



**Central Valley School District
Feasibility Study - Site Evaluation**

Introduction

On July 23, 2015, Sleighter Engineering (SE) performed a site evaluation at each of the four schools and the Monaca (downtown) Football Field in the Central Valley School District. The purpose of the evaluation is to identify the general condition, age, safety, layout, and functionality of the existing site conditions and to summarize the findings for use by the District in determining potential improvement projects. In addition on August 20th, SE met with Sam Cercone, Director of Athletics and Transportation to discuss the specific needs of the district. The following elements were evaluated at each school:

- Asphalt Paving & Site Concrete
- Bus & Vehicle Access
- Parking & Handicap Accessibility
- Athletic Fields & Playgrounds
- Lawns and Landscaping
- Site Drainage & Utilities
- Development Potential

At the conclusion of each evaluation is a list of recommendations based on the conditions at the site.

Central Valley High School

General

The Central Valley High School is situated on a ±50-acre parcel and contains the district's high school and administration building, football field, baseball field, softball field, tennis courts, and associated staff and visitor parking. The site is accessed by Baker Road Extension which continues through the property.

Asphalt Paving & Site Concrete

- Asphalt pavement in the streets and parking areas show signs of cracking at pavement joints and at areas of potential base failure.
- Parking areas have loose aggregate due to the age of the asphalt binder.
- Concrete pavers are located at the front entrance and are in poor condition.
- The majority of the concrete sidewalks and curbs are near the end of their useful life, except areas at the south entrance and front entrance that appear to have been replaced.
- Asphalt and concrete surfaces are generally in poor condition.

Bus & Vehicle Access

- Baker Road bisects the high school property extending from the west (main entrance side) to the north east corner of the site.
- Baker Road is a public road and traffic is immediately adjacent to the main entrance.
- A private road loops around the school, connecting to Baker Road Extension at each end. During school hours this is used as a one-way access for both buses and vehicles.
- Buses drop-off and pick-up students on the east side of the school.
- Parents drop-off and pick-up students at the south entrance.
- The interaction of buses and vehicles and the proximity of the public road and access road to the school create safety concerns.

Parking & Handicap Accessibility

- The number of parking spaces appears to be sufficient for daily operations, but insufficient for large events.
- The parking is located in close proximity to the building, although pedestrians must cross the roadway to access the building.
- Handicap accessible spaces are located across the access road from the building entrances.
- Handicap spaces and accessible routes to the building do not appear to comply with current standards.

Athletic Fields & Playgrounds

- The gymnasium, locker rooms, and equipment storage is located in the center of the school which makes access difficult for outdoor sports.
- The football stadium is generally in good condition with the following exceptions:
 - The football field turf is scheduled to be replaced in one-year.
 - The storage building needs renovated.

- The scoreboard and lighting systems need improved.
 - Pedestrian access (concrete ramp) to the field needs improved.
 - The district would like additional sideline space (the field area is the smallest allowable for soccer per the PIAA).
 - Seating is adequate for most events, although additional seating would be beneficial.
 - Due to limited seating, the bands are located on temporary bleachers in each end zone.
 - A field house with locker, storage, and meeting rooms could be constructed in the vicinity of the stadium.
- The tennis courts concrete surface is in poor condition and the surface continues to crack following repairs. It is likely that the surfaces need to be reconstructed.
 - The baseball field is in good condition, although the outfield is not properly graded.
 - The softball field is in good condition. A large drop-off and wooded area exists along the right field line. A fence or net could be constructed to protect foul balls from being lost.
 - A portion of the adjacent 18-acre parcel is used as a grass practice field for various outdoor sports as well as overflow parking for large events, although the area is not intended for these purposes.

Lawns & Landscaping

- Lawns are in good condition and appear to be well maintained.
- Large trees located around the building are in good condition.
- Landscaping areas are in good condition.

Site Drainage & Utilities

- The site is served by underground utilities.
- Per the maintenance staff, there are no known deficiencies with the services provided.
- Site drainage in the large parking area between the building and the football field appears inadequate.
- Site drainage at the toe of slope on the west side of the football field needs improved.
- Stormwater management facilities were not apparent.

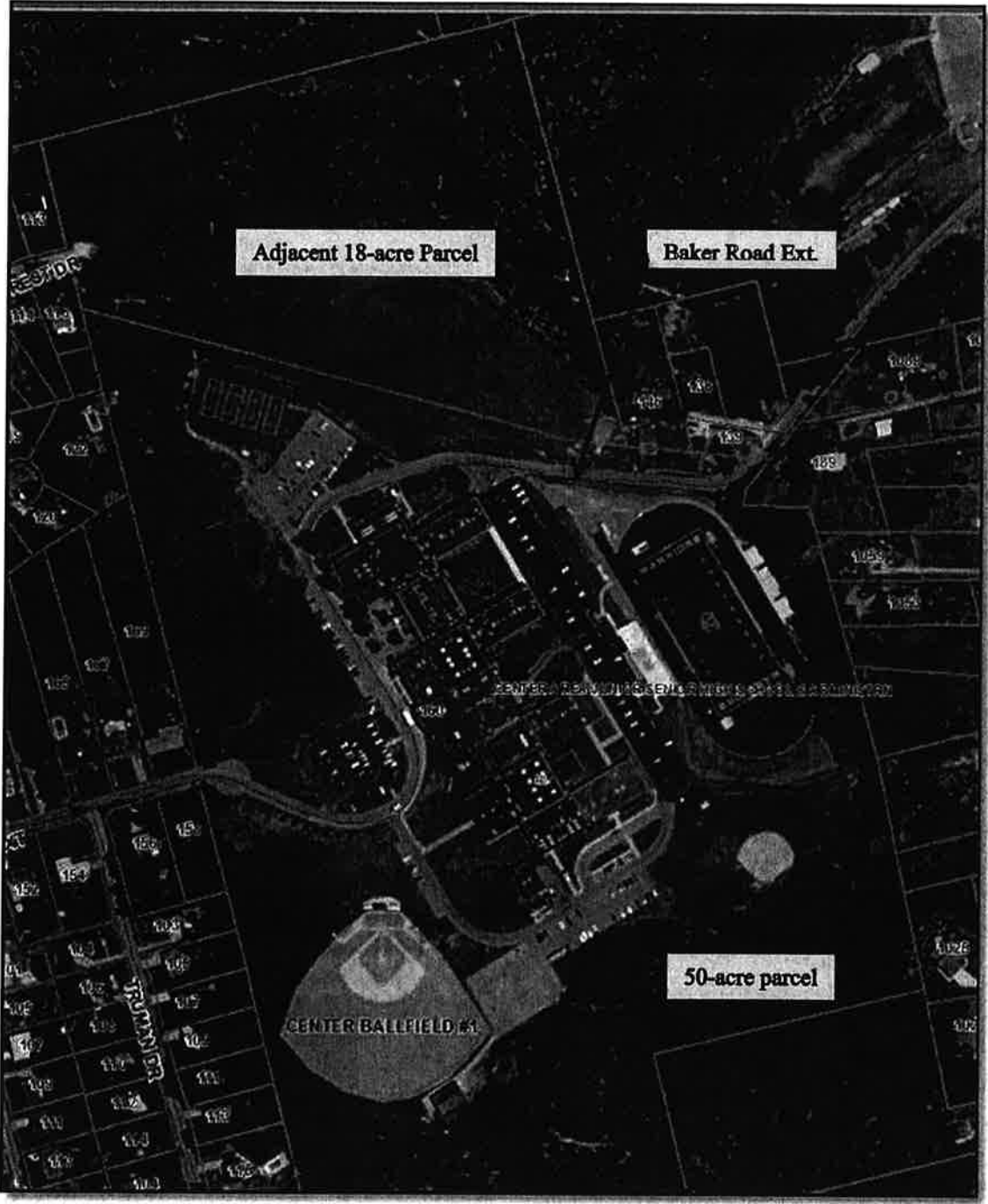
Development Potential

- The high school property is utilized by the high school and district administration building, athletic fields, parking/access roads, and Baker Road Extension.
- Relatively small areas surrounding these facilities are available for development or expansion.
- According to County Assessment records, the District owns an adjacent 18 acre parcel to the north of the high school site and immediately adjacent to the tennis courts.
- The adjacent parcel has good potential for development, although not all of the 18 acres are developable due to steep sloping terrain.

Recommendations

- Bus and vehicle traffic should be separated.
- Students should enter and exit the building at one secure location.
- Baker Road Extension should be re-aligned and moved away from the front of the building or closed to thru traffic.
- Handicap accessible parking spaces should be located as close as possible to the building entrance.
- Accessible routes from the handicap parking to the building should be made compliant.
- Deteriorated concrete and asphalt pavement should be replaced and/or repaired.
- Storm drainage and stormwater management facilities should be evaluated and improved if necessary.
- Additional parking for events needs to be provided.
- Athletics – evaluate cost/benefit of additional seating, parking, sideline space, and construction of locker, equipment, and meeting facilities such as a field house.

Central Valley High School Aerial Image



Todd Lane Elementary

General

The Todd Lane Elementary School is situated on a ±27-acre parcel and contains an elementary school, football field, playground, staff and visitor parking, and access roads. The site is accessed by Baker Road Extension and Todd Lane.

Asphalt Paving & Site Concrete

- Asphalt pavement in the road and parking areas show signs of cracking at pavement joints and at areas of potential base failure.
- Asphalt and concrete surfaces are generally in poor condition.

Bus & Vehicle Access

- Access roads are immediately adjacent to all sides of the building.
- Baker Road Extension bisects the school property, separating the football field, playground, and parking area from the building.
- The school has separate access driveways onto Baker Road Extension for buses and vehicles.
- An access onto Todd Lane at the northeast corner of the property has limited sight distances which could create a safety hazard.
- Buses drop-off and pick-up students at the rear entrance on the lower level of the school.
- Buses stage all around the building for dismissal.
- Parents drop-off and pick-up students at the main entrance.
- There is limited space in the vehicle drop-off lane at the main entrance.
- The interaction of buses and vehicles and the proximity of the public road and access road to the school create safety concerns.

Parking & Handicap Accessibility

- The number of parking spaces appears to be sufficient; however one parking lot is across Baker Road Extension from the school.
- Another parking lot on the north side of the school is located across the access road around the school.
- Pedestrians must cross the roadway from the parking areas to access the building.
- Handicap accessible spaces are located across the access road from the building entrances.
- Two handicap spaces are located close to the building entrance, but do not appear to comply with current standards.
- Additional handicap spaces are located in an adjacent parking lot, but do not have an accessible path to the building.

Athletic Fields & Playgrounds

- The football field has a grass field which appears to be in good condition.
- The football field and adjacent buildings are used by the local youth league, not the school district.

- The bleachers at the field are located above the field in a grassy area, no sidewalk access is provided.
- The playground appears to be in good condition.
- Adjacent to the playground is a hard surface play area. The asphalt is in poor condition.

Lawns & Landscaping

- Lawns are in good condition and appear to be well maintained.
- The quantity of landscaping and trees at the site is limited.

Site Drainage & Utilities

- The site is served by underground utilities.
- Per the maintenance staff, there are no known deficiencies with the utility services provided.
- Site drainage to the east of the building near the bus loading area is poor, standing water is evident.
- Storm inlets are in poor condition, but are scheduled to be repaired.
- Stormwater management facilities were not apparent.

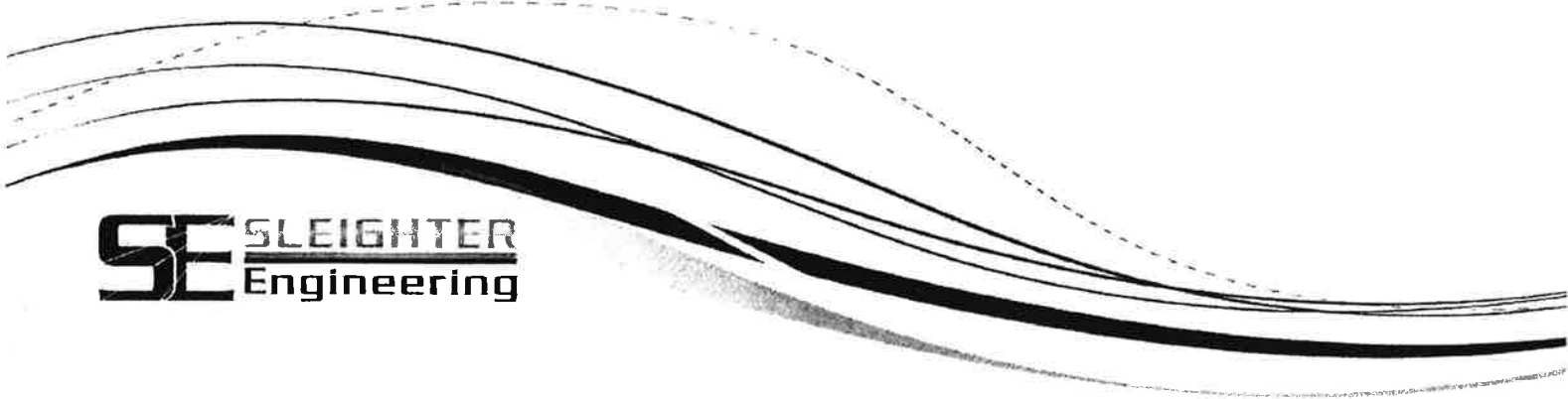
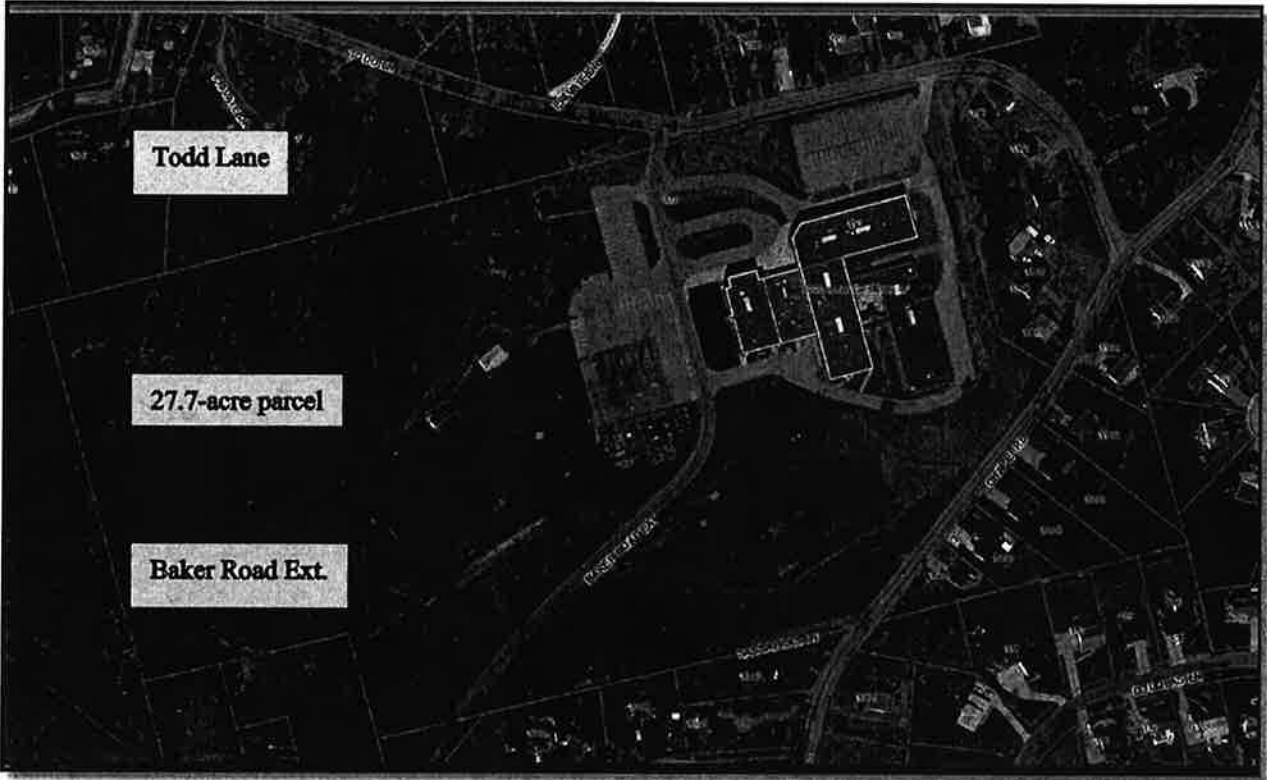
Development Potential

- The majority of the developable property is utilized by the elementary school building, athletic fields, parking/access roads, and Baker Road Extension.
- Relatively small areas surrounding these facilities are available for development or expansion.
- The area to the east of the football field is undeveloped, however steep slope and an existing natural drainage way limit the development potential of this area.
- The football field and/or the grass play area to the south of the school would need to be utilized to further develop this property.

Recommendations

- Access road onto Todd Lane at the northeast corner of the property should be evaluated for safe sight distances.
- Additional vehicle and bus staging space should be provided.
- Students should enter and exit the building at one secure location.
- Access roads and traffic should be moved away from the building to provide safe pedestrian access.
- Handicap accessible parking spaces should be located as close as possible to the building entrance.
- Accessible routes from the handicap parking to the building should be made compliant.
- Deteriorated concrete and asphalt pavement should be replaced and/or repaired.
- Storm drainage and stormwater management facilities should be evaluated and improved if necessary.

Todd Lane Elementary Aerial Image



Center Grange Primary School

General

The Center Grange Primary School is situated on three parcels containing a total of ±18-acres. The site contains the primary school, soccer fields, playground, staff and visitor parking, and access roads. The site is accessed by Center Grange Road. This school is approximately 8-years old and is generally in excellent condition.

Asphalt Paving & Site Concrete

- Limited areas of asphalt pavement in the road and parking areas show signs of cracking.
- The concrete sidewalks and curbs are in excellent condition.
- Asphalt and concrete surfaces are generally in good condition.

Bus & Vehicle Access

- The school has separate access driveways for buses and vehicles.
- Buses drop-off and pick-up students at the southeast entrance.
- Parents drop-off and pick-up students at the northeast entrance.

Parking & Handicap Accessibility

- The number of parking spaces appears to be sufficient.
- Handicap accessible spaces are located immediately adjacent to the main entrance.
- The handicap spaces do not appear to comply with current standards.

Athletic Fields & Playgrounds

- The soccer fields appear to be in good condition.
- The soccer field and adjacent buildings are used by the local youth league, not the school district.
- The playground appears to be in good condition.

Lawns & Landscaping

- Lawns are in good condition and appear to be well maintained.
- The quantity of landscaping and trees at the site is limited.
- Additional topsoil should be placed adjacent to curbs and edges of pavement to establish lawns in these areas.

Site Drainage & Utilities

- The site is served by underground utilities.
- Per the maintenance staff, there are no known deficiencies with the utility services provided.
- Stormwater management pond is located at the southwest corner of the property and appears to be in good condition.

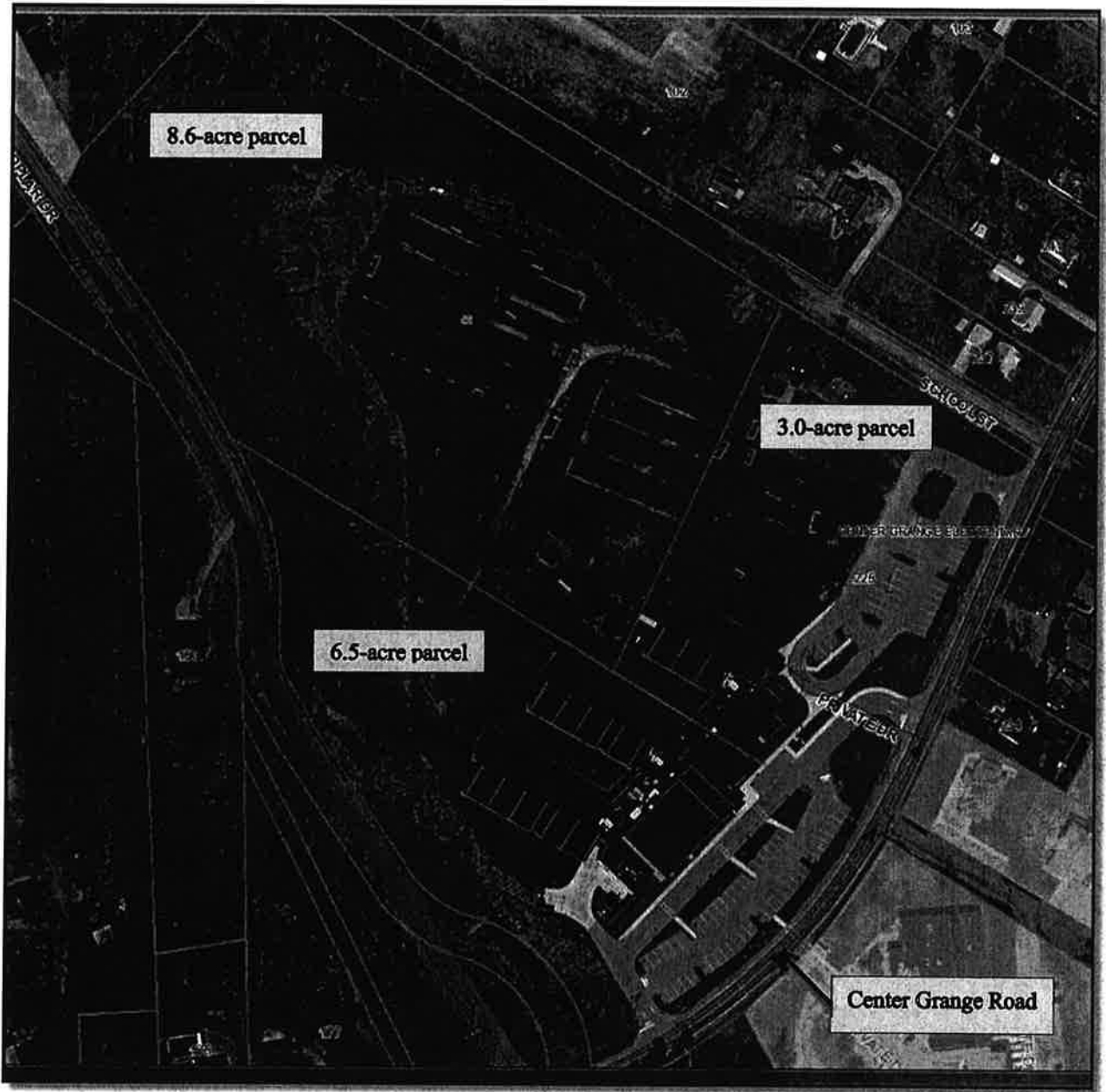
Development Potential

- The majority of the developable property is utilized by the school building, athletic fields, and parking/access roads.
- Relatively small areas surrounding these facilities are available for development or expansion.
- The soccer fields would need to be utilized to further develop this property.

Recommendations

- Handicap accessible parking spaces and accessible routes to the building should be made compliant.

Center Grange Primary School Aerial Image



Central Valley Middle School

General

The Central Valley Middle School is situated on a ±14-acre parcel and contains the district's middle school, a baseball field, tennis courts, staff and visitor parking, and access roads. The site is accessed by Allen Avenue and Ella Street. There are three adjacent parcels of land owned by the district totaling an additional ±29 acres. These areas contain two softball fields used by the local youth league. The majority of the remainder of this property slopes steeply down to Route 51 near the Ohio River.

Asphalt Paving & Site Concrete

- Asphalt pavement in the road and parking areas show signs of cracking at pavement joints and at areas of potential base failure.
- Asphalt and concrete surfaces are generally in poor condition.
- Retaining wall on the west side of the school is leaning toward the building and is held in place with steel bracing.

Bus & Vehicle Access

- The bus staging area is contained within a parking lot creating access and pedestrian safety concerns.
- Buses drop-off and pick-up students at the northwest entrance on the lower level of the school.
- Parents drop-off and pick-up students at an entrance on the southeast corner of the building.
- There is limited space in the vehicle drop-off lane at the southeast entrance.

Parking & Handicap Accessibility

- The number of parking spaces does not appear to be sufficient.
- Parking at the rear of the building (gym) is against the building with no buffer space.
- Handicap accessible spaces are located close to the building entrances, but do not appear to comply with current standards.

Athletic Fields & Playgrounds

- The baseball field is a grass field which appears to be in good condition.
- Adjacent softball fields and adjacent buildings are used by the local youth league, not the school district.
- The bleachers at the field are located above the field in a grassy area.
- Tennis courts are located at the northwest corner of the site. The courts are in poor condition and are no longer used for tennis.

Lawns & Landscaping

- Lawns are in good condition and appear to be well maintained.
- Large trees are located around the front of the building.

Site Drainage & Utilities

- The site is served by underground utilities.
- Per the maintenance staff, there are no known deficiencies with the utility services provided.
- At the west side of the building, surface water from the street washes debris and sediment onto the sidewalks.
- Some surface water drains toward the building.
- Drainage inlets are in poor condition.
- Stormwater management facilities were not apparent.

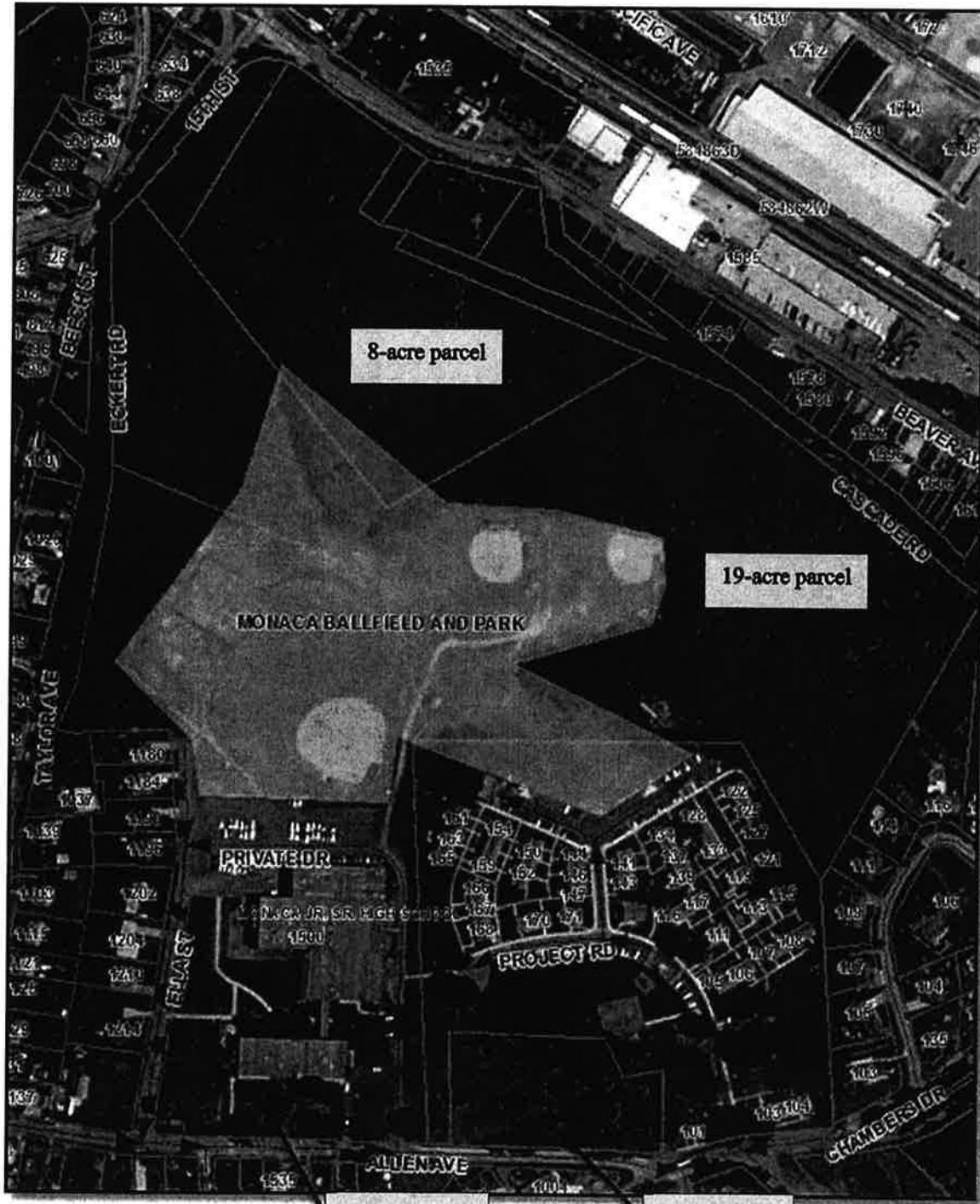
Development Potential

- The majority of the developable property on the subject parcel is utilized by the middle school building, athletic fields, and parking/access roads.
- Relatively small areas surrounding these facilities are available for development or expansion.
- Adjacent property owned by the district is not developed, however the majority of this area contains steep slopes and is not practical for development.
- The baseball and softball field areas could be utilized for future development.

Recommendations

- The site concrete and asphalt parking areas and roads need to be replaced.
- The retaining wall at the west side of the building should be evaluated and repaired.
- Additional vehicle and bus staging space should be provided.
- Additional vehicle parking should be provided.
- Students should enter and exit the building at one secure location.
- Handicap accessible parking spaces and accessible routes to the building should be made compliant.
- Storm drainage and stormwater management facilities should be evaluated and improved if necessary.

Central Valley Middle School Aerial Image



Monaca Football Field (downtown)

General

The Central Valley School District operates a field in downtown Monaca for use by the Middle School football and soccer teams as well the local youth league. The facility is maintained by the District. A thorough evaluation of this site was not performed, although the District indicates that it costs \$25,000 per year to maintain the facility. The "field house" across the street from the field is used, but is in need of renovation.

