Educational Suitability Summary Report

Burger Activity Center

Date: 08/16/2016

Burger Activity Center is a districtwide complex that has a gym, two competition fields, track and field events and a baseball field. The facility is located in southcentral Austin. The original buildings were constructed in 1976. A recent addition to provide a smaller competition field and support spaces was recently completed. The complex hosts multiple high schools throughout Austin ISD. Competitions that are held at this location are football, soccer, lacrosse, rugby, baseball, basketball and volleyball. District Track events and some playoff games are also hosted at this location as well.

Survey Overview

The survey results from teachers and administrators were not completed. The educational suitability for most major spaces, including library, gym, classrooms, common spaces, administrative offices, and outdoor spaces was determined by a principal interview and field assessment.

Interview and Assessment Overview

The complex, as a whole, has adequate support spaces and functions well. In addition to holding competition events this facility serves as the district wide field maintenance center. This field maintenance requires the storage of large equipment here, and may need additional covered storage. Offices for current staff are adequate, as well as staff support spaces. The facility is used heavily throughout the year, and due to current use, it is difficult to provide time for rental of the space to the community.

The main stadium has a seating capacity of approximately 15,500. The infrastructure and number of spaces are adequate for this facility, but the facilities under the stadium are showing age and are in need of renovations. The Press boxes are at an end of life period and are too small. Due to the condition of the press boxes, the stadium is difficult to rent out for playoff games. Elevators are currently not serving either of the press boxes. Both press boxes cannot facilitate the staff that need to use it during the game. Media, announcers, press box supervisor, and score board controller are a just a few of the staff that would be required in the box. Other members that would need to be seated in the press box are offensive, defensive, and special team's coaches for the home and visiting teams. No hospitality can occur in the press box, due to the design of the facility. Bringing scouts from universities is limited due to the lack of space for them as well. AISD has attempted to bring the restrooms up to code and to meet ADA. The restrooms are in need of upgrades and some minor repair of plumbing and partitions is needed. Restrooms are the number one complaint that the spectators mention to staff. Concession stands are also in need of renovations.

The track is reported to be the original track and is in need of being replaced. Almost all district track meets occur here due to the lack of seating and facilities at individual campuses. The field events are

currently serving the facility well, but a desire to have additional high jumps and discus areas would help alleviate some scheduling concerns.

The new “annex” competition field seats approximately 680. Although this field is relatively new, there is a need for ticket booths, concessions and locker rooms. If locker rooms were built, it would be ideal to have them placed between the two competitions fields, so that they could serve both fields. The size of this field is ideal for home campuses. If tracks and fields had similar seating and lighting at individual campuses, this would reduce the high use of the facility and give more flexibility to the district’s athletic scheduling.

The baseball field currently seats approximately 3,500 spectators. Due to the age of the facility, there is a need for some renovation work. The press box needs to be replaced, and the field needs to be resurfaced with artificial turf. The staff have some difficulties when scheduling baseball, soccer, and other uses due to the baseball field having to act as a practice field when baseball is not in season. The infield is converted to grass every season, so that the field can be used throughout the year. When baseball season starts the grass is torn out, and the infield is created. If artificial turf was installed, and a portable mound was purchased, the scheduling of the field could be resolved. The installation of turf would not alleviate the lack of a softball field at the complex, nor would it alleviate the high demand of this facility. Currently, baseball games and all softball games are sent to City of Austin facilities or double headers are scheduled.

The competition gymnasium seats 5,506. The seating is in need of some renovations, and the on-site staff is currently working on this issue. Overall the gym serves the facility well. Volleyball tournaments and competitions, as well as basketball games occur here and provide adequate seating.

Parking is adequate for the type of events that occur at this facility. Due to the layout of the parking, there are occasional situations that cause some issues with pedestrians and vehicular traffic, but this is limited. Overall traffic flow and parking work well at the facility at this time.

The high use of competition events at this location require creative scheduling. Since this is a district wide used facility, getting teams and spectators to the venue is difficult. Teams from the north have to travel long distances through traffic. The use of the facility for practices throughout the day is necessary, since the campus grass fields have so much use with the multiple events that have to happen throughout the day. So students spend time getting on buses and traveling to the facility and back to their home campus.

The current locker rooms are too small to serve entire varsity football teams, and the location is not ideal for the new field. If an event is outdoors, the entire A/C system for the gym must be turned on for the use of the locker rooms. Also, the sealed concrete floors in the locker rooms and associated restrooms, is extremely slippery. There is a need to apply epoxy resin flooring in the locker rooms, and toilets to reduce the slick condition as well as fight the dangers of staff and other infections. The flooring in these rooms is a big concern for the onsite staff. The lack of lockers in two of the four locker rooms is also a need that should be addressed.

Safety around the facility is a growing concern. Due to the current design, it is difficult to monitor the

PERKINS+WILL

Educational Suitability Summary Report

Burger Activity Center

front entrance. The front door is in dire need of a lockable security buzzer. The fencing has multiple areas that need to be evaluated and repaired. With the homeless population in the area, Burger Athletic Complex has become a place to sleep and use the facilities. Staff have to keep the restrooms unlocked, so that the buildings are not vandalized. Exterior lighting is a growing need. The parking lots, as well as the facilities under the stadium are in need of lighting. The security cameras need to be upgraded and locations need to be evaluated. The new annex field needs security, as well.

Photo 1. Administration Entry

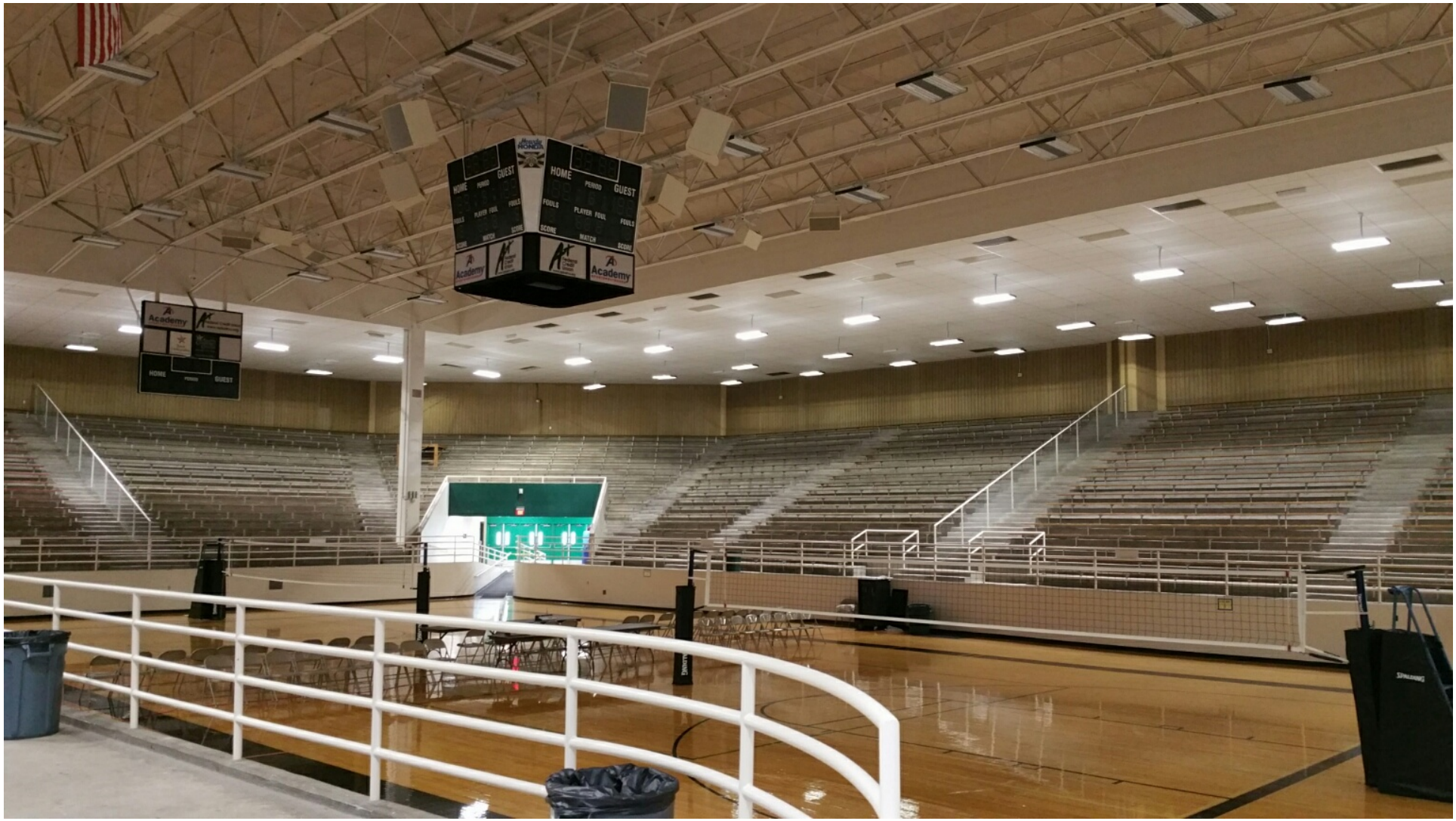

Photo 2. Gymnasium

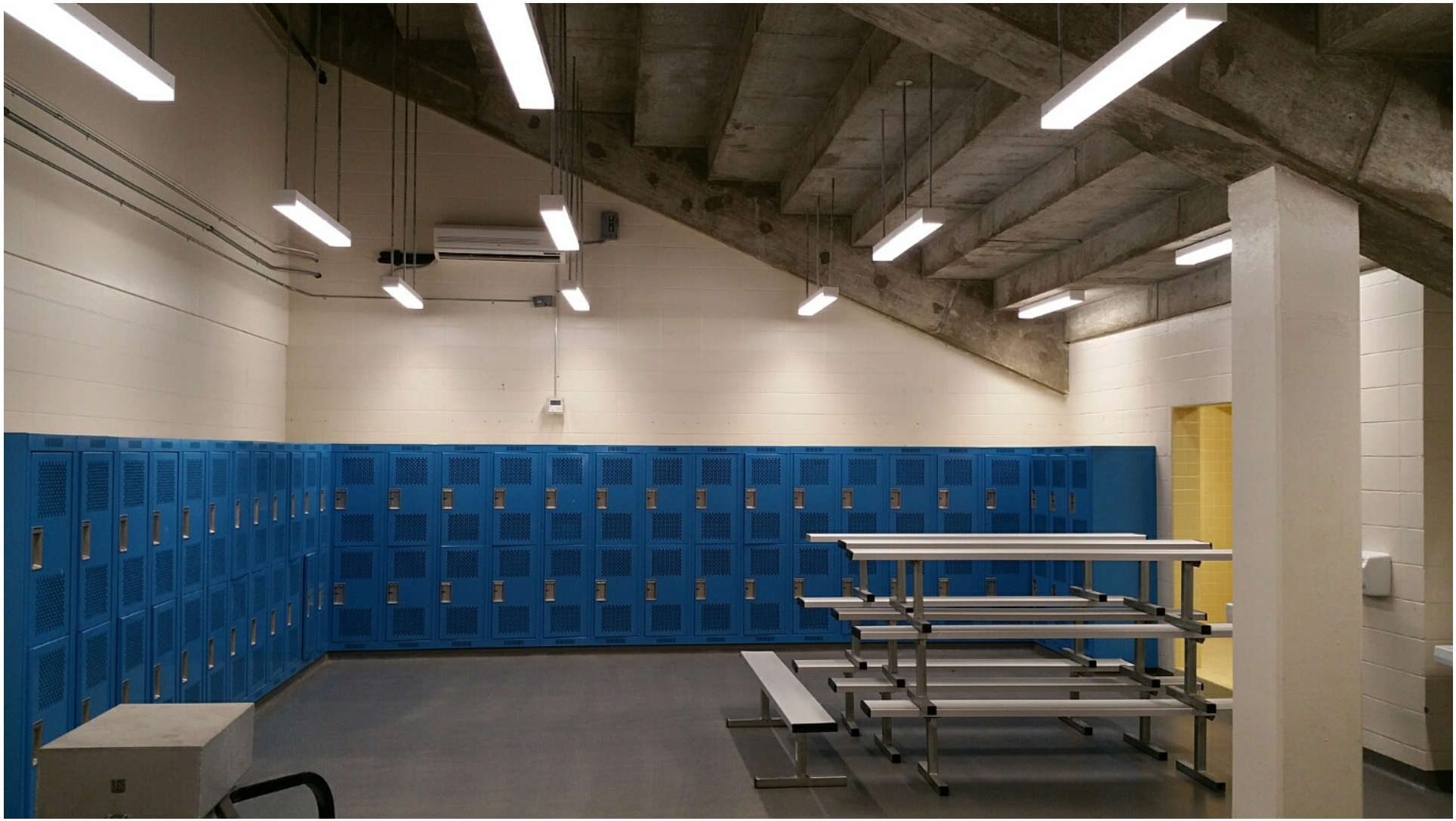

Photo 3. Locker Room

Photo 4. Stadium

Photo 6. Stadium Ticket Booth

Photo 7. Stadium Concessions

Photo 5. Baseball

Photo 8. Baseball Seating and Press Box

Photo 9. Parking