

**INDOOR ATHLETICS  
FACILITY ASSESSMENT  
PRESENTATION**

**BOARD WORKSHOP**  
01.28.2022





# LS3P FIRM OVERVIEW



**57+** YEAR HISTORY AND EXPERIENCE

**9** OFFICES ACROSS THE SOUTHEAST

**350+** FIRMWIDE TEAM MEMBERS

**20+** PROFESSIONALS IN THE COLUMBIA OFFICE SPECIALIZING IN K-12 DESIGN



**RESPONSIVENESS IS OUR #1 PRIORITY**

# MEET YOUR KEY TEAM



**Mary Beth Sims  
Branham, AIA**  
PRINCIPAL-IN-CHARGE



**Allen Taylor, AIA, LEED  
AP BD+C**  
PROJECT MANAGER



**Bria Wigfall,  
Assoc. AIA**  
EMERGING PROFESSIONAL



**Clint Riddle, AIA,  
LEED AP BD+C**  
PROJECT MANAGER



**David Anderson, AIA,  
LEED AP BD+C**  
PROJECT MANAGER



**Jason Likas, AIA,  
LEED AP BD+C**  
PROJECT MANAGER



**Harolisa Rivas,  
Assoc. AIA**  
EMERGING  
PROFESSIONAL



**Beth Florence, IIDA,  
NCIDQ**  
INTERIOR DESIGNER



**Tyler McKenzie,  
Assoc. AIA**  
EMERGING  
PROFESSIONAL



**Bob Hawsey,  
AIA**  
CONSTRUCTION  
ADMINISTRATION



30+

K-12  
EXPERTS  
PROBLEM SOLVERS  
ADVOCATES



# K-12 EXPERTISE

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**2,500 +**

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**K-12 PROJECTS  
IN THE  
SOUTHEAST**

**1,500 +**

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**RENOVATION /  
ADDITION  
PROJECTS**

**175 +**

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**SCHOOLS  
DESIGNED  
IN LAST 5 YEARS**



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# INDOOR ATHLETIC FACILITY ASSESSMENTS

OVERVIEW OF DRAFT BOOKLET

# DRAFT REPORT OVERVIEW

## FOR BOARD REVIEW

- Presentation will provide overview of typical assessments
- 11X17 Booklets will be distributed
- Comments welcomed
- Your input for prioritizing projects



LANCASTER COUNTY SCHOOL DISTRICT  
INDOOR ATHLETIC FACILITY ASSESSMENTS  
DRAFT FOR REVIEW: JANUARY 2022



# BASIS FOR ESTIMATED CONSTRUCTION COSTS

BASED ON 2022 \$/GSF (ESCALATION NOT INCLUDED)

- 5 Intermediate/Middle Schools

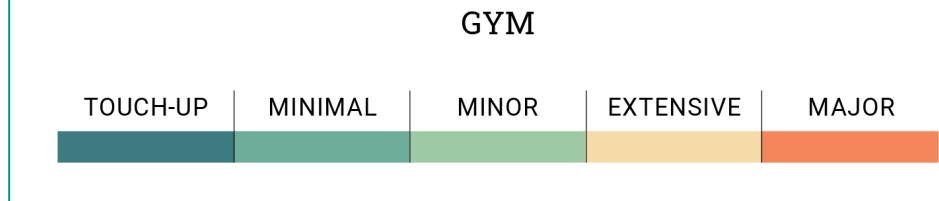
- 4 High Schools

- Purpose: General observations to evaluate the conditions to determine needs for possible renovations and/or additions needed

- Interior conditions assessments and preliminary project budgets developed

LEGEND	DESCRIPTION	Projected Cost Basis 2022 \$/GSF*
Building is in Good Shape	cosmetic upgrades and general maintenance	\$ 40.00
Minor Repairs Needed	Minor Repairs Needed in multiple areas	\$ 130.00
More Extensive Repairs Needed	More Extensive Repairs Needed overall	\$ 180.00
Major Repairs	Major Repairs/replacement required in many areas	\$ 250.00

## INTERIOR RENOVATIONS ASSESSMENT SUMMARY:



# SUMMARY OF BUDGETS

## TOTAL PROJECT BUDGETS

- Preliminary project budgets are based on 2022 1<sup>st</sup> Quarter market conditions
- Escalation is NOT included

**Intermediate/Middle Schools:**

**A.R. Rucker Middle School .....\$1,993,335.00 (+/-)**

The school is in very good condition and only in need of minimal repairs.

**Andrew Jackson Middle School .....\$4,689,187.00 (+/-)**

The school is in decent shape, but there are repairs needed in multiple spaces.

**Buford Middle School .....\$6,778,574.00 (+/-)**

The athletic spaces at this school are in poor condition and in need of numerous renovations.

**Indian Land Intermediate School .....\$5,743,910.00 (+/-)**

The main space needing attention at this facility is the gym.

**South Middle School .....\$8,380,359.00 (+/-)**

Many of the athletic spaces are in very poor conditions and need major renovations.

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***Middle School Subtotal .....\$27,585,365.00 (+/-)***

# SUMMARY OF BUDGETS

## TOTAL PROJECT BUDGETS

- Preliminary project budgets are based on 2022 1<sup>st</sup> Quarter market conditions
- Escalation is NOT included

**High Schools:**

**Andrew Jackson High School Renovation..... \$6,944,691.00 (+/-)**

There are multiple spaces within the facility that are in need of upgrading.

**Andrew Jackson High School New Gym..... \$9,557,136.00 (+/-)**

**Buford High School .....\$1,771,096.00(+/-)**

The athletic spaces are in decent shape but some spaces, such as locker rooms, are in need of minor repairs/upgrades.

**Indian Land High School .....N/A**

Based on initial review of floor plan, the indoor athletic facilities do not lack any necessary programmatic spaces.

**Lancaster High School ..... \$12,214,098.00 (+/-)**

The facility is in decent shape but many of the spaces need significant upgrades.

**High School Subtotal.....\$20,929,885.00 (+/-)**  
**\$23,542,300.00 (+/-)**

**Combined Total..... \$48,515,250.00 (+/-)**  
**\$51,127,695.00 (+/-)**

# PROJECT EXAMPLES

LEGEND
Building is in Good Shape
Minor Repairs Needed
More Extensive Repairs Needed
Major Repairs

**A.R. Rucker Middle School .....\$1,993,335.00 (+/-)**

The school is in very good condition and only in need of minimal repairs.

**Buford Middle School .....\$6,778,574.00 (+/-)**

The athletic spaces at this school are in poor condition and in need of numerous renovations.

**Andrew Jackson High School .....\$6,944,691.00 (+/-)**

There are multiple spaces within the facility that are in need of upgrading.

**Buford High School .....\$1,771,096.00(+/-)**

The athletic spaces are in decent shape but some spaces, such as locker rooms, are in need of minor repairs/upgrades.

# MIDDLE SCHOOL SPACE COMPARISONS

## INDOOR ATHLETIC SPACES

### MIDDLE SCHOOL COMPARISON

#### LANCASTER COUNTY SCHOOL DISTRICT | INDOOR ATHLETIC FACILITY ASSESSMENT MIDDLE SCHOOL INDOOR ATHLETIC SPACE COMPARISON

SCHOOL NAME	PUBLIC			GYM			LOCKER ROOMS				MISC.			STORAGE			
	LOBBY	CONCESSIONS	GROUP TOILETS	WOOD FLOOR	RUBBER FLOOR	DIVIDER CURTAIN	GIRLS / BOYS P.E.	GIRLS / BOYS ATHLETIC	LAUNDRY ROOM	COACHES OFFICE	WEIGHT ROOM	EXERCISE ROOM	WRESTLING ROOM	EQUIPMENT	P.E.	CHAIR	JANITOR
Andrew Jackson Middle School	●	●	●		X	●	X	X	●	X	●	X	●	X	X	●	X
AR Rucker Middle School	X	X	X	X		●	X	X	X	X	●	●	●	●	●	●	X
Buford Middle School	X	X	X	X		●	X	X	X	X	●	●	●	X	X	●	X
Indian Land Intermediate School	X	X	X		X	●	X	X	X	X	●	●	●	X	X	X	X
Indian Land Middle School	●	X	X	X		●	X	X	X	X	X	●	X	X	●	X	X
South Middle School	X	X	X		X	●	X	X	X	X	●	●	X	X	●	X	X

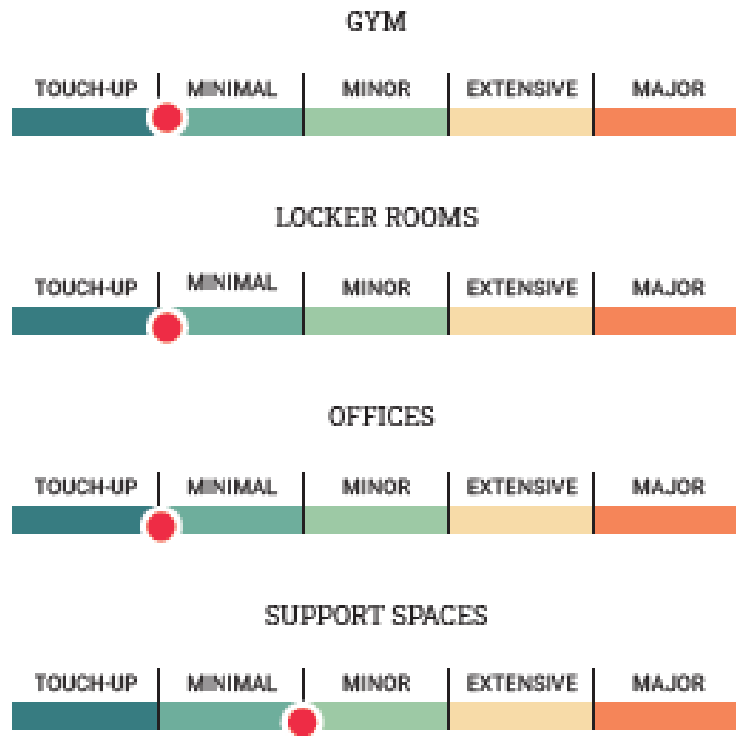
**X** Indicates this space is located within the facility

● Indicates this space was not observed during walk through of facility

# A.R. RUCKER MIDDLE SCHOOL

BUILDING IS IN GOOD SHAPE

## INTERIOR RENOVATIONS ASSESSMENT SUMMARY:



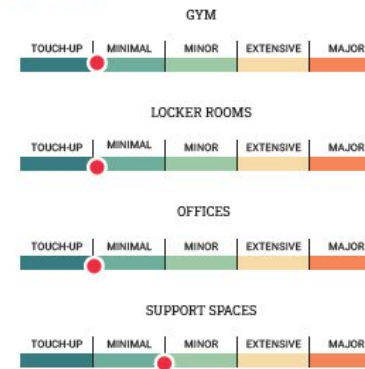
EXISTING AERIAL

### BUILDING STATISTICS

422 OLD DIXIE RD. LANCASTER, SC 29720

YEAR OF CONSTRUCTION.....	2002
YEAR OF ADDITIONS/RENOVATIONS.....	N/A
BUILDING SQUARE FOOTAGE.....	120,000 SF
CURRENT GRADE LEVELS.....	6-8
TOTAL NUMBER OF CLASSROOMS.....	54
CURRENT ENROLLMENT.....	564

### INTERIOR RENOVATIONS ASSESSMENT SUMMARY:



Please see Athletic Field Assessment performed by Fitfields for any Outdoor Athletic Facilities.

### OBSERVATION SUMMARY

Concessions and group toilets are both composed of CMU walls and resinous flooring which are in good shape. The plumbing fixtures are in good condition and the stalls are ADA compliant

The interior walls of the athletic areas are composed of CMU and appear to be in good condition. Most of the doors are wood core with hollow metal frames. Many of them appear to be in good conditions with a few needing minor touch up paint on the frames.

There are several tears shown in the insulation of the ceiling in the gym which need to be repaired. The gym lighting also needs to be update to LED lighting and the current bleachers do not accommodate accessible seating.

The locker rooms and restrooms have resinous floor and CMU walls which both appear to be in good condition. Lockers show minimal wear and tear and most of the plumbing fixtures are in good condition.

### OVERALL

The school is in very good condition and only in need of minimal repairs.

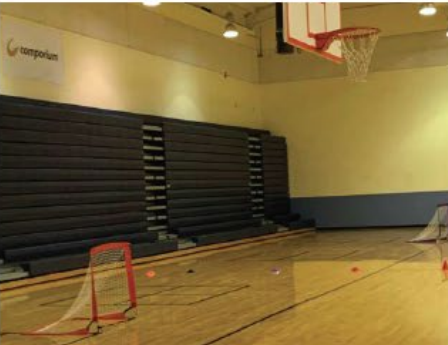
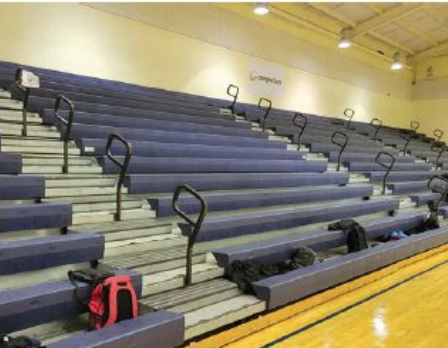
# A.R. RUCKER MIDDLE SCHOOL



AR RUCKER MIDDLE SCHOOL FLOOR PLAN

# A.R. RUCKER MIDDLE SCHOOL

GYM



LOCKER ROOMS



OFFICES



STORAGE/LAUNDRY





# A.R. RUCKER MS

## INTERIOR CONDITIONS

Name of School: **A.R. Rucker Middle School**

Address: **22 Old Dixie Rd. Lancaster, SC 29720**

Abbreviation Key: **A = Acceptable B = Repair C= Replace D = Code Issue**

Year Built: **2002**

= Not Applicable

SQFT: **120,000**

Rm. Number	Name	Ceilings					Floor					Walls				
		A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material
	<b>GYMNASIUM</b>															
	BASKETBALL COURT		X			EXPOSED	X				WOOD	X				CMU
	COACHES' OFFICES - GIRL'S	X				ACT	X				CPT	X				CMU
	RESTROOM/SHOWER	X				ACT	X				RF	X				CMU
	COACHES' OFFICES - BOYS	X				ACT	X				CPT	X				CMU
	RESTROOM/SHOWER	X				ACT	X				RF	X				CMU
	<i>P.E. LOCKER ROOMS</i>															
	BOYS	X				EXPOSED	X				RF	X				CMU
	GIRLS	X				EXPOSED	X				RF	X				CMU
	<i>ATHLETIC LOCKER ROOMS</i>															
	BOYS	X				EXPOSED	X				RF	X				CMU
	GIRLS	X				EXPOSED	X				RF	X				CMU
	HEALTH CLASSROOM	X				ACT	X				VCT	X				CMU
	LAUNDRY ROOM	X				ACT	X				CONC	X				CMU
	COORIDOR/ HALLWAYS	X				ACT	X				VCT	X				CMU
	LOBBY	X				ACT	X				VCT	X				CMU
	CONCESSIONS	X				ACT	X				RF	X				CMU
	TICKETS															
	GROUP TOILETS	X				GYP	X				RF	X				CMU
	STORAGE ROOM(S)	X				ACT	X				VCT	X				CMU

# A.R. RUCKER MIDDLE SCHOOL

## TOTAL PROJECT BUDGET ESTIMATES

- Estimated Rough Order of Magnitude “Hard Costs” (Construction Costs)
  - Includes Design Contingencies


### Plus (+)

- Estimated “Soft Costs” for Professional and Inspection Fees and FF&E, Technology, etc.

### Equals (+)

- Total Estimated Preliminary Project Budget Estimate

LEGEND	DESCRIPTION	Projected Cost Basis 2022 \$/GSF*
Building is in Good Shape	cosmetic upgrades and general maintenance	\$ 40.00
Minor Repairs Needed	Minor Repairs Needed in multiple areas	\$ 130.00
More Extensive Repairs Needed	More Extensive Repairs Needed overall	\$ 180.00
Major Repairs	Major Repairs/replacement required in many areas	\$ 250.00

PRELIMINARY PROJECT BUDGET ESTIMATE			
Name of School: <b>A.R. Rucker Middle School</b> Address: <b>22 Old Dixie Rd. Lancaster, SC 29720</b> Year Built: <b>2002</b> SQFT: <b>120,000</b>			
Good Overall Condition: Updates Needed		<b>Additions &amp; Renovations</b>	
<i>Description</i>		<i>GSF</i>	<i>\$/GSF</i>
<b>Estimated Construction Costs</b>			
<b>Renovation</b>			
<i>Conceptual Design / Estimate Contingency</i>	10.00%		
(including any necessary bleacher maintenance and repair)			
		31021	\$40
			\$1,240,840
			\$124,084
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>			<b>\$1,364,924.00</b>
<b>Professional/Technical/Inspection Fees</b>			
<b>Sub-Total (Soft Costs)</b>			\$480,757
<b>Sub-Total (Construction Cost + Soft Costs)</b>			\$1,845,681
<b>Overall Project Contingency</b>	8.00%		\$147,654
<b>TOTAL PROJECT BUDGET ESTIMATE</b>			<b>\$1,993,335.63</b>

# BUFORD MIDDLE SCHOOL

## BUILDING NEEDS MAJOR REPAIRS

### INTERIOR RENOVATIONS ASSESSMENT SUMMARY:

#### GYM



#### LOCKER ROOMS



#### OFFICES



#### SUPPORT SPACES



EXISTING AERIAL

#### BUILDING STATISTICS

1890 N ROCKY RIVER RD, LANCASTER, SC 29720

YEAR OF CONSTRUCTION.....	1956
YEAR OF ADDITIONS/RENOVATIONS.....	1998, 2001, 2006, 2013
BUILDING SQUARE FOOTAGE.....	59,193 SF
CURRENT GRADE LEVELS.....	6-8
TOTAL NUMBER OF CLASSROOMS.....	39
CURRENT ENROLLMENT.....	436

#### INTERIOR RENOVATIONS ASSESSMENT SUMMARY:

##### GYM



##### LOCKER ROOMS



##### OFFICES



##### SUPPORT SPACES



Please see Athletic Field Assessment performed by Fitfields for any Outdoor Athletic Facilities

#### OBSERVATION SUMMARY

Doors and frames show excessive wear and will need to be replaced along with updating the handles to be ADA compliant. The terrazzo floors in the corridor appear to be in good condition, but the lay-in tile for the ceiling will need to be replaced.

The gym recently received new hollow metal doors with hollow metal frames, but all windows in the gym need to be replaced with a new fritted glazing. The bleachers are in good condition and are ADA compliant. The basketball goals in the space are in dated and need to be replaced.

The locker rooms for boys and girls and both in poor condition. There is a significant amount of mold and mildew apparent on the walls in the boys and girl's locker rooms. The paint is peeling off the underside of the decking in many of the spaces and needs to be addressed. The windows, lockers, tile floor, and plumbing fixtures will all need to be replaced within the space.

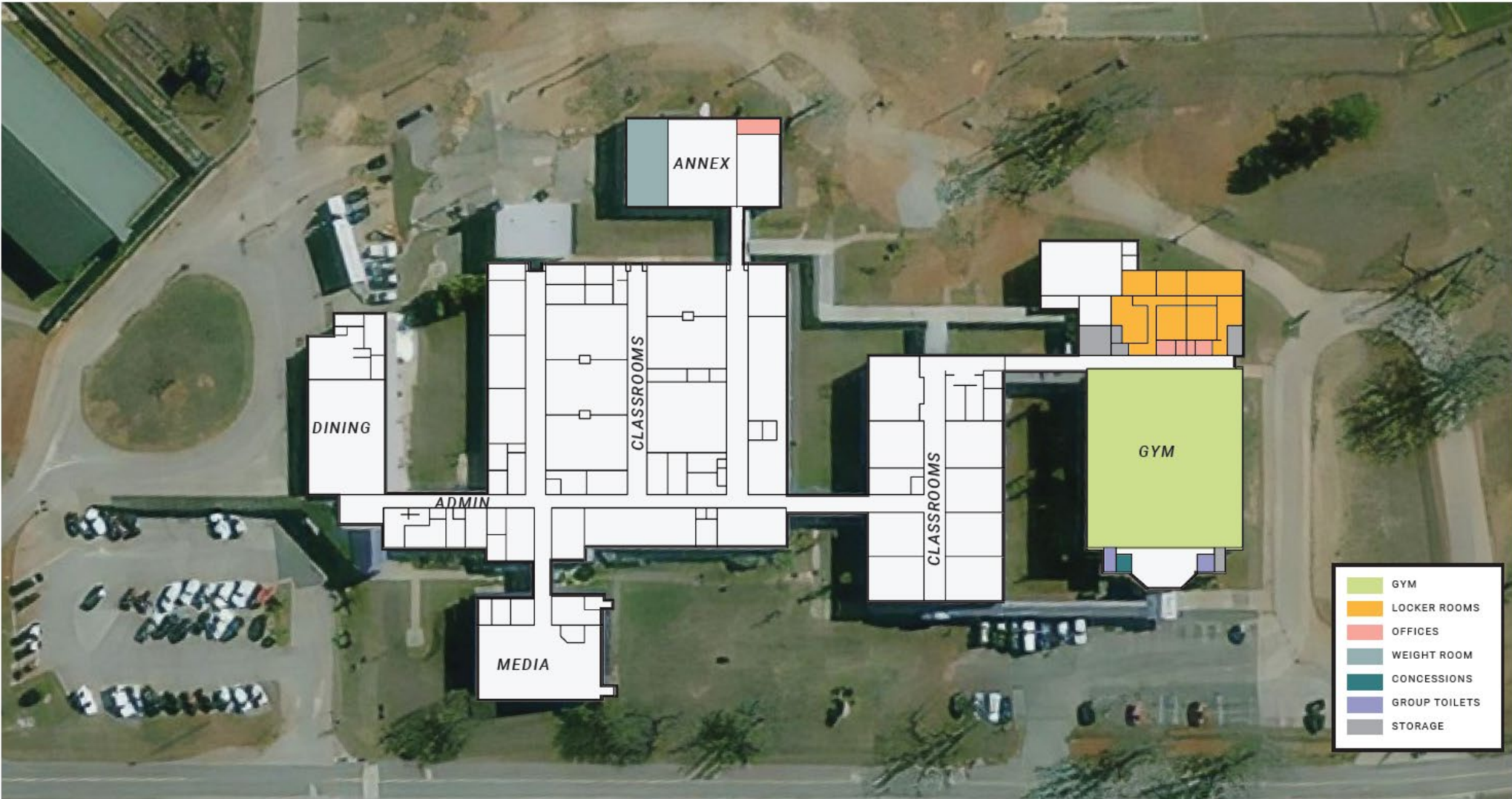
The roof is reported to be fairly new, but there are a number of exposed brick ties and the grout has fallen out at various locations on the exterior of the building. The lobby of the gym could also benefit from a new storefront system and adding a stucco or tile to the exterior façade.

The outdoor basketball court needs to be resurfaced and new goals should be provided.

#### OVERALL

**The athletic spaces at this school are in poor condition and in need of numerous renovations.**

# BUFORD MIDDLE SCHOOL



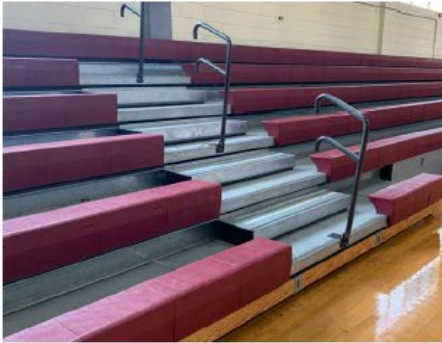
BUFORD MIDDLE SCHOOL FLOOR PLAN

# BUFORD MIDDLE SCHOOL

CORRIDOR



GYM



LOCKER ROOMS (BOYS)



# BUFORD MIDDLE SCHOOL

## INTERIOR CONDITIONS ASSESSMENT

### LANCASTER COUNTY SCHOOL DISTRICT | ATHLETIC FACILITY ASSESSMENT

#### INTERIOR CONDITIONS

Name of School: **Buford Middle School**

Address: 1890 N Rocky River Rd, Lancaster, SC 29720

Abbreviation Key: A = Acceptable B = Repair C= Replace D = Code Issue

Year Built: 1956

■ = Not Applicable

SQFT: 59,193

Rm. Number	Name	Ceilings				Floor				Walls				Doors				Casework				Toilet Rooms / Plumbing				General Notes						
		A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D		A	B	C	D	Material	
	GYMNASIUM					VERM.	X				WD	X				CMU	X				MTL/HM											All wood gym floors in district on maint sched.
	BASKETBALL COURT		X																													
	COACHES' OFFICES - GIRLS			X		ACT			X	CPT			X		CMU				X	WD/HM												
	RESTROOM/SHOWER		X			GYP	X			TILE		X			CMU			X		WD/HM							X					
	COACHES' OFFICE - BOYS			X		ACT			X	CPT		X			CMU				X	WD/HM												
	RESTROOM/SHOWER		X			GYP	X			TILE		X			CMU			X		WD/HM							X					
	<b>ATHLETIC LOCKER ROOMS</b>																															
	BOYS			X		EXP/ PLASTER			X	CONC/TILE		X			CMU			X		WD/HM		X			X				X			
	GIRLS			X		EXP/ PLASTER			X	CONC/TILE		X			CMU			X		WD/HM		X			X				X			
	<b>P.E. LOCKER ROOMS</b>																															
	BOYS			X		EXP/ PLASTER			X	CONC/TILE		X			CMU			X		WD/HM		X			X				X		MTL	
	GIRLS			X		EXP/ PLASTER			X	CONC/TILE		X			CMU			X		WD/HM		X			X				X		MTL	
	UNIFORM/EQUIP STORAGE	X				EXPOSED	X			CONC		X			CMU			X		WD/HM												
	LAUNDRY ROOM	X				EXPOSED	X			CONC		X			CMU				X	WD/HM											door hardware not ADA compliant	
	LOBBY	X				ACT			X	TRZ		X			CMU	X				MTL/HM												
	COORDINOR/ HALLWAYS			X		ACT			X	VCT/TRZ		X			BRK/CMU			X		WD/HM												
	GROUP TOILETS- MENS	X				GYP	X			TILE	X			GYP/TILE	X				WD/HM		X			X			X			group toilets recently renovated		
	GROUP TOILETS- WOMENS	X				GYP	X			TILE	X			GYP/TILE	X				WD/HM		X			X			X			group toilets recently renovated		
	CONCESSIONS	X					X				X																			PLAM		
	EQUIPMENT STORAGE		X			EXPOSED			X	CPT		X			CMU			X		WD/HM		X									door hardware not ADA compliant	
	VOLLEYBALL STORAGE			X		EXPOSED	X			CONC		X			CMU			X		WD/HM												
	JANITOR/ CUSTODIAL	X					X			TILE	X			CMU			X		WD/HM		X			X			X			WD		
	ANNEX BUILDING			X		ACT			X	CONC		X		CMU			X		WD/HM		X									Flex Classroom, Cheerleading		
	WEIGHT ROOM			X		ACT			X	CONC		X		CMU			X		WD/HM		X					X						

# BUFORD MIDDLE SCHOOL

## TOTAL PROJECT BUDGET ESTIMATES

- Estimated Rough Order of Magnitude “Hard Costs” (Construction Costs)
  - Includes Design Contingencies


### Plus (+)

- Estimated “Soft Costs” for Professional and Inspection Fees and FF&E, Technology, etc.

### Equals (+)

- Total Estimated Preliminary Project Budget Estimate

LEGEND	DESCRIPTION	Projected Cost Basis 2022 \$/GSF*
Building is in Good Shape	cosmetic upgrades and general maintenance	\$ 40.00
Minor Repairs Needed	Minor Repairs Needed in multiple areas	\$ 130.00
More Extensive Repairs Needed	More Extensive Repairs Needed overall	\$ 180.00
Major Repairs	Major Repairs/replacement required in many areas	\$ 250.00

PRELIMINARY PROJECT BUDGET ESTIMATE				
Name of School: <b>Buford Middle School</b> Address: <b>1890 N Rocky River Rd, Lancaster, SC 29720</b> Year Built: <b>1956</b> SQFT: <b>59,193</b>				
		<b>Additions &amp; Renovations</b>		
Description		GSF	\$/GSF	Totals
<b>Estimated Construction Costs</b>				
Renovation		17980	\$250	\$4,495,000
Conceptual Design / Estimate Contingency	10.00%			\$449,500
(including any necessary bleacher maintenance and repair)				
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>				<b>\$4,944,500.00</b>
Sub-Total (Soft Costs)				\$1,331,958
Sub-Total (Construction Cost + Soft Costs)				\$6,276,458
Overall Project Contingency	8.00%			\$502,117
<b>TOTAL PROJECT BUDGET ESTIMATE</b>				<b>\$6,778,574.10</b>

# HIGH SCHOOL SPACE COMPARISONS

## INDOOR ATHLETIC SPACES

### HIGH SCHOOL COMPARISON

#### LANCASTER COUNTY SCHOOL DISTRICT | INDOOR ATHLETIC FACILITY ASSESSMENT HIGH SCHOOL INDOOR ATHLETIC SPACE COMPARISON

SCHOOL NAME	PUBLIC				GYM					LOCKER ROOMS							MISC.				STORAGE				
	LOBBY	CONCESSIONS	TICKETS	GROUP TOILETS	WOOD FLOOR	AUXILARY GYM	PROJECTOR	RUBBER FLOOR	DIVIDER CURTAIN	GIRLS / BOYS P.E.	GIRLS / BOYS BBALL	JV FOOTBALL	VARSITY FOOTBALL	VISITING TEAM	LAUNDRY ROOM	OFFICIALS LOCKER RM	COACHES OFFICE	P.E. WEIGHT ROOM	ATHLETIC WEIGHT RM.	TRAINING ROOM	WRESTLING ROOM	EQUIPMENT	P.E.	CHAIR	JANITOR
Andrew Jackson High School	X	X	X	X	X	●	●	●	●	X	X	X	X	●	X	X	X	X	●	X	●	X	X	●	X
Indian Land High School	X	X	X	X	X	X	●	●	●	X	X	X	X	X	X	X	X	X	X	X	●	X	X	X	X
Buford High School	X	X	X	X	X	●	X	●	●	X	X	●	●	●	X	●	X	X	X	X	X	X	X	X	X
Lancaster High School	X	X	X	X	X	●	X	●	●	X	X	X	X	●	X	●	X	X	X	X	●	X	X	X	X

**X** Indicates this space is located within the facility

**●** Indicates this space was not observed during walk through of facility

# ANDREW JACKSON HIGH SCHOOL

## EXTENSIVE REPAIRS NEEDED

### RENOVATIONS ASSESSMENT SUMMARY

#### GYM



#### LOCKER ROOMS



#### OFFICES



#### SUPPORT SPACES



EXISTING AERIAL

#### BUILDING STATISTICS

4290 TABERNACLE RD, LANCASTER, SC 29720

YEAR OF CONSTRUCTION.....	1969
YEAR OF ADDITIONS/RENOVATIONS.....	2011
BUILDING SQUARE FOOTAGE.....	126,371 SF
CURRENT GRADE LEVELS.....	9-12
TOTAL NUMBER OF CLASSROOMS.....	48
CURRENT ENROLLMENT.....	615

#### RENOVATIONS ASSESSMENT SUMMARY

##### GYM



##### LOCKER ROOMS



##### OFFICES



##### SUPPORT SPACES



Please see Athletic Field Assessment performed by Fitfields for any Outdoor Athletic Facilities

#### OBSERVATION SUMMARY

The lighting in the gym needs to be upgraded to LED lighting.

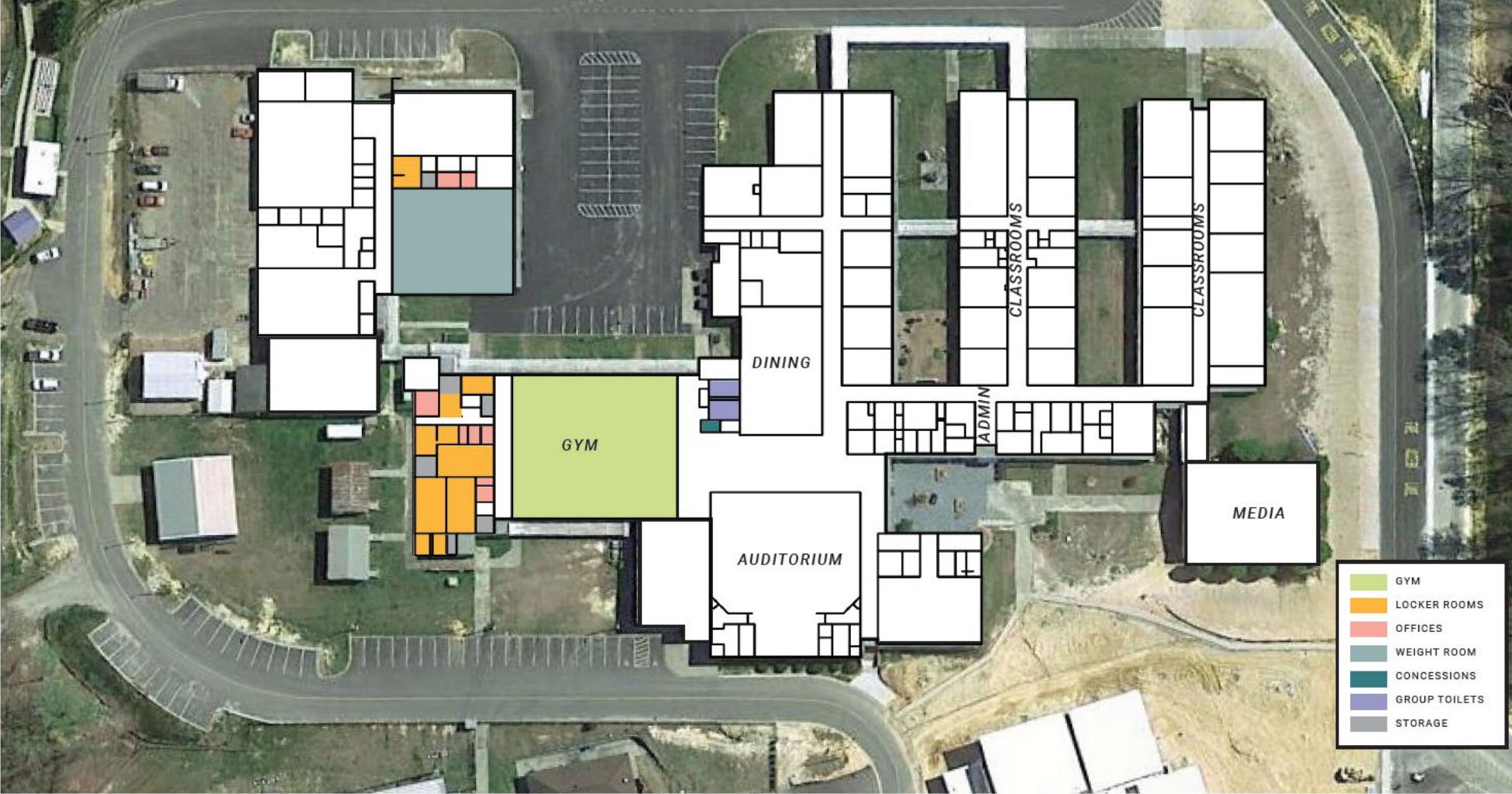
The lay-in ceiling in the boy's locker room is damaged in certain locations and should be repaired. The tile in the both the boys and girls' locker rooms is in rough condition and should be replaced. While the partitions in the boy's restroom have been updated, the ones in the girls' locker rooms are dated/worn and should be updated. The painted concrete floor in the boys' basketball locker room is chipping and should be refreshed with a new coat of paint. The carpet in the girls' basketball locker room is significantly worn and will need to be replaced.

Several doors along the corridor have hardware that is not ADA compliant. They also show significant signs of wear and should be replaced. There is also signs of water damage on a few of the lay-in ceiling tiles and should be replaced

#### OVERALL

There are multiple spaces within the facility that are in need of upgrading. The current seating capacity in the gym doesn't suffice and extensive repairs are needed for locker room and support spaces.

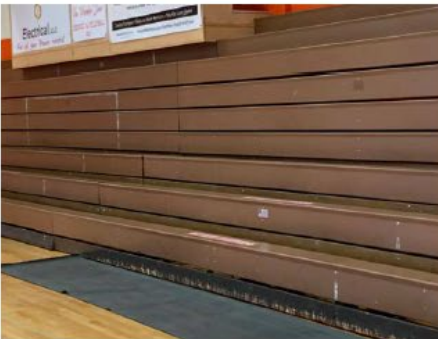
# ANDREW JACKSON HIGH SCHOOL



ANDREW JACKSON HIGH SCHOOL FLOOR PLAN

# ANDREW JACKSON HIGH SCHOOL

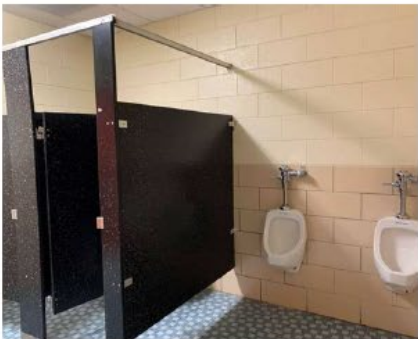
GYM



CORRIDOR



LOCKER ROOMS (BOYS)



# ANDREW JACKSON HIGH SCHOOL

## INTERIOR CONDITIONS ASSESSMENT

### LANCASTER COUNTY SCHOOL DISTRICT | ATHLETIC FACILITY ASSESSMENT

#### INTERIOR CONDITIONS

Name of School: Andrew Jackson High School

Address: 6925 Kershaw Camden Hwy, Kershaw, SC 29067

Abbreviation Key: A = Acceptable B = Repair C = Replace D = Code Issue

Year Built: 1969

■ = Not Applicable

SQFT: 126,371

Rm. Number	Name	Ceilings				Floor				Walls				Doors				Casework				Toilet Rooms / Plumbing				General Notes					
		A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	A	B	C	D		Access.	Fixtures	Partitions	Material	
	BASKETBALL COURT	X				EXPOSED	X				WOOD	X				CMU	X				WD/HM										
	COACHES' OFFICES - GIRLS		X			ACT	X				VCT	X				CMU	X				WD/HM										
	RESTROOM/SHOWER			X		ACT	X				TILE	X				CMU	X				WD/HM										
	COACHES' OFFICES - BOYS	X				ACT	X				VCT		X			CMU	X				WD/HM										
	RESTROOM/SHOWER			X		ACT	X				TILE		X			CMU/TILE					WD/HM										
	ATHLETIC DIRECTOR OFFICE	X				ACT		X			CPT	X				CMU/TILE	X				MTL/HM										
	P.E. LOCKER ROOMS																														
	BOYS			X		ACT	X				CONC	X				CMU	X				WD/HM					X		X		X	showers used for storage
	GIRLS	X				ACT	X				CONC	X				CMU			X		WD/HM										
	ATHLETIC LOCKER ROOMS																														
	BOYS			X		ACT		X			CONC	X				CMU	X				MTL/HM	X									
	GIRLS	X				ACT		X			CPT	X				CMU			X		WD/HM										
	WEIGHT ROOM	X				EXPOSED	X				CONC	X				CMU	X				MLT/HM/HM/HM										
	STORAGE	X				ACT	X				VCT	X				CMU	X				WD/HM										
	LAUNDRY ROOM	X				ACT		X			TRZ	X				CMU							X								WOOD
	COORDINATOR/ HALLWAYS	X				ACT	X				TRZ	X				CMU	X				WD/HM										
	LOBBY	X				ACT	X				TILE		X			CMU/TILE	X				WD/HM										
	CONCESSIONS																													Locked	
	STORAGE																													Locked	
	GROUP TOILETS		X			ACT		X			TILE		X			CMU/TILE	X				WD/HM						X		X	X	
	STORAGE ROOM(S)	X				ACT						X				CMU/TILE	X				CMU	X									WOOD
	JANITOR/ CUSTODIAL	X				ACT		X			TILE	X				CMU/TILE															
	OUTDOOR GROUP TOILETS																													Locked / No longer in use	

# RENOVATION - ANDREW JACKSON HIGH SCHOOL

## TOTAL PROJECT BUDGET ESTIMATES

- Estimated Rough Order of Magnitude “Hard Costs” (Construction Costs)
  - Includes Design Contingencies

LEGEND	DESCRIPTION	Projected Cost Basis 2022 \$/GSF*
Building is in Good Shape	cosmetic upgrades and general maintenance	\$ 40.00
Minor Repairs Needed	Minor Repairs Needed in multiple areas	\$ 130.00
More Extensive Repairs Needed	More Extensive Repairs Needed overall	\$ 180.00
Major Repairs	Major Repairs/replacement required in many areas	\$ 250.00

## RENOVATIONS

### Plus (+)

- Estimated “Soft Costs” for Professional and Inspection Fees and FF&E, Technology, etc.

PRELIMINARY PROJECT BUDGET ESTIMATE			
Name of School: Andrew Jackson High School Address: 6925 Kershaw Camden Hwy, Kershaw, SC 29067 Year Built: 1969 SQFT: 126,371			
		<b>Additions &amp; Renovations</b>	
<i>Description</i>		<i>GSF</i>	<i>\$/GSF</i>
Estimated Construction Costs			<i>Totals</i>
Renovation		25500	\$180
Conceptual Design / Estimate Contingency	10.00%		\$4,590,000
(including any necessary bleacher maintenance and repair)			\$459,000
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>			<b>\$5,049,000.00</b>
Sub-Total (Construction Cost + Soft Costs)			\$6,430,270
Overall Project Contingency	8.00%		\$514,422
<b>TOTAL PROJECT BUDGET ESTIMATE</b>			<b>\$6,944,691.60</b>

### Equals (+)

- Total Estimated Preliminary Project Budget Estimate

# NEW GYM - ANDREW JACKSON HIGH SCHOOL

## TOTAL PROJECT BUDGET ESTIMATES

- Estimated Rough Order of Magnitude “Hard Costs” (Construction Costs)
  - Includes Design Contingencies

### Plus (+)

- Estimated “Soft Costs” for Professional and Inspection Fees and FF&E, Technology, etc.

### Equals (+)

- Total Estimated Preliminary Project Budget Estimate

PRELIMINARY PROJECT BUDGET ESTIMATE			
Name of School: <b>Andrew Jackson High School</b> Address: <b>6925 Kershaw Camden Hwy, Kershaw, SC 29067</b> Year Built: <b>1969</b> SQFT: <b>126,371</b>			
		<i>Additions &amp; Renovations</i>	
Description	GSF	\$/GSF	Totals
<b>Estimated Construction Costs</b>			
New Gym and support space (1,400 seating capacity)	16000	\$400	\$6,400,000
Conceptual Design / Estimate Contingency		10.00%	\$640,000
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>			<b>\$7,040,000.00</b>
Professional/Technical/Inspection Fees			
<b>Sub-Total (Soft Costs)</b>			<b>\$1,809,200</b>
<b>Sub-Total (Construction Cost + Soft Costs)</b>			<b>\$8,849,200</b>
<b>Overall Project Contingency</b>		8.00%	<b>\$707,936</b>
<b>TOTAL PROJECT BUDGET ESTIMATE</b>			<b>\$9,557,136.00</b>

# BUFORD HIGH SCHOOL

## MINOR REPAIRS NEEDED

### INTERIOR RENOVATIONS ASSESSMENT SUMMARY:

#### GYM



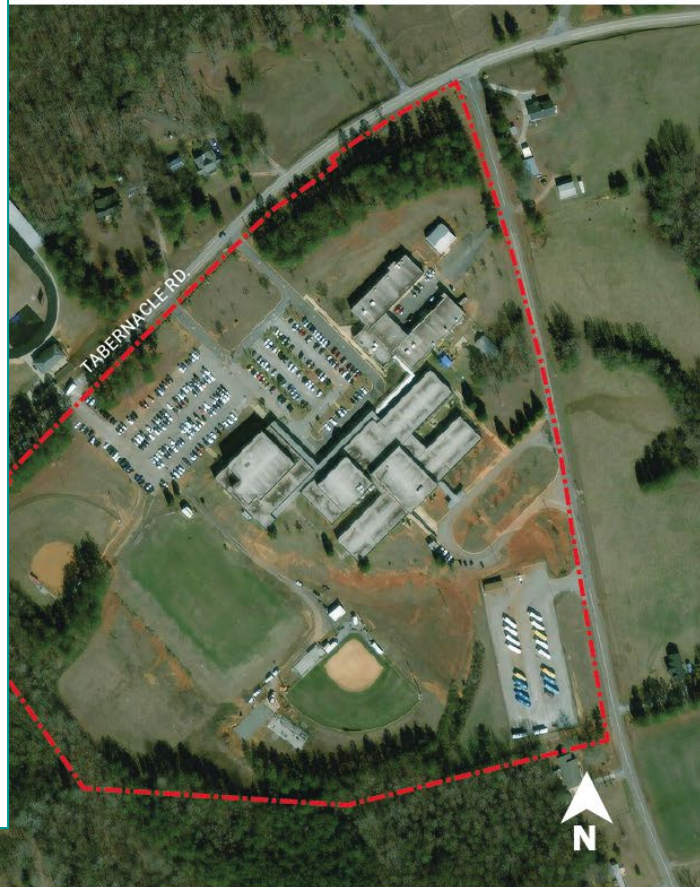
#### LOCKER ROOMS



#### OFFICES



#### SUPPORT SPACES



EXISTING AERIAL

#### BUILDING STATISTICS

4290 TABERNAACLE RD, LANCASTER, SC 29720

YEAR OF CONSTRUCTION.....	1993
YEAR OF ADDITIONS/RENOVATIONS.....	N/A
BUILDING SQUARE FOOTAGE.....	135,703 SF
CURRENT GRADE LEVELS.....	9-12
TOTAL NUMBER OF CLASSROOMS.....	44
CURRENT ENROLLMENT.....	575

#### INTERIOR RENOVATIONS ASSESSMENT SUMMARY:

##### GYM



##### LOCKER ROOMS



##### OFFICES



##### SUPPORT SPACES



Please see Athletic Field Assessment performed by Fitfields for any Outdoor Athletic Facilities

#### GYM

The bleachers in the gym are worn and do not have accessible seating. Many of the acoustic panels suspended from the ceiling are hanging by only one tie. These panels should be removed and replaced with wall panels. The paint is also chipping off the ceiling and should be touched up.

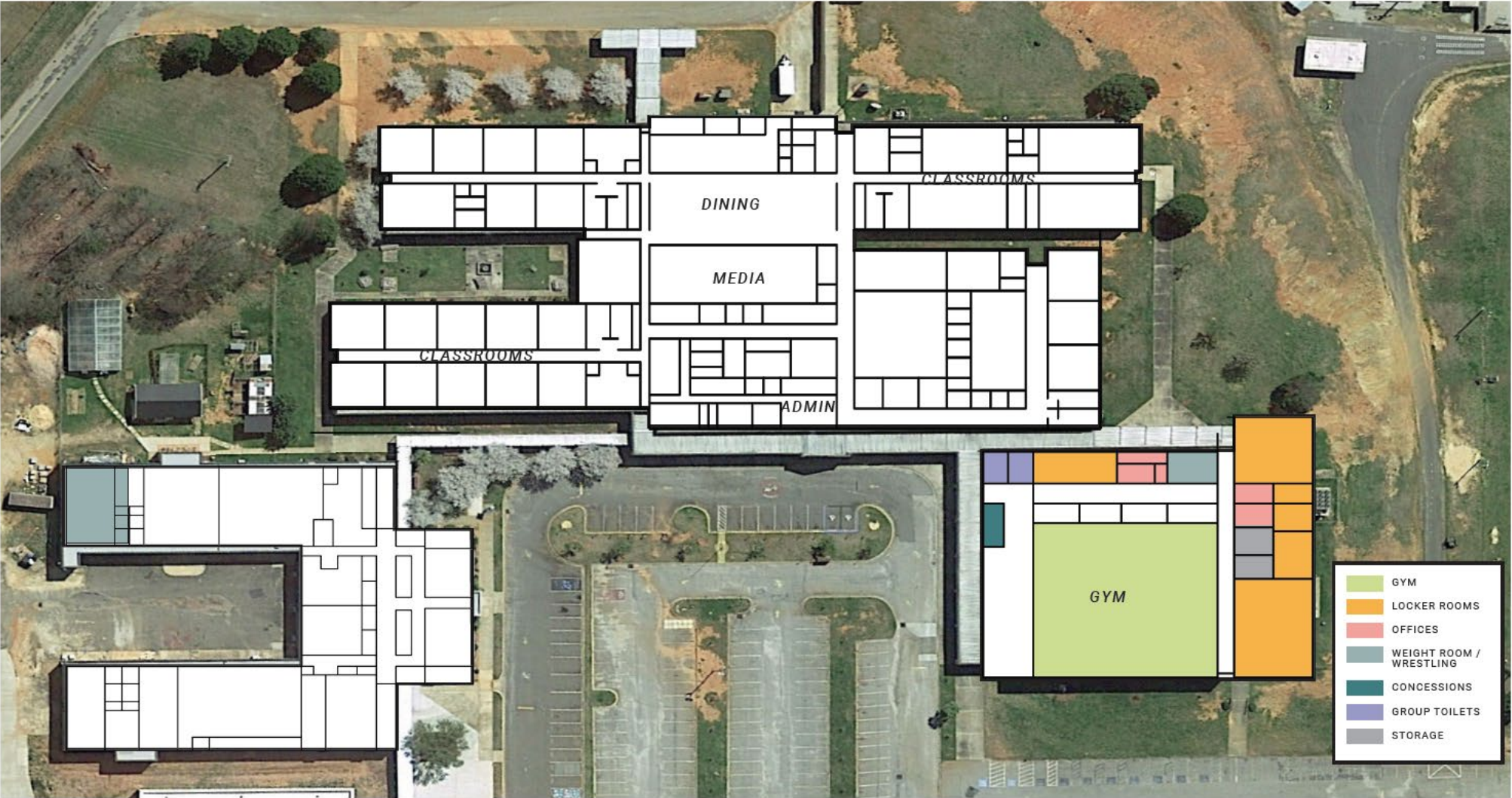
The locker rooms are in good condition but would benefit from LED lighting and replacement of any damaged ceiling tiles. The CMU walls in the training room are peeling in several locations along the tile wall base and should be repainted. The casework in this location is dated but still in good condition.

The wall pads in the wrestling room are worn in several locations and will need to be replaced.

#### OVERALL

The athletic spaces are in decent shape but some spaces, such as locker rooms, are in need of minor repairs/upgrades.

# BUFORD HIGH SCHOOL



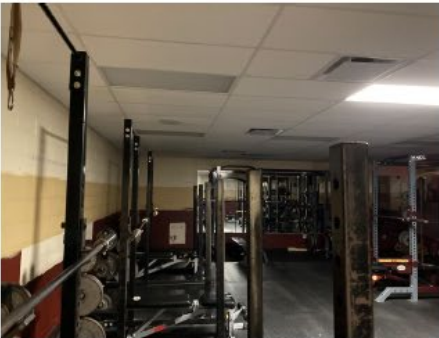
BUFORD HIGH SCHOOL FLOOR PLAN

# BUFORD HIGH SCHOOL

GYM



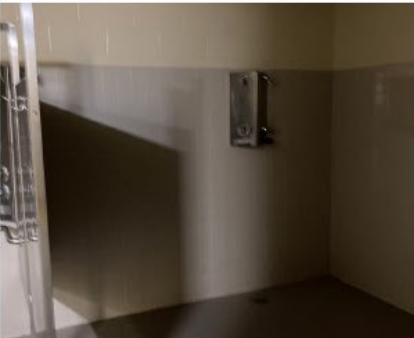
WEIGHT ROOM



CORRIDOR/CONCESSIONS



LOCKER ROOMS (BOYS)



# BUFORD HIGH SCHOOL

## INTERIOR CONDITIONS ASSESSMENT

### LANCASTER COUNTY SCHOOL DISTRICT | ATHLETIC FACILITY ASSESSMENT

#### INTERIOR CONDITIONS

Name of School: **Buford High School**

Address: **4290 Tabernacle Rd, Lancaster, SC 29720**

Abbreviation Key: **A = Acceptable B = Repair C = Replace D = Code Issue**

Year Built: **1993**  
SQFT: **135,703**

= Not Applicable

Rm. Number	Name	Ceilings				Floor				Walls				Doors				Casework				Toilet Rooms / Plumbing												General Notes								
		A	B	C	D	Material	A	D	C	D	Material	A	B	C	D	Material	A	B	C	D	Material	Casework				Access.				Fixtures					Partitions				Material			
	GYMNASIUM					EXPOSED	X				WD		X				CMU	X					MTL/HM																			All wood gym floors in district on maint sched.
	BASKETBALL COURT			X									X																													
	COACHES' OFFICES	X				ACT	X				VCT	X				CMU	X					WD/HM																				
	P.E./ ATHLETICS LOCKER ROOMS BOYS			X		ACT	X				CONC/TILE	X				CMU	X					WD/HM			X						X				X							
	GIRLS			X		ACT	X				CONC/TILE	X				CMU	X					WD/HM			X				X				X									
	JV/VARSITY LOCKER ROOMS BOYS			X		ACT		X			CONC/TILE	X				CMU	X					WD/HM			X				X				X									
	GIRLS			X		ACT	X				CONC/TILE	X				CMU	X					WD/HM			X				X				X									
	WRESTLING ROOM		X			EXPOSED	X				CONC	X				CMU	X					MTL/HM																	located in shop classroom			
	STORAGE			X		ACT	X				CONC	X				CMU	X					WD/HM		X															WOOD			
	RESTROOM		X					X			TILE		X			CMU	X					WD/HM			X				X													
	WORKROOM	X				ACT	X				VCT	X				CMU	X					WD/HM	X															PLAM				
	WEIGHT ROOM	X				ACT	X				RUBBER	X				CMU	X					WD/HM																inadequate for current student capacity				
	TRAINING ROOMS	X				ACT		X			TILE		X			CMU	X					WD/HM	X															PLAM				
	ATHLETIC OFFICES	X				ACT	X				VCT	X				CMU	X					WD/HM																				
	UNIFORM STORAGE	X				ACT	X				VCT	X				CMU	X					WD/HM																				
	LAUNDRY ROOM	X				ACT	X				TILE	X				CMU	X					WD/HM	X															WOOD				
	CONCESSIONS	X				ACT	X				VCT		X			CMU	X					WD/HM	X															PLAM				
	CORRIDOR/ HALLWAYS	X				ACT	X				VCT	X				CMU	X					WD/HM																				
	GROUP TOILETS	X				ACT	X				TILE	X				CMU	X					WD/HM			X				X				X									
	STORAGE ROOM(S)	X				ACT	X				VCT	X				CMU	X					WD/HM	X															WOOD				

# BUFORD HIGH SCHOOL

## TOTAL PROJECT BUDGET ESTIMATES

- Estimated Rough Order of Magnitude “Hard Costs” (Construction Costs)
  - Includes Design Contingencies

### Plus (+)

- Estimated “Soft Costs” for Professional and Inspection Fees and FF&E, Technology, etc.

### Equals (+)

- Total Estimated Preliminary Project Budget Estimate

LEGEND	DESCRIPTION	Projected Cost Basis 2022 \$/GSF*
Building is in Good Shape	cosmetic upgrades and general maintenance	\$ 40.00
Minor Repairs Needed	Minor Repairs Needed in multiple areas	\$ 130.00
More Extensive Repairs Needed	More Extensive Repairs Needed overall	\$ 180.00
Major Repairs	Major Repairs/replacement required in many areas	\$ 250.00

PRELIMINARY PROJECT BUDGET ESTIMATE			
Name of School: <b>Buford High School</b> Address: <b>4290 Tabernacle Rd, Lancaster, SC 29720</b> Year Built: <b>1993</b> SQFT: <b>135,703</b>			
		<b>Additions &amp; Renovations</b>	
<i>Description</i>		<i>GSF</i>	<i>\$/GSF</i>
<b>Estimated Construction Costs</b>			<i>Totals</i>
Renovation		26130	\$40
Conceptual Design / Estimate Contingency	10.00%		\$1,045,200
(including any necessary bleacher maintenance and repair)			\$104,520
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>			<b>\$1,149,720.00</b>
Sub-Total (Soft Costs)			\$490,184
Sub-Total (Construction Cost + Soft Costs)			\$1,639,904
Overall Project Contingency	8.00%		\$131,192
<b>TOTAL PROJECT BUDGET ESTIMATE</b>			<b>\$1,771,096.54</b>

# QUESTIONS ?





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# INDIAN LAND ELEMENTARY SCHOOL

KINDERGARTEN ADDITION

# INDIAN LAND ELEMENTARY SCHOOL

## 6 KINDERGARTEN CLASSROOM ADDITION



PRELIMINARY PROJECT BUDGET ESTIMATE			
Name of School: Indian Land Elementary School Address: 4137 Dobys Bridge Rd, Fort Mill, SC 29707 Year Built: 1998 SQFT: 126,608			
			<b>Additions &amp; Renovations</b>
<i>Description</i>	<i>GSF</i>	<i>\$/GSF</i>	<i>Totals</i>
<b>Estimated Construction Costs</b>			
6 Kindergarten Classrooms and support space	8326	\$350	\$2,914,100
Conceptual Design / Estimate Contingency		10.00%	\$291,410
<b>TOTAL CONSTRUCTION COST ESTIMATE</b>			<b>\$3,205,510.00</b>
Professional/Technical/Inspection Fees			
Sub-Total (Soft Costs)			\$943,295
Sub-Total (Construction Cost + Soft Costs)			\$4,148,805
Overall Project Contingency		8.00%	\$331,904
<b>TOTAL PROJECT BUDGET ESTIMATE</b>			<b>\$4,480,709.24</b>



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# TYPICAL SCHEDULES

ELEMNTARY SCHOOL | MIDDLE SCHOOL | HIGH SCHOOL

# TYPICAL SCHOOL CONSTRUCTION SCHEDULE

## 1,200 Student Elementary School



Typical Elementary School (Pre-K-5th Grade) = 2.5 years Design - Occupancy

**Example:**

- Start design 1st quarter 2022
- Estimated occupancy: 2024 School Year

### 1,200 STUDENT ELEMENTARY SCHOOL PRELIMINARY PROJECT SCHEDULE

TASK	YEAR 1				YEAR 2				YEAR 3				YEAR 4				YEAR 5					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
VISIONING / SITE DUE DILIGENCE	(2 months)																					
SCHEMATIC / SD PRICING AND REVIEW	(2 - 3 months)																					
DESIGN DEVELOPMENT / DD PRICING AND REVIEW		(3 months)																				
CONSTRUCTION DOCUMENTS			(3 months)																			
FINAL BID DOCUMENTS / BIDDING				(2 months)																		
CONSTRUCTION					(18 - 20 months)																	

★ OSF Reviews



# TYPICAL SCHOOL CONSTRUCTION SCHEDULE

## 1,600 Student Middle School



Typical Middle School (6th-8th Grade) = 3 years Design - Occupancy

**Example:**

- Start design 1st quarter 2022
- Estimated occupancy: 2025 School Year

### 1,600 STUDENT MIDDLE SCHOOL PRELIMINARY PROJECT SCHEDULE

TASK	YEAR 1				YEAR 2				YEAR 3				YEAR 4				YEAR 5					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
VISIONING / SITE DUE DILIGENCE	(2 months)																					
SCHEMATIC / SD PRICING AND REVIEW	(2 - 3 months)																					
DESIGN DEVELOPMENT / DD PRICING AND REVIEW		(3 months)																				
CONSTRUCTION DOCUMENTS			(3 months)																			
FINAL BID DOCUMENTS / BIDDING				(2 months)																		
CONSTRUCTION					(20-22 months)																	

★ OSF Reviews



# TYPICAL SCHOOL CONSTRUCTION SCHEDULE

## 2,500 Student High School



Typical High School (9th-12th Grade) = 4 years Design - Occupancy

**Example:**

- Start design 1st quarter 2022
- Estimated occupancy: 2026 School Year

### 2,500 STUDENT HIGH SCHOOL PRELIMINARY PROJECT SCHEDULE

TASK	YEAR 1				YEAR 2				YEAR 3				YEAR 4				YEAR 5			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
VISIONING / SITE DUE DILIGENCE	★ (3-4 months)																			
SCHEMATIC / SD PRICING AND REVIEW		★ (3 months)																		
DESIGN DEVELOPMENT / DD PRICING AND REVIEW			(3 months)																	
CONSTRUCTION DOCUMENTS			(3 months)																	
FINAL BID DOCUMENTS / BIDDING				★ (2 months)																
CONSTRUCTION					(30 - 32 months)															

★ OSF Reviews

# THANK YOU!



LS3P