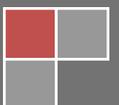


2007

# Nerih Feasibility Study

32nd Year CDBG Project – CD-0640107

The feasibility study contained herein provides a template for the purpose, desired location, site selection and projected costs for development of the various phases of a new Sports Complex and Education Center in Beaver County, PA





1501 Locust Street, Suite 1060, Pittsburgh, PA 15219

Rocco Bianco

Project Manager

Community Development Program of Beaver County

1013 Eight Avenue

Beaver Falls, PA 15010

December 3, 2007

Re: 32<sup>nd</sup> Year CDBG Project – CD-0640107  
Aliquippa – NERIH's Feasibility Study

Please find attached the completed feasibility report for NERIH's Beaver County Legends Hall of Fame – Education Center and Sports Complex. The attached study has been developed to facilitate preliminary pre-development activity and provide relevant information about this highly anticipated community center. The study contains information about the purpose, preliminary building program, site assessment criteria and cost projections associated with the center.

EZ Consulting Group has developed a comprehensive development plan (attached) for additional information. The plan contains program descriptions, management strategies and cost projections for the development of this center. We will continue to provide all necessary services related to this center.

We would like to thank you for the opportunity to provide our services and hope that you would look to EZ Consulting Group to provide any additional support necessary toward the completion of this and other projects in Beaver County. Please find also attached our invoice for the full amount.

Please feel free to reach me personally at (412) 434-6200 or my cell phone at (412) 417-6505.

Sincerely,

A handwritten signature in black ink, appearing to read "Ezuma C Ngwu".

Ezuma C Ngwu

President/CEO

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# Table of Contents

***Introduction.....4***

***Purpose .....4***

***Training and Educational Center .....5***

***Benefits from Sports .....6***

***Children and Sports .....7***

***Community Center.....8***

***Management .....9***

***Key Success Factors .....9***

***Technical Report .....10***

***Facility Objectives .....13***

***Preliminary Building Program .....14***

***Site Assessment Criteria .....15***

***Preliminary Opinion of Probable Costs .....16***

## Introduction

This feasibility plan has been developed for the proposed Beaver County Legends Hall of Fame – Education Center and Sports Complex. The objective of the project is to further re-establish community self esteem by instigating, activating, and stimulating strong, viable and sustained economic, cultural, and medical growth and positive indices outcome in Beaver County. This proposed project will integrate all facets of life in the community and instill pride and reinforce the desire to achieve positive goals. It will complement the educational programs and athletic disposition of the residents of Beaver County and surrounding areas while supporting the older adult population. The lessons learned in sports can be instrumental for the rest of a student- athletes’ life. Beaver County Legends Hall of Fame – Education Center and Sports Complex will represent a new strategy in attracting tourism and displaying the vast knowledge base of Beaver County residents past and present. The Beaver County Legends Hall of Fame – Education Center and Sports Complex will be designed to inspire and assist youths and parents from across the region on a year-round basis while helping them to prepare for their future as students, athletes, and productive contributors to family and community. In addition, the center will house the legendary Beaver County Hall of Fame to showcase the academic, sports and other notable achievements of residents in Beaver County.

## Purpose

As part of the study, we have developed preliminary planning and program criteria for the development of a new Hall of Fame that will also house an education and sports center.

Beaver County will benefit from an integrated sports complex, education, and hall of fame based on the following facts.

- The Beaver County Hall of Fame is currently not adequately visible and not in a readily assessable location.
- Educational reinforcement will continue to be a crucial part of Beaver County schools programs.
- Beaver County needs additional outlets to increase tourism.

- There is a visible lack of good sporting centers for disadvantaged youths especially in Aliquippa.
- The crime rates in most low income areas of Beaver County are higher than National averages and centers such as this will help reduce the symptoms.

## Training and Educational Center

Imagine the environment each afternoon when millions of children are left alone and unsupervised when the school bell rings. Not only can these leads to bored kids, it can result in poor grades, higher dropout rates and juvenile crime. A persistent issue for most working parents. At a time when more children are spending the time between 2 and 6 p.m. unsupervised, the need for quality after-school programming is great. A rich after-school, or summer program can provide a safe place for kids and additional learning opportunities.<sup>1</sup> Over 28 million school-age children have both parents or their only parent in the workforce. At least 5 million children -- and possibly as many as 15 million -- are left alone at home each week. Many children, especially low-income children, lose ground in reading if they are not engaged in organized learning over the summer. Experts agree that school-age children who are unsupervised during the hours after school are more likely to receive poor grades and drop out of school than those who are involved in supervised, constructive activities. More importantly, Statistics show that most juvenile crime takes place between the hours of 2:00 and 8:00 pm, and that children are also at much greater risk of

### The "Be A Champion" Pledge

*I COMMIT to being physically fit,  
and I will lead a HEALTHY lifestyle.*

*I will have a positive ATTITUDE,  
and through strong MOTIVATION,  
I will work hard and take PRIDE  
in everything I say and do.*

*I will stay in school, because  
INTELLIGENCE is power,  
and strive to OVERCOME the adversity I  
will face, and  
I will be honest and drug-free, knowing  
cheaters NEVER win.  
I am a Champion!*

USATF – [www.usatf.org](http://www.usatf.org)

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<sup>1</sup> National Census Bureau

being the victims of crime during the hours after school<sup>2</sup>. <sup>2</sup>Research shows that developing comprehensive after-school programs that are integrated into the regular school program and other family support systems within the community can yield positive outcomes for students and their families. A review of the research on effective after-school programs and interviews with active program sites indicate that there are 16 characteristics that lead to comprehensive program planning for integration. Today, too many children fail to read at a level we would expect for the grade they are in. In 1998, according to the National Assessment of Educational Progress, 38 percent of our nation's fourth graders failed to read at the basic level. Sixty-four percent of African American and 60 percent of Hispanic American fourth graders read below the basic level. Research also shows that students who are behind in reading can catch up to grade level with additional reading instruction and tutoring after school and in the summer.

1. <sup>3</sup>While National and State reading and Math levels increased in 2004, Aliquippa High School for instance, continued to struggle in these basic skill levels. As indicated above, a comprehensive effort must be convened to address this gap. A solution is the integration of leading techniques in complementary learning in conjunction and support of the local schools and organizations.
2. The curriculum we have developed will combine proven learning techniques and methodologies customized for many areas of Beaver County and surrounding communities.
3. The Beaver County Hall of Fame will be move to a new location and housed within this sports complex. The hall of fame will instill pride and dramatically improve tourism with well positioned marketing their ability to achieve great heights.

## Benefits from Sports

Aside from aiming to attain excellence, a sport also consists of individual physical activities carried out with recreational and health-improving purposes. Physical exercise is an intervention that will help

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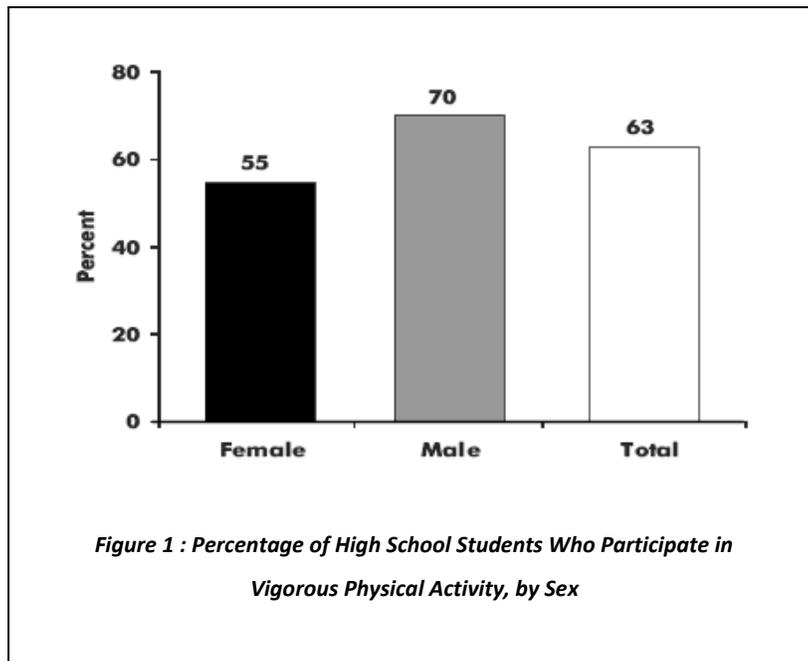
<sup>2</sup> National Center for Educational Statistics

<sup>3</sup> National Assessment of Educational Progress: NAEP 2004 Trends in Academic Progress

maintain and enhance functional ability, such as aging metabolism, aging muscle strength, and aging bone mass, as chronological age increases.<sup>4</sup> Besides, many researches show that the exercise has long been regarded as a good way to relax the anxiety and nervousness and to alter brain chemical levels led to improved mood and feelings of wellbeing. A research study at Duke University Medical Centre also pointed out that 60.4 percent of the patients who only exercised were no longer considered depressed after 16 weeks.<sup>5</sup> Regular exercise can build great foundations for a healthy life and becomes a more “natural” treatment without medicinal side effects.

## Children and Sports

Today, around 63% of high school students are participating in vigorous physical activities, according to the study of Department of Health and Human Services. (see *Figure 1 below*).



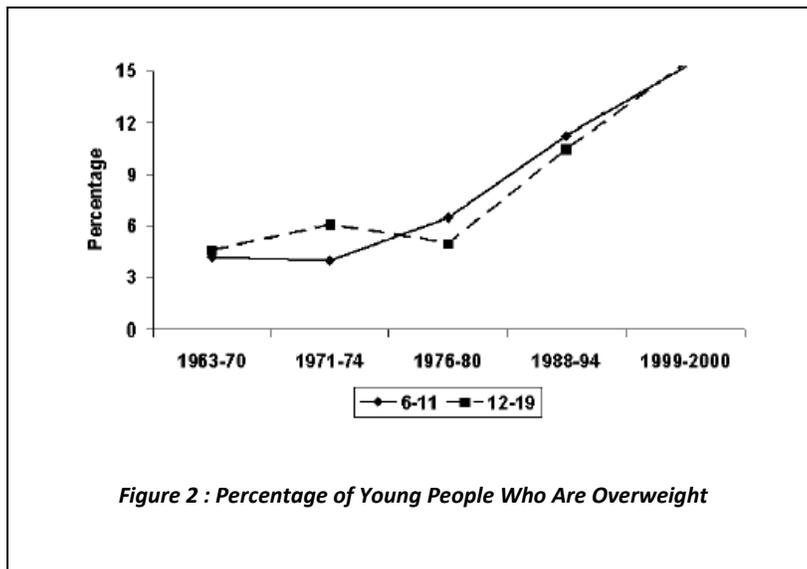
The schools and community centers endeavor to utilize the facilities and programs to provide healthy opportunities to the young children and adolescents. Meanwhile, the schools and the community centers are gradually instilling core values of sports, such as discipline, responsibility, trustworthiness, and respect, into the academic curriculum. Results from a U.S. Department of Education Center for

<sup>4</sup> Ronald Klatz and Robert Goldman, *The new Anti-aging revolution: Exercises for longevity*.

<sup>5</sup> Richard Merritt, *Exercise Fights Depression*

Educational Statistics study of 18,500 students found that those who participated in athletics generally had higher grade point averages than those who did not. Similarly, a 1996 study concluded that student-athletes had fewer discipline problems, were less likely to drop out, were better prepared for post-secondary education and had a higher sense of self-worth than non-athletes.<sup>6</sup>

The number of overweight and obese children in the United States is growing at a phenomenal rate. A study shows the prevalence of overweight among children aged 6-11 has more than doubled in the past 20 years, increasing from 7% in 1980 to 15% in 2000. (see *Figure 2* below). Moreover, children and adolescents who are overweight are more likely to be overweight or obese as adults. Overweight adults are at increased risk for coronary heart disease, high blood pressure, stroke, diabetes, some types of cancer, and gallbladder disease. On the whole, kids are spending less time exercising and more time in front of the TV, computer, or video game console. To have well-established and inviting programs to pull the young children and adolescents out to participate in sports will develop and maintain their sound, active minds and bodies.



## Community Center

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<sup>6</sup> Athletics & Achievement, Report of the Commission on High School Athletics in an Era of Reform, National Association of State Boards of Education, 2004

A significant number of the 250,000<sup>7</sup> community centers in the U.S continue to offer basic adult education activities and various developmental opportunities for older people. Many host some sort of nursery or pre-school provision. This can be through hiring out space to other voluntary or commercial groups, or through the development of their own provision. Community centers are still a place where local social and political activity takes place (again often via groups hiring their rooms) and they continue to provide a facility where local people can organize social and family events. In some inner-city areas community centers have been able to develop substantial programs of work by tapping into funds generated through activities like bingo, pre-school and other fee based activities and space rentals.

## Management

The management of the Beaver County Legends Hall of Fame, Education & Sports Center will be controlled by NERIH's Board of Directors established to oversee its strategic direction. The Executive Director will oversee operations and achievement of strategic goals set out by the board. The board will also help forge strategic alliances and other enhancements needed to ensure the continued growth and delivery of high quality service to the community.

## Key Success Factors

The following success factors must be re-evaluated as part of a strategic plan to ensure relevance and new reality in the delivery of value-added services to the community.

- Development of a state of the art facility, rich with customer friendly and culturally appointed décor. Furnishings that produce a sanctuary effect and home-like environment for athletes, staff and visitors alike.
- One-stop center for delivering a comprehensive sports and education programs to the community.

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<sup>7</sup> Community Associations Institute: <http://www.caionline.org/about/facts.cfm>; Data as of Yearend 2003

- Excellent Communications and real-time information sharing between service points in the center. This will allow a center to provide team based response to issues as they emerge.
- Central repository of comprehensive member/family information to be used during marketing campaigns and relationship building initiatives.
- Outreach to other service providers through a strategic public relations initiative.
- Secure multiple partnership agreement with relevant local and regional service providers.
- Regional and National Association membership.
- Develop a workforce utilization strategy that maximizes resource productivity.
- Efficient and proactive reimbursement and receivables management.
- Transfer pricing management to balance performance measurements.

These are some of the key components for a sustained competitive advantage.

# **Technical Report**

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# Technical Report

## **REPORT SUMMARY**

### **Preliminary Feasibility Report for the Proposed Beaver County Legends Hall of Fame – Education Center and Sports Complex**

This report summarizes the initial planning criteria established by Nerih Inc relative to the development of a new Sports Complex and Education Center in the Beaver County, Pennsylvania.

The objective of this development is to provide a mixed-use facility available for county and regional programs. (Refer to the Development Plan prepared by EZ Consulting Group for additional information.)

To date, a project site has not been acquired or identified. The Objectives, Building Program, and Site Criteria outlined here can guide the site assessment and selection process.

## **OUTLINE**

1. Facility Objectives
2. Preliminary Building Program
3. Site Assessment Criteria
4. Preliminary Opinion of Probable Costs

## I. Facility Objectives

This facility is intended for the general use of Beaver County residents. Nerih intends to incorporate the “Legends Hall of Fame” theme to emphasize the achievements of local residents in all fields. While achievements in Sport may be the most recognizable, it is not the sole focus of this development.

### ‘MODULAR’ or CAMPUS-STYLE DEVELOPMENT

The development will occur in Phases. The (future) master planning and site acquisition will project the development through the final phase, so that an adequate site may be selected initially.

The **Phase I** facility will focus on the Education Center and Hall of Fame components of the program. Targeted Tenants for the facility will be vocational education providers and other types of post-secondary training centers. The Hall of Fame and Café will be available to the public.

The **Phase II** facility will house the athletic facilities, including a gymnasium, fitness center, fitness pool, and additional classrooms and offices. These two facilities may be connected by a breezeway.

Additional site development will include: soccer field(s), fitness track, and football field.

### SUSTAINABLE DESIGN AND ‘GREEN BUILDING’ OBJECTIVES

Nerih Inc recognizes that sustainability is crucial to the long term success of this endeavor. The concepts of Sustainability and Stewardship are consistent with the mission of NERIH and this project will become a tangible example of that mission in action.

In development of both the operational plan and the facility design, various sustainable strategies will be employed.

Regarding the physical facility, a LEED certified building is a desired outcome of this project. To that end, Nerih looks to incorporate the following specific Green Building concepts, in addition to others:

- Brownfield Redevelopment.
- Water-efficient Landscaping, with an emphasis on native plants.
- Green Roof, which may also be used for field investigations by local universities.
- Renewable Energy, specifically the use of solar power and wind turbines on site.
- Emphasis on Daylighting.

## 2. Preliminary Building Program

<i>Program Space</i>	<i>Gross Area (s.f.)</i>	<i>Remarks</i>
<b>Phase I: Education Center / Hall of Fame</b>		
Hall of Fame	6,000	Includes circulation space
Café	2,000	Possibly operated by a Tenant
Nerih Offices	1,500	Office suite
Tenant Area(s)	18,000	Shell space only; may increase area to suit Tenant(s)
Service Areas	500	-
<hr/>		
<b>TOTAL – Phase I</b>	<b>28,000</b>	-
<b>Phase II: Sports Complex</b>		
Fitness Center	6,000	-
Fitness Pool	8,000	Including area for pool filter system and pool-related storage
Gymnasium	11,500	High-School size basketball court with retractable bleachers on one side
Classrooms	1,000	-
Offices	400	Administrative areas
Locker Rooms	1,700	Includes changing, toilet, and shower facilities
Service Areas	1,000	Mechanical, electrical, janitor closet, storage
Circulation	700	Allowance for internal corridors and passageways, will vary with layout
Breezeway	200	Enclosed connection to Phase I Education Center
<hr/>		
<b>TOTAL – Phase II</b>	<b>30,500</b>	
<b>Functional Exterior Areas</b>		
Parking, Ph I	46,000	Phase I parking includes playing fields. Parking requirements and extent of access road and drop-off lanes will vary depending on site location and conditions. Indicated areas should be understood as “ballpark” figures only.
Parking, Ph II	24,000	
Soccer Field	70,000	High-School size field, including sidelines
Football Field	63,200	Including sidelines
Fitness Track	-	Possibly surrounding the football or soccer field
<hr/>		
<b>TOTAL – Exterior</b>	<b>203,200</b>	Functional areas only; does not include other site development requirements

### 3. Site Assessment Criteria

Principal Use: Professional Office / Commercial Recreation

Zoning Districts: C-1, C-2, SP, RID  
Other Districts may require 'Conditional Use' approval or change in zoning

Total Site Area: 8-10 buildable acres\*

\* "Buildable acres" refers to that area which is not part of a required setback, steep hillsides, or other similarly unusable area on a given site. Also note that the allowable maximum site coverage (as a percentage of total site) varies among municipalities and zoning districts.

General Site Assessment Criteria (other issues to consider, listed in no particular order)

- 1- Location
  - a. Ease of access
  - b. Immediate surroundings
  - c. 'Gut feeling'
- 2- Topography
  - a. Slopes, vegetation, erosion potential, water bodies
  - b. Existing vehicular access
- 3- Utilities available on site
  - a. Electricity, gas, telephone
  - b. Water, sanitary sewer, storm water drainage
  - c. Fire protection
- 4- Site history
  - a. Former landfill or hazardous dumping area
  - b. Existing structures assessment
- 5- Zoning issues (vary widely among local municipalities)
  - a. Zoning of site and adjacent properties
  - b. Permitted uses (If required, likelihood of variance request to be granted)
  - c. Maximum lot coverage (as percentage of area)
  - d. Setback requirements
  - e. Off-street parking requirements
  - f. Landscaping (bufferyards) and signage requirements
- 6- Total site area and usable site area (*Slope over 25% is generally considered unusable.*)
- 7- Site acquisition cost plus site development budget  
(*For example, a property may be an inexpensive, undeveloped 'green field.' The potential site development expense of clearing, grading, utilities infrastructure, etc should be budgeted and carefully considered when making a final decision to buy. A more expensive property might be less expensive to develop for this project.*)

#### 4. Preliminary Opinion of Probable Costs

<b>Site Acquisition and Master Planning</b>		
Site Purchase Costs	-tbd-	-
Site Master Planning	-tbd-	Would include architectural and engineering service
Contingency	-tbd-	-
<b>Phase I: Education Center / Hall of Fame</b>		
Site Development	-tbd-	Include site utilities, grading, parking, soccer field, football field, landscaping, etc. Costs to be determined as part of site assessment.
Building Construction	\$3,500,000 – 4,000,000	Does not include fit-out of Tenant Area. Assumed for 2008.
Furnishings	-tbd-	-
Equipment	-tbd-	-
Professional Fees	-tbd-	-
Contingency	-tbd-	Allow at least 20% at this planning stage
<b>Phase II: Sports Complex</b>		
Site Development	-tbd-	Include site preparation for new facility, additional parking, landscaping, etc.
Building Construction	\$ 4,500,000 – 5,000,000	Assumed 2010 completion.
Furnishings	-tbd-	-
Equipment	-tbd-	-
Professional Fees	-tbd-	-
Contingency	-tbd-	Allow at least 20% at this planning stage

*Please note:*

1. An accurate scope of work, particularly related to site development work, can not be determined at this time.
2. Costs associated to building construction are based on current market conditions. Please note that the cost of many construction materials has risen sharply and somewhat unpredictably over the past few years.
3. The Building Program may be adjusted in order to meet a project budget identified by the Owner.

