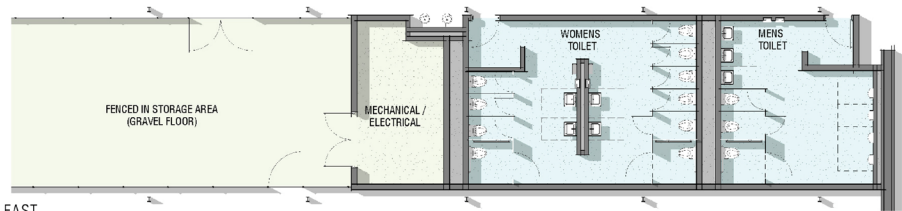
## HOME STANDS



HOME STAND TOILET ROOMS & STORAGE



WEST

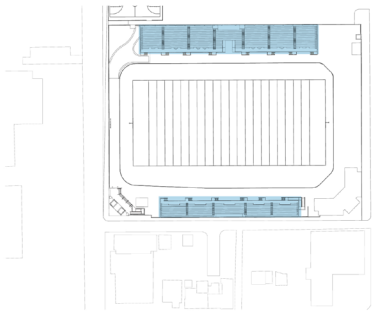


EAST

✓ **LOWER COSTS**

TOTAL RESTROOM COST SAVINGS

**\$195,000 to  
\$240,000**



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### HOME STANDS

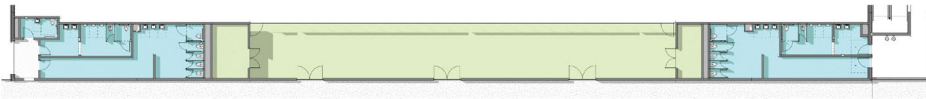
With a variance, the public restroom fixtures will be reduced by 50 percent and the hard ceiling is removed. HVAC in public restrooms is reduced.

Item	Low Range	High Range
12	\$115,000	\$140,000
13	\$30,000	\$40,000
22	\$50,000	\$60,000
Total	\$195,000	\$240,000

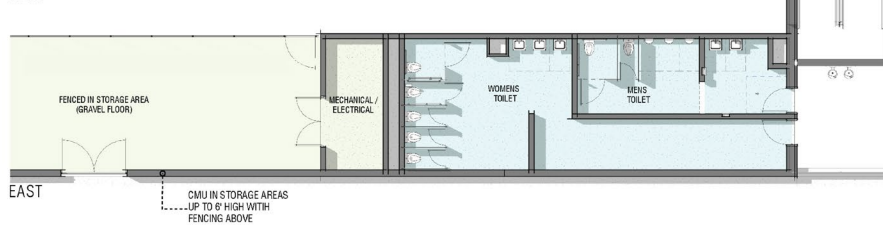
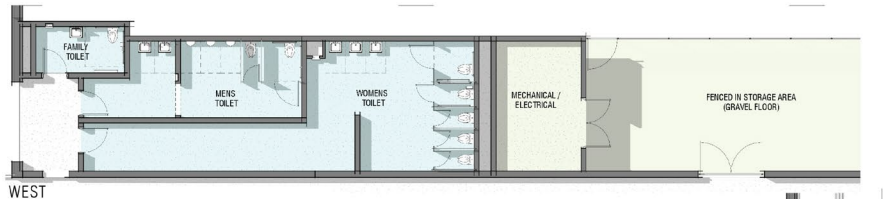
# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

## VISITOR STANDS



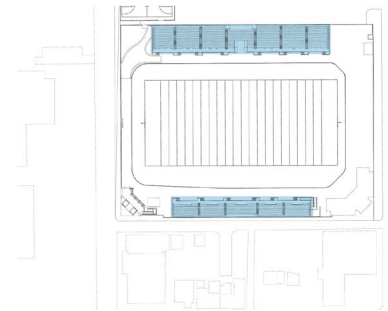
VISITOR STAND TOILET ROOMS & STORAGE



### ✓ LOWER COSTS

TOTAL RESTROOM COST SAVINGS

**savings listed in  
previous slide**



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## VISITOR STANDS

With a variance, the public restroom fixtures will be reduced by 50 percent and the hard ceiling is removed. HVAC in public restrooms is reduced.

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19



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## HOME STANDS RENDERING

As a cost-saving measure in the redesign, several customized pieces are replaced by pre-fabricated buildings, as is the case in this rendering. The view shown is a pre-fabricated press box on the home stand side.

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19



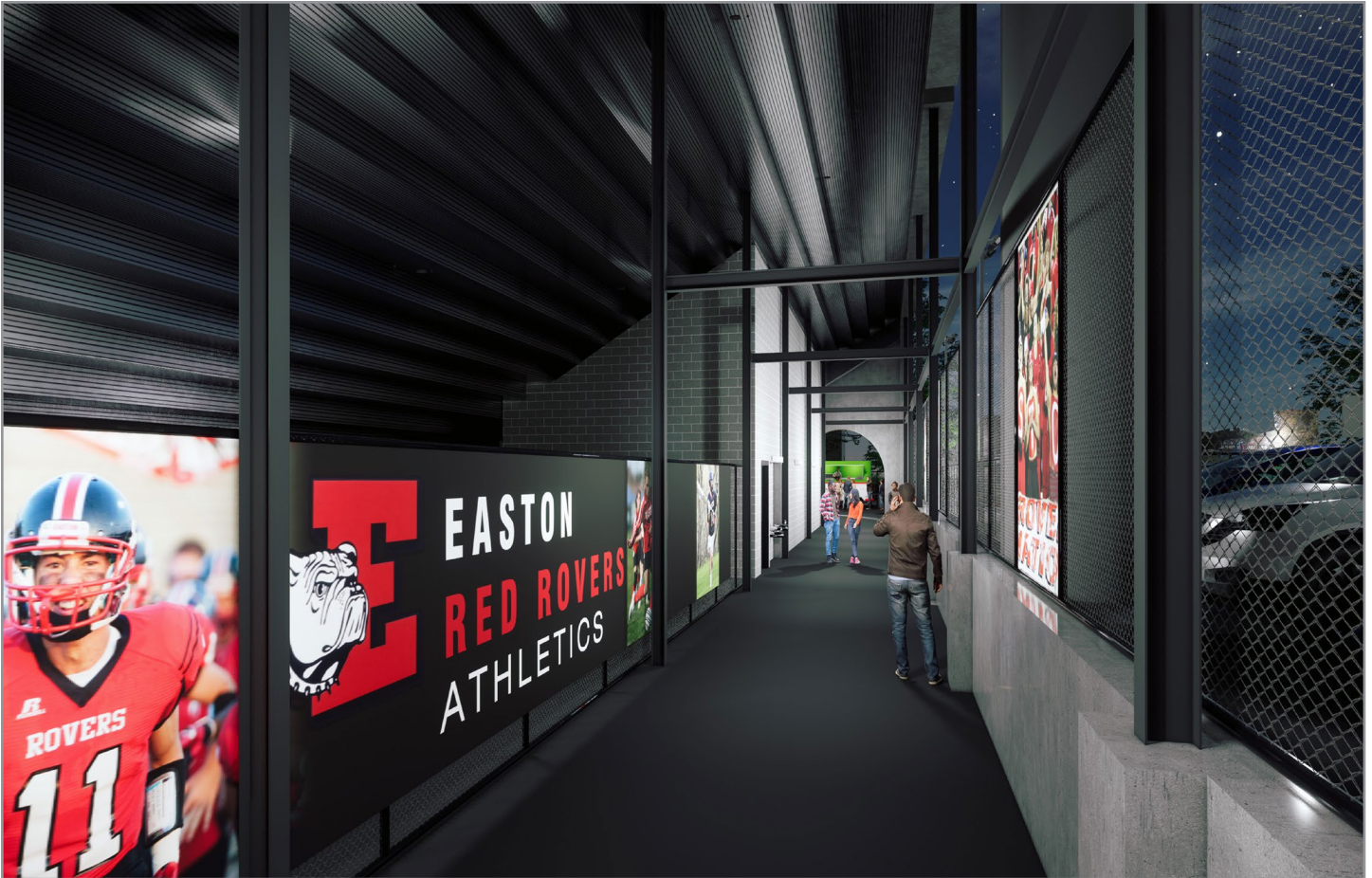
8

## HOME STANDS RENDERING

This rendering looks north east toward the home stands from the North 12th Street end of the stadium. Mobile food vendors are shown to the left and the entrance to public bathrooms can be seen beneath the stands just right of center.

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19



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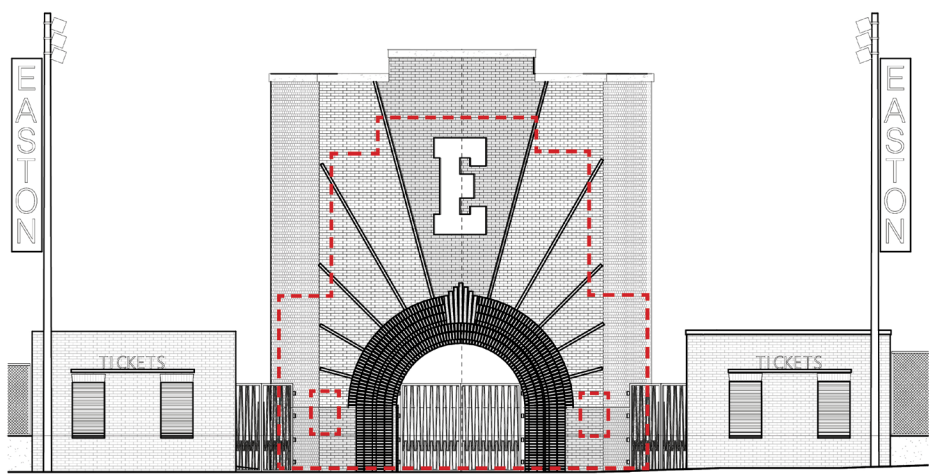
## HOME STANDS RENDERING

The rendering shows the area behind the home stands. To the left is the storage area and bathrooms, and to the right beyond the fence is the parking lot. The storage areas are locked and the surrounding fence is covered in vinyl signage for added privacy.

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

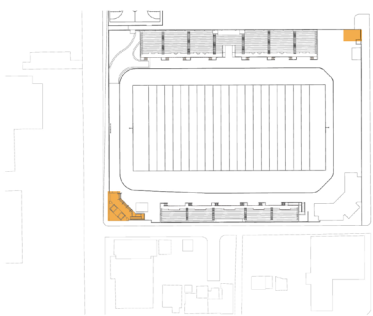
## ENTRANCE GATE



✓ **LOWER COSTS**

COST SAVINGS

**\$215,000 to  
\$300,000**



10

### ENTRANCE GATE

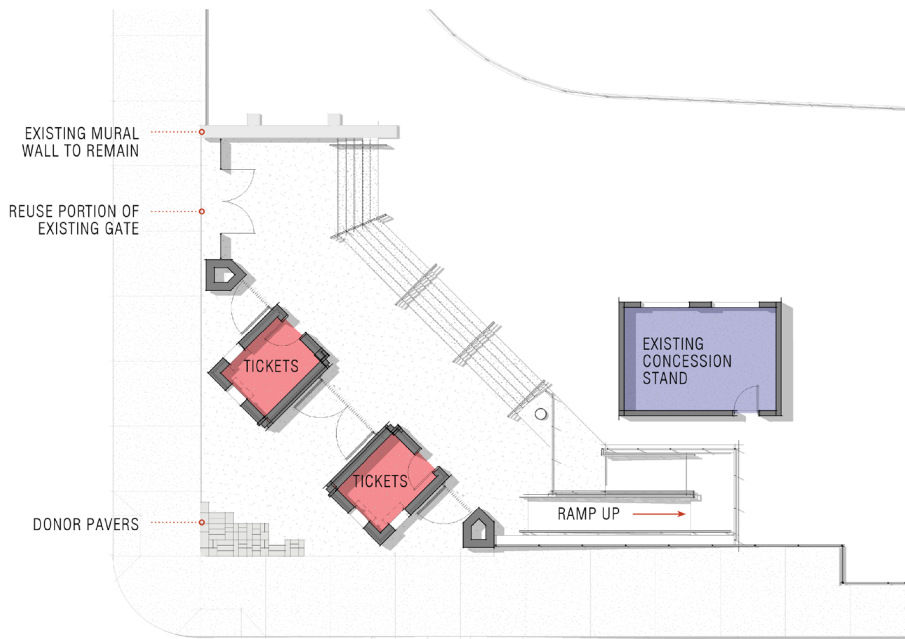
The entrance remains near the corner of North 12th and Church streets with no change to the existing retaining wall. The arch and ticket booths are combined into one, smaller structure. Bronze letters have been removed from the sidewalk and overall signage is reduced. A basic scoreboard on the field replaces the LED video board on the arch.

Item	Low Range	High Range
4	\$100,000	\$150,000
14	\$40,000	\$50,000
19	\$75,000	\$100,000
Total	\$215,000	\$300,000

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

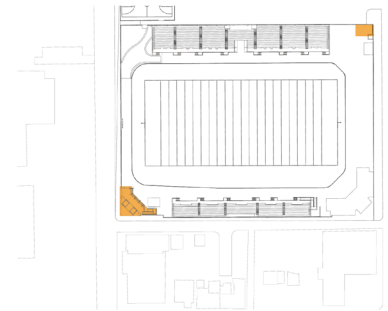
## ENTRANCE GATE



### ✓ LOWER COSTS

COST SAVINGS

**savings listed in  
previous slide**



11

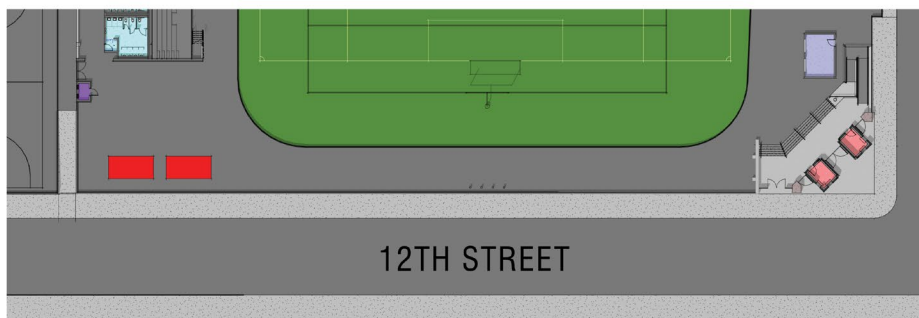
## ENTRANCE GATE

The mural remains and a portion of the existing gate will be reused. Pavers at the main entrance will be available for donor sponsorship. A new ramp makes the stadium ADA accessible from this entrance.

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

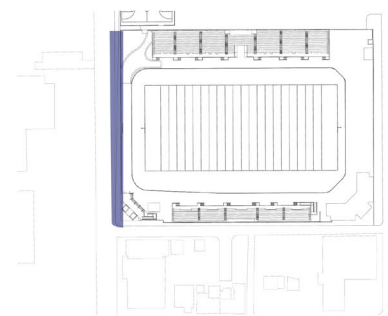
## 12TH STREET IMPROVEMENTS



✓ **LOWER COSTS**

COST SAVINGS

**\$420,000 to  
\$525,000**



12

### 12TH STREET IMPROVEMENTS

12th Street remains largely as it is today with the existing retaining wall and mural. Plans for curb widening, bump outs and asphalt milling are removed. Electric service to stadium outbuildings remains overhead.

Item	Low Range	High Range
2	\$100,000	\$130,000
3	\$60,000	\$70,000
16	\$60,000	\$75,000
21*	\$200,000	\$250,000
<b>Total</b>	<b>\$420,000</b>	<b>\$525,000</b>

\*Savings include work on entrance gate

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19



13

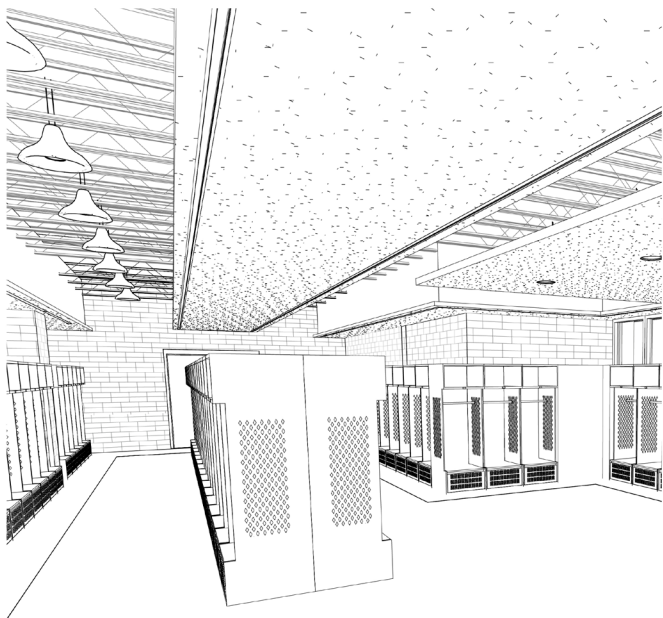
## ENTRANCE GATE & 12TH STREET IMPROVEMENTS RENDERING

This rendering shows the main entrance to the stadium near the corner of 12th and Church streets. The tower has been reduced in size and ticket booths included into one structure. This view also shows 12th Street largely unchanged from how it exists today.

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

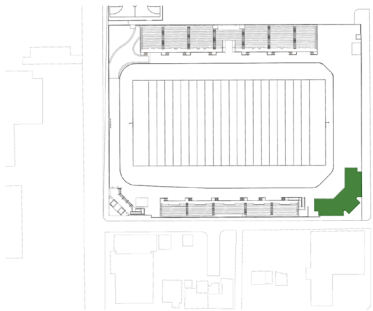
## LOCKER ROOMS



✓ **LOWER COSTS**

COST SAVINGS

**\$440,000 to  
\$500,000**



14

### LOCKER ROOMS

The overall scope of the field house is reduced. Ten mini split AC units will remain, and exterior equipment will be protected by fencing instead of screen walls. Lockers are simplified and locker rooms will use a sealed concrete floor.

Item	Low Range	High Range
9	\$40,000	\$50,000
10	\$320,000	\$350,000
11	\$30,000	\$40,000
15	\$50,000	\$60,000
Total	\$440,000	\$500,000

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

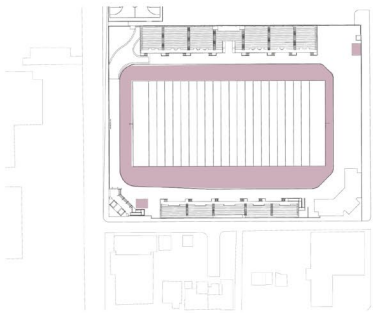
## OTHER SITE WORK



✓ LOWER COSTS

COST SAVINGS

**\$750,000 to  
\$875,000**



15

### OTHER SITE WORK

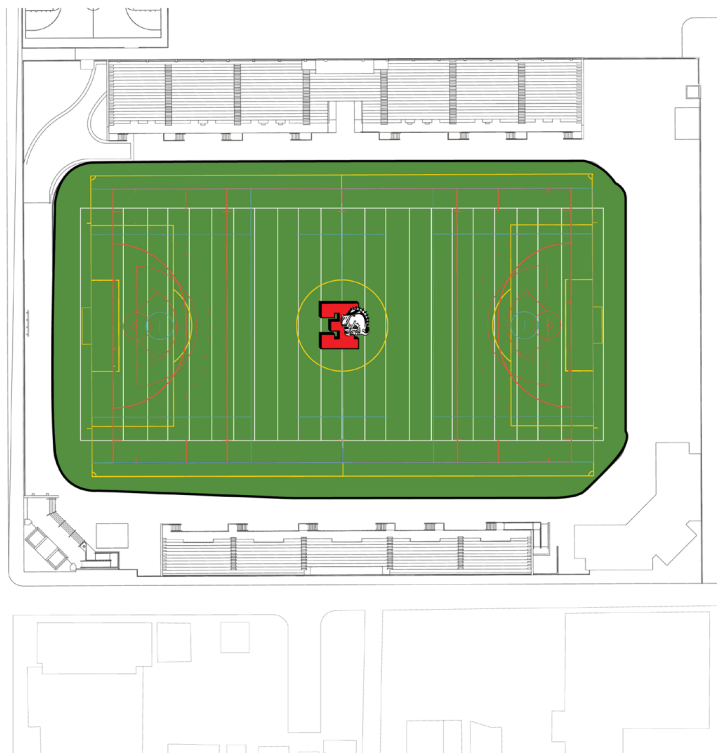
Additional site works includes renovating the two existing concession stands. Hard wired data connections and additional TV station cabling is removed.

Item	Low Range	High Range
6	\$600,000	\$690,000
17	\$30,000	\$35,000
18	\$40,000	\$50,000
24	\$80,000	\$100,000
Total	\$750,000	\$875,000

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

## COTTINGHAM STADIUM • SYNTHETIC TURF FIELD



✓ **INCREASE  
RETURN ON  
INVESTMENT**

✓ **OPTIMIZE USES**

- More durable
- Lower associated maintenance cost
- Public asset

COST

**\$850,000 to  
\$1 million**

**16**

### TURF FIELD

Installation of a synthetic turf field is designed to increase Cottingham Stadium's return on investment. Turf is a more durable surface that requires less maintenance. The new field allows for a wider variety of uses, including soccer, field hockey, lacrosse and general recreation. This redesign positions Cottingham as a valuable public asset.

Cost

**\$850,000**

**\$1,000,000**

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

## COTTINGHAM STADIUM • FUNDING SOURCES

1

### REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM

- Line item in state budget
- Application window: January to march
- Decision: June

2

### PA MULTIMODAL TRANSPORTATION FUND

- Department of Community and Economic Development
- PennDOT

3

### NFL FOUNDATION GRASSROOTS PROGRAM

- Matching funds 1:1
- Due: January 31, 2019
- Up to \$250,000

4

### LOCAL AND PRIVATE FUNDING

5

### COTTINGHAM CAPITAL CAMPAIGN

17

## FUNDING SOURCES

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

## COTTINGHAM STADIUM • REDESIGN

**ESTIMATED TOTAL  
SAVINGS**

**\$3.9 - \$4.6  
million**

**ESTIMATED COST  
FOR SYNTHETIC  
TURF FIELD**

**\$850,000 -  
\$1 million**

**ESTIMATED NET  
SAVINGS**

**\$3.1 - \$3.6  
million**

**ESTIMATED TOTAL  
PROJECT COST**

**INCLUDING \$500,000  
CONTINGENCY**

**\$16.3 - \$16.8  
million**

**18**

### REDESIGN GOALS

The redesign has two goals: lower the costs of construction and increase the return on investment. Spaces throughout Cottingham Stadium have been redesigned in order to achieve an estimated savings of \$3.1 million to \$3.6 million. The investment return is increased by the flexibility of spaces allowing for a variety of athletes and community members to use the improved venue.

# COTTINGHAM STADIUM

REDESIGN PRESENTATION 11/6/19

## COTTINGHAM STADIUM • SCHEDULE

Easton Area School District  
Cottingham Stadium Draft Milestone Schedule

Cottingham Stadium Reconstruction	2019			2020												2021											
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Board Approval of Project Scope																											
Preliminary storm water design for synthetic turf																											
NPDES Permit Process																											
Design Development to Finalize Scope																											
Construction Documents																											
Bid																											
Award																											
Prepare submittals, begin material procurement																											
Abatement and selective interior demolition																											
Construction Timeframe (14 months)																											

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COTTINGHAM STADIUM DRAFT  
MILESTONE SCHEDULE