



An agency of the Centre Region Council of Governments  
Serving the Borough of State College and the Townships of College, Ferguson, Harris and Patton

**Centre Region Parks and Recreation Authority Board  
Meeting Agenda  
for Thursday, 18 July 2013, 12:15 PM**

**NOTE THE LOCATION: Centre Region Senior Center**

*(Please park in the one of the Parking Garages; coupons will be provided at the meeting)*

**I. CALL TO ORDER**

Sue Mascolo, Chair, Township of Ferguson Roy F. Harpster, Vice-Chair, Township of Harris Kathy D. Matason, Secretary, Township of College	Donna L. Conway, Treasurer, Borough of State College Donna M. Ricketts, D.Ed., SCASD Chris M. Hurley, Township of Patton
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**II. COMMENTS FROM THE PUBLIC** for any item not on the agenda (up to 3 min./person)

**III. APPROVAL OF MINUTES** (Attachment # 1) **(ACTION)**  
The draft minutes from the 20 June 2013 meeting are enclosed for action.

**IV. VOUCHER REPORTS** from June 2013 (Attachment # 2) **(ACTION)**

**V. COMMITTEE REPORTS & MEMBER UPDATES**

College Twp.	Harris Twp.	State College Borough
Patton Twp.	Ferguson Twp.	State College Area School District

**VI. STAFF REPORTS**

**A. Updates from the Director**

- June Activity Report (Attachment # 3)
- Summer Staff Roster (Attachment # 4)
- Senior Center Letter to State College Borough (Attachment # 5)
- Nature Center Rental House – Status Report
- The 2014 COG Program Plan (Attachment #6 – available at meeting)

1. Parks & Recreation Fund	5. Nature Center Operations Fund
2. Park Vehicles and Equipment	6. Nature Center Capital Fund
3. Aquatic Operations Fund	7. Senior Center Fund
4. Pools Capital Fund	8. Regional Parks Capital Fund

- B. Staff Highlights *(The other staff has been excused from attending.)*  
 Ms. Niki Tourscher Ms. Liz Plozner Mr. Jim Carpenter Mr. Doug Wenger

VII. DISCUSSION & ACTION ITEMS

A. **Oak Hall Regional Park – Phase 1 Construction Update**

1. Landscape Architect Jim Pashek & Construction Manager Doug Wenger will provide updates on:
  - a. Consider proposed Change Order #CO-G2 to reduce by 6 the cleanouts in the stormwater basin underdrain system (Deduct \$555.69) and to add 3 valves on 2" PVC water supply lines (Add \$1,857.90). NET TOTAL = +\$1,302.21  
 Summary of the General Contract: **(ACTION)**

Original Contract Amount:	\$2,572,875.00	Including 2 alternates
Change Order #CO-G1	-	\$28,366.00 Deduct 6 parking lot lights
Change Order #CO-G2	+	<u>\$1,302.21</u> Pending Board Approval
REVISED CONTRACT AMOUNT: \$2,545,811.21		
  - b. Stormwater Drainage Attachments #7A / B  
 conditions (images) and the coordinated responses following the recent thunderstorms. Please note the rainfall log shown on *Attachment #7A* and the follow-up letter from the Authority’s engineering firm (*Attachment #7B*). There are both short-term and long-term projects involved.
  - c. The status of the Project Budget and items in the discussion pipeline. The approved budget for Oak Hall Regional Park Phase 1 is \$3,779,528.
2. Mr. Woodhead will report on the status of:
  - The proposed Water Well Lease Agreement with College Twp. Water Auth.;
  - The status of the Capital Funding Assistance request for \$476,006 submitted to the Central PA Convention & Visitor’s Bureau.

B. **Whitehall Road Regional Park - Preparations for the Phase 1 Construction Project**

Landscape Architect Jim Pashek will provide updates and seek input on:

1. The status of PA Dept. of Conservation & Natural Resources approval of the revised Master Site Plan.
2. The potential student housing development by Toll Bros Inc. relating to:
  - a. Park sewer service (including the proposed Parks Maintenance Facility)
  - b. Park Access Road (via extending Blue Course Drive)
  - c. The combined “Traffic Impact Study” and the resulting improvements.

3. Restroom Concession Building: Should the Authority accept, as planned, the Add Alternate from the Oak Hall building contractor to construct a duplicate building at Whitehall Road?
4. The extent of “laying the groundwork” in the Phase 1 project for the possible upgrades of two soccer fields to synthetic turf with lights (via outside funding). The (donated) costs for the turf upgrades is estimated at:

Lighting for 2 fields	\$ 320,000
Synthetic Surfacing for 2 fields	\$1,200,000
Fencing to protect fields	\$ 30,000

Estimated Total: \$1,550,000 + 6% consultant fees = \$1,643,000

Mr. Pashek will discuss the related provisions associated with these improvements. This discussion is similar to those related to preparing for the two sites planned for potential recreation buildings (parking, utilities and stormwater provisions).

5. Review the Bidding and Construction Schedules:

<p><b>AUTHORITY / COG PROJECTS (Overlapping):</b></p> <ul style="list-style-type: none"> <li>• Phase 1 Park Facilities</li> <li>• Centralized Parks Maint. Facility (CMF) pending municipal authorization &amp; funding.</li> </ul>	<p><b>PARK NEIGHBOR ITEMS:</b></p> <ul style="list-style-type: none"> <li>• Public Access Road to park boundary</li> <li>• Public sewer service to park boundary</li> <li>• Possible "Construction Access &amp; Utility Easement" across SCBWA lands? (for public water, electric service, gas &amp; telecom services (voice/data))</li> </ul>
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<p><b>WHITEHALL ROAD REGIONAL PARK</b> Phase 1 Project Budget: \$5,546,000. <i>As of 2 July 2013. This schedule will be delayed to accommodate the PSU/Toll Bros. schedule</i></p>	<p><b>PSU/TOLL BROS. DEVELOPMENT</b> <i>(required for park access and sewer)</i></p>
-	Agenda for PSU Trustee Meeting Closes: 23 Aug
-	PSU Trustee Action on Land Sale: 20 Sep 2013
-	Scheduled Property Closing with PSU: Oct. 2013
Plan Design: Now underway	Plan Design: Aug - Nov 2013
Twp. Plan Review: Submitted June 2013	Twp. Plan Review: Nov 2013 - May 2014
Twp. Plan Approval: mid-Sep. 2013 (may be delayed pending PSU/Toll Bros. provisions)	Twp. Plan Approval: May 2014
Bidding Phase: (originally Summer 2013) Advertise: Mid-Nov 2013 > Open Bids 6 Jan 2014	
Construction Phase: (originally Sept 2013) Apr. 2014 - July 2015	Construction Phase: June 2014 - Aug. 2015
Park Opens: Fall 2015 / Spring 2016?	Opens: Fall 2015
<p><b>CENTRALIZED MAINTENANCE FACILITY CONSTRUCTION (CMF)</b> If approved by the 5 municipalities, the park contract would include the bulk excavation, stormwater controls and E&amp;SC for the CMF. Some CMF funds should be transferred to assist with these costs. The balance of the CMF work would be bid separately.</p>	

**C. Centralized Parks Maintenance Facility Master Site Plan and Funding Plan**

As approved by the COG General Forum, the 5 municipal meetings are in progress with respect to their comments on the Master Site Plan, the project options, and how best to finance the project. Since the construction project for the State College Borough Public Works Facility is planned to begin in Oct. 2013, the search for rental space for the Interim Parks Maintenance Facility (2 year rental duration) is also underway. The Director will report on the status of these two major initiatives.

**D. Nature Center Parking Area Improvement Project**

Mr. Woodhead will review the detailed plans and cost estimate prepared by Stahl-Sheaffer Engineering that will be presented to College Township for Land Development approval. An application is also being submitted to the Centre County Conservation District with regard to the stormwater and erosion control permits. This project is expected to be fully funded by outside donations. Following these approvals, the Authority Board will be asked to authorize seeking bids for construction.

**VIII. ADJOURNMENT**

**(ACTION)**

<b>ATTACHMENTS:</b> 1. June Meeting Summary 2. June Voucher Report 3. June Activity Report	4. Summer Staff Roster 5. Senior Center Letter 6. COG Program Plan (available at meeting) 7A/B. Oak Hall Rainfall & Letter
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**NOTE:** The Director will be away from the office for 2 weeks (22 July – 2 August inclusive). Ms. Tourcher will serve as Acting Director in Ron’s absence.

**FUTURE MEETING SCHEDULE & TOPICS:**

**Authority Board & COG Parks Capital Comm. Joint Meeting:** Thur., 8 Aug 2013, 12:15 PM at the COG Building:

- Hear an update on the May 2009 Tennis Building Proposal from the Centre Region Community Tennis Assn.
- Review the municipal comments on the proposed Parks Maintenance Facility
- Discuss the proposed Water Well Agreement with the College Twp. Water Authority

**Authority Board Regular Meeting:** Thur., 15 Aug 2013, 12:15 PM at Millbrook Marsh Nature Center:

- Recognize the Welch Pool “Lifesavers” (from June)
- Act on updates on the Regional Parks construction projects.
- Receive the 2012 Authority Audit Report
- 2014 Senior Center Funding Shares Report
- Hear an update on the 2014 Detailed Budget Preparation (based upon the Program Plan)
- Hear a proposal from Mr. Jamie Bestwick for a site for a regional skatepark (tentative; this presentation may be postponed).