




Key	
A	100 – 90%
B	89 – 80%
C	79 – 70%
D	69 – 60%
F	59 – 0%

Athletic Facilities and Site Assessment		Suitability Score	Suitability Grade
Middle Schools			
Eastwood Middle School		39.4%	F
Northview Middle School		39.0%	F
Westlane Middle School		39.4%	F
High School			
North Central High School		53.7%	F

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Final Athletic
Facilities & Site
Assessment
Presentation



North Central High School							 SCHMIDT ASSOCIATES
Athletic Facilities and Site Assessment							
Existing Condition Assessment Form							
Initiated:	June 2018						
Last Revised:	July 16, 2019	Overall Suitability Score	53.7%				
Category	Rating	0 - poor	1	2	3	4- good	Notes
A. Site							
<u>GENERAL SITE</u>							
Access					3		
Utility Service					3		
Overall Drainage					3		Appears generally good
Lawn and Landscaping				2.5			
Main Building Messaging Sign					3		
Flagpole Plaza - (3) Poles					3		
ADA Access to Buildings					3		
Wayfinding and Campus Signage		0					Need new, consistent signage
Site Storm/ Lightning Warning System		0					Does not exist
Site Lighting			1				Appears adequate, old
<u>North (Main) Parking Lot and Drive</u>							
North Drive Asphalt					3.5		
North Parking Lot Asphalt					3.5		
Curbs and Gutter					3		
Sidewalks					3		Front walk settlement, but overall very good condition
ADA Access to Building						4	
<u>West Parking Lot and West Drive</u>							
West Parking Lot Asphalt (Bus Drop Off)					3.5		
West Parking Lot Asphalt (NW Parking Area)				2			poor to fair

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Far West Parking Lot Asphalt			1				poor, cracks, weeds,
	West Drive (Boulevard)			1				poor, many cracks
	West Drive Curbs			1.5				Many flush due to asphalt overlays
	Parking Lot Curbs					3		

Category	Rating	0 - poor	1	2	3	4- good	Notes
Sidewalks to Building					3		
ADA Access to Building						4	
<u>Southwest Parking Lot (North of Tennis)</u>							
Southwest Parking Lot Asphalt				2			Poor to fair, cracking
Curbs					3		
Sidewalks to Building					3		
ADA Access to Building						4	
<u>East Parking Lot</u>							
East Entry Drive Concrete Approach				2.5			Fair, stable
East Parking Lot Asphalt (Bus Drop Off)					3.5		
East Parking Lot Asphalt (Parking Area)			1.5				
Curbs					3		
Sidewalks to Building					3		
ADA Access to Building						4	
<u>Parking Lot and Drives north of NVMS</u>							
North Parking Lot Asphalt			1.5				
North Drive Asphalt (to NCHS)				2			Structurally sound, some cracking
Curbs					3		
Sidewalks					3		
<u>South Service Drive and Parking (at Loading Dock/Mechanical Courtyard)</u>							
South Service Drive Asphalt					3		
Curbs				2			Mix of poor and good
Sidewalks to Building			1.5				Many sections in poor condition
ADA Access to Building				2.5			Circuitous route, old ramps
Mechanical Courtyard					3.5		Brick wall, concrete pavement
Loading Dock				2			Fair, some concrete damage
Dumpster Area			1				No screen wall, not organized, concrete pavement, poor

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Sidewalks between NCHS and J.E. Light Career Center				2			Generally poor to fair, narrow

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>Hilltop Preschool Site</u>							
Parking Lot Asphalt			1.5				Cracks, but stable
Sidewalks to Building				2.5			Fair to good
ADA Access to Building						4	
Parking Bumpers					3		Concrete, good
<u>J.E Light Career Center Site</u>							
East Side Drive Asphalt					3.5		
East Side Drive Curbs					3		
East Side Drive Sidewalks					3		
ADA Access to Building						4	
Southeast Service Area Parking Asphalt			1.5				Poor, many cracks
Southeast Service Curbs				2			Poor to fair
Southeast Service Area Sidewalks				2			Fair to good
ADA Access to Building					3		Small ADA ramp to Light Café
South Drive/ Parking Asphalt			1.5				Poor, many cracks
ADA Access to Building						4	
Southwest Service Lot Parking Asphalt			1.5				Mix of poor and fair
<u>Large Parking and Band Lot (North of Stadium)</u>							
Parking Lot Asphalt			1				Cracking throughout, uneven
East Drive Asphalt			1.5				Many cracks, but stable
Band Tower		0					No Band Tower
<u>Practice Football Field</u>							
Playing Surface					3.5		Nice turf established
Drainage					3.5		Perimeter storm drainage, crowned field
Goal Posts				2.5			Single post, good but uneven
Perimeter Fence				2			6' CLTF, old, bent, rusty, fair
Sidewalk, East Side					3		
<u>MAIN STADIUM - RUNNING TRACK and FOOTBALL FIELD</u>							
<u>Entry Plaza Into Main Stadium</u>							

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Brick Pavers					3		Some minor settling
	Concrete Walks					3.5		
	Concrete Curbs						4	
	Lights						4	
	Site Furnishings						4	
	Concession/Ticket Buildings (2)					3		22'x32', Brick, too small for
	Entry Gate/Awning (2)					3.5		Good condition, but
	Fencing						4	Ornamental, aluminum, black
	<u>Track and Field</u>							
	Running Track Asphalt and Surface, 10-Lane			1				Polyurethane, no cracks, surface bubbling in may areas, some wear, beyond routine repair.
	High Jump			1.5				
	Long Jump			1.5				
	Pole Vault			1.5				
	Shot Put (2)			1.5				Good pad, no landing area, no lights
	Discus (2)				2			Need bleachers and lighting
	Football Field Playing Surface and Striping (Synthetic)			1				Very old, worn, poor
	Scoreboard				2.5			Good cond., older, no permanent track timing system
	Play Clocks					3		
	Goal Posts					3		
	Lights				2			Infrastructure is original to building, inefficient, no emergency lighting
	West Bleachers - (for Building, see separate report)			1.5				Old, no ADA, very poor
	East Bleachers - (for Building, see separate report)			1.5				Same
	Press box			1				Old, poor condition
	Asphalt Walks around Stadium			1.5				Uneven, poor
	Perimeter Fence around Track					3		6' CLTF, black vinyl, painted

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Concrete Walks around Football Locker Building					3.5		
	Restroom Building					3.5		42'x32', CMU, truss, shingles
	ADA Access to Stadium		0					No ADA Access
<u>Asphalt Drive and Parking West of Main Stadium</u>								
	Parking Lot and Drive Asphalt			1				
<u>Asphalt Drive and Parking South of Main Stadium</u>								
	Parking Lot and Drive Asphalt				2			
	Curbs				2.5			Some surface deterioration
	Sidewalks to Building					3		
	ADA Access to Building						4	

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>Asphalt Drive and Parking Southeast of Main Stadium (west of soccer)</u>							
Parking Lot and Drive Asphalt				2			
Curbs					3		
Sidewalks to Building					3		
Bus parking Asphalt						4	
Fencing				2			6' CLTF, black vinyl, painted, newer but many bent posts
<u>VARSITY SOFTBALL FIELD</u>							
General Grounds				2.5			
Ticket Booth				2			8'x8' metal, pre-fab, dented,
Concrete and Asphalt Walks at Building/Bleachers				2			Some damaged areas
Flagpole					3		
Outfield Lawn					3.5		
Infield Skin					3.5		
Drainage					3		Appears good
Home Bleachers					3		Aluminum, elevated, 100 seats, no ADA seating, more seats needed
Visitor Bleachers					3		Same
Backstop					3		CLTF, some fabric rust
Home Dugout				2			30'x8', CMU, concrete floor, protective fence, wood bench gives players splinters
Visitor Dugout				2			Same
Perimeter/Home Run Fence				2			6' CLTF, some fabric rust and
Batting Cages			1.5				Poor condition
Bull Pens					3.5		
Foul Poles						4	
Scoreboard				2			Scoreboard, old, fair, basic, does not show every inning
Lights					3		
ADA Access to Bleachers/Field		0					No ADA seating
Perimeter Fence (West Side of Softball, Soccer, Baseball)			1				6' CLTF, old, rusty

Category	Rating	0 - poor	1	2	3	4- good	Notes
	Asphalt Walk/Drive to JV Softball			2.5			


Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>JV SOFTBALL FIELD</u>							
Outfield Lawn					3.5		
Infield Skin					3.5		
Drainage					3		Appears good
Bleachers				2			Alum., non-elevated, no ADA, 1 set at home plate, 180 seats
Backstop					3		CLTF, some fabric rust
Home Dugout				2			Same as Varsity Softball
Visitor Dugout				2			Same as Varsity Softball
Perimeter/Home Run Fence				2			6' CLTF, rusty, old
Foul Poles					3		
Scoreboard				2			Scoreboard, old, fair, basic, does not show every inning
ADA Access to Bleachers/Field		0					
Third Softball Field to the East (not used, poor cond)		0					
<u>CROSS COUNTRY COURSE</u>							
General Path					3		
Drainage				2			Staff reports some drainage issues
Start Finish Line					3		
Scoreboard and PA System		0					None, portable used
Lighting of Course		0					None
Concession/Restroom/Storage Building		0					No building
<u>SOCCER FIELDS (3)</u>							
General Grounds					3		
Concrete Entry Walks				2.5			
Playing Field - Main Field					3		Good condition but does not stand up to use. Usage is limited.
Playing Field - Middle Field				2.5			
Playing Field - East Field					3		

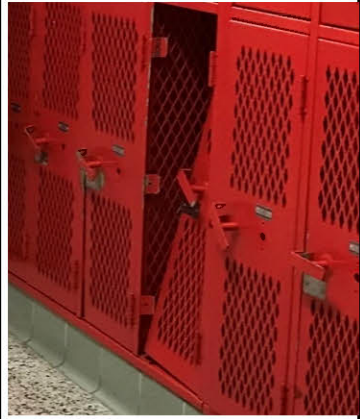
Category		Rating	0 - poor	1	2	3	4- good	Notes
	Drainage			1.5				Staff reports some drainage issues
	Bleachers (Main Field)					3		2 sets, aluminum, elevated, north set ADA, south set not ADA (no ramp); 560 seats ea.
	Bleachers (Middle and East Field)					3.5		Portables, aluminum, 6 sets at 60 seats each
	Soccer Goals				2.5			Mix of fair and good
	Lights (Main Field only)					3		
	Scoreboards (Same for all three fields)			1.5				Small, old, rusty
	Catch Net (Main Field, North End)				2			Posts good, net torn
	ADA Access to Bleachers/Field				2			Only to north bleachers
	Ticket Booth				2			8'x8' metal, pre-fab, mold inside per staff
	Asphalt Walk/Drive to Soccer Fields					3		
	Concession/Restroom Building				2			34'x26', brick, wood truss, shingles, staff reports building is small
<u>VARSIY BASEBALL FIELD "Panther Park"</u>								
	General Grounds					3.5		
	Flagpole					3.5		
	Outfield Lawn				2			Poor playing surface, rough spots, outfield could be longer for today's play
	Infield Skin				2			Some standing water, lip between lawn and skin, needs infield material
	Drainage			1.5				Staff reports drainage issues
	Warning Track				2.5			Some standing water, lip between lawn and skin, warning track appears low
	Home Bleachers						4	Aluminum, elevated, ADA, 500 seats


Category		Rating	0 - poor	1	2	3	4- good	Notes
	Visitor Bleachers						4	Same
	Ticket Booth					3		8'x8' metal
	Backstop					3		CLTF, too short- safety concern
	Home Dugout				2			48'x18', CMU, protective fence, concrete floor, wood bench, roof needs repair
	Visitor Dugout				2			Same
	Sideline Fence					3		4' CLTF , good
	Home Run Fence				2			6' CLTF, poor, rusty, old, too short
	Bull Pens						4	
	Foul Poles						4	
	Scoreboard				2			Minor post rust, does not work when cross country uses their scoreboard
	Lights					3		Field lights good, lack of security lighting
	ADA Access to Bleachers/Field						4	
	Storage Building					3.5		82'x34', CMU
	Asphalt Walk/Drive to JV Baseball					3		
	Batting Cages		0					Destroyed during recent wind event.
<u>JV BASEBALL FIELD</u>								
	Outfield Lawn				2.5			Condition is good, but field is too small to host certain games/ sectionals
	Infield Skin				2.5			Some standing water, lip between lawn and skin
	Drainage				2.5			
	Bleachers					3		Same as JV Softball
	Backstop				2.5			CLTF, some damaged fabric
	Home Dugout				2			Same as Softball


Category		Rating	0 - poor	1	2	3	4- good	Notes
	Visitor Dugout				2			Same as Softball
	Perimeter/Home Run Fence				2			6' CLTF, fair, too short
	Bullpens				2			
	Foul Poles				2.5			Some rust
	Scoreboard					3		
<u>SMALL BASEBALL FIELD TO SOUTH (Abandoned)</u>								
	Outfield Lawn	0						
	Infield Skin	0						
	Backstop					3		CLTF, good
	Home Dugout	0						None
	Visitor Dugout	0						None
	Perimeter/Home Run Fence	0						
	Foul Poles	0						None
<u>PRACTICE FOOTBALL FIELDS - 2 (South of Baseball)</u>								
	East Field - Playing Surface			1.5				
	East Field - Drainage			1.5				
	West Field - Playing Surface				2.5			
	West Field - Drainage			1.5				
	Goal Posts (North End of Field Only)				2			Older
	Perimeter Fence					3		8' CLTF, good
	Lights	0						None exist. Lacrosse needs these.
	Scoreboards				2			
<u>PRACTICE SOCCER FIELDS - 2 (East of Baseball)</u>								
	Playing Surface				2			Poorly graded
	Drainage			1				Soggy, poor drainage
	Soccer Goals				2			
	Perimeter Fence (Along East Property Line)					3.5		8' CLTF, good
	Scoreboards				2			
<u>MAIN TENNIS COURTS (30)</u>								

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Asphalt			1.5				Expansion cracks throughout,
	Playing Surface			1.5				Surfaces are mossy and do not drain quickly
	Drainage			1				Generally poor on and around courts
	Striping					3.5		
	Net Posts					3		
	Nets						4	
	Perimeter Fencing			1.5				10' CLTF w/ wind screens, stable but older, rusty, heaving footers
	Lights		0					No court lights (day play only)
	Bleachers (South of Courts)					3		Aluminum, non-elevated, 315 seats,
	Site Furnishings (picnic tables)			1.5				Older, poor to fair cond.
	Concrete Access Walks and around Tennis Courts/Tennis Building		0					Fair, west walk needs replaced, overall very poor viewing
<u>YOUTH TENNIS COURTS (2)</u>								
	Asphalt			1.5				No expansion joints, random, wide cracking
	Playing Surface				2			
	Striping					3		
	Net Posts					3		
	Nets					3		
	Perimeter Fencing					3		10' CLTF, good
	Practice Board (2 Sided)					3		
<u>SOUTHWEST PARKING LOT (South of Tennis)</u>								
	Parking Lot Asphalt				2			Some cracking, fair
	Curbs/Retaining Wall					3		
	Sidewalks to Building					3.5		
	ADA Access to Building(s)						4	


Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>TRANSPORTATION CENTER PARKING LOT</u>							
Parking Lot Asphalt					3		
Sidewalks to Building				2.5			
Concrete Fuel Station Pad					3		
Fuel Station Steel Canopy					3.5		
Perimeter Fencing and Retaining Wall		0					System has failed, improvements needed ASAP
B. Building Shell / Interiors							
<u>HIGH SCHOOL LOCKER ROOM</u>							
Floor					3		
Walls					3		
Ceiling				2			Peeling, Dirt, Seams 


Category		Rating	0 - poor	1	2	3	4- good	Notes
	Lockers				2.5			Some of the door fronts have been damaged from impacts. 
	Benches				2			Combination of tile and wood benches. Missing tile, worn wood, finish is wearing off the pedestal supports.
	Showers					3		Showers wall and floor tile is in fair condition. Minor areas of missing tiles.
	Toilet Partitions					3		

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Restrooms				2			Missing tile, remains of previous accessories 

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>HIGH SCHOOL MAIN GYM</u>							
Floor			1.5				
Ceiling				2			
Basketball Goals				2			must be raised and lowered individually- this can take 30-45 minutes
Wall Mats					3		
Scoreboard					3		
Bleachers			1				seats, loose handrails
PA System			1				old, loud but unclear
<u>HIGH SCHOOL AUXILIARY GYM</u>							
Floor				2			
Ceiling				2			
Basketball Goals				2			must be raised and lowered individually- this can take 30-45 minutes
Wall Mats					3		
Scoreboard					3		
Bleachers				2			
PA System			1				old, loud but unclear
<u>HIGH SCHOOL GYM CONCESSIONS</u>							
Floor				2.5			Stains
Walls					3		
Ceilings					3		Cracked ceiling tile


Category		Rating	0 - poor	1	2	3	4- good	Notes
	Size			1				according to users
	Casework/Shelving					3		
	<u>TRAINING ROOM</u>							
	Floor					3		
	Walls					3		
	Ceilings				2.5			
	Casework/Shelving				2.5			

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>HIGH SCHOOL NATATORIUM</u>							
Roof			1				Water damage at the soffit of the pool 
Floors			1				pool. Swimmers cut feet.
Diving Boards				2			deterioration
Bleachers				2			small.
Pool Heater		0					Consistently fails
Scoreboard			1				Often stops working
<u>SOCCER PRESSBOX</u>							

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Building Envelope			1				FRP is warped from water damage, wood is rotting from water damage, roof is leaking 
	Floor					3		
	Walls				2			
	Ceiling					3		
	Casework/Shelving					3		
	PA System				2			



Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>HIGH SCHOOL WEIGHT ROOM - NEW</u>							
Floor					3		
Walls						4	
Ceiling				2.5			Grid is showing dirt
<u>HIGH SCHOOL WEIGHT ROOM - OLD</u>							
Floor				2			
Walls					3		
Ceiling				2			
<u>HIGH SCHOOL WRESTLING ROOM</u>							
Walls Mats				2.5			
Floor				2			Wood floor is deteriorating under mats
Ceiling				2.5			
Coach's Office			1				Closet serves as office and houses scale, storage and office function.
<u>FOOTBALL CONCESSION AND TICKET BOOTH</u>							
Building Envelope					3		Doors need repainted
Floor						4	
Walls					3		
Ceiling					3		
Casework/Shelving					3		
ADA Access to building		0					Ticket window is above maximum height
<u>FOOTBALL - HOME SIDE RESTROOMS</u>							
Building Envelope					3		
Floor					3		
Walls					3		
Ceiling					3		
Toilet Partitions					3		


Category	Rating	0 - poor	1	2	3	4- good	Notes
	<u>RESTROOM BUILDING BETWEEN BASEBALL & SOCCER</u>						Building was locked, but was informed that it is not used anymore.
	Building Envelope			2			Roof damage


Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>BASEBALL PRESSBOX</u>							
Building Envelope				2.5			CMU needs repainted, smashed downspouts, roof needs repair, 44'x38'
Floor			1				Needs VCT replaced on second floor 
Walls				2			Needs repainted
Ceiling				2			Paint is peeling at the seams
Casework/Shelving					3		
<u>SOFTBALL PRESSBOX</u>							
Building Envelope			1.5				Roof is missing shingles, CMU, 40'x34'
Floor				2.5			Wall base needs replaced
Walls					3		
Ceiling					3		
Casework/Shelving					3		
Toilet Partition				2			
<u>FOOTBALL PRESSBOX</u>							
Building Envelope				2.5			No filming tower
Floor				2.5			
Walls				2.5			

Category	Rating	0 - poor	1	2	3	4- good	Notes
Ceiling				2.5			
Casework/Shelving					3		




Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>STORAGE BUILDING</u>							
Building Envelope					3		CMU needs repainted
Floor					3		
Walls					3		
<u>BUS SHELTER</u>							
Building Envelope				2.5			Some denting in the metal siding, metal roof is rusted, dented posts at bus entry
<u>END ZONE BUILDING</u>							
Building Envelope					3		
Floor					3		
Walls					3		
Ceiling				2.5			Some water spots in training room
Casework/Shelving			1				Casework is not lockable in training room. Equipment is stolen and medical records are not secure. Potential HIPAA violation.
Restrooms					3		
Lockers					3.5		

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>EAST BUILDING UNDER BLEACHERS</u>							
Building Envelope				2			Damaged CMU, rusted door frames, peeling paint on overhead door
Floor			1				
Walls	0						Peeling paint, molded 
Ceiling	0						Peeling paint, falling down, molded
Lockers				2			
<u>WEST BUILDING UNDER BLEACHERS</u>							
Building Envelope				2			Rusted door frame
Floor			1				
Walls			1				Peeling paint

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Ceiling		0					Peeling paint 
	Lockers			1				
<u>TENNIS BUILDING</u>								
	Building Envelope			1				Water penetration at door and window openings
	Floor					3		
	Walls					3		
	Ceiling					3		
	Casework/Shelving					3		

Category	Rating	0 - poor	1	2	3	4- good	Notes
C. Building Climate and Environmental Conditions							
<u>EAST BUILDING UNDER BLEACHER - VISITORS</u>							
	Heating	0					<p>All original HVAC systems failed and end of life. Gas prop heaters installed to keep the building from freezing. Boiler system shut down / end of life. Temporary heating unit installed in pitching area.</p> 



Category		Rating	0 - poor	1	2	3	4- good	Notes
	Air Conditioning		0					no air conditioning
	Ventilation		0					ventilation not operational
	Controls		0					controls not functioning
FOOTBALL/TRACK TICKETS & CONCESSIONS								
	Heating				2			
	Air Conditioning		0					No air conditioning
	Ventilation			1				exhaust fan making excessive noise during operation
	Controls				2			
FOOTBALL/TRACK RESTROOMS								
	Heating				2			
	Air Conditioning		0					no air conditioning
	Ventilation				2			
	Controls				2			
WEST BUILDING UNDER BLEACHERS - HOME								
	Heating		0					All original HVAC systems failed and end of life. Gas prop heaters installed to keep the building from freezing. Boiler system shut down / end of life
	 							



Category		Rating	0 - poor	1	2	3	4- good	Notes
	Air Conditioning			1				A window air conditioning units are present for the reception room and press box. Otherwise there is no air conditioning. At the time of our survey, the air conditioning was turned off in the press box and the technology rack was in a very hot environment
								
								
	Ventilation		0					no ventilation
	Controls		0					controls inoperative
TRACK & FIELD LOCKER BUILDING								
	Heating					3		gas furnaces in attic. High efficiency. Appear to operate normally.
								
	Air Conditioning					3		air conditioning functioning properly. Residential style furnaces



Category	Rating	0 - poor	1	2	3	4- good	Notes
Ventilation 					3		Ventilation air handling units in attic. Proper ventilation is present


Category		Rating	0 - poor	1	2	3	4- good	Notes
	Controls				2.5			New Andover controls from construction of the end zone building
<u>TENNIS BUILDING</u>								
	Heating				2			
	Air Conditioning				2			The furnace serving the lobby has a clogged condensate drain. The unit at the time of our visit was spilling water on the storage room floor
	Ventilation			1				
	Controls				2			
<u>STORAGE BUILDING</u>								
	Heating		0					no HVAC systems present
	Air Conditioning		0					
	Ventilation		0					
	Controls		0					
<u>SOUTH BASEBALL RESTROOMS WITH CONCESSIONS</u>								
	Heating				2			
	Air Conditioning		0					no air conditioning, Technology rack present in press box with no air conditioning
	Ventilation				2			
	Controls				2			
<u>IRRIGATION BUILDING</u>								
	Heating				2			
	Air Conditioning		0					no air conditioning
	Ventilation				2			
	Controls				2			


Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>BASEBALL & SOCCER RESTROOMS WITH CONCESSIONS</u>							
Heating				2			
Air Conditioning		0					no air conditioning, Technology rack present in press box with no air conditioning
Ventilation				2			
Controls				2			
<u>HIGH SCHOOL BUILDING</u>							
Heating			1				Heating system is in poor condition. Boiler upgrades are planned as part of the referendum documents.



Category		Rating	0 - poor	1	2	3	4- good	Notes
	Air Conditioning 				2			Competition gym and auxiliary gyms are air conditioned. The locker room air handling units do not have air conditioning and should be upgraded to provide air conditioning. The competition gym air handling units are approximately 18 years old. Gym and locker air handling units are all constant volume and should be replaced / upgraded to variable volume to improve comfort, energy efficiency and noise. The natatorium hvac system appears to be in good condition but airsocks are corroding. The auxiliary gym air handling unit is at end of life.
	Ventilation			1.5				exhaust for restrooms and locker rooms appear to be in poor condition. The locker rooms and wrestling room have odor issues.
	Controls 					3		Controls have been upgraded in 2008.

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>EAST BUILDING UNDER BLEACHER - VISITORS</u>							
Domestic Water Service	0						
Domestic Hot Water System	0						Missing and abandoned equipment.
Sanitary Waste & Vent System	0						Pipe breaches from rust deterioration. 
Natural Gas System	0						
Plumbing Fixtures	0						Missing and abandoned fixtures. 
<u>FOOTBALL/TRACK TICKETS & CONCESSIONS</u>							
Domestic water Service					3		


Category		Rating	0 - poor	1	2	3	4- good	Notes
	Domestic hot Water System				2.5			Water heater suspended from pipes stressing fittings. 
	Sanitary Waste & Vent System					3		
	Plumbing Fixtures				2.5			Rodent and insect wall breach at sink. 

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>FOOTBALL/TRACK RESTROOMS</u>							
Domestic water Service					3.5		
Domestic hot Water System					3		
Sanitary Waste & Vent System					3		Sewer odor from dry traps.
Plumbing Fixtures					3		
<u>WEST BUILDING UNDER BLEACHERS - HOME</u>							
Domestic water Service		0					
Domestic hot Water System		0					
Sanitary Waste & Vent System		0					
Natural Gas System		0					
Plumbing Fixtures		0					
<u>TRACK & FIELD LOCKER BUILDING</u>							
Domestic water Service					3.5		
Domestic hot Water System					3.5		
Sanitary Waste & Vent System					3.5		
Natural Gas System					3.5		
Plumbing Fixtures					3.5		

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>TENNIS BUILDING</u>							
Domestic Water Service				2			Inadequate player access to drinking water
Domestic Hot Water System				2			Signs of pipe leaks and deterioration at water heater. 
Sanitary Waste & Vent System					3		
Natural Gas System					3		
Plumbing Fixtures					3		
<u>STORAGE BUILDING</u>							
Domestic water Service				2.5			Galvanized piping will have a limited life expectancy
<u>SOUTH BASEBALL RESTROOMS WITH CONCESSIONS</u>							
Domestic Water Service					3.5		
Domestic Hot Water System					3.5		
Sanitary Waste & Vent System					3		
Plumbing Fixtures					3		
<u>IRRIGATION BUILDING</u>							
Domestic water Service				2.5			Irrigation re-pressure system: pipe fittings with signs of deterioration .

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>BASEBALL & SOCCER RESTROOMS WITH CONCESSIONS</u>							
Domestic Water Service					3.5		
Domestic Hot Water System					3.5		
Sanitary Waste & Vent System					3		
Plumbing Fixtures					3		
<u>HIGH SCHOOL BUILDING</u>							
Domestic Water Service				2.5			
Domestic Hot Water System				2			(3) gas fired water heaters of various ages, two heaters and the storage tank are nearing the end of life expectancy.
Sanitary Waste & Vent System				2			
Storm Water System				2			
Natural Gas System				2.5			
Plumbing Fixtures				2.5			Shower heads in single stalls are installed low at around 60" AFF. Floor drain grates 80% clogged. Gang shower columns are damaged.
							
							
Fire Protection System				2			Rust found on some sprinkler heads.

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>EAST BUILDING UNDER BLEACHER - VISITORS</u>			1				
<u>FOOTBALL/TRACK TICKETS & CONCESSIONS</u>			1				
<u>FOOTBALL/TRACK RESTROOMS</u>			1				
<u>WEST BUILDING UNDER BLEACHERS - HOME</u>			1				
<u>TRACK & FIELD LOCKER BUILDING</u>			1				
<u>TENNIS BUILDING</u>			1				
<u>STORAGE BUILDING</u>			1				
<u>SOUTH BASEBALL RESTROOMS WITH CONCESSIONS</u>			1				
<u>IRRIGATION BUILDING</u>			1				
<u>BASEBALL & SOCCER RESTROOMS WITH CONCESSIONS</u>			1				
<u>HIGH SCHOOL LOCKER ROOM</u>			1				
<u>HIGH SCHOOL MAIN GYM</u>			1				
<u>HIGH SCHOOL AUXILIARY GYM</u>			1				
<u>HIGH SCHOOL GYM CONCESSIONS</u>			1				
<u>TRAINING ROOM</u>			1				
<u>HIGH SCHOOL NATATORIUM</u>			1				
<u>HIGH SCHOOL WEIGHT ROOM - NEW</u>			1				
<u>HIGH SCHOOL WEIGHT ROOM - OLD</u>			1				
<u>HIGH SCHOOL WRESTLING ROOM</u>			1				
Lighting, Bus Storage Building			1				
Lighting, Football field areas under bleachers			1				
Lighting, End Zone Building					3		
Lighting, Ticket Booths/Concessions Buildings/Hospitality Room					3		
Lighting, Football Field/Soccer Field/Softball Field Sports Lighting					3		
General Power (receptacle density)			1				
Electrical Distribution				2			
Fire Alarm Systems		0					

Eastwood Middle School							 SCHMIDT ASSOCIATES
Athletic Facilities and Site Assessment							
Existing Condition Assessment Form							
Initiated:	June 2018						
Last Revised:	July 16, 2019	Overall Suitability Score	39.4%				
Category	Rating	0 - poor	1	2	3	4- good	Notes
A. Site							
	General Site						
	Access					4	
	Site Lighting		1				Old fixtures, minimal lighting
	Utility Service					4	Full Municipal Utilities
	Overall Drainage		1.5				Drainage issues all along west side of property impact soccer, cross-country, and softball
	Lawn and Landscaping		1.5				Minimal landscaping,
	Ground Sign			2			Masonry, older, no electronic messaging
	Flagpole				3		
	Site Signage			2.5			Old but fair to good
	Wayfinding Signage	0					
	Steps, walls, rails, ramp, pavers at Main Entry		1.5				
	Mechanical Courtyard		1				6' wood privacy fence, stone paving, overgrown
	Front Utility Courtyard		1				6' CLTF, stone paving, overgrown, poor
	Dumpster Area			2			6' wood privacy fence on sides and back, no gate, concrete pavement
	South Property Line Fence		1				6' CLTF, black vinyl, painted, poor
	Site Furnishings, Benches, etc.		1.5				Generally old, poor to fair

Category	Rating	0 - poor	1	2	3	4- good	Notes
	Site Storm/ Lightning Warning System	0					Does not exist

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>North Parking Lot and Drives (Main Entry)</u>							
North Parking Lot Asphalt				2			
North Drive Asphalt			1				
Curbs			1.5				Old, some well less than 6" high, poor to fair
Sidewalks				2			Older, some cracking, mix of poor and good
ADA Access to Building						4	
<u>West Parking Lot</u>							
West Parking Lot Asphalt			1.5				
West Drive Asphalt		0.5					
Curbs			1.5				Varying curb heights, mix of poor to fair
Sidewalks			1.5				Mix of poor to fair
Courtyard Area				2.5			Concrete and Vinyl Coated metal benches/tables, pavers, fair to good
<u>Soccer Field</u>							
Playing Surface/Turf			1				Many rutted areas, poorly graded
Scoreboard		0					No scoreboard
Drainage			1.5				Poor drainage on part of field and on the west side
Soccer Goals				2.5			
Perimeter Fence - 6'				2.5			6' CLTF, fair to good, some gate issues
Bleachers						4	2 sets, portable, aluminum, 60 capacity each - total 120
ADA Access to Bleachers		0					

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>Tennis Courts (6)</u>							
Asphalt			1				
Playing Surface			1.5				Cracking throughout, no expansion joints, courts 1-2 fair, 3-6 poor w/ major cracks, some settlement, court 5 not used due to condition
Striping				2			
Net Posts				2			
Nets				2			
Perimeter Fencing			1				10' CLTF, bent, heaving footers, poor
Bleachers	0						None exist
ADA Access to Bleachers/Courts	0						Overgrown near field, large gap between walk and courts, no ADA access
Sidewalks					3		
<u>Softball Field</u>							
Outfield Lawn				2			Good, established but has weed problems, staff reports drainage issues
Infield Skin			1				Overgrown, wet, poor drainage
Bleachers					3		1 set, portable, aluminum, 60 capacity, sitting on uneven grade
Backstop				2.5			CLTF, fair to good
Dugouts			1				Mix of concrete and stone pavement, CLTF
Perimeter/Home Run Fence			1				6' CLTF, intermittent with many areas of no fence
Scoreboard	0						No scoreboard
ADA Access to Bleachers/Fields	0						
Sidewalks				2			
Foul Poles	0						Only on 1st base line, poor

Category	Rating	0 - poor	1	2	3	4- good	Notes


Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>Baseball Field</u>							
Outfield Lawn			1				Good, but staff reports bad drainage
Infield Skin/Lawn			1				Good condition, but bad drainage
Bleachers					3		Same as softball, on concrete
Backstop				2			Poor to fair
Dugouts			1				Same as Softball
Perimeter/Home Run Fence	0						Poor/Fair condition, many gaps, gate issues
Scoreboard	0						No scoreboard
ADA Access to Bleachers/Fields						4	
Sidewalks					3.5		
Foul Poles	0						Only on 3rd base line, poor
<u>Football Field</u>							
Playing Surface/Turf				2			Mole hills have been a problem for several years and create trip hazards.
Scoreboard			1				
Drainage				2			Appears fair, staff reports poor
Goal Posts			1				
Outside Perimeter Fence			1.5				8' CLTF, Old heaving footings, rusting, it is unknown whether an ambulance could get through the fence, no
Inside (near track) Perimeter Fence			1.5				4' CLTF, Old rusting,
Home Bleachers and Bleacher Pad				2			New, w/ ramps and seats, 400 capacity, Good, Concrete pad, But no visitor bleachers
Visitor Bleachers	0						None exist
Sidewalks					3		Old but stable
ADA Access to Bleachers/Fields	0						Width restriction at gate, easy to correct, sidewalk ok

Category	Rating	0 - poor	1	2	3	4- good	Notes
	Press Box and PA System	0					No press box or permanent PA System






Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>Track and Field</u>							
Running Track Asphalt and Surface, 6-lane				2.5			Minimal cracking, surface is decent, surface wear at start of sprint area, paint and numbering is faded.
High Jump					3		
Long Jump				2			Runway good cond, poor landing area and take-off board
Pole Vault			1				Runway fair, no vault box, not used
Shot Put Pad and Landing Area			1				Asphalt pad, toe ring fair, no landing area
Discus Cage and Pad		0					Does not meet safety regulations
Concession / Restroom Building			1				18'x66', Brick, fair cond, staff reports poor location, under utilized
B. Building Shell / Interiors							
<u>Athletic and P.E. Spaces (Main Gym)</u>							
Ceilings					3		
Walls					3		
Basketball Goals					3		
Scoreboard				2			Old and undersized
Bleachers			1				They are below capacity for the school
Wall Mats				2			Some are falling off wall
Floors				2.5			The wheels on the bleachers are leaving marks on the floor when rolled out.
Orientation			1				Bleachers and court configuration does not work with circulation path

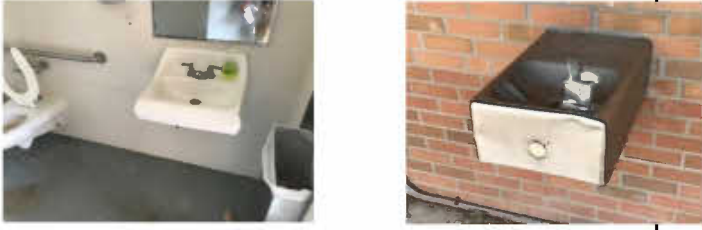

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>Athletic and P.E. Spaces (Aux. Gym)</u>							
Ceilings					3		
Walls					3		
Basketball Goals			1.5				The cross court goals are the old wooden style backboards
Scoreboard					3		
Bleachers			1				
Wall Mats					3		
Floors			1.5				
Operable Partition		0					Does not operate
<u>Athletic and P.E. Spaces (Administration)</u>							
Ceilings				2			
Walls					3		
Floors					3		
Lockers					3		
<u>Athletic and P.E. Spaces (Wrestling Room)</u>							
Ceilings					3		
Walls				2.5			Cracking in masonry
Floors					3		Floor is new carpet over VCT.
Wall mats		0					
<u>Athletic and P.E. Spaces (Locker Rooms)</u>							
Ceilings					3		Some water damage
Walls				2			Tile is cracking above the doors
Floors				2.5			Some cracking in the terrazzo
Lockers				2.5			
Toilet Partitions			1.5				Paint is peeling
Showers		0					Showers are used for storage
Restroom Area				2			
<u>BUS SHELTER</u>							


Category	Rating	0 - poor	1	2	3	4- good	Notes
Building Envelope				2.5			Some denting in the metal siding, dented posts at bus entry

Category	Rating					Notes
	0 - poor	1	2	3	4- good	
C. Building Climate and Environmental Conditions						
Heating		1				Heating system is in poor condition. Boiler upgrades and some piping replacement will be part of the construction project currently being designed.
Air Conditioning		1.5				<p>Gyms and locker rooms are air conditioned. The locker room units are extremely difficult to access and service because they are located in the ceiling above the locker rooms. It is recommended to replace these units with rooftop air handling units. The gym air handling units do not have good air distribution because there is no supply ductwork. The wrestling room is not air conditioned. It is recommended to replace the HVAC system for the wrestling room.</p> 

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Ventilation					3		exhaust for restrooms and locker rooms appear to be in good condition. This will be modified as necessary to accommodate the renovation project.
	Controls				2			Controls are to be upgraded as part of the project currently under design. Both gym air handling units should be modified for variable speed operation to improve comfort, energy efficiency and to lower noise levels. 
	Domestic Water Service			1.5				Entire building domestic system is poor and slated for replacement. The locker areas will need it as well.
	Domestic Hot Water System			1.5				Entire building domestic hot water system is poor and slated for replacement. The locker areas will need it as well.

Category	Rating	0 - poor	1	2	3	4- good	Notes
	Sanitary Waste & Vent System			2			Piping in poor condition and holes permitting infestation. 
	Storm Water System			2			Piping in poor condition with leaks in some areas. 
	Plumbing Fixtures   			2			Fixtures are dated, showers are abandoned and restroom fixtures are in poor condition.

Category	Rating	0 - poor	1	2	3	4- good	Notes
OUTDOOR CONCESSION PLUMBING FIXTURES 				2.75			Restroom fixtures are in average condition while the drinking fountain is poor condition.
Lighting - Classrooms			1				
Lighting, Athletic/Assembly spaces			1.5				
Lighting, Common Areas and administrative spaces			1.5				
Lighting, Specialty Areas/ Locker rooms			1.5				
Lighting Gymnasiums				2.5			
Lighting concessions building				2			
Lighting storage rooms			1.5				
Exterior lighting			1				

Westlane Middle School							 SCHMIDT ASSOCIATES
Athletic Facilities and Site Assessment							
Existing Condition Assessment Form							
Initiated:	June 2018						
Last Revised:	July 16, 2019	Overall Suitability Score	39.4%				
Category	Rating	0 - poor	1	2	3	4- good	Notes
A. Site							
	General Site						
	Access					4	
	Site Lighting		1				Old fixtures, minimal lighting
	Utility Service					4	
	Overall Drainage			2			Many areas of poor drainage
	Lawn and Landscaping			2.5			
	Ground Sign			2			
	Flagpole				3		
	Site Signage			2.5			Mix of old and new
	Wayfinding Signage	0					
	Walks, Pavement at Main Entry		1				Poor
	ADA Access to Building					4	
	Mechanical Courtyard				3		8' CLTF, mix of concrete & stone pavement, well maintained
	Dumpster Area	0					No fence, poor pavement
	Courtyard at West Side of Building	0					Not used, overgrown
	Site Storm/ Lightning Warning System	0					Does not exist
	<u>North Parking Lot and Drives</u>						
	North Parking Lot Asphalt		1.5				Majority of lot fair, bad rutting on north edge

Category		Rating	0 - poor	1	2	3	4- good	Notes
	West Entry Drive Asphalt				2			Fair
	East Entry Drive Asphalt				2			Fair
	Curbs			1				
	Sidewalks			1				Many damaged sections
<u>West Parking Lots</u>								
	West Parking Lot Asphalt			1.5				
	West Drive Asphalt			1.5				
	Curbs			1				
	Sidewalks			1				
	ADA Access to Building						4	
<u>South Parking Lot and Drives</u>								
	South Parking Lot Asphalt			1				
	South Drive Asphalt		0.5					
	Curbs			1				
	Sidewalks			1				
	ADA Access to Building						4	
<u>East Parking Lot and Drives</u>								

Category	Rating	0 - poor	1	2	3	4- good	Notes
East Parking Lot Asphalt			1				
East Drive Asphalt			1				
Curbs			1				
Sidewalks			1				
ADA Access to Building						4	
<u>Soccer Field</u>							
Playing Surface/Turf			1				Fair turf, hampered by poor drainage, small size field, hump at SW corner of field
Scoreboard	0						No Scoreboard
Drainage	0						Very poor
Soccer Goals				2.5			
Bleachers				2			Portable, aluminum, 55 seats
ADA Access to Bleachers/Field	0						Muddy area, no ADA Access
Sidewalks	0						No walks to soccer field
<u>Tennis Courts (6)</u>							
Asphalt				2			Some cracking, no exp joints
Playing Surface				2.5			Resurfaced recently, but subsurface cracks are returning, water puddles on surface
Striping					3		
Net Posts			1.5				
Nets				2.5			
Perimeter Fencing			1				8' & 10' CLTF, old, heaving footers, rusty, poor gates
Bleachers				2			Portable, aluminum, 36 seat
ADA Access to Bleachers/Courts						4	
Sidewalks				2			Asphalt, fair
<u>Football Field</u>							
Playing Surface/Turf			1.5				Poor drainage, poor turf, uneven surface, hidden holes at out of bounds lines are trip/ ankle twist hazards

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Scoreboard		0					Old, faded, rusty. Operator must stand underneath it, has had electrical fire
	Drainage			1				Play surface appears good, perimeter of field and at bleachers poor
	Goal Posts			1.5				Old, 2-posts, poor rusty condition, have been painted multiple times
	Outside Perimeter Fence			1.5				8' CLTF, old, rusty, fair east side, poor west side

Category	Rating	0 - poor	1	2	3	4- good	Notes
Inside (near track) Perimeter Fence -	0.5						4' CLTF, old, severe rust, not continuous/ allows people to enter field
Home Bleachers and Bleacher Pad				2			Aluminum, 280 seats, no ADA, fair
Visitor Bleachers			1.5				Aluminum, portable, 2 sets, total 74 capacity, poor to fair, no concrete slab, poor view to field
ADA Access to Bleachers/Field			1				ADA access to bleachers, but bleachers not ADA
Sidewalks			1				Good condition, narrow, not ADA
Press Box and PA System	0						No press box or permanent PA System
<u>Track and Field</u>							
Running Track Asphalt and Surface, 6-lane				2			Mostly fair, worn surface at main straight, some rough spots, track is +/- 2" higher
High Jump					3		
Long Jump				2			Runway fair, poor pit & board
Pole Vault			1				Runway fair, no vault box, not used
Shot Put Pad and Landing Area	0						Pad/ring poor, no landing area, throws onto and damages soccer field, too far from the track
Discus Cage and Pad	0						Does not meet safety regs, too far from the track
Concession/Restroom Building	0						No building
<u>SOFTBALL AND BASEBALL COMPLEX</u>							
Portable Restroom Building				2			
Asphalt Entry Walk				2			
Stone Access Walk				2			Some areas need stone
Batting Cages			1.5				Overgrown, poor

Category	Rating	0 - poor	1	2	3	4- good	Notes
Concessions Building					3		CMU, trusses, shingle roof, (17'-4" x 45'), storage, concessions, no restrooms
Flag Pole					3		
Overall Drainage				2			Some trouble areas
<u>Field 1 - Baseball</u>							
Outfield Lawn				2.5			
Infield Skin/Lawn			1.5				
Bleachers				2			Portable, aluminum, 36
Backstop				2			
Perimeter Fence/Home Run Fence			1				48" CLTF on sides, no home run fence
Dugouts				2			
Scoreboard	0.5						
ADA Access to Bleachers	0						
Drainage				2			
Foul Poles			1				
Press Box	0						
<u>Field 2 - Baseball</u>							
Outfield Lawn				2.5			
Infield Skin/Lawn				2			
Bleachers				2			2 sets, Portable, aluminum, 72 seats
Backstop				2			
Perimeter Fence/Home Run Fence			1				48" CLTF on sides, no home run fence
Dugouts				2			
Scoreboard	0						No Scoreboard
ADA Access to Bleachers	0						
Drainage				2			
Foul Poles			1				
Press Box			1				Wooden press box (platform), no roof, not safe
<u>Field 3 - Baseball</u>							

Category	Rating	0 - poor	1	2	3	4- good	Notes
Outfield Lawn					3		
Infield Skin/Lawn					3		
Bleachers				2			Portable, aluminum, 60 seats
Backstop				2			
Perimeter Fence/Home Run Fence			1				
Dugouts					3.5		
Scoreboard					3		Nice scoreboard
ADA Access to Bleachers	0						
Drainage				2			
Foul Poles	0.5						Poor, bent
Press Box					3		Wooden, enclosed press box
<u>Field 4 - Softball</u>							
Outfield Lawn				2.5			
Infield Skin/Lawn					3.5		
Bleachers				2			4 sets, Portable, aluminum, 144 seats
Backstop				2			
Perimeter Fence/Home Run Fence			1.5				
Dugouts					3		
Scoreboard	0						No Scoreboard
ADA Access to Bleachers	0						
Drainage				2.5			
Foul Poles	0.5						Poor, bent
Press Box			1				
<u>Field 5 - Baseball</u>							
Outfield Lawn				2.5			
Infield Skin/Lawn			1.5				
Bleachers				2			Portable, aluminum, 36 seats
Backstop			1.5				Small
Perimeter Fence/Home Run Fence			1.5				
Dugouts					3		
Scoreboard	0						No Scoreboard
ADA Access to Bleachers	0						
Drainage				2.5			
Foul Poles	0						None

Category	Rating	0 - poor	1	2	3	4- good	Notes
Press Box	0						
<u>Field 6 - Baseball</u>							
Outfield Lawn					3		
Infield Skin/Lawn				2.5			
Bleachers				2			Portable, aluminum, 36 seats
Backstop				2			Small
Perimeter Fence/Home Run Fence			1				
Dugouts					3		
Scoreboard	0						No Scoreboard
ADA Access to Bleachers	0						
Drainage				2.5			
Foul Poles	0.5						
Press Box	0						
<u>Field 7 - Pee Wee Baseball</u>							
Outfield Lawn				2			
Infield Skin/Lawn				2			
Bleachers	0						
Backstop			1.5				
Perimeter Fence/Home Run Fence	0						
Dugouts				2			
Scoreboard	0						No Scoreboard
ADA Access to Bleachers	0						
Drainage				2			
<u>Field 8 - Pee Wee Baseball</u>							
Outfield Lawn			1				
Infield Skin/Lawn	0.5						
Bleachers	0						
Backstop				2			
Perimeter Fence/Home Run Fence	0						
Dugouts				2			
Scoreboard	0						No Scoreboard
ADA Access to Bleachers	0						
Drainage			1				




Category	Rating	0 - poor	1	2	3	4- good	Notes
B. Building Shell / Interiors							
	Athletic and P.E. Spaces (Main Gym)						


Category		Rating	0 - poor	1	2	3	4- good	Notes
	Ceilings				2			
	Walls					3		
	Basketball Goals				2			Goals do not extend fully and are not break-away type
	Scoreboard				2			
	Bleachers		1.5					
	Wall Mats					3		
	Floors				2			Floor has water damage by the exterior door, is not marked to adequately accommodate volleyball post hole has filled up with water
Athletic and P.E. Spaces (Aux. Gym)								
	Ceilings		1.5					Ceiling height is not adequate for sports
	Walls					3		
	Basketball Goals		1.5					
	Scoreboard					3		
	Bleachers		1					
	Wall Mats				2			
	Floors		1.5					
	Operable Partition		1					
Athletic and P.E. Spaces (Wrestling Room)								
	Ceilings		1.5					
	Walls					3		
	Floors		1					Wood floor is spongy
	Wall Mats				2			The mats are 20 years old but are in fair condition
	Athletic Sports (Locker Rooms)		0					Locker rooms are being renovated in a current project
Athletic and P.E. Spaces (Administration)								
	Ceilings				2			
	Walls					3		


Category		Rating	0 - poor	1	2	3	4- good	Notes
	Floors				2			
	Lockers				2			
	<u>BUS SHELTER</u>							
	Building Envelope				2.5			Some denting in the metal siding, dented posts at bus entry

Category		Rating	0 - poor	1	2	3	4- good	Notes
D. Building Climate and Environmental Conditions								
	Heating				2			Heating system is in good condition. Boiler upgrades and some piping replacement will be part of the construction project currently being designed.
	Air Conditioning				2.5			Gyms and locker rooms are air conditioned. Units are to be recommissioned and have new controls installed as part of the project currently being designed. The wrestling room is not air conditioned. This unit should be replaced in order to provide air conditioning for this space 
	Ventilation				2.5			exhaust for restrooms and locker rooms are in good condition. This will be modified as necessary to accommodate the renovation project. Ventilation in

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Controls				2			Controls are to be upgraded as part of the project currently under design. Both gym air handling units should be modified for variable speed operation to improve comfort, energy efficiency and to lower noise levels.
	Domestic Water Service			1.75				Entire domestic service is scheduled to be replaced and the locker areas should be as well.
	Domestic Hot Water System			1.75				Entire domestic hot water system is scheduled to be replaced and the locker areas should be as well.
	Sanitary Waste & Vent System 				2			Pipe condition and routing is poor. 

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Storm Water System				2			Roof leaks. 
	Plumbing Fixtures 				2.5			Showers are abandoned and restroom fixtures are in below average condition. 
	Lighting, Classrooms				2			Fluorescent light fixtures, LED recommended
	Lighting, Athletic/Assembly spaces				2			Fluorescent light fixtures, LED recommended
	Lighting, Common Areas and administrative spaces				2			Fluorescent light fixtures, LED recommended
	Lighting, Specialty Areas				2			Fluorescent light fixtures, LED recommended
	General Power (receptacle density)				2			Classrooms have moderate receptacle density
	Emergency Generator		0					There is a small generator in the mechanical room for sump pumps. Working condition unknown.


Category		Rating	0 - poor	1	2	3	4- good	Notes
	Electrical Distribution	0						
	Fire Alarm Systems	0						

Northview Middle School							 SCHMIDT ASSOCIATES
Athletic Facilities and Site Assessment							
Existing Condition Assessment Form							
Initiated:	June 2018						
Last Revised:	July 16, 2019	Overall Suitability Score	39.0%				
Category	Rating	0 - poor	1	2	3	4- good	Notes
A. Site							
General Site							
Access						4	
Site Lighting				2			Old, better than other MS's
Utility Service					3.5		
Overall Drainage				2			Evidence of some poor drainage areas
Lawn and Landscaping					3		
Ground Sign			1.5				Broken glass, hard to replace letters
Flagpole					3		
Site Signage					3		Generally good
Wayfinding Signage		0					
ADA Access to Building						4	
Site Storm/ Lightning Warning System		0					Does not exist
West (Main Entry) Parking Lot and Drives							
West Parking Lot Asphalt			1				
West "Loop" Drive Asphalt			1				Too narrow for its function, needs more parking spots
Curbs					3		
Sidewalks (along drive)					3.5		
ADA Access to Building						4	
South Swing Gates			1.5				Old, rusty, functional
South Slide Gate					3		
Concrete Walks at Main Entry				2.5			Mix of fair & good, some deterioration




Category	Rating	0 - poor	1	2	3	4- good	Notes
Pavers at Main Entry			1.5				Several missing, broken, weeds
North Swing Gate					3		
<u>Small West Staff Lot (10 spaces)</u>							
Parking Lot Asphalt					3.5		
West Drive Asphalt			1				
Parking Bumpers		0					No bumpers, should be added
Sidewalks					3.5		
<u>South Parking Lot and Drives</u>							
Parking Lot Asphalt (at True North)			1.5				
South Drive Asphalt		0					Severe rutting, potholes
<u>Soccer Field</u>							
Playing Surface/Turf				2			Fair, some rough spots, odd slope (not crowned)
Scoreboard		0					No Scoreboard
Drainage				2			Appears fair
Soccer Goals					3		
Perimeter Fence		0					No fence
Bleachers				2			Portable, aluminum, no safety rails, poor drainage, 90 seats; more seating preferred
Benches		0					Bench exists but it is too small
ADA Access to Bleachers/Field		0					
<u>Northwest Youth Softball Field</u>							
Outfield Lawn			1				Abandoned Field
Infield Skin			1				Needs infield mix
Bleachers		0					No bleachers
Backstop		0					
Dugouts		0					No dugouts
Perimeter/Home Run Fence			1				8' CLTF only along base lines, no home run fence
Scoreboard		0					No Scoreboard
ADA Access to Field		0					
Foul Poles		0					No foul poles



Category	Rating	0 - poor	1	2	3	4- good	Notes
Concessions/Restroom Building	0						No building
<u>Southeast Middle School Baseball Field</u>							
Outfield Lawn					3		
Infield Skin				2			Needs infield mix
Bleachers					3		2 sets, portable, aluminum, 55 seats ea.
Backstop			1.5				CLTF, rusty poor to fair
Dugouts	0						No dugouts, wood bench only
Perimeter/Home Run Fence			1				8' CLTF only along base lines, no home run fence
Scoreboard	0						No Scoreboard
ADA Access to Field	0						
Foul Poles	0						No foul poles
<u>Southwest Middle School Softball Field</u>							
Outfield Lawn					3		
Infield Skin				2			Need infield mix
Bleachers					3		2 sets, portable, aluminum, 55 seats ea.
Backstop				2			CLTF, some rust, fair
Dugouts	0						No dugouts, wood bench only
Perimeter/Home Run Fence			1				8' CLTF only along base lines, no home run fence
Scoreboard	0						No Scoreboard
ADA Access to Field	0						
Foul Poles	0						No foul poles

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>Football Field</u>							
Playing Surface/Turf					3		
Scoreboard	0.5						Faulty wiring. Access is hazardous- power outlet is outside of field
Drainage		1					Field itself drains well, but west edge of field is drainage swale for adjacent tennis courts. Storm inlets in this area are exposed and are a trip hazard.
Goal Posts	0.5						
Outside Perimeter Fence		1					6' CLTF, Small section of new (north end), generally old, poor throughout
Inside (near track) Perimeter Fence		1					4' CLTF, old, rusty, poor gates
Bleachers (Wood)	0						Steel and Wood seats, very old and poor, not safe, 400 seats, slick when wet
Home Bleachers (Aluminum)	0						Portable, aluminum, bent, no safety rail, poor drainage, 90 seats
Visitor Bleachers	0						None exist
Press Box and PA System	0						No press box or permanent PA System
ADA Access to Bleachers/Field	0						
Storage Shed		1					Small and temporary
<u>Track and Field</u>							
Running Track Asphalt and Surface, 8-lane	0.5						Asphalt cracks, worn surface, three lanes are unusable
High Jump	0						Concrete pad for landing pad is too small
Long Jump		1					
Pole Vault	0						No Pole Vault
Shot Put Pad and Landing Area				2			
Concession Building	0						Crude building; No restrooms.





Category	Rating	0 - poor	1	2	3	4- good	Notes
B. Building Shell / Interiors							
<u>LOCKER ROOMS</u>							
Floor			1.5				Missing tiles
Walls					3		
Ceiling					3		
Showers		0					Not operational
Locker Room Benches			1.5				Missing tiles at the corners
Toilet Partitions			1				Dented 
Lockers				2			Older lockers in the girls locker room
Restroom Area				2			Location of Restrooms allows unwanted access to building during games
<u>MAIN GYM</u>							
Floor			1.5				Water damage at all corners
Walls				2.5			Peeling paint, cracking in the CMU
Ceiling				2			
Basketball Goals			1				Only four side goals lower and raise
Wall Mats				2			
Scoreboard			1.5				Wiring is faulty

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Bleachers			1.5				30yrs old 

Category	Rating	0 - poor	1	2	3	4- good	Notes
<u>AUXILIARY GYM</u>							
Floor			1.5				
Walls				2.5			Cracking in the CMU
Ceiling				2			
Basketball Goals			1				Edges are damaged. Goals do not raise or lower. 
Wall Mats			1.5				
Scoreboard			1				wrestling
Bleachers		0					Holes in seats 
<u>COACHES OFFICE</u>							
Floor			1.5				

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Walls					3		
	Ceiling			1.5				
	Restroom				2			Used as storage
<u>CONCESSIONS</u>								
	Floor			1				Room is too small for
	Walls					3		
	Ceiling				2.5			
	Casework/Shelving				2.5			Missing handle
<u>WRESTLING ROOM</u>								
	Floor			1				Cracked corner, split tile 
	Walls					3		
	Ceiling			1.5				Water spots on tile 
	Wall Mats			1.5				Bowing away from wall

Category	Rating	0 - poor	1	2	3	4- good	Notes
D. Building Climate and Environmental Conditions							
Heating					3		Heating system is in good condition. Piping and boiler system appear to be in good condition.
Air Conditioning				2			<p>Wrestling room and locker rooms are not air conditioned. The wrestling room air handling unit is at end of life and should be replaced with a unit with air conditioning. Gyms are air conditioned. The competition air handling units are difficult to access because they are in corner mechanical rooms. The gym air handling units are approximately 20 years old.</p> 
Ventilation			1.5				exhaust for restrooms and locker rooms are in poor condition, inadequate ventilation in concessions

Category		Rating	0 - poor	1	2	3	4- good	Notes
	Controls					3		<p>Controls are from a 2011 renovation and are up to date. Any new equipment replacements should be able to utilize the same controllers.</p> 
	Domestic Water Service				2.5			<p>Domestic distribution in the showers is exposed and in rough condition.</p> 
	<p>Fire protection service</p> 				2			<p>A fire pump and automatic sprinkler system provide protection to portions of the building but it does not include the athletic facilities. The incoming fire service has a history of failures and is in poor condition.</p>
	<p>Domestic Hot Water System</p> 					3		<p>(3) high efficiency A.O. Smith tank type water heaters generate hot water in the central plant and are in reasonable condition.</p>

Category	Rating	0 - poor	1	2	3	4- good	Notes
Sanitary Waste & Vent System				2.5			The sanitary sewer piping is nearing the end of its life expectancy. A thorough flushing of the piping system is recommended.
Storm Water System					3		
Plumbing Fixtures 			1.5				The showers are abandoned and in poor condition. The restroom fixtures and water coolers are in poor condition as well. Only one of four main gym water fountains works.
lighting Main Gyr Main Gymnasium				2.5			
Lighting, Athletic Wrestling Room			1.5				
Lighting, Commo office spaces/Multi-Purpose Room				2.5			
Lighting, Specialt Wrestling Room/Locker Rooms			1				Inadequate in Wrestling
General Power (receptacle density)				2			
Electrical Distribution				2.5			
Fire Alarm Systems				2.5			