



# Athletic Facility Assessment Update

Lancaster County School District | October 2021

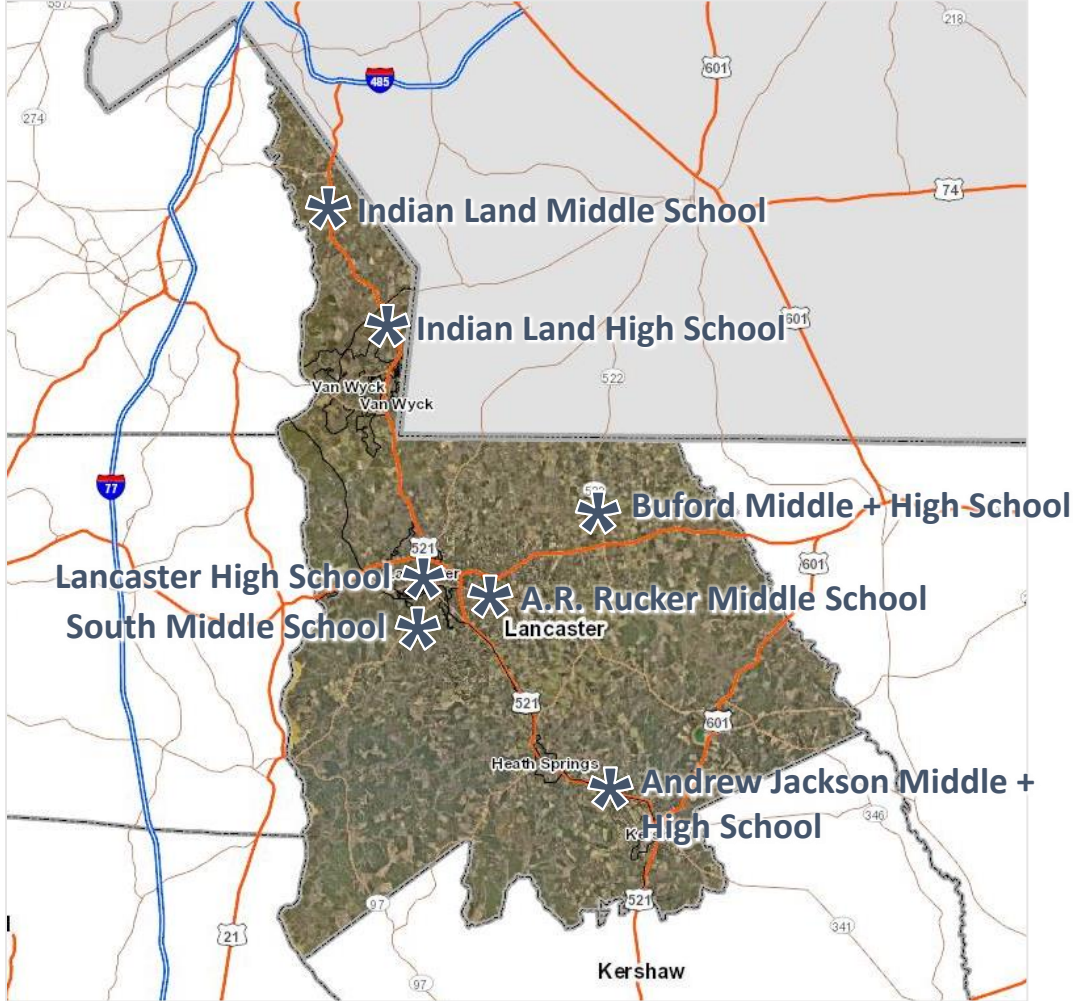


# Agenda

1. Overview of Project Area
2. Existing Facility Inventory
3. Recommendations
4. Estimated Costs
5. Next Steps



# Project Area



## MIDDLE SCHOOLS

- A.R. Rucker Middle | 422 Old Dixie Road, Lancaster, SC 29720
- Andrew Jackson Middle | 6865 Kershaw-Camden Highway, Kershaw, SC 29067
- Buford Middle | 1890 N. Rocky River Road, Lancaster, SC 29720
- Indian Land Middle | 8361 Charlotte Highway, Indian Land, SC 29707
- South Middle | 1551 Billings Drive, Lancaster, SC 29720

## HIGH SCHOOLS

- Andrew Jackson High | 6925 Kershaw-Camden Highway, Kershaw, SC 29067
- Buford High | 4290 Tabernacle Road, Lancaster, SC 29720
- Indian Land High | 6100 Charlotte Highway, Lancaster, SC 29720
- Lancaster High | 325 Woodland Drive, Lancaster, SC 29720

# Existing Facility Inventory



- Over 100 pages and over 400 photos of existing outdoor athletic facilities providing inventory and assessment.
- Provides critical baseline to identify needs and gaps.
- This assessment does not include interiors and gymnasiums.

# Existing Facility Inventory



**BUFORD MIDDLE + HIGH SCHOOL**

	Stadium Field	Stadium Track	Baseball Field
Surface	Synthetic Turf	Base Mat Structural Spray	Natural Grass/Dirt
Facility Orientation	Southeast - Northwest	Southeast - Northwest	Southwest - Northeast
Measurements	360' x 195'	6 lane, 400m	Home plate to Center field: 350'
Bleachers	Yes - Home and Away	Yes - Home and Away	Yes - 3 plus picnic tables
Colors	Burgundy, gold, white	Black	Burgundy and gold structures
Structures	Restroom/Concessions/Ticket Booth Press Box Locker Rooms/Field House Storage Shed Old concession stand/ticket booth	Restroom/Concessions/Ticket Booth Press Box Locker Rooms/Field House Storage Shed Old concession stand/ticket booth	Concessions/Press box Covered Batting Cage Storage Container 2 Dugouts Storage shed
Parking	~180 spaces across Tabernacle Road plus additional large adjacent parking lot	~180 spaces across Tabernacle Road plus additional large adjacent parking lot	~32 spaces adjacent to field
Sports Supported	Football, Soccer, Cheer, Track	Track	Baseball
Pathways	Sidewalk from Tabernacle Road Gravel driveway from Tabernacle Road	Sidewalk from Tabernacle Road Gravel driveway from Tabernacle Road	Sidewalk from parking lot

	Softball Field #1	Softball Field #2	Practice Field
Surface	Natural grass and dirt	Natural grass and dirt	Natural grass
Facility Orientation	South - North	North - South	Southeast - Northwest
Measurements	Home plate to center field: 200'	Home plate to center field: 200'	330' x 195'
Bleachers	Yes - 2	Yes - 2 plus picnic tables	No
Colors	N/A	Burgundy and beige structures	Beige structure
Structures	2 dugouts	Restrooms Concessions Covered Batting Cages 2 Storage/Office Pod 2 dugouts Press box	Storage Shed
Parking	Adjacent to ~180-space lot	No dedicated parking; 40' x 40' asphalt area adjacent to restrooms	None
Sports Supported	Softball	Softball	Football, Soccer, Band
Pathways	Sidewalk from parking lot	Paved path from asphalt road/parking area.	No formal connections from roadway

# Existing Facility Inventory



- 1
- Gravel path to stadium.
- Perimeter chain link fence for access control.



- 2
- Back of stadium home bleachers.
- Storage container.
- Press box.



- 3
- Grass area and old structure adjacent to the stadium.



- 4
- 6-lane base mat structural spray track facility.
- Chain link perimeter fence.
- Locker rooms/Field house.

# Recommendations

## A.R. RUCKER MIDDLE SCHOOL

### FIELD

- New multi-purpose natural grass or synthetic turf field (football, soccer)
- New goal posts.
- New soccer goals.
- New bleachers with concrete pads.
- New LED field lighting.
- New maintenance area with storage building.
- New restroom/concessions building.
- New concrete sidewalk/ADA access.
- New fencing.
- New PA system.
- Stormwater/BMP (for synthetic turf field).
- Erosion control.



### BASKETBALL COURTS

- New basketball courts and goals (asphalt).

# Recommendations

## A.R. RUCKER MIDDLE SCHOOL



### Planning Estimate

Prepared for: Lancaster County School District

Prepared by: FitFields

10.1.21

FIELD	QTY	UNIT	UNIT COST	TOTAL
New multi-purpose natural grass field (football, soccer)	83,000	SF	\$5.00	\$415,000
New goal posts	2	EA	\$8,500.00	\$17,000
New soccer goals	2	EA	\$3,500.00	\$7,000
New bleachers w/ concrete pads	4	EA	\$15,000.00	\$60,000
New LED field lighting Multi Purpose Field	1	LS	\$450,000.00	\$450,000
New maintenance area with storage building	1	LS	\$80,000.00	\$80,000
New restroom/concession building	1	LS	\$250,000.00	\$250,000
New concrete sidewalk	1,200	LF	\$10.00	\$12,000
New fencing	1	LS	\$60,000.00	\$60,000
New PA system	1	LS	\$20,000.00	\$20,000
Erosion Control	1	LS	\$20,000.00	\$20,000
<b>Field Subtotal</b>				<b>\$1,391,000</b>

BASKETBALL COURTS	QTY	UNIT	UNIT COST	TOTAL
New basketball courts and goals - Asphalt	1	LS	\$300,000.00	\$300,000
<b>Basketball Courts Subtotal</b>				<b>\$300,000</b>
<b>Hard Cost Subtotal</b>				<b>\$1,691,000</b>

CONTINGENCY & REQUIREMENTS	%			
Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)	12%			\$202,920
GC General Conditions	10%			\$169,100
GC Overhead and Profit	10%			\$169,100
10% Project Contingency	10%			\$169,100
<b>Soft Cost + Contingency Subtotal</b>				<b>\$710,220</b>
			<b>TOTAL</b>	<b>\$2,401,220</b>

- TOTAL: \$2,401,220 (Natural grass)

# Recommendations

## A.R. RUCKER MIDDLE SCHOOL



### Planning Estimate

Prepared for: Lancaster County School District

Prepared by: FitFields

10.1.21

FIELD	QTY	UNIT	UNIT COST	TOTAL
New multi-purpose synthetic turf field (football, soccer)	83,000	SF	\$10.00	\$830,000
New goal posts	2	EA	\$8,500.00	\$17,000
New soccer goals	2	EA	\$3,500.00	\$7,000
New bleachers w/ concrete pads	4	EA	\$15,000.00	\$60,000
New LED field lighting Multi Purpose Field	1	LS	\$450,000.00	\$450,000
New maintenance area with storage building	1	LS	\$80,000.00	\$80,000
New restroom/concession building	1	LS	\$250,000.00	\$250,000
New concrete sidewalk	1,200	LF	\$10.00	\$12,000
New fencing	1	LS	\$60,000.00	\$60,000
New PA system	1	LS	\$20,000.00	\$20,000
Stormwater/BMP	1	LS	\$60,000.00	\$60,000
Erosion Control	1	LS	\$20,000.00	\$20,000
<b>Field Subtotal</b>				<b>\$1,866,000</b>

BASKETBALL COURTS	QTY	UNIT	UNIT COST	TOTAL
New basketball courts and goals - Asphalt	1	LS	\$300,000.00	\$300,000
<b>Basketball Courts Subtotal</b>				<b>\$300,000</b>
<b>Hard Cost Subtotal</b>				<b>\$2,166,000</b>

CONTINGENCY & REQUIREMENTS	%			
Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)	12%			\$259,920
GC General Conditions	10%			\$216,600
GC Overhead and Profit	10%			\$216,600
10% Project Contingency	10%			\$216,600
<b>Soft Cost + Contingency Subtotal</b>				<b>\$909,720</b>
			<b>TOTAL</b>	<b>\$3,075,720</b>

- TOTAL: \$3,075,720 (Synthetic turf)

# Recommendations

## INDIAN LAND MIDDLE SCHOOL



### STADIUM

- Renovate multi-purpose (football/soccer) natural grass field or synthetic turf conversion.
- Renovate track.
- Renovate and repair long/triple jump.
- New shot put.
- Repair fencing.
- Renovate press box.
- New LED stadium lighting.
- New PA system.
- Erosion control.
- Stormwater/BMP (for synthetic turf conversion).

### BASEBALL

- New baseball bleacher pads.
- Repair baseball netting.
- New baseball bullpens.
- Improve ADA access.
- Renovate baseball dugouts.
- New PA system.
- New LED field lighting.

### SOFTBALL

- New softball bleacher pads.
- New softball bullpens.
- Renovate softball field.
- Renovate softball dugouts.
- New PA system.
- New LED field lighting.
- Improve ADA access.

### PRACTICE FIELD

- Renovate practice field.
- New goal posts.
- New soccer goals.
- New bleachers with concrete pads.
- New fencing.
- New sidewalks.
- Erosion control.

# Recommendations

## INDIAN LAND MIDDLE SCHOOL



### Planning Estimate

Prepared for: Lancaster County School District

Prepared by: FitFields

10.1.21

STADIUM	QTY	UNIT	UNIT COST	TOTAL
Renovated stadium natural grass field playing surface	95,000	SF	\$3.00	\$285,000
Renovated track	1	LS	\$400,000.00	\$400,000
Renovated/Repaired long/triple jump	1	LS	\$40,000.00	\$40,000
New shot put	1	LS	\$10,000.00	\$10,000
Repaired fencing	1	LS	\$15,000.00	\$15,000
Renovated press box	1	LS	\$125,000.00	\$125,000
New LED stadium lighting	1	LS	\$450,000.00	\$450,000
New PA system	1	LS	\$20,000.00	\$20,000
Improved ADA access	1	LS	\$25,000.00	\$25,000
Erosion Control	1	LS	\$15,000.00	\$15,000
<b>Stadium Subtotal</b>				<b>\$1,385,000</b>

BASEBALL	QTY	UNIT	UNIT COST	TOTAL
New baseball bleacher pads	1	LS	\$10,000.00	\$10,000
Repaired baseball netting	1	LS	\$20,000.00	\$20,000
New baseball bullpens	2	EA	\$12,000.00	\$24,000
Improved baseball ADA access	1	LS	\$15,000.00	\$15,000
Renovated baseball dugouts	2	EA	\$9,000.00	\$18,000
New PA system	1	LS	\$20,000.00	\$20,000
New LED field lighting	1	EA	\$450,000.00	\$450,000
<b>Baseball Subtotal</b>				<b>\$557,000</b>

- TOTAL: \$4,373,6000 (natural grass)

SOFTBALL	QTY	UNIT	UNIT COST	TOTAL
New softball bleacher pads	1	LS	\$10,000.00	\$10,000
New softball bullpens	2	EA	\$10,000.00	\$20,000
Renovated softball field	42,000	SF	\$3.00	\$126,000
Renovated softball dugouts	2	EA	\$8,000.00	\$16,000
New LED field lighting	1	EA	\$375,000.00	\$375,000
New PA system	1	LS	\$20,000.00	\$20,000
Improved softball ADA access	1	LS	\$20,000.00	\$20,000
<b>Softball Subtotal</b>				<b>\$587,000</b>

PRACTICE FIELD	QTY	UNIT	UNIT COST	TOTAL
Renovated practice field (irrigation, sod, access)	78,000	SF	\$5.00	\$390,000
New goal posts	2	EA	\$8,500.00	\$17,000
New soccer goals	4	EA	\$3,500.00	\$14,000
New bleachers w/concrete pads	2	EA	\$15,000.00	\$30,000
New fencing	1	LS	\$60,000.00	\$60,000
Sidewalks	1	LS	\$25,000.00	\$25,000
Erosion Control	1	LS	\$15,000.00	\$15,000
<b>Practice Field Subtotal</b>				<b>\$551,000</b>
<b>Hard Cost Subtotal</b>				<b>\$3,080,000</b>

CONTINGENCY & REQUIREMENTS	%			
Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)	12%			\$369,600
GC General Conditions	10%			\$308,000
GC Overhead and Profit	10%			\$308,000
10% Project Contingency	10%			\$308,000
<b>Soft Cost + Contingency Subtotal</b>				<b>\$1,293,600</b>
<b>TOTAL</b>				<b>\$4,373,600</b>

# Recommendations

## INDIAN LAND MIDDLE SCHOOL



### Planning Estimate

Prepared for: Lancaster County School District

Prepared by: FitFields

10.1.21

STADIUM	QTY	UNIT	UNIT COST	TOTAL
Renovated stadium field playing surface (Synthetic Turf)	95,000	SF	\$10.00	\$950,000
Renovated track	1	LS	\$400,000.00	\$400,000
Renovated/Repaired long/triple jump	1	LS	\$40,000.00	\$40,000
New shot put	1	LS	\$10,000.00	\$10,000
Repaired fencing	1	LS	\$15,000.00	\$15,000
Renovated press box	1	LS	\$125,000.00	\$125,000
New LED stadium lighting	1	LS	\$450,000.00	\$450,000
New PA system	1	LS	\$20,000.00	\$20,000
Improved ADA access	1	LS	\$25,000.00	\$25,000
Stormwater/BMP	1	LS	\$60,000.00	\$60,000
Erosion Control	1	LS	\$20,000.00	\$20,000
<b>Stadium Subtotal</b>				<b>\$2,115,000</b>

BASEBALL	QTY	UNIT	UNIT COST	TOTAL
New baseball bleacher pads	1	LS	\$10,000.00	\$10,000
Repaired baseball netting	1	LS	\$20,000.00	\$20,000
New baseball bullpens	2	EA	\$12,000.00	\$24,000
Improved baseball ADA access	1	LS	\$15,000.00	\$15,000
Renovated baseball dugouts	2	EA	\$9,000.00	\$18,000
New PA system	1	LS	\$20,000.00	\$20,000
New LED field lighting	1	EA	\$450,000.00	\$450,000
<b>Baseball Subtotal</b>				<b>\$557,000</b>

- TOTAL: \$5,410,200 (synthetic turf)

SOFTBALL	QTY	UNIT	UNIT COST	TOTAL
New softball bleacher pads	1	LS	\$10,000.00	\$10,000
New softball bullpens	2	EA	\$10,000.00	\$20,000
Renovated softball field	42,000	SF	\$3.00	\$126,000
Renovated softball dugouts	2	EA	\$8,000.00	\$16,000
New PA system	1	LS	\$20,000.00	\$20,000
New LED field lighting	1	EA	\$375,000.00	\$375,000
Improved softball ADA access	1	LS	\$20,000.00	\$20,000
<b>Softball Subtotal</b>				<b>\$587,000</b>

PRACTICE FIELD	QTY	UNIT	UNIT COST	TOTAL
Renovated practice field (irrigation, sod, access)	78,000	SF	\$5.00	\$390,000
New goal posts	2	EA	\$8,500.00	\$17,000
New soccer goals	4	EA	\$3,500.00	\$14,000
New bleachers w/concrete pads	2	EA	\$15,000.00	\$30,000
New fencing	1	LS	\$60,000.00	\$60,000
Sidewalks	1	LS	\$25,000.00	\$25,000
Erosion Control	1	LS	\$15,000.00	\$15,000
<b>Practice Field Subtotal</b>				<b>\$551,000</b>
<b>Hard Cost Subtotal</b>				<b>\$3,810,000</b>

CONTINGENCY & REQUIREMENTS	%			
Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)	12%			\$457,200
GC General Conditions	10%			\$381,000
GC Overhead and Profit	10%			\$381,000
10% Project Contingency	10%			\$381,000
<b>Soft Cost + Contingency Subtotal</b>				<b>\$1,600,200</b>
<b>TOTAL</b>				<b>\$5,410,200</b>

# Recommendations

## SOUTH MIDDLE SCHOOL

### FIELD

- New multi-purpose natural grass or synthetic turf field (football, soccer)
- New baseball/softball field.
- New goal posts.
- New soccer goals.
- New bleachers with concrete pads.
- New LED baseball/softball field lighting.
- New LED multi-purpose field lighting.
- New maintenance area with storage building.
- New restroom/concessions building.
- New PA system for multi-purpose field.
- New PA system for baseball/softball field.
- New concrete sidewalk/ADA access.
- New fencing for multi-purpose field.
- New backstop and fencing for baseball/softball field.
- New sidewalk/ADA access.
- New parking area.
- Stormwater/BMP (for synthetic turf field).
- Erosion control.



### BASKETBALL COURTS

- New basketball courts and goals (asphalt).
- Remove bench shelter.
- Provide ADA access to courts.

# Recommendations

## SOUTH MIDDLE SCHOOL



### Planning Estimate

Prepared for: Lancaster County School District

Prepared by: FitFields

10.1.21

FIELD	QTY	UNIT	UNIT COST	TOTAL
New multi-purpose natural grass field (football, soccer)	110,000	SF	\$5.00	\$550,000
New baseball/softball field	80,000	SF	\$5.00	\$400,000
New LED sport lighting multi-purpose natural grass field (football, soccer)	1	LS	\$450,000.00	\$450,000
New LED sport lighting baseball/softball field	1	LS	\$450,000.00	\$450,000
New backstop and fencing baseball/softball field	1	LS	\$80,000.00	\$80,000
New fencing multi-purpose field	1	LS	\$60,000.00	\$60,000
New goal posts	2	EA	\$8,500.00	\$17,000
New soccer goals	2	EA	\$3,500.00	\$7,000
New PA system (multi-purpose field)	1	LS	\$20,000.00	\$20,000
New PA system (baseball/softball)	1	LS	\$20,000.00	\$20,000
New bleachers w/ concrete pads	4	EA	\$15,000.00	\$60,000
New maintenance area with storage building	1	LS	\$80,000.00	\$80,000
New restroom/concession building	1	LS	\$250,000.00	\$250,000
New parking area	1	LS	\$30,000.00	\$30,000
Asphalt Trail ADA access to field and building	2,800	SY	\$25.00	\$70,000
Erosion Control	1	LS	\$25,000.00	\$25,000
<b>Field Subtotal</b>				<b>\$2,569,000</b>

BASKETBALL COURTS	QTY	UNIT	UNIT COST	TOTAL
New basketball courts and goals - Asphalt	1	LS	\$300,000.00	\$300,000
Remove bench shelter	1	LS	\$5,000.00	\$5,000
ADA access to basketball courts	400	LF	\$10.00	\$4,000
<b>Basketball Courts Subtotal</b>				<b>\$309,000</b>
<b>Hard Cost Subtotal</b>				<b>\$2,878,000</b>

CONTINGENCY & REQUIREMENTS	%			
Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)	12%			\$345,360
GC General Conditions	10%			\$287,800
GC Overhead and Profit	10%			\$287,800
10% Project Contingency	10%			\$287,800
<b>Soft Cost + Contingency Subtotal</b>				<b>\$1,208,760</b>
			<b>TOTAL</b>	<b>\$4,086,760</b>

- TOTAL: \$4,086,760 (Natural grass)

# Recommendations

## SOUTH MIDDLE SCHOOL



### Planning Estimate

Prepared for: Lancaster County School District

Prepared by: FitFields

10.1.21

FIELD	QTY	UNIT	UNIT COST	TOTAL
New multi-purpose synthetic turf field (football, soccer)	110,000	SF	\$10.00	\$1,100,000
New baseball/softball field	80,000	SF	\$5.00	\$400,000
New LED sport lighting multi-purpose natural grass field (football, soccer)	1	LS	\$450,000.00	\$450,000
New LED sport lighting baseball/softball field	1	LS	\$450,000.00	\$450,000
New backstop and fencing baseball/softball field	1	LS	\$80,000.00	\$80,000
New fencing multi-purpose field	1	LS	\$60,000.00	\$60,000
New goal posts	2	EA	\$8,500.00	\$17,000
New soccer goals	2	EA	\$3,500.00	\$7,000
New PA system (multi-purpose field)	1	LS	\$20,000.00	\$20,000
New PA system (baseball/softball)	1	LS	\$20,000.00	\$20,000
New bleachers w/concrete pads	4	EA	\$15,000.00	\$60,000
New maintenance area with storage building	1	LS	\$80,000.00	\$80,000
New restroom/concession building	1	LS	\$250,000.00	\$250,000
New parking area	1	LS	\$30,000.00	\$30,000
Asphalt Trail ADA access to field and building	2,800	SY	\$25.00	\$70,000
Stormwater/BMP	1	LS	\$60,000.00	\$60,000
Erosion Control	1	LS	\$20,000.00	\$20,000
<b>Field Subtotal</b>				<b>\$3,174,000</b>

BASKETBALL COURTS	QTY	UNIT	UNIT COST	TOTAL
New basketball courts and goals - Asphalt	1	LS	\$300,000.00	\$300,000
Remove bench shelter	1	LS	\$5,000.00	\$5,000
ADA access to basketball courts	400	LF	\$10.00	\$4,000
<b>Basketball Courts Subtotal</b>				<b>\$309,000</b>
<b>Hard Cost Subtotal</b>				<b>\$3,483,000</b>

CONTINGENCY & REQUIREMENTS	%			
Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)	12%			\$417,960
GC General Conditions	10%			\$348,300
GC Overhead and Profit	10%			\$348,300
10% Project Contingency	10%			\$348,300
<b>Soft Cost + Contingency Subtotal</b>				<b>\$1,462,860</b>
<b>TOTAL</b>				<b>\$4,945,860</b>

- TOTAL: \$4,945,860 (Synthetic turf)

# Recommendations

## ANDREW JACKSON MIDDLE + HIGH SCHOOL



### STADIUM

- New maintenance area with storage building.
- Demo old concession building.
- New LED stadium lighting.
- New PA system.
- New picnic area and concrete pad.

### BASEBALL

- ADA access improvements.
- New baseball dugouts.
- New covered batting cage facility for baseball.
- New PA system.

### SOFTBALL

- New LED field lighting.
- ADA sidewalk and access improvements.
- Renovate softball infield.
- Add concrete to softball dugout floors.
- New PA system.

### PRACTICE FIELD

- New screen for dumpster.
- New basketball court and goals.
- Renovate practice field with irrigation.
- New concrete pad for picnic area.
- New fencing.
- Erosion control.

### TENNIS

- 5 new tennis courts.
- New perimeter fencing.
- New bleachers.
- New LED sport lighting.
- New PA system.
- Sidewalks.
- Stormwater/BMP.
- Erosion control.

# Recommendations

## ANDREW JACKSON MIDDLE + HIGH SCHOOL



### Planning Estimate

Prepared for: Lancaster County School District

Prepared by: FitFields

10.1.21

STADIUM	QTY	UNIT	UNIT COST	TOTAL
New maintenance area with storage building	1	LS	\$80,000.00	\$80,000
Demo old concession building	1	LS	\$7,000.00	\$7,000
New LED stadium field lighting	1	LS	\$450,000.00	\$450,000
New PA system	1	LS	\$20,000.00	\$20,000
New picnic area access and concrete pad	1	LS	\$15,000.00	\$15,000
<b>Stadium Subtotal</b>				<b>\$572,000</b>

BASEBALL	QTY	UNIT	UNIT COST	TOTAL
ADA access improvements	1	LS	\$25,000.00	\$25,000
New baseball dugouts	2	EA	\$28,000.00	\$56,000
New PA system	1	LS	\$20,000.00	\$20,000
New covered batting cage facility for baseball	1	EA	\$190,000.00	\$190,000
<b>Baseball Subtotal</b>				<b>\$291,000</b>

SOFTBALL	QTY	UNIT	UNIT COST	TOTAL
New LED field lighting	1	LS	\$375,000.00	\$375,000
ADA Sidewalk and Access Improvements	1	LS	\$25,000.00	\$25,000
Renovated softball infield	1	LS	\$35,000.00	\$35,000
New PA system	1	LS	\$20,000.00	\$20,000
Additional concrete to softball dugout floors	1	LS	\$6,000.00	\$6,000
<b>Softball Subtotal</b>				<b>\$461,000</b>

- TOTAL: \$3,662,180

PRACTICE FIELD	QTY	UNIT	UNIT COST	TOTAL
New screen for dumpster	1	LS	\$7,000.00	\$7,000
New basketball court and goals	1	LS	\$125,000.00	\$125,000
Renovated practice field with irrigation	75,000	SF	\$5.00	\$375,000
New concrete pad for picnic area	1	LS	\$5,000.00	\$5,000
New fencing	1	LS	\$60,000.00	\$60,000
Erosion Control	1	LS	\$15,000.00	\$15,000
<b>Practice Field Subtotal</b>				<b>\$587,000</b>

TENNIS	QTY	UNIT	UNIT COST	TOTAL
New tennis courts	5	EA	\$65,000.00	\$325,000
New perimeter fencing	1	LS	\$40,000.00	\$40,000
New bleachers	4	EA	\$12,000.00	\$48,000
New LED sport lighting	1	LS	\$175,000.00	\$175,000
New PA system	1	LS	\$20,000.00	\$20,000
Sidewalks	1	LS	\$20,000.00	\$20,000
Stormwater/BMP	1	LS	\$25,000.00	\$25,000
Erosion Control	1	LS	\$15,000.00	\$15,000
<b>Tennis Subtotal</b>				<b>\$668,000</b>

<b>Hard Cost Subtotal</b>				<b>\$2,579,000</b>
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CONTINGENCY & REQUIREMENTS	%			
Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)	12%			\$309,480
GC General Conditions	10%			\$257,900
GC Overhead and Profit	10%			\$257,900
10% Project Contingency	10%			\$257,900
<b>Soft Cost + Contingency Subtotal</b>				<b>\$1,083,180</b>
<b>TOTAL</b>				<b>\$3,662,180</b>

# Recommendations

## BUFORD MIDDLE + HIGH SCHOOL



### STADIUM

- Demo old concession building.
- New PA system.
- Improve ADA access.

### BASEBALL

- Renovate baseball field playing surface.
- New baseball dugouts.
- New baseball drainage.
- Remove old batting cage.
- New PA system.
- Improve ADA access.

### SOFTBALL

- Renovate softball field playing surface (primary field).
- New softball bullpens (primary field).
- New concrete sidewalk to field and overall improve ADA access (primary field).
- New PA system.

### PRACTICE FIELD

- Renovate middle school practice field.
- New goal posts.
- New soccer goals.
- New bleachers with concrete pads.
- New fencing.
- New sidewalks.
- Erosion control.

### TENNIS

- 5 new tennis courts.
- New perimeter fencing.
- New bleachers.
- New LED sport lighting.
- New PA system.
- Sidewalks.
- Stormwater/BMP.
- Erosion control.

### ALL FACILITIES

- New maintenance yard area for all sports.

# Recommendations

## BUFORD MIDDLE + HIGH SCHOOL



### Planning Estimate

Prepared for: Lancaster County School District

Prepared by: FitFields

10.1.21

STADIUM	QTY	UNIT	UNIT COST	TOTAL
Demo old concession building	1	LS	\$7,000.00	\$7,000
New PA system	1	LS	\$20,000.00	\$20,000
Improved ADA access	1	LS	\$10,000.00	\$10,000
<b>Stadium Subtotal</b>				<b>\$37,000</b>

BASEBALL	QTY	UNIT	UNIT COST	TOTAL
Renovated baseball field playing surface	103,000	SF	\$3.00	\$309,000
New baseball dugouts	2	EA	\$28,000.00	\$56,000
New baseball drainage	1	LS	\$120,000.00	\$120,000
Remove old baseball batting cage	1	LS	\$5,000.00	\$5,000
New baseball bullpens	2	EA	\$12,000.00	\$24,000
New PA system	1	LS	\$20,000.00	\$20,000
Improved ADA access	1	LS	\$10,000.00	\$10,000
<b>Baseball Subtotal</b>				<b>\$544,000</b>

SOFTBALL	QTY	UNIT	UNIT COST	TOTAL
Renovated softball field playing surface (primary field)	45,000	SF	\$3.00	\$135,000
New softball bullpens (primary field)	2	EA	\$10,000.00	\$20,000
New PA system	1	LS	\$20,000.00	\$20,000
Improved ADA access	1	LS	\$10,000.00	\$10,000
<b>Softball Subtotal</b>				<b>\$185,000</b>

PRACTICE FIELD	QTY	UNIT	UNIT COST	TOTAL
Middle school renovated practice field	90,000	SF	\$5.00	\$450,000
New goal posts	2	EA	\$8,500.00	\$17,000
New soccer goals	2	EA	\$3,500.00	\$7,000
New bleachers w/concrete pads	4	EA	\$15,000.00	\$60,000
Sidewalks	1	LS	\$20,000.00	\$20,000
New fencing	1	LS	\$60,000.00	\$60,000
Erosion Control	1	LS	\$15,000.00	\$15,000
<b>Practice Field Subtotal</b>				<b>\$629,000</b>

TENNIS	QTY	UNIT	UNIT COST	TOTAL
New tennis courts	5	EA	\$65,000.00	\$325,000
New perimeter fencing	1	LS	\$40,000.00	\$40,000
New bleachers	4	EA	\$12,000.00	\$48,000
New LED sport lighting	1	LS	\$175,000.00	\$175,000
New PA system	1	LS	\$20,000.00	\$20,000
Sidewalks	1	LS	\$20,000.00	\$20,000
Stormwater/BMP	1	LS	\$25,000.00	\$25,000
Erosion Control	1	LS	\$15,000.00	\$15,000
<b>Tennis Subtotal</b>				<b>\$668,000</b>

ALL FACILITIES	QTY	UNIT	UNIT COST	TOTAL
New maintenance yard area for all sports	1	EA	\$80,000.00	\$80,000
<b>All Facilities Subtotal</b>				<b>\$80,000</b>
<b>Hard Cost Subtotal</b>				<b>\$2,143,000</b>

CONTINGENCY & REQUIREMENTS	%			
Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)	12%			\$257,160
GC General Conditions	10%			\$214,300
GC Overhead and Profit	10%			\$214,300
10% Project Contingency	10%			\$214,300
<b>Soft Cost + Contingency Subtotal</b>				<b>\$900,060</b>
<b>TOTAL</b>				<b>\$3,043,060</b>

- TOTAL: \$3,043,060

# Recommendations

## LANCASTER HIGH SCHOOL



### STADIUM

- Renovate stadium restrooms.
- Provide ADA access to visitor seating and field/ramp bleacher reconfiguration.
- New concession stand.
- New bathroom.
- New PA system.
- General access improvements.
- New pedestrian lights on Stadium Drive.

### BASEBALL

- New visitor baseball dugout.
- Renovate home baseball dugout.
- New baseball maintenance area/shed.
- Renovate baseball infield turf.
- New PA system.
- New LED field lighting.

### PRACTICE FIELD

- Renovate practice field.
- New goal posts.
- New soccer goals.
- New bleachers with concrete pads.
- Sidewalks.
- New fencing.
- New LED field lighting.
- Erosion control.

### TENNIS

- 5 new tennis courts.
- New perimeter fencing.
- New bleachers.
- New LED sport lighting.
- New PA system.
- Sidewalks.
- Stormwater/BMP.
- Erosion control.

### TRACK

- New timber ties.
- New step hand rails.
- Repair restroom canopy.
- New track storage area.
- Repair chain link fence.
- Clean up discus and long/triple jump runways.
- Repair sand pits.
- Repair shot put area.
- Remove weeds from turf grass area – improve maintenance.

### SOFTBALL

- Renovate softball infield turf.
- Provide ADA access to field and restrooms.
- New softball bleacher pads.
- New softball bullpens.
- New LED field lighting.
- New PA system.
- New press box and concessions.

# Recommendations

## LANCASTER HIGH SCHOOL



### Planning Estimate

Prepared for: Lancaster County School District

Prepared by: FitFields

10.1.21

STADIUM	QTY	UNIT	UNIT COST	TOTAL
Renovated stadium restrooms	1	LS	\$200,000.00	\$200,000
ADA access to Visitor Seating and field/ramp bleacher reconfiguration	1	LS	\$250,000.00	\$250,000
New concession stand	1	LS	\$375,000.00	\$375,000
New bathroom	1	LS	\$325,000.00	\$325,000
General access improvements	1	LS	\$25,000.00	\$25,000
New PA system	1	LS	\$20,000.00	\$20,000
New pedestrian lights on Stadium Drive	12	EA	\$4,000.00	\$48,000
<b>Stadium Subtotal</b>				<b>\$1,243,000</b>

BASEBALL	QTY	UNIT	UNIT COST	TOTAL
New visitor baseball dugout	1	LS	\$28,000.00	\$28,000
Renovated home baseball dugout	1	LS	\$12,000.00	\$12,000
New baseball maintenance area/shed	1	LS	\$20,000.00	\$20,000
Renovated baseball infield turf	35,000	SF	\$3.00	\$105,000
New PA system	1	LS	\$20,000.00	\$20,000
New LED field lighting	1	LS	\$450,000.00	\$450,000
<b>Baseball Subtotal</b>				<b>\$635,000</b>

SOFTBALL	QTY	UNIT	UNIT COST	TOTAL
Renovated softball infield turf	13,000	SF	\$3.00	\$39,000
ADA access to softball field and restrooms	1	LS	\$20,000.00	\$20,000
New softball bleacher pad	1	EA	\$6,000.00	\$6,000
New softball bullpens	2	EA	\$10,000.00	\$20,000
New press box and concessions	1	LS	\$325,000.00	\$325,000
New PA system	1	LS	\$20,000.00	\$20,000
New LED field lighting	1	LS	\$375,000.00	\$375,000
<b>Softball Subtotal</b>				<b>\$805,000</b>

PRACTICE FIELD	QTY	UNIT	UNIT COST	TOTAL
Renovated practice field	100,000	SF	\$5.00	\$500,000
New goal posts	2	EA	\$8,500.00	\$17,000
New soccer goals	2	EA	\$3,500.00	\$7,000
New bleachers w/concrete pads	4	EA	\$15,000.00	\$60,000
Sidewalks	1	LS	\$20,000.00	\$20,000
New fencing	1	LS	\$60,000.00	\$60,000
New LED field lighting	1	LS	\$450,000.00	\$450,000
Erosion Control	1	LS	\$15,000.00	\$15,000
<b>Practice Field Subtotal</b>				<b>\$1,129,000</b>

TRACK	QTY	UNIT	UNIT COST	TOTAL
New timber ties	1	LS	\$9,000.00	\$9,000
New step hand rails	1	LS	\$7,000.00	\$7,000
Repaired restroom canopy	1	LS	\$12,000.00	\$12,000
New storage area	1	LS	\$20,000.00	\$20,000
Repaired chain link fence	1	LS	\$5,000.00	\$5,000
Cleaned up discus and long/triple jump runways	1	LS	\$2,500.00	\$2,500
Repaired sand pits	1	LS	\$2,500.00	\$2,500
Repaired shot put area	1	LS	\$2,500.00	\$2,500
Removal of weeds from turf grass	1	LS	\$2,500.00	\$2,500
<b>Track Subtotal</b>				<b>\$63,000</b>

TENNIS	QTY	UNIT	UNIT COST	TOTAL
New tennis courts	5	EA	\$65,000.00	\$325,000
New perimeter fencing	1	LS	\$40,000.00	\$40,000
New bleachers	4	EA	\$12,000.00	\$48,000
New LED sport lighting	1	LS	\$175,000.00	\$175,000
New PA system	1	LS	\$20,000.00	\$20,000
Sidewalks	1	LS	\$20,000.00	\$20,000
Stormwater/BMP	1	LS	\$25,000.00	\$25,000
Erosion Control	1	LS	\$15,000.00	\$15,000
<b>Tennis Subtotal</b>				<b>\$668,000</b>
<b>Hard Cost Subtotal</b>				<b>\$4,543,000</b>

CONTINGENCY & REQUIREMENTS	%			
Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)	12%			\$545,160
GC General Conditions	10%			\$454,300
GC Overhead and Profit	10%			\$454,300
10% Project Contingency	10%			\$454,300
<b>Soft Cost + Contingency Subtotal</b>				<b>\$1,908,060</b>
<b>TOTAL</b>				<b>\$6,451,060</b>

- TOTAL: \$6,451,060

# Estimated Costs



## COST SUMMARY (NATURAL GRASS MIDDLE SCHOOL FIELDS)

Recommended Athletic Facility Improvements	Hard Cost Estimate	Soft Cost Estimate	Overall Cost Estimate
A.R. Rucker Middle School	\$1,691,000	\$710,220	\$2,401,220
Andrew Jackson Middle + High School	\$2,579,000	\$1,083,180	\$3,662,180
Buford Middle + High School	\$2,143,000	\$900,060	\$3,043,060
Indian Land Middle School	\$3,080,000	\$1,293,600	\$4,373,600
Lancaster High School	\$4,543,000	\$1,908,060	\$6,451,060
South Middle School	\$2,878,000	\$1,208,760	\$4,086,760
<b>Total</b>	<b>\$16,914,000</b>	<b>\$7,103,880</b>	<b>\$24,017,880</b>

# Recommendations



## MIDDLE SCHOOL MULTI-PURPOSE FIELD SURFACE

- Buford Middle School and Andrew Jackson Middle currently share multi-purpose synthetic turf field with high school athletics.
- This report recommends a multi-purpose synthetic turf field at A.R. Rucker Middle School, Indian Land Middle School and South Middle School.

Natural Grass vs. Synthetic Turf	Natural Grass Hard Cost Estimate	Synthetic Turf Hard Cost Estimate	Hard Cost Difference
A.R. Rucker Middle School	\$415,000	\$830,000	\$415,000
Indian Land Middle School	\$285,000	\$950,000	\$665,000
South Middle School	\$550,000	\$1,100,000	\$550,000
<b>TOTAL</b>	<b>\$1,250,000</b>	<b>\$2,880,000</b>	<b>\$1,630,000</b>

# Estimated Costs



## COST SUMMARY (SYNTHETIC TURF MIDDLE SCHOOL FIELDS)

Recommended Athletic Facility Improvements	Hard Cost Estimate	Soft Cost Estimate	Overall Cost Estimate
A.R. Rucker Middle School	\$2,166,000	\$909,720	\$3,075,720
Andrew Jackson Middle + High School	\$2,579,000	\$1,083,180	\$3,662,180
Buford Middle + High School	\$2,143,000	\$900,060	\$3,043,060
Indian Land Middle School	\$3,810,000	\$1,600,200	\$5,410,200
Lancaster High School	\$4,543,000	\$1,908,060	\$6,451,060
South Middle School	\$3,483,000	\$1,462,860	\$4,945,860
<b>Total</b>	<b>\$18,724,000</b>	<b>\$7,864,080</b>	<b>\$26,588,080</b>

- \$2,570,200 difference between overall costs

# Draft Priorities



- Complete Middle School athletic facility improvements.
- Upgrade sport lighting.
- Address accessibility and maintenance issues.

# Next Steps



- Refine priorities.
- Develop concept renderings.