

Athletic Fields Project Presentation

February 15, 2024



West York Area School District
Every Student Every Day

Welcome

Lynn Kohler, President
West York Area School District
Board of Directors



Agenda

- **Welcome:** Lynn Kohler, WYASD Board President
- **District Progress Report:** Todd Davies, Superintendent of Schools
- **The Need for Improvement:** Dan Rice, WYASD Board Vice President
- **Project Plan Overview:** Brian Bingeman, Turf, Track, and Court
- **Finances:** Todd Gettys, WYASD Board Treasurer
- **Questions:** Brian Bingeman and Panel



Project Leadership

School Board

Lynn Kohler, President
Dan Rice, Vice President
Todd Gettys, Treasurer
John Hamme, Director
Shawn Harlacher, Director
Jeanne Herman, Director
Wes Myers, Director
Brandy Shope, Director
Brian Siatkowski, Director

District Administration

Todd Davies, Superintendent
Erin Holman, Asst. Superintendent
Sheri Schlemmer, CFO
Marlena Lang, HR Director
Jeff Ludwig, B&G Supervisor
Carrie Jones, HS Principal
Anthony Campbell, MS Principal
Matt Minacci, Trimmer Principal
Brandon Fuhrman, Athletic Director

Turf, Track, and Court

Brian Bingeman, Owner and
Landscape Architect

Saxton & Stump Lawyers and Consultants



District Progress Report

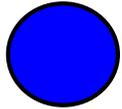
Todd Davies, Superintendent

West York Area School District



Needs Assessment

2017-2018
Districtwide Needs
Assessment



Priorities

1. Safety/Security
2. Academics
3. Community Involvement
4. Upgrade Infrastructure



6-Years of Priorities

Safety

- School Resource Officers
- School Security Officers
- School Building Security
- Cameras

Academics

- Full-day Kindergarten
- K-12 STEM
- K-5 Class Size Caps
- Curriculum Updates K-12
- Middle School Teaming
- Elementary Encore

Added Over 30 Positions

Community Involvement

- 2-Way Communications
- Partnership With Boys Club
- Golden Pass Events
- YMCA Before/After School Care
- UPMC PILOT

Facilities/Grounds

- Upgraded Mechanicals
- Replaced Roofs
- Installed LED Lights
- Leased the Administration Building

Addressing Athletic Fields

2017-2018
Districtwide Needs
Assessment

2019-2020
Stadium
Accessibility

2022-2024
Districtwide
Athletic Fields
Update

Priorities

1. Safety/Security
2. Academics
3. Community Involvement
4. Upgrade Infrastructure

2020 Stadium Study

1. Purpose
 - a. Safety & Student/Community Access to the Stadium
2. Findings
 - a. Community Interest
 - b. Cost about 5 Million
3. Decision to Postpone

2022-24 Athletic Fields Study

1. Purpose
 - a. Safety, Community and Student Access to all Fields
2. Findings
 - a. Parent and Student Interest
3. Decision to Bring the Plan to the Community

Need for Improvement

Dan Rice, Vice President

West York Area School District

Board of Directors



Need for Improvement

- **Early 2017:** The Board determines that the athletic fields and stadium are in need of significant improvements with regard to safety, accessibility, and usage conditions.
- **October 2017:** The Board Approves the Motion for Requests for Proposals (RFPs) for Feasibility Studies.
- **February 2020:** The Board Facilities Committee Approves the Formation of a Sub-committee to Oversee the Athletic Complex Project.
- **October 2020:** The Project Is Placed on Hold Until the Pandemic Is Behind Us.
- **January 2022:** The Board Approves a Motion for Fresh RFPs for Feasibility Studies.
- **January 2023:** The Board Approves the Motion for Turf, Track, and Court to Prepare an In-depth Proposal.
- **June 2023:** The Board Approves the Motion for Turf, Track, and Court to Begin the Design Development Phase of the Proposal.

Need for Improvement

- Accessibility
- Safety
- Security
- Educational Instruction
- Enhances Accessibility for Older Community Members
- Turf Fields Allows for District Games to be Played at Home
- 8 Lane Track Allows for Home Invitational Meets
- Compliant with ADA Requirements
- Modernized Sound System and Score Board
- Modernize Concessions
- Increased Restroom Access
- Increased Storage
- Improved Traffic Flow at the MS/HS Campus
- Improved Traffic Flow at Trimmer



Current Conditions



Press Box



Current Conditions



Press Box



Current Conditions



Speakers



Current Conditions



Bleachers



Current Conditions



Bleachers



Current Conditions



Bleachers
Fencing



Current Conditions



Bleachers



Current Conditions



Bleachers



Current Conditions



Underside of
Bleachers



Current Conditions



Underside of
Bleachers



Current Conditions



Underside
/Back of
Bleachers



Current Conditions



Storage
Under
Bleachers



Current Conditions



Pedestrian
Path



Current Conditions



Pedestrian
Path



Current Conditions



Pedestrian
Path in Front
of Bleachers



Current Conditions



Pedestrian
Path



Current Conditions



Pedestrian
Path



Current Conditions



Pedestrian
Path



Current Conditions



Drainage



Current Conditions



Drainage



Current Conditions



Scoreboard



Current Conditions



Track



Current Conditions



Concession
Roof



Current Conditions



Concession
Stand



Current Conditions



Water
Fountain



Current Conditions



Stadium
Restroom



Current Conditions



Stadium
Restroom



Current Conditions



Storage



Current Conditions



Trimmer Ball
Field



Project Plans

Brian Bingeman

Owner and Landscape Architect
Turf, Track, and Court



Planning & Design

for

West York Area
School District

February 15, 2024



ATHLETIC FACILITIES FEASIBILITY STUDY

for

WEST YORK AREA SCHOOL DISTRICT

WEST YORK AREA SCHOOL DISTRICT

Sheri Schlemmer; Business Manager
1891 Loucks Road, Suite 100
York, PA 17408

February 28, 2023



Athletic Facility Consultants

1034 East Chocolate Avenue | Hershey, PA 17033 | 717.312.3012

www.turftrackandcourt.com





TURF TRACK & COURT
ITC
 Athletic Facility Consultants

PROJECT: WEST YORK AREA SD
 1891 LOCKWOOD BL AVE 100
 YORK PA 17408
 YORK COUNTY

PROJECT: SPORTS FIELDS
 FEASIBILITY STUDY
 MAIN CAMPUS
 EXISTING CONDITIONS



DATE: 11/11/15
 SCALE: 1" = 100'
 DRAWN: GARDNER
 CHECKED: GARDNER
 DATE: 11/11/15

EC - 1

EXISTING FACILITY CONDITIONS / USE

- A: NATURAL GRASS, COMPETITION**
- SOCCER
 - LACROSSE

- C: NATURAL GRASS, PRACTICE**
- FOOTBALL (HS / YOUTH)
 - SOCCER

- E: NATURAL GRASS, PRACTICE**
- FIELD HOCKEY
 - SOFTBALL
 - # 3 IN TOTAL USE

- G: NATURAL GRASS, COMPETITION / PRACTICE**
- SOCCER
 - LACROSSE

- S: NATURAL GRASS, COMPETITION / PRACTICE**
- FOOTBALL
 - TRACK

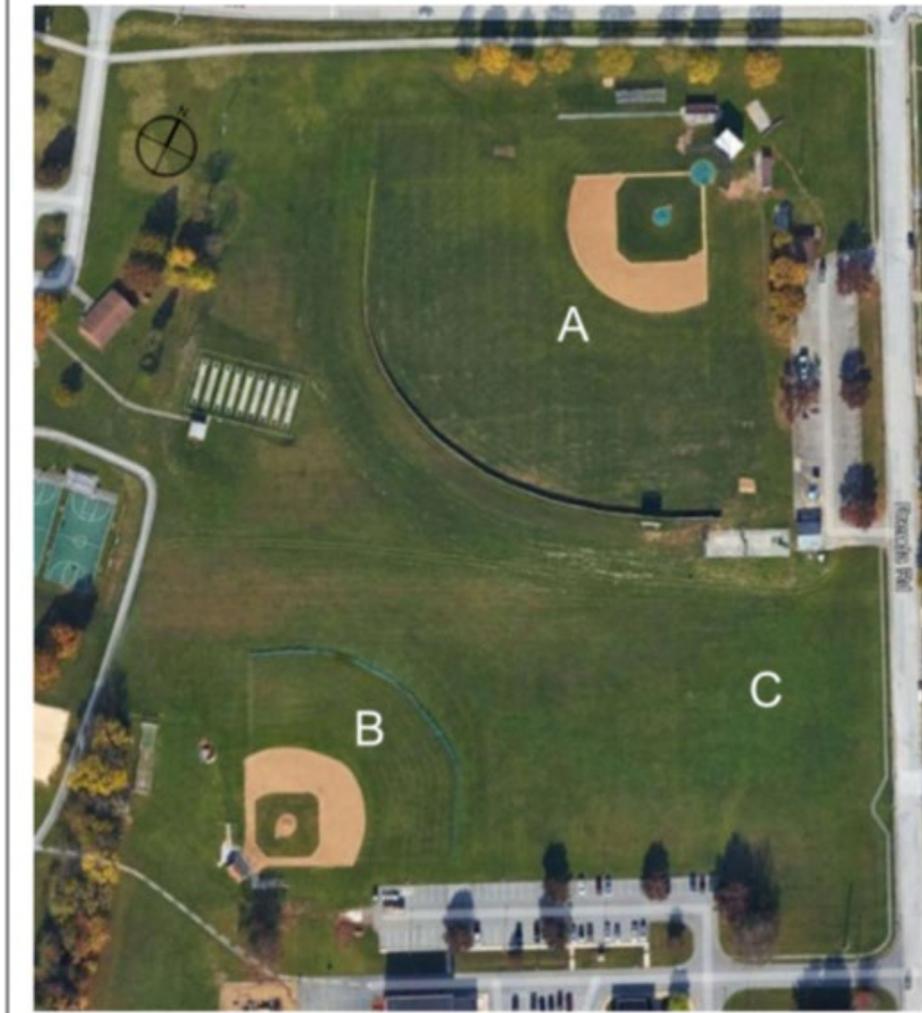
- B: NATURAL GRASS, PRACTICE**
- SOCCER
 - LACROSSE
 - FOOTBALL (YOUTH)

- D: NATURAL GRASS, COMPETITION / PRACTICE**
- FOOTBALL (HS / YOUTH)
 - TRACK (FIELD EVENTS)
 - # 2 IN TOTAL USE

- F: NATURAL GRASS, COMPETITION / PRACTICE**
- FIELD HOCKEY
 - SOFTBALL
 - # 1 IN TOTAL USE

- H: NATURAL GRASS, PRACTICE**
- FOOTBALL
 - MARCHING BAND





EXISTING FACILITY CONDITIONS / USE

A: BASEBALL, COMPETITION / PRACTICE

- HIGH SCHOOL / CLUB / LOCAL USE
 - EXPANDED BACKSTOP
 - DUGOUTS
 - PRESS BOX
 - CONCESSIONS
 - RESTROOMS
 - BATTING CAGE
 - BULL PENS
 - PARKING ± 40 SPACES
 - STORAGE BUILDING
 - SCOREBOARD
 - FLAG POLE

B: LITTLE LEAGUE, COMPETITION / PRACTICE

- YOUTH / LOCAL USE
 - BACKSTOP
 - BATTING CAGE
 - STORAGE SHED

C: OPEN FIELD

- ROLLING TERRAIN



Site & Graphic Scale
 10/10/2014
 10/10/2014
 10/10/2014



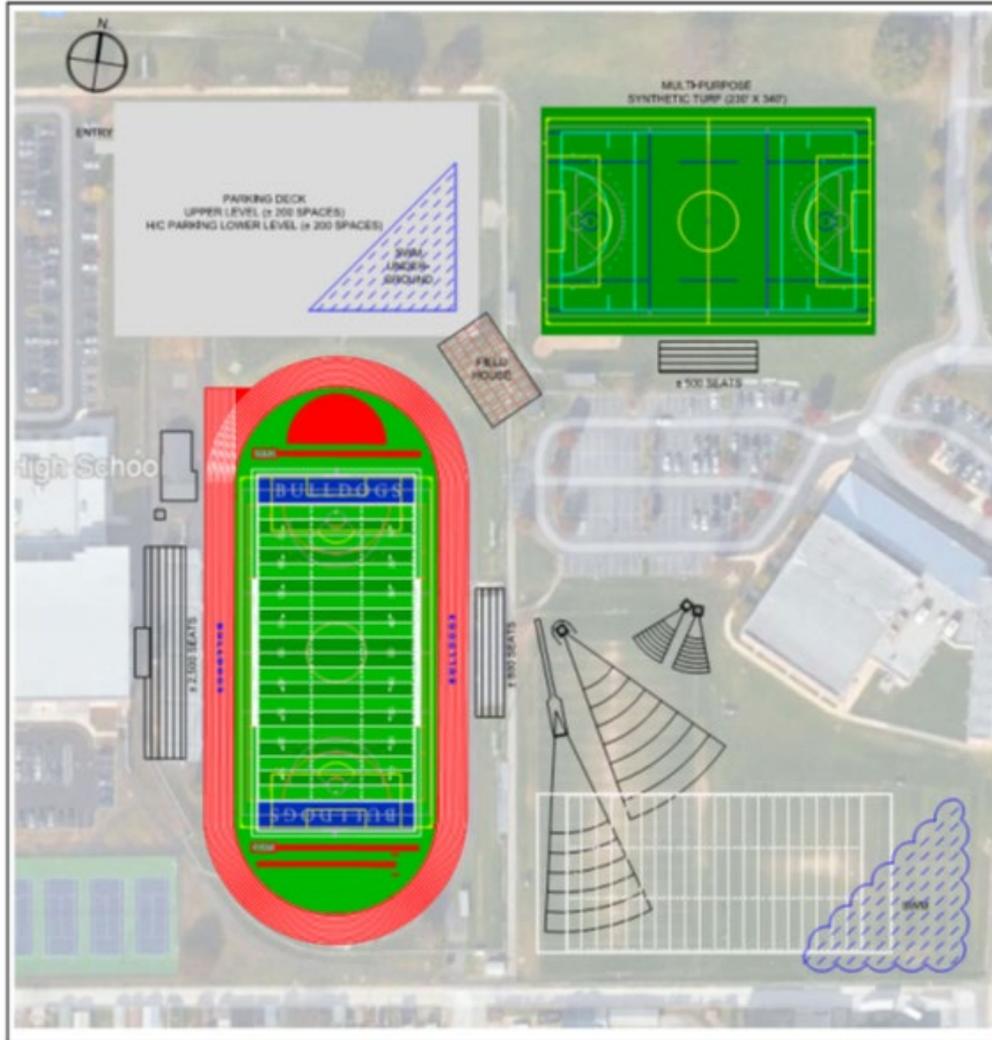
10/10/2014
 WEST YORK AREA ED
 1881 LOCKES ROAD, SUITE 100
 YORK, PA 17408
 YORK COUNTY

PROJECT: SPORTS FIELDS
 FEASIBILITY STUDY
 TRIMMER
 EXISTING CONDITIONS



DESIGN: [REDACTED]
 SCALE: 1" = 100'
 DATE: 10/10/2014

THOMAS CORP INC
 YORK, PA



MAIN CAMPUS OPTION 1

STADIUM

- 8 LANE TRACK (EQUAL QUADRANT)
- NEW HOME BLEACHERS (PIER & BEAM)
- NEW VISITOR BLEACHERS (PIER & BEAM)
- MULTI-PURPOSE SYNTHETIC TURF (ALL SPORTS)
- * SOCCER WIDTH @ 195'
- NEW LIGHTING
- STORAGE UNDER BLEACHERS

FIELDS A, B & C

- UNCHANGED

FIELD D

- TRACK FIELD EVENTS (SHOT, DISCUS, JAVELIN)

FIELD E

- NEW PARKING DECK
- SWM FACILITY - SUBSURFACE

FIELD F

- NEW MULTI-PURPOSE TURF (ALL SPORTS)
- NEW LIGHTING
- NEW BLEACHERS

FIELDS G & H

- UNCHANGED

NEW IMPROVEMENTS

- MULTI - USE FIELD HOUSE (~6,000 SF)
 - RESTROOMS
 - CONCESSIONS
 - TEAM ROOMS / TRAINING ROOM
 - WEIGHT ROOM
 - STORAGE

NOTE:
SOFTBALL RELOCATED
TO TRIMMER COMPLEX

LEGEND

EXISTING STRUCTURE	
BLEACHERS	
NEW BUILDINGS	
PARKING	
SYNTHETIC TURF	
STORMWATER	



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TURF
TRACK
& COURT
Athletic Facility Consultants

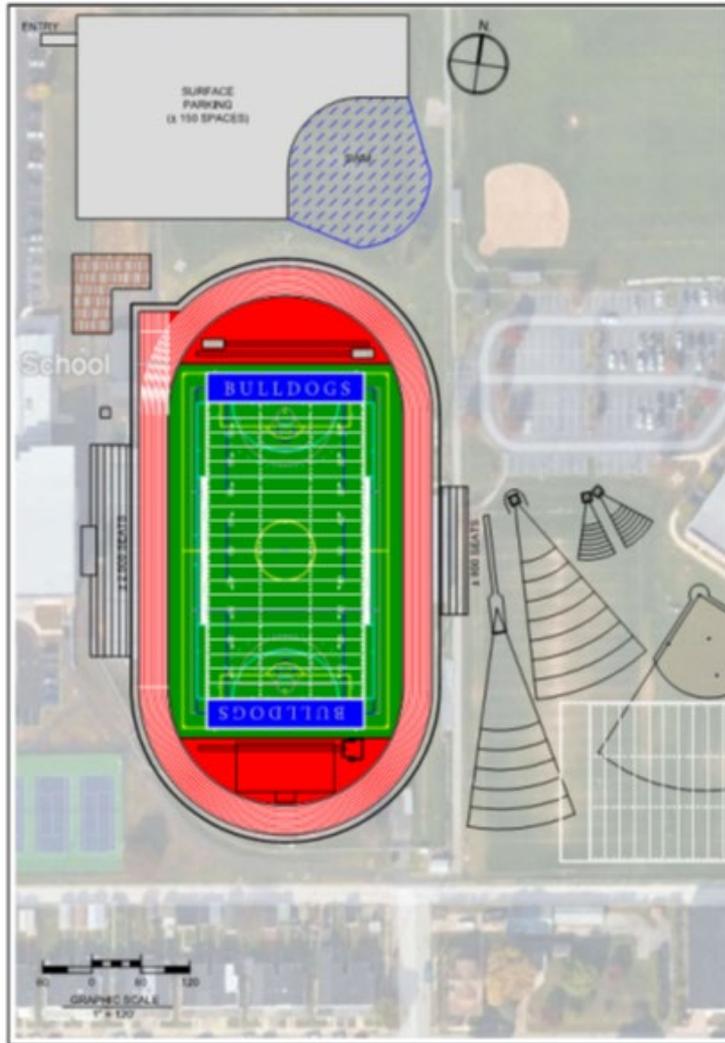
WEST YORK AREA SD
1881 LOGGERS ROAD, SUITE 100
WEST YORK, PA 17060
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
MAIN CAMPUS
OPTION 1



DATE: 11/20/2011
SCALE: 1" = 100'
DRAWN: MCH
CHECKED: MCH

MC - 1



MAIN CAMPUS OPTION 2

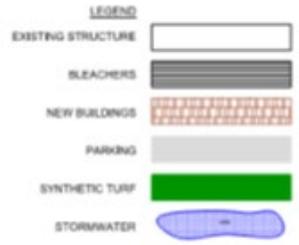
- STADIUM**
- 8 LANE TRACK (NON-EQUAL QUADRANT)
 - NEW HOME BLEACHERS (PIER & BEAM)
 - NEW VISITOR BLEACHERS (PIER & BEAM)
 - MULTI-PURPOSE SYNTHETIC TURF (ALL SPORTS)
 - * SOCCER WIDTH @ 210'
 - NEW LIGHTING
 - STORAGE UNDER BLEACHERS
 - NEW FIELD HOUSE
 - RESTROOMS
 - CONCESSIONS
 - TEAM ROOMS
 - MULTI - USE F...

- FIELDS A & B**
- MULTI-PURPOSE SYNTHETIC TURF (ALL SPORTS)
 - * SOCCER WIDTH @ 210'
 - BLEACHERS
 - LIGHTING
 - PARKING

- FIELDS C & D**
- TRACK FIELD EVENTS (SHOT, DISCUS, JAVELIN)
 - RE-CONFIGURED FOOTBALL PRACTICE
 - NEW SOFTBALL FIELD

- FIELD E**
- NEW SURFACE PARKING
 - STORMWATER

- FIELDS F, G & H**
- UNCHANGED



NOTE:
RENOVATE MEMORIAL PLAZA ON CORNER OF ORANGE AND ADAMS STREETS



TURF TRACK & COURT
Athletic Facility Consultants

WEST YORK AREA SD
1891 LOGGERS ROAD, B-RTS 100
WEST YORK, PA 17168
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
MAIN CAMPUS
OPTION 2

ITC

DATE: 11/18/20
SCALE: 1" = 120'
DATE: 11/18/20
BY: MJC

MC - 2



MAIN CAMPUS OPTION 3

STADIUM

- 8 LANE TRACK (EQUAL QUADRANT)
- NEW HOME BLEACHERS (PIER & BEAM)
- NEW VISITOR BLEACHERS (PIER & BEAM)
- MULTI-PURPOSE SYNTHETIC TURF (ALL SPORTS)
- * SOCCER WIDTH @ 195'
- NEW LIGHTING
- STORAGE UNDER BLEACHERS

FIELDS A, B & C

- UNCHANGED

FIELD D

- TRACK FIELD EVENTS (SHOT, DISCUS, JAVELIN)
- RE-CONFIGURED FOOTBALL PRACTICE
- NEW SURFACE PARKING
- STORMWATER

FIELD E

- STORMWATER

FIELD F

- NEW MULTI-PURPOSE TURF (ALL SPORTS & SOFTBALL)
- NEW LIGHTING
- NEW BLEACHERS

FIELDS G & H

- UNCHANGED

NEW IMPROVEMENTS

- FIELD HOUSE ADDITION
 - RESTROOMS
 - CONCESSIONS
 - TEAM ROOMS / TRAINING ROOM
 - WEIGHT ROOM
 - STORAGE

LEGEND

EXISTING STRUCTURE	
BLEACHERS	
NEW BUILDINGS	
PARKING	
SYNTHETIC TURF	
STORMWATER	





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Turf Track & Court
Athletic Facility Consultants

PROJECT: SPORTS FIELDS
FEASIBILITY STUDY
MAIN CAMPUS
OPTION 3

DATE: 11/11/2011

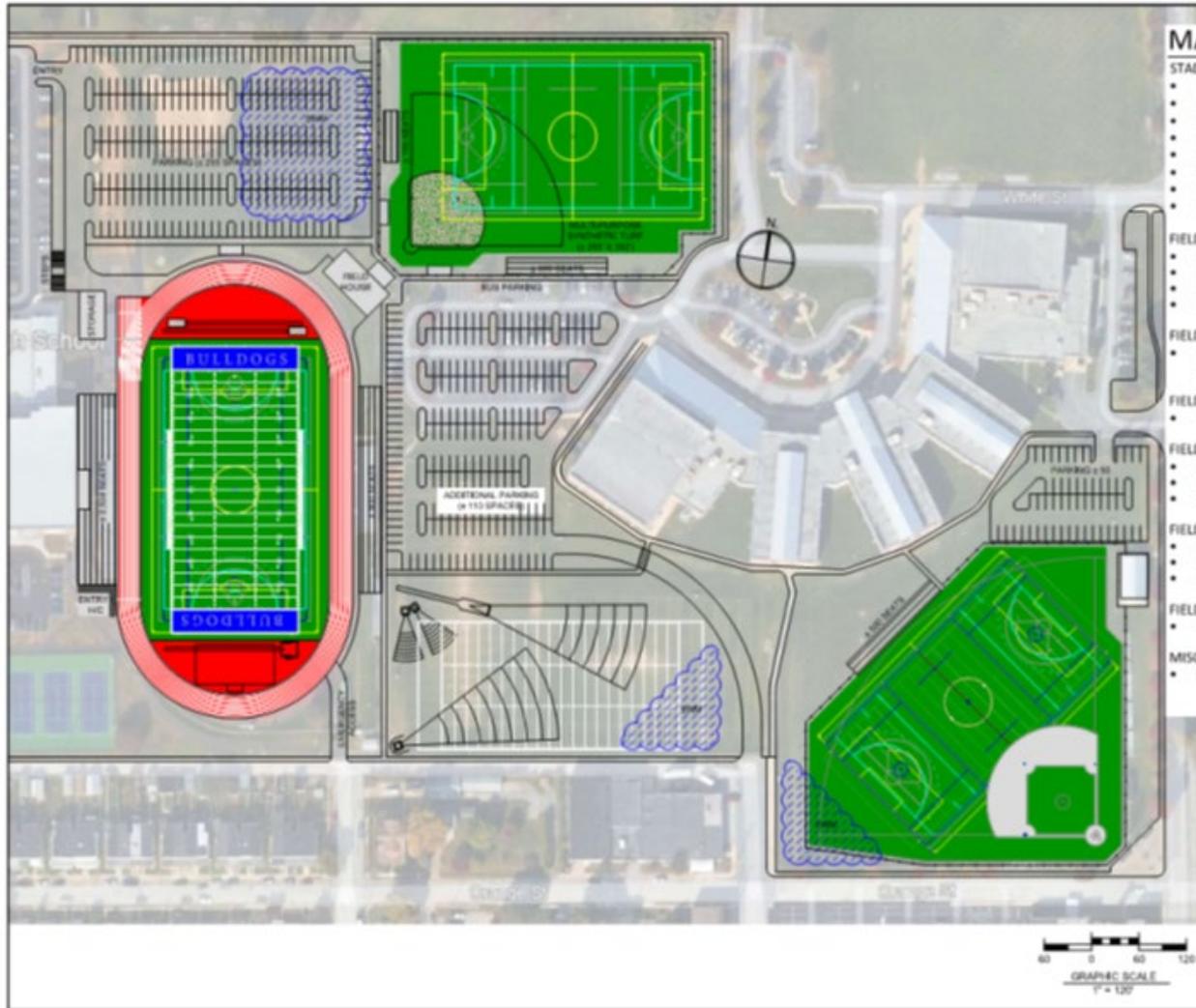
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CHECKED: MARISSA

DATE: 11/11/2011

PROJECT: MC - 3



MAIN CAMPUS OPTION 4

- STADIUM**
- 8 LANE TRACK
 - NEW HOME BLEACHERS (2,500)
 - NEW VISITOR BLEACHERS (900)
 - MULTI-PURPOSE SYNTHETIC TURF
 - NEW LIGHTING
 - FIELD HOUSE / STORAGE
 - CENTRALIZED ENTRANCE
 - SWM FACILITY - SUBSURFACE

- FIELDS A & B**
- MULTI-PURPOSE SYNTHETIC TURF
 - NEW BLEACHERS
 - NEW LIGHTING
 - SWM FACILITY - SUBSURFACE

- FIELD C**
- TRACK FIELD EVENTS (SHOT, DISCUS, JAVELIN)

- FIELD D**
- PARKING (ADD ± 110)

- FIELD E**
- NEW PARKING (± 255)
 - CENTRALIZED ENTRANCE
 - SWM FACILITY - SUBSURFACE

- FIELD F**
- NEW MULTI-PURPOSE TURF
 - NEW LIGHTING
 - NEW BLEACHERS

- FIELDS G & H**
- UNCHANGED

- MISCELLANEOUS**
- PERIMETER PATHWAY SYSTEM

LEGEND

- EXISTING STRUCTURE
- BLEACHERS
- NEW BUILDINGS
- SYNTHETIC TURF
- STORMWATER







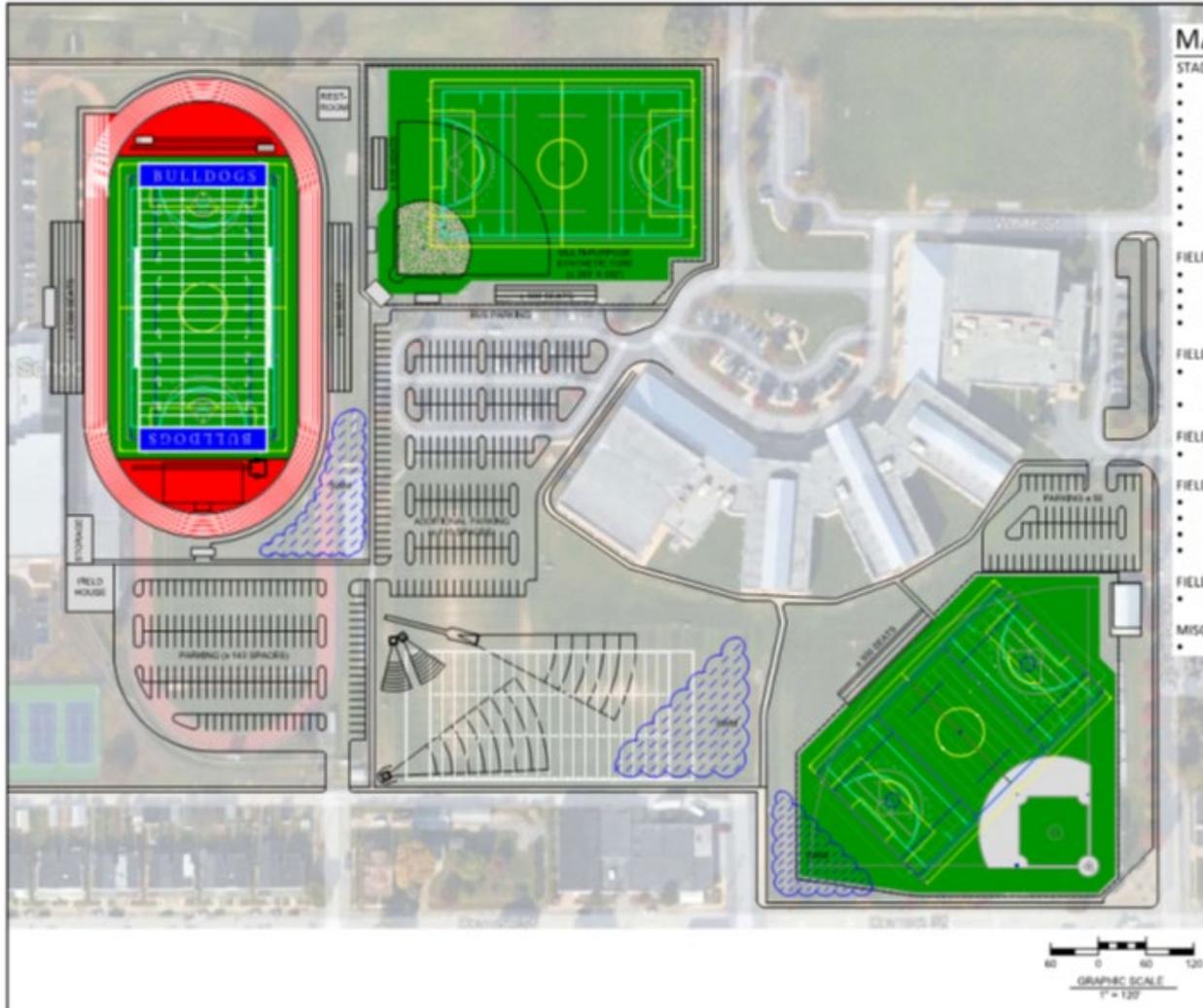
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Athletic Facility Consultants

PROJECT: WEST YORK AREA SD
1881 LOGGERS ROAD, SUITE 100
WEST YORK, PA 17060
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
MAIN CAMPUS
OPTION 4



MAIN CAMPUS
OPTION 4
MC - 4



MAIN CAMPUS OPTION 5

STADIUM

- 8 LANE TRACK
- NEW HOME BLEACHERS (2,500)
- NEW VISITOR BLEACHERS (900)
- MULTI-PURPOSE SYNTHETIC TURF
- NEW LIGHTING
- FIELD HOUSE / STORAGE
- CENTRALIZED ENTRANCE
- PARKING (±142)
- SWM FACILITY - SURFACE

FIELDS A & B

- MULTI-PURPOSE SYNTHETIC TURF
- NEW BLEACHERS
- NEW LIGHTING
- SWM FACILITY - SUBSURFACE

FIELD C

- TRACK FIELD EVENTS (SHOT, DISCUS, JAVELIN)
- SWM FACILITY - SURFACE

FIELD D

- PARKING (ADD ± 110)

FIELD F

- NEW MULTI-PURPOSE TURF
- NEW LIGHTING
- NEW BLEACHERS
- PRESS BOX

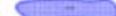
FIELDS G & H

- UNCHANGED

MISCELLANEOUS

- PERIMETER PATHWAY SYSTEM

LEGEND

EXISTING STRUCTURE	
BLEACHERS	
NEW BUILDINGS	
SYNTHETIC TURF	
STORMWATER	





TURF TRACK & COURT
Athletic Facility Consultants

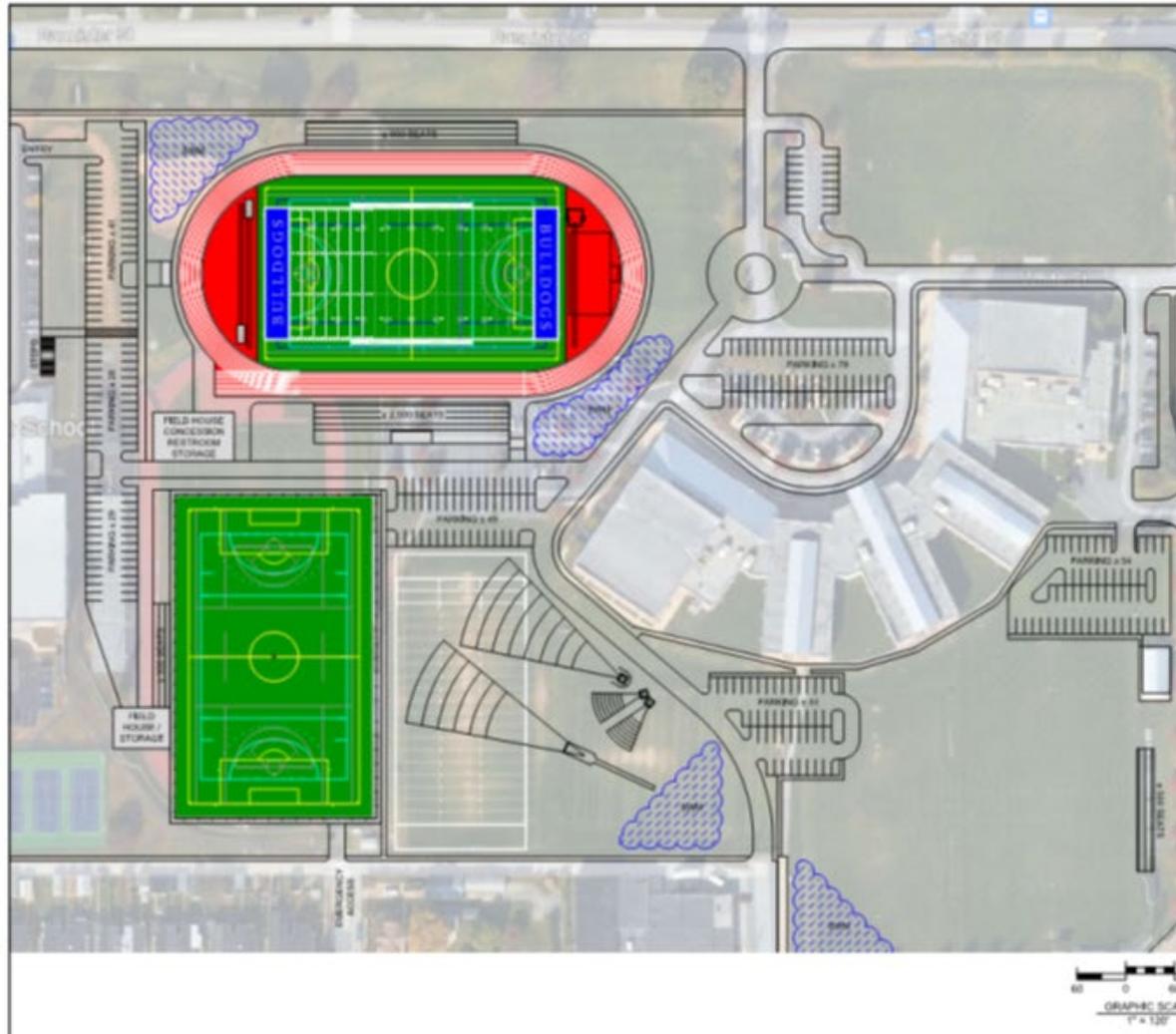
PROJECT: WEST YORK AREA SD
1881 LOGGERS ROAD, SUITE 100
YORK, PA 17408
YORK COUNTY

PROJECT: SPORTS FIELDS
FEASIBILITY STUDY
MAIN CAMPUS
OPTION 5



DATE: 04/20/21
SCALE: 1" = 120'
DATE: 04/20/21
BY: [Signature]

MAIN CAMPUS
OPTION 5
MC - 5



MAIN CAMPUS OPTION 6

- STADIUM (MOVED TO FIELDS E & F)**
- 8 LANE TRACK
 - NEW HOME BLEACHERS SOUTH (2,500)
 - NEW VISITOR BLEACHERS NORTH (900)
 - MULTI-PURPOSE SYNTHETIC TURF
 - NEW LIGHTING
 - FIELD HOUSE / STORAGE
 - CENTRALIZED ENTRANCE
 - PARKING (±142)
 - SWM FACILITY - SURFACE

- FIELDS A & B**
- NO IMPROVEMENTS

- FIELD C & D**
- TRACK FIELD EVENTS (SHOT, DISCUS, JAVELIN)
 - SWM FACILITY - SUB URFACE
 - PARKING (ADD ± 44)

- FIELDS G & H**
- UNCHANGED

- FIELD 5**
- NEW MULTI-PURPOSE TURF
 - NEW LIGHTING
 - NEW BLEACHERS
 - PRESS BOX

- MISCELLANEOUS**
- PERIMETER PATHWAY SYSTEM

LEGEND

- EXISTING STRUCTURE
- BLEACHERS
- NEW BUILDINGS
- SYNTHETIC TURF
- STOPWATER







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Athletic Facility Consultants

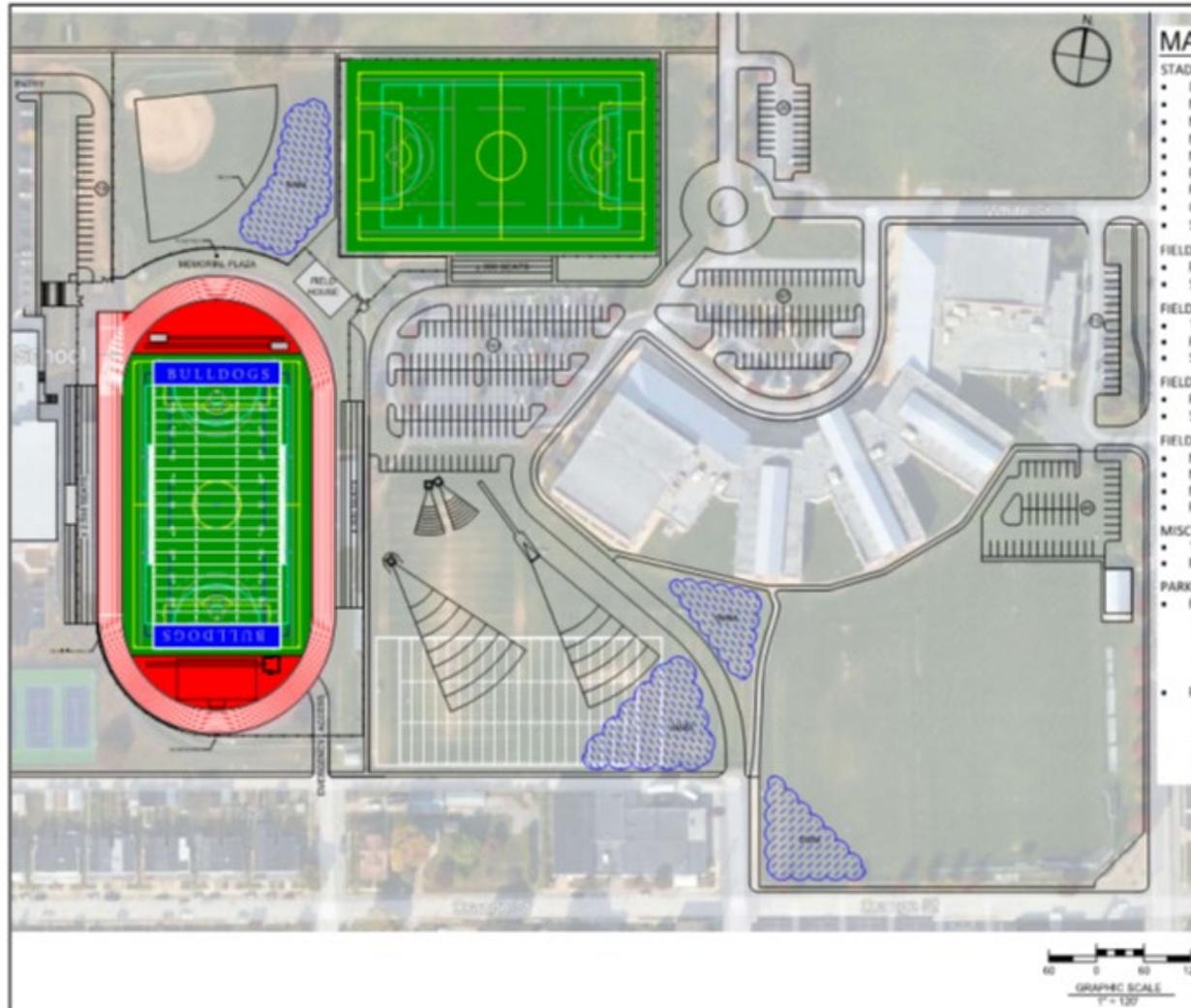
PROJECT: WEST YORK AREA SD
1881 LOOKS ROAD, SUITE 100
WEST YORK, PA 17090
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
MAIN CAMPUS
OPTION 6



DATE: 11/18/20
DRAWN: M. HANLEY
SCALE: 1" = 120'
PROJECT NO.: 18-001
SHEET NO.: 10 OF 10

MC - 6



MAIN CAMPUS OPTION 7

STADIUM

- 8 LANE TRACK
- NEW HOME BLEACHERS WEST (2,500)
- NEW VISITOR BLEACHERS EAST (900)
- MULTI-PURPOSE SYNTHETIC TURF (210' X 360')
- NEW LIGHTING
- PRESS BOX
- FIELD HOUSE
- CENTRALIZED ENTRANCE (NORTHEAST & WEST)
- STORAGE SPACE (UNDER BLEACHERS)

FIELDS A & B

- PARKING
- SWM FACILITY

FIELD C & D

- TRACK FIELD EVENTS (SHOT, DISCUS, JAVELIN)
- PRACTICE FOOTBALL
- SWM FACILITY

FIELD E

- PARKING
- SWM FACILITY

FIELD F

- NEW MULTI-PURPOSE TURF (260' X 390')
- NEW LIGHTING
- NEW BLEACHERS (300)
- PRESS BOX

MISCELLANEOUS

- TRAFFIC FLOW IMPROVEMENTS
- PERIMETER PATHWAY SYSTEM

PARKING

- EXISTING (± 178)

MIDDLE SCHOOL EAST:	15
MIDDLE SCHOOL CENTRAL:	24
MIDDLE SCHOOL WEST:	115
FIELD G:	24
- PROPOSED (± 294)

MIDDLE SCHOOL EAST:	61
MIDDLE SCHOOL CENTRAL:	67
MIDDLE SCHOOL WEST:	127
FIELD F:	19
FIELD G:	20

LEGEND

BLEACHERS	
NEW BUILDINGS	
SYNTHETIC TURF	
STORMWATER	
NEW FENCING	
PATHWAY	





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WEST YORK, PA 17060
YORK COUNTY

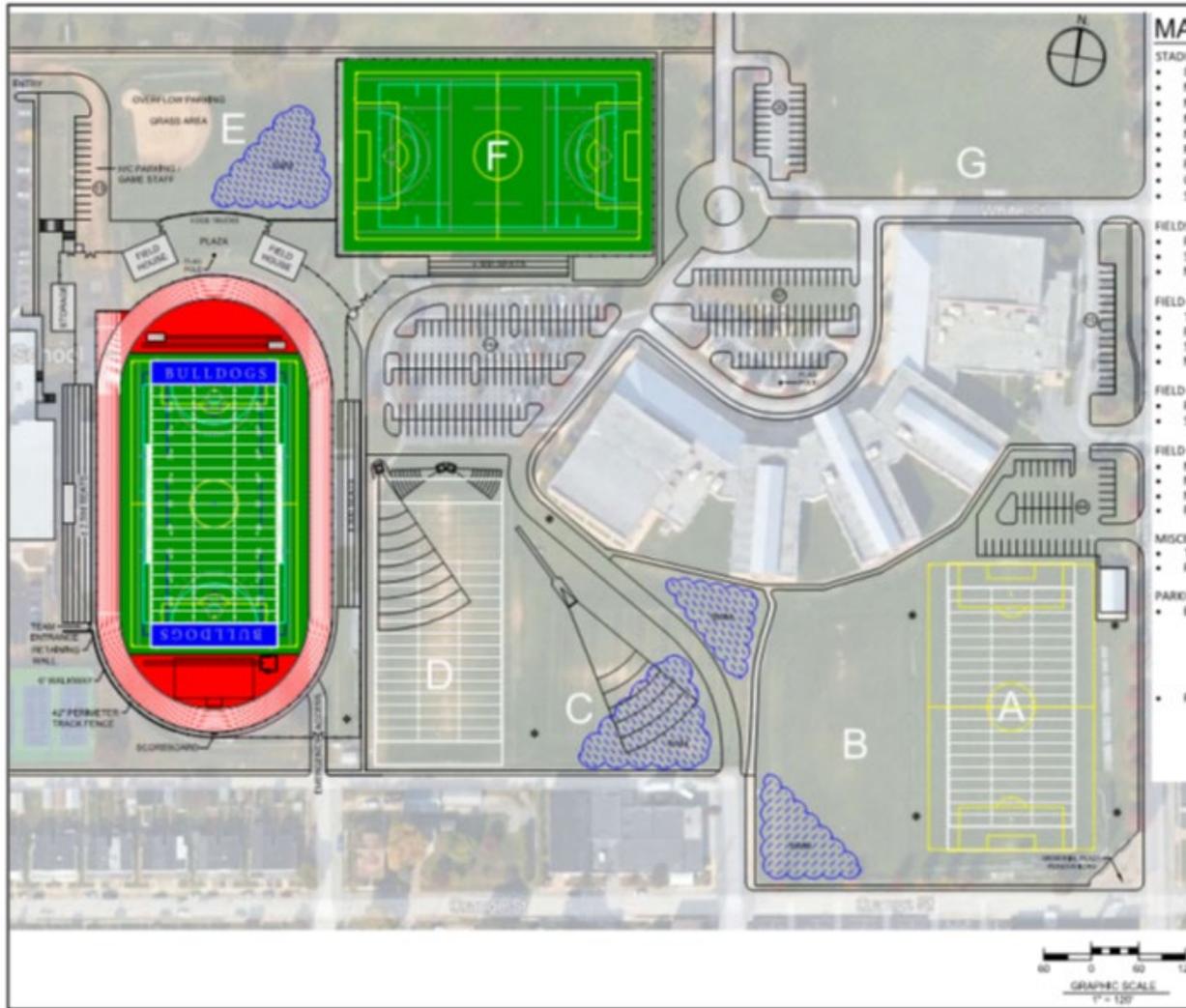
SPORTS FIELDS
FEASIBILITY STUDY
MAIN CAMPUS
OPTION 7



DATE: 11/1/20
DRAWN: SUNJUN
REV:

MAIN CAMPUS
OPTION 7

MC - 7



MAIN CAMPUS OPTION 8

- STADIUM**
- 8 LANE TRACK
 - NEW HOME BLEACHERS WEST (2,500)
 - NEW VISITOR BLEACHERS EAST (900)
 - MULTI-PURPOSE SYNTHETIC TURF (210' X 360')
 - NEW LIGHTING
 - PRESS BOX
 - FIELD HOUSE
 - CENTRALIZED ENTRANCE (NORTHEAST & WEST)
 - STORAGE SPACE (UNDER BLEACHERS)

- FIELDS A & B**
- PARKING
 - SWM FACILITY
 - NEW LIGHTING

- FIELD C & D**
- TRACK FIELD EVENTS (SHOT, DISCUS, JAVELIN)
 - PRACTICE FOOTBALL
 - SWM FACILITY
 - NEW LIGHTING

- FIELD E**
- PARKING
 - SWM FACILITY

- FIELD F**
- NEW MULTI-PURPOSE TURF (260' X 390')
 - NEW LIGHTING
 - NEW BLEACHERS (500)
 - PRESS BOX

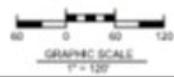
- MISCELLANEOUS**
- TRAFFIC FLOW IMPROVEMENTS
 - PERIMETER PATHWAY SYSTEM

PARKING

• EXISTING (± 178)	
• MIDDLE SCHOOL EAST:	15
• MIDDLE SCHOOL CENTRAL:	24
• MIDDLE SCHOOL WEST:	115
• FIELD G:	24
• PROPOSED (± 269)	
• MIDDLE SCHOOL EAST:	59
• MIDDLE SCHOOL CENTRAL:	67
• MIDDLE SCHOOL WEST:	110
• FIELD E:	13
• FIELD G:	20

LEGEND

- BLEACHERS [Grey rectangle]
- NEW BUILDINGS [Light grey rectangle]
- SYNTHETIC TURF [Green rectangle]
- STORMWATER [Blue hatched area]
- NEW FENCING [Red line]
- PATHWAY [Black line]
- EXISTING LIGHT POST [Star symbol]





TURF TRACK & COURT
Athletic Facility Consultants

PROJECT: WEST YORK AREA SD
1881 LOOKERS ROAD, SUITE 100
WEST YORK, PA 17368
YORK COUNTY

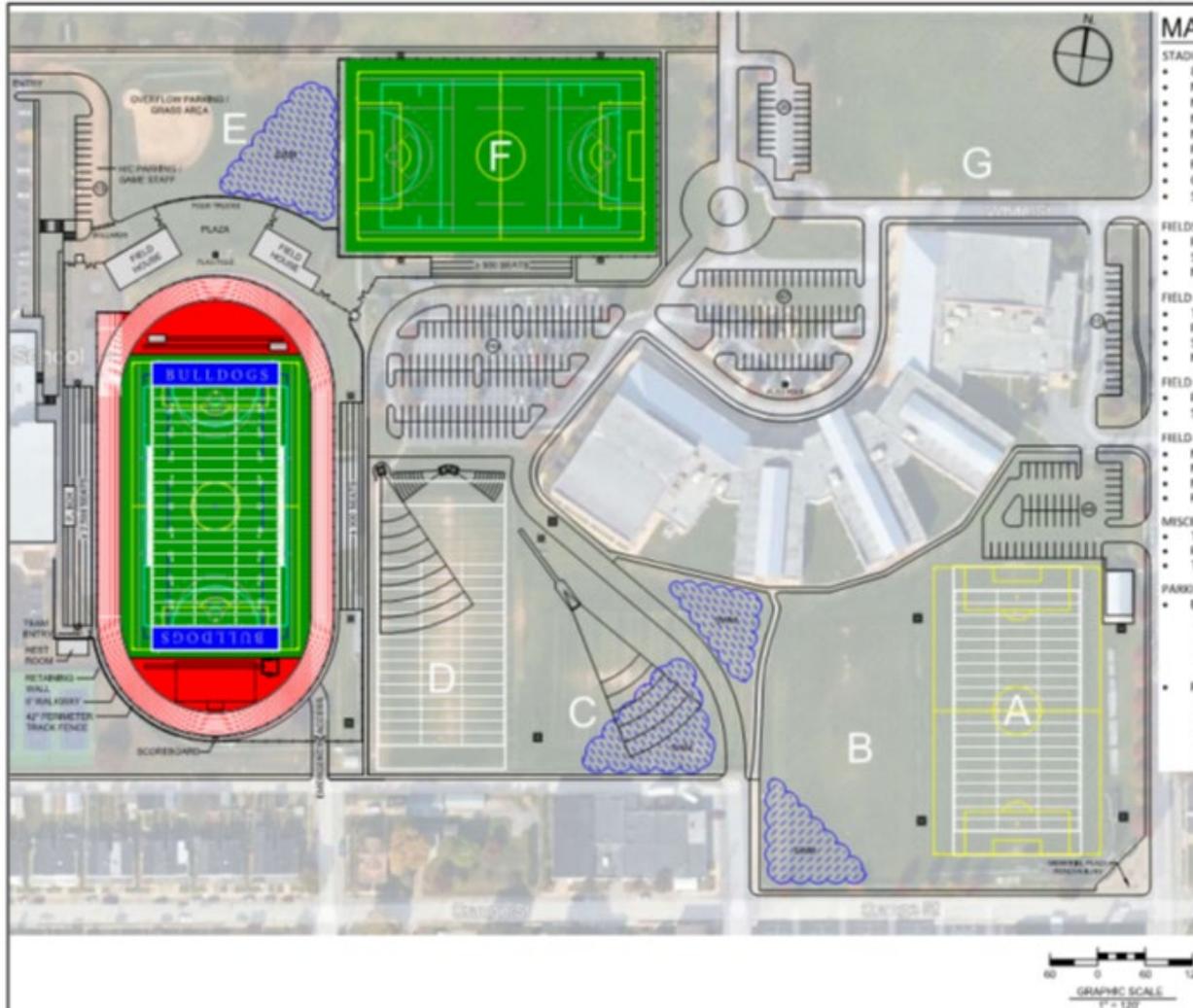
PROJECT: SPORTS FIELDS
FEASIBILITY STUDY
MAIN CAMPUS
OPTION 8



CLIENT: CHARTER
SCALE: 1" = 100'
DATE: 04/20/2016
BY: [Signature]

PROJECT: MAIN CAMPUS
OPTION 1

MC - 8



MAIN CAMPUS OPTION 9

- STADIUM**
- 8 LANE TRACK
 - NEW HOME BLEACHERS WEST (2,500)
 - NEW VISITOR BLEACHERS EAST (900)
 - MULTI-PURPOSE SYNTHETIC TURF (210' X 360')
 - NEW LIGHTING
 - PRESS BOX
 - FIELD HOUSE
 - CENTRALIZED ENTRANCE (NORTHEAST & WEST)
 - STORAGE SPACE (UNDER BLEACHERS)

- FIELDS A & B**
- PARKING
 - SWM FACILITY
 - NEW LIGHTING

- FIELD C & D**
- TRACK FIELD EVENTS (SHOT, DISCUS, JAVELIN)
 - PRACTICE FOOTBALL
 - SWM FACILITY
 - NEW LIGHTING

- FIELD E**
- PARKING
 - SWM FACILITY

- FIELD F**
- NEW MULTI-PURPOSE TURF (260' X 390')
 - NEW LIGHTING
 - NEW BLEACHERS (500)
 - PRESS BOX

- MISCELLANEOUS**
- TRAFFIC FLOW IMPROVEMENTS
 - PERIMETER PATHWAY SYSTEM
 - TENNIS BATHROOM

PARKING

• EXISTING (± 178)	
MIDDLE SCHOOL EAST:	15
MIDDLE SCHOOL CENTRAL:	24
MIDDLE SCHOOL WEST:	115
FIELD G:	24
• PROPOSED (± 269)	
MIDDLE SCHOOL EAST:	58
MIDDLE SCHOOL CENTRAL:	67
MIDDLE SCHOOL WEST:	110
FIELD E:	13
FIELD G:	20

LEGEND

- BLEACHERS
- NEW BUILDINGS
- SYNTHETIC TURF
- STORMWATER
- NEW FENCING
- PATHWAY
- EXISTING LIGHT POST
- NEW LIGHT POLE



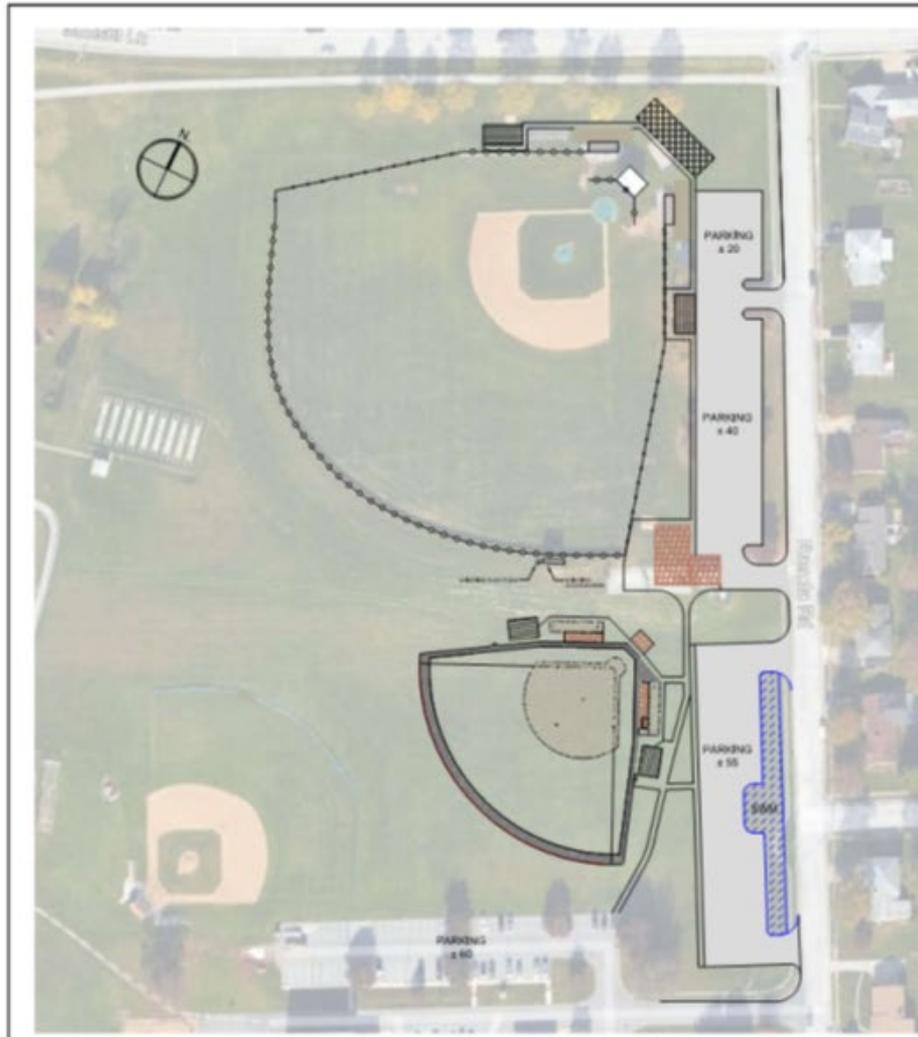
WEST YORK AREA SD
1891 LOCUST ROAD, SUITE 100
YORK, PA 17408
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
MAIN CAMPUS
OPTION 9



DATE: 01/11/18
SCALE: 1/4" = 1'-0"
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CHECKED BY: [signature]

MC - 9



OPTION 1

BASEBALL FIELD AND ASSOCIATED IMPROVEMENTS

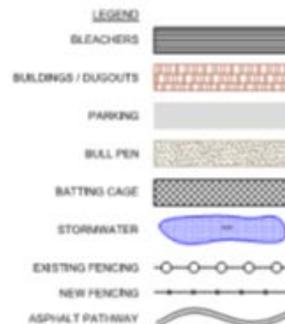
- NEW BLEACHERS (1ST AND 3RD BASELINES)
- ACCESSIBILITY TO BLEACHERS
- NEW BULLPEN (1ST AND 3RD BASELINES)
- RE-PAVE / RE-CONFIGURE PARKING
- PERIMETER FENCING
- NEW BATTING CAGE

SOFTBALL FIELD AND ASSOCIATED IMPROVEMENTS

- NEW LAYOUT
- DUGOUTS
- PRESS BOX
- PERIMETER FENCING
- BLEACHERS
- BATTING CAGE (1)
- BULLPENS (2)
- NEW PARKING

FIELD HOUSE

- RESTROOMS
- CONCESSIONS
- TEAM ROOMS
- MAINTENANCE / STORAGE



West York Area SD
1881 Locks Road, Suite 100
York, PA 17408
York County



1881
WEST YORK AREA SD
1881 LOCKS ROAD, SUITE 100
YORK, PA 17408
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
TRAMER
OPTION 1



DATE: 04/20/2017
SCALE: 1"=100'
DRAWN: JAMES
DATE: 04/20/2017
PROJECT: TRAMER
OPTION 1



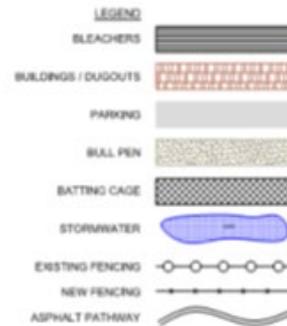
OPTION 2

BASEBALL FIELD AND ASSOCIATED IMPROVEMENTS

- NEW BLEACHERS (1ST AND 3RD BASELINES)
- ACCESSIBILITY TO BLEACHERS, RESTROOMS & CONCESSIONS
- RESTROOMS / CONCESSION EXPANSION / ACCESSIBILITY
- NEW BULLPEN (1ST AND 3RD BASELINES)
- RE-PAVE PARKING / EXPAND
- ENCLOSE FIELD OF PLAY

SOFTBALL FIELD AND ASSOCIATED IMPROVEMENTS

- RE-PURPOSE LITTLE LEAGUE FIELD
- DUGOUTS
- PRESS BOX
- BLEACHERS
- BATTING CAGE (1) - UPGRADE EXISTING
- BULLPENS (2)

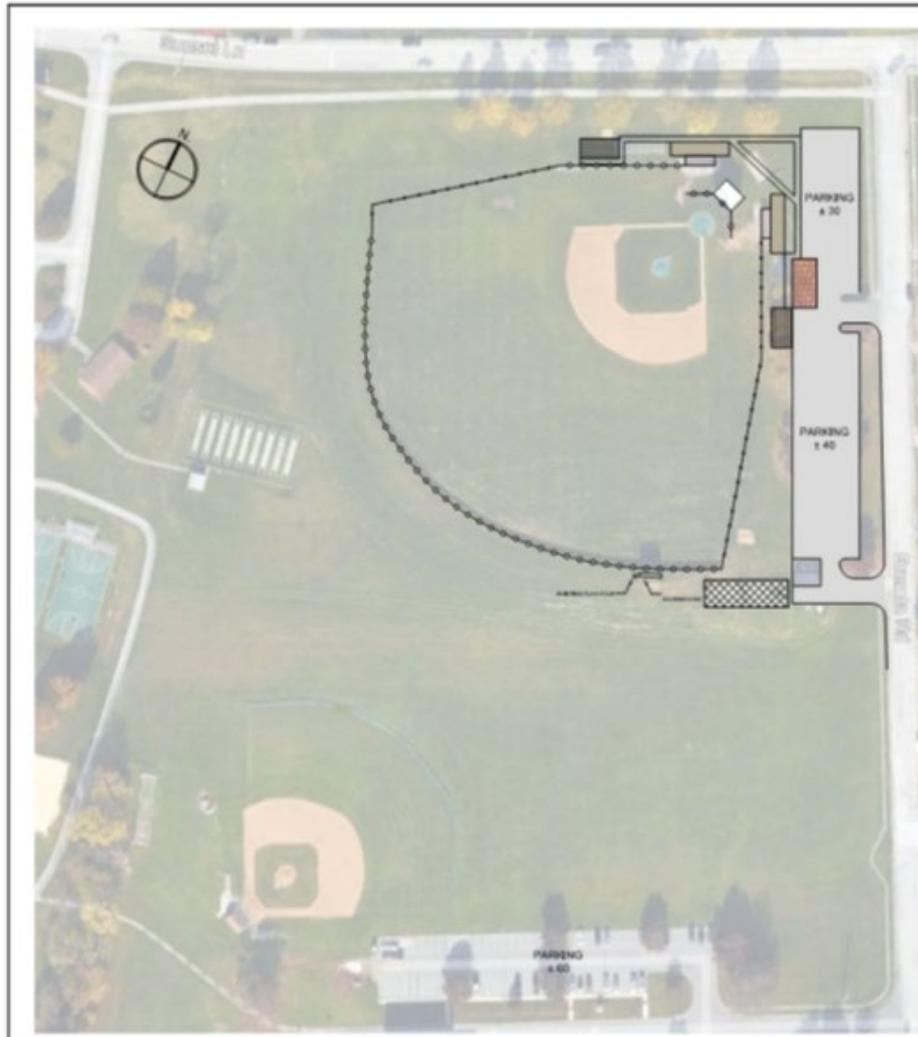


WEST YORK AREA SD
1891 LOGGERS ROAD, SUITE 100
WEST YORK, PA 17060
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
TRAMMER
OPTION 2



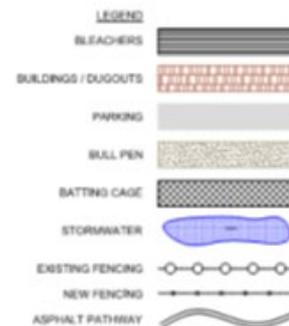
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SCALE: 1" = 100'
DATE: 08/01/2024
SCALE: 1" = 100'
DATE: 08/01/2024
SCALE: 1" = 100'



OPTION 3

BASEBALL FIELD AND ASSOCIATED IMPROVEMENTS

- NEW BLEACHERS (1ST AND 3RD BASELINES)
- ACCESSIBILITY TO BLEACHERS, RESTROOMS & CONCESSIONS
- RESTROOMS / CONCESSION EXPANSION / ACCESSIBILITY
- NEW BULLPEN (1ST AND 3RD BASELINES)
- RE-PAVE PARKING / EXPAND
- ENCLOSE FIELD OF PLAY



WEST YORK AREA SD
1881 LOCKS ROAD, S. #110
YORK, PA 17368
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
TRAMER
OPTION 3



DATE: 04/20/2017
SCALE: 1" = 100'
DRAWN: MARRS
CHECKED:
PROJECT:
DATE:



OPTION 4

BASEBALL FIELD AND ASSOCIATED IMPROVEMENTS

- INFIELD AS EXISTING OR SYNTHETIC TURF
- NEW BLEACHERS (1ST AND 3RD BASELINES)
- ACCESSIBILITY TO BLEACHERS
- NEW BULLPEN (1ST AND 3RD BASELINES)
- RE-PAVE / RE-CONFIGURE PARKING ± 15
- PERIMETER FENCING OF FIELD
- NEW BATTING CAGE

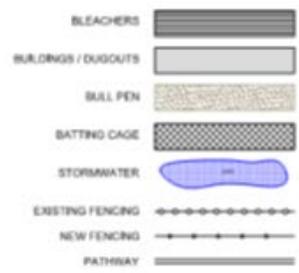
SOFTBALL FIELD AND ASSOCIATED IMPROVEMENTS

- INFIELD SKINNED OR SYNTHETIC TURF
- DUGOUTS
- PRESS BOX
- PERIMETER FENCING OF FIELD
- BLEACHERS (1ST AND 3RD BASELINE)
- BATTING CAGE (1)
- BULLPENS (2)
- NEW PARKING
- SCOREBOARD

FIELD HOUSE

- RESTROOMS
- CONCESSIONS
- TEAM ROOMS
- MAINTENANCE / STORAGE

LEGEND



1811
 WEST YORK AREA SD
 1811 LOGANS ROAD, BLDG 100
 YORK, PA 17408
 YORK COUNTY

PROJECT: SPORTS FIELDS
 FEASIBILITY STUDY
 TRIMMER
 OPTION 4

DATE: 04/2021
 SCALE: 1" = 40'
 DATE: 10/2022
 SHEET: 1 OF 1
 DRAWN: OPTION 4



OPTION 5

BASEBALL FIELD AND ASSOCIATED IMPROVEMENTS

- INFIELD AS EXISTING OR SYNTHETIC TURF
- NEW BLEACHERS (1ST AND 3RD BASELINES)
- ACCESSIBILITY TO BLEACHERS
- NEW BULLPEN (1ST AND 3RD BASELINES)
- RE-PAVE / RE-CONFIGURE PARKING
- PERIMETER FENCING OF FIELD
- NEW BATTING CAGES
- COMPETITION LIGHTING

SOFTBALL FIELD AND ASSOCIATED IMPROVEMENTS

- INFIELD SKINNED OR SYNTHETIC TURF
- DUGOUTS
- PRESS BOX
- PERIMETER FENCING OF FIELD
- BLEACHERS (1ST AND 3RD BASELINE)
- BATTING CAGE(1)
- BULLPENS (2)
- NEW PARKING
- SCOREBOARD
- COMPETITION LIGHTING

FIELD HOUSE

- RESTROOMS
- TEAM ROOMS
- CONCESSIONS / PLAZA
- MAINTENANCE / STORAGE

PARKING

- EXISTING (± 102)
BASEBALL - 42
TRIMMER ELEMENTARY - 60
- PROPOSED (± 174)
BASEBALL - 54
SOFTBALL - 60
TRIMMER ELEMENTARY - 60

LEGEND

EXISTING STRUCTURE	
BLEACHERS	
BUILDINGS / DUGOUTS	
BULL PEN	
BATTING CAGE	
STORMWATER	
FENCING	
PATHWAY	





TURF TRACK & COURT
Athletic Facility Consultants

WEST YORK AREA CO
1881 LOGGERS ROAD, SUITE 100
WEST YORK, PA 15140
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
TRIMMER
OPTION 5



DATE: 01/11/2012
SCALE: 1"=100'
DATE: 01/11/2012

T - 5



OPTION 6

BASEBALL FIELD AND ASSOCIATED IMPROVEMENTS

- INFIELD AS EXISTING
- NEW BLEACHERS (1ST AND 3RD BASELINES)
- ACCESSIBILITY TO BLEACHERS
- NEW BULLPEN (1ST AND 3RD BASELINES)
- RE-PAVE / RE-CONFIGURE PARKING
- PERIMETER FENCING OF FIELD
- NEW BATTING CAGE
- COMPETITION LIGHTING

SOFTBALL FIELD AND ASSOCIATED IMPROVEMENTS

- INFIELD SKINNED
- DUGOUTS
- PRESS BOX
- PERIMETER FENCING OF FIELD
- BLEACHERS (1ST AND 3RD BASELINE)
- BATTING CAGE(1)
- BULLPENS (2)
- NEW PARKING
- SCOREBOARD
- COMPETITION LIGHTING

FIELD HOUSE

- RESTROOMS
- TEAM ROOMS
- CONCESSIONS / PLAZA
- MAINTENANCE / STORAGE

PARKING

- EXISTING (± 102)
BASEBALL - 42
TRIMMER ELEMENTARY - 60
- PROPOSED (± 175)
BASEBALL - 54
SOFTBALL - 61
TRIMMER ELEMENTARY - 60

LEGEND

EXISTING STRUCTURE	
BLEACHERS	
BUILDINGS / DUGOUTS	
BULL PEN	
BATTING CAGE	
STORMWATER	
FENCING	
PATHWAY	





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WEST YORK AREA SD
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WEST YORK, PA 17060
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
TRIMMER
OPTION 6



DATE: 11/10/20
SCALE: 1" = 100'
DATE: 11/10/20
BY: [redacted]

TRIMMER
OPTION 6

T - 6



OPTION 7

BASEBALL FIELD AND ASSOCIATED IMPROVEMENTS

- INFIELD AS EXISTING
- NEW BLEACHERS (1ST AND 3RD BASELINES)
- ACCESSIBILITY TO BLEACHERS
- NEW BULLPEN (1ST AND 3RD BASELINES)
- RE-PAVE / RE-CONFIGURE PARKING
- PERIMETER FENCING OF FIELD
- NEW BATTING CAGE
- COMPETITION LIGHTING

SOFTBALL FIELD AND ASSOCIATED IMPROVEMENTS

- INFIELD SKINNED
- DUGOUTS
- PRESS BOX
- PERIMETER FENCING OF FIELD
- BLEACHERS (1ST AND 3RD BASELINE)
- BATTING CAGE(1)
- BULLPENS (2)
- NEW PARKING
- SCOREBOARD
- COMPETITION LIGHTING

FIELD HOUSE

- RESTROOMS
- TEAM ROOMS
- CONCESSIONS / PLAZA
- MAINTENANCE / STORAGE

PARKING

- EXISTING (± 102)
BASEBALL - 42
TRIMMER ELEMENTARY - 60
- PROPOSED (± 175)
BASEBALL - 54
SOFTBALL - 61
TRIMMER ELEMENTARY - 60

LEGEND

EXISTING STRUCTURE	
BLEACHERS	
BUILDINGS / DUGOUTS	
BULL PEN	
BATTING CAGE	
STORMWATER	
FENCING	
PATHWAY	
NEW LIGHT POLE	





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Athletic Facility Consultants

WEST YORK AREA SD
1881 LOGGERS ROAD, SUITE 100
WEST YORK, PA 17060
YORK COUNTY

SPORTS FIELDS
FEASIBILITY STUDY
TRIMMER
OPTION 7



DATE: 11/1/10
DATE: 10/20/10
DATE: 10/20/10

T - 7

MAIN CAMPUS DESIGN



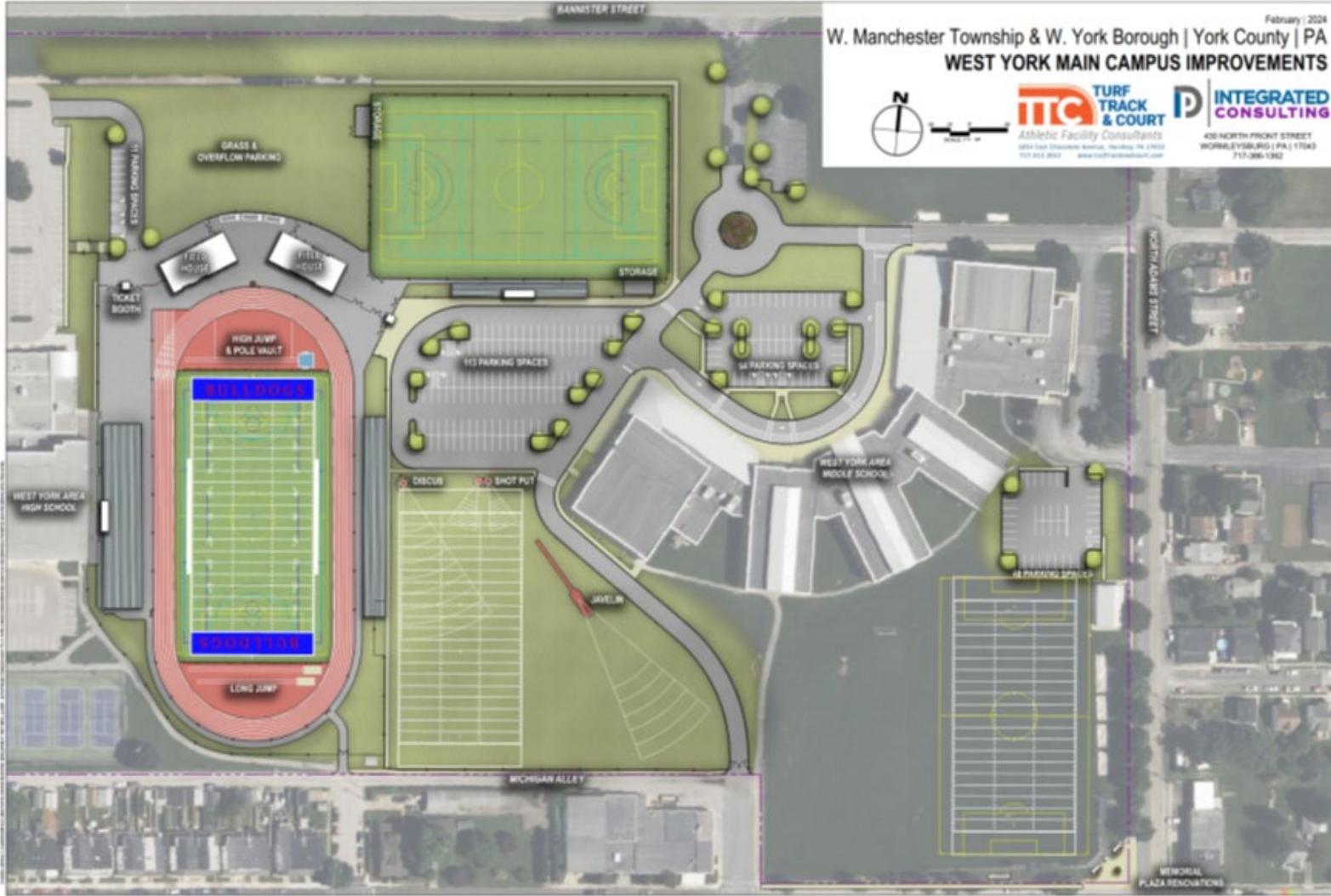
TTC **TURF
TRACK
& COURT**
Athletic Facility Consultants

W. Manchester Township & W. York Borough | York County | PA WEST YORK MAIN CAMPUS IMPROVEMENTS



ITC TURF TRACK & COURT
Athletic Facility Consultants
3814 East Shrewsbury Avenue, York, PA 17402
717-832-8800 www.itcturftrackandcourt.com

I INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG, PA | 17363
717-366-1382

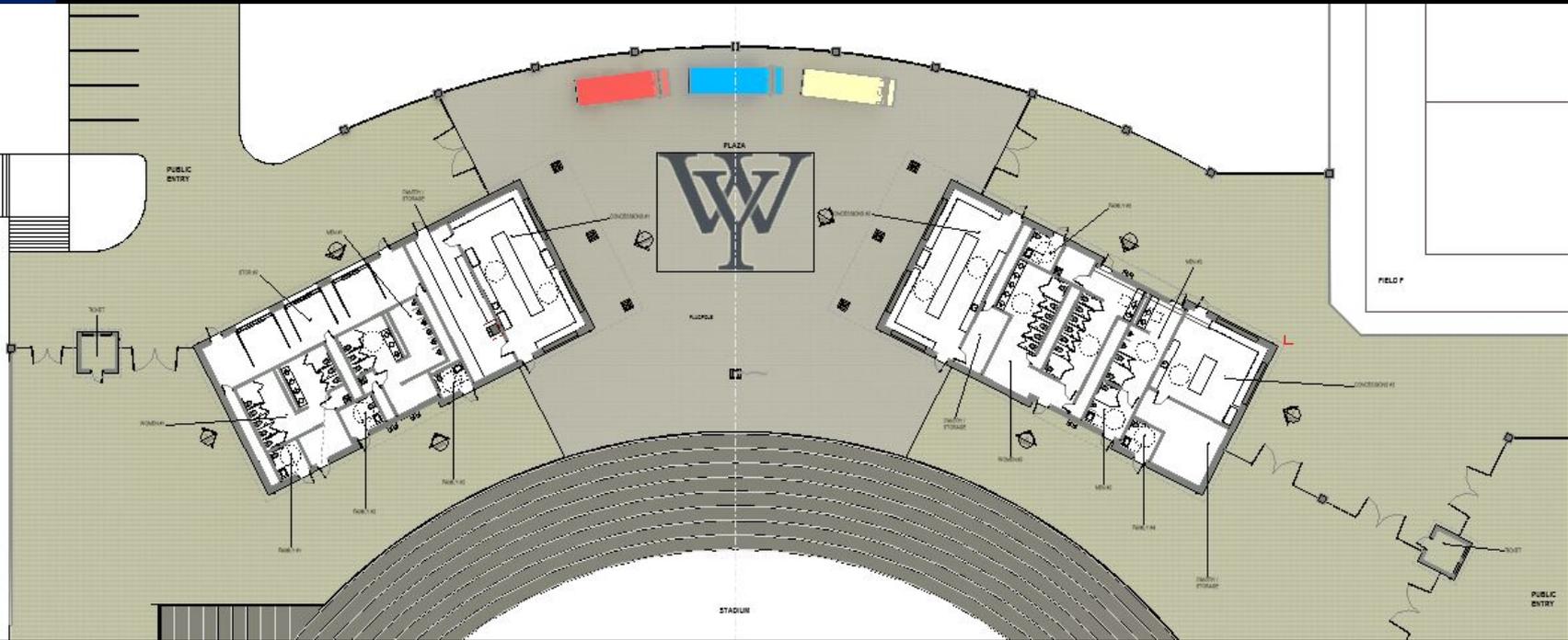


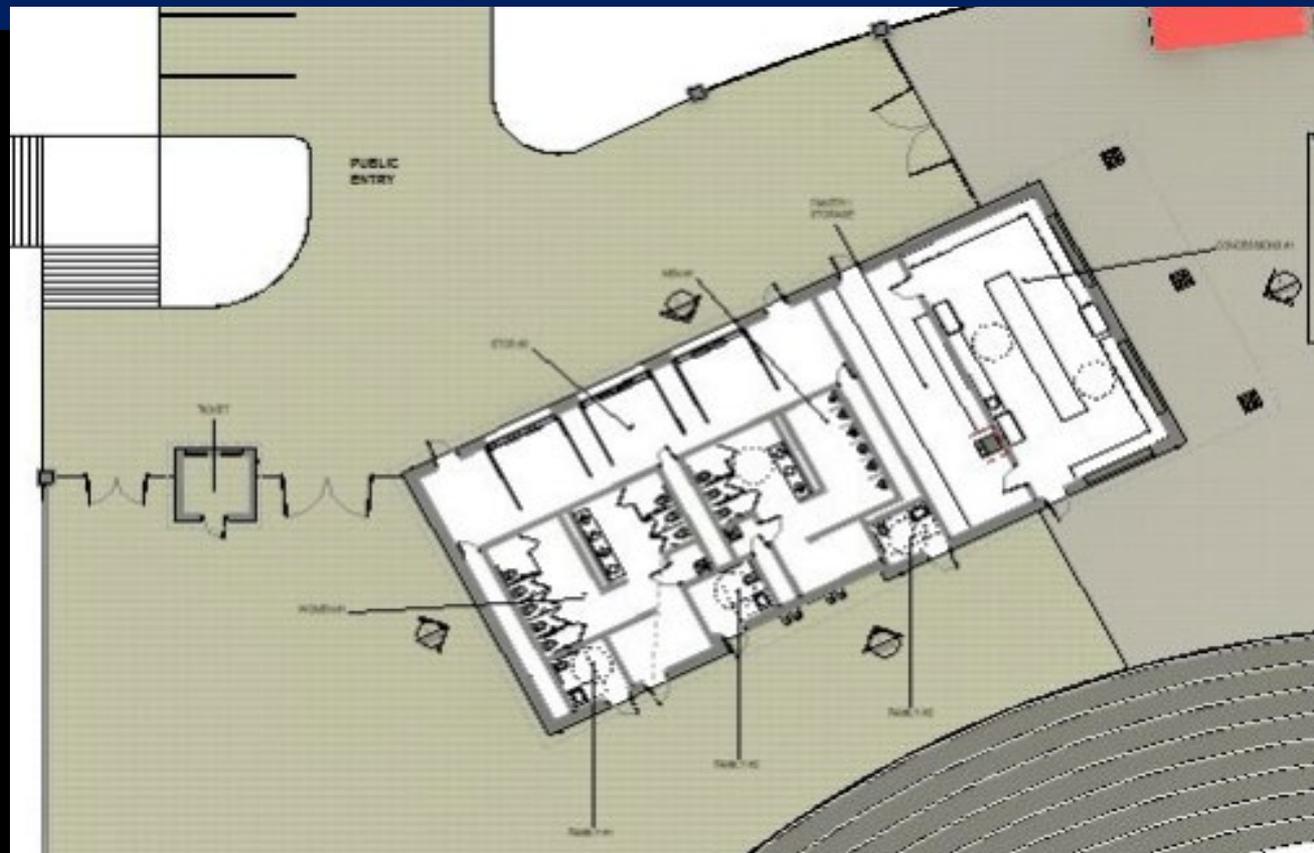
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FIELD
HOUSE
DESIGN



TTC **TURF
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& COURT**
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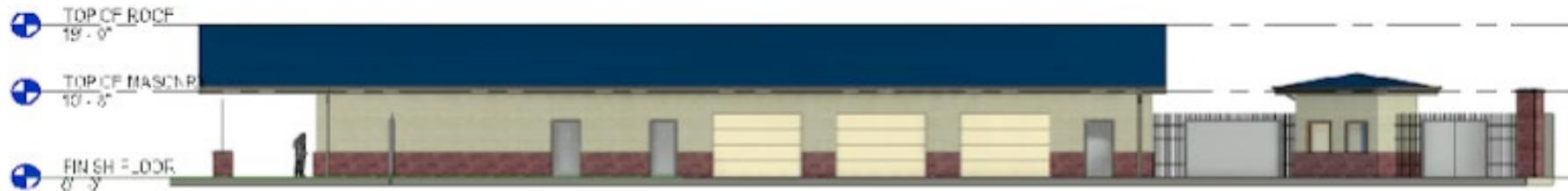




1

SOUTH ELEVATION A

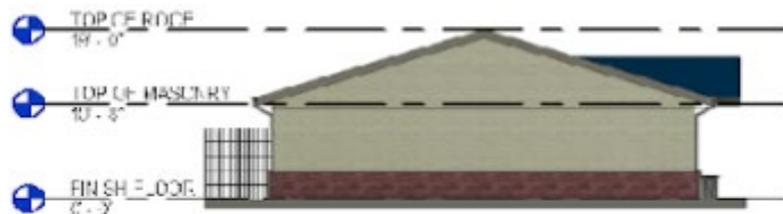
SCALE: 1/16" = 1'-0"



2

NORTH ELEVATION A

SCALE: 1/8" = 1'-0"



3

WEST ELEVATION A

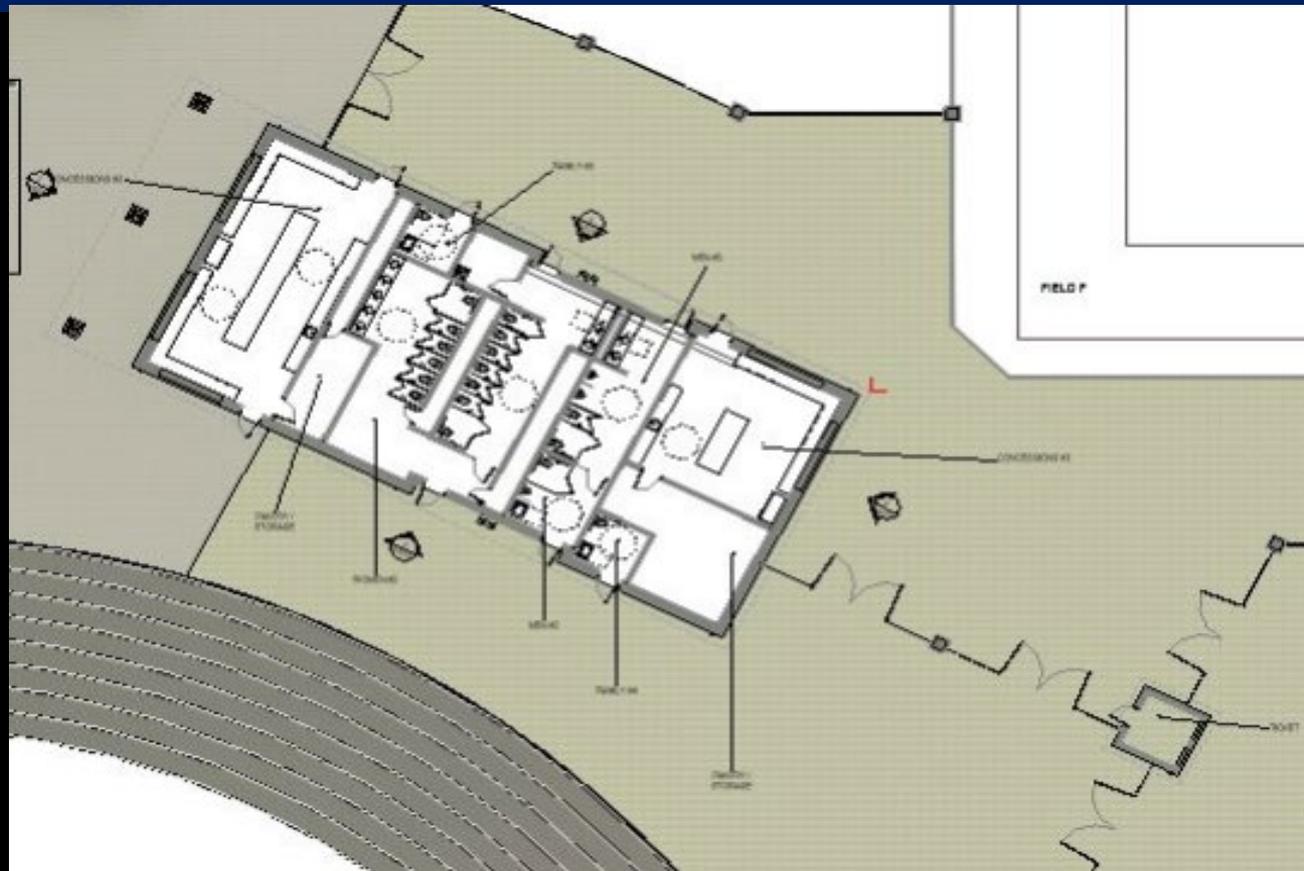
SCALE: 1/16" = 1'-0"



4

EAST ELEVATION A

SCALE: 1/16" = 1'-0"





5

SOUTH ELEVATION B

SCALE 1/8" = 1'-0"



6

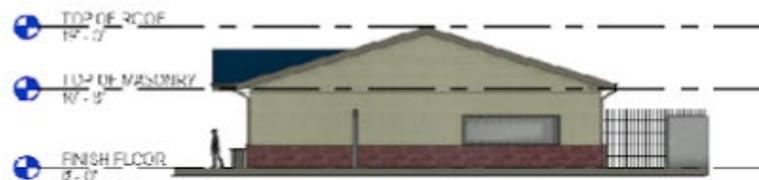
NORTH ELEVATION B

SCA F 1/16" = 1'-0"



7 WEST ELEVATION B

SCALE: 1/16" = 1'-0"



8 EAST ELEVATION B

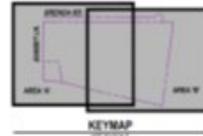
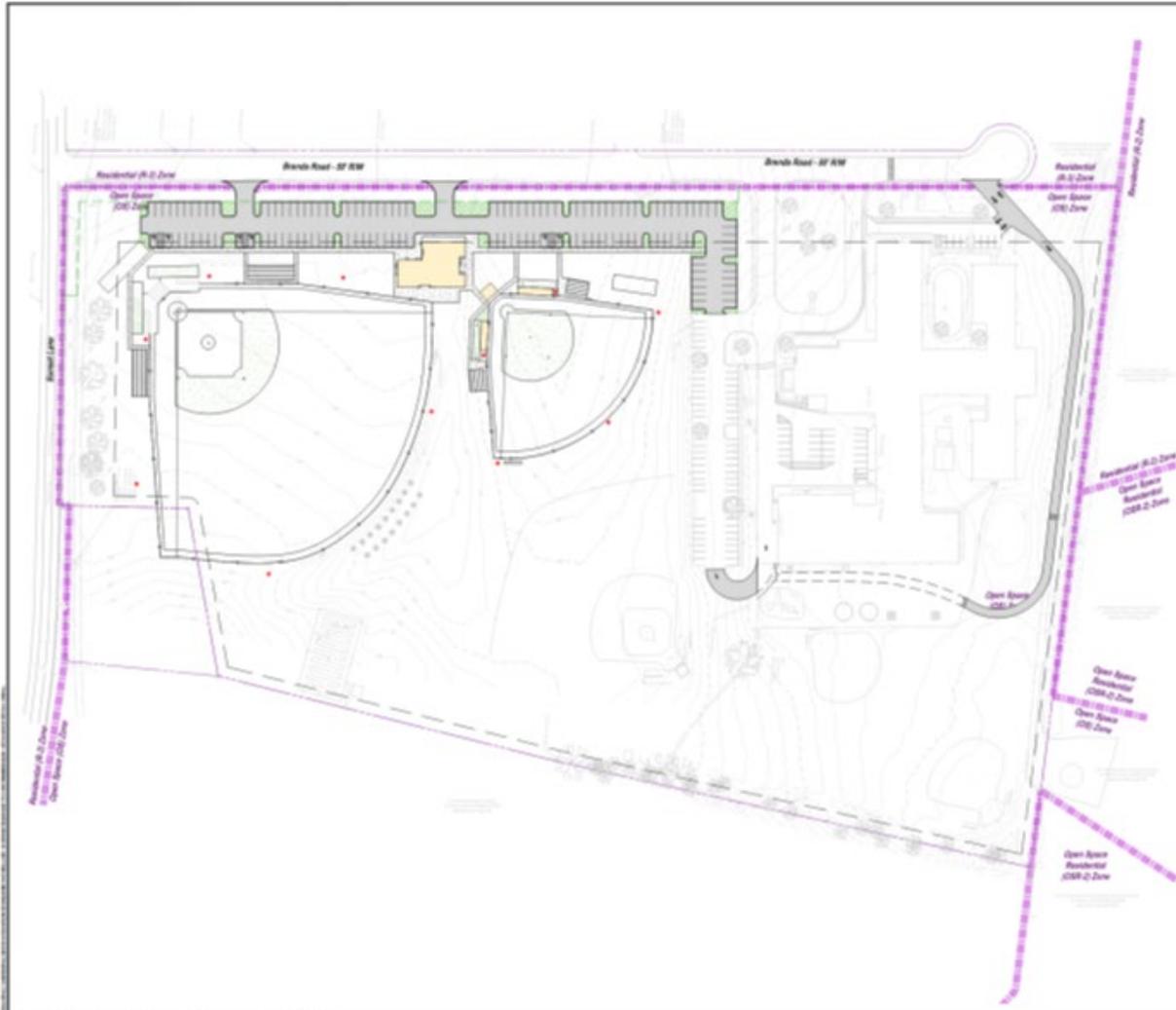
SCALE: 1/16" = 1'-0"



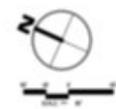
TRIMMER CAMPUS DESIGN



TTC **TURF
TRACK
& COURT**
Athletic Facility Consultants



- SITE PLAN NOTES**
1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES.
 2. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 3. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REMOVALS OR REPLACEMENTS.
 4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LANDSCAPING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPLACEMENTS.
 5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING PAVING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REMOVALS OR REPLACEMENTS.
 9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LANDSCAPING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPLACEMENTS.
 10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING PAVING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REMOVALS OR REPLACEMENTS.
 14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LANDSCAPING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPLACEMENTS.
 15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING PAVING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 16. THE DEVELOPER SHALL MAINTAIN ALL EXISTING STRUCTURES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 17. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.
 18. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REMOVALS OR REPLACEMENTS.
 19. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LANDSCAPING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPLACEMENTS.
 20. THE DEVELOPER SHALL MAINTAIN ALL EXISTING PAVING AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS OR REPLACEMENTS.

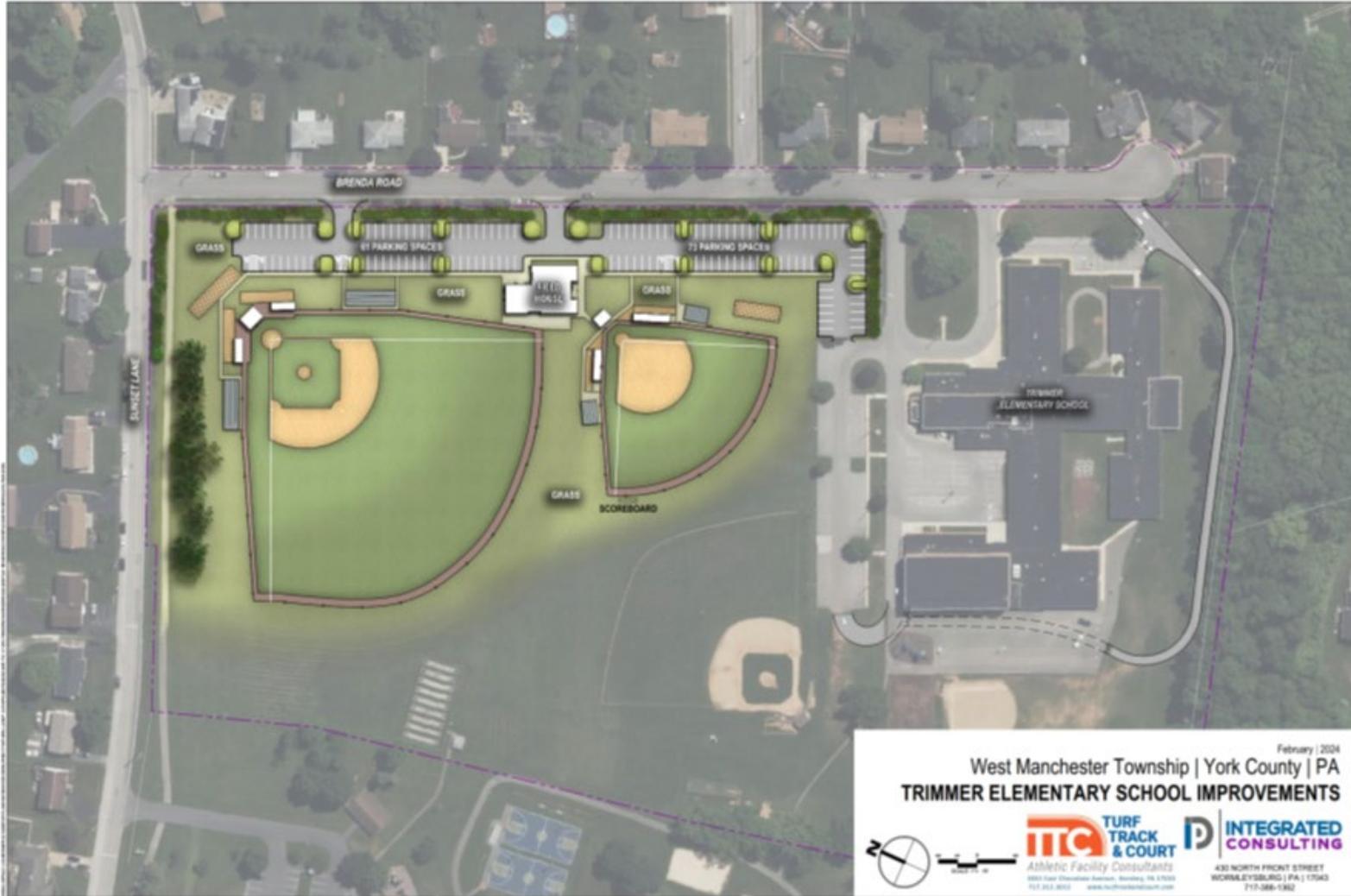


PROPOSED DATE: _____

DATE:	_____
SCALE:	_____
DRAWN BY:	_____
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DATE:	_____

NO.	_____
DATE:	_____
SCALE:	_____
DRAWN BY:	_____
CHECKED BY:	_____
DATE:	_____

NO. SITE PLAN - OVERALL



February | 2024

West Manchester Township | York County | PA
TRIMMER ELEMENTARY SCHOOL IMPROVEMENTS



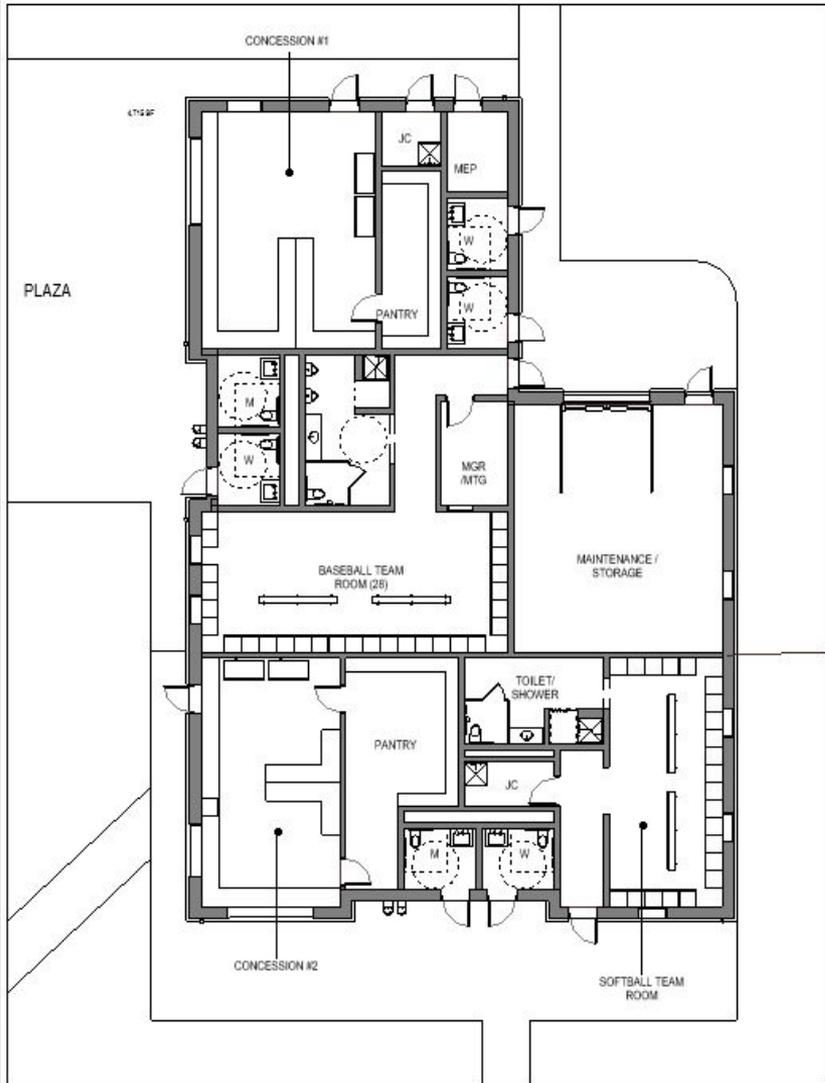
ITC TURF TRACK & COURT
Athletic Facility Consultants
600 East Shrewsbury Avenue, Hershey, PA 17033
717.333.8832 www.itcturftrackandcourt.com

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG, PA 17068
717.388-1362

TRIMMER FIELD HOUSE DESIGN



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TRACK
& COURT**
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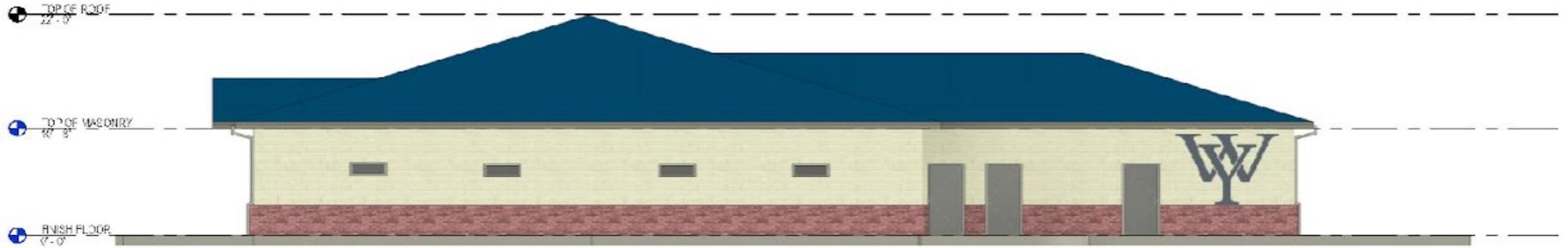




1

WEST ELEVATION

SCALE: 1/8" = 1'-0"



2

EAST ELEVATION

SCALE: 1/4" = 1'-0"

TOP OF ROOF
22'-7"

TOP OF MASONRY
10'-0"

FINISH FLOOR
0'-0"



3

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

TOP OF ROOF
22'-0"

TOP OF MASONRY
10'-0"

FINISH FLOOR
0'-0"



4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PROCESS MOVING FORWARD



Finances

Todd Gettys, Treasurer

West York Area School District

Board of Directors



Finances

- **New Multi-Sport Main Stadium - approximate cost \$7,215,000**
 - Seating for 3,500
 - Turf
 - Lighted
 - Fenced
 - Accessible Seating
 - Improved Concessions/Restroom Access
- **New Multi-Purpose Mini Stadium - approximate cost \$2,085,000**
 - Seating for 1,000
 - Turf
 - Lighted
 - Fenced-in
 - Improved Concessions/Restroom Access



Finances

- **High School/Middle School Campus Fields - approximate cost \$3,800,000**
 - Lighted Fields
 - Additional Parking and On-campus Thoroughfares
- **Trimmer Fields (accessible from Brenda Road) - approximate cost \$4,160,000**
 - Lighted Baseball Field
 - Improved Concessions/Fieldhouse/Restroom Access
 - Parking and Thoroughfare Access to Existing Trimmer Parking
 - Lighted Softball Field (new)
 - Improved Concessions/Fieldhouse/Restroom Access
 - Parking and Thoroughfare Access to Existing Trimmer Parking
 - Parent Pickup Improvements
- **Contingency for Projects - approximate cost \$2,847,500**



Finances

- **Total Cost of Project: \$20,107,500**
- **Mechanical Upgrades at Trimmer and Lincolnway - approximate cost (\$4,300,000)**
 - HVAC in All Classrooms - (replacing units from 1997 and older)



Finances

- Tax Implication of Project
 - The 2023-2024 school year marks the 6th consecutive year with no tax increase.
 - The District may need to raise taxes before the completion of this project to address the increased costs of the operations budget.
 - The West York School Board has prioritized fiscal responsibility by maintaining an even debt service payment in the annual budget by strategically planning renovations and new construction projects only after paying off prior debt when funds become available.

Finances

- **Current Debt Service**

- The current debt service reflects the construction of West York Middle School, and the most recent renovations to the High School will be paid off in 2033.
- Even though the District has nine more years of paying on its current debt, the West York Board of Directors will be able to continue this model as we seek to finance the project due in large part to a TIF agreement that was paid off when the West Manchester Town Center changed owners in 2022.
- The agreed-upon tax break was incrementally applied to the property, and in 2022, the tax break amounted to the District paying approximately \$430,000.00 of the Town Center's taxes.

Finances

- Financing for the project will be conducted through a 15 -year bond issuance in two separate draws:
 - Draw One- Fall 2023
 - The District also applied for a Redevelopment Assistance Capital Program (RACP) Grant in the amount of \$5,000,000. We could find out about this grant as early as March, 2024.
 - Draw Two will be ½ way through Project
 - 1st Payment April 2024- Interest Only
 - Draw Money Invested to Earn High Yield
 - Interest Covers the Cost of the Payments

Questions

Panelists will take questions from the audience.



Thank You

Thank you for attending this evening's presentation. Visit the WYASD website for future updates.

www.wyasd.org

