

# ADEL DESOTO MINBURN

COMMUNITY SCHOOL DISTRICT

ATHLETIC FACILITY MASTERPLANNING REPORT



**frk** architects + engineers

June, 2015 (DRAFT)



ADM Community School District

## Athletics Facilities Masterplanning

Evaluation of Existing Facilities – **Draft 6.14.15**

June 2015

### 1. General Observations

#### a. Accessibility

- i. Outdoor athletic facilities in general are not ADA accessible. Examples of non ADA compliance include, but are not limited to:
  - 1. No adjacent ADA parking stalls to venue
  - 2. Non ADA compliant approach to toilet rooms
  - 3. No ADA serving counter at concessions
  - 4. Stadium Visitor bleachers non ADA compliant
  - 5. No accessible entrance to stadium

#### b. Parking

**Condition: good/fair**

1

- i. Adjacent to Stadium and soccer fields
  - 1. 114 paved stalls (2 ADA stalls)
  - 2. 103 gravel stalls (0 ADA stalls)
  - 3. Miscellaneous grass parking
- ii. Adjacent to ballfields
  - 1. 120 paved stalls -pre 2015 construction (3 ADA stalls)
  - 2. Miscellaneous gravel and grass parking
- iii. General Site Parking (including all paved and gravel stalls). Note; for large stadium events all parking on campus is used.
  - 1. 349 paved stalls (10 of which are ADA)
  - 2. 103 gravel stalls (none of which are ADA)

#### c. Wayfinding/Control

**Condition: poor**

- i. Main pedestrian approach to Stadium: good visibility to stadium entrance. No significant signage announces stadium.
- ii. No clear signage to other athletic venues on site
- iii. No clear signage to concessions at any locations
- iv. Ticket sales at all venues are provided as needed. No fixed ticket booths present.
- v. Poor signage to toilet rooms



Toilet Room Signage



Toilet Room Signage

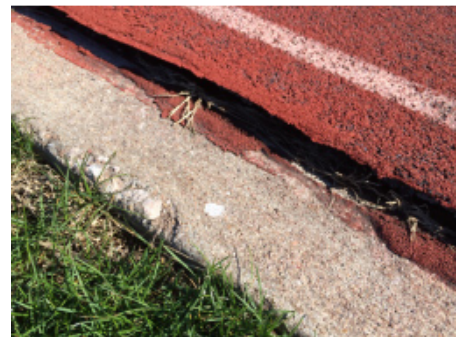
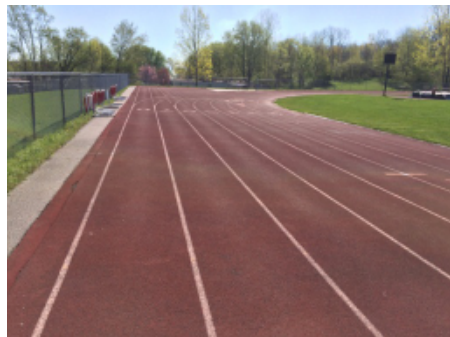
- vi. Crowd control outside of stadium difficult to manage.

## 2. Stadium

### a. Track

**Condition: unacceptable**

- i. 8 Lane asphalt track – poor condition, recent temporary repairs made



Images of track

- ii. Slotted drainage provided at straight-aways
- iii. 4' chain link fence around perimeter of track, adequate gates provided

### b. Field

**Condition: fair/poor**

- i. Natural turf field, excessive wear noted. Grass grows better on the east end of field than on the west end of the field. Soils are not ideal at the west half of the field.
- ii. Field is not wide enough for an soccer field of ideal width.
- iii. Field is not crowned properly, water does not shed efficiently
- iv. Field does not have adequate power for band performances and other activities that require power.
- v. Field has a built in sprinkler system than operates adequately.
- vi. Space on sidelines, while not idea, is adequate.



Soccer net under upright



Play clock

- vii. Metal 20' high goal posts, painted white, orange faded flags, fixed anchorage, fair condition. Horizontal bar not deep enough to adequately accommodate soccer goal, presents hazard at back of net.
- viii. Play clocks at each D zone, hard wired, approximately 10' high, good condition.
- ix. 9' perimeter fence along north side of stadium

c. Home Bleachers

**Condition: excellent**

i. Construction

- 1. Permanent grandstand construction – steel column/beam support structure with aluminum deck and seats
- 2. 16 rows, 4 bleacher access aisles, 6' wide main front aisle 5' above grade
- 3. ADA ramp serving bleacher center, stairs at each end

ii. Capacity

- 1. **1,068** at 22" width per spectator
- 2. **1,306** at 18" width per spectator
- 3. **14** ADA designation locations

iii. Press Box

- 1. Construction: Preformed prefinished metal siding, slider windows, metal shed roof, coaches and press boxes
- 2. 7' wide by 42' long, landing access to doors. (294 SF)

iv. Under bleacher storage

- 1. 6' high chain link fence with gates at each end
- 2. Gravel surface

d. Auxiliary Home Bleachers

**Condition: excellent**

i. Construction

1. Transportable grandstand construction on concrete slab– steel angle framed support structure on slab on grade with aluminum deck and seats
2. 9 rows, 1 bleacher access aisle, 5' wide main front aisle, 3' above grade
3. Stair access at each end

ii. Capacity:

1. **66** at 22" width per spectator
2. **82** at 18" width per spectator
3. No ADA seats

iii. Used for younger grades



Auxiliary home bleachers

e. Visitor Bleachers

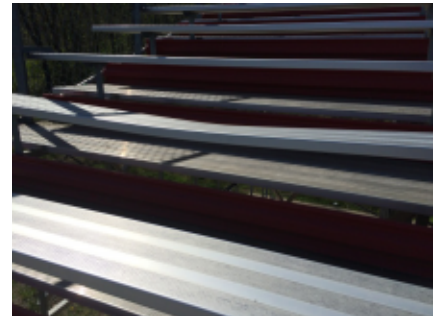
**Condition: good**

i. Construction

1. Transportable grandstand construction on concrete slab– steel angle framed support structure on slab on grade with aluminum deck and seats
2. 16 rows, 3 bleacher access aisles, 6' wide main front aisle 3' above concrete slab
3. Stair access at each end.
4. Two sections of benches are buckled and need repair.

ii. Capacity

1. **726** at 22" width per spectator
2. **887** at 18" width per spectator
3. No ADA seats



Visitor bleacher bent seat

f. Auxiliary Visitor Bleachers (4 sets)

**Condition: good**

i. Construction

1. Transportable – aluminum angle framed support structure on blocks with aluminum deck and seats
2. 3 rows





Visitor bleacher auxiliary bleachers (also used by band on home side during foot ball season)

- ii. Capacity
  - 1. **30** at 22" width per spectator
  - 2. **36** at 18" width per spectator
  - 3. No ADA seats

(Note: no concessions or toilet facilities on visitor side of stadium)

g. Concessions/Toilet Rooms

**Condition: fair**

- i. Construction: preformed prefinished metal siding over wood frame on slab on grade, HM service doors, wood tilt up serving doors, metal panel gable roof, sealed concrete floors.



Interior of stadium concessions

- ii. 25' wide by 50' long (1,250 SF)
- iii. Concessions:
  - 1. Four serving doors in use.
  - 2. 24' of wood base cabinets plam countertop, one utility sink with hot and cold water, various mobile counters and tables, 5 reach-in coolers, cappuccino machine, cocoa machine, popcorn maker, various crock pots and roasters

iv. Men's

1. 3 toilets (one ADA sized), 3 urinals, 3 lavatories in wood base cabinets and plam countertops (cold water only), plastic panel walls, metal toilet partitions

v. Women's

1. 5 toilets (one ADA sized), 3 lavatories in wood base cabinets and plastic laminate countertops (cold water only), plastic panel walls, metal toilet partitions. Women's toilet room used for general storage.

vi. Storage/Mechanical/Custodial Room – wood shelves, peg board walls, attic access panel. Inadequately sized.

vii. Stadium Maintenance/Storage facilities: limited.

viii. Team rooms/changing rooms/officials room: nonexistent at stadium.

h. Lighting

**Condition: excellent**

- i. Musco lighting: New 2013

i. Long Jump

**Condition: poor**

- i. Two opposing asphalt runs, 75' each, sand pits



**Sand pit at long jump**

j. High Jump

**Condition: poor**

- i. At east D zone, asphalt pad



Asphalt at high jump

k. Shot Put

**Condition: fair**

- i. At west D zone, grass field, concrete launch pads
- ii. Not ideal to have shot put onto stadium field

l. Discus

**Condition: good**

- i. Located in SW corner of south practice field. Decently accessible from stadium
- ii. Chain link fence protection for spectators
- iii. Single concrete launch pad, district would prefer more than one.

7



Discus pad

3. Cross Country Course

- a. Cross country course laid out in stand of trees south of stadium and elsewhere on the campus. Multiple locations for viewing. Currently not in use.



#### 4. Practice Fields

##### a. Practice Field # 1 (south)

**Condition: good**

- i. Irrigated
- ii. 4' higher than north practice field
- iii. One permanent goal at west end (poor shape and not needed)
- iv. Used for varsity football and soccer practice and PE classes.
- v. Discus located in SW corner
- vi. Storage building located in SE corner
- vii. Various soccer and football equipment exterior storage in SE corner



Storage area at southeast corner



Decommissioned goalpost

##### b. Practice Field # 2 (north)

**Condition: good**

- i. Irrigated
- ii. Used for varsity soccer and JV football practice, PE classes, and as a competition venue as needed.
- iii. Triangular area available north of field for spectators and parking
- iv. Temporary rope fencing installation present along north side of field
- v. Northwest corner of practice field has drainage issues.
- vi. Practice field is 74 yards wide.
- vii. Football program uses field to create two north/south oriented practice fields each 60 yards long.

##### c. Storage shed

**Condition: unacactable**

- i. Construction: preformed prefinished metal siding over wood frame on concrete slab, double shed preformed metal roof, HM service door.
- ii. 12' wide b 16' long (192 SF)
- iii. Used for soccer and football storage.



Practice field storage unit

5. Ball fields

a. Varsity Softball (west field)

**Condition: excellent**

- i. Oriented facing SW
- ii. Irrigated
- iii. Used for varsity softball
- iv. Ag Lime infield, natural grass outfield
- v. Newer black vinyl chain link fencing and red protective top rail plastic cover



Varsity softball field

9

- vi. Access gate for infield grooming in SE corner of outfield (should be directly to infield)
- vii. Scoreboard outside center field (excellent shape)
- viii. Yellow painted foul ball markers (excellent shape)
- ix. Bull pen located outside left field. No fence on east or south sides, low fence on west.
- x. No bull pen at visitor dugout (north)



Varsity softball field east bull pen

b. Varsity Softball Lighting

**Condition: poor**

- i. Dated lights on wood poles
- ii. Power updated in 2014
- iii. Inadequate lighting provided



Varsity softball lighting

c. Varsity Softball Dugouts

**Condition: good**

- i. Construction: preformed prefinished metal siding over wood frame, preformed prefinished metal panels over plywood shed roof, concrete slab on grade, chain link fencing front, wood storage cubbies, wood benches with backs.



Varsity softball east dugout

- ii. 12' wide by 36' long
- iii. East dugout has no water or electricity
- iv. East dugout has drainage issues, it is slightly lower than the field.
- v. West dugout has water, no electricity

d. Varsity Softball Stands

**Condition: Excellent**

- i. Construction
  - 1. Transportable grandstand construction on concrete slab—aluminum framed support structure on slab on grade with

aluminum deck and seats. Vertical seating skirts have faded to pink.

2. 10 rows, 1 bleacher access aisle
- ii. Capacity
  1. **120** at 22" width per spectator
  2. **140** at 18" width per spectator
- iii. 120 SF metal sided press box with metal shed roof, slider windows, and HM service doors.



Varsity softball bleachers and press box

- e. Varsity Softball Auxiliary Bleachers **Condition: good**
  - i. Construction
    1. Transportable grandstand construction on concrete slab—aluminum framed support structure on slab on grade with aluminum deck and seats
    2. 10 rows
  - ii. Capacity
    1. **87** at 22" width per spectator
    2. **120** at 18" width per spectator
  
- f. Softball Storage **Condition: good**
  - i. Construction
    1. Concrete block on concrete slab, metal gable roof, metal service doors.
    2. 18' wide by 24' long (432 SF)
  
- g. Softball Batting Cages **Condition: excellent**
  - i. 10'high chain link fencing, top netting
  - ii. Minor roof repair required





Softball field batting cage

a. Ball Field Concessions

**Condition: good**

- i. Construction: preformed prefinished metal siding over wood frame on slab on grade, HM service doors, metal service, metal panel gable roof, sealed concrete floors.
- ii. 16' wide by 20' long (320 SF)
- iii. Storage space inadequate
- iv. Located north of Middle School softball field



Ball field concessions

b. Ball Field Toilet Rooms

**Condition: poor**

- i. Construction: brick patterned concrete walls on concrete slab, asphalt shingle gable roof.
- ii. 270 SF
- iii. Inadequately sized for ball fields
- iv. Female: 4 stalls; Male: 1 stall, 2 urinals.

c. Middle School Softball (middle west field)

**Condition: good**

- i. Oriented facing SE
- ii. Used for junior varsity softball and marching band practice
- iii. Ag Lime infield, natural grass outfield
- iv. Newer galvanized chain link fencing and yellow protective top rail plastic cover



Middle School softball field

- v. Access gate for infield grooming in SE corner of outfield (should be direct to infield)
- vi. Scoreboard outside center field (unacceptable)
- vii. Yellow painted foul ball markers (fair shape)
- viii. Marching band wooden crow's nest outside right field

13



Marching band crow's nest

- d. Middle School Softball Lighting
  - i. Dated lights on wood poles
  - ii. Inadequate lighting

**Condition: unacceptable**



Middle School softball field lighting

- e. Junior Varsity Softball Dugouts
  - i. Construction: wood panels or slats siding over wood frame and metal posts, asphalt shingles over plywood shed roof, concrete slab on grade, chain link fencing front, wood benches.

**Condition: fair**



Middle School softball dugouts - dugout

- ii. 5'-6" wide by 28'-8" long
- iii. West dugout has electricity, no water
- iv. North dugout has water, no electricity

- f. Junior Varsity Softball Stands – non present

- h. Varsity Base Ball (middle east field)
  - i. Oriented facing NE
  - ii. Irrigated
  - iii. Used for varsity baseball
  - iv. Ag Lime baselines, natural grass infield and outfield
  - v. Chain link fencing and newer yellow protective top rail plastic cover
  - vi. Scoreboard outside center field (excellent shape)
  - vii. Yellow painted foul ball markers (excellent shape)

**Condition: good**

- viii. Bull pen located inside left field
- ix. Cinder warning track

- i. Varsity Baseball Lighting
  - i. Dated lights on wood poles
  - ii. Inadequate lighting

**Condition: unacceptable**



Varsity baseball lighting

- j. Varsity Baseball Dugouts
  - i. Construction: preformed prefinished metal siding over wood frame, preformed prefinished metal panels over plywood shed roof, concrete slab on grade, chain link fencing front, wood storage cubbies, wood benches with backs.

**Condition: good**

15



Varsity dugout - south dugout

- ii. 12' wide by 36' long
- iii. Each dugout has water, no electricity
- iv. No fence in front of dugouts



k. Varsity Baseball Stands

**Condition: Excellent**

i. Construction

1. Transportable grandstand construction on concrete slab—aluminum framed support structure on slab on grade with aluminum deck and seats. Vertical seating skirts have faded to pink.
2. 10 rows, 1 bleacher access aisle

ii. Capacity

1. **150** at 22" width per spectator
2. **180** at 18" width per spectator

- iii. 120 SF metal sided press box with metal shed roof, slider windows, and HM service doors.



Varsity baseball bleacher and press box

l. Varsity Baseball Storage

**Condition: good**

i. Construction

1. Construction: preformed prefinished metal siding over wood frame on slab on grade, HM service doors, metal service, metal panel gable roof, sealed concrete floors.
2. Constructed in 2011
3. 14' wide by 26' long (432 SF)
4. Inadequately sized



Baseball field storage

m. Baseball Batting Cages

**Condition: unacceptable**

- i. Located north of field
- ii. 10'high chain link fencing, top and side netting



Baseball field batting cages

a. Middle School Base Ball (east field)

**Condition: good**

- i. Oriented facing North
- ii. Used for junior varsity baseball and spring league
- iii. Ag Lime baselines, natural grass infield and outfield
- iv. Chain link fencing and newer yellow protective top rail plastic cover
- v. Scoreboard outside center field (fair shape)
- vi. Yellow painted foul ball markers (fair shape)
- vii. Mound and infield repairs made 2015

17

b. Middle School Baseball Dugouts

**Condition: fair**

- i. Construction: Single wythe concrete block walls, preformed prefinished metal panels over plywood shed roof, concrete slab on grade, chain link fencing front, wood storage cubbies, wood benches.



Middle School dugouts - south dugout

- ii. 8'-8" wide by 32' long
- iii. Each dugout has water

c. Junior varsity Baseball Stands

**Condition: fair**

i. Construction

- 1. Transportable grandstand construction on concrete slab—aluminum framed support structure on slab on grade with aluminum deck and seats.

ii. Capacity

- 2. **80** at 22" width per spectator
- 3. **100** at 18" width per spectator

iii. No guardrail



Middle School baseball field bleachers

d. Auxiliary Baseball Practice Field

**Condition: poor**

- i. Located north of varsity baseball field.

6. Other Facilities

a. Minburn

- i. No outdoor PE or athletics programs currently use this site
- ii. Existing baseball fields in poor shape.
- iii. Existing competition gymnasium used for practice and limited competition events
- iv. Existing "old gym" to be renovated for an indoor baseball practice facility

b. Adel Elementary

- i. Adel Elementary PE program utilizes outdoor facilities
- ii. No athletics programs use outdoor facilities
- iii. Existing gymnasium is used as a practice facility
- iv. Soccer field is too narrow for a H.S. soccer competition venue. Significant grading would be required to create an adequate soccer field in this location.

c. Decommissioned 6/7 Building

- i. No outdoor PE or athletics programs currently use this site.
- ii. Existing outdoor PE spaces are not suitable for athletic programming due to significant slope and size restrictions
- iii. Existing competition gymnasium is used for practice and competition events.
- iv. Existing stage area is used at wrestling practice room. Wrestling space is inadequate.
- v. Existing third floor former classrooms are being used by cheerleaders.

- d. ADM HS/MS
    - i. All indoor athletics facilities in full use
    - ii. Outdoor athletic programs utilize interior spaces for locker rooms, storage, official's room, and concessions.
  - e. DeSoto Intermediate
    - i. DeSoto Intermediate PE program utilizes outdoor facilities
    - ii. No athletics programs use outdoor facilities
    - iii. Existing gymnasium used for practice and community programs.
7. District Athletic Program Deficiencies
- a. Stadium
    - i. Track, long jump and high jump need to be replaced
    - ii. Field needs to be reshaped and upgraded
    - iii. Concessions and Toilet rooms need to be upgraded and expanded. Ideally, facilities for visitors need to be provided
    - iv. Stadium needs to be made fully ADA compliant
    - v. Stadium needs enhance wayfinding
    - vi. Storage is inadequate
    - vii. Officials do not have adequate facilities
    - viii. Field does not have a convenient team room
    - ix. Field does not have convenient locker rooms
  - b. Practice Fields
    - i. Additional practice fields on the Nile Kinnick Campus would be ideal
  - c. Ball Fields
    - i. Lighting needs to be improved
    - ii. Adequate toilet facilities lacking
    - iii. Site drainage issues should be address
    - iv. Bull pen for varsity baseball should be provided
    - v. Additional storage would be helpful
    - vi. Baseball batting cages should be improved
    - vii. Auxiliary practice field needs to be improved
    - viii. Junior varsity scoreboards should be replaced
    - ix. Water and electric service should be provided for all dugouts
    - x. Junior varsity ball field needs field work.
    - xi. Proper infield grooming access should be provided for all fields.
  - d. Marching Band practice
    - i. An alternative location for Marching band practice would be helpful to avoid damage to the junior varsity softball field.



