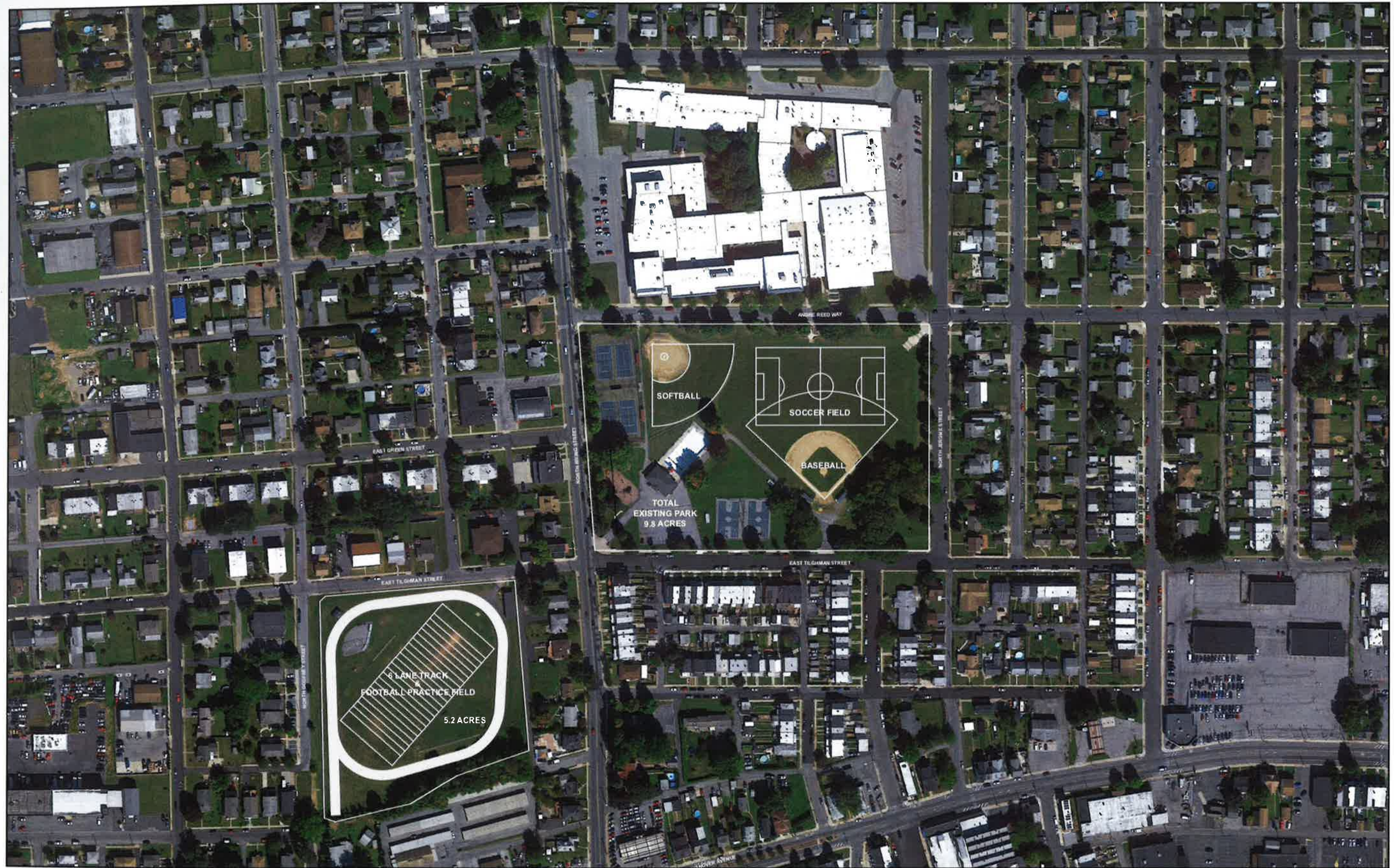




Athletics Feasibility Study  
(Andre Reed Park excerpts)

AUGUST 15, 2023

BRESLIN ARCHITECTS



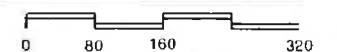
# ASD ATHLETICS FACILITIES STUDY

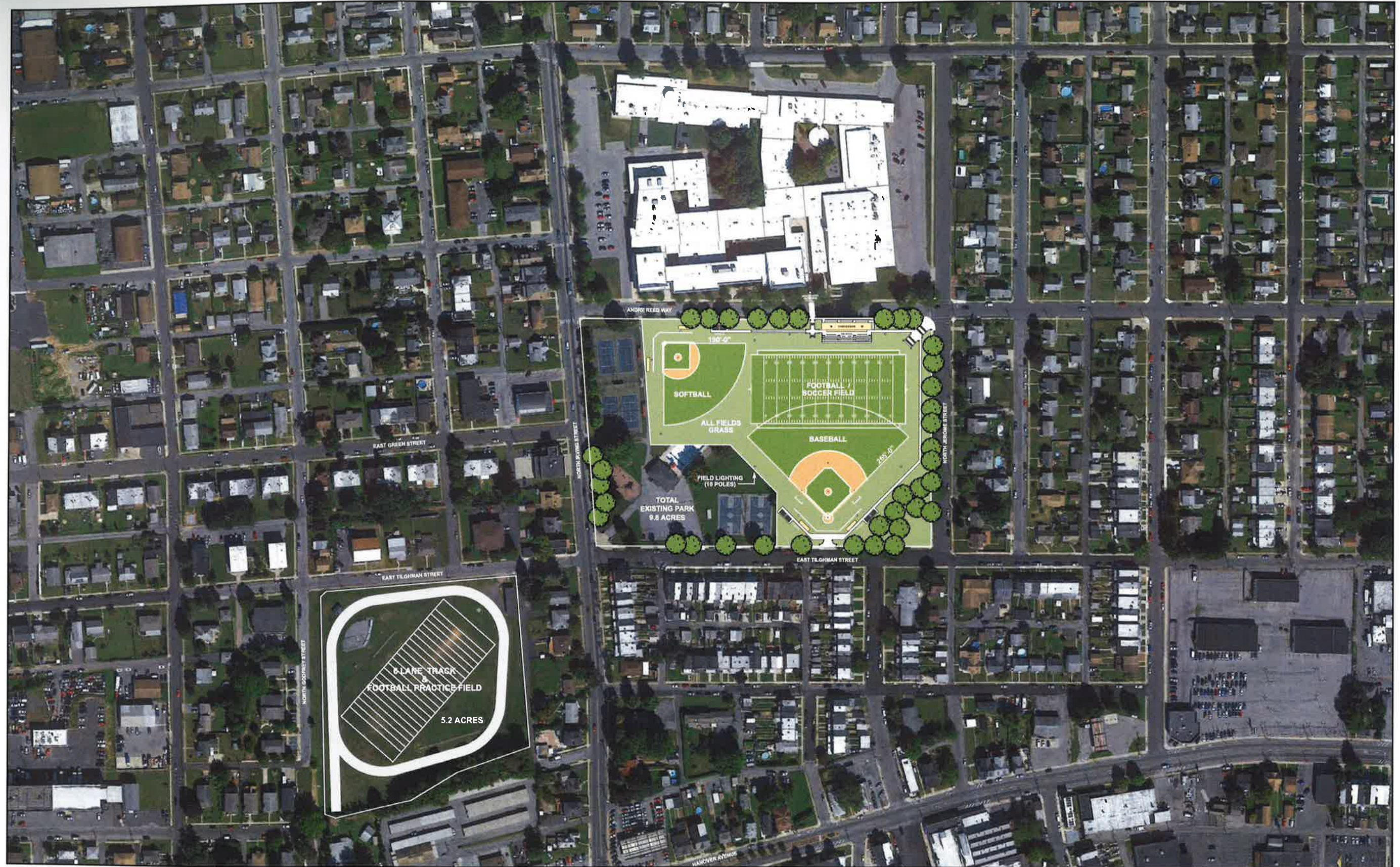
BRESLIN ARCHITECTS

This Exhibit represents an Architectural Evaluation. Further Site & Zoning Analysis will be required.

# EXISTING SITE PLAN

ANDRE REED PARK





# ASD ATHLETICS FACILITIES STUDY

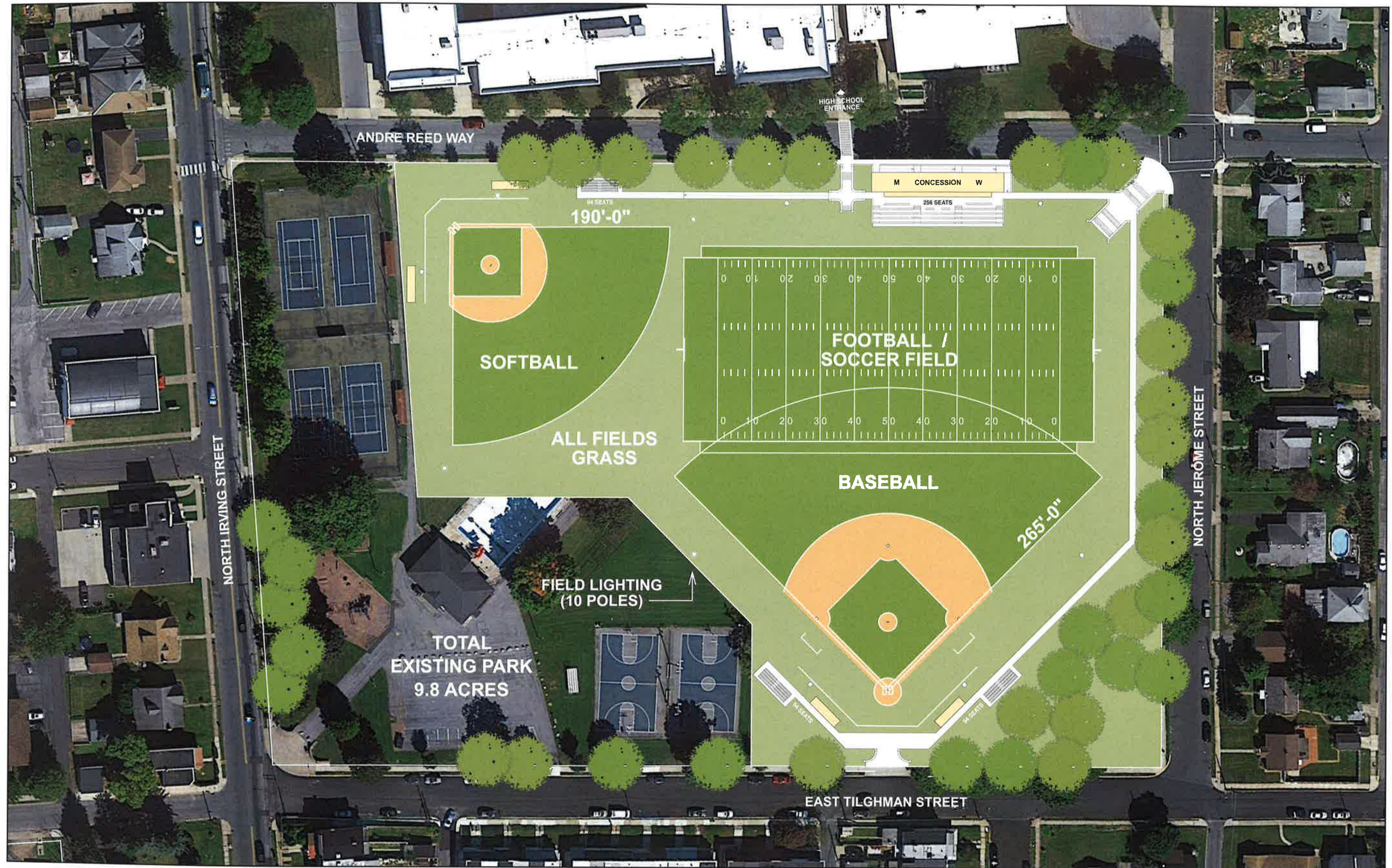
BRESLIN ARCHITECTS

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# PROPOSED COMPOSITE SITE PLAN

ANDRE REED PARK





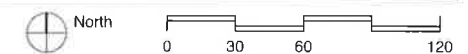
### ASD ATHLETICS FACILITIES STUDY

BRESLIN ARCHITECTS

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### PROPOSED ENLARGED SITE PLAN

ANDRE REED PARK



**Athletic Improvements Construction Options**

ALLENTOWN SCHOOL DISTRICT

LEHIGH COUNTY, PA

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**Andre Reed Park Cost Estimate**

**Andre Reed Park Upgrades**

**Description:**

Upgrade existing Baseball, Softball and Soccer Facilities along with related ramps and walkways at Andre Reed Park. Additional options for field lighting and a restroom/concession building with built-in grandstands are also identified for consideration.

**Conceptual Cost Estimate:**

Site Development (includes backstops, benches, field goal posts and handicapped access)	\$	1,250,000
Dugouts (4 @ \$40,000)	\$	160,000
WPA Stair & Site Wall Restoration	\$	100,000
Landscaping	\$	20,000
<b>Sub-Total</b>	<b>\$</b>	<b>1,530,000</b>

Construction Contingency		300,000
<b>Sub-Total</b>	<b>\$</b>	<b>300,000</b>

**Soft Costs:**

Architectural / Engineering / Construction Manager Services, Permits and Reviews, Agency Reviews and Approvals, Geotechnical, Environmental and Construction Testing, Contingency and Financing (30% x \$1,830,000)	<b>Sub-Total</b>	<b>\$ 549,000</b>
	<b>Total</b>	<b>\$ 2,379,000</b>

**Additional Options:**

Option 1 - Field Lighting and Controls	\$	1,400,000
Option 2 - 3 Portable Grandstands @ \$16,000	\$	50,000
Option 3 - New Restroom/Concession Building with Built-In Grandstands	\$	2,931,780

**Note:**

Natural grass athletic fields to allow for all sports. Other option considered synthetic turf which would add substantial stormwater management and cost increase.



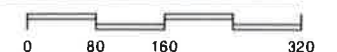
# ASD ATHLETICS FACILITIES STUDY

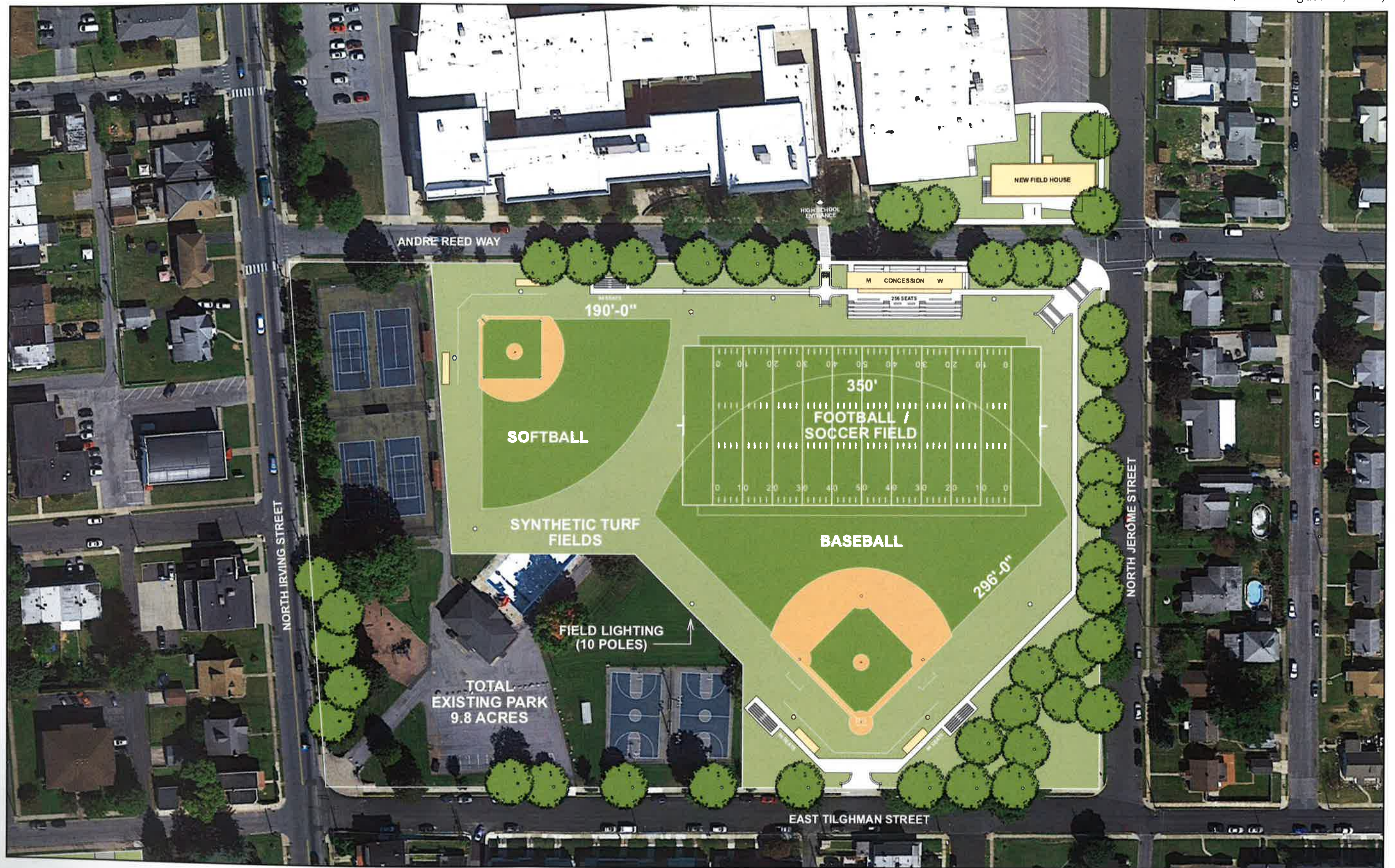
BRESLIN ARCHITECTS

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# PROPOSED COMPOSITE SITE PLAN

ANDRE REED PARK





**Athletic Improvements Construction Options**

ALLENTOWN SCHOOL DISTRICT  
LEHIGH COUNTY, PA

**Dieruff High School Cost Estimates**

**Existing Dieruff Practice Football Field and Track**

**Description:**

Stabilize existing field as defined in Barry Isett & Associates' Cost Opinion dated December 15, 2021 and provide new 6-Lane Synthetic Track, Football Goal Posts, and Portable Grandstands.

**Conceptual Cost Estimate:**

Site Development	\$	1,600,000
Synthetic Track Surface	\$	1,000,000
Field Goal Posts	\$	30,000
Portable Grandstands (3 @ \$16,000)	\$	48,000
<b>Sub-Total</b>	<b>\$</b>	<b>2,678,000</b>

Construction Contingency		535,600
<b>Sub-Total</b>	<b>\$</b>	<b>535,600</b>

**Soft Costs:**

Architectural / Engineering / Construction Manager Services, Permits and Reviews, Agency Reviews and Approvals, Geotechnical, Environmental and Construction Testing, Contingency and Financing (30% x \$3,213,600)	<b>Sub-Total</b>	<b>\$</b>	<b>964,080</b>
<b>Total</b>		<b>\$</b>	<b>4,177,680</b>

**Note:**

This estimate does not include stormwater detentions which will require further analysis with the City of Allentown. The new synthetic track geometry does not conform to national standards.

**Dieruff High School Cost Estimates**

**Andre Reed Park Upgrades**

**Description:**

Upgrade existing Baseball, Softball and Soccer Facilities along with related ramps and walkways at Andre Reed Park. Additional options for field lighting and a restroom/concession building with built-in grandstands are also identified for consideration.

**Conceptual Cost Estimate:**

Site Development (includes backstops, benches, field goal posts and HC ramp)	\$	1,250,000
Dugouts (4 @ \$40,000)	\$	160,000
WPA Stair & Site Wall Restoration	\$	100,000
Landscaping	\$	20,000
<b>Sub-Total</b>	<b>\$</b>	<b>1,530,000</b>

Construction Contingency		300,000
<b>Sub-Total</b>	<b>\$</b>	<b>300,000</b>

**Soft Costs:**

Architectural / Engineering / Construction Manager Services, Permits and Reviews, Agency Reviews and Approvals, Geotechnical, Environmental and Construction Testing, Contingency and Financing (30% x \$1,830,000)	<b>Sub-Total</b>	<b>\$</b>	<b>549,000</b>
<b>Total</b>		<b>\$</b>	<b>2,379,000</b>

**Additional Options:**

Option 1 - Field Lighting and Controls	\$	1,400,000
Option 2 - 3 Portable Grandstands @ \$16,000	\$	50,000
Option 3 - New Restroom/Concession Building with Built-In Grandstands	\$	2,931,780
Option 4 - Synthetic Turf Fields	\$	2,400,000

**Note:**

Natural grass athletic fields to allow for all sports. Other option considered synthetic turf which would add substantial stormwater management and cost increase.