

AC 2009-326: THE PRINCESS ANNE ATHLETIC CENTER

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THE PRINCESS ANNE ATHLETIC CENTER

By

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Abstract

The Princess Anne Athletic Center is a partnership between the University of Maryland Eastern Shore (UMES) and the Town of Princess Anne to convert an old clam factory premises into an outdoor athletic center for the children of low income families of the Town. This 4 ½-acre project was initially funded by the US Department of Housing and Urban Development (HUD) Historically Black Colleges and Universities (HBCU) program and the Maryland Department of Natural Resources. This project was executed in two phases namely: The Demolition and Site Clearance Phase and the Design and Construction Phase. In the demolition activity, over 300 tons of scrap metal were removed from the site for recycling. Environmental issues of soil contamination and a 1000-gallon tank full of heating oil buried under the factory's concrete floor slab were addressed by complying with state and federal environmental laws in the removal and disposal of the oil and tank and appropriate certificates of compliance were obtained. The complete design of the project was done by a Project Team comprising faculty, staff, and students were actively involved in the project drawings and administration. The scope was to design and construct the following: one Tennis Court, two Basketball Courts, one Volleyball Court, a Soccer Field, a Service Road and Walkway, a Services (Multi-Purpose) Building, sieving of the whole site, and the installation of adequate site drainage. The design included a Sediment and Erosion Plan, Stormwater and Drainage considerations and obtaining of permits for site grading and construction. The Center received an initial funding of \$340,000 from HUD and \$130,000 from the Maryland Department of Natural Resources. To date, total additional funds amounting to \$1,161,787.50 have been received towards the completion of the Center. The Center has greatly enhanced the relationship between the university and the Town. This project was a good service learning project for engineering and construction education. This paper covers the demolition, design and construction activities of the Center. It highlights faculty, student, and community involvements, service learning activities and addresses the challenges encountered during the project execution, the current level of completion as well as the significant outcomes of the project.

1. Introduction

This community-based project served as a good service learning activity in which students augmented their classroom academic work with a real-world planning, design and construction project. Service learning has been widely adopted within higher education nationally in many disciplines and offers an enabling environment to integrate desirable experiential skills that students will need when they enter the work place (American Society of Civil Engineers, 1994, Dahir, 1993, Martin and Haque, 2001) into traditional engineering and construction programs and courses. Service learning has been shown to be an effective means of addressing the needs of engineering and construction curricula (Duffy et al, 2001). **The Princess Anne Athletic Center**

was a partnership between the University of Maryland Eastern Shore (UMES) and the Town of Princess Anne to convert a 4.5-acre old clam factory premises into an outdoor athletic center for the children of the Town. It provided the avenue for a relevant service learning activity for students and faculty in the construction program. The project received the 2004 HUD-HBCU 3-year Grant Award in the amount of \$340,000 for the construction of the athletic center. In addition, another \$130,000 received from the Maryland Department of Natural Resources by the Town of Princess Anne was earmarked as part of the cost of the demolition activity in the project. Figure 1 shows the condition of the project site before the demolition and site clearance exercises.

In 2000 the Town of Princess Anne police became concerned that neighborhood children were entering the abandoned plant building and facility and using it as a kind of club house (skate boarding, graffiti, drugs, and other anti-social activities). Figure 2 shows the condition of the building at the beginning of the project. The Town Code Enforcement Officer condemned the property and contacted the Maryland Department of Environment to request an investigation. The Department of the Environment cited the owner for certain environmental violations and supervised a cleanup of the property. Once the Department of Environment was satisfied, the Town entered into discussions with representatives of the owner about the possibility of the property being given to the Town as a gift. Eventually the gift was made and the Town recorded the deed in 2004.



Figure 1 The Project Site

The plan was to construct an outdoor athletic center for the children of low-income families in Princess Anne on the property. The Facility included a 25,000 ft² building with several

compartments, two loading ramps, sheds, a pump house and several horizontal and upright storage tanks. There was a fairly large volume of metal scraps, two trailer containers, old machines and air-handling units on the roof of the factory building.

The project was designed to be implemented in three stages. The first stage comprised the demolition of the factory building, the loading docks and accompanying concrete slabs, dismantling all the tanks and sheds and properly disposing of all materials: concrete, metals, steel, wood, concrete masonry blocks and clearing of the property. After the disposal of materials from the site, it was to be graded and landscaped. The second stage was the design and construction of the outdoor athletic fields and courts for soccer, basketball, baseball, and volleyball. The third and final stage comprised the construction of a parking area, lighting, restrooms, office, equipment storage room, and visitor seating. The three stages were further broken down into a total of six Activities with specific tasks. Each Activity was for a period of six months. The Activities were as follows: **Activity 1: Demolition** included demolishing the old building and dismantling of storage silos and tanks. **Activity 2: Clearance of Site** included taking inventory of matured trees, and disposal of metal tanks, silos and other materials in appropriate landfills. **Activity 3: Site Development and Planning** included the survey of the land, landscape design and development of a site plan with all proposed features in place. **Activity 4: Design of Infrastructure** included the design of the soccer and volleyball fields, basketball courts, and a play ground. **Activity 5: Construction of Fields and Walkways** included review of building plans, preparing contract documents and the construction of the fields, courts and walkways. **Activity 6: Construction of Equipment Storage Building and Office** included preparation of contract documents and the building of the Athletic Equipment Storage Building and Office.



Figure 2 Graffiti on Walls, Rusted Steel Roof Trusses and Part of Collapsed Roof

2. HUD Policy Priorities

This project satisfied the following HUD Policy Priorities.

- **Improving the Quality of Life in Our Nation's Communities.** This project sought to turn an abandoned, dilapidated old factory facility that area children turned into a gang meeting place for anti-social activities into an outdoor athletic center, where the children of low-income families could have a safe and supervised environment for athletic

activities which would impact their health, physical and emotional development. This would improve the quality of life in this community for the children as well as the adults. The Town of Princess Anne did not have any athletic facility for the children at that time.

- **Participation of Minority-Serving Institution in HUD Programs.** As an 1890 Land Grant and a Historically Black University, UMES' mission is focused upon land grant imperatives for community outreach through partnerships and collaborations. Our goal in Community Outreach activities is to address the needs of the citizens of the local community and the State. In order to achieve this goal, UMES promotes community service and identifies community programs in need of support. UMES has been involved in many enriching activities in the local community in the past. However, this is the first HUD-HBCU grant that UMES has obtained and it is enabling it expand its role and effectiveness in the Princess Anne community by helping to provide this much needed Athletic Center for the children of the town

3. Project Demolition and Site Clearance Phase

The tasks proposed in these two Activities were:

Activity 1 – Demolition

This Activity included the following:

- Demolition of the old building, removal of all metal doors, electrical and plumbing fixtures, roofing materials, steel roof trusses and pulling down the walls.
- Dismantling of all storage silos, fire hydrant and any other mounted structures and sheds.
- Removal of all buried structures including pipes and identified tanks
- Breaking-up of all designated concrete floors, slabs and ramps.

Activity 2 – Clearance of Site

This Activity involved clearing the site of all materials, cutting trees and mowing grass. This included the following tasks:

- Disposal of metal tanks, concrete, steel, old machines, trailers, dismantled sheds, roofing materials, steel trusses and any other items found on the site.
- Cutting down designated trees, cutting grass all around the boundary fence
- Removal of all garbage from site.
- Leveling all excavated areas and if necessary filling with selected top soil.

4. Request for Proposal for the Demolition and Site Clearance Phase

This Request solicited proposals to perform demolition and site clearance at the site of the Princess Anne Athletic Center Project according to attached drawings and scope of work in accordance with stated requirements, attached Scope of Work Specifications, and applicable State of Maryland and Federal Laws. The work consisted principally of providing bonds, labor, materials, equipment, and supervision necessary for the execution of the Demolition and Site Clearance components of The Princess Anne Athletic Center Project. The project included but was not limited to the demolition, site clearance and removal of debris, walls contaminated with lead-based paint and tanks as indicated in the contract documents.

The Request for Proposal was divided into two phases: Phase A and Phase B, see Figure 3. The two phases were separated by a drainage ditch running north-south through the mid-section of the site. It was stipulated that the two Phases should be executed separately and separate bids

should be prepared for them. Phase A should be fully executed first, that is including the demolition, site clearance and the full construction activities. Phase B would be embarked on only after the full completion of Phase A and the availability of funds to complete it. Phases A and B were to be executed consecutively if funds were available to do so. This plan of action was necessary to ensure that most of the grant fund was not spent on this phase of the project.

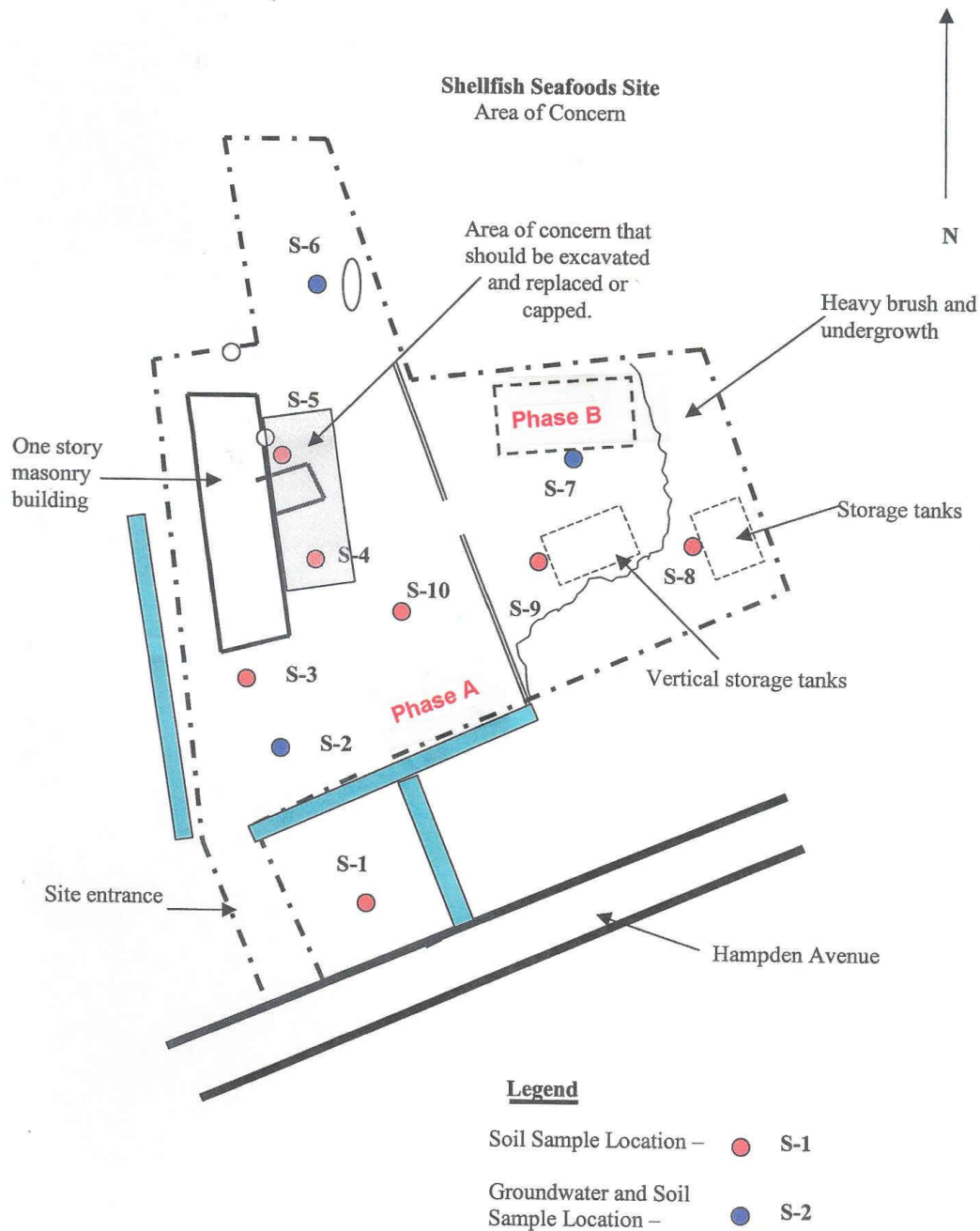


Figure 3 Phase A and Phase B Sections of the Project

5. Demolition Bid Package and Analysis

The University of Maryland Eastern Shore’s Office of Procurement used this RFP to prepare a bid package, UMES Project Number: ES04/05-#023, which was placed on the State of Maryland’s Contracts Register. Bids were returned three weeks after the date it appeared in the Register. Although four contractors toured the site and three interested parties attended the pre-bid meeting and indicated interest in the project, only two contractors submitted bids at the bid opening. The two companies that responded to the bid and the bid details are shown in Table 1 below.

Table 1 Financial Results of Bid ES04/05-#023

S/N	COMPANY	PHASE A	PHASE B	TOTAL BID SUM
1	Mike Davidson Excavating	\$220,000.00	\$134,500.00	\$354,500.00
2	Reynolds Excavating, Inc	\$77,800.00	\$34,950.00	\$112,750.00

Table 1 shows that Reynolds Excavating, Inc has the lower bid for the two phases (Phases A & B) of this project with a total bid sum of \$112,750.00 Based on the above analysis and because our evaluation showed that Reynolds Excavating, Inc. met all the requirements stated in the Request for Proposal (RFP), Reynolds Excavating, Inc was awarded the contract to execute the two Phases (Phases A & B) of BID ES04/05-#023 - Demolition and Site Clearance for The Princess Anne Athletic Center Project for a total sum of \$112,750.00. This amount was below the \$130,000 that was earmarked as part of the demolition cost.

6. Demolition Project Execution

The first activity by the contractor was the dismantling and removal of all tanks and their contents and support structures. All materials that were dismantled and removed from site were disposed of in appropriate landfills. A total of 29 steel tanks were dismantled, cut open, folded up, loaded onto a low-loader and taken to the recycling center. Figure 4, shows this process. Over 300 tons of scrap metal were removed from the site for recycling.

The second action was the demolition of the factory building. This included the removal of all the air handling units on the roof, the roof system, the walls and the floor slab. The loading docks and all other concrete slabs were broken up also, and several trucks of debris were loaded onto trucks and taken to a landfill. Figure 5 shows this process.

The third and last activity in this phase was the general clearance of the site which included the removal of all brush, trees and the grading of the site, the break-up and removal of all designated concrete floors, slabs and ramps, trees, heavy brush, and undergrowth. All materials that were dismantled and removed from site were disposed of in appropriate landfills. Figure 6 shows the project site after the completion of the demolition and site clearance phases.



(a)



(b)



(c)



(d)



(e)



(f)

Figure 4 Cutting Tanks and Folding them up for Transportation to Recycling Center



(a)



(b)



(c)



(d)



(e)



(f)

Figure 5 Demolition of Factory Building and Removal of Debris



Figure 6 Completed Demolition and Site Clearance Phases

7. Environmental Issues

It was determined that the walls of the old factory building contained lead paint. It was therefore important that all state and federal EPA requirements were followed in the demolition and disposal of the contaminated wall materials. The environmental evaluation of this section of the site showed that there was chemical contamination (arsenic) in a section of the site that was used as the loading dock. The concrete slab, foundation and walls in this contaminated area were broken up and properly disposed off and the soil dug to a depth of one (1) foot, removed and disposed off in appropriate landfills. After removal and disposal of the contaminated materials, this section was filled with approved soil and compacted in six (6) inches layers to the original level consistent with the rest of the site. The approximate area involved was established by staking out 50 feet from the northeast and southeast corners of the factory building over the length of the building.

During the demolition and removal of the factory's concrete floor slab, a 1000-gallon tank full of heating oil was found buried under the concrete floor slab. The tank was about five feet in diameter and about six feet long. Figure 7 shows the buried tank. The Maryland Department of the Environment was notified and an official came to evaluate the site. A certified company pumped out 966 gallons of oil and properly disposed of it. The tank was cleaned out and taken to a designated recycling center. The soil around the tank was cut out and replaced by approved soil. All certificates of compliance were obtained from the Maryland Department of the Environment. This phase was adequately executed and has been presented in meetings and reports on the project (Arumala, et al, 2006, Arumala, et al, 2006).



Figure 7 The Buried Heating Oil Tank

8. Project Planning Design and Construction Activities

The tasks proposed in these Activities were:

- **Activity 3: Site Development and Planning** included the survey of the land, landscape design and development of a site plan with all proposed features in place.
- **Activity 4: Design of Infrastructure** included the design of the soccer and volleyball fields, basketball courts, and a play ground
- **Activity 5: Construction of Fields and Walkways** included review of building plans, preparing contract documents and the construction of the fields, courts and walkways.
- **Activity 6: Construction of Equipment Storage Building and Office** included preparation of contract documents and the building of the Athletic Equipment Storage Building and Office.

9. Site Development and Planning

Figure 8 was the result of the Site Development and Planning activities. The site layout shown was arrived at with the input from the community.

10. Design of Infrastructure

In this activity all components of the Athletic Center were designed by the Project Team. These included:

- Storm Water Management and Sediment and Erosion Control
- Soccer Field
- Volleyball Field
- Basketball courts
- Tennis Court
- Service Road
- Services (Multi-Purpose) Building

Figure 9 is the outcome of the Stormwater Management and Sediment and Erosion Control Design.



Figure 8 Project Site Layout

12. Request for Proposal for the Construction Phase

This Request solicited proposals to perform the construction of all the components indicated in the site plan of the Princess Anne Athletic Center Project according to attached drawings and scope of work in accordance with stated requirements, attached Scope of Work Specifications, and applicable State of Maryland and Federal Laws. The work consisted principally of providing bonds, labor, materials, equipment, and supervision necessary for the execution of the Construction Phase of The Princess Anne Athletic Center Project. The project included but was not limited to the removal and disposal of up to ½ inch stones, bricks, tree roots, debris and clam shells to a depth of 15 inches over the area of the project; the construction of the Service Road,

two Basketball Courts, a Tennis Court, a Soccer Field, a Volleyball Court and a Services (Multi-Purpose) Building. The Request for Proposal was in four parts namely:

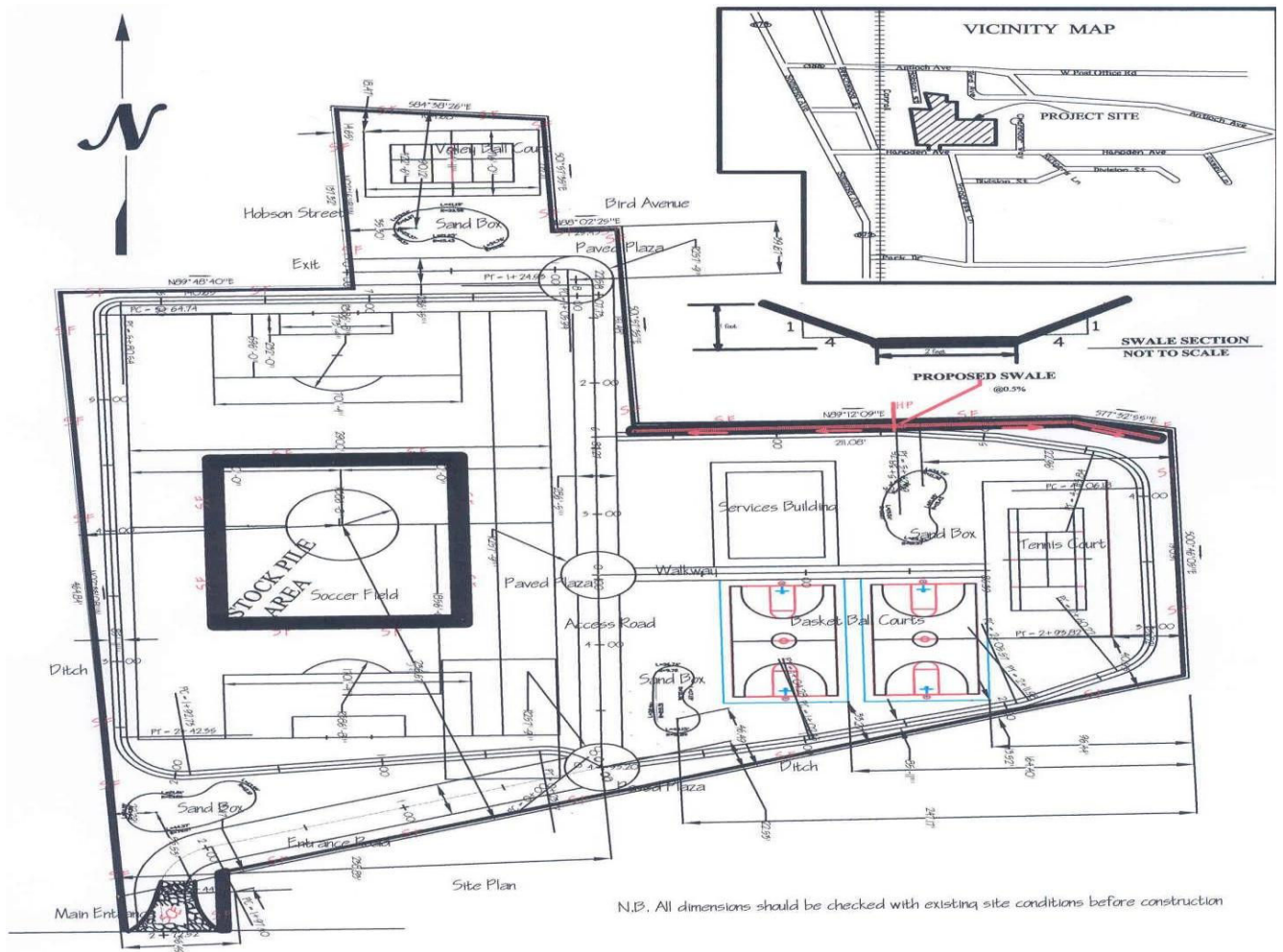


Figure 9 Storm Water Management and Sediment and Erosion Control Design

A. Base Bid

- Removal and disposal of up to ½ inch stones and clam shells to a depth of 15 inches
- Preparation of site and the construction of the two basket ball courts and the tennis court.

B. Add Alternate #1

- Preparation of site and Construction of the Service Road excluding asphalt paving
- Preparation of site and Construction of the Site Drainage

C. Add Alternate #2

- Construction of the Services (Multi-Purpose) Building complete with electrical, plumbing and HVAC fixtures as detailed in the drawings

D. Add Alternate #3

- Preparation and construction of the soccer field including the planting of grass as stipulated.
- Preparation and construction of the volleyball court as specified.

All parts or selected portions of the project may be executed depending on the availability of funds. This plan of action was necessary to ensure that only parts that can be covered by the grant fund were executed at this time.

13. Construction Bid Package and Analysis

The University of Maryland Eastern Shore’s Office of Procurement used this RFP to prepare a bid package, UMES Project Number: ES06/07-#012 e-MARYLAND MARKETPLACE #:9AASO224809, that was placed on the State of Maryland’s Contracts Register. Bids were returned in three weeks after the date it appeared in the Register. At the end of the three weeks, three companies/contractors submitted bids at the bid opening. The three companies that responded to the bid and the bid details are shown in Table 2.

**Table 2 Financial Results of UMES BID NUMBER: ES06/07-#012
e-MARYLAND MARKETPLACE #:9AASO224809**

S/N	COMPANY	BASE BID	ADD ALTERNATE #1	ADD ALTERNATE #2	ADD ALTERNATE #3	TOTAL BID SUM
1	Mike Davidson Excavating	\$98,500.00	\$61, 950.00	\$241, 100.00	\$74, 500.00	\$476, 050.00
2	Harper & Sons	\$274,900.00	\$192,175.80	\$408,000.00	\$336,030.00	\$1,211,105.80
3	R. D. Meredith	TDB	TDB	TDB	TDB	\$1,270,000.00

Table 2 shows that Mike Davidson Excavating, Inc has the lowest bid for the construction of this project with a total bid sum of \$476,050.00. After reviewing the project budget and the general condition of the project site, it was decided that a contract should be awarded to execute the Base Bid and Add Alternate 1 of the portions of the bid to Mike Davidson Excavating for a contract sum of \$160, 450.00. In addition, a change order for \$61,454.00 that included the sieving of the rest of the site not covered in the contract and the construction of a covered drain was done. The total contract sum was **\$221,904.00.**

14. Sequence of Construction

Mike Davidson submitted the following schedule for the construction process. The first day of construction was July 23, 2007.

	Days
• Clearing & Grubbing For Install. Of Perimeter Controls	2
• Construction Of Perimeter Controls (SF & SCE)	3
• Remaining Clearing & Grubbing	15
• Road & Court Area Grading	15
• Grade Remainder Of The Site	10
• Final Grading & Stabilization	10
• Removal Of Controls	3
• Total	58 Days

With the above schedule of construction, the expected project completion date was October 11, 2007. The total project with all its components was scheduled to be completed in 180 days, that is, by April 4, 2008.

15. Construction Project Execution

The first activity by the contractor was the installing of the silt fence. The grading and construction of the unpaved Service Road were then completed, Figure 10. Once the road was completed, the sieving activity started on the east side of the site where the Basketball and Tennis Courts and the Services Building are to be located. See Figure 11.

The second activity was the construction of the Basketball and Tennis Courts. This included the preparation of the bases and the installation and compaction of the gravel base. This was followed by the construction of the asphalt concrete surfaces for the courts. See Figures 12, and 13. The Soccer Field and the Volleyball Court areas were sieved and leveled. See Figure 14.

The Stormwater Management and Sediment and Erosion Control design required that a swale should be provided at the North East End of the project and Figure 15 shows the construction of this swale.



Figure 10 The Unpaved Service Road



Figure 11 Sieving Activity



Figure 12 Final Asphalt Coat Application Figure 13 Trimming of Blacktop Edge



Figure 14 Construction of Soccer Field Figure 15 Construction of the North East Swale

The third activity was the construction of the walkway leading to the Basketball Courts and Tennis Court. See Figure 16.



Figure 16 Construction of Walkway to the Courts Figure 17 Pipe Drainage Construction

16. Covered Drain

The project team and the Town reviewed the site and agreed that the major drain on the site should be covered for safety and aesthetic considerations. The construction of this drain is shown in Figures 17 and 18.



Figure 18 Drainage Inlets Before Cutting To Grade Figure 19 Final Grade

17. Final Stages of the Project

Figures 19, 20 and 21 show various components of the project in the final stages of completion.



Figure 20 Finished Tennis Court



Figure 21 Finished Basketball Courts

18. Faculty and Students Involvement

The project served as a practical service learning activity in construction education which is also applicable to civil engineering education. Construction Management Technology faculty and students were actively involved in this project. The estimating class was required to prepare a bid for the demolition of the facility by the course faculty. The class visited the site and took measurements of all the features on the site. They prepared an inventory of all materials to be demolished and removed from site. They also obtained information on local metal recycling

centers and landfills. With all the information gathered including the inventory, the class was able to prepare an estimate for the cost of demolition and site clearance for the project. The class discovered that the regular estimating software used in the class did not offer much help for this project, and it had to look for unit rates and other parameters from other sources. This exercise was a great learning experience on demolition projects for the students. The architectural drawing and the site development classes were also involved in the planning and development of the athletic center. The site plan for the project was obtained from the local court house. With the lengths and bearings of the sides of the plot, the site was plotted. Next, the standard sizes of each of the proposed courts and fields, e.g. soccer field, basketball court and volleyball court, etc, were obtained from architectural data books, (Callender, 1982, Ballast, 1990) and AutoCAD (Autodesk, 2005) was used to obtain several schemes of placing these field and courts on the site. An aerial map of the site was downloaded from the internet (Google Earth, 2005, Terra Server, 2005). This is a free resource that provides aerial maps of several US sites. The most recent aerial photo of Princess Anne, MD was in 1998. The site was virtually unchanged from 1998, the date the aerial photograph was taken and therefore the map proved to be valid. During the early stages of the project, the Soils in Construction class performed several laboratory tests on soils from the site to classify the soils and determine various engineering properties of the soils. The tests performed included sieve analysis, liquid limit, plastic limit and standard proctor compaction. The Principal Investigator and other Faculty, Staff, and students involved in the project held regular construction meetings to discuss the progress and plan the sequencing of the project. They visited the site and met with the contractor often. In addition, three students worked regularly on the site to monitor the day to day progress of the work. They ensured that the work was done according to the contract terms. They measured out the areas to be dug out and removed and took photographs of the activities of the contractor regularly. One of the students helped to develop a Webpage (The Princess Anne Athletic Center Webpage, 2005) for the project. Faculty and students were actively involved in the planning, designing and management of this project. Students assisted in preparing CAD/Blue Printing Drawings for the construction bid documents. This service learning project indeed exposed students to practical issues pertaining contract administration, project management and project design and construction.

19. Community Involvement

The Project Management and Evaluation Committee comprising representatives from the Town of Princess Anne and UMES met regularly to evaluate, discuss, and monitor the progress of the tasks and activities of the project. One of the main goals of the committee was to fully involve the community in the project by creating an awareness of the project in various community forums. The Committee through its activities ensured that the project was being executed at all stages according to the tasks in the Activities set forth in the grant application. At the completion of this project, this committee became The Princess Anne Athletic Center Caretaker Committee that oversees the proper management of the Center. In August 2005, the committee organized a picnic for the community at the project site to heighten the community awareness of the project. During this picnic, the people completed questionnaires to indicate the kind of activities they wanted built in the Center. There were two sets of questionnaires: one for children and the other for young adults/adults. A total of 125 questionnaires were completed and the results indicated that basketball was the most desired sport in the Center. The responses were considered in the final design of a community friendly athletic center. Also the Town has already obtained several

grants using the project documents to complete several items in the Center. This project, through its Project Management and Evaluation Committee is enhancing the relationship between UMES and the Town of Princess Anne and is leading to the formation of an Action Group for the Town of Princess Anne and Committees to look into the creation of Maturity and Youth Centers for the community. On July 23, 2007, the day the construction work started, there was a groundbreaking ceremony organized by Town and University Officials. The UMES President and other Senior University Officials, Princess Anne Town Commissioners and Officials, were in attendance. The University Public Relations Office and local media covered the occasion and the ceremony was widely publicized within the university and community on local television stations, Newspapers and Newsletters. The dedication of the Center was done in mid-October 2008 and was fully attended by the community, University Officials, Town Officials and Commissioners, Representatives of the State Senators and funding Agencies.

20. Project Challenges

In the execution of the project, the Project Team encountered several challenges which included:

- 1) **The Design Stage.** In the middle of the design of the Center and construction contract document preparation, the architectural engineer in the Design Team left UMES in the summer of 2006. This made the preparation of the contract drawings difficult and prolonged. At the height of this problem, UMES Vice President for Administrative Affairs stepped in and detailed the Director of Physical Plant to assist the Design Team in the preparation of the drawings and contract bid documents. It was estimated that this resulted in a 2-month delay.
- 2) **Stormwater Management and Sediment and Erosion Control Plans.** These plans were deemed necessary by the Town and it needed these plans to give the permit for the construction of the courts. These took some time to prepare with the assistance of the Somerset County Stormwater Consultant and a local architectural firm. This caused a delay of about a month.
- 3) **Drainage Problem.** Just about the time the construction activity was to start, the Town of Princess Anne embarked on cleaning and expanding the Town's drainage system. Since the west end of the project site is on one of the drains, this operation affected the project. Redirecting this portion of the drain resulted in excavating a deep trench at the entrance of the site and encroaching on the south-west corner of the project site. This effectively blocked the entrance to the site and delayed the start of the construction phase for about 2 months.
- 4) **Mike Davidson Excavating.** Mike Davidson was the Contractor that executed the construction contract. In its schedule for construction, it stated that it will take 58 working days to complete the construction on the project. However over 120 working days later, Mike Davidson was still struggling to close-out the project. This meant that the project was still not fully completed as of March, 2008. The original date of completion was October 2007. Owing to the inability of Mike Davidson to complete the project after a punch list was generated, the University reached an agreement with the company to terminate the contract and the Town of Princess Anne agreed to complete the

items on the punch list. The university indicated it would pay the Town for completing the project as indicated in the punch list.

21. Project Significant Outcomes

The following are significant outcomes of the project:

- Converted an 4 ½ acre old Clam Factory site into an Athletic Center for the children of the community.
- The relationship between the University and the Town has been greatly enhanced by the project

In connection with this project, the Town has received the following grants:

- 1. \$170,000 – from the Department of Natural Resources (DNR) Open Space Community Parks and Playground program for playground equipment
- 2. A 3-year \$48, 000 per year – from the Governor’s Office of Crime Control and Prevention for part-time Youth Coordinator
- 3. \$509,250 – from the Department of Juvenile Services for the Services (Multi-Purpose) Building
- 4. \$143,000 from DNR Open Space program, to fund the perimeter fencing and perimeter lighting

In addition, the following contributions were made towards the project:

- \$19,981 by Mike Davidson Excavating for basketball hoops supply and installation and other items.
- \$40,556.50 by UMES for the completion of the construction punchlist.
- \$5000 by UMES Rural Development Center for site survey and project sign.

The total amount leveraged by the initial **\$340,000** HUD grant is **\$1, 161,787.50**. This makes the total funds from ALL sources to be **\$1, 501,787.50**.

The Multi-Purpose Service Building has been completed. Figure 22 shows the completed building. The playground equipment has been procured and installed and Figure 23 shows the playground.



Figure 22 The Multi-Purpose Building



Figure 23 Playground

22. Conclusion

This project successfully converted a 4 ½ acre abandoned, dilapidated and crime-ridden clam processing factory to an outdoor Athletic Center for the children of low-income families of the community. It served as an excellent service learning opportunity for faculty and students. The highlights of the project include:

- The Demolition and Site Clearance and Design and Construction phases of the project have been fully completed
- Over 300 tons of scrap metal were removed from the site for recycling

- Features provided in this Center include: two Basketball Courts, one Tennis Court, a Soccer field, a Volleyball field and an unpaved Service Road.
- The project provided a great learning opportunity for faculty, staff and students to be involved in a demolition project. The planning, design, preparation of contract documents and the general management of the project were done by the Project Team.
- In addition, this project, through its Project Management and Evaluation Committee has enhanced the relationship between UMES and the Town of Princess Anne
- The Center's development is still on-going and the construction phase is scheduled to be concluded in Summer of 2008.
- An additional **\$1,161,787.50** of external grant money has been received by the Town towards completing the Center.
- To date a total of **\$1,501,787.50** has been committed to the project.
- It was a good service learning activity for faculty and students.

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