



Campus Master Plan BOARD PRESENTATION

Presented by: MAROTTA / MAIN Architects, Harbor Engineering

Date: APRIL 10, 2025

Agenda

- Phase I (Summer 2025 work)
 - April Agenda Items
 - May Agenda Items
- Phase II (Land Development related scope)
 - Scope
 - Schematic Design Recommendations + Options Explored
 - Schedule
 - Cost Estimates
- Next Steps
- Questions



Phase I – Irrigation

Softball and Baseball Field Irrigation

Vendor	Varsity Baseball Field Price	JV and Varsity Softball Fields Price	Total
J. Hubler Landscaping, Inc.	\$ 61,941.47	\$ 92,627.21	\$ 154,568.68
Hummer Turfgrass Systems	\$ 69,535.00	\$ 100,463.00	\$ 169,998.00
Strathmeyer Landscaping	\$ 90,000.00	\$ 132,221.00	\$ 222,221.00



Phase I – Track Resurfacing

Vendor	Base Quote - Remove and replace existing track surface to match existing red or black color and add javelin runway.		Alternate Quote Provide track surface in navy-blue		Total
ATT Sports, Inc	\$	711,450.00	\$	155,735.00	\$ 867,185.00
Beynon Sports Surfaces, Inc.	\$	746,378.00	\$	216,702.00	\$ 963,080.00
ABACUS Sports	\$	938,250.00	\$	35,645.00	\$ 973,895.00



Red Track



Black Track



Blue & Grey Track



Phase I – Fuel Pump Demo

Removal of underground fuel tank and related amenities.

Vendor	Removal of underground fuel tank	Total	
Lewis Environmental		\$ 74,500.00	
BR Kreider		\$ 95,610.00	
August Mack Environmental		\$ 102,000.00	
TTI Environmental		\$ 106,464.00	
Triad Engineering, Inc.		\$ 109,400.00	
Hafer Petroleum Products		\$ 119,480.00	
Keystone		\$ 215,547.00	



Phase I – Journey Field Lighting

MAY BOARD MEETING PRESENTATION:

Lighting for Journey Field – (4) four pole design.

Phase I – Bleacher Repair (exist. Home)

MAY BOARD MEETING PRESENTATION:

Lobar Associates (Gordian Group) Scope:

- Sandblast / clean existing diamond plate deck
- Provide deck surface coating system and joint cover replacement (above concessions & restrooms)
- Misc masonry repair, anchor bolt install,

Bleacher Contractor Scope (Stadium Solutions, Southern Bleachers, Dant Clayton):

- remove and salvage the seat boards, storing the extrusions on site marked per seating section
- remove, store, and reattach mid aisle handrails on site
- fabricate deliver and install a new code compliant front walkway guardrail system the length of the grandstand. Guardrail closure to be black vinyl chain link fence and extend guardrail posts to grade for chain link fence closure and possible wind screen additions
- fabricate and install new aluminum extrusion foot board treads on existing stairs



Phase I – Cost Summary

Phase I Summary of Costs (Lighting and Bleachers include an estimate until May Board Meeting)

PHASE I SUMMARY			
Irrigation - Softball & Baseball	Hubler	\$ 154,569	
Track Resurfacing	ATT Sports	\$ 867,185.00	
Fuel Pump Demo	Lewis Environmental	\$ 74,500.00	
Journey Field Lighting	<i>estimate</i>	\$ 560,000.00	
Refurbish Home Side Bleacher	<i>estimate</i>	\$ 152,375.00	
Construction Cost			\$ 1,656,254
Soft Costs (testing, code review, permits, 2% contingency)	6%		\$ 99,375
Project Costs			\$ 1,755,629



Phase II – Scope

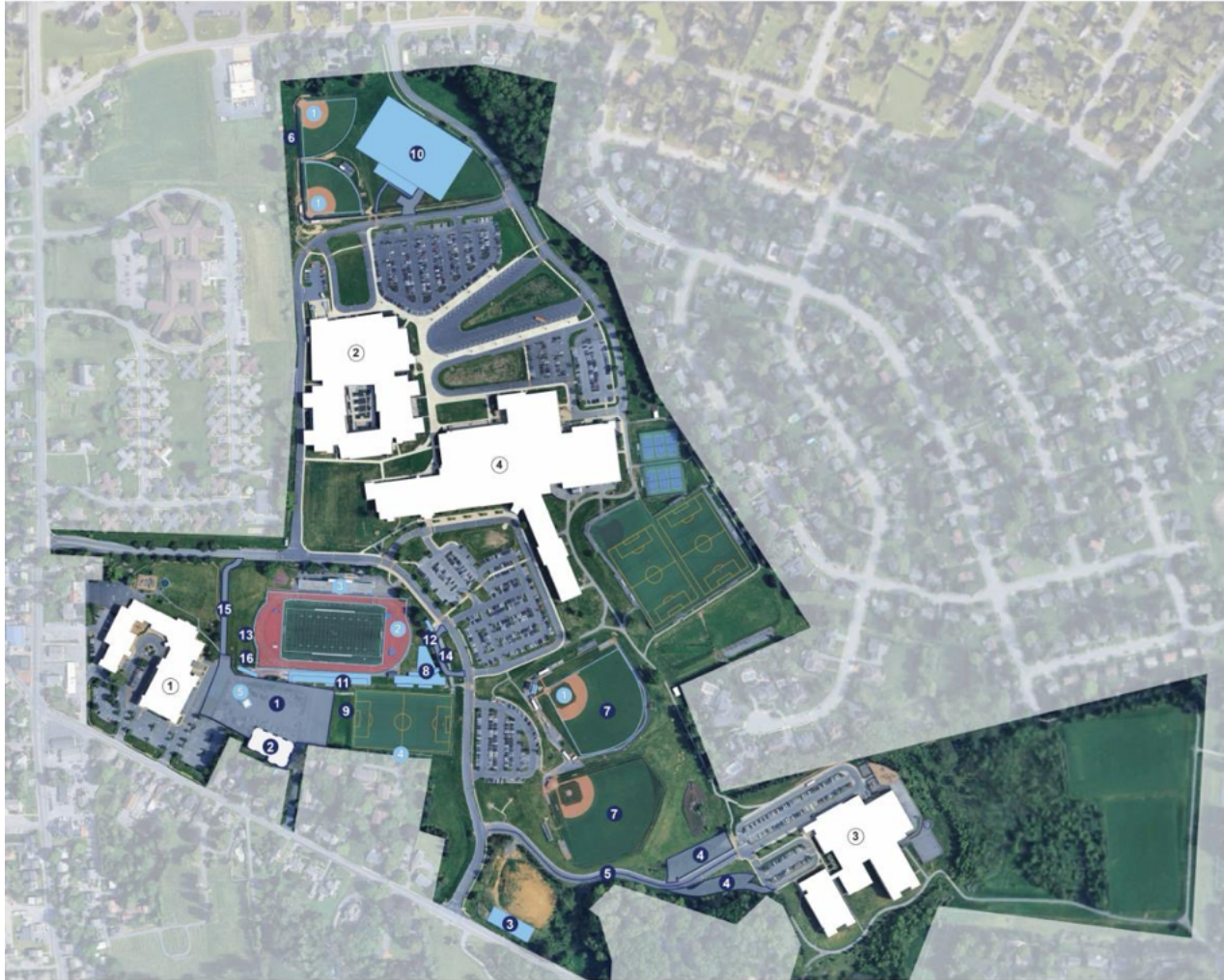
Considerations / Limitations:

- Meets the program needs.
- Site Constraints – limited space in area of stadium, limited open space on campus near HS & MS, impervious surface considerations.
- Circulation – teams, spectators, officials, coaches, band, cheerleaders, vehicles, deliveries.
- ADA considerations – improved access to athletics and new programming.
- Impact / Impression entering campus – welcoming, exciting, branding, reflects community.
- Cost and durability for building materials and systems.
- Flexibility, meets needs of multiple users and changing uses.
- Learn from other districts, visits to other facilities, AD knowledge from others.



Phase II – Scope

Campus Site Plan



MANHEIM TOWNSHIP EXISTING BUILDINGS

- ① NEFF ELEMENTARY SCHOOL
- ② MANHEIM TOWNSHIP MIDDLE SCHOOL
- ③ LANDIS RUN INTERMEDIATE SCHOOL
- ④ MANHEIM TOWNSHIP HIGH SCHOOL

MANHEIM TOWNSHIP CAMPUS MASTER PLAN

PHASE 1

- ① IRRIGATION
- ② RESURFACE EXISTING TRACK
- ③ STADIUM CURRENT HOME SIDE BLEACHER REFURBISH
- ④ LED FIELD LIGHTING AT JOURNEY FIELD
- ⑤ DEMOLITION/REMOVAL OF EXISTING MAINTENANCE GARAGE FUEL PUMPS

PHASE 2

- ① PARKING LOT FOR STADIUM
- ② DEMOLITION/REMOVAL OF EXISTING MAINTENANCE GARAGE
- ③ NEW POLE BARN MAINTENANCE GARAGE
- ④ PARKING LOT NORTHWEST OF LRIS
- ⑤ ADD A CENTER LINE TO LRIS DRIVE
- ⑥ SOFTBALL FIELD IMPROVEMENTS
- ⑦ BASEBALL FIELDS IMPROVEMENTS
- ⑧ JOURNEY FIELD FIELDHOUSE WITH BLEACHERS
- ⑨ JOURNEY FIELD SCOREBOARD
- ⑩ TRAINING FACILITY
- ⑪ HOMESIDE BLEACHER SEATING AND STORAGE
- ⑫ TICKET BOOTHS
- ⑬ NEW STADIUM SCOREBOARD
- ⑭ DROP-OFF LOOP
- ⑮ LIMITED ACCESS ROAD
- ⑯ CONCESSION STAND AND RESTROOMS



Phase II – Scope Stadium Area

Campus Site Plan – Stadium



Includes stormwater, fencing, walkways, gates, field event upgrades, sitework.

MANHEIM TOWNSHIP EXISTING BUILDINGS

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MANHEIM TOWNSHIP CAMPUS MASTER PLAN

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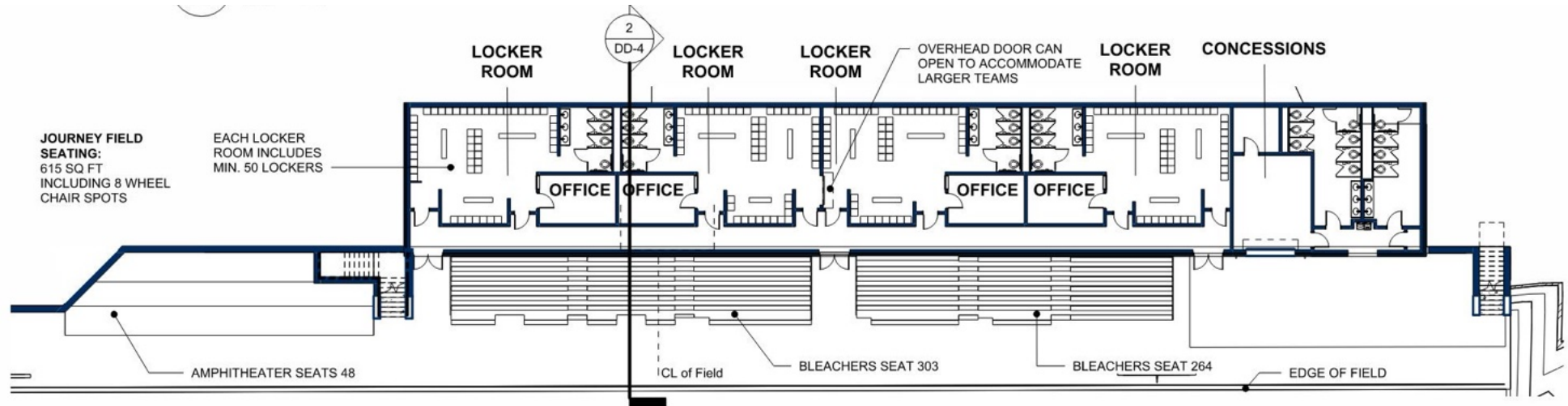
Stadium Orientation

Stadium 3D View



Field House – Lower Level

Four (4) Team/Locker Rooms, Grab-n-Go Concessions, Public Restrooms, Bleacher Seating for 475 and tiered seating for 60.



Lower-Level Floor Plan

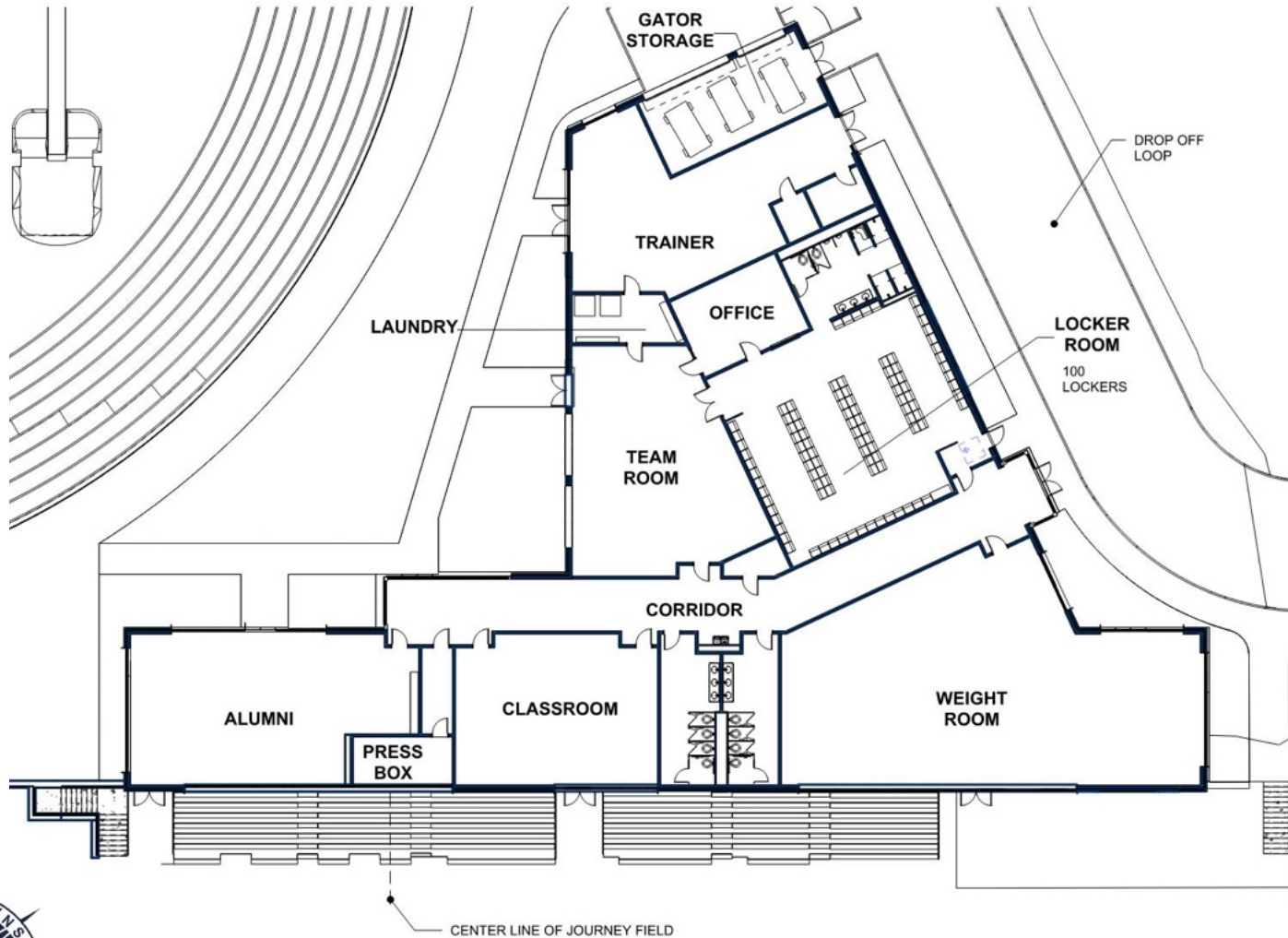


Building Section



Field House – Upper Level

Alumni space, Classroom, Weight Room, Team/Locker Room, Athletic Trainer & Gator Storage, Press Box to Journey Field.



Upper-Level Floor Plan



Field House

Field House 3D View – from Blue Streak Blvd



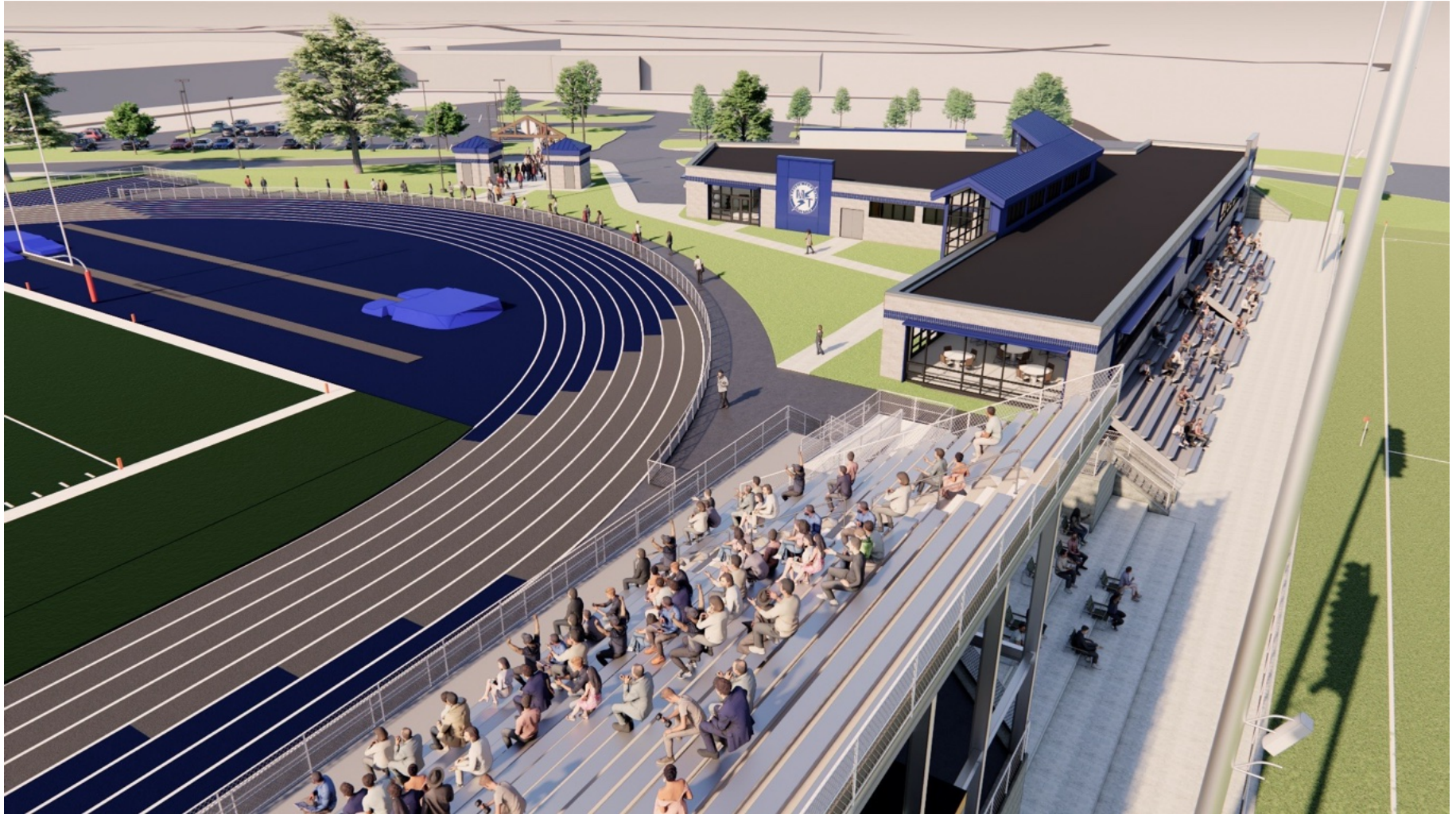
Field House

Field House 3D View – from Blue Streak Blvd



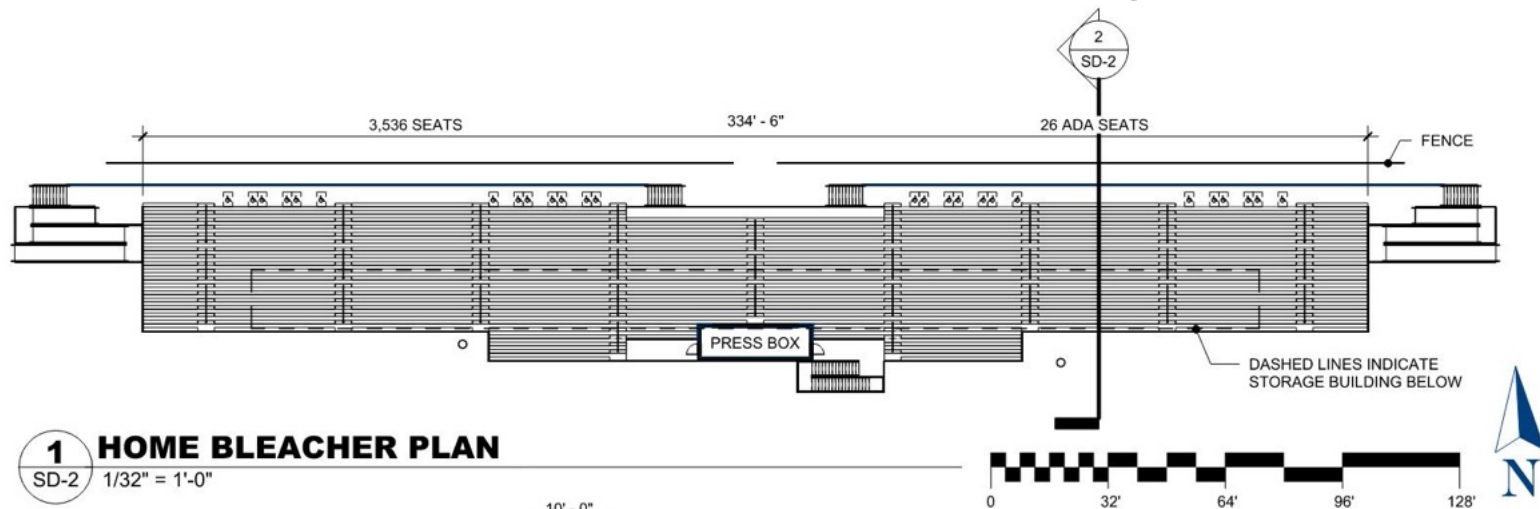
Field House

Field House from New Home Bleachers



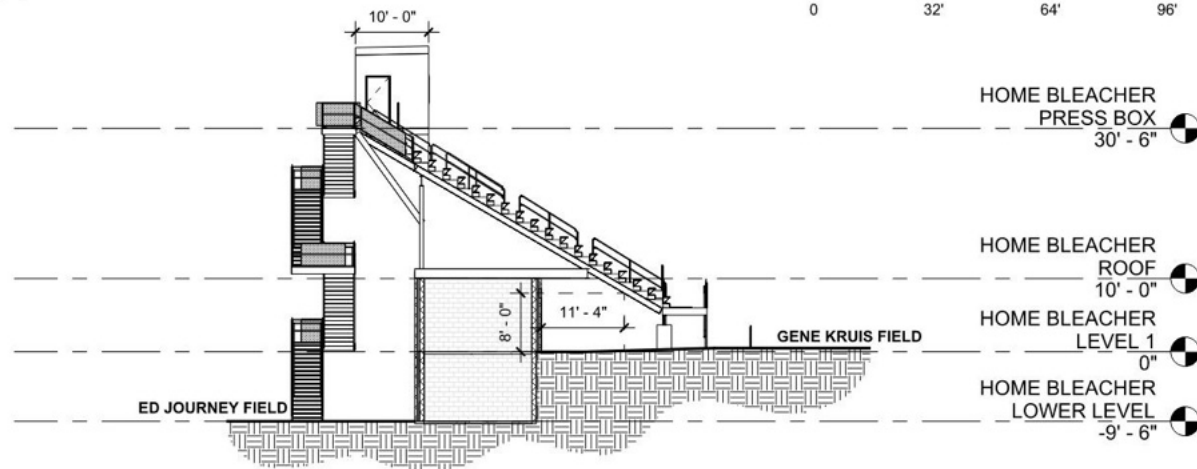
Home Grandstands

New Home Bleachers, Press Box, Storage below



1 HOME BLEACHER PLAN

SD-2 1/32" = 1'-0"



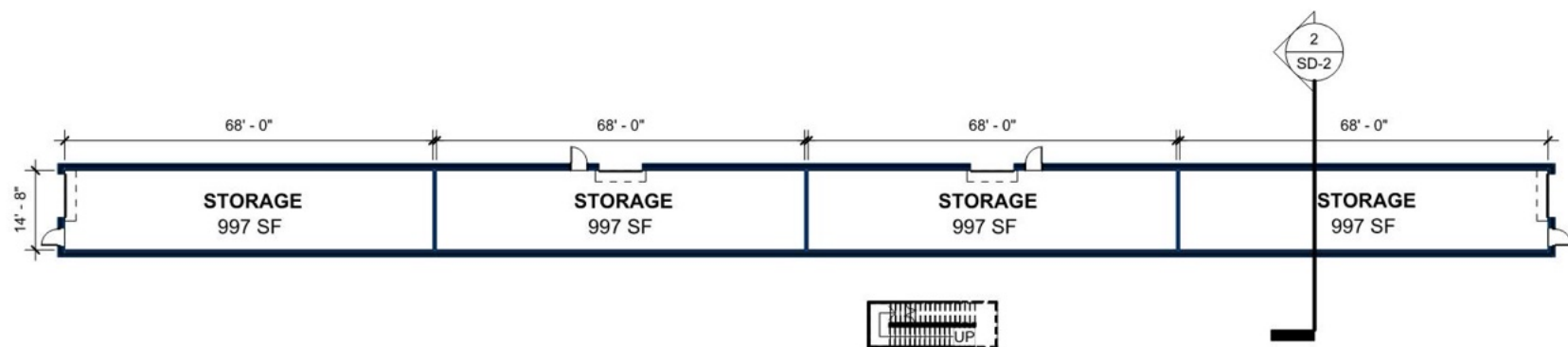
2 HOME BLEACHER SECTION

SD-2 1/16" = 1'-0"

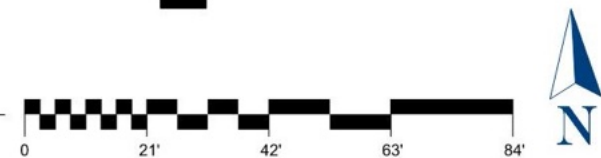


Home Grandstands

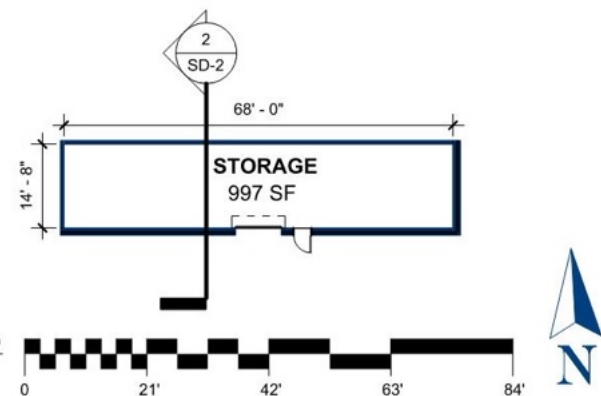
New Home Bleachers, Storage below



1 FIRST FLOOR PLAN
SD-1 3/64" = 1'-0"



2 HOME BLEACHER LOWER LEVEL
SD-1 3/64" = 1'-0"



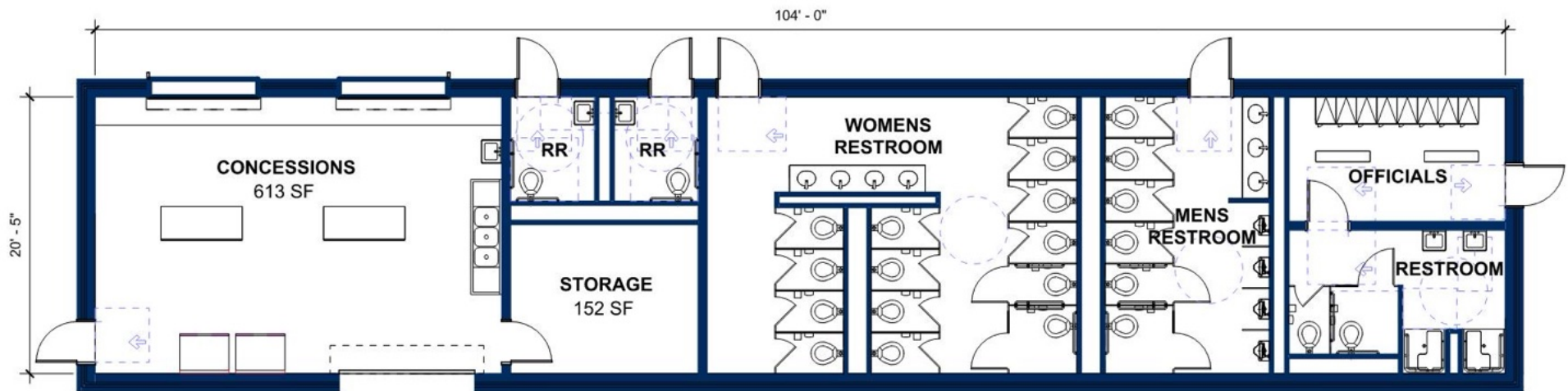
Concessions Building

Concessions, Public Restrooms, Officials Locker Room



Concessions Building

Concessions, Public Restrooms, Officials Locker Room – Drive-up access to concessions from outside fence and view to the stadium, easy access to parking for officials.



Phase II – Stadium Options Considered

Other options Explored

1. Replace Home bleachers on north side – would lose grandfathered under-bleacher spaces (restrooms and concessions), limited space to expand to deeper bleachers.
2. Team / Locker Room – under new south bleachers, comparison of cost for sprinklers vs cost for larger Field House building.
3. Weight Room / Fitness Center in the Training Facility or in the Field House.
4. Program options – locating concessions and restrooms in different locations of the stadium.



Softball and Baseball Upgrades

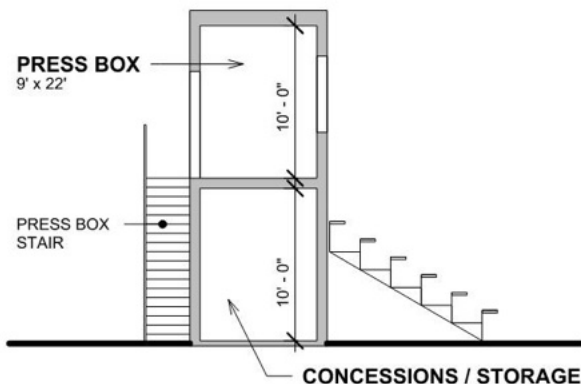
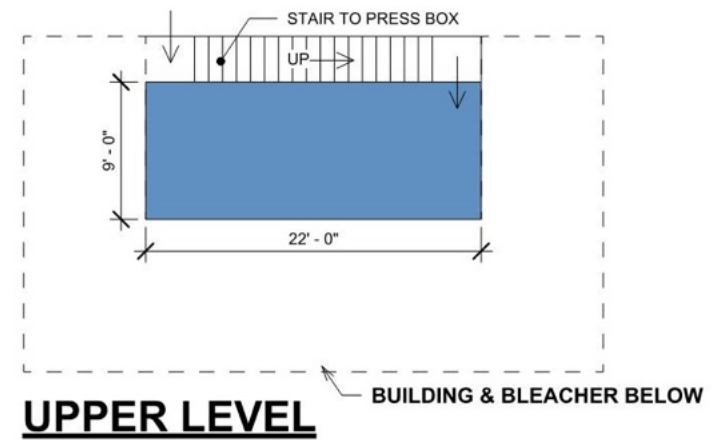
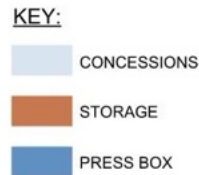
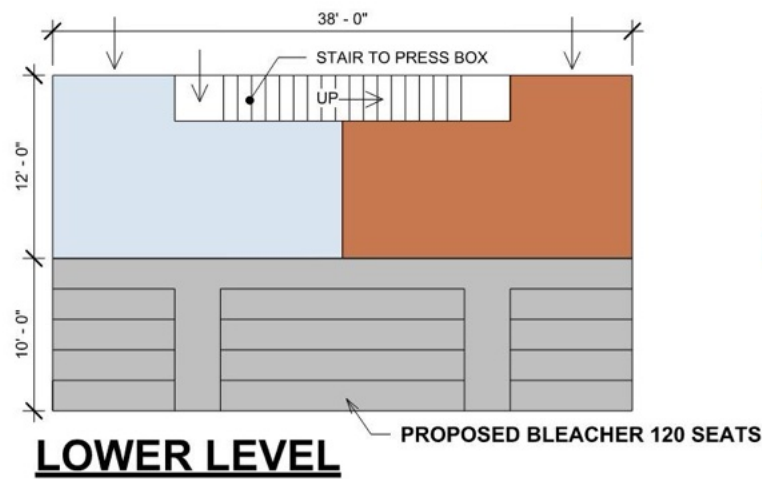
Considerations:

1. Provide improved Press Box, Concessions (grab-n-go style), storage, and added bleacher seating for both varsity fields.
2. Provide ADA access to the softball Varsity and JV fields.
3. Analyze cost to renovate baseball press box building vs replace.



Softball and Baseball Upgrades

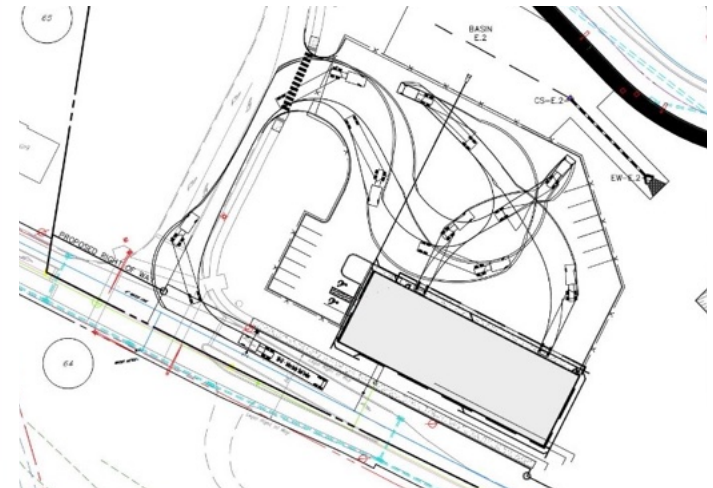
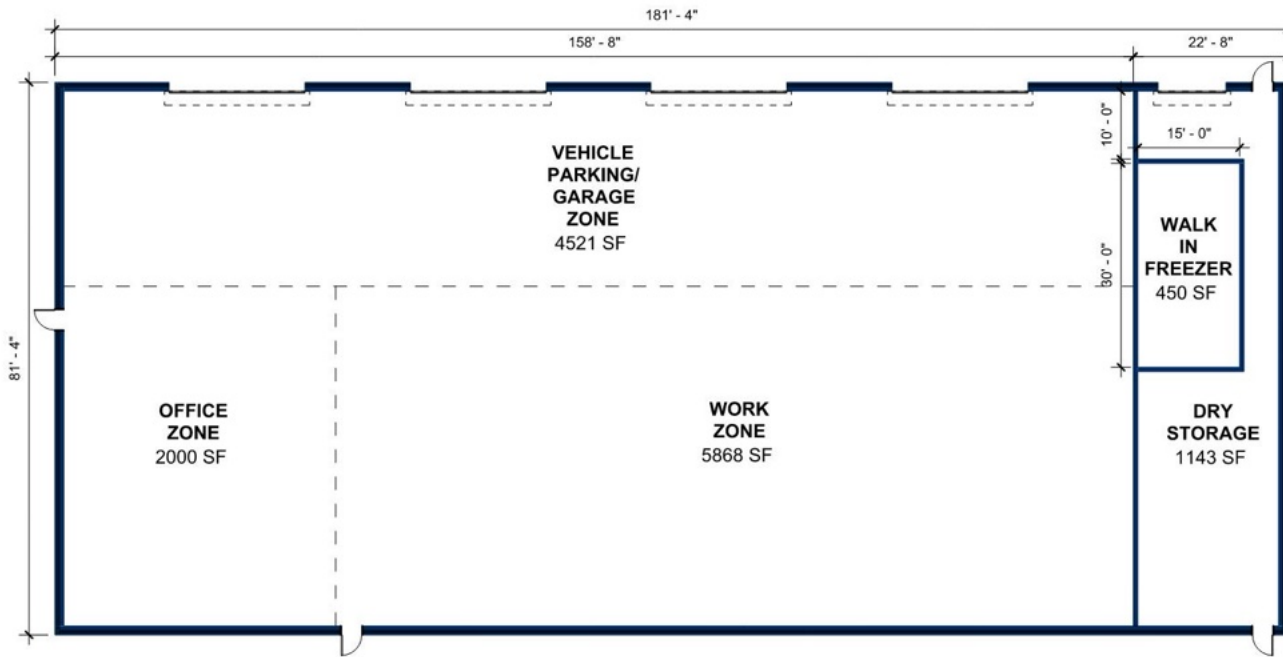
Concept to provide new compact building with 120 bleacher seats, storage, grab-n-go concessions, and press box.



Maintenance Building

New Maintenance Building – offices, shop space, storage space, vehicle parking, equipment storage.

Food Service – convenient delivery off Valley Road with dry and freezer storage for distribution throughout campus.



Training Facility

Options considered –

A. Field L (east of softball fields) – Full-size turf field enclosed with pre-engineered metal building providing indoor facility for all athletics and PE classes.

B. Corner of Arena Ave and Blue Streak Blvd. (adj. to HS & MS) – 60 yd x 50 yd turf field. Enclosed or stand-alone field.

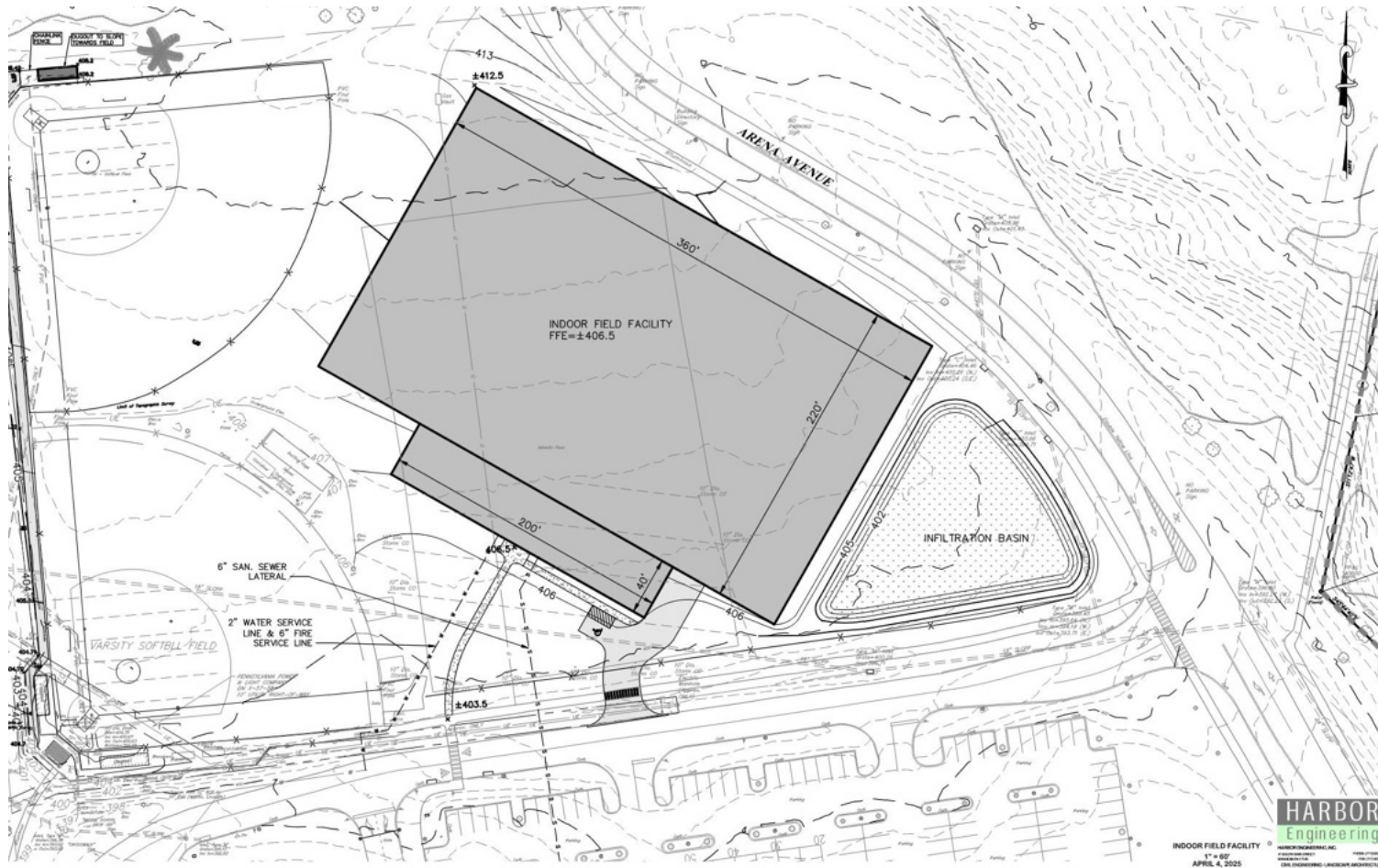
C. West of stadium field area – too narrow for usable turf field.

D. Open campus fields – too far from HS and MS for use during inclement weather, too far for PE to use efficiently. Difficult for utilities and access.



Training Facility – Field L (east of softball)

Facility will require stormwater management (basin), ADA parking, and walkway access. Parking can be utilized at adjacent lot.



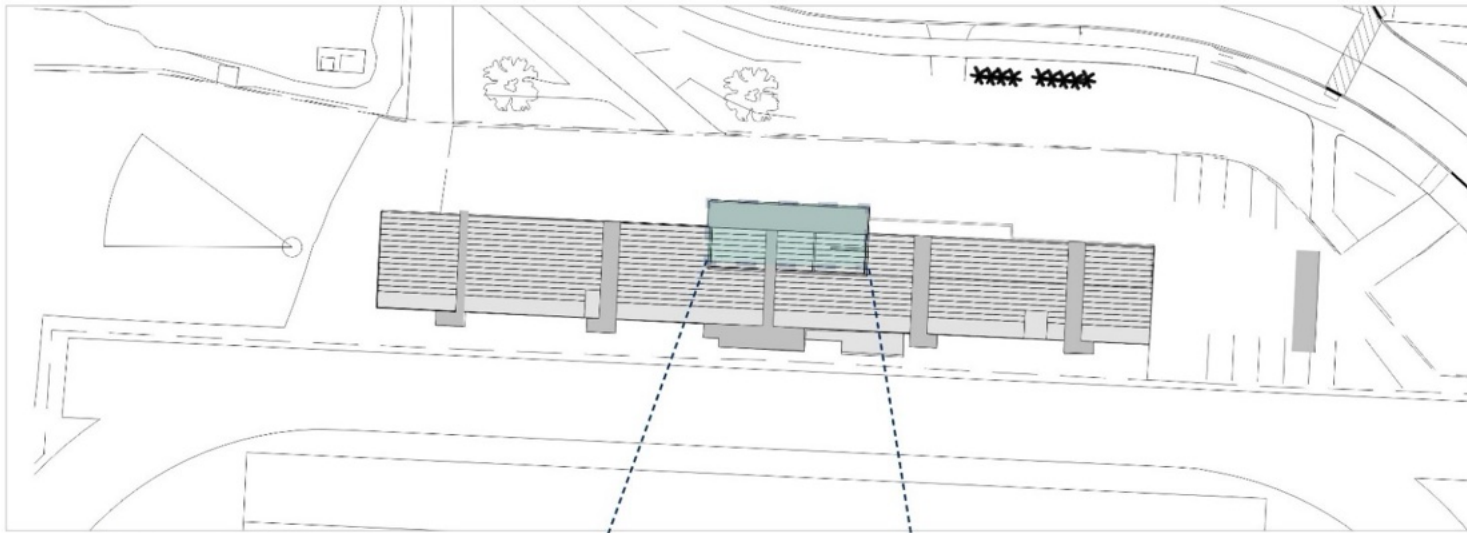
Feasibility of including 3 lanes of indoor running track proving to be challenging because of space available.



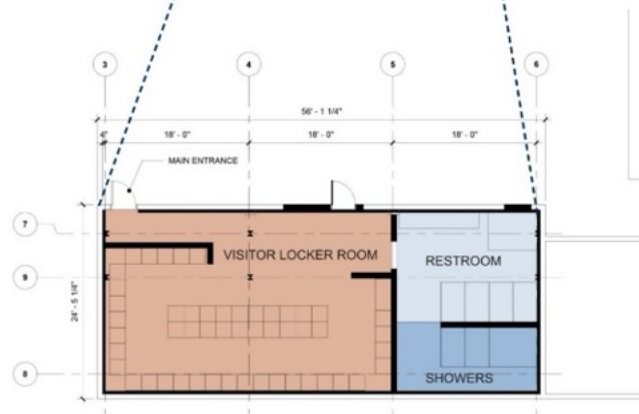
Visitor Grandstands

Visitor Locker Room in existing storage space, existing concessions remains as secondary concessions, existing public restrooms remain for visitor use. Existing Press Box upgrades/repairs.

BLEACHER PLAN:

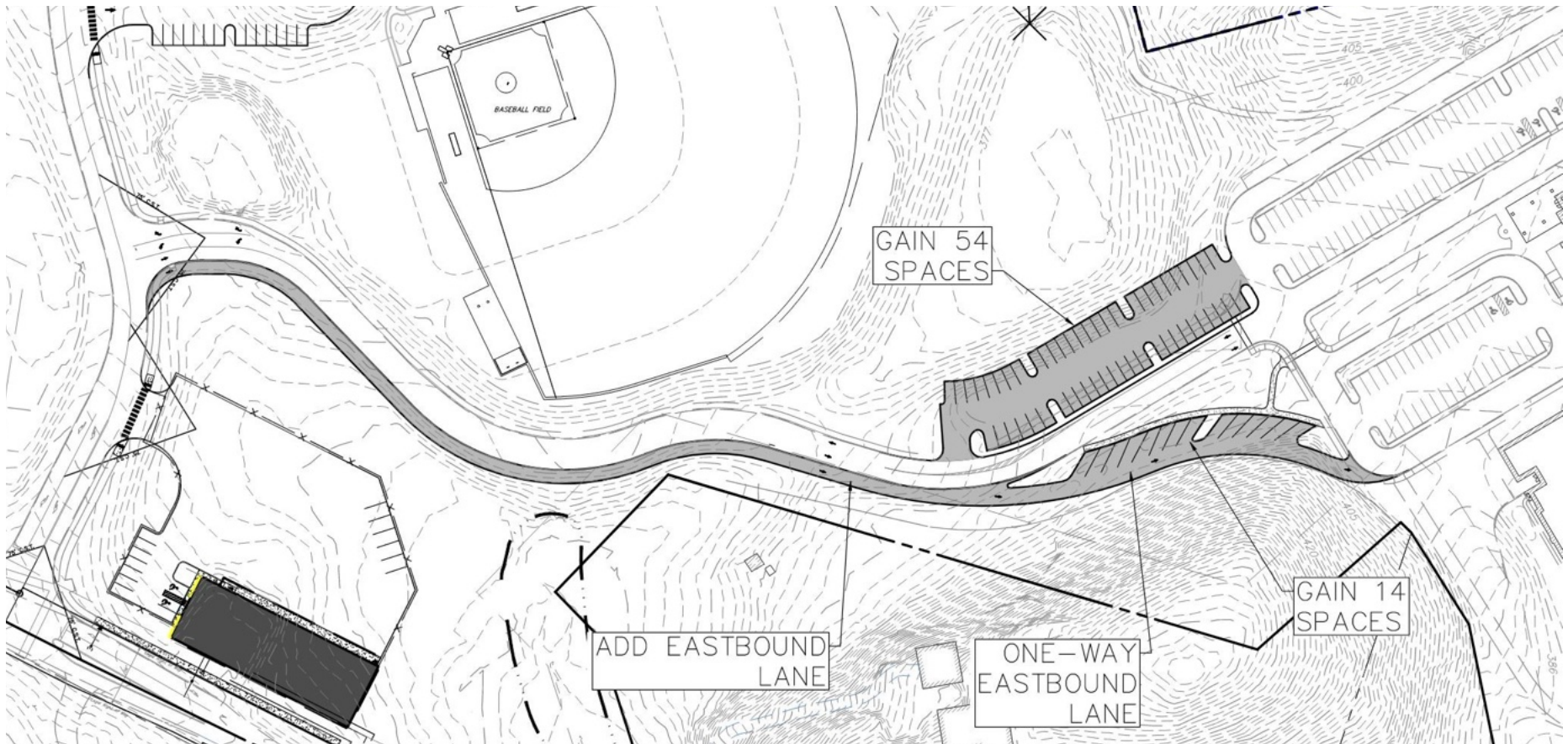


LOCKER ROOM PLAN:

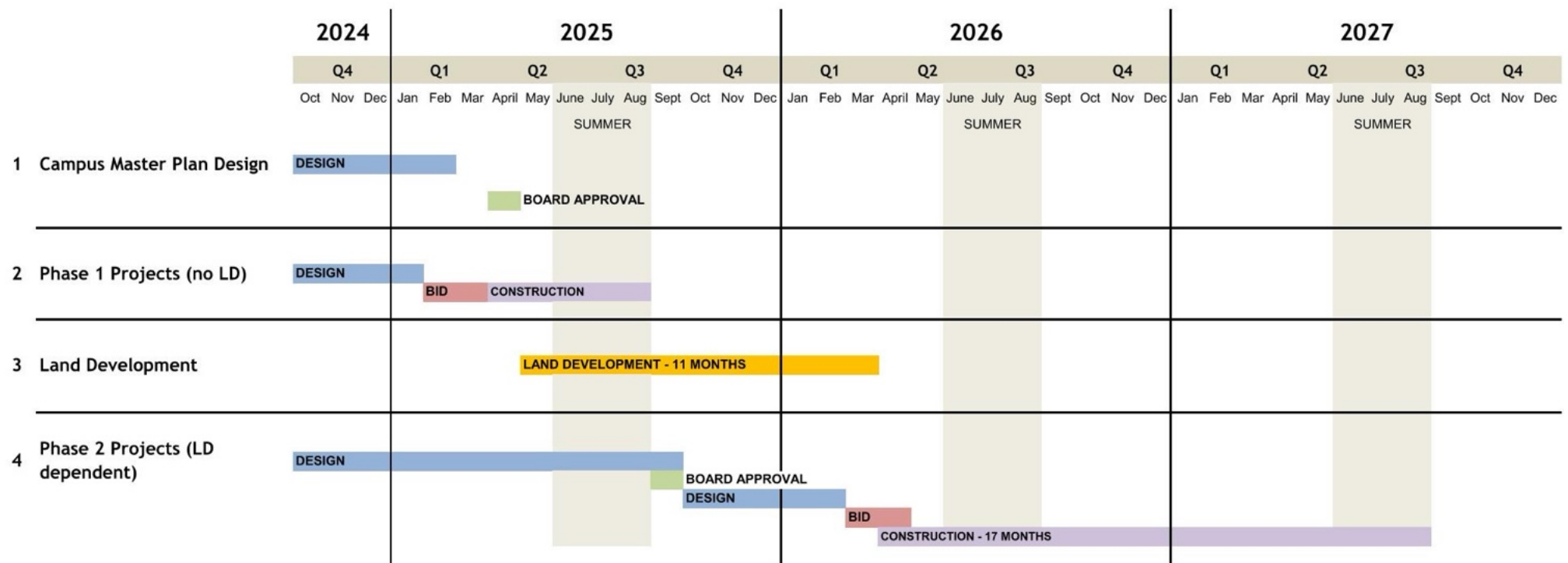


Landis Run Improvements

Landis Run Intermediate School –
Added Parking and Drive Lane



Schedule



Opinion of Probable Costs – Phase II

Menu of project items, each with a Construction Cost and a Project Cost.

Construction Cost: All expenses related directly to the physical construction (labor, materials, equipment, other costs)

Project Cost: All expenses necessary for the overall project.

Includes (may vary based on applicability to each item in the project):

- Financing Costs

- Architect + Engineer Fees

- Owner's Rep

- Permits, Plan Review, Fees

- Testing, Surveying, Printing, Advertising

- Technology

- Furniture, Fixtures, and Equip.

- Construction Contingency

Design Contingency: Amount reserved for continued development and completion of the design, addresses the evolving nature of the project requirements.



Costs Summary – Phase II

PHASE II SCOPE										
A	Field House									
	TOTAL CONSTRUCTION								\$	9,960,983
	PROJECT COSTS			20 %					\$	11,953,179
B	New Home Bleachers & Storage Building									
	TOTAL CONSTRUCTION								\$	3,443,139
	PROJECT COSTS			15 %					\$	3,959,610
C	Concession Building									
	TOTAL CONSTRUCTION								\$	905,526
	PROJECT COSTS			20 %					\$	1,086,631
D	Ticket Booths + Entry									
	TOTAL CONSTRUCTION								\$	159,900
	PROJECT COSTS			15 %					\$	183,885
E	Sitework, Parking, General									
	TOTAL CONSTRUCTION								\$	2,410,560
	PROJECT COSTS			20 %					\$	2,892,672
F	Maintenance Building - Pre-Engineered Building									
	TOTAL CONSTRUCTION								\$	4,750,260
	PROJECT COSTS			20 %					\$	5,700,312
G	Visitor Team Room Renovation									
	TOTAL CONSTRUCTION								\$	381,300
	PROJECT COSTS			10 %					\$	427,056
H	Scoreboards									
	TOTAL CONSTRUCTION								\$	517,500
	PROJECT COSTS			10 %					\$	569,250
I	Softball & Baseball Improvements									
	TOTAL CONSTRUCTION								\$	246,000
	PROJECT COSTS			15 %					\$	282,900
J	Landis Run									
	TOTAL CONSTRUCTION								\$	1,575,000
	PROJECT COSTS			12 %					\$	1,764,000
K	Training Facility									
	TOTAL CONSTRUCTION								\$	18,238,440
	PROJECT COSTS			15 %					\$	20,974,206
TOTAL CONSTRUCTION COSTS - ALL PROJECTS										\$ 42,588,608
PROJECT COSTS - ALL PROJECTS										\$ 49,793,701



Cost Detail – Phase II

A Field House									
New Field House building			21,801 SF		\$ 360 per SF		\$ 7,848,360		
Team Room,Locker Rooms, Restrooms, Alumni Space, Classroom, Concessions (grab-n-go Journey), Weight Room									
Journey Field Bleachers & Stepped Seating			1 EA		\$ 250,000 per EA		\$ 250,000		
Subtotal								\$ 8,098,360	
Design Contingency			8 %					\$ 647,869	
General Conditions			15 %					\$ 1,214,754	
TOTAL CONSTRUCTION								\$ 9,960,983	
PROJECT COSTS			20 %					\$ 11,953,179	
B New Home Bleachers & Storage Building									
New Building under bleachers - Athletic and PE Storage			5,936 SF		\$ 175 per SF		\$ 1,038,800		
Demo Existing Visitor Bleachers (and disposal)			1 EA		\$ 60,000 per EA		\$ 60,000		
New Home Bleachers (3,500 seats), decks, ramps, steps, Press Box			1 EA		\$ 1,700,500 per EA		\$ 1,700,500		
Subtotal								\$ 2,799,300	
Design Contingency			8 %					\$ 223,944	
General Conditions			15 %					\$ 419,895	
TOTAL CONSTRUCTION								\$ 3,443,139	
PROJECT COSTS			15 %					\$ 3,959,610	
C Concession Building									
New Concessions building			2,454 SF		\$ 300 per SF		\$ 736,200		
Concessions, Public Restrooms, Officials Locker Room									
Subtotal								\$ 736,200	
Design Contingency			8 %					\$ 58,896	
General Conditions			15 %					\$ 110,430	
TOTAL CONSTRUCTION								\$ 905,526	
PROJECT COSTS			20 %					\$ 1,086,631	



Cost Detail – Phase II

D	Ticket Booths + Entry														
	Ticket Booth structures				4 EA		\$	20,000	per	EA		\$	80,000		
	Entry Portal & Signage				2 EA		\$	25,000	per	EA		\$	50,000		
	Subtotal													\$	130,000
	Design Contingency				8 %									\$	10,400
	General Conditions				15 %									\$	19,500
	TOTAL CONSTRUCTION													\$	159,900
	PROJECT COSTS				15 %									\$	183,885

E	Sitework, Parking, General								
	Expanded Neff parking lot			1 ALLOW	\$ 750,000	per	ALLOW	\$ 750,000	
	Walkways			1 ALLOW	\$ 215,000	per	ALLOW	\$ 215,000	
	Fencing			700 LF	\$ 60	per	LF	\$ 42,000	
	Sitework for all stadium related work and buildings, field events								
	Stormwater, E&S, Grading, Demo, Landscaping, Earthwork, etc.			1 ALLOW	\$ 1,225,000	per	ALLOW	\$ 1,225,000	
	Subtotal								\$ 2,232,000
	Design Contingency			8 %					\$ 178,560
	TOTAL CONSTRUCTION								\$ 2,410,560
	PROJECT COSTS			20 %					\$ 2,892,672

F	Maintenance Building - Pre-Engineered Building									
	Demo of existing building			4,000 SF	\$	8 per SF	\$	32,000		
	New Building			14,400 SF	\$	200 per SF	\$	2,880,000		
	Stormwater, E&S, Grading, Demo, Landscaping, Earthwork etc.			1 ALLOW	\$	950,000 per ALLOW	\$	950,000		
	Subtotal									\$ 3,862,000
	Design Contingency			8 %						\$ 308,960
	General Conditions			15 %						\$ 579,300
	TOTAL CONSTRUCTION									\$ 4,750,260
	PROJECT COSTS			20 %						\$ 5,700,312



Cost Detail – Phase II

G	Visitor Team Room Renovation									
	Home Bleachers - renovate Storage to Visitor Team Room.			1,240 SF		\$	250 per SF		\$	310,000
	Subtotal								\$	310,000
	Design Contingency			8 %					\$	24,800
	General Conditions			15 %					\$	46,500
	TOTAL CONSTRUCTION								\$	381,300
	PROJECT COSTS			10 %					\$	419,430

H	Scoreboards									
	Stadium scoreboard			1 ALLOW		\$	300,000 per ALLOW		\$	300,000
	Journey Field Scoreboard			1 ALLOW		\$	150,000 per ALLOW		\$	150,000
	Subtotal								\$	450,000
	General Conditions			10 %					\$	67,500
	TOTAL CONSTRUCTION								\$	517,500
	PROJECT COSTS			10 %					\$	569,250

I	Softball & Baseball Improvements									
	Softball Bleachers, storage, concessions, press box			1 ALLOW		\$	50,000 per ALLOW		\$	50,000
	Baseball Bleachers, storage, concessions, press box			1 ALLOW		\$	50,000 per ALLOW		\$	50,000
	Sitework - ADA walkways, grading, utilities.			1 ALLOW		\$	100,000 per ALLOW		\$	100,000
	Subtotal								\$	200,000
	Design Contingency			8 %					\$	16,000
	General Conditions			15 %					\$	30,000
	TOTAL CONSTRUCTION								\$	246,000
	PROJECT COSTS			15 %					\$	282,900



Cost Detail – Phase II

J Landis Run										
Added Parking / Add Center Lane			1	ALLOW	\$	360,000	per	ALLOW	\$	360,000
Stormwater, E&S, Grading, Demo, Landscaping, Earthwork etc.			1	ALLOW	\$	1,215,000	per	ALLOW	\$	1,215,000
Subtotal									\$	1,575,000
TOTAL CONSTRUCTION									\$	1,575,000
PROJECT COSTS			10	%					\$	1,732,500
K Training Facility										
New training facility building										
Standard Pre-Engineered metal building - field and support spaces		87,200	SF		\$	140	per	SF	\$	12,208,000
Turf Field - Full size field		1	A		\$	1,750,000	per	EA	\$	1,750,000
Scoreboard		1	EA		\$	150,000	per	EA	\$	150,000
Bleachers		2	EA		\$	60,000	per	EA	\$	120,000
Stormwater, E&S, Grading, Demo, Landscaping, Earthwork etc.									\$	600,000
Subtotal									\$	14,828,000
Design Contingency			8	%					\$	1,186,240
General Conditions			15	%					\$	2,224,200
TOTAL CONSTRUCTION									\$	18,238,440
PROJECT COSTS			15	%					\$	20,974,206
L Surface Turf Field & Lighting - Not enclosed										
Turf Field, full size (at Field L)			1	EA	\$	1,750,000	per	EA	\$	1,750,000
Field Lighting			1	EA	\$	550,000	per	EA	\$	550,000
Subtotal									\$	2,300,000
TOTAL CONSTRUCTION									\$	2,300,000
PROJECT COSTS			10	%					\$	2,530,000
M MTSD MS Deduct Alternate - Turf Field (\$910,000-\$1,065,000)										
(escalated at 3% per year for 8 years)										
Subtotal									\$	1,450,000
TOTAL CONSTRUCTION									\$	1,450,000
PROJECT COSTS			10	%					\$	1,595,000



Note:

Total Design Contingency Included

ALTERNATE 01

Remove Training Facility and replace with Field L Surface Turf

TOTAL CONSTRUCTION COSTS - ALL PROJECTS

PROJECT COSTS - ALL PROJECTS

ALTERNATE 02

Remove Training Facility and replace with smaller Turf Field

TOTAL CONSTRUCTION COSTS - ALL PROJECTS

PROJECT COSTS - ALL PROJECTS

ALTERNATE 03

Remove Training Facility (no added turf field)

TOTAL CONSTRUCTION COSTS - ALL PROJECTS

PROJECT COSTS - ALL PROJECTS

ALTERNATE 04

Remove Training Facility (no added turf field) and Scoreboards (look to donors)

TOTAL CONSTRUCTION COSTS - ALL PROJECTS

PROJECT COSTS - ALL PROJECTS



Next Steps

- Per Board direction, proceed with **Design Development** and **Land Development**, work toward approved budget and program goals
- Second meeting with **Manheim Township** – Zoning Hearing Board items, campus-wide ADA and parking review, Stadium restrooms quantity review, general life safety review
- Start bi-weekly engineering and consultant **coordination meetings**
- **Engage with users** for more detailed input as needed
- Continue with bi-weekly **Study Team meetings** and monthly **Facilities Team updates**
- Provide **donor support materials** – drawings, renderings, cost estimates for leveled donation opportunities



Questions / Discussion

