

# Laurens Ag Center





SP-1

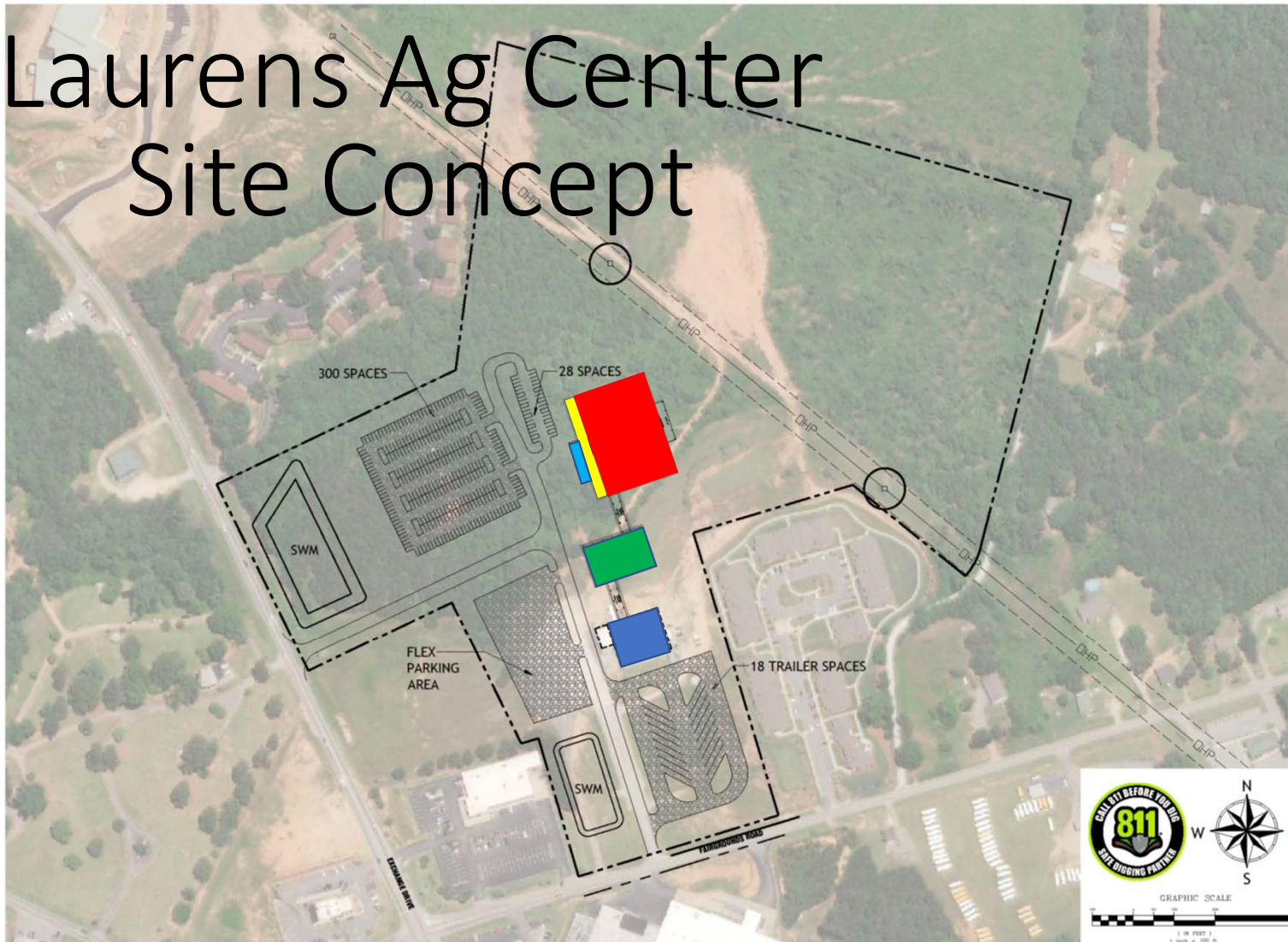


GRAPHIC SCALE





# Laurens Ag Center Site Concept








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LAURENS AG CENTER  
Fairgrounds Road  
Laurens, SC

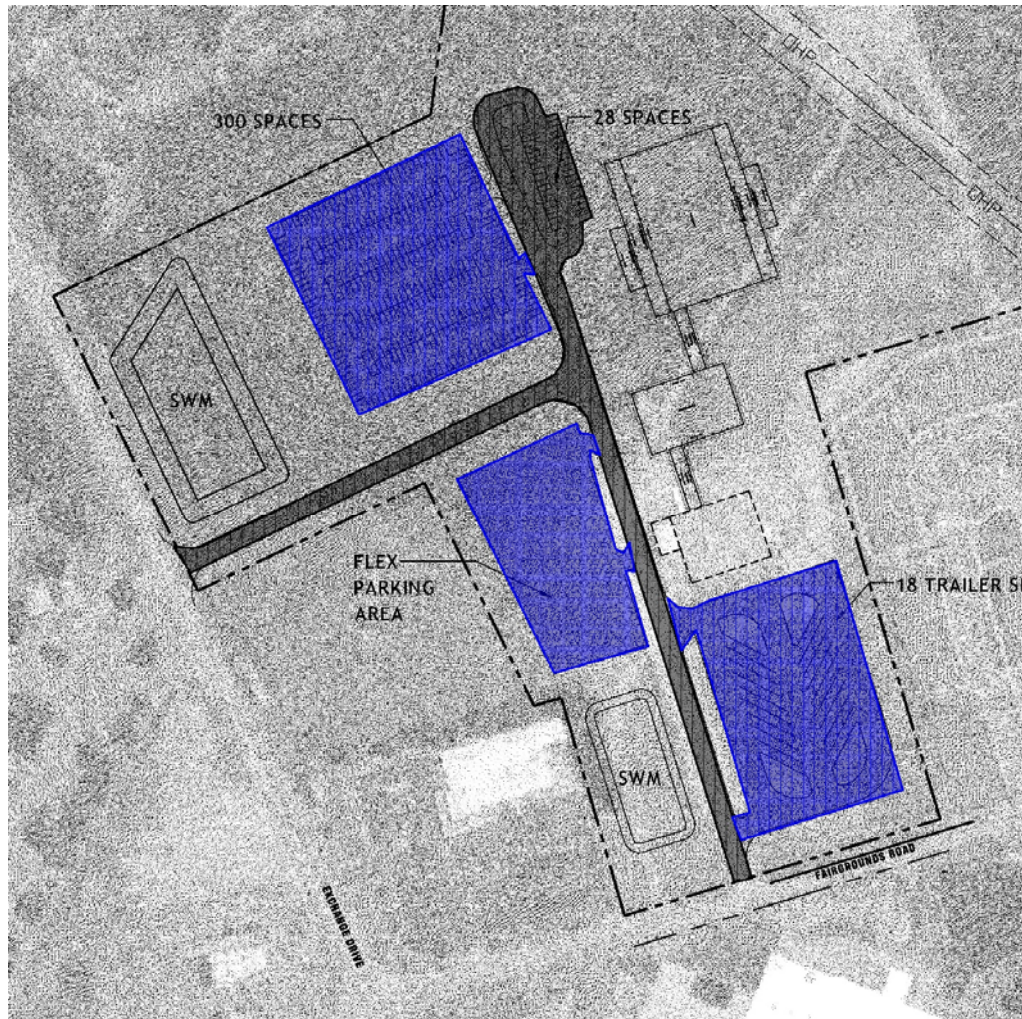
PRELIMINARY SITE PLAN  
SP-1



-  Existing Exchange building
-  Livestock/Office
-  Arena
-  Spectator
-  Concessions/Restroom

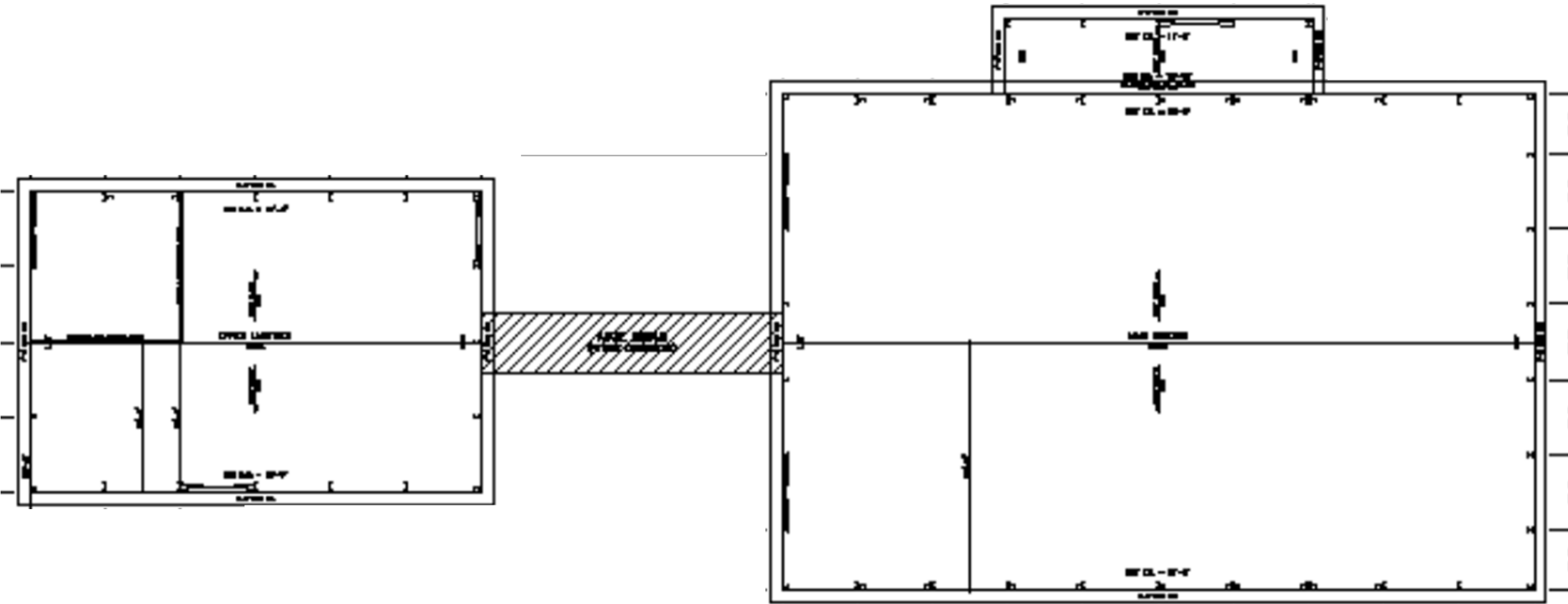


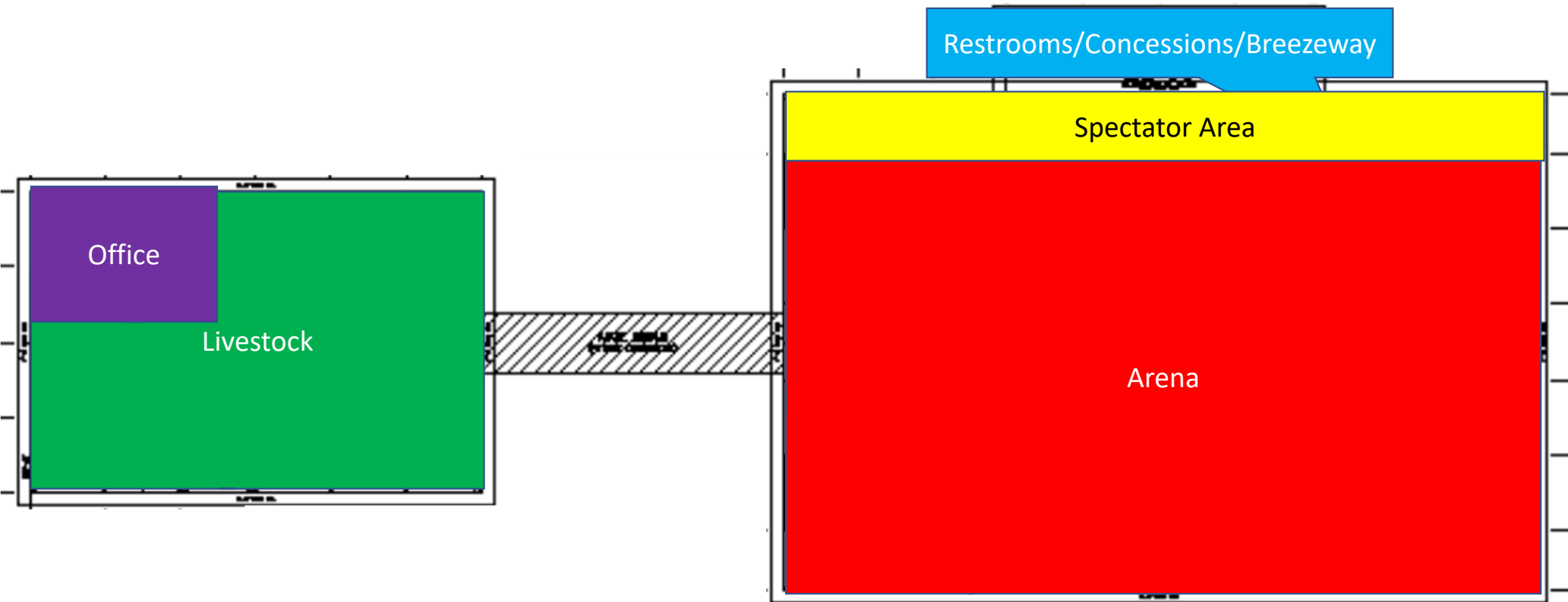
# Gravel Paving & Asphalt

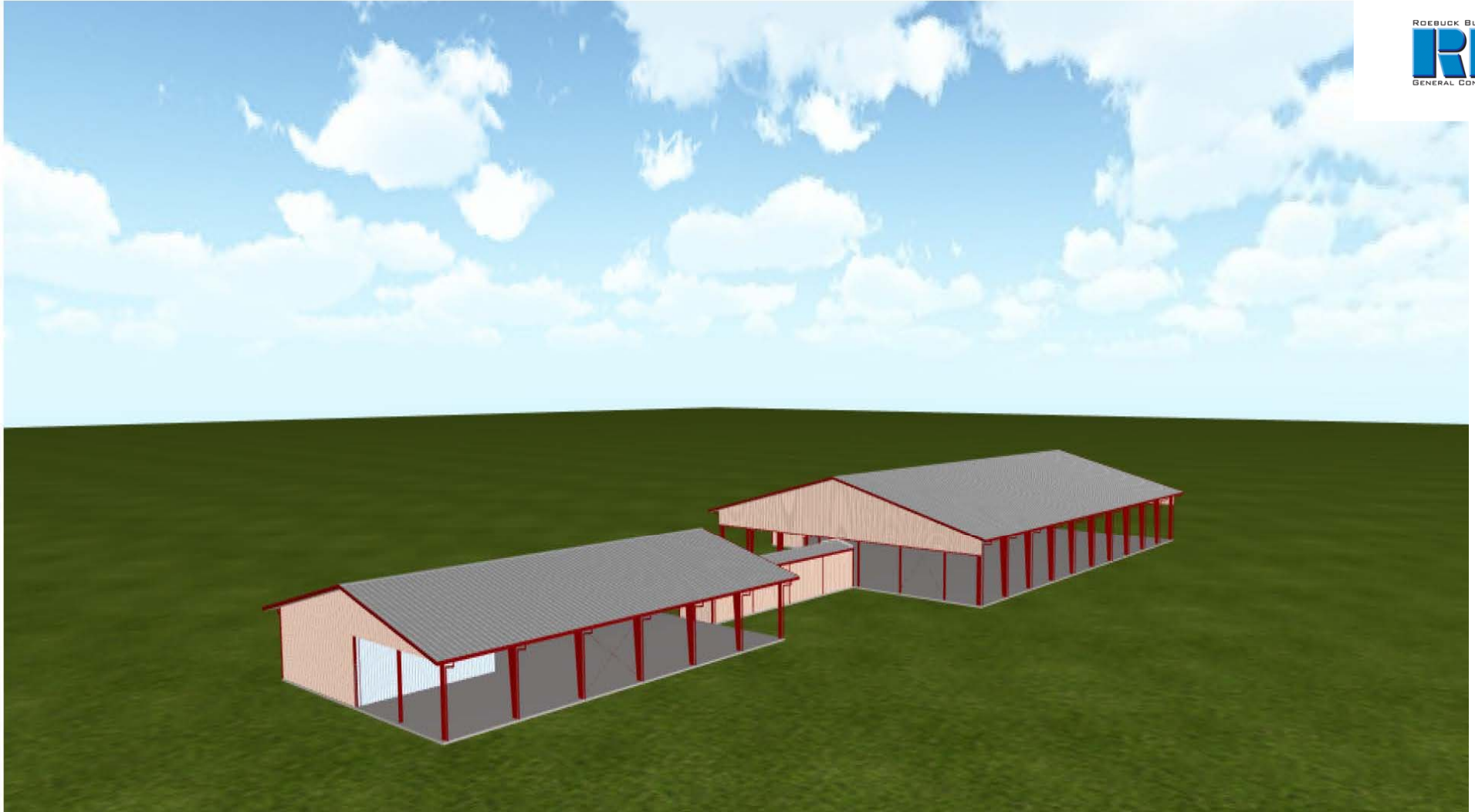


Blue-Gravel Parking

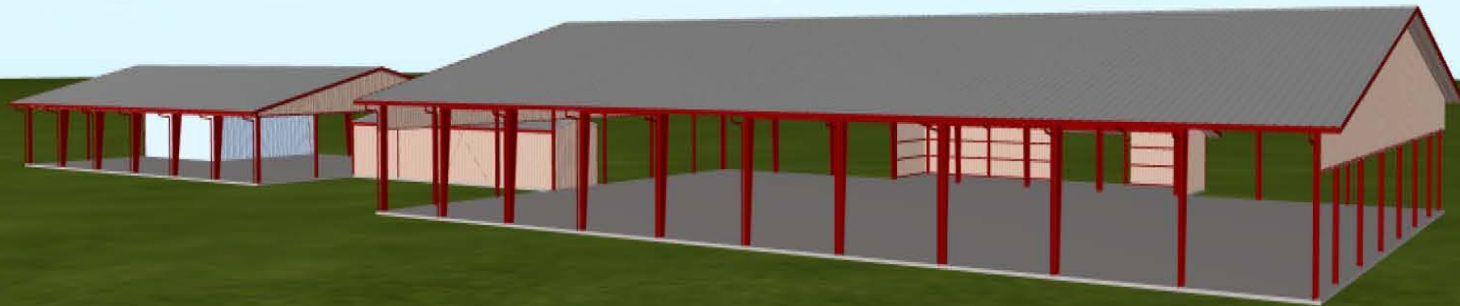
Black-Asphalt Drive/Handicap

















# Laurens Ag Center Building Descriptions

## Arena Building

- Pre-engineered Structure 165' x 250' x20' eave height
- 2" in 12" Slope Standing seam roof w/insulation and bird netting
- Center Ridge Roof w/ 4' overhangs
- Open Walls to 20'
- Concrete Foundations
- High Bay LED lights 50FC
- (8) "Big Ass" Fans
- Dirt arena floor
- Fire Protection w/Fire Alarm
- 25' wide spectator area
- Concrete slab for spectators
- Bleachers for approx 500 spectators
- Clear Span Structure



# Laurens Ag Center Building Descriptions

## Arena Restrooms/Concessions

Pre-engineered Structure 102' x 25' x 16' eave height  
2" in 12" Slope Standing seam roof w/insulation and bird netting  
Single Slope Roof w/ 4' overhangs  
Open Breezeway into Arena w/restrooms/ concessions  
Concrete Foundations  
High Bay LED lights 50FC  
4" Concrete Floor  
Fire Protection w/Fire Alarm  
Concession Area to have Concession Rollup window  
Hollow metal Doors and frames w/commercial hardware  
Insulated Metal Exterior Walls  
Insulated Layin ceilings  
Toilets/Urinals/Sinks  
Water heater  
Toilet Partitions and Accessories  
Lights & Convenience Receptacles  
Cabinets and Millwork  
Storefront Glass  
Exhaust Fans  
Ventilation

# Laurens Ag Center Building Descriptions

## Livestock/Office

Pre-engineered Structure 100' x 150' x 16' eave height  
2" in 12" Slope Standing seam roof w/insulation and bird netting  
Center Ridge Roof w/ 4' overhangs  
Concrete Foundations/4" Concrete Slab for Offices  
High Bay LED lights 50FC  
Dirt arena floor  
Fire Protection w/Fire Alarm  
Exterior Hollow metal Doors and frames w/commercial hardware  
Interior Wood Doors and Hollow Metal Frames w/commercial hardware  
Insulated Metal Exterior Walls on Exterior of Office  
Insulated Layin ceilings in office  
Toilets/Urinals/Sinks/Water Heater  
Toilet Partitions and Accessories  
Lights & Convenience Receptacles  
Cabinets and Millwork  
Storefront Glass  
HVAC for office  
(1) "Big Ass" Fans  
VCT Floor in office  
Painted Insulated Drywall w/metal studs in office

# Laurens Ag Center Building Descriptions

## Existing Exchange Building Updates

Update (2) Restrooms in exchange to include handicap accessibility

Fire Protection

HVAC Upgrade

Paint Interior/Exterior

New Doors

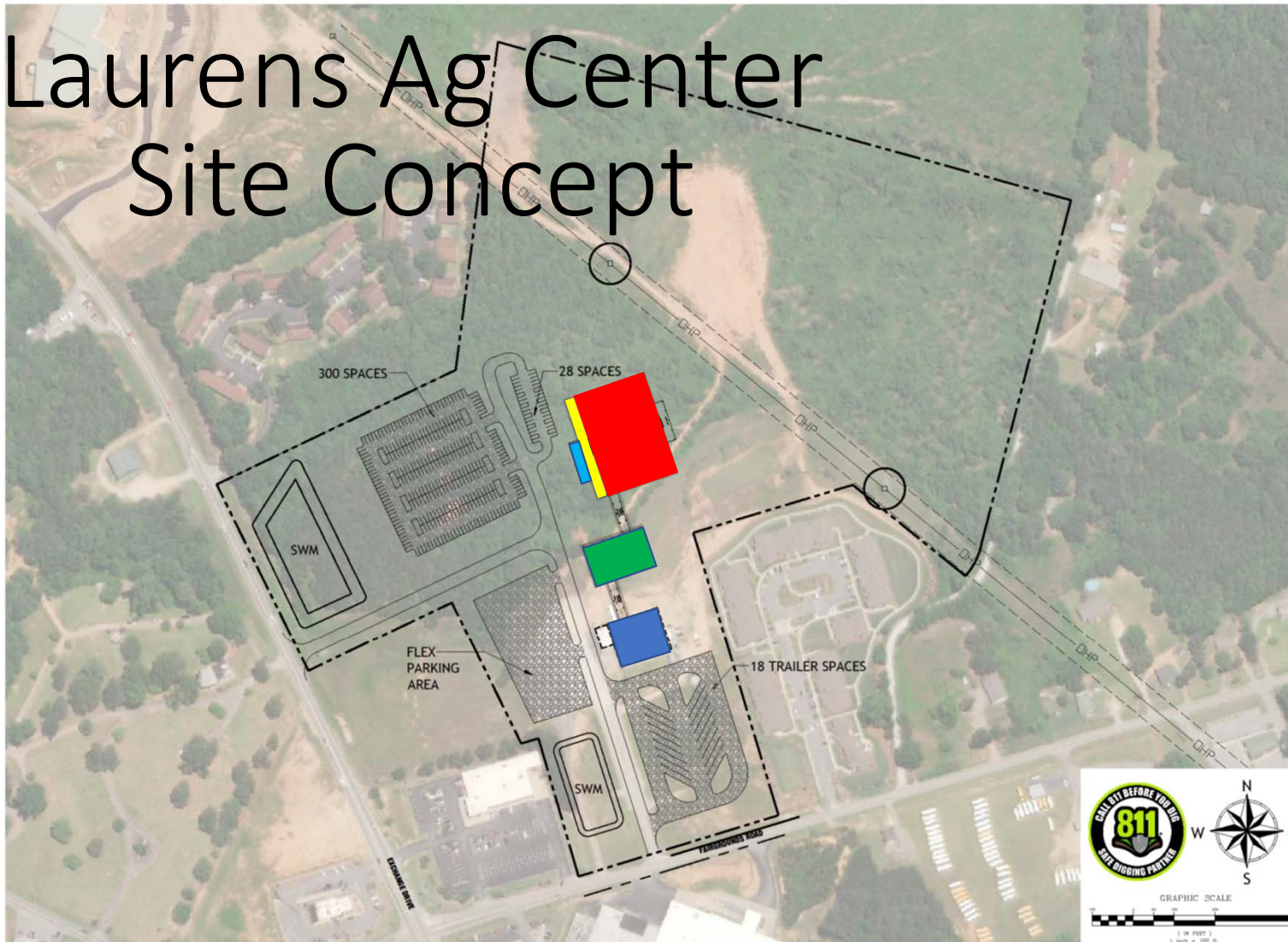
Upgrade Kitchen Appliances



# Laurens Ag Center Budget Breakdown

Site Acquisition	1,200,000
Clearing/Grading/Drainage Site Prep	1,120,525
Paving	555,000
Construction/Renovation	4,324,572
Engineering/Design/Construction Management	122,665
Testing/Geotechnical	25,000
Phase One Environmental	15,000
Environmental-related development cost	1,000
Permits	14,246
Landscaping	25,000
Fencing	100,000
Exterior Lighting	50,000
Fiber/Connectivity	15,000
Security Systems	25,000
Furnishings/Equipment/Computers	15,000
Other(Bleachers, Animal Stalls, Big Ass Fans)	375,000
TOTAL	\$7,983,008

# Laurens Ag Center Site Concept








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