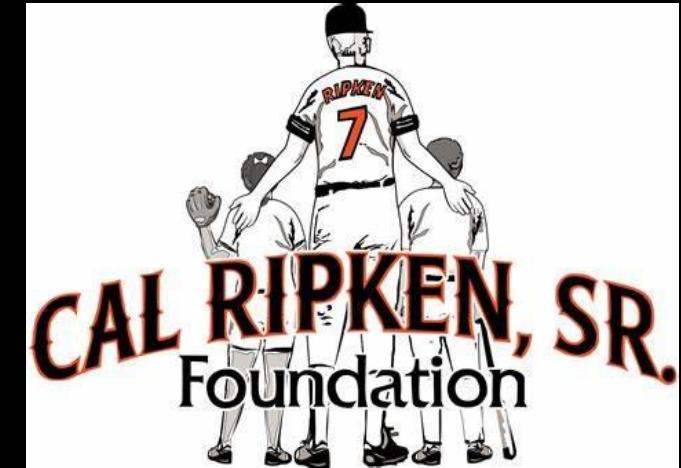
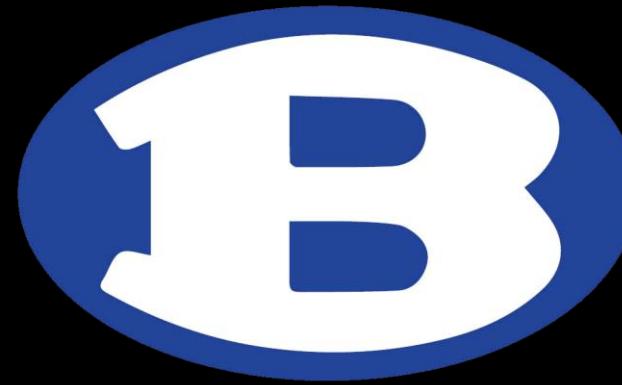


# Coach's Dream

Boonsboro High School Campus  
Project



# Coach's Dream



Coach Scott's vision was to bring a comprehensive athletic facility to the campus of Boonsboro High School. The Committee is proposing partnership with the Cal Ripken Sr. Foundation in an effort to accomplish the renovations. With this project there are multiple items at play.

- **SAFETY CONCERN**
- Move Baseball field to location behind tennis courts
- Resurface the Softball field (in conjunction with Baseball move and Title IX efforts)
- Resurface the existing Stadium field for all sports
- Relocate the practice fields displaced by Baseball move
- Expand existing facilities at Stadium with Concessions Stand and Fieldhouse expansions.

# THE VISION

Coach Dwight Scott along with Coach Clayton Anders had a vision of providing the athletes of Boonsboro High School the best facilities to showcase their talents and abilities. In bringing this vision to life, it will provide student athletes in many of the outdoor sports that use the Stadium, state-of-the-art facilities to compete.



# PARTNERSHIPS

Toby Mendez, BHS'82 and renowned sculptor, has connected the group with the Cal Ripken Sr. Foundation to move this project forward through a single source partnership.

The Foundation's strategy is "all about opportunity for youth".

The Foundation is a national 501(c)(3) nonprofit organization founded in 2001 to honor the legend and spirit of Cal Ripken, Sr. Everything we do maintains the values which Cal, Sr. embodied as a devoted coach and mentor: leadership, work ethic, personal responsibility, and healthy living.

Through our transformational at-risk youth programs and Youth Development Parks, multipurpose parks, we create safe opportunities for youth in need to develop valuable life skills, build character, connect positively with local law enforcement, and learn how to make productive choices for their future. By partnering with youth-serving organizations and schools across the country, we provide educational life skills curriculum for adult mentors to use to better engage and teach the children we serve. Our dedicated corporate partners and generous donors support these opportunities to impact millions of young lives every year.



## Eddie Murray Field at BGE Park

Park Partner: James Mosher Baseball League

Park Type: Baseball

Park Status: Completed

1100 Wheeler Avenue  
Baltimore, MD, MD 21216  
United States



## Patterson Park Youth Sports Center Powered by Under Armour

Park Partner: Living Classrooms Foundation

Park Type: Multi-purpose

Park Status: Completed

200 South Linwood Avenue  
Baltimore, MD 21224  
United States



# WORK TO DATE

- Committee formed
  - + Coach's Vision Chair – Alan Mullendore
  - + Baseball/Softball Chair – Fred Kreiger
  - + Stadium Co-Chairs – Ron Hummell and Brad Keller
  - + Coach Dwight Scott Expansion Co-Chairs – Ron Bowers and Boyd Michael
  - + Additional Members, Julie Hartman, Andrea Hartle, Sue Lowery, Toby Mendez, Michael Marsh (Athletic Director), Michael Kuhaneck (Principal, BHS)

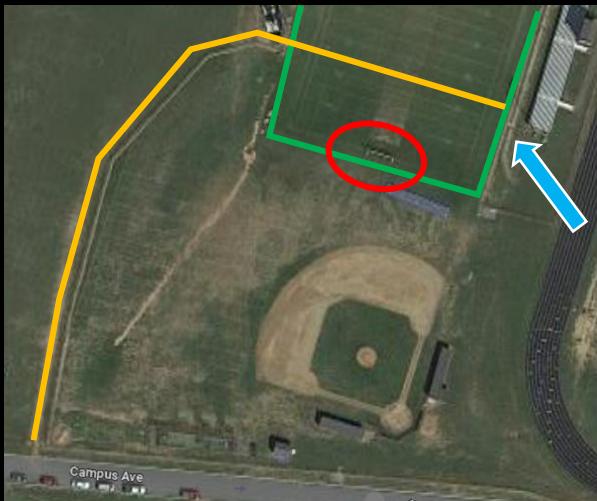


# THE IMPACT

- The safety of our student athletes
- Participation and offerings expanded
- Baseball field and parking
- Softball field
- Stadium
- Multipurpose Field
- Expand existing facilities at Stadium with Concessions Stand and Fieldhouse expansions.



# SAFETY CONCERNS



Currently the soccer goal/football goal post sit in the middle of right field. Non-WCPSEmployees currently move the goals at a minimum of 2 times annually presenting a potential liability issue to the school system.



View of right field from football grandstand. Goalpost sits approximately 100' from second base.



View of right field from open space beside bleachers within stadium. Highlighted areas reflect location of posts in RF and multiple safety concerns within stadium and current field space.



Current outfield fence for baseball. Temporary snow fence erected for baseball season in right field.



Soccer goal/Field Goal Posts



Storm Water Management Culvert

# SAFETY CONCERNS

A current storm water ditch runs adjacent to the playing surface and presents a hazard for the students during game-day performances.



# SAFETY CONCERNS

A proposed expansion of the current field house facilities is planned to incorporate a new official's room as well as expanded restroom facilities.



This past fall play was suspended in the stadium due to lightning. The contest officials had to sit on the track side of this building under the overhang with limited access to shelter.



View from inside stadium. Official's Room will be added to the space (highlighted) for permanent, convenient shelter.



View from outside stadium entrance. In addition to the Official's Room (highlighted in yellow), Additional restroom facilities/access (highlighted in blue) will be added to the space to allow for more access during sporting events such as track or softball. This will eliminate the need for portable facilities as well as opening the stadium, limiting that access and securing its contents.

# SAFETY CONCERNS

Currently there are two food vendors in the stadium for events, The BHS Band Boosters and the BHS Athletic Boosters. The current facility does not have the capacity to accommodate both.



Current Athletic Boosters vending area is located in a storage garage for field supplies with service of limited fair. This facility is not set up or designed for food service.



Both food service facilities are within close proximity to each other.



The current concession stand, operated by the Band Boosters is designed for food service however cannot accommodate both organizations due to its size. The highlighted area is where the proposed expansion would occur. This would give both organizations adequate facilities to properly and safely prepare and serve concessions.



# SAFETY CONCERNS

Currently there are two food vendors in the stadium for events, The BHS Band Boosters and the BHS Athletic Boosters. The current facility does not have the capacity to accommodate both.



In addition to serving food from a storage garage, the set-up also potentially impedes the ingress and egress for patrons and emergency vehicles



During certain events, the boosters will expand outside the current facility to prepare certain foods by setting up temporary prep areas to manage the volume.



With the expansion, there will be service windows added to the exterior wall so concessions can be run for additional events taking place on campus that do not require the stadium to be opened.

# ACTIVITIES IMPACT

## FALL

### Boy's Soccer

- Junior Varsity
- Varsity

### Girl's Soccer

- Junior Varsity
- Varsity

### Football

- Junior Varsity
- Varsity
- Girl's Flag Football

### Cheerleading

- Junior Varsity
- Varsity

### Marching Band

### Cross Country

### Special Events

- Meet the Warriors
- Etc.

## SPRING

### Boy's Lacrosse

- Junior Varsity
- Varsity

### Girl's Lacrosse

- Junior Varsity
- Varsity

### Baseball

- Junior Varsity
- Varsity

### Softball

- Junior Varsity
- Varsity

### Tennis

### Graduation/ Special Events

- Meet the Warriors
- Etc.



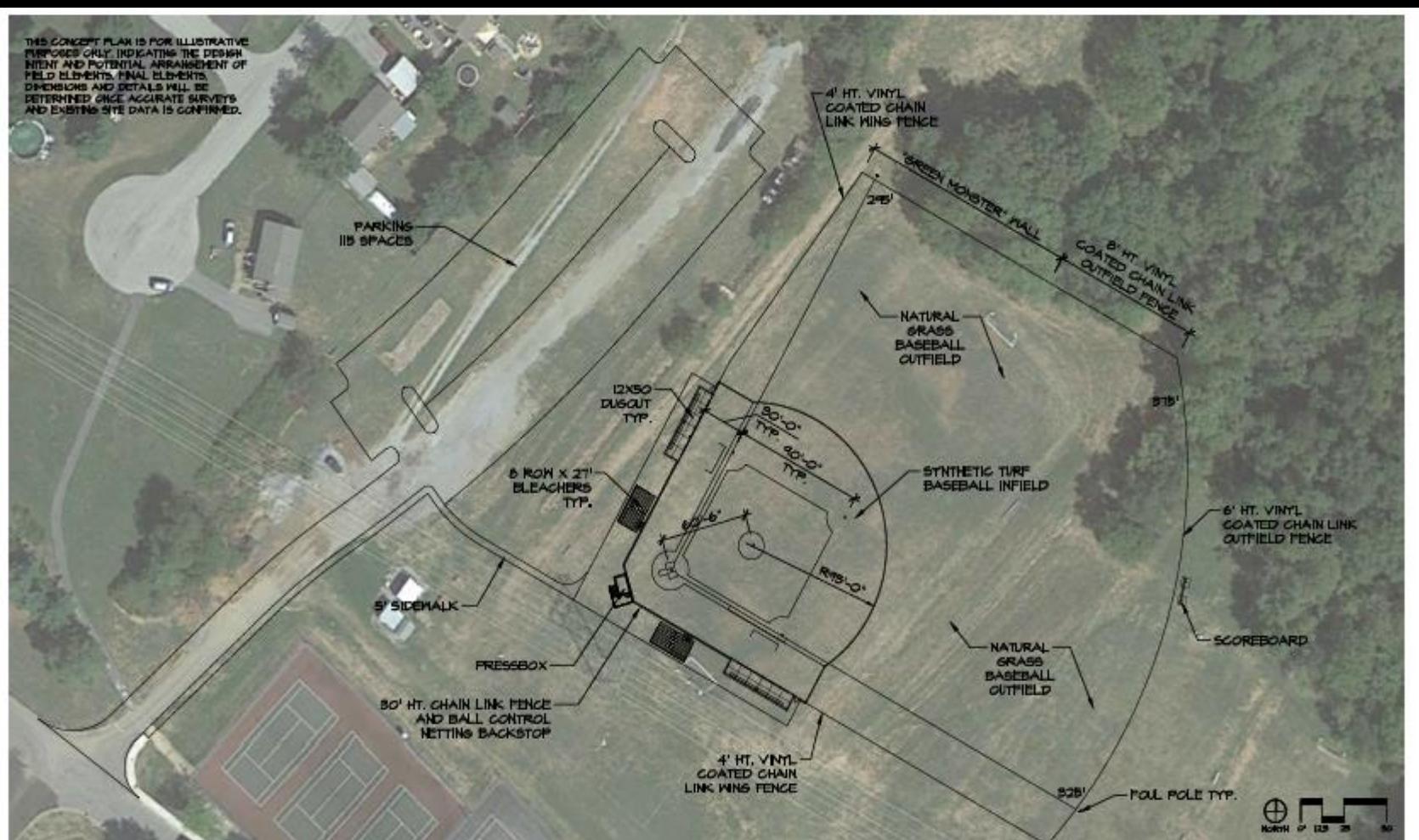
# BASEBALL



1B

# BASEBALL

- Location
- Impact
- Parking
- Restrooms
- Easements and Utilities



Concept Plan - Baseball Field

March 22nd, 2023



1B

# BASEBALL

- Location
- Impact
- Parking
- Restrooms
- Easements and Utilities

1B



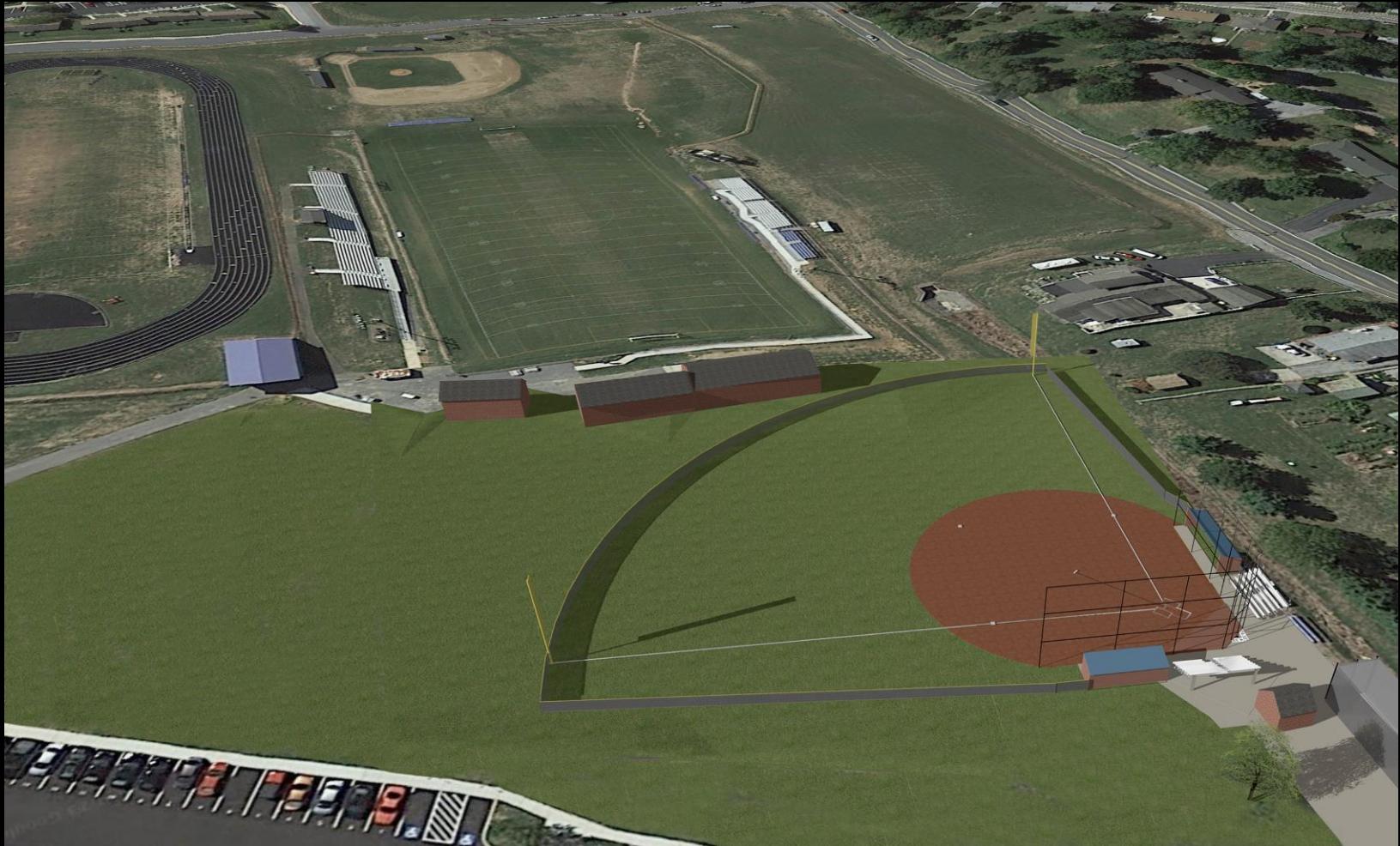
# BASEBALL



					Outside CRSF
					Scope
					Category total
<b>Baseball Field</b>	Quantity	UOM	Unit Price	Total Price	
<b>General Conditions</b>					
Mobilization, Management, Equipment, Testing				\$ 140,100.00	\$ 140,100.00
<b>Design &amp; Management</b>					
FIELDS Design	1	ls		\$ 25,000.00	
Engineering	1	ls		\$ 105,000.00	
Construction Management	1	ls		\$ 97,000.00	
Permits	1	ls		\$ 2,500.00	
<b>Subtotal</b>					\$ 229,500.00
<b>Site Work &amp; Site Furnishings</b>					
Erosion/Dust Control		1	ls	\$ 8,250.00	
Grading		1	ls	\$ 60,500.00	
Respread Topsoil & Seeding disturbed areas		1	ls	\$ 27,500.00	
Concrete Sidewalk - 4"	7,230	sf	\$ 8.19	\$ 59,246.24	
Concrete Pavement - 6"	720	sf	\$ 11.61	\$ 8,359.20	
Asphalt Pavement	5,178	sy	\$ 34.20	\$ 177,100.00	
Storm Water Management Allowance		1	ls	\$ 75,000.00	
<b>Subtotal</b>					\$ 415,955.44
<b>Field Construction</b>					
Laser Grading for Subgrade Establishment	24,775	sf	\$ 0.20	\$ 5,016.94	
Geotextile fabric over Subgrade	32,208	sf	\$ 0.26	\$ 8,356.88	
Base Layer - 4" depth	515	tons	\$ 60.18	\$ 30,980.37	
Topping Layer - 2" depth	265	tons	\$ 60.18	\$ 15,959.58	
Laser Grading for Gravel layers	24,775	sf	\$ 0.27	\$ 6,689.25	
Collector Pipe - 8"	450	lf	\$ 27.32	\$ 12,295.80	
Lateral Drain pipe - Flat Drain 12"	900	lf	\$ 7.52	\$ 6,767.55	
Cleanouts	2	ea	\$ 307.80	\$ 615.60	
Drainage Connection		1	ls	\$ 1,831.95	
Turf Anchor Curb	500	lf	\$ -	\$ -	
Synthetic Turf	29,730	sf	\$ -	\$ -	
Synthetic Turf Freight	29,730	sf	\$ -	\$ -	
Synthetic Turf Installation	24,775	sf	\$ -	\$ -	
Fine Grading Outfield	83,700	sf	\$ 0.34	\$ 28,248.75	
Sod Outfield	83,700	sf	\$ 1.52	\$ 127,526.99	
Prefabricated Dugouts	83,700	sf	\$ 26,716.50	\$ 53,433.00	
Concrete Dug out Slabs - 6"	2	ea	\$ 11.61	\$ 6,966.00	
Player Benches (Prepurchased by CRSF)	600	sf	\$ 406.35	\$ 812.70	
Homeplate, Bases & Anchor	1	ea	\$ 1,232.55	\$ 1,232.55	
Portable Mound	1	ls	\$ 5,089.50	\$ 5,089.50	
Fencing/Backstop (Chain link/Netting)	1	ea	\$ 143,000.00	\$ 143,000.00	
Green Monster Wall	1	ls	\$ 82,500.00	\$ 82,500.00	
Bleachers 5 row x 27' (Prepurchased by CRSF)	2	ls	\$ 2,506.95	\$ 5,013.90	
Scorer's Box/Press Box	1	ea	\$ 38,500.00	\$ 38,500.00	
Scoreboard	1	ea	\$ 38,896.00	\$ 38,896.00	
Foulpoles (Prepurchased by CRSF)	2	ea	\$ 1,092.15	\$ 2,184.30	
<b>Subtotal</b>					\$ 621,917.61
<b>Press Box, Concession and Restrooms</b>				\$ 283,500.00	\$ 283,500.00
Contingency - 15% of Construction Costs	1	ls		\$ 117,897.29	\$ 42,525.00
<b>Total</b>					\$ 1,851,395.34

# SOFTBALL

- Impact
- Title IX
- Easements and Utilities



# SOFTBALL



Item Description	Quantity	UOM	Unit Price	Total Price	Outside CRSF Scope	Category total
<b>Softball Field</b>						
General Conditions						
Mobilization, Management, Equipment, Testing						\$ 98,960.00
Design & Management						
FIELDS Design	1	ls		\$ 20,000.00		
Engineering	1	ls		\$ 45,000.00		
Construction Management	1	ls		\$ 51,000.00		
Permits	1	ls		\$ 2,500.00		
<b>Subtotal</b>						\$ 118,500.00
Site Work & Site Furnishings						
Erosion/Dust Control	1	ls		\$ 4,950.00		
Grading	1	ls		\$ 49,500.00		
Respread Topsoil & Seeding disturbed areas	1	ls		\$ 22,000.00		
Storm Water Management Allowance	1	ls		\$ 50,000.00		
<b>Subtotal</b>						\$ 126,450.00
Field Construction						
Laser Grading for Subgrade Establishment	24,775	sf	\$ 0.20	\$ 5,016.94		
Geotextile fabric over Subgrade	32,208	sf	\$ 0.26	\$ 8,356.88		
Base Layer - 4" depth	515	tons	\$ 60.18	\$ 30,980.37		
Topping Layer - 2" depth	265	tons	\$ 60.18	\$ 15,959.58		
Laser Grading Gravel Layers	24,775	sf	\$ 0.27	\$ 6,689.25		
Collector Pipe - 8"	450	lf	\$ 27.32	\$ 12,295.80		
Lateral Drain Pipe - Flat Drain 12"	900	lf	\$ 7.52	\$ 6,767.55		
Cleanouts	2	ea	\$ 307.80	\$ 615.60		
Drainage Connection	1	ls		\$ 1,831.95		
Turf Anchor curb	390	lf	\$ 31.40	\$ 12,246.39		
Synthetic Turf	29,730	sf	\$ -	\$ -		
Synthetic Turf Freight	29,730	sf	\$ -	\$ -		
Synthetic Turf Installation	24,775	sf	\$ -	\$ -		
Fine Grading Outfield	30,850	sf	\$ 0.34	\$ 10,411.88		
Sod Outfield	30,850	sf	\$ 1.52	\$ 47,003.68		
Homeplate, Pitching Rubber, Bases & Anchor	1	ls	\$ 1,301.40	\$ 1,301.40		
<b>Subtotal</b>						\$ 159,477.27
<b>Batting Cages and Press Box</b>						
Contingency - 15% of construction Cost	1	ls	\$ 65,893.67			\$ 65,893.67
<b>Total</b>						\$ 707,780.94

# STADIUM

- Location
- Impact
- Safety
- Restrooms
- Fieldhouse and Concessions
- Easements and Utilities



# STADIUM AND MULTIPURPOSE FIELD

- Location
- Impact
- Safety
- Parking
- Restrooms
- Easements and Utilities

1B



# STADIUM AND MULTIPURPOSE FIELD



# STADIUM AND MULTIPURPOSE FIELD



# COACH SCOTT FIELD EXPANSION

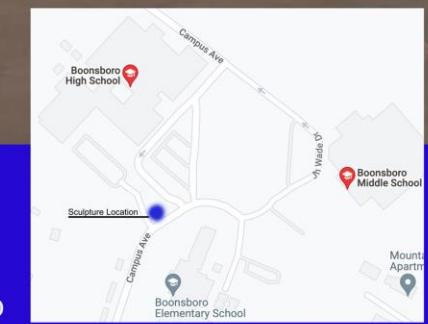
- Location
- Impact
- Parking

1B



COACH SCOTT FIELD EXPANSION  
BOONSBORO SENIOR HIGH SCHOOL  
TOBY MENDEZ SCULPTOR  
PROPOSAL

Site Map



# COACH SCOTT FIELD EXPANSION

- Location
- Impact
- Parking

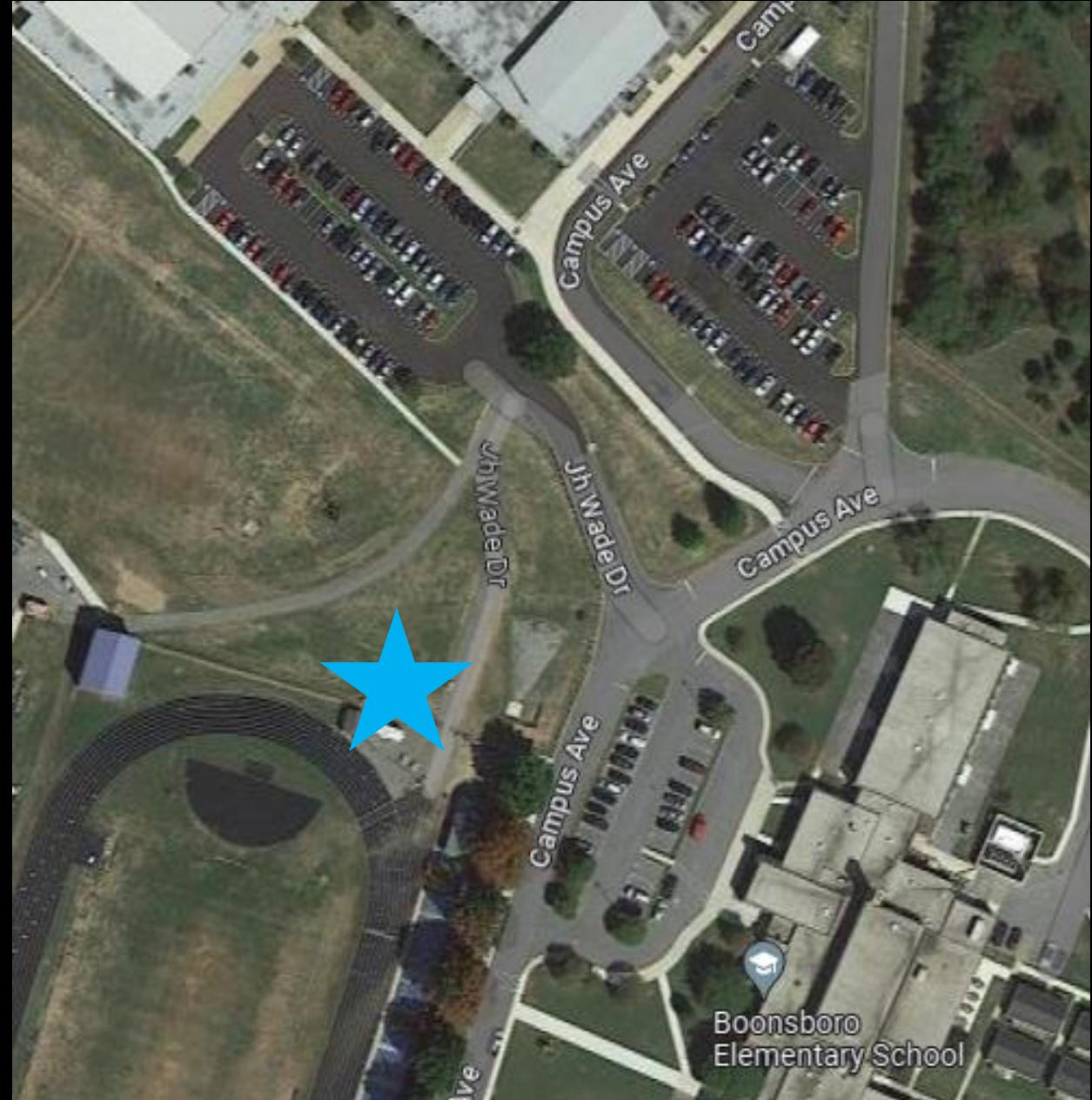
1B



# COACH SCOTT FIELD EXPANSION

- Location
- Impact
- Parking

**1B**



# COACH SCOTT FIELD EXPANSION

<b>Maquette figure for sculpture design, enlargement, Bronze Casting and Install</b>		
Artist Fees	\$ 75,000.00	
Fabrication	\$ 48,000.00	
Assistant	\$ 25,000.00	
Overhead	\$ 20,000.00	
Enlargement	\$ 12,000.00	
Foundry	\$ 45,000.00	
Installation	\$ 5,000.00	
<b>Subtotal</b>		\$ 230,000.00
<b>Architectural and Structural Engineering</b>		
Architectural	\$ 5,000.00	
Structural Engineering	\$ 5,000.00	
<b>Subtotal</b>		\$ 10,000.00
<b>Site Prep and Landscaping</b>		
Granite Pedestal	\$ 12,000.00	
Granite Benches	\$ 27,000.00	
Granite Installation	\$ 5,000.00	
Site Prep	\$ 10,000.00	
Foundation	\$ 15,000.00	
Paving, Sidewalks	\$ 20,000.00	
Bronze Plaques	\$ 6,000.00	
Landscaping	\$ 5,000.00	
Lighting	\$ 3,000.00	
<b>Subtotal</b>		\$ 103,000.00
Contingency	\$ 5,000.00	\$ 5,000.00
<b>TOTAL</b>		\$ 348,000.00

# OVERALL BUDGET BY PHASE

Total Project (Summary By Phase)		PHASE I				PHASE II			TOTAL PROJECT
		BASEBALL	SOFTBALL	FOOTBALL	PHASE I TOTAL	SCOTTY TRACK EXPANSION	MULTIPURPOSE	PHASE II TOTAL	
<b>FIELD PROJECTS</b>									
General Conditions									
Subtotal		\$ 140,100.00	\$ -	\$ 155,300.00	\$ 295,400.00	\$ -	\$ 148,300.00	\$ 148,300.00	\$ 443,700.00
Design & Management									
Subtotal		\$ 229,500.00	\$ -	\$ 219,500.00	\$ 449,000.00	\$ -	\$ 173,500.00	\$ 173,500.00	\$ 622,500.00
Site Work & Site Furnishings									
Subtotal		\$ 415,955.44	\$ -	\$ 229,100.00	\$ 645,055.44	\$ -	\$ 204,250.00	\$ 204,250.00	\$ 849,305.44
Field Construction									
Subtotal		\$ 621,917.61	\$ -	\$ 965,427.33	\$ 1,587,344.94	\$ -	\$ 840,032.51	\$ 840,032.51	\$ 2,427,377.45
Press Box, Concession and Restrooms									
		\$ 283,500.00	\$ -	\$ -	\$ 283,500.00	\$ -	\$ -	\$ -	\$ 283,500.00
Concession Extention, Officials Room Extention to Restrooms									
		\$ -	\$ -	\$ 210,000.00	\$ 210,000.00	\$ -	\$ -	\$ -	\$ 210,000.00
Lighting, Move Scoreboard									
		\$ -	\$ -	\$ 535,000.00	\$ 535,000.00	\$ -	\$ -	\$ -	\$ 535,000.00
Zamboni									
		\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
Equipment Building (Portable)									
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
Replacement Turf Allocation									
		\$ -	\$ -	\$ 521,647.38	\$ 521,647.38	\$ -	\$ 482,680.08	\$ 482,680.08	\$ 1,004,327.46
Batting Cages									
		\$ -	\$ 138,500.00	\$ -	\$ 138,500.00	\$ -	\$ -	\$ -	\$ 138,500.00
Contingency - 15% of Construction Costs									
		\$ 160,422.29	\$ -	\$ 378,244.73	\$ 538,667.02	\$ -	\$ 161,499.86	\$ 161,499.86	\$ 700,166.88
<b>COACH SCOTT TRACK EXPANSION</b>									
Maquette figure for sculpture design, enlargement, Bronze Casting and Install									
Subtotal							\$ 230,000.00	\$ 230,000.00	\$ 230,000.00
Architectural and Structural Engineering									
Subtotal							\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Site Prep and Landscaping									
Subtotal							\$ 103,000.00	\$ 103,000.00	\$ 103,000.00
Contingency							\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
		\$ 1,851,395.34	\$ 138,500.00	\$ 3,239,219.44	\$ 5,229,114.78	\$ 348,000.00	\$ 2,050,262.45	\$ 2,398,262.45	\$ 7,627,377.23

# SOURCES AND USES

<b>TOTAL PROJECT</b>		<b>\$ 7,627,377</b>				
<b>Sources</b>		<b>Uses</b>				
WC Board of Education	\$ 750,000	10%	Baseball Field	\$ 1,851,395	24%	
Board of County Comm.	\$ 500,000	7%	Football Field	\$ 3,239,219	42%	
State of MD	\$ 500,000	7%	Multisport Field	\$ 2,050,262	27%	
Town of Boonsboro	\$ 50,000	1%	Softball Field	\$ 138,500	2%	
Grant Funding	\$ 1,000,000	13%	Scott Expansion	\$ 348,000	5%	
Corporate Donation	\$ 3,000,000	39%	<b>TOTAL USES</b>	<b>\$ 7,627,377</b>	<b>100%</b>	
Individual Donation	\$ 2,922,445	38%				
<i>Surplus/Deficit</i>	<i>\$ (1,095,068)</i>	<i>-14%</i>				
<b>TOTAL SOURCES</b>	<b>\$ 7,627,377</b>	<b>100%</b>				

<b>Sources</b>		<b>Uses</b>				
WC Board of Education	\$ 750,000	100%	Baseball/Tennis Concessions/restrooms	\$ 245,000	33%	
			Covered Batting Cages	\$ 100,000	13%	
			Stadium Fieldhouse/Concessions	\$ 210,000	28%	
<b>TOTAL SOURCES</b>	<b>\$ 750,000</b>	<b>100%</b>	Football chain link fence	\$ 62,370	8%	
			Baseball Pressbox	\$ 38,500	5%	
			Multipurpose chain link fencing	\$ 55,630	7% ( <i>\$59,400 total cost</i> )	
			Softball Pressbox	\$ 38,500	5%	
				<b>\$ 750,000</b>	<b>100%</b>	

# KEY TAKEAWAYS

- Several safety issues mitigated
  - Field overlap/Equipment location
  - Cheerleading area is hazardous
  - Official/Staff area for inclement weather
  - Proper food storage and vending
- No WCPS funds allocated to fund any artificial surfaces
- Leverage Title IV opportunities and resources to assist in project completion.
- Budget is all-inclusive
  - Budget accounts for 100% reserves associated with surface replacement 10-years in the future.
  - Project is phased to account for WCPS, County, State and other funding source budgets and multi-year commitments.
  - Budget reflects ALL available options. Items can be removed or deferred if need be.
- The extension of the track/Cross Country already dedicated to Coach Scott is a key component to the fundraising success of this project as this was his vision prior to passing.
- Committee comprised of key alumni, former WCPS staff and dedicated volunteers committed to executing on Coach's Dream
- New BHS Entrance

# QUESTIONS

