ADEL DESOTO MINBURN

COMMUNITY SCHOOL DISTRICT
ATHLETIC FACILITY MASTERPLANNING REPORT

frk architects + engineers

November, 2015

frk architects + engineers

ADM Community School District

Athletics Facilities Masterplanning

November 9, 2015

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Part One

Masterplanning Report

The Adel DeSoto Minburn Community School District undertook an Athletic Facilities Masterplanning study in 2015 to evaluate their existing facilities, identify potential improvements, develop cost projections, and determine a suggested timeline. **frk** architects + engineers was pleased to have the opportunity to lead the district through this process. An initial strategy session was help in April, 2015, to set the course of the committee's work. In May a committee was established. The following meeting and activities were part of the Masterplanning process:

- Initial Masterplanning Committee Meeting — June 3, 2015
- Tour of regional athletics facilities — June 23, 2105
- Strategy Session Masterplanning Committee Meeting — August 13, 2015
- Synthetic and Natural Turf Presentations — October 6, 2015
- Consensus Building Committee Meeting — October 26, 2015

At the Initial Masterplanning Committee Meeting in June the committee established their purpose statement:

> "To provide the district administration and the Board of Education a strategic plan to address our outdoor athletic facility needs. The final report – prepared by frk—will include a prioritized list of improvements with cost estimates and projected timelines"

Purpose

In addition, the committee set guidelines for the process that were intended to keep the focus on the students and the thinking forward looking. The guidelines that were established are as follows:

- Quality of projects
- Long term approach
- Consider all activities
- Think big picture
- Listen to each other, disagree respectfully

- Think beyond this improvement to the next improvement
- Don't be afraid to ask questions
- Participate fully
- While there is not unlimited money, start with the dream. Eventually we'll move to reality
- Keep public informed
- Keep sidebar conversations to a minimum
- Be patient
- Keep it positive – this study is a positive thing for the district
- Focus on what's best for the student
- Secondary importance: spectators, coaches, etc.…

At the strategy session in August, the committee members identified priorities for athletic facility improvements. This will be the core of the Masterplanning report and set the direction for projects within the district.

Special thanks to the following committee members for their involvement in this process:

• Greg Dufoe	Superintendent of Schools
• Lucas Asche	Director of Building and Grounds
• Reece Satre	Activities Director
• Tim Canney	ADM CSD Board President
• Rob Collins	ADM CSD Board Member
• Jason Book	Baseball Coach
• Russ Braun	Band Director
• Rick Dillinger	Girls Softball Coach
• Kelsey Gaffney	Girls Soccer Coach
• Bart Mueller	Girls Track Coach
• Ed Origer	Booster Club
• Bill Shields	Boys Soccer Coach
• Michael Whisner	Head Football Coach/Track Coach/PE Teacher
• Tom Wollan	frk architects + engineers

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I. Overview

The Athletics Masterplanning process was by design restricted to outdoor facilities. While indoor athletic and PE facilities are also vitally important to the district, they are being addressed through a separate District Masterplanning process and building improvement projects (i.e. A/C for the High School South Gym, batting practice facility at Minburn, etc..). In addition, the focus of the committee has been the Secondary Campus where the stadium, ball fields, and practice fields are located. While there are outdoor spaces at other attendance centers in the district, they serve well as PE spaces for each campus, but they were not viewed as being conducive to district athletics program, so they were not addressed as part of this study.

1. Minburn Decommissioned Attendance Center

    a. Existing competition gym being used for practice
    b. Existing original gym to be retrofitted as a batting practice facility
    c. Outdoor spaces remote and not conducive for athletic programming

2. Adel Elementary

    a. Existing gymnasium being used for PE programming and as a practice facility
    b. West soccer field not large enough to serve as a competition field
    c. Outdoor activity areas serve well for Adel Elementary PE programming

3. Decommissioned Old Middle School

    a. Existing gymnasium being used for practice and competition events
    b. Existing wrestling room space being used for wrestling program
    c. Outdoor activity areas are not sized or graded appropriately for athletic programming
    d. No PE programming is required at this facility

4. DeSoto Intermediate

    a. Existing gymnasium being used for PE programming and as practice facility
    b. Outdoor spaces are not located appropriately or conducive for use by the athletic program

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II. Prioritization Methodology

Process

The committee was divided into groups and asked to prioritize suggested improvements to the athletic facilities in two separate categories: a) improvements related to student performance and b) improvements related to spectator experience.

a) Student Experience suggested improvements

- New track
- Synthetic Turf Field
- IAAF oval shaped track (allows for wider soccer field)
- Length of run out at end of track straightaway (i.e. as long as possible)
- More than 8 lanes on home side straightaway
- Long jump venue located inside Stadium
- Replace lights at Softball fields
- Replace lights at Baseball fields
- Construction of a Team Building at the Stadium (team rooms, storage, officials, etc..)
- Increased storage at Stadium
  Improve Baseball Practice Field north of varsity field
- Water and electricity to all ball field dugouts

Also included in this exercise for student performance were questions for reflection:

1. What are the most common comments you hear from students with regard to ADM athletic facilities?
2. What do visiting teams say about ADM's athletic facilities?
3. Are there any major safety issues that need to be addressed on any of the athletic venues?
4. Are there improvements that could be made for the visiting teams visiting the campus?
5. Are there opportunities at other ADM campuses besides the Nile Kinnick campus for athletic venues?
6. What are the most pressing needs of the interior athletic venues and practice facilities?

b) Spectator Experience suggested improvements

- ADA compliant and improved toilet facilities at Stadium
- ADA compliant and improved toilet facilities at ball fields
- ADA compliant access to Stadium
- Improved concessions at Stadium
- Scoreboard and sound system at Stadium
- Paved parking for all parking lots that serve sports venues
- Water drainage concerns between softball fields

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- Home side stadium bleacher capacity
- Wayfinding and ticket sales for sports events on campus
- Canopy and enclosed ticket booths at Stadium

Also included in this exercise for spectator experience were questions for reflection:

1. What are the most common comments you hear from the public about ADM's athletic facilities?
2. How can ticket sales be improved for soccer and ball field events? Enclose soccer and ball field events with fencing with ticket gates

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III. Prioritization Results

Results

Prioritization ranking raw numbers for items related to student performance (1 = strongest preference):

- New track - 1, 1, 1, 1, 1, 1, 3, 3, 3 (average weight: 1.67)
- Synthetic Turf Field – 1, 1, 2, 2, 4, 6, 6, 12, 12 (average weight: 5.11)
- IAAF oval shaped track (allows for wider soccer field) – 1, 1, 2, 2, 2, 2, 2, 4, 5 (average weight: 2.33)
- Length of run out at end of track straightaway (i.e. as long as possible) – 1, 6, 9, 10, 10, 11, 11, 11, 11 (average weight: 8.89)
- More than 8 lanes on home side straightaway – 1, 11, 11, 11, 11, 12, 12, 12, 12 (average weight: 10.33)
- Long jump venue located inside Stadium – 1, 5, 9, 9, 10, 10, 10, 10, 10 (average weight: (average weight: 8.22)
- Replace lights at Softball fields – 2, 3, 4, 4, 4, 5, 5, 7, 8 (average weight: 4.66)
- Replace lights at Baseball fields – 3, 4, 5, 5, 5, 6, 6, 6, 7 (average weight: 5.22)
- Construction of a Team Building at the Stadium (team rooms, storage, officials, etc..) – 4, 6, 6, 7, 7, 7, 8, 8, 10 (average weight: 7)
- Increased storage at Stadium – 3, 3, 3, 4, 4, 4, 5, 6, 7 (average weight: 4.33)
- Improve Baseball Practice Field north of varsity field – 3, 7, 8, 8, 8, 8, 9, 12, 12 (average weight: 8.33)
- Water and electricity to all ball field dugouts – 5, 7, 8, 9, 9, 9, 9, 9, 10 (average weight: 8.33)
- Other: second discus – 2 (average weight: 2)
- Other: Softball stadium seating and facility improvements (dugouts, pitching warm up, sidewalks, press box, scoreboards) – 8 (average weight: 8)

Student performance related items ranked in order:

1. New track (1.67)
2. Second discuss (2)

3. IAAF oval shaped track (2.33)
4. Increased storage at Stadium (4.33)
5. Replace lights at Softball fields (4.66)
6. Synthetic Turf Field (5.11)
7. Replace lights at Baseball fields (5.22)
8. Construction of a Team Building at the Stadium (7)
9. Softball facility improvements (8)
10. Long jump venue located inside Stadium (8.22)
11. Improve Baseball Practice Field north of varsity field (8.33)
12. Water and electricity to all ball field dugouts (8.33)
13. Length of run out at end of track straightaway (8.89)
14. More than 8 lanes on home side straightaway (10.33)

Responses to questions for reflection for student experience were as follows:

- What are the most common comments you hear from students with regard to ADM athletic facilities?
    - Inadequate seating capacity
    - Insufficient restroom facilities
    - Subpar concessions
- What do visiting teams say about ADM's athletic facilities?
    - Locker rooms are far away
    - Facilities are dated (old)
    - Poor bathrooms
    - Poor concessions
- Are there any major safety issues that need to be addressed on any of the athletic venues?
    - Wooden steps into softball complex are unsafe
    - Inside lane of track is hazardous
- Are there improvements that could be made for the visiting teams visiting the campus?
    - No comment
- Are there opportunities at other ADM campuses besides the Nile Kinnick campus for athletic venues?

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  - Batting cages in Minburn (being address by Minburn renovation project)
  - Non varsity ball field at Minburn

- What are the most pressing needs of the interior athletic venues and practice facilities?
  - Not enough gymnasium space

Prioritization ranking raw numbers for items related to spectator experience (1 = strongest preference):

- ADA compliant and improved toilet facilities at Stadium – 1, 1, 1, 2, 3, 3, 4, 7 (average weight: 2.75)
- ADA compliant and improved toilet facilities at ball fields – 2, 2, 2, 2, 4, 4, 5, 8 (average weight: 3.62)
- ADA compliant access to Stadium – 1, 1, 3, 3, 3, 3, 4, 4 (average weight: 2.75)
- Improved concessions at Stadium – 1, 3, 3, 5, 5, 5, 6, 6 (average weight: 4.25)
- Scoreboard and sound system at Stadium – 5, 5, 6, 7, 7, 8, 9, 9 (average weight: 7)
- Paved parking for all parking lots that serve sports venues – 5, 8, 8, 8, 8, 10, 10, 10 (average weight: 8.38)
- Water drainage concerns between softball fields – 4, 4, 7, 7, 8, 8, 9, 10 (average weight: 7.13)
- Home side stadium bleacher capacity – 2, 4, 6, 7, 7, 7, 9, 10 (average weight: 6.5)
- Wayfinding and ticket sales for sports events on campus – 1, 1, 2, 9, 10, 10, 10, 10 (average weight: 6.63)
- Canopy and enclosed ticket booths at Stadium – 2, 6, 6, 6, 6, 9, 9, 11 (average weight: 6.88)
- Other: ADA compliant access to softball field – 9 (average weight: 9)

Spectator experience related items ranked in order:

1. ADA compliant and improved toilet facilities at Stadium (2.75)
2. ADA compliant access to Stadium (2.75)

3. ADA compliant and improved toilet facilities at ball fields (3.62)
4. Improved concessions at Stadium (4.25)
5. Home side stadium bleacher capacity (6.5)
6. Wayfinding and ticket sales for sports events on campus (6.63)
7. Wayfinding and ticket sales for sports events on campus (6.63)
8. Scoreboard and sound system at Stadium (7)
9. Water drainage concerns between softball fields (7.13)
10. Paved parking for all parking lots that serve sports venues (8.38)
11. Other: ADA compliant access to softball field – 9 (average weight: 9)

Responses to questions for reflection for spectator experience were as follows:

- What are the most common comments you hear from the public about ADM's athletic facilities?
    - Aging and outdated
    - Hard to access for ADA and elderly
    - Condition of the track
    - Condition of the football field after rain event
    - Maintenance
- How can ticket sales be improved for soccer and ball field events?
    - Secure soccer and ball field events with fencing and ticket gates
    - Yard signs the day of home games
    - Weather proof facility

Interestingly, when the committee was asked to rank in order of importance the items on the prioritization list, committee members determined it was more impactful to re-sort the items into two separate areas: a) ball field priorities and b) stadium priorities and to simplify the number of separate items. This appears to be a more helpful breakdown of preferences and speaks to the fact that the stadium and the ball fields represent two very distinct program areas of the campus. The third program area for athletics and PE are the practice fields, which were generally viewed as not being in need of improvements at this time.

A new, and better, prioritization picture emerges when the initiatives are categorized in this way:

Group One

Stadium priorities related to athlete performance:

1. IAAF Oval
2. New track
3. New field surface (synthetic or natural to be determined)

Ball Field Facilities related to athlete performance:

1. New lights
2. Field Improvements (dugouts, batting cages, bullpens)

Stadium Improvements related to spectator experience:

1. Stadium ADA compliance
2. Restroom and Concessions improvements
3. Bleacher capacity
4. Scoreboard improvements

Ball Field Facilities related to spectator experience:

1. Improve Restrooms and Concessions
2. Wayfinding improvements

Group Two

Stadium priorities related to athlete performance:

1. IAAF Oval
1. New track
3. Storage
4. Synthetic Turf Field
5. Team building
6. Long jump outside stadium
7. More than 8 lanes at straightaway

Ball Field Facilities related to athlete performance:

1. New Lights at Baseball Field
2. New Lights at Softball Field
3. Field Improvements (dugouts, batting cages, bullpens)

Stadium Improvements related to spectator experience:

1. Restroom and Concessions improvements
2. Stadium ADA compliance
3. Scoreboard improvements
4. Bleacher capacity

Ball Field Facilities related to spectator experience

1. Improve Restrooms and Concessions
2. Wayfinding improvements

Combined results:

Stadium Priorities:

1. Track Improvements with a wider (IAAF Oval) and associated track and field event venues
2. New field (turf type to be determined)
3. Building Enhancements
    a. Storage
    b. Toilet Rooms/Concessions
    c. Team Building
4. Scoreboard/Bleacher capacity

Ball Fields:

1. New Lights
2. Field Improvements
3. Restroom and Concession improvements
4. Wayfinding

IV. Conclusions

Since the prioritization process clearly separated improvements at the stadium from improvements at the ball fields, observations below will be divided similarly. Athlete performance and Spectator Experience items will be included for each. It comes as no surprise that the improvements identified and ranked by the committee members closely match the list of deficiencies identified in the facility evaluation found in Part Two of this report. In addition, it appears that in many respects this Athletic Masterplanning Study confirms observations made by the district and the community about the facilities. When the needs assessment process aligns with input from stakeholders and the community, the likely outcome is solid support for proposed initiatives.

Stadium

With regard to the current condition of the track and field at the stadium, it was discussed that it will be important for the district to provide for regular maintenance of the new track and field. Lack of regular maintenance on the existing facility was perceived to be an major contributor to the stadium's current poor condition, particularly the track.

Track

It is clear that a wider (IAAF) track is the top priority for the Athletic Facilities Masterplanning Committee. It was general agreed that this accurately reflects the consensus of the community and of the district at large. This is not a surprising result of this prioritization exercise. The existing track has run the course of its useful life, and while some temporary repairs have been made the track is in need of replacement. An 8 lane track is preferred. If the stadium layout allows, it appears that there is some interest in having additional lanes at the home side straightaway.

Associated with the track are other components to the track and field program: the long jump, high jump, discuss, and shot put. Consensus was that the high jump should be in the east D-zone of the field and that athlete access to the field should be across the track from the north avoiding the D-Zone in order to minimize cleats on the high jump. The long jump could then be left in its current location, or it could be positioned in the west D-Zone. Preference was in its current location. There was little interest in locating the long jump outside the stadium. Improved shot put and discus facilities are desired. Included would be ag lime for the shot put field, a minimum of two rings for each sport, and a netted protective cage rather than chain link fencing material.

Field

The strength of the soccer program drives the concept of widening the track in order to accommodate a wider soccer playing field. This leads into the second clear priority of the committee: improving the stadium playing field. In order to widen the track, the entire stadium surface will be completely disrupted. Therefore the playing field will need to be redone. This is accepted and welcomed by the committee.

The more critical question will be in what fashion the playfield is reconstructed: as a natural turf or a synthetic turf field. The committee heard presentations on Tuesday, October 6, 2015 by natural turf and synthetic turf experts to help them arrive at a recommendation to present to the board.

A synthetic turf field would afford the district certain advantages that would offset a number of concerns identified in the facility assessment. Discussions regarding the use of synthetic turf included the following points:

- Whereas the marching band currently uses the M.S. Softball field, it would use the synthetic field for practice instead. The dirt infield at the softball diamond is not an ideal practice surface; in addition maintaining the proper field markings for practice is not possible. Lines will not need to be painted, however, if the turf is synthetic. The band director elaborated on how precise the markings need to be for optimum performance. It was acknowledged that it will take slightly longer to get to the stadium than to the M.S. Softball Field
- The condition of the field would not be as much of a concern transitioning between spring and fall programs
- Expanded practice field space would be provided including back to back play, tournaments, practice)
- It was confirmed that no lead is used in the manufacture of synthetic fields from FieldTurf.
- Committee members expressed comfort in the safety of synthetic fields. A large number of Iowa colleges and universities, as well as high schools have recently installed these fields. Recent FieldTurf installations include Harlan, Ankeny Centennial, and the University of Iowa indoor practice facility.
- Baseball and softball teams would be able to do drills on the field if the diamonds were too wet for practice. Track and field athletes would be able to practice and warm up runs on the field if wet conditions prevented them from using natural grass fields. Steel cleats would not be allowed on a synthetic turf field.
- Concurrent use of the stadium was discussed. It was determined that due to safety it is rare that multiple programs practice in the same area. This informs the

stadium field selection because it is unlikely that expanded use of the stadium, if a synthetic turf, would include two programs practicing simultaneously.

There are pros and cons to each type of field surface that have been discussed:

Synthetic Turf

A synthetic turf field is a synthetic turf carpet that has strands of polymer material that mimics natural grass. The carpet mat is perforated allowing water to drain through to a rock sub-base and drain tile below. The strands of grass like material are infilled with a rubber/sand mixture that creates an earthlike quality. There are two distinct types of polymer strands: a monofilament which is a single blade of material and a slit film filament which is a wider blade with slits that fan out. Synthetic turf manufacturers use a variety of granular rubber and sand infill. The district's preferred manufacturer is Tarket FieldTurf, which has two infill systems based on the ratio of the sand to rubber and the resultant weights. The recommended height of the strands of polymer grass material is 2 ½". The cost of replacing the carpet is estimated to be between $9.00 and $10.00 per square foot. About 80% of the infill material is able to be reused.

It was pointed out during the natural field turf presentation that there are publically expressed concerns about synthetic turf fields. The natural turf representative addressed these concerns with the following comments:

a) Studies on hazards from synthetic turf fields (i.e. safety concerns) are largely inconclusive or unsubstantiated.
b) The surface temperature being too hot for play is often cited as a problem. This is rarely a concern for fields in the upper Midwest. It is more common is the southern tier states.
c) Maintenance costs for synthetic turf fields are often exaggerated.

Pros:

- Allows greater use of field (tournaments, back to back play, PE, band practice, athletic practice including baseball, softball and track, community use)
- Maintenance grooming is only required at most four times per year.
- No recovery time between events
- The field can be played on during rain without concern about damaging the field and with less concern about sliding injuries that would occur on a natural field when the field is wet. In the event of a torrential rain pour when activity on the field is postponed, play can resume immediately following the rain event.
- No need to paint lines

Cons:

- Higher initial cost
- Performs differently than a natural turf field
- Halfway through the life of the field the polymer strands of grass tend to "lay down" which will cause a soccer ball to move more quickly and bounce more over the field.
- Needs to be replaced in approximately 10 to 15 years.
- Certain items are restricted from being on the field (i.e. sunflower seeds, tobacco, fireworks, steel cleats, and pets)

In addition to information provided by the Synthetic Turf product representatives, Superintendent Dufoe solicited information from the following organizations to obtain information about their use of Synthetic Turf fields:

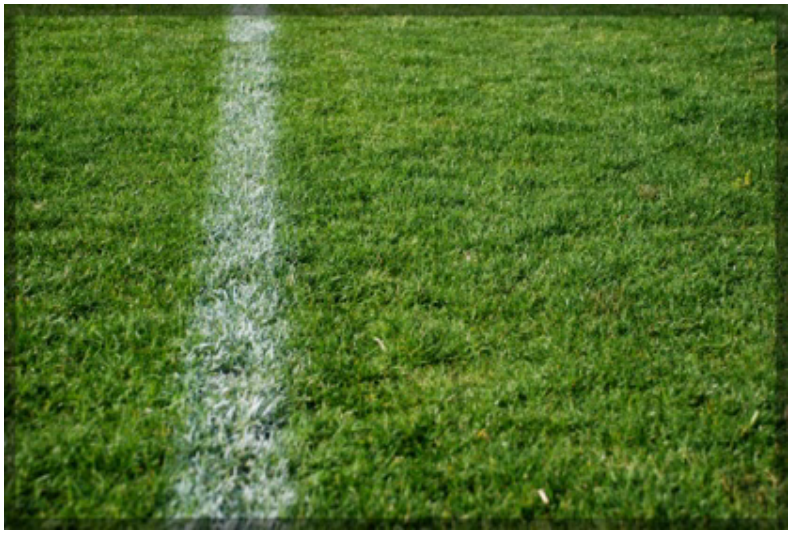
1. **The New England Patriots NFL Professional Football Team**: Mr. Jim Nolan, VP of Finance, Administration and Operations. In his discussion with Mr. Nolan, Mr. Dufoe learned the following information:
    a. Regarding safety, Jim stated the Patriots relied on all the 3rd party information on the safety of the product as well as the fact that so many NFL teams use FieldTurf on their game and practice fields.
    b. Gillette Stadium is the home of the Patriots of the NFL and an MLS soccer franchise, the New England Revolution. Natural grass is not an option for them since they cannot sustain a nice grass field due to weather and the number of events held each year.
    c. He acknowledges that all things being equal, professional athletes would prefer to play on high-quality grass fields. However, they have been committed to providing a consistent playing surface regardless of conditions. They cannot provide that on a grass field. He indicated that it was critical for Coach Belichick to know the playing surface is the same day in and day out.
    d. Their FieldTurf is Revolution 2.5 - the best monofilament and is preferred by the soccer team. He had his soccer people review all available synthetic fields and this is the best for soccer. The field has been certified a FIFA 2 star field.
    e. They analyzed the major US turf companies and FieldTurf was deemed by them as the best company - proven history, will stand by their product, made in the US, etc.
2. **The Ohio State University**: Mr. Don Patko, the Associate Athletic Director for Facilities at The Ohio State University. In a discussion regarding their research into the safety of synthetic fields. Mr. Patko informed Mr. Dufoe that they utilized OSU's Environmental Health Services Department to do an internal review of synthetic turf. In addition, he mentioned studies done by the states of New York and California. OSU has deemed these fields to be safe and currently has several in operation. Mr. Dufoe has also been in contact with the New England Patriots professional football program to obtain further information about the safety of these fields.
3. **University of Iowa**: Paul Fedderici, Football Operations. Mr. Fedderici indicated that the U of I did not find any concerns with the reports of health concerns with regard to synthetic turf. It is a "non issue" for the University. FieldTurf was

installed in Kinnick Stadium prior to the 2009 football season as a proven product at the high school, university and professional level. In addition to FieldTurf being installed at Kinnick Stadium for competition events as well as practice, FieldTurf was also installed at the University's indoor practice facility in 2012

In addition to the information provided by the above organizations to Mr. Dufoe, there are further studies and reports with regard to the safety, performance, and versatility of synthetic turf available at the ADM District Office for review, including:

- A report from the Connecticut Department of Health
- A report from the Massachusetts Department of Public Health
- Product Information
- Synthetic Turf Installations at NFL Football Stadiums
- Synthetic Turf Installations at NCAA Football Stadiums

Natural Turf



The recommended natural turf field for a high school stadium is an amended soil field with sub drainage below the field. Amended soil refers to the likelihood that the existing soil on the field is not suitable for proper drainage and would need to be amended for the top 4" of topsoil. The amended soil would be a mixture of sand and a loam material. Typically this is imported material. In order to avoid the stadium from being unavailable for use for a year the grass is generally installed as sod rather than seed. A seeded field needs a full year to establish. A natural turf field can accommodate up to 70 games per season when used as both a soccer and a football field. Maintenance costs provided by a professional natural grass maintenance company can cost up to $30,000 per year excluding mowing and striping. Professional maintenance would include: aerating, over-seeding, sod replacement as required, additional lifts of sand cap material, chemical treatment, and top dressing.

Pros:

- Less initial cost to install than a synthetic turf field
- Preferred by many athletes

Cons:

- Requires regular maintenance
- Requires irrigation and mowing

- Requires recovery time between events. Events cannot be scheduled back-to-back nor can the field be used for tournaments.
- Field is damaged by use when wet
- If the final games of the football season are played in adverse conditions and the field is heavily damaged it will not be able to recover in time for the spring soccer and track and field season.
- Game lines need to be painted on
- Sideline protection for the football season is critical in order to avoid damage to the turf from teams on the sidelines.

If synthetic turf is the direction the committee chooses to go, it will be critical to recommend a product that is most conducive to playing soccer. The committee's experience touring other facilities led them to have a strong preference for a monofilament field, ideally from the FieldTurf product line.

The key decision point for determining if synthetic turf or natural turf is the best option for the district is to consider the following criteria:

a) The number of events anticipated or desired to be played on the field. As mentioned above, the maximum number of games that a natural turf field can accommodate on a field that is used for both soccer and football is 70 games per year. Tournaments, PE, practice, and back-to-back games are not recommended.
b) The concern about weather negatively affecting the play surface. Natural turf fields can be damaged by wet play and require a certain amount of recovery time based on the severity of the damage.

Another significant factor to consider when choosing the type of field for the stadium is the timeline for construction. If a natural turf field is preferred the stadium track and field work would need to be pushed back one year so that the work on the stadium can begin in the fall of 2016. If a synthetic turf field is preferred it is still possible to complete construction documents in the next couple of months and bid this project in the early winter of 2016. There is a chance, however, that if weather becomes a factor in the construction phase that the synthetic turf field might not be ready in time for the first one or two games of the fall 2016 football season.

In either case, the spring events in the stadium would not be able to be held in whichever year the construction activity takes place.

Stadium Lighting: it is important to note that stadium lighting was not identified as a need as part of the athletic facilities needs assessment. Since the stadium lighting is only 3 years old, there is no need to replace the system. Expert advice has indicated that the current lighting configuration will not need to be changed, other than reorientation of the light heads, in order to accommodate a wider track, a relocation of the visitor bleachers, and a new field. The expense to reorient the lights will not be a cost driver for facility improvements.

ADA compliance was a high priority. Since the stadium configuration will need to be adjusted to accommodate a IAAF oval, ADA accessibility will be addressed in that renovation. The existing track and field will be dug up, the visitor bleachers will be moved

south. At that time appropriate ADA seating will be added. The grading work will also involve the north side of the stadium, at which time the main entry to the stadium will be reworked and ADA compliant approaches constructed. Also, the ramp accesses to the home bleachers would need to be modified to accommodate the reconfigured track and to bring the bleachers up to code. This will be accomplished by eliminating the ramp on the south side of the bleachers and providing ramps at both the east and west ends in addition to the stairs.

Buildings

Clearly the priority for improvements for the buildings at the stadium was concessions, toilet rooms, and storage. Providing a dedicated team room was also a top contender. At no point in the conversation did the committee suggest that separate visitor/home concessions and toilet rooms be provided, however the Combined Team/Concessions/Toilets Building option provides separate facilities. This was not deemed to be an issue. A combined concessions/toilet room facility was perceived to be adequate to serve the needs of the stadium, if the committee had chosen to go in that direction.

Ball Fields

Lighting was identified as the main concern for the ball fields. Inadequate lighting is currently the condition at all fields.

Other than lighting, the auxiliary elements of the playing fields were noted as needing improvement:

- Services to dugouts
- Condition of dugouts
- Adequate bullpens for all fields
- Adequate batting cages for all fields
- Circulation around fields
- Drainage at Softball complex
- Storage needs
- Scoreboards

Equal in importance to field improvements was upgrades to the concession and toilet facilities.

The public's experience in relation to the ball fields was also identified as a need, but not as important as lighting and field improvements. Ticket sales and wayfinding was indicated as being an important consideration. This would include signage, identifiable ticket taking location, and circulation. Spectator seating was not viewed as needing improvement.

V. Recommendations

Stadium

Given the extent of work to be done at the stadium and the desire, expressed by the committee, to replace the track as soon as possible it would be advisable to approach the stadium improvements in phases, starting with the track and field. Improvements to buildings can be done in subsequent phases. The layout of proposed building improvements to the stadium should be determined prior to the completion of the design documents for the track and field in order to determine the grading and infrastructure that will be required to complete these future elements. The infrastructure requirements should include storm water detention, utilities, circulation, and ADA access.

Ball Fields

Work at the ball fields can be phased as well. Ball field lighting was identified as being the priority and should--if possible--be pursued as soon as possible. It would be advisable to include ball field lighting along with the preliminary stadium work. Ball field improvements, toilets and concessions, and wayfinding would follow the ball field lighting project

Recommendations

Specific costing and scheduling information is presented below, but the following is a summary of the ADM Athletic Masterplanning Committee's recommendation to the School Board:

1. Track (2016):
    a. Replace the existing track with a mid-range performance track based on Revolution Track with SS Red surfacing.
    b. This surface performs well and is very appropriate for HS programs.
    c. 8 lanes with 42" lane width.

2. Track:
    a. Wider IAAF Oval to protect the surface of the track by keeping football team athletes on a turf sideline and off the track and to provide for the maximum width possible for a soccer field.
    b. The IAAF oval shape is becoming the standard size for area districts.
    c. This size track addresses the fact that the stadium is a multisport event center.

3. Turf (2016):
    a. FieldTurf Monofilament Synthetic Turf (Tarket FieldTurf XM as basis of design)
    b. A synthetic turf allows for the greatest flexibility and expanded use of the field for the ADM District which is experiencing increased enrollment and activities at the stadium and could benefit from more use of the stadium for practice, band, tournaments, completion events, etc.. Many committee members indicated that at the start of the Athletics Masterplanning process their preference was for natural turf, but after learning the pros and cons of

natural turf verses synthetic turf it became clear that a synthetic turf field makes sense for the future direction and growth of the activities on the field.

c. While a natural grass turf is preferred by many athletes, it is limited to 70 games per year and precludes use for other purposes. Currently the ADM Athletics program has about 70 games per year, but that number will increase and the desire to use the stadium for expanded use is increasing as well. Currently during stadium sports seasons the existing field is used 3 hours per day. A synthetic turf field will allow an increase of use of the field to 12 hours per day.
d. Other districts in conference play have synthetic fields, having a synthetic turf field in the ADM CSD would provide ADM athletics better experience in playing on such a field. Even some districts that have recently installed natural turf fields are finding themselves in the position of needing a synthetic turf field for increased stadium activities.
e. Improvements to the stadium being considered by this Athletics Masterplanning Committee will become a draw for families considering moving into the district. A synthetic turf might be an important component of the stadium improvements in this regard.
f. Committee members felt strongly that a monofilament turf by FieldTurf was preferred due to its performance and due the fact that it has been shown to be better for soccer.
g. A synthetic turf field eliminates the need for lines to be painted on the field and it has less maintenance requirements.
h. A synthetic turf field is not adversely affected by unfavorable weather. By contrast, 2015 was a particularly bad year for the existing natural turf field due to significant rainfall and little opportunity to adequately maintain the field, especially re-seeding efforts.
i. With a synthetic turf field the athletics department will not have to make the kinds of judgment calls dictated by a natural turf field as to whether or not to cancel an event based on weather. At times the natural turf field has been used under less than ideal conditions due to the fact that it was not advisable to cancel an event.
j. The timing of the work at the stadium is determined by the type of field to be installed. A natural turf field will not be able to be bid until fall of 2016, which means work on the stadium (track and field) would not occur until 2017. Installing a synthetic turf field means that work can be done in 2016. It was also pointed out that this time frame is will allow for more favorable bids due to the fact that earthwork contractors are not often in a good position to bid fall work

4. Upgrade Lights at Varsity Baseball and Softball Fields (2016):

    a. The need for upgrades to the lighting at these fields is important for player safety.

5. Stadium Buildings (2017):

    a. Stadium Concessions/Toilet/Team Building Combined
        i. A combined building offers more efficiency for mechanical, electrical and plumbing infrastructure.

ii. Having the proposed Team building closer to the field and entrance to the stadium reduces amount of paving and shortens the circulation distances.
iii. A combined building offers more helpful crowd control for all the functions of the stadium, separating visitors and home for big games or providing separate entrances into the stadium for athletes and spectators for track/field events.
iv. The size and the cost opinion of a combined building will be evaluated further for potential value engineering

b. Stadium Storage – a single storage building located at some point east of the home bleachers was considered.

6. Ball Field Improvements including dugouts, batting cages, bullpens, and baseball practice facility (2017).

7. Ball Field Concessions/Toilet Rooms (2018):
   a. location and design to be determined

8. Ball Field Wayfinding (2018):
   a. design to be determined.

Suggested Schedule

frk recommends the following timeline for improvements to the athletic facilities at the ADM Community School District:

Phase One -2016

- Replace Stadium Track with IAAF Oval
- Replace Stadium Turf
- Grade Stadium site to accommodate proposed buildings
- Provide new lights at softball and baseball fields

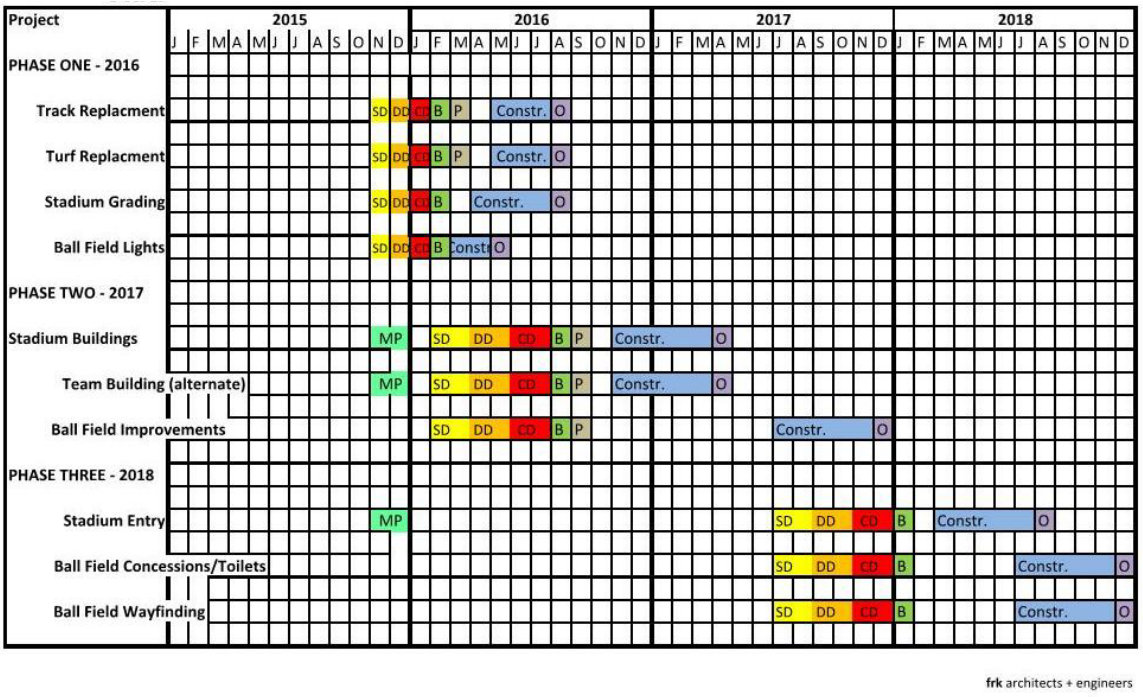
Phase Two – 2017

- Stadium Concessions/Toilet Rooms
- Stadium Storage
- Stadium Team Building
- Ball Field Improvements (dugouts, bullpens, storage, batting cages)

Phase Three – 2018

- Stadium Entry for season pass holders(if desired)
- Ball Field Concessions/Toilet Rooms
- Ball Field Wayfinding

Proposed Timeline for Athletics Facilities Improvements



Legend	
MP	Masterplanning
SD	Schematic Design
DD	Desing Development
CD	Construction Documents
B	Bidding
P-order	Pre Order Materials
Constr.	Construction Phase
O	Occupancy

Preliminary Costs

VI. Preliminary Cost Opinion

Phase One – A IAAF Sized Oval (Committee Preference)
(reflects projected 2016 construction costs)

- Stadium Grading $1,000,000

  Includes all grading, relocation of visitor bleachers, site utilities, perimeter fencing, and paving.

- Stadium Track – IAAF Oval $995,000

  Includes Revolution SS Red Surfacing

- Stadium Field

  - Natural Turf (for reference only, option rejected by com.) $494,000
  - Synthetic Turf $925,000

- Ball Field Lighting $320,000

  $175,000 for Varsity Baseball Field
  $145,000 for Varsity Softball Field

  TOTAL **$2,809,000 to $3,240,000**

Phase One – B Maintain Existing Configuration
(reflects projected 2016 construction costs)

- Stadium Grading $800,000

  Includes all grading, relocation of visitor bleachers, site utilities, perimeter fencing, and paving.

- Stadium Track $995,000

  Includes Revolution SS Red Surfacing

- Stadium Field

  - Natural Turf (for reference only, option rejected by com.) $450,000
  - Synthetic Turf $900,000

- Ball Field Lighting $320,000

  $175,000 for Varsity Baseball Field
  $145,000 for Varsity Softball Field

  TOTAL **$2,565,000 to $3,015,000**

Phase Two - A Stadium Team Building Separate
NOTE: FOR REFERENCE ONLY, OPTION REJECTED BY COMMITTEE
(reflects projected 2017 construction costs)

- Stadium Concessions/Toilets $525,000

  1,500 SF metal framed building, some exterior masonry, concessions and storage, mechanical and custodial spaces, 17 toilets total, one family toilet room.

- Stadium Storage $250,000

  1,500 SF Metal Storage Building, some exterior masonry, non-conditioned

- Stadium Team Building $1,100,000

  4,500 SF metal framed building, some exterior masonry. Two 750 SF team rooms and toilets, coaches and training rooms, officials room, storage.

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- Ball Field Improvements $350,000

  Includes improvements to dugouts (water, electricity, finishes), batting cages for baseball fields, bullpens for all fields, improvements to baseball practice field.

  TOTAL **$2,225,000**

Phase Two - B Stadium Team Building/Toilets/Concessions Combined (Committee Preference)
(reflects projected 2017 construction costs)

- Stadium Concessions/Toilets/Team Building $1,700,000

  7,000 SF metal framed building, some exterior masonry, visitor and home concessions separate, concessions storage, mechanical and custodial spaces, visitor and home toilets separate, 17 toilets total, one family toilet room, two 750 SF team rooms and toilets, coaches and training rooms, officials room, storage, ticket booths.

- Stadium Storage $250,000

  1,500 SF Metal Storage Building, some exterior masonry, non conditioned

- Ball Field Improvements $350,000

  Includes improvements to dugouts (water, electricity, finishes), batting cages for baseball fields, bullpens for all fields, improvements to baseball practice field.

  TOTAL **$2,300,000**

Phase Three (reflects projected 2018 construction costs)

- Ball Field Concessions/Toilets $275,000

  875 SF metal framed building, some exterior masonry, concessions and storage, mechanical/custodial spaces, 11 toilets total, one family toilet room.

- Ball Field Wayfinding $25,000

  New signage and ticket sales installations

- Stadium Entry (not required under Phase Two-B option) $75,000

  Enclosed ticket booth, masonry and metal entry structure, gates

  TOTAL **$300,000 to $375,000**

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Part Two

Evaluation of Existing Facilities

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**
        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

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Toilet Room Signage

Toilet Room Signage

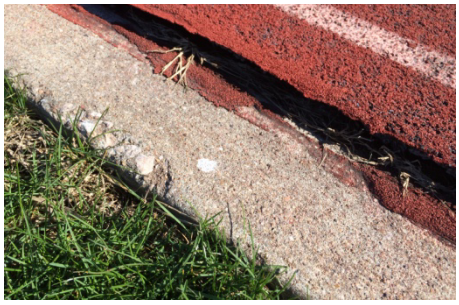
vi. Crowd control outside of stadium difficult to manage.

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

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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 ideal, 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

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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

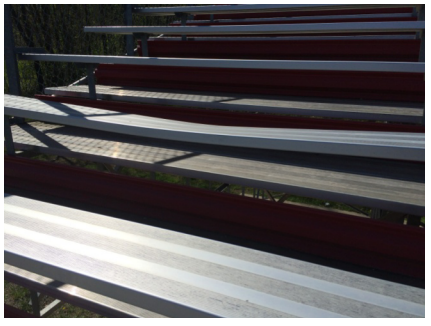
iii. Used for younger grades

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



Visitor bleacher bent seat

3. No ADA seats

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 2012

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.

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.

Practice field storage unit

   c. Storage shed **Condition: unnacctable**
      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.

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

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
v. Completed Fall 2011

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

Marching band crow's nest

d. Middle School Softball Lighting **Condition: unnacceptable**
i. Dated lights on wood poles
ii. Inadequate lighting

Middle School softball field lighting

e. Junior Varsity Softball Dugouts **Condition: fair**
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.

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) **Condition: good**

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

i. Varsity Baseball Lighting **Condition: unnacceptable**

i. Dated lights on wood poles
ii. Inadequate lighting

Varsity baseball lighting

j. Varsity Baseball 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 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: unnacceptable**

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

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b. Midle 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 enhanced wayfinding
        vi. Storage is inadequate
        vii. Officials do not have adequate facilities

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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.

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ADM COMMUNITY SCHOOL DISTRICT

Athletic Facilities Masterplanning Committee

Meeting Minutes

June 3, 2015

Attendees

Greg Dufoe	Superintendent of Schools	gdufoe@adm.k12.ia.us
Lucas Asche	Director of Building and Grounds	lasche@adm.k12.ia.us
Reece Satre	Activities Director	rsatre@adm.k12.ia.us
Bart Mueller	Coach Girls Track	bmueller@adm.k12.ia.us
Rick Dillinger	Coach Girls Softball	coachdillinger@gmail.com
Michael Whisner	Track Coach/PE Teacher	mwhisner@adm.k12.ia.us
Bill Shields	Coach Boys Soccer	shieldsb@dwx.com
Russ Braun	Band Director	rbraun@adm.k12.ia.us
Rob Collins	ADM CSD Board Member	collins12@gmail.com
Jason Book	Coach Baseball	jtbook3@gmail.com
Tim Canney	ADM CSD Board President	tcanney@aol.com
Tom Wollan	frk architects + engineers	twollan@frk-ae.com

1. Welcome and Introductions
2. Purpose of Committee
    1. Purpose statement: To provide the district administration and the Board of Education a strategic plan to address our outdoor athletic facility needs. The final report – prepared by frk—will include a prioritized list of improvements with cost estimates and projected timelines.
    2. Financial situation in the district allows for funds to be available for athletic improvements from a comprehensive perspective.
3. Committee Norms/Guidelines
    a. Professional and respectful dialogue

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b. Input on process gathered from participants, to be collated by Greg.
    i. Quality of projects
    ii. Long term approach
    iii. Consider all activities
    iv. Think big picture
    v. Listen to each other, disagree respectfully
    vi. Think beyond this improvement to the next improvement
    vii. Don't be afraid to ask questions
    viii. Participate fully
    ix. While there is not unlimited money, start with the dream. Eventually we'll move to reality
    x. Keep public informed
    xi. Keep sidebar conversations to a minimum
    xii. Be patient
    xiii. Keep it positive – this is a good thing for the district
    xiv. Focus on what's best for the student
    xv. Secondary importance: spectators, coaches, etc….

c. Review of Masterplanning process document by frk. This document is a "working draft". Note: Scope of study included in this Masterplanning document is a starting point, Focus on outdoor facilities. Timeline is set up working backward from a January bid for Phase One work. Phase One work will be defined in final report by the committee.

4. Evaluation of facilities
    a. Review – frk went through draft Facilities Evaluation report. Will update report to reflect the conversation and input from committee members.
    b. Comments/Suggestions – committee members to review further and channel comments to Greg.
5. Committee Visits to area districts – discussion was held as to which districts to visit and what dates might work for the visit.

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ADM COMMUNITY SCHOOL DISTRICT

Athletic Facilities Masterplanning Committee

Meeting Minutes

October 6, 2015 6:30 PM

Attendees

Greg Dufoe	Superintendent of Schools	gdufoe@adm.k12.ia.us
Lucas Asche	Director of Building and Grounds	lasche@adm.k12.ia.us
Reece Satre	Activities Director	rsatre@adm.k12.ia.us
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Bill Shields	Coach Boys Soccer	shieldsb@dwx.com
Rod Collins	ADM CSD Board Member	collins12@gmail.com
Jason Book	Coach Baseball	jtbook3@gmail.com
Kelsey Gaffney	Coach Girls Soccer	
Ed Origer	Athletic Booster	eoriger@manichcorp.com
Tim Canney	ADM CSD Board President	tcanney@aol.com
Tom Wollan	frk architects + engineers	twollan@frk-ae.com
Joel Jackson	Bishop Engineers	jjackson@bishopengr.com

1. Presentation by Midwest FieldTurf on synthetic turf fields (Brian Launderville and Brian Kramer)
    a. A video and PowerPoint presentation was shown describing the manufacturing process, installation, and performance of synthetic turf fields.
        i. The “turf” is a tufted carpet that has strands of grass like material and a perforated mat for water drainage.
        ii. The infill is sand and rubber, and is recommended to be at least 2 ½” high
        iii. The subfield infrastructure is rock and drain tile

iv. FieldTurf produces its own carpet
v. Midwest FieldTurf is the local representative and installer for FieldTurf products

b. There are two types of turf carpet filament:
   i. Monofilament (i.e. single blade). Monofilament systems are good for all around purposes.
   ii. Slit film filament (wider blade with slits that fan out). .
c. There are two types of infill that FieldTurf offers:
   i. XM – a 6 lb/SF two layer system made of sand and rubber fill
   ii. Elite – a 9.1 lb/SF three layer system made of sand/rubber fill and additional sand. (better grip)
d. Average life of a FieldTurf synthetic field is 12 to 15 years, depending on use and maintenance.
e. Replacement after usable life of carpet is reached is typically just the cost of the carpet and about 20% of the fill. The other 80% of the fill is reused and all the under field infrastructure remains in place. Removed carpet is recycled.
f. At approximately 6 years the synthetic turf fields tend to "lay down" due to some degradation and wear. This is a gradual process and can affect the speed of a soccer ball traveling across the surface (increased speed). The infill remains stable.
g. A groomer and a sweeper, pulled behind a gater, are required to maintain the field. FieldTurf provides the groomer and sweeper equipment to the owner. The first year no grooming is required, the second year two grooming are required, ensuing years 4 groomings per year are recommended. FieldTurf provide owner training for use of this equipment.
h. A FieldTurf field can cost between $8.80 and $9.80 per yard to install (excluding subfield infrastructure)
i. FieldTurf warranties are for 8 years.
j. Games can be played on a synthetic turf field during rain events or immediately following rain events.
k. A synthetic turf field has a good chance of being able to be installed by the fall football season if the project is bid in the winter. A synthetic turf field can be played on as soon as it is installed.

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l. The following items are not permitted on a synthetic turf field (signage is provided to alert patrons): sunflower seeds, tobacco, fireworks, and pets.

m. FieldTurf products are installed on numerous professional sports fields and university complexes, but 65% of their installations are H.S. stadium fields.

2. Presentation by I-Cubs on natural turf fields (Casey Sheidel)

   a. A study entitled "The Dirt of Turf" was distributed and reviewed by the presenter. It was suggested that both proponents of synthetic turf and proponents of natural turf have strong biases. Some of the information presented in the study is skewed (costs, hazards, etc..) However, the decision point really hinges on the following two factors:

      i. How much will the field be used

         1. Natural fields are for games only, practice needs to be elsewhere.
         2. It is critical for a school district to have adequate land for practice fields and other facilities for JV and Middle School competition or community use.

      ii. Impact of weather on use of field. If a natural turf field is compromised during foul weather play it can be difficult to repair in time for ensuing events or seasons.

   b. Natural turf fields have the following benefits:

      i. The surface is preferred by athletics

      ii. They are somewhat safer than synthetic turf fields for impact (because the ground absorbs more of the impact that a synthetic turf field)

   c. Natural turf fields have the following drawbacks:

      i. The maximum recommended number of games played per year on a natural turf field is limited to 70. Back to back games are not recommended. More games can be played on an amended natural turf field if the field is used only for soccer (up to 200 games)

      ii. Practice is not recommended

      iii. Marching band practice is not recommended

      iv. Tournaments are not possible

      v. Community use of field is not recommended

      vi. They are slippery when wet

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vii. They are susceptible to damage when wet
viii. If damaged at the end of a football season it is not possible to restore the field prior the start of the soccer season the following spring.

d. Natural turf fields have two basic types of installations for H.S. level fields:
   i. Amended soil with sub drainage ("sand capped)
      1. 4" top layer of sand/loam over native soil and lateral drainage
      2. Provides better drainage
   ii. Native soil with or without sub drainage
      1. Existing soils are used
      2. Does not provide as good of drainage as an amended soil field
   iii. An amended soil field can cost between $350,000 and $460,000 to install. More if it so to be sod instead of seed.
   iv. If the field is to be seeded it generally means that a full football season is lost because the field would be seeded in May and would not be able to be played on until the following May (one full year of allowing the seed to establish)
   v. A natural turf field would be very difficult to install if it is bid in the winter. The absolute latest a sod field can be placed is the first part of July, and that is not ideal. May is best for sod so that it has at least 8 weeks to establish prior to play. It would be improbable to have a field ready for sod installation in May if construction does not start until spring thaw.
   vi. It is recommended that an amended soil field is professionally maintained for the life of the field. Depending on the needs, the cost to maintain a field can be between $12,000 and $15,000 per year, excluding mowing and striping. Professional maintenance would include:
      1. Aerating
      2. Over seeding
      3. Sodding if needed
      4. Adding additional lifts of sand
      5. Pesticide/herbicide applications
      6. Top dressing.
   vii. Sideline protection of a natural turf field is critical to be provided during the football season to help prevent damage in these areas for the

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following spring soccer season.

viii. Some myths about synthetic turf:
    1. Studies on hazards from synthetic turf fields (i.e. health concerns) are largely inconclusive.
    2. The surface temperature of a synthetic turf field can be hot during summer games and might delay the start of a game. However, this is not common in the Midwest (more common in southern tier states)
    3. Maintenance costs are not as significant as some studies show. A synthetic turf field is general fairly straightforward to maintain.

ix. Local natural turf fields:
    1. Nevada
    2. Dallas Center Grimes

x. Local fields that transitioned from natural turf to synthetic turf due to increased use:
    1. Dowling
    2. Carlisle

3. Committee Discussion on timeline and priorities
    a. The committee understands that a full season of track and soccer will be missed due to construction activity.
    b. The committee prefers pursuing the track and field replacement as a 2016 project, to be bid in early winter. This is with the understanding that the bid documents can start in November and bidding would be in late January. It is also with the understanding that weather might affect the project schedule and the field might not be ready in time for the first game or two of the fall football season. As long as the district has advance notice, the first games of the football season can be scheduled as away games.
    c. The committee consensus at this time is for a synthetic turf field, with the following considerations informing this perspective:
        i. The district is growing, which means the stadium field will see increasing use
        ii. A synthetic turf allows for practice, PE classes, tournaments, and marching band use, whereas a natural turf field does not

iii. A synthetic turf field that closely mimics natural turf is preferred.

d. The committee will reconvene on October 26, 2015, to make a final recommendation to the school board on turf type, track type, timeline, and phase priorities.

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ADM COMMUNITY SCHOOL DISTRICT

Athletic Facilities Athletic Masterplanning Committee

Meeting Minutes

October 26, 2015 5:30 PM

Attendees

Greg Dufoe	Superintendent of Schools	gdufoe@adm.k12.ia.us
Lucas Asche	Director of Building and Grounds	lasche@adm.k12.ia.us
Reece Satre	Activities Director	rsatre@adm.k12.ia.us
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Bill Shields	Coach Boys Soccer	shieldsb@dwx.com
Russ Braun	Marching Band	
Jason Book	Coach Baseball	jtbook3@gmail.com
Kelsey Gaffney	Coach Girls Soccer	
Ed Origer	Athletic Booster	eoriger@manichcorp.com
Tim Canney	ADM CSD Board President	tcanney@aol.com
Tom Wollan	frk architects + engineers	twollan@frk-ae.com

1. Meeting minutes from the October 6, 2015 meeting were reviewed

2. The committee's purpose statement was reviewed

3. Excerpts of the October 2015 Draft Athletic Masterplanning Report were considered:
    a. Health and safety concerns of a synthetic turf were discussed.
        i. The synthetic turf representative sent additional information which was made available to the committee members for review. In particular two reports from the Connecticut Department of Health and the Massachusetts Department of Public Health were discussed. The concerns sent to the committee by a local parent were also discussed.
        ii. It is confirmed that no lead is used in the manufacture of synthetic fields from FieldTurf.
        iii. Committee members expressed comfort in the safety of synthetic fields. A large number of Iowa colleges and universities, as well as high

schools have recently installed these fields. Recent FieldTurf installations include Harlan, Ankeny Centennial, and the University of Iowa indoor practice facility.

iv. As a post-meeting follow-up, the Superintendent of Schools contacted the following organizations and obtained information about their facilities:

1. **The New England Patriots NFL Professional Football Team**: Mr. Jim Nolan, VP of Finance, Administration and Operations. In his discussion with Mr. Nolan, Mr. Dufoe learned the following information:
    a. Regarding safety, Jim stated the Patriots relied on all the 3rd party information on the safety of the product as well as the fact that so many NFL teams use FieldTurf on their game and practice fields.
    b. Gillette Stadium is the home of the Patriots of the NFL and an MLS soccer franchise, the New England Revolution. Natural grass is not an option for them since they cannot sustain a nice grass field due to weather and the number of events held each year.
    c. He acknowledges that all things being equal, professional athletes would prefer to play on high-quality grass fields. However, they have been committed to providing a consistent playing surface regardless of conditions. They cannot provide that on a grass field. He indicated that it was critical for Coach Belichick to know the playing surface is the same day in and day out.
    d. Their FieldTurf is Revolution 2.5 - the best monofilament and is preferred by the soccer team. He had his soccer people review all available synthetic fields and this is the best for soccer. The field has been certified a FIFA 2 star field.
    e. They analyzed the major US turf companies and FieldTurf was deemed by them as the best company - proven history, will stand by their product, made in the US, etc.

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2. **The Ohio State University**: Mr. Don Patko, the Associate Athletic Director for Facilities at The Ohio State University. In a discussion regarding their research into the safety of synthetic fields. Mr. Patko informed Mr. Dufoe that they utilized OSU's Environmental Health Services Department to do an internal review of synthetic turf. In addition, he mentioned studies done by the states of New York and California. OSU has deemed these fields to be safe and currently has several in operation. Mr. Dufoe has also been in contact with the New England Patriots professional football program to obtain further information about the safety of these fields.
3. **University of Iowa**: Paul Fedderici, Football Operations. Mr. Fedderici indicated that the U of I did not find any concerns with the reports of health concerns with regard to synthetic turf. It is a "non issue" for the University. FieldTurf was installed in Kinnick Stadium prior to the 2009 football season as a proven product at the high school, university and professional level. In addition to FieldTurf being installed at Kinnick Stadium for competition events as well as practice, FieldTurf was also installed at the University's indoor practice facility in 2012.

b. Expanded use of a synthetic turf field was reviewed. In addition to the suggestions listed on page 13 of the Draft Report it was also discussed that the baseball and softball teams would be able to do drills on the field if the diamonds were too wet for practice. Track and field athletes would be able to practice and warm up runs on the field if wet conditions prevented them from using natural grass fields. Steel cleats would not be allowed on a synthetic turf field.

c. Concurrent use of the stadium was discussed. It was determined that due to safety it is rare that multiple programs practice in the same area. This informs the stadium field selection because it is unlikely that expanded use of the stadium, if a synthetic turf, would include two programs practicing simultaneously.

d. It was confirmed that marching band would use the synthetic field for practice.

The marching band currently uses the M.S. Softball Field. The dirt infield is not an ideal practice surface; in addition maintaining the proper field markings for practice is not possible. Lines will not need to be painted, however, if the turf is synthetic. The band director elaborated on how precise the markings need to be for optimum performance. It was acknowledged that it will take slightly longer to get to the stadium than to the M.S. Softball Field.

e. On page 16 of the Draft Athletic Masterplanning Report it indicates that committee did not feel it was necessary to have separate concessions and toilet room facility for home and visitors, however, a suggested design for the "combined building option" of the building configuration options provides separate facilities for home and visitor. This is not deemed a critical item if a combined stadium building is preferred by the committee. The general functionality of the combined building option would outweigh the prior indication that separate facilities are not required.

4. It was brought up that it will be important for the district to provide for regular maintenance of the new track and field. Lack of regular maintenance on the existing facility contributed to its current poor condition, particularly the track.

5. Phase One work (as described in the Draft Athletic Masterplanning Report) would be considered on by the board in November, 2015. Phase Two and Phase Three work will be considered at a later date. The committee, however, needs to make recommendations for all three phases as part of the final Athletic Masterplanning Report, particularly with regard to the stadium building configuration slated for Phase Two work, since the earthwork for the stadium work would be done during Phase One.

6. An option for Phase One earthwork is to balance the site (i.e. no dirt is imported or exported during earthwork construction) is to use excess dirt from stadium construction to make the existing south practice field larger.

7. **Phase One Consensus** The committee reviewed the items related to Phase One work as outlined on pages 17, 18 and 19 of the Draft Athletic Masterplanning Report in order to reach consensus for moving forward and making their recommendation to the School

Board. The focus was on Phase One – A, which was to create an IAAF sized track oval since the committee's preference during prioritization was the wider oval. Discussion also focused on the projected costing for the grading work for maintaining the same oval shape verses reconfiguring the track to create an IAAF sized oval. It was the general consensus that preliminary costing shown on page 19 of the Draft Report indicating grading work to keep the same track size should be higher than $400,000. Updated costing will be provided in the Final Athletic Masterplanning Report. The importance of this information is that it shows that there is less of a cost differential between keeping the track in the same configuration or changing it to the IAAF wider oval shape.

a. Track Type: Midwest Tennis and Track Revolution SS Red (mid range track surface)

Rationale:

i. Midrange track adequate and appropriate for H.S. track surfaces
ii. The SS Red coating is a protective coating and will help with long term wear ability of track
iii. Track lane width will be 42"

b. Track Shape: IAAF Oval (wider oval, allows for wider soccer field)

Rationale:

i. The wider oval was identified as a top priority in the Masterplanning process.
ii. The IAAF Oval is the "new standard" for H.S. tracks in the area due to the fact that it allows for a wider soccer field and it keeps football teams sideline area off the track.
iii. It was pointed out that the stadium needs to be viewed as a "Multi-Sport" facility and as such serve the needs of all the activities and programs that will use it.
iv. Cost of track material/surface is the same for IAAF oval shape and normal oval shape.

c. Field Type: FieldTurf Monofilament Synthetic Turf

Rationale:

i. A synthetic turf allows for the greatest flexibility and expanded use of the field for the ADM District which is experiencing increased enrollment and

activities at the stadium and could benefit from more use of the stadium for practice, band, tournaments, completion events, etc.. Many committee members indicated that at the start of the Athletics Masterplanning process their preference was for natural turf, but after learning the pros and cons of natural turf verses synthetic turf it became clear that a synthetic turf field makes sense for the future direction and growth of the activities on the field.

ii. While a natural grass turf is preferred by many athletes, it is limited to 70 games per year and precludes use for other purposes. Currently the ADM Athletics program has about 70 games per year, but that number will increase and the desire to use the stadium for expanded use is increasing as well. Currently during stadium sports seasons the existing field is used 3 hours per day. A synthetic turf field will allow an increase of use of the field to 12 hours per day.

iii. Other districts in conference play have synthetic fields, having a synthetic turf field in the ADM CSD would provide ADM athletics better experience in playing on such a field. Even some districts that have recently installed natural turf fields are finding themselves in the position of needing a synthetic turf field for increased stadium activities.

iv. Improvements to the stadium being considered by this Athletics Masterplanning Committee will become a draw for families considering moving into the district. A synthetic turf might be an important component of the stadium improvements in this regard.

v. Committee members felt strongly that a monofilament turf by FieldTurf was preferred due to its performance and due the fact that it has been shown to be better for soccer.

vi. A synthetic turf field eliminates the need for lines to be painted on the field and it has less maintenance requirements.

vii. A synthetic turf field is not adversely affected by unfavorable weather. By contrast, 2015 was a particularly bad year for the existing natural turf field due to significant rainfall and little opportunity to adequately maintain the field, especially re-seeding efforts.

viii. With a synthetic turf field the athletics department will not have to make

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the kinds of judgment calls dictated by a natural turf field as to whether or not to cancel an event based on weather. At times the natural turf field has been used under less than ideal conditions due to the fact that it was not advisable to cancel an event.

ix. The timing of the work at the stadium is determined by the type of field to be installed. A natural turf field will not be able to be bid until fall of 2016, which means work on the stadium (track and field) would not occur until 2017. Installing a synthetic turf field means that work can be done in 2016. It was also pointed out that this time frame is will allow for more favorable bids due to the fact that earthwork contractors are not often in a good position to bid fall work.

d. Upgrade Lights at the Varsity Baseball and Softball Fields: confirmed

Rationale:

i. The need for upgraded lighting at these two fields is important for player safety.

8. **Phase Two Consensus** The committee reviewed the items related to Phase Two work as outlined on pages 17, 19 and 20 of the Draft Athletic Masterplanning Report in order to reach consensus for moving forward and making their recommendation to the School Board, particularly with regard to the items that impact the design of the stadium area and the resultant earthwork that would be part of the construction.

a. Phase Two – A Stadium Team Building Separate.

i. The committee chose to reject this option in favor of a combined Concessions/Toilet/Team building as described in Phase Two – B.

b. Phase Two – B Stadium Concessions/Toilet/Team Building Combined – preferred option.

Rationale:

i. A combined building offers more efficiency for mechanical, electrical and plumbing infrastructure.

ii. Having the proposed Team building closer to the field and entrance to the stadium reduces amount of paving and shortens the circulation distances.

iii. A combined building offers more helpful crowd control for all the

functions of the stadium, separating visitors and home for big games or providing separate entrances into the stadium for athletes and spectators for track/field events.

iv. The size and the cost opinion of a combined building will be evaluated further for potential value engineering

c. Stadium Storage – a single storage building located at some point east of the home bleachers was considered. Final location to be determined.

d. Ball Field Improvements including dugouts, batting cages, bullpens, and baseball practice facility will be addressed during the design phase for Phase Two work.

9. **Phase Three Consensus** Little discussion was held regarding Phase Three work since it is several years in the future. As part of the Athletics Facility Masterplanning Report this work would be follow as outlined in the proposed project schedule.

10. Other Discussion Items

a. All costs associated with each phase will be updated for the Final Athletics Facility Masterplanning Report.

b. The committee preferred that the scoreboard stay on the west side of the stadium

c. The ideal location of the shot put venue would be in the SE or the SW corner of the stadium complex outside of the track. Less ideal would be to have shot put be on the new field.

d. The discus field should remain in its present location but be upgraded. This work would be part of Phase One work.

The notes above constitute our understanding of the matters discussed, and the conclusions reached, at this meeting. If there are discrepancies between these notes and your understanding of the matters discussed or conclusions reached, please contact this office immediately

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ADM Athletic Facilities Masterplanning

frk project no 1047E01

Site Visits
6.23.15

Observations

North Polk (Rob Sinclair – AD)

1. Stadium

    a. Stadium oriented North/South
    b. Public entrance through nice arched entry at north end of field. No enclosed ticket booth. Public access is restricted, but they allow the facility to be rented.
    c. Bleachers
        i. Home Bleachers west side, capacity: 1,200
        ii. Visitor Bleachers east side, capacity: 500
        iii. Bleachers are open at the front, no skirt.
        iv. Gravel open storage under bleachers
    d. 6' high black vinyl chain link fence around perimeter of stadium
    e. Concession/Toilet Room Building – west side of stadium
        i. Serves both home and visitors
        ii. Temporary heat, no A/C
        iii. Mens/womens toilets
        iv. Storage room with overhead sectional door facing west (outside of stadium). Having an overhead sectional door also serving the inside of the stadium would be good.
        v. Fields west of stadium for future development (concessions window available on west side for future service to west fields)
        vi. Paved access to west side of concessions/toilet room building used by delivery trucks. Difficult for them to turn around, however.
        vii. Concessions
            1. Long and narrow design
            2. center counters for cross serving
            3. Mostly all open shelving
            4. Overhead coiling doors from floor to ceiling. Problem for water getting in behind serving counter
            5. Has dedicated storage room with overhead sectional door
        viii. Exterior electric water coolers have failed…likely due to improper insulation
        ix. Permanent gas outlet for grills at south end of concession at paved area
    f. European Oval track allows for wider soccer field
        i. Soccer field 69 YDs wide
        ii. Run way not long enough
    g. Shot put/discus
        i. netted (not chain link fence)
        ii. No ag lime at discus. North Polk AD indicated ag lime would be preferred.

iii. Located outside the stadium in west field area

h. Long/High Jump
   i. High jump located in South D-Zone
   ii. Long jump located outside of Stadium

i. Turf field
   i. Sprint turf
   ii. Monofilament
   iii. Carpet was fairly easy to lift up (due to less fill than a FieldTurf field)

j. Press box
   i. Less than 500 SF (no elevator required)
   ii. No heat or cooling. Plug in space heaters are used.
   iii. Press box access through doors at each end. Preferable design would have been to have access from the backside of the press box so that each individual booth in the press box has separate entrance.

2. Locker rooms

   a. Located in school building. Access is directly north of stadium through exterior doors into the building.
   b. Team and public comingle.
   c. Officials inside school building.

3. New Ball Diamond Lights at ball fields.

Gilbert (Tim Pezetti – AD)

1. Stadium

   a. Stadium oriented North/South
   b. Public entrance at SW side of field through a gated entrance with enclosed and canopied ticket booths. Ticket booths face inward toward each other on the inside of the gates. (It was noted by AD that a better design would have had the ticket booth windows facing outward toward the parking lot, outside of the stadium perimeter fencing/gates. Traffic flow into stadium is problematic). Public access is restricted to the field. Rental of the facility is allowed.
   c. Bleachers
      i. Home bleachers, west side.: 1,500 capacity
      ii. Visitor bleachers, east side: 750 or 800 capacity
      iii. Aluminum facing skirt at front edge of bleachers
      iv. Gravel open storage under bleachers
   d. 6' high black vinyl chain link fence around stadium
   e. Toilet room building behind bleachers
      i. Heating
      ii. No A/C
      iii. Contains a mechanical/electrical room and a custodial room
   f. Concessions building at south end of field
      i. Serves both home and visitors
      ii. Temporary heat, no A/C
      iii. Fields south of stadium for future development (concessions window available on west side for future service to south fields)

iv. Concessions
1. 24' wide by 28' long
2. center counters for cross serving, very efficient set up
3. Mostly all open shelving
4. Overhead coiling doors to counter height.
5. Has dedicated storage room with exterior door and three compartment sink
6. Storage room has walk in cooler

g. Separate apparel shop at concessions building
h. Separate storage building on north side of field
i. European Oval track allows for wider soccer field
j. Shot put/discus
i. netted (not chain link fence)
ii. Located outside the stadium in NE field area
k. Long/High Jump
i. Long jump located on north side of north storage building. The storage building obstructs spectators in the stands from being able to fully see the long jump venue.
ii. Long jump is two lane paved fully, concrete sand pits, no covers. Planning to use leftover turf as covers.
iii. High jump located in south D zone
l. Turf field
i. Sprint turf
ii. Monofilament
iii. Carpet was fairly easy to lift up (due to less fill than a FieldTurf field)
iv. Shadows at 20 YD lines.
v. North D-zone paved for high jump
m. Press box
i. Less than 500 SF (no elevator required)
ii. No heat or cooling. Plug in space heaters are used.
iii. Press box access from the backside of the press box so that each individual booth in the press box has separate entrance

2. Locker rooms
a. Located in school building. Access is NW of stadium through exterior doors into the building.
b. Officials room in school building

Bondurant Farrar (Maury Ruble – AD)

1. Stadium

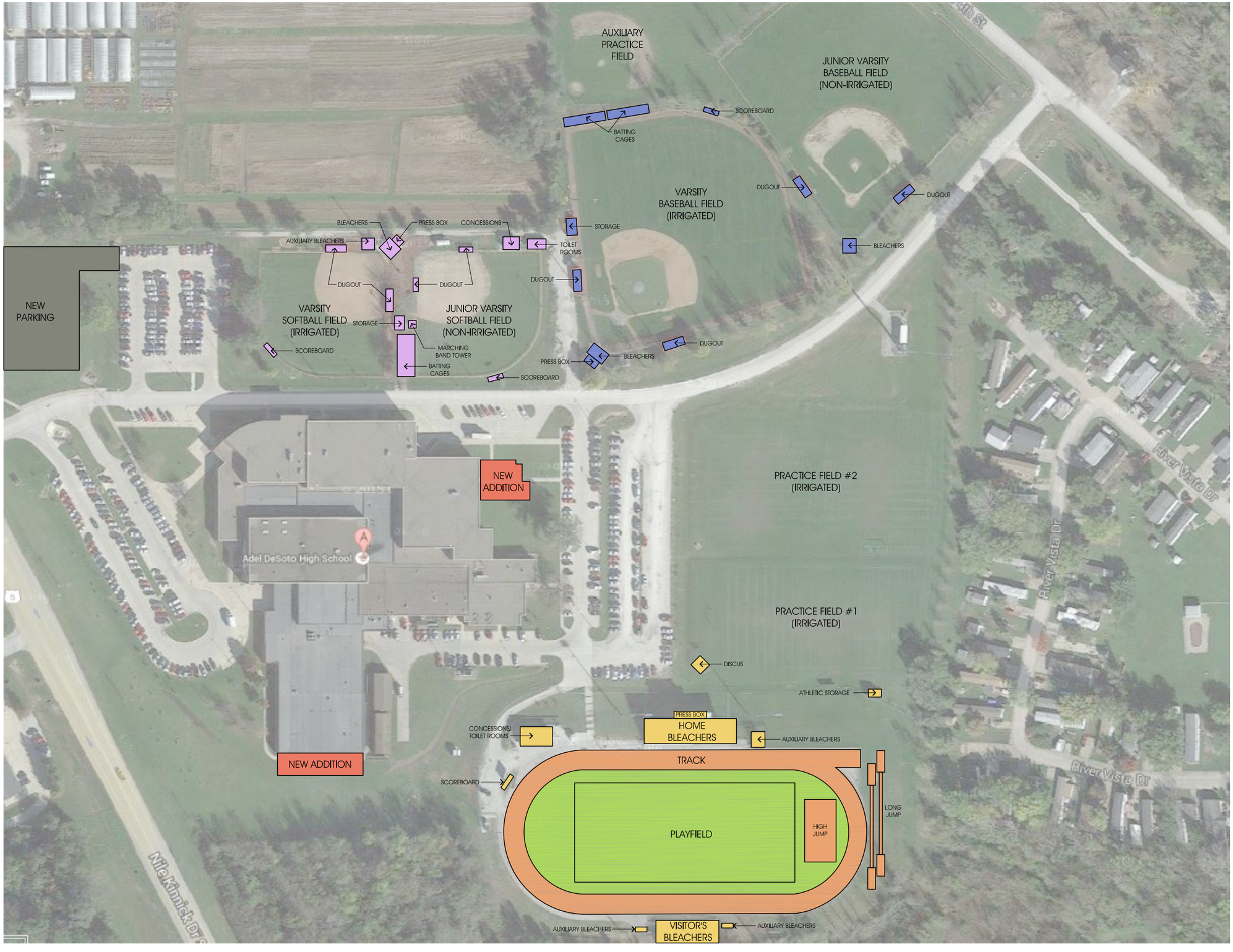
n. Stadium oriented North/South
o. Public entrance at SW side of field through a gated entrance with enclosed and canopied ticket booths. One booth faces inward toward each other on the inside of the gates, the other booth has a window facing outside the stadium and inside the gate. The ticket booth in the Concessions side of the entry had a safe. The front gate had a center gate for spectators with season passes. Public access is restrict, but stadium is allowed to be rented out.
p. Bleachers

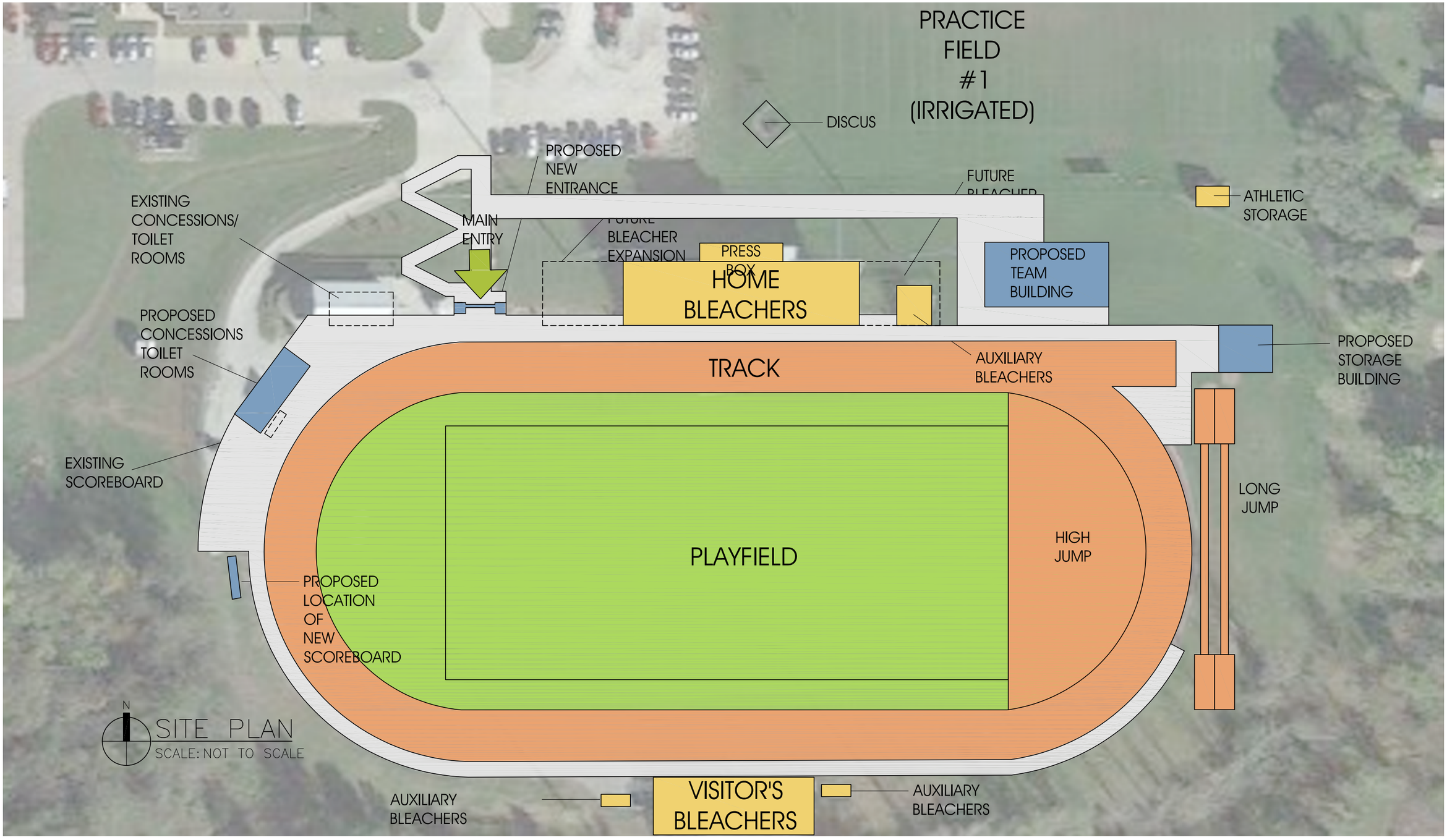
i. Home bleachers, west side: +/-1,500 capacity, expandable to 2,500
ii. Visitor bleachers, east side: 500 capacity
iii. Aluminum facing skirt at front edge of bleachers
iv. Concrete paved open storage under bleachers

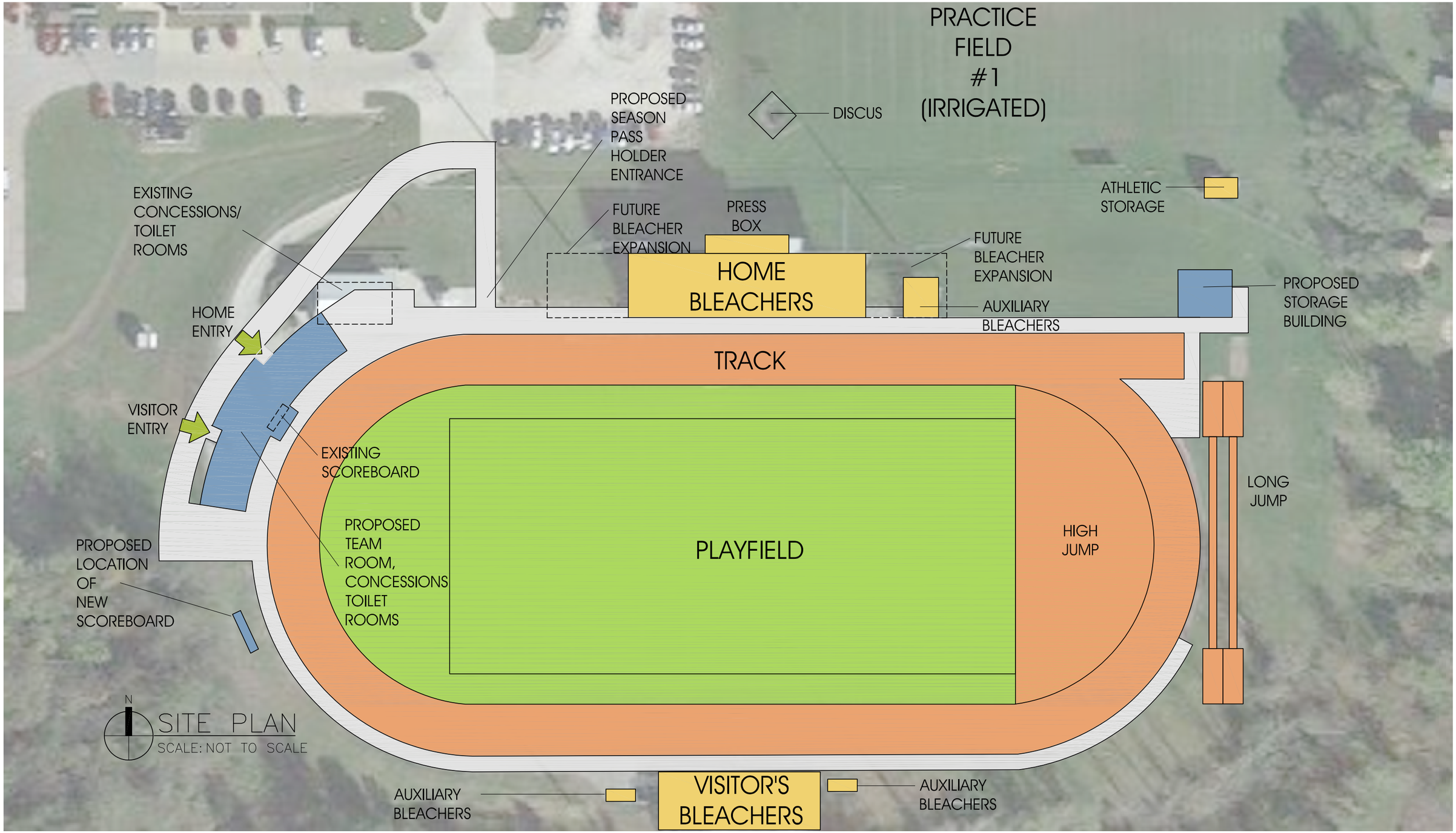
q. 6' high black vinyl chain link fence around stadium
r. Shared Toilet room and Concessions building at SW end of field
    i. Serves both home and visitors
    ii. Temporary heat, no A/C
    iii. Concessions
        1. center counters for cross serving
        2. Mostly all open shelving, some open shelving went up to the ceiling.
        3. Overhead coiling doors to counter height.
        4. Has dedicated storage room with exterior door
s. Separate apparel shop as part of north ticket booth building
t. European Oval track allows for wider soccer field
    i. Soccer field 118 YD by 70 YD
u. Shot put/discus
    i. Chain link fence
v. Located outside the stadium behind the visitor bleachers
w. Long/High Jump
    i. Long jump located in south D zone
    ii. Long jump has two separate paved lanes, concrete sand pits, no covers.
    iii. High jump located in north D zone
x. Turf field
    i. FieldTurf XM 65
    ii. No color in end zones (better for soccer)
y. Press box
    i. Less than 500 SF (no elevator required)
    ii. No heat or cooling. Plug in space heaters are used.
    iii. Press box access from the backside of the press box so that each individual booth in the press box has separate entrance

2. Team Room building

a. Located at NW corner of stadium
b. Officials room
c. Home team room with coach's office
d. Visitor team room with coach's office (painted pink)
e. Shared storage room
f. Training room
g. Mechanical Room


AUXILIARY PRACTICE FIELD
BATTING CAGES
SCOREBOARD
JUNIOR VARSITY BASEBALL FIELD (NON-IRRIGATED)
VARSITY BASEBALL FIELD (IRRIGATED)
DUGOUT
DUGOUT
BLEACHERS
STORAGE
BLEACHERS
PRESS BOX
CONCESSIONS
AUXILIARY BLEACHERS
TOILET ROOMS
DUGOUT
DUGOUT
DUGOUT
NEW PARKING
VARSITY SOFTBALL FIELD (IRRIGATED)
STORAGE
JUNIOR VARSITY SOFTBALL FIELD (NON-IRRIGATED)
MARCHING BAND TOWER
SCOREBOARD
BATTING CAGES
SCOREBOARD
PRESS BOX
BLEACHERS
DUGOUT
NEW ADDITION
Adel DeSoto High School
PRACTICE FIELD #2 (IRRIGATED)
PRACTICE FIELD #1 (IRRIGATED)
DISCUS
ATHLETIC STORAGE
CONCESSIONS/ TOILET ROOMS
PRESS BOX
HOME BLEACHERS
AUXILIARY BLEACHERS
NEW ADDITION
TRACK
SCOREBOARD
PLAYFIELD
HIGH JUMP
LONG JUMP
AUXILIARY BLEACHERS
VISITOR'S BLEACHERS
AUXILIARY BLEACHERS
River Vista Dr
River Vista Dr
River Vista Dr
Nile Kinnick Dr


PRACTICE FIELD #1 (IRRIGATED)
DISCUS
PROPOSED NEW ENTRANCE
FUTURE BLEACHER
ATHLETIC STORAGE
EXISTING CONCESSIONS/ TOILET ROOMS
MAIN ENTRY
FUTURE BLEACHER EXPANSION
PRESS BOX
HOME BLEACHERS
PROPOSED TEAM BUILDING
PROPOSED CONCESSIONS TOILET ROOMS
TRACK
AUXILIARY BLEACHERS
PROPOSED STORAGE BUILDING
EXISTING SCOREBOARD
LONG JUMP
PLAYFIELD
HIGH JUMP
PROPOSED LOCATION OF NEW SCOREBOARD
N
SITE PLAN
SCALE: NOT TO SCALE
AUXILIARY BLEACHERS
VISITOR'S BLEACHERS
AUXILIARY BLEACHERS


PRACTICE FIELD #1 (IRRIGATED)
DISCUS
PROPOSED SEASON PASS HOLDER ENTRANCE
EXISTING CONCESSIONS/ TOILET ROOMS
FUTURE BLEACHER EXPANSION
PRESS BOX
HOME BLEACHERS
FUTURE BLEACHER EXPANSION
AUXILIARY BLEACHERS
ATHLETIC STORAGE
PROPOSED STORAGE BUILDING
HOME ENTRY
VISITOR ENTRY
TRACK
EXISTING SCOREBOARD
PROPOSED TEAM ROOM, CONCESSIONS TOILET ROOMS
PLAYFIELD
HIGH JUMP
LONG JUMP
PROPOSED LOCATION OF NEW SCOREBOARD
N
SITE PLAN
SCALE: NOT TO SCALE
AUXILIARY BLEACHERS
VISITOR'S BLEACHERS
AUXILIARY BLEACHERS