ADEL DESOTO MINBURN
COMMUNITY SCHOOL DISTRICT
ATHLETIC FACILITY MASTERPLANNING REPORT

frk architects + engineers
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ADM Community School District

Athletics Facilities Masterplanning


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
vi. Crowd control outside of stadium difficult to manage.

2. Stadium

   a. Track

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

       ii. Slotted drainage provided at straight-aways

       iii. 4’ chain link fence around perimeter of track, adequate gates provided

   b. Field

       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.
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

   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
   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

e. Visitor Bleachers
   i. Construction
      1. Transportable grandstand construction on concrete slab – steel
         angle framed support structure on slab on grade with aluminum
         deck and seats
      2. 16 rows, 3 bleacher access aisles, 6’ wide main front aisle 3’ above
         concrete slab
      3. Stair access at each end.
      4. Two sections of benches are buckled and need repair.
   ii. Capacity
      1. 726 at 22” width per spectator
      2. 887 at 18” width per spectator
      3. No ADA seats

f. Auxiliary Visitor Bleachers (4 sets)
   i. Construction
      1. Transportable – aluminum angle framed support structure on
         blocks with aluminum deck and seats
      2. 3 rows
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
   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.

   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

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

   Interior of stadium concessions
iv. Men’s
   1. 3 toilets (one ADA sized), 3 urinals, 3 lavatories in wood base cabinets and plastic laminate 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.


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

h. Lighting
   i. Musco lighting: New 2013

   Condition: excellent

i. Long Jump
   i. Two opposing asphalt runs, 75’ each, sand pits

   Condition: poor

j. High Jump
   i. At east D zone, asphalt pad

   Condition: poor
k. Shot Put
   i. At west D zone, grass field, concrete launch pads
   ii. Not ideal to have shot put onto stadium field

l. Discus
   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.

3. Cross Country Course
4. Practice Fields

a. Practice Field #1 (south)  
   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

b. Practice Field #2 (north)  
   Condition: good  
   i. Irrigated  
   ii. Used for varsity soccer and JV football practice, PE classes, and as a competition venue as needed.  
   iii. Triangular area available north of field for spectators and parking  
   iv. Temporary rope fencing installation present along north side of field  
   v. Northwest corner of practice field has drainage issues.  
   vi. Practice field is 74 yards wide.  
   vii. Football program uses field to create two north/south oriented practice fields each 60 yards long.

c. Storage shed  
   Condition: unacceptble  
   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)  
   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

   Condition: excellent

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

![Varsity softball lighting](image)

Condition: poor

c. Varsity Softball 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.
   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

![Varsity softball east dugout](image)

Condition: good

d. Varsity Softball Stands
   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](image)

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
a. Ball Field Concessions
   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

b. Ball Field Toilet Rooms
   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)
   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
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
d. Middle School Softball Lighting
   i. Dated lights on wood poles
   ii. Inadequate lighting

   Middle School softball field lighting

   Condition: unacceptable

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.

   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

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

   Condition: good
viii. Bull pen located inside left field
ix. Cinder warning track

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

Condition: unacceptable

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

   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](image1)

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](image2)
m. Baseball Batting Cages  
   i. Located north of field  
   ii. 10’ high chain link fencing, top and side netting

![Baseball field batting cages](image)

a. Middle School Baseball (east field)  
   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  
   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](image)
ii. 8'-8" wide by 32' long
iii. Each dugout has water

c. Junior varsity Baseball Stands
   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

   Condition: fair

   d. Auxiliary Baseball Practice Field
      i. Located north of varsity baseball field.

   Condition: poor

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.
7. District Athletic Program Deficiencies
   a. Stadium
      i. Track, long jump and high jump need to be replaced
      ii. Field needs to be reshaped and upgraded
      iii. Concessions and Toilet rooms need to be upgraded and expanded.
           Ideally, facilities for visitors need to be provided
      iv. Stadium needs to be made fully ADA compliant
      v. Stadium needs enhance wayfinding
      vi. Storage is inadequate
      vii. Officials do not have adequate facilities
      viii. Field does not have a convenient team room
      ix. Field does not have convenient locker rooms
   b. Practice Fields
      i. Additional practice fields on the Nile Kinnick Campus would be ideal
   c. Ball Fields
      i. Lighting needs to be improved
      ii. Adequate toilet facilities lacking
      iii. Site drainage issues should be address
      iv. Bull pen for varsity baseball should be provided
      v. Additional storage would be helpful
      vi. Baseball batting cages should be improved
      vii. Auxiliary practice field needs to be improved
      viii. Junior varsity scoreboards should be replaced
      ix. Water and electric service should be provided for all dugouts
      x. Junior varsity ball field needs field work.
      xi. Proper infield grooming access should be provided for all fields.
   d. Marching Band practice
      i. An alternative location for Marching band practice would be helpful to
         avoid damage to the junior varsity softball field.