

## Berlin Area School District Athletic Fields and Structures



### **Field & Structures Overview:**

Berlin Area School District Athletic Fields and Structures are mostly contained on the main campus property. The baseball field is located a few blocks south of the original high school football field sight. Having the bulk of the athletic facilities in such proximity makes it easier for grounds crews to maintain the fields together. The fields are kept well by the grounds crews.

### **Fields and Structures' Highest Priorities**

- 1) Grading issues by the discus station
- 2) Tennis Court Cracks
- 3) Field Lighting
- 4) ADA issues to Restrooms & Concessions Stands

## Football Field & Track Structures Field:



### Existing Condition Assessment:

- **Grading Issues:** There are a couple of low spots in the grading that pools water during storm events. Location B above and in Figure 1 does not impede the track & field events, but the long jump pit is very close to this grading depression. Location A above is a more critical condition. This area does get flooded during a storm event and can render the discus stations unusable.

  - Location A needs to be regraded, so there is no ponding to impede the track and field events.
  
- **Oval Track:** The track was reported to have recently been resurfaced. Figure 2 highlights two locations where cracks are forming in the running surface. These can potentially get worse if the cracks reach the subgrade and freeze/thaw conditions have the running surface.

  - The cracks need to be filled or repaired by the appropriate contractor to prevent any further damage.



Figure 1



Figure 2



■ Accompanying structures:

The west bleachers and press box are from 2014, when the middle school project was constructed. These bleachers are in good condition and include a wheelchair ramp to provide ADA access to the spectator area.

- There were no immediate concerns observed currently.

The original press box is now used for athletic storage. The original home bleachers are used as the visitors' bleachers (Figure 4).

There are issues with the piers and the subgrade. Their concrete piers are heaving, and portions of the bleacher structure are floating instead of resting on the ground (Figure 5). This makes the bleachers bouncy, and they could be dangerous.

This is also occurring at the post piers of the chain link fence to the east of the old press box as well (Figure 6).

- A civil engineer should be engaged to evaluate what is causing this condition, and it should be mitigated to prevent further damage and to make it safer. It would be recommended to prohibit the use of the top three or four rows of the bleacher until repaired.



Figure 3



Figure 4



Figure 5



Figure 6

- Concession Pavilion: The concession stand is approximately 10 years old and in good condition. There is an outdoor seating area adjacent to the vending windows (Figure 7).

The vending windows are roll-up security gates (Figure 8).

The restrooms on the east end of the concession stand are ADA compliant (Figure 9). The walls are covered with fiberglass reinforced plastic panels. The floor is bare concrete which will, over time, absorb moisture and create orders, particularly in the men's restroom.

- Consider a durable floor covering in the restrooms like epoxy or at least a tile.



Figure 7



Figure 8

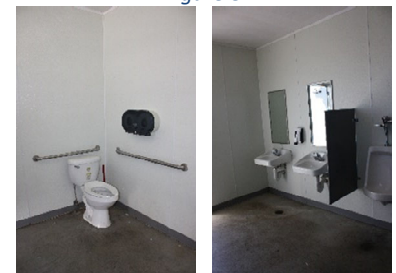


Figure 9

## Soccer Field & Structures Conditions



### Existing Condition Assessment:

- **Grading:** The soccer fields are graded well, and the stormwater shed of the field flows to the west and into the retention pond. The highlighted blue area above is an enclosed depression and could potentially pond stormwater.

Some bare patches may need additional grass seed.

- No immediate maintenance is imperative currently.



Figure 10



Figure 11



- Press Box: The press box is very run down, and many portions of the structure are rotting.
  - This structure is beyond saving. If this structure serves an essential function, it is recommended to demolish and replace it.



Figure 12

- Team Bench Boxes: The team bench boxes are covered structures for the players and coaches. These are in good condition except for the wood floor. The plywood floors are showing wear and are rotting a little.
  - Consider some flooring cover, such as an outdoor carpet over a rubber membrane, to prevent the floor from rotting more.



Figure 13

- Concession Stand: This structure is in good condition from what was observed. The surface in front of the stand is not an ADA navigable surface. This prevents wheelchair access.
  - A navigable path should be installed.



Figure 14

- Rest Rooms: The competition soccer field does have a restroom facility. This is located south of the concession stand. The exterior has vinyl lapped siding and a shingled roof and is in good condition. The plywood sightline screens could use a new coat of paint (Figure 15).



Figure 15

The painted floor is flaking and chipping. The interior walls are painted OSB sheathing, which isn't a good finish for a restroom (Figure 16). The fixtures are installed to be ADA compliant.



Figure 16

The slab sits above grade, and there is no navigable path to the restroom entries. The thresholds at the residential-style doors are also not compliant.

- A navigable path should be installed in the restrooms. The thresholds should be removed and larger sweeps installed to make this a truly accessible rest room.

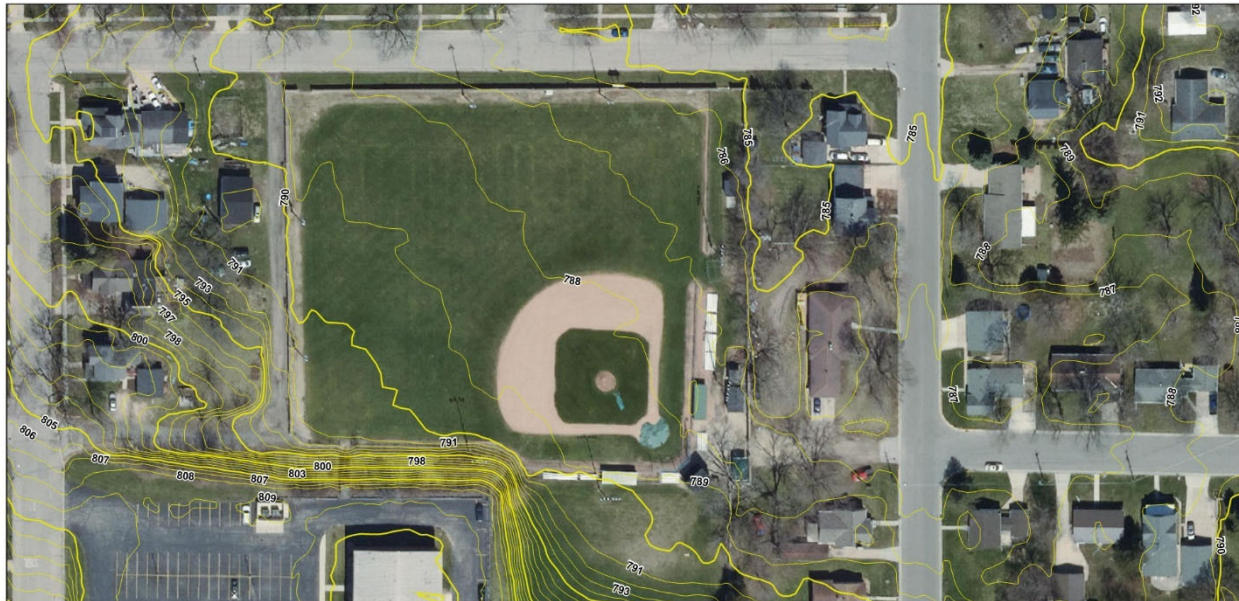
Consider adding RFP panels to the walls similar to the restroom at the football field concession stand. Also, consider recoating the floor with a more resilient product.



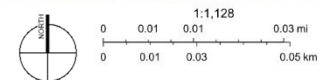
Figure 17

## Baseball Field & Structures Conditions

GIS Viewer Map



7/27/2022, 7:37:58 PM



Green Lake County, WI  
www.greenlakecountywi.gov

### Existing Condition Assessment:

The baseball field is located about 3 blocks south of the district campus. It is located at the sight of the former high school football field.

- **Field of Play:** The outfield and infields are well graded and, judging by the topography, has no areas where ponding should occur. The baselines appear graded and flat.
  - No immediate concerns were observed currently.
- **Perimeter Wall:** The original football field had a granite stone wall at the perimeter, which has been maintained since becoming the baseball field. The walls have been repointed over the years and are in fairly good condition.
  - No immediate concerns were observed currently. Continue the diligent maintenance to keep this nice feature looking great.



Figure 18



Figure 19



- **Bleachers:** The bleachers are common free-standing aluminum bleachers. There are four sections along the third baseline for the visiting spectators and five along the first baseline for the home team.
  - No immediate concerns were observed currently. Consider adding a safety rail at the top bench. The



Figure 20

- **Score Board/lighting:** The scoreboard is functional but is outdated. There are a lot of modern options that could deploy LED messaging and allow advertising revenue.

The stadium lights are older technology (Figure 22). The lights require more maintenance and more frequent replacement than modern LED technology. They also use more electricity than modern lights.

- Consider replacing the scoreboard potentially with a modern scrolling message capability for advertising revenue.
- Consider replacing the stadium lighting with more energy efficient and better performing LED lighting.



Figure 21

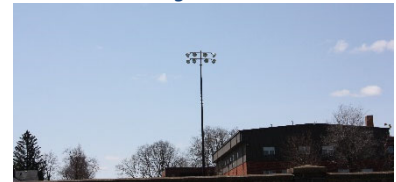


Figure 22

- **Dugouts:** The dugouts are a robust CMU construction with paint that is fading a little. The balance of the construction is vinyl sided with a shingled roof.

The structure is in good condition, but the benches in the home team dugout are very weathered, and the paint is peeling (Figure 24). The player's bench in the visiting team dugout is newer and in much better condition (Figure 25). Both dugouts have a set of loose wood steps that are in poor condition and quite rotted.



Figure 23



Figure 24

- The wood steps in both dugouts should be replaced. Consider a formed concrete installation in lieu of wood.
- Consider replacing the home team dugout players' bench with similar construction to what is in the visitor's dugout. It is recommended to construct the frame with treated lumber and to construct the seat and shelf surfaces with composite deck boards.



Figure 25

- Press Box Concessions: The press box is a two-story wood-framed structure with the concession stand on the first floor having a split-faced CMU base. The building is in fairly good condition. The access door at the rear was installed with just the primer and never painted. There is no rust on the door and frame. The overhead rolling gates are adequate and functioning. The walls are exposed, and unfinished CMU and OSB which does not convey a sense of cleanliness, and there is no ceiling, only a bare structure. The press box on the second floor has painted walls but not a finished floor.



Figure 26

- Consider painting the walls and ceiling structure in the concession stand space white for a more finished look. This will also give the customers a better experience as well as better light from reflection for the workers in the concession stand. Consider an outdoor carpet on the floor in the press box.



Figure 27

- Equipment Storage: These storage buildings are in good condition. They are used to hold the equipment for the field prep and practice equipment.

- No immediate concerns were observed currently.



Figure 28

- Restrooms: The restroom facility is constructed from split-faced CMU and a metal roof (Figure 29). The restroom spaces are set up for ADA compliance (Figure 30) but are not accessible at the entries. Access to the restrooms requires a step up (Figure 29). The interiors are painted CMU and a bare concrete floor.



Figure 29

- It is recommended to add a transition ramp to the entries to make the restrooms fully accessible. Many premanufacture products could accommodate this condition.

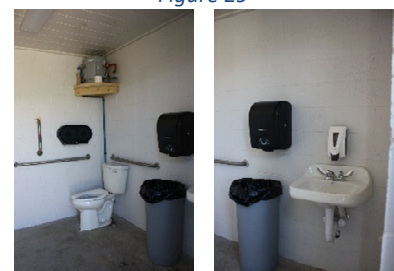


Figure 30



## Tennis Court & Structures Conditions



Green Lake County, WI  
www.greenlakecountywi.gov

### Existing Condition Assessment:

- **Playing Surface:** The playing surface is mostly well drained. There is a low spot on the edge of the westernmost court that caused ponding (Above). The surface was even still wet during the survey visit (Figure 31).

There are cracks in the court playing surface. The cracking between the courts is a concern, but not as much as the cracks that are within the court boundaries. If water infiltrates these cracks and freezes in our climate, it will cause heaving. The court surface can crumble and become uneven, making it unsafe for play.

- The cracks in the court should be repaired if they can be. Eventually, the court surface may need to be replaced.



Figure 31

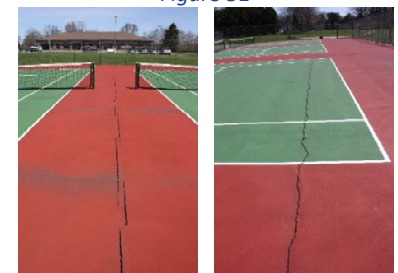


Figure 32

## Domestic Hot Water System

### *Existing Conditions:*

- The restrooms are served by a small point-of-use tank heater in the remote restrooms and a mid-sized tank heater in the concession stand.



### *Proposed Solution:*

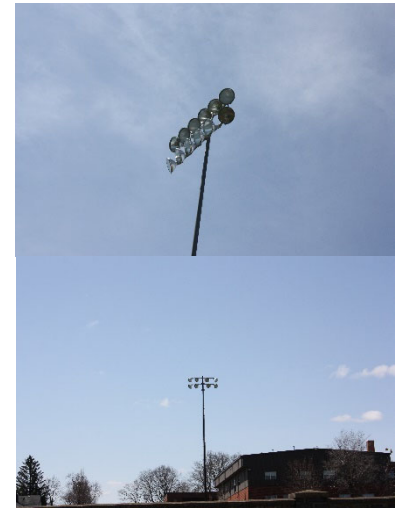
- No recommendations currently. Consider installing tankless point-of-use water heaters for the outdoor athletic restrooms.



## Lighting System

### *Existing Conditions:*

- The outdoor stadium lighting is an older technology that has a shorter life span and uses higher amounts of energy.



### *Proposed Solution:*

- We recommend replacing the stadium lighting at both the baseball field and the football field with LED lighting.