

# ADEL DESOTO MINBURN

COMMUNITY SCHOOL DISTRICT

ATHLETIC FACILITY MASTERPLANNING REPORT



**frk** architects + engineers

October 2015 (DRAFT)

ADM Community School District

# Athletics Facilities Masterplanning

Fall, 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 held 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, 2015   |
| • Strategy Session Masterplanning Committee Meeting | August 13, 2015 |
| • Synthetic and Natural Turf Presentations          |                 |

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"

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     | • Listen to each other, disagree respectfully           |
| • Long term approach      | • Think beyond this improvement to the next improvement |
| • Consider all activities |   |
| • Think big picture       |   |

Purpose

- 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                 |

## 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



## II. Prioritization Methodology

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

- 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



### III. Prioritization 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?

- 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

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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

# conclusions

## 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

#### 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 a 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 will hear presentations 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 items identified in the facility assessment:

- Marching band practice is moved from the Middle School softball field to the stadium
- The condition of the field would not be a concern transitioning from the soccer and track and field season to the football season
- Expanded practice field space would be provided

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

## Synthetic Turf

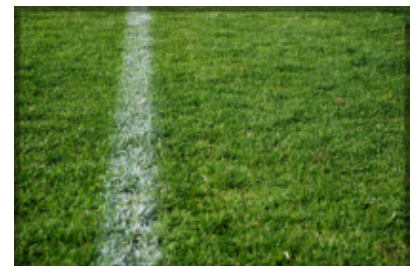
### Pros:

- Allows greater use of field
- Easier to maintain
- No recovery time between events
- No need to paint lines



### Cons:

- Higher initial cost
- Performs differently than a natural turf field
- Needs to be replaced in approximately 10 to 12 years.
- Needs to be groomed periodically



## Natural Turf

### Pros:

- Less initial cost, but similar life cycle cost
- Preferred by many athletes

Cons:

- Requires regular maintenance
- Requires irrigation and mowing
- Requires recovery time
- Field is damaged by use when wet
- Game lines need to be painted on

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 let them to have a strong preference for a monofilament field, ideally from the Field Turf product line.

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.

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## 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. A combined concessions/toilet room facility was deemed adequate to serve the needs of the stadium.

## 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.

**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

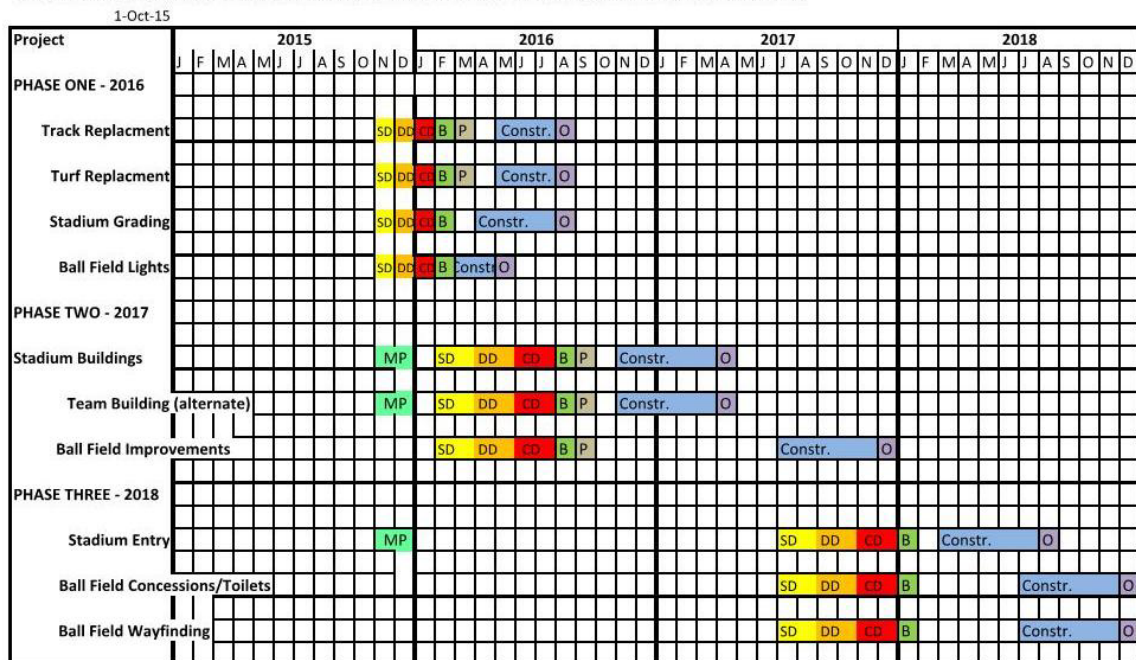
## Phase Two – 2017

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

## Phase Three – 2018

- Stadium Entry
- Ball Field Concessions/Toilet Rooms
- Ball Field Wayfinding

PROPOSED TIME LINE: ADM COMMUNITY SCHOOL DISTRICT ATHLETIC FACILITY BUILDING PROJECTS



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

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## VI. Preliminary Cost Opinion

### Phase One – A IAAF Sized Oval

(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 \$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 \$400,000
- Stadium Track \$995,000  
Includes Revolution SS Red Surfacing
- Stadium Field
  - Natural Turf \$450,000
  - Synthetic Turf \$900,000
- Ball Field Lighting \$320,000  
\$175,000 for Varsity Baseball Field  
\$145,000 for Varsity Softball Field

**TOTAL \$2,165,000 to \$2,615,000**

### Phase Two - A Stadium Team Building Separate

(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.
- 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  
(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)	<u>\$75,000</u>
Enclosed ticket booth, masonry and metal entry structure, gates	
<b>TOTAL</b>	<b>\$375,000</b>

## 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



Toilet Room Signage



Toilet Room Signage

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

## 2. Stadium

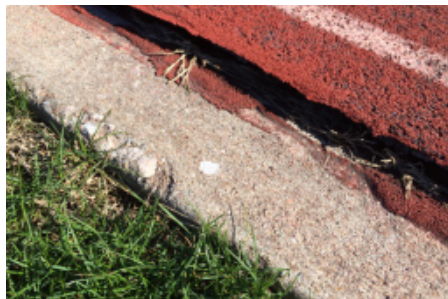
### a. Track

**Condition: unacceptable**

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



Images of track



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

b. Field

**Condition: fair/poor**

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



Soccer net under upright



Play clock

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

c. Home Bleachers

**Condition: excellent**

i. Construction

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

ii. Capacity

1. **1,068** at 22" width per spectator
2. **1,306** at 18" width per spectator
3. **14** ADA designation locations
- iii. Press Box
  1. Construction: Preformed prefinished metal siding, slider windows, metal shed roof, coaches and press boxes
  2. 7' wide by 42' long, landing access to doors. (294 SF)
- iv. Under bleacher storage
  1. 6' high chain link fence with gates at each end
  2. Gravel surface

d. Auxiliary Home Bleachers

**Condition: excellent**

- i. Construction
  1. Transportable grandstand construction on concrete slab—steel angle framed support structure on slab on grade with aluminum deck and seats
  2. 9 rows, 1 bleacher access aisle, 5' wide main front aisle, 3' above grade
  3. Stair access at each end
- ii. Capacity:
  1. **66** at 22" width per spectator
  2. **82** at 18" width per spectator
  3. No ADA seats
- iii. Used for younger grades



Auxiliary home bleachers

e. Visitor Bleachers

**Condition: good**

- i. Construction
  1. Transportable grandstand construction on concrete slab—steel angle framed support structure on slab on grade with aluminum deck and seats
  2. 16 rows, 3 bleacher access aisles, 6' wide main front aisle 3' above concrete slab
  3. Stair access at each end.
  4. Two sections of benches are buckled and need repair.
- ii. Capacity
  1. **726** at 22" width per spectator
  2. **887** at 18" width per spectator



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)

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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 plum 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 plum 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.

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- 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: unacactable**

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

#### 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)

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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

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**Marching band crow's nest**

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

**Condition: unacceptable**



Middle School softball field lighting

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

**Condition: fair**



Middle School softball dugouts - dugout

- ii. 5'-6" wide by 28'-8" long
  - iii. West dugout has electricity, no water
  - iv. North dugout has water, no electricity
- f. Junior Varsity Softball Stands – non present

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

**Condition: good**

ix. Cinder warning track

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

**Condition: unacceptable**



Varsity baseball lighting

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

**Condition: good**



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

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l. Varsity Baseball Storage

**Condition: good**

i. Construction

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



Baseball field storage

m. Baseball Batting Cages

**Condition: unacceptable**

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



Baseball field batting cages

a. Middle School Base Ball (east field)

**Condition: good**

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

b. Middle School Baseball Dugouts

**Condition: fair**

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



Middle School dugouts - south dugout

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

c. Junior varsity Baseball Stands

**Condition: fair**

- i. Construction
  - 1. Transportable grandstand construction on concrete slab—aluminum framed support structure on slab on grade with aluminum deck and seats.
- ii. Capacity
  - 2. **80** at 22" width per spectator
  - 3. **100** at 18" width per spectator
- iii. No guardrail



Middle School baseball field bleachers

d. Auxiliary Baseball Practice Field

**Condition: poor**

- i. Located north of varsity baseball field.

6. Other Facilities

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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
    - 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.