

AITKIN PUBLIC SCHOOLS

ASSESSMENT REPORT:

Parking Lots, Sidewalks and Athletic Fields



INSPEC performed a visual examination of the existing parking lots, sidewalks and outdoor athletic facilities at Aitkin Schools. They also met with Aitkin School's maintenance and athletic staff during the site visits. The purpose of these evaluations was to determine the current condition of each area and provide recommendations for appropriate maintenance, repair, and/or replacement including estimated construction costs. Aerial photographs of each site with each area defined is at the end of this document. Representative photographs are also included throughout this report.

AITKIN HIGH SCHOOL

Northwest Parking Lot – The existing asphalt parking lot is relatively old and exhibits large amounts of cracking but is still structurally sound and no significant areas of damaged pavement were observed (photo 1). Recommend crack sealing and seal coating this parking lot in 2016 at an estimated construction cost of \$7,550.



North Parking Lot – The existing asphalt parking lot is relatively old and exhibits large amounts of cracking but is still structurally sound and no significant areas of damaged pavement were observed (photo 2). Recommend crack sealing and seal coating this parking lot in 2016 at an estimated construction cost of \$7,550.



AITKIN HIGH SCHOOL

Northeast Parking Lot – This parking area is currently gravel surfaced (photo 3). Recommend constructing a new asphalt parking lot at an estimated construction cost of approximately \$125,760.



AITKIN HIGH SCHOOL

Concrete sidewalks – The majority of the concrete sidewalks at the site are in good overall condition, but several areas of damaged sidewalk were observed (photos 4 & 5). Recommend replacing these several areas of damaged concrete sidewalk at an estimated construction cost of approximately \$17,610.



RIPPLESIDE ELEMENTARY SCHOOL

North Parking Lot – This asphalt parking lot is in good overall condition. The parking lot exhibits large amounts of cracking (photo 6). The western portion of the parking lot appears to be newer and does not contain as much cracking (photo 7). Some small areas of damaged pavement were observed, though the damage was not yet very severe (photo 8). Recommend repairing the small damaged areas, and crack sealing and seal coating this parking lot in 2017 (or in 2016 along with the seal coating at the High School) at an estimated construction cost of approximately \$15,100.



RIPPLESIDE ELEMENTARY SCHOOL



RIPPLESIDE ELEMENTARY SCHOOL

North Loading Dock Drive – This asphalt area is very new, in excellent condition, and requires no maintenance in the next five years (photo 9)



Southeast Parking Lot – This asphalt parking lot is in fair condition, with a very weathered and rough surface and some relatively small areas of damaged pavement (photo 10). Recommend repairing the damaged pavement areas in 2016 at an estimated cost of approximately \$2,520 and then installing a new 2" overlay over the entire parking lot in 2017 or 2018 at an estimated construction cost of approximately \$12,580.



RIPPLESIDE ELEMENTARY SCHOOL

South Playground – The South Playground is an asphalt pavement in poor to fair condition, exhibiting significant cracking, a very weathered surface, and some larger areas of damaged pavement (photo 11). Recommend repairing the damaged pavement areas in 2016 and then overlaying the playground with 2” of new asphalt pavement in 2017 or 2018 (at the same time the Southeast Parking Lot overlay occurs) at an estimated construction cost of approximately \$13,840.



RIPPLESIDE ELEMENTARY SCHOOL

Concrete Sidewalks – The concrete sidewalks are in very good condition overall, except for areas of the sidewalk near the northeast corner of the school. Several previous patches were observed (photo 12). These damaged and patched sections of the sidewalk should be replaced at an estimated construction cost of approximately \$12,580.



ATHLETIC COMPLEX

Athletic Track – The outdoor athletic track is in poor condition, with significant cracking present and a thin and relatively hard rubber surface (photo 13). Recommend reconstructing the athletic track and field event areas at an estimated construction cost of approximately \$600,000 to \$700,000 for a new 8' lane polyurethane all-weather track and amenities.



Practice Football Field – The practice football field is in fair condition, lacking an irrigation system and proper drainage (photo 14). Recommend replacing this football field with a new sand cap type of field where approximately 2" – 5" of the existing top soil layer is removed and replaced with 5" – 6" of specifically blended high sand-based root zone soil. An extensive drain tile system is installed below the field to provide proper sub-surface drainage and a new irrigation system would also be installed. The entire field is then seeded, not sodded. The new practice football field would cost approximately \$250,000 - \$300,000.



ATHLETIC COMPLEX

West Baseball Field, Softball Field and East Baseball Field – These fields are in fair condition but lack irrigation systems and proper drainage (photos 15 and 16). Recommend replacing these fields with new Sand Cap field system in addition to new irrigation and sub-surface drain tile system. The estimated construction cost to replace these fields including fencing and backstops would be approximately:

West Baseball Field:
\$250,000 - \$300,000

Softball Field:
\$200,000 – \$250,000

East Baseball Field:
\$250,000 - \$300,000



ATHLETIC COMPLEX

Tennis Courts – The five tennis courts are in excellent condition other than some minor ponding areas and slightly worn color surface (photo 17). Recommend color coating these five courts in 2017 or 2018 at an estimated construction cost of approximately \$20,000 - \$25,000.



ATHLETIC COMPLEX

Tennis Parking Lot – The tennis court parking lot is in good overall condition, exhibiting significant amounts of cracking (photo 18). This asphalt parking area has been seal coated previously, and approximately 50% of that seal coat material has worn off. Recommend crack sealing and seal coating this parking lot in 2016 or 2017 at an estimated construction cost of approximately \$7,550.



Track Parking Lot – The existing Track Parking Area is not paved. The estimated construction cost to construct a new asphalt pavement in the existing area would be approximately \$12,580.

Constructing New Additional Parking – The cost to construct new asphalt parking to create additional parking stalls varies depending on the size of the parking lot and required storm water drainage, but a good budget number for constructing new parking stalls is approximately \$1,250 to \$1,750 per new parking stall.

VARSITY FOOTBALL FIELD

Varsity Football Field – The varsity football field is in fair condition, lacking an irrigation system and proper drainage (photo 19). Recommend replacing this football field with a new sand cap type of field where approximately 2” – 5” of the existing top soil layer is removed and replaced with 5” – 6” of specifically blended high sand-based root zone soil. An extensive drain tile system is installed below the field to provide proper sub-surface drainage and a new irrigation system would also be installed. The entire field is then seeded, not sodded. The new football field would cost approximately \$300,000 - \$350,000.



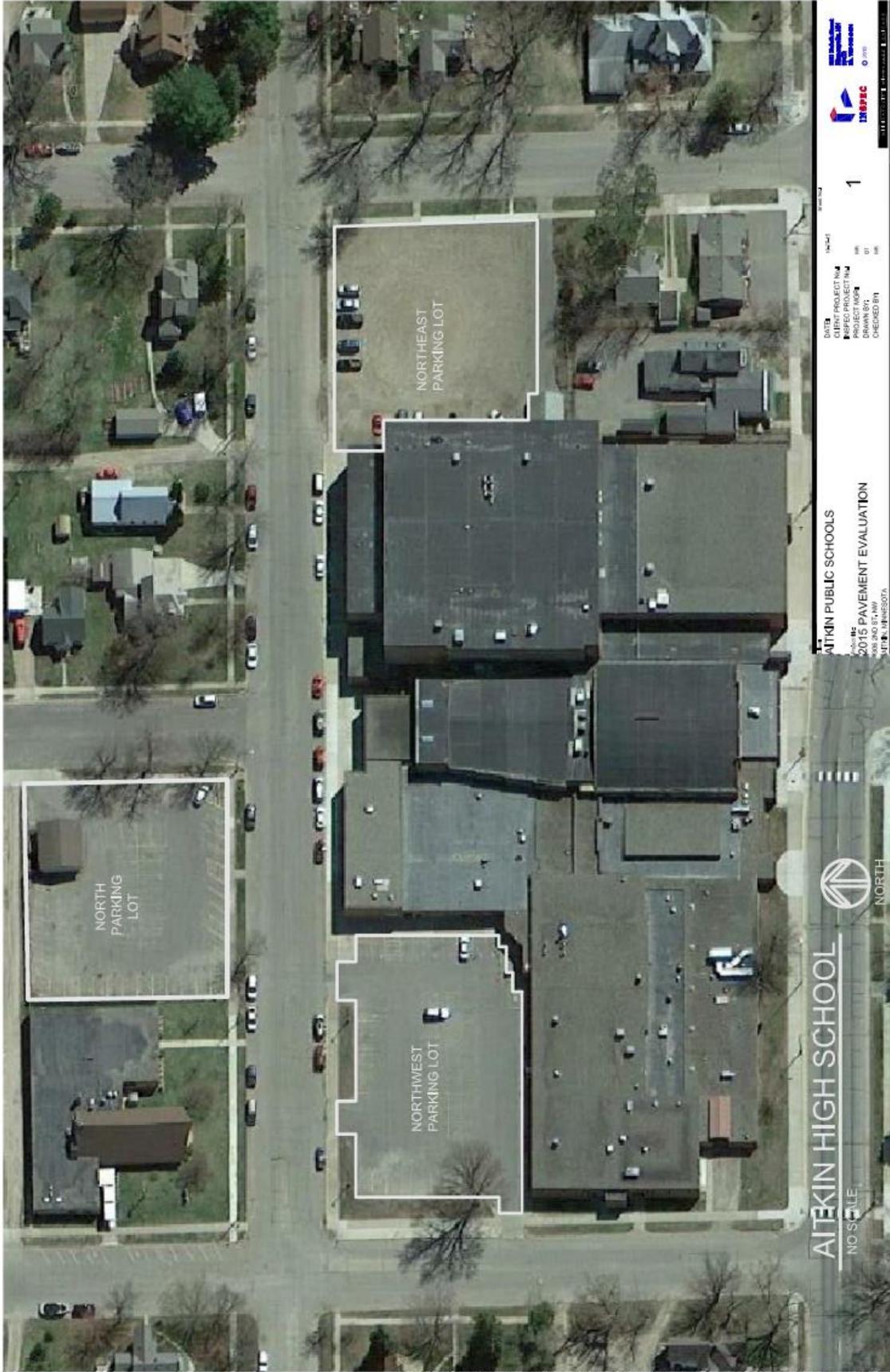
Constructing New Additional Parking – The cost to construct new asphalt parking to create additional parking stalls varies depending on the size of the parking lot and required storm water drainage, but a good budget number for constructing new parking stalls is approximately \$1,250 to \$1,750 per new parking stall.

VARSITY BASEBALL FIELD

Varsity Baseball Field – This field is in fair condition but lacks an irrigation system and proper drainage (photo 20). Recommend replacing this field with new Sand Cap field system in addition to new irrigation and sub-surface drain tile system. The estimated construction cost to replace the field including fencing and backstops would be approximately \$300,000 - \$350,000.



Constructing New Additional Parking – The cost to construct new asphalt parking to create additional parking stalls varies depending on the size of the parking lot and required storm water drainage, but a good budget number for constructing new parking stalls is approximately \$1,250 to \$1,750 per new parking stall.



ATEKIN HIGH SCHOOL
NO SCALE



ATEKIN PUBLIC SCHOOLS
JANUARY 2015
2015 PAVEMENT EVALUATION
JULY, MISSOURI

DATE: 11/11/14
CLIENT PROJECT NO: 14-041
DESIGNED PROJECT NO: 14-041
DRAWN BY: JRM
CHECKED BY: JRM

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NO SCALE

RIPPLSIDE ELEMENTARY SCHOOL



ATKIN PUBLIC SCHOOLS

DATE: 10/15/14
 CLIENT: PROJECT 142
 PROJECT: 2015 PAVEMENT EVALUATION
 DRAWN BY: J. WILSON
 CHECKED BY: J. WILSON
 SCALE: AS SHOWN
 PROJECT NO: 142-001
 SHEET NO: 2







VARSITY FOOTBALL

NO SCALE



Client
AITKIN PUBLIC SCHOOLS
 Project #11
2015 PAVEMENT EVALUATION
 306 2ND ST, NW
 AITKIN, MINNESOTA

DATE: 10/21/15
CLIENT PROJECT No.:
INSPEC PROJECT No.:
PROJECT MGR: MR.
DRAWN BY: RJT
CHECKED BY: MOR

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 Minneapolis, MN
 55412
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<p>1992</p> <p>AITKIN PUBLIC SCHOOLS</p>	<p>DATE: 10/24/15</p> <p>CLIENT PROJECT No: 1504245</p> <p>INSPEC PROJECT No: 1504245</p> <p>PROJECT MGR: MR</p> <p>DRAWN BY: BLT</p> <p>CHECKED BY: MOR</p>	<p>Sheet No: 5</p>	 <p>3007 Duluth Street 20000 Phillips Ave 55423 Tel: 763-946-9004</p> <p>© 2015</p>
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2015 PAVEMENT EVALUATION
306 2ND ST, NW
AITKIN, MINNESOTA

Imagery Date: 5/11/2013