



Centre Region Council of Governments

## CENTRE REGION PARKS AND RECREATION

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*Serving the Borough of State College and the Townships of College, Ferguson, Harris & Patton*

### **HESS SOFTBALL FIELD COMPLEX** **Components of the "Facility Performance Evaluation Report"**

8 Sep 09 Prepared by CRPR Staff

*This report is not intended to be a real-estate or insurance appraisal. The basic question is, "How does this facility compare with other, existing softball venues?" This evaluation is not intended to directly compare Hess Field to a new facility, but rather to identify the investments necessary to operate a viable softball complex.*

**Purpose:** To evaluate the existing facilities with respect to:

- A. Safety,
- B. Applicable codes and standards,
- C. Efficient operations as a league-grade and tournament-grade softball facility,
- D. Continued economic viability if leased to and operated by a non-profit, volunteer association,
- E. Specific improvements and replacements necessary or recommended within five years,
- F. An estimated cost to address the necessary improvements.

**Items to Inventory & Evaluate:**

1. Parking, circulation & traffic flow
  2. Safety (for players & spectators)
  3. Trash & recycling collection
  4. Water & sewer services
  5. Restrooms & portable toilets
  6. Turf Irrigation and infield water service
  7. Maintenance / storage provisions
  8. Maintenance tools and equipment
  9. Desired amenities; opportunities for expansion or improvements
  10. Bleachers & spectator seating
  11. Need for field grading (infields) & renovations
  12. Confirm field dimensions vs. requirements
  13. Confirm ballfield orientation and dimensions (sizing); make recommendations
  14. All buildings (functionality, effectiveness, etc.)
  15. All fencing (including fencing for outfielders, benches & dugouts)
  16. International Building Code compliance
  17. Compliance for ADA access
  18. Confirm ownership and lease information for (1) lands and (2) facilities
  19. Recommended landscaping improvements
  20. Evaluate / recommend buffering for neighbors
  21. Utility costs & recommended improvements
  22. Security and sportfield lighting (on one field)
  23. Concession arrangements & options; compliance with food safety standards
  24. Evaluate the annual budget of the operation by the operating organization.
- Interview current operators, reps from user groups & game officials for their suggestions  
- It is recommended that CRPR staff be included for one of the on-site inspections.