

**NORTH CAROLINA  
WAKE COUNTY**

**JOINT USE AGREEMENT FOR KNIGHTDALE ELEMENTARY SCHOOL**  
(Including Lower Baseball/Softball Field and Concession/Restrooms/Storage Building, Upper  
Baseball/Softball field, T-Ball Field, Concession/Restrooms/Storage Building, Shelter/Outdoor  
Classroom, Multipurpose Field, Future Multipurpose Field, Parking Areas and Drive  
Accesses)

This Agreement for the joint use of Knightdale Elementary School (hereinafter referred to as the “Agreement”) is made and entered into by and between the **TOWN OF KNIGHTDALE**, a municipal corporation of the State of North Carolina (hereinafter referred to as “Town”) and the **WAKE COUNTY BOARD OF EDUCATION**, a body corporate (hereinafter referred to as “Board”) as of the Effective Date as defined hereinbelow.

**WITNESSETH:**

**THAT WHEREAS**, the parties recognize that joint cooperation and action between Town and Board shall ensure that the best facilities and services are provided to the citizens of Wake County with the least expenditure of public funds; and

**WHEREAS**, Town and Board are mutually interested in quality education and recreation programs for Wake County students and citizens; and

**WHEREAS**, Town and Board are authorized to enter into agreements with each other to do any and all things necessary or convenient to aid and cooperate in the cultivation of citizenship by providing quality programs and facilities; and

**WHEREAS**, Town and Board desire to enter into an agreement for the use of Board Property; and

**WHEREAS**, Board owns certain real property at 109 Ridge Street, which is the campus for Knightdale Elementary School, (hereinafter referred to as “KES” or “Board Property”); and

**WHEREAS**, Town and Board desire to jointly use the lower baseball/softball field and lower concession/restrooms/storage building, baseball/softball field, T-ball field, concession/restrooms/storage building, shelter/outdoor classroom, multipurpose field, future multipurpose field, parking areas and drive accesses of KES for the benefit of the school and the community; and

**WHEREAS**, Town desires to maintain the lower baseball/softball field and lower concession/restrooms/storage building, baseball/softball field, T-ball field, concession/restrooms/storage building, shelter/outdoor classroom, multipurpose field, future multipurpose field, parking areas and drive accesses of KES per the Maintenance Charts and Landscape Maintenance Standards attached hereto as Attachment A in exchange for the Town’s ability to schedule use of the designated areas when such areas are not needed for Board use; and

**WHEREAS**, Board has determined that the areas to be jointly used are not necessary at all times after normal school hours for public school purposes during the term of this Agreement; and

**WHEREAS**, Board desires to permit Town the use of the parking areas and drive accesses and to schedule the use of the baseball/softball field and lower concession/restrooms/storage building, baseball/softball field, T-ball field, concession/restrooms/storage building, shelter/outdoor classroom,

multipurpose field and future multipurpose field at KES when such are not scheduled or being used by the Board; and

**WHEREAS**, community use of school property and facilities is encouraged by the Community Schools Act North Carolina General Statute (N.C.G.S) 115C-203 *et seq*; and

**WHEREAS**, Town and Board are authorized to enter into this Agreement pursuant to the provisions of N.C.G.S. 115C Article 13, N.C.G.S. 115-518, N.C.G.S. 115C-524; and N.C.G.S. 160A-274;

**NOW THEREFORE**, pursuant to N.C.G.S. 115C, Article 13; N.C.G.S. 115C-524; and N.C.G.S. 160A-274 and in consideration of the above-stated desires of the parties and such other mutual promises and covenants as are hereinafter set forth, Town and Board do hereby as follows:

1. **Property Description.**

KES is located at 109 Ridge Street, is more specifically identified as having Wake County PIN 1754-40-6672 and REID 0102461, and consists of approximately 21.48 acres together with all improvements located thereon.

2. **Term.**

The initial term of this Agreement shall be for a period of twenty-five (25) years from the date of the execution of this Agreement. At the end of the initial term of this Agreement, the Town and Board shall have the exclusive right to extend the Town's and Board's shared use for up to an additional twenty-five (25) year period so long as the property is not needed for Board purposes and the facilities are operated as a school.

3. **Liability.**

Board and Town agree that the Board is authorizing the use of its property pursuant to this Agreement, only to the extent permitted by N.C.G.S. 115C-524(b), and that the Board does not hereby incur any liability to the Town, or any member of the public for permitting this use. No liability shall attach the Board of Education, individually or collectively, for any injury suffered by reason of the Town's use or maintenance of Board property pursuant to this Agreement. To the extent allowed by law and covered by insurance, the Town shall indemnify, protect, and hold harmless the Board, its agents, and employees from and against claims or damages, including attorney's fees, caused by the negligence or intentional wrongdoing of the Town, its agents, invitees, contractors, or employees when they are on the Board Property.

4. **Licensed Areas (LAs).**

The Board hereby gives and grants to the Town permission to use certain areas at KES (designated as Licensed Areas on Attachment B) pursuant to the terms of this Agreement:

- A. Lower Baseball/Softball Field (located north of Fayetteville Street)
- B. Lower Concession, Restroom, & Storage Building (located north of Fayetteville Street)
- C. Upper Baseball/Softball Field Paved Play Areas/Courts (located on main school campus)
- D. Upper Baseball/Softball Field (located on main school campus)
- E. Shelter/Outdoor Classroom
- F. Multipurpose Field
- G. Future Multipurpose Field (Subsequent to restoration of multipurpose field area formerly used as modular classroom area, (WCPSS restoration is estimated for completion by August 1, 2022.))
- H. Drive Accesses and Parking Areas located along eastern and western sides of KES.

5. **Enhancements, Modifications, Renovations, and New Construction on Board Property by Board and Town.**

- A. The Board and Town shall consult, plan, and coordinate prior to making improvements to the Licensed Areas. The Board may make any enhancements, modifications, renovations, or new construction on Board Property for educational programming needs. The Board may make such enhancements, modifications, renovations, or new construction in its sole discretion without the approval from the Town; however, the Board shall notify and consult with the Town that it is making such improvements. The Board shall seek and obtain the Town's written consent prior to making modifications or renovations. The Town's written consent shall not be unreasonably withheld, so long as the Town's use of Licensed Areas is not unreasonably impaired and the modifications and improvements are required by the Department of Public Instruction.
- B. The Town shall be solely responsible for any enhancements, modifications, renovations, or new construction for Town needs; however, the Town shall make no such improvements without the Board or Board designee's prior written approval via a Board Facility Modification Form. After the Board approves the plans and schedule for improvement proposed by the Town, the Town shall proceed with the improvements at its own expense. The Town shall plan and coordinate such improvements with the Board to ensure that such improvements pursuant to this Agreement are completed with minimum impact on operations of Board Property. The Town will be responsible for and shall repair at its sole expense any damage to drive accesses, parking areas, or other Board Property incurred from their construction.

**6. Ownership.**

All improvements made to or upon Board Property shall be the property of the Board.

**7. Appropriate Use.**

No use of KES shall be inconsistent with the proper care and preservation of public school property.

**8. Joint Use and Scheduling of Licensed Areas.**

The Town and Board agree that the use of LA's as shown on Attachment B shall be in accordance with the following conditions and provisions:

**A. Administrative Control.**

- 1. The Superintendent of the Wake County Public School System or designee shall have administrative control of Board Property at all times.
- 2. Normal school hours are defined as daily student and teacher workdays from 7 a.m. – 6 p.m. From time to time, specific school activities, events, or games may end before or extend beyond normal school hours.
- 3. Non-school hours are defined as daily after normal school hours, weekends, holidays, staff vacation days, and during school breaks including spring, summer, and winter breaks.

**B. Scheduling and Use.**

- 1. Use of the LAs at KES shall be in accordance with the following conditions and provisions:
  - a. Town may schedule use of Licensed Areas:
    - 1. During all non-school hours as defined in paragraph 8.A.3 above, and
    - 2. During normal school hours beginning 45 minutes after the student release bell when Licensed Areas are not needed for school-organized educational, athletic, or recreational activities.
    - 3. During normal school hours on Teacher Workdays when the Licensed Areas are not needed for school organized administrative, educational, or recreational activities.
    - 4. Town may schedule use and establish fees for third party use of Licensed Areas during those times when the Licensed Areas are not needed by the school.
  - b. Field maintenance shall at a minimum comport with the Maintenance Charts (Attachment A.1.) and the Landscape Maintenance Standards (Attachment A.2).

- c. Town and Board designees shall:
  - 1. Coordinate and establish times available for maintenance at the campus level.
  - 2. Make determinations for accessibility of the LAs based on turf conditions and safety level.
- d. Town and Board agree that field conditions as determined by the Town and Board staffs may limit use.
- 2. Town agrees that the Board shall have first priority for scheduling and use of Board Property.
- 3. Board and Town agree to coordinate activities including after school-care programs to allow for field rotation and to maximize the opportunity for Board and Town programmed use.
- 4. Board and Town agree to meet a minimum of three times per year to coordinate use, establish maintenance schedules, develop and update the KES master calendar as well as evaluate the conditions of the Licensed Areas.
  - a. Board and Town shall work together to develop and maintain a master schedule.
  - b. Board and Town shall maintain an on-going, open communication between one another while acting in good faith to build a positive reciprocal relationship.
- 5. Board and Town shall designate at least one person as their point of contact for communications. Town designee and and/or other responsible members shall:
  - a. Participate in site coordination meeting (at least three times per year).
  - b. Be responsible for making participants aware of any cancellations or rescheduling of Town activities.
  - c. Be aware of special circumstances such as emergencies or severe weather conditions.
- 6. Inclement Weather.  
The Board in its sole discretion will make decisions on when to close its school campuses, including KES, due to emergencies including inclement weather. The Town agrees to comply with the Board's determinations and will not access Board Property on these days.
- 7. Supervision and Security of Licensed Areas.
  - a. When Town is using Board Property for its activities, Town will provide appropriate supervision and adhere to all school rules and policies.
  - b. Town will provide security as appropriate to provide a safe environment for the participants and to protect school system property.
  - c. In the event of damage attributed to the Town's use or maintenance, the Town shall make restoration to School Property.
  - d. During school hours, all maintenance personnel shall make their presence known on site by signing in at the school office upon arrival. If advance notice is given by Town staff of their anticipated presence on campus to appropriate school staff, such Town staff as are dressed in Town uniforms or other Town-authorized identifiable apparel that possess and carry Town-issued identification and travel to the school in a recognizable Town vehicle, shall not be required to sign in at the school office upon arrival unless accompanied at all times on campus by a readily available Town staff member as described herein above.
- 8. Fees/Charges.  
Town and Board agree that expect as expressly stated in this Agreement, there shall be no additional fees and/or charges associated with the Town's use of LAs unless mutually agreed upon.
- 9. Income from Town Programs.  
Board and Town agree that the income from programs, events, and third party use associated with the Town which are operated on LAs that are subject to this Agreement shall go to the Town.
- 10. Income from School/Board Programs.

Town agrees that the income from Board programs and events, such as receipts from school ball games or fundraisers, shall go to the Board.

11. Concession Operations.
  - a. The Board or its operating agent has the right to operate concessions on Board property when used for Board purposes and the proceeds shall go to the Board.
  - b. The Town or its operating agent has the right to operate concessions on LAs when used for Town purposes and the proceeds shall go to the Town.
  - c. Proceeds from concessions shall be shared by the Board and the Town based upon mutually agreed upon percentage when operated jointly or when Board and Town events are simultaneously scheduled.

**9. Housekeeping, Routine/Preventive Maintenance and Major Repair.**

**A. General Guidelines.**

1. Board and Town designees shall discuss maintenance needs and schedules during the site calendar coordination meetings at least three times each year.
2. Upon this signed Agreement, Board and Town designees shall develop a Facility Inspection and Evaluation Checklist, based on the Maintenance Charts and Landscape Maintenance Standards attached hereto as Attachments A and A.2., and establish procedures for emergency maintenance requests.
3. Board and Town shall use the Facility Inspection and Evaluation Checklist to monitor the conditions, identify damage, denote safety issues and repair concerns of the LAs.
4. The Board reserves the right to take any action at any time on Board Property that the Board in its sole discretion deems necessary related to the goals of the provision.
5. The Town shall be responsible for general cleanup after activities, events, or programs to maintain acceptable appearance and required safety levels during Town's and public use of Licensed Areas. The Board shall be responsible for general cleanup after activities, events, and programs to maintain acceptable appearance and required safety levels during Board use of Licensed Areas.
6. Board shall allow time to be scheduled during the school day for Town to have access to the facility to provide routine, preventive maintenance and repairs as prescribed in this Agreement. Maintenance work shall be coordinated with the Town and Board designees to ensure:
  - a. Minimum disruption of the school day.
  - b. Necessary maintenance resources are available.
  - c. Maintenance areas are secured for safety until completion.
7. During school hours all maintenance personnel shall make their presence known in accordance with item 7.D of this Agreement.

**B. Athletic Fields (Multipurpose, Baseball/Softball and T-Ball Fields) Maintenance, Repair, and Renovation.**

1. Town shall maintain per Landscape Maintenance Standards (Attachment A.2) for athletic turfs.
2. Town shall be solely responsible for routine and major maintenance including but not limited to fertilizing, aerating, seeding, over seeding, mowing, applying herbicide treatments, fence and goal repair or replacement, landscaping, lining of the fields, and trash removal.
3. Town shall be responsible for irrigation system repairs including but not limited to winterization, major repairs and replacement of items such as irrigation system pump assembly and controller, field renovations, top-dressing of fields, and water drainage issues.

4. Town's responsibility for Future Multipurpose Field maintenance shall be tolled until the conclusion of the WCPSS restoration project warranty period. Board will provide Town with ninety (90) days notice before the end of the warranty period.
- C. **Field Lights Maintenance, Repair, and Replacement.**

Town shall maintain per the Maintenance Charts and Landscape Maintenance Standards. Town shall be responsible for routine and major maintenance including but not limited to general inspections, ballast repair, breakers and bulb replacement as well as replacement of field light fixtures, metal/concrete poles repair or replacement, and electrical wiring.
- D. **Concession/Restroom/Storage Buildings.**

Town shall maintain per the Maintenance Charts and Landscape Maintenance Standards. Town shall be responsible for routine and major maintenance including but not limited to sanitizing, winterizing, general inspections, plumbing and electrical repairs, as well as replacement of fixtures, walls, and doors.
- E. **KES Parking Areas and Drive Access Maintenance.**
  1. Board shall be responsible for the landscape maintenance with the parking areas at KES.
  2. Board shall be responsible for routine maintenance costs of less than \$5,000.
  3. Board and Town shall share the costs (Board – 60% / Town – 40%) associated with routine repairs in excess of \$5,000 and all major maintenance to include the replacement of asphalt repairs and permanent markings for the parking area and drive access located between the LAs and Fayetteville Street as depicted on Attachment C. Town shall be responsible for trash collection and removal therefrom.
  4. Board shall be responsible for repairs, maintenance and trash removal for the parking area and drive accesses located between the school program areas and Fayetteville Street.
  5. Board shall be responsible for repairs, maintenance and trash removal for the parking area and bus drive access located between the school program areas S. Smithfield Road, and for the fire lane access extending eastward therefrom. Upon completion of the Future Multipurpose Field Restoration and start of Town's maintenance obligations as described in 9.B.4 hereinabove, Board and Town shall consider the planned usage of the adjacent parking area and bus drive access for school and Town purposes, and collaboratively determine a reasonable cost share allocation between the parties for costs associated with routine repairs in excess of \$5,000 and all major maintenance to include the replacement of asphalt repairs and permanent markings. The parties will enter into an amendment to this Agreement to memorialize the agreed upon cost allocations within one year of the start of Town's maintenance obligations for the Future Multipurpose Field.
- F. **Field and Parking Area Lighting.**

Town shall be solely responsible for the costs associated with field lighting and street lighting located along Fayetteville Street along the LAs and may contract services directly with the electric utility company.
- G. **Miscellaneous Landscaping Maintenance.**

In addition to maintenance of the LAs described hereinabove, in collaborative recognition of operational efficiencies, Town will also maintain the areas around the LAs within the bounds depicted on Attachment C.

**10. Utilities.**

The Town shall be responsible for all utilities associated and necessary for the operations of the LAs (i.e. electricity, water, sewer, etc.).

**11. Insurance/Liability.**

- A. Town shall maintain at all times during the term of this Agreement and during any and every extension thereof public liability insurance in the amount of \$1,000,000 / \$2,000,000, or the minimum amount required by North Carolina State Law, covering personal injury for each

accident or occurrence growing out of the Town's use or maintenance of the said Licensed Areas and at least \$1,000,000 or the minimum amount required by North Carolina State Law to cover property damage growing out of each accident or occurrence. The Board shall be named as an additional insured on all insurance policies. The Town shall furnish the Board with evidence of such insurance and of its renewal as the premiums become due. The Town shall provide the Board with thirty days prior written notice of any reduction in coverage or cancellation of such insurance. Town agrees to obtain Fire and Hazard insurance in the amount equal to the replacement value of the insurable structure and areas.

- B. Board and Town are each responsible for insuring replacement value of their respective personal property.

**12. Use of Care.**

The Town acknowledges that any construction, maintenance, and/or use pursuant to this Agreement will take place on a school site where children, school employees, and members of the public are present. The Town shall take reasonable care under the circumstances to protect and secure any construction and/or maintenance areas to minimize the possibility of injury to students, staff, and the public. The Town agrees to keep the LAs in a clean and safe condition at all times and to ensure that any equipment, materials, or supplies brought onto the LAs by the Town are properly and safely stored when not in use.

**13. Nondiscrimination.**

The Town shall not discriminate against any employee or applicant for employment because of race, color, creed, sex, age, religion, or national origin. Neither the Town or its employees shall discriminate against any person or organization on the basis of race, color, creed, sex, age, religion, or national origin by refusing to furnish such person or organization services for privileges offered to or enjoyed by residents of Wake County, nor shall the Town or its employees publicize the facilities provided hereunder in any manner that would directly or inferentially reflect negatively on any person because of race, color, creed, sex, age, religion, or national origin.

**14. Nonperformance.**

- A. In the event either party should fail to keep, perform, or abide by any term, condition or covenant of this Agreement for a period of thirty (30) days after written notice of such failure by non-breaching party, then in addition to any other remedies available at law or equity, the non-breaching party shall have the right to remedy such nonperformance. In such event, the breaching party shall reimburse the non-breaching party for any expenses incurred by the non-breaching party in effecting such remedy. Such reimbursements shall be due and payable within thirty days after receipt by the breaching party of written notice specifying the amounts due. If the Board is the non-breaching party, it may suspend the Town's use and ability to schedule its property until the Town demonstrates to the Board's satisfaction that the Town has corrected its breach and is fully performing in its obligations under the terms, conditions, and covenants of this Agreement.
- B. The Board and Town reserve the right to request a review of action taken pursuant to this Paragraph by an Oversight Committee appointed by the Superintendent of the Wake County Public School System.

**15. Default/Termination.**

- A. With good cause shown by the terminating party, any party of this Agreement may terminate this Agreement upon a one hundred and eighty (180) day written notice to the other party ("Termination Notice") as provided below.
- B. The Board reserves the right to amend or terminate this Agreement at any time that the Board in its sole discretion deems the property necessary for school purposes. However, the Board

shall extend its best efforts to examine and consider reasonable alternatives readily available prior to terminating the Town's use of the LAs and the Board shall invite the Town to work with it to identify and explore such reasonable alternatives. Should the Board, in its sole discretion, find a reasonable alternative to amending or terminating Town's use of LAs, the Board shall implement that alternative rather than terminating the Town's use.

- C. If the Town should exercise this right of termination at any time during the term of this Agreement, then and in that event, Town shall complete any improvements begun on KES and leave KES in a condition that is safe and acceptable to the Board. The Town shall relinquish any interest the Town may have in any of the improvements Town has made to Board Property under this Agreement.
- D. The Board and Town reserve the right to request a review of action taken pursuant to this Paragraph by an Oversight Committee appointed by the Superintendent of the Wake County Public School System.

**16. Notices.**

All notices, requests, approvals, or consents required to be given hereunder shall be in writing and hand delivered or sent by certified mail, return receipt requested, postage prepaid, and addressed as follows:

Board: Wake County Board of Education  
5625 Dillard Drive  
Cary, North Carolina 27518  
Attention: Real Estate Services

Town: Town of Knightdale  
950 Steeple Square Court  
Knightdale, North Carolina 27545  
Attention: Town Manager

With a copy to: Roger Knight, Esq.  
Roger Knight Law, P.A.  
8510 Six Forks Road, Suite 102  
Raleigh, NC 27615

or to such other address as either party may specify in the manner hereinabove prescribed.

**17. Severability.**

In the event any term or provision of this Agreement shall be adjudged to be partially or completely invalid or unenforceable, then such term or provision shall be severed from this Agreement, and the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

**18. Preservation and Care of Public School Property.**

Town agrees to regulate the use of KES consistent with the Board's standards and understanding of how to best maintain the property and to prevent deterioration of the property. The Town may only schedule use of the LAs at KES so long as its use is consistent with the proper care and preservation of the public school property and maintenance is performed at or above the prescribed standards as contained in Attachment A.

**19. Non-Assignment.**



Notary Public

**TOWN OF KNIGHTDALE**

**ATTEST:**

By: \_\_\_\_\_(SEAL)  
Mayor

By: \_\_\_\_\_(SEAL)  
Town Clerk

**NORTH CAROLINA**

**WAKE COUNTY**

The undersigned, a Notary Public of the County and State aforesaid hereby certified that Heather Smith personally appeared before me this day, and being duly sworn by me acknowledged that she is Town Clerk of the Town of Knightdale, and that by authority duly given and as the act of the Town, the foregoing instrument was signed by its Mayor and attested by her as its Town Clerk.

Witness my hand and notarial seal this \_\_\_ day of \_\_\_\_\_, 2021.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Attachment A:

A.1. Maintenance Charts

A.2. Landscape Maintenance Standards

*(Inserted on subsequent pages)*

Attachment A.1: Maintenance Charts

<b>Baseball/Softball &amp; T-Ball Fields</b>			
<b>Maintenance Item</b>	<b>Responsible Party for Funding</b>	<b>Responsible Party for Performing Task</b>	<b>Maintenance Classification</b>
Add infield material	T	T	ROUTINE
Aerate	T	T	ROUTINE
Backstops —fabric repair/ replacement	T	T	ROUTINE/MAJOR
Batting Cage(s)	T	T	ROUTINE/MAJOR
Bleachers	T	T	ROUTINE/MAJOR
Dugouts	T	T	ROUTINE/MAJOR
Fertilize (In accordance with Maintenance Standards)	T	T	ROUTINE
Fence repair	T	T	MAJOR
Herbicide — Pre-emergent	T	T	ROUTINE
Herbicide - Spot	T	T	ROUTINE
Infield dragging	T	T	ROUTINE
Infield renovation/rework/disk infield	T	T	MAJOR
Irrigation - Clean, repair, replace heads and valves	T	T	ROUTINE
Irrigation winterization (annually)	T	T	ROUTINE
Landscaping - Lawn maintenance to include edging - Trim trees, shrubs, etc.	T T T	T	ROUTINE
Line fields	T	T	ROUTINE
Maintenance / Storage building	T	T	ROUTINE/MAJOR
Mowing w/edging, trimming, blowing	T	T	ROUTINE
Replace irrigation controller	T	T	MAJOR
Repair/replace pump assembly	T	T	MAJOR
Score-box	T	T	ROUTINE/MAJOR
Seed. over-seed	T	T	ROUTINE
Test Soil (Annually)	T	T	ROUTINE
Trash collection	T	T	ROUTINE
Trash removal	T	T	ROUTINE
Other routine or major maintenance items not mentioned above	T	T	ROUTINE/MAJOR

NOTE:

B = Board

T = Town

TBD = To Be Determined

1. Responsible Party has the financial responsibility for personnel, equipment, travel, and supplies to provide the services to maintain the standards.
2. Charts provide a general reference for maintenance requirements and are not intended as an inclusive list of responsibilities. Additional maintenance issues shall be discussed and scheduled during the site's scheduling meetings conducted three times a school calendar year.

<b>Concession, Restroom, &amp; Storage Building</b>			
<b>Maintenance Item</b>	<b>Responsible Party for Funding</b>	<b>Responsible Party For Performing Task</b>	<b>Maintenance Classification</b>
Concession up fit / equipment: (i.e., refrigerator, ice machine, etc.)	T	T	ROUTINE
Door repair / replacement	T	T	ROUTINE / MAJOR
Graffiti removal	T	T	ROUTINE
Landscaping Including; Edging, Lawn maintenance, trim shrubs, trees, etc.	T	T	ROUTINE
Light bulb replacement	T	T	ROUTINE
Light fixture replacement	T	T	MAJOR
Plumbing repair / replacement: Ex. Faucets, sinks, pipes, toilets, etc.	T	T	ROUTINE / MAJOR
Roof repair / replacement	T	T	ROUTINE / MAJOR
Sewer system	T	T	ROUTINE / MAJOR
Trash collection	T	T	ROUTINE
Trash removal	T	T	ROUTINE
Utility expenditures Ex. Electric, Water, Gas	T	T	ROUTINE
Utility service lines Ex. Sewer, electric, water	T	T	ROUTINE / MAJOR
Vandalism repair	T	T	ROUTINE / MAJOR
Wall repair Ex. Patching, painting, etc.	T	T	ROUTINE / MAJOR
Winterization of building	T	T	ROUTINE
Other routine maintenance Items not mentioned above	T	T	ROUTINE
Other major maintenance items not mentioned above	T	T	MAJOR

**NOTE:**

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1. Responsible Party has the financial responsibility for personnel, equipment, travel, and supplies to provide the services to maintain the standards.
2. Charts provide a general reference for maintenance requirements and are not intended as an inclusive list of responsibilities. Additional maintenance issues shall be discussed and scheduled during the site's scheduling meetings conducted three times a school calendar year.

<b>Multipurpose Fields</b>			
<b>Maintenance Item</b>	<b>Responsible Party for Funding</b>	<b>Responsible Party For Performing Task</b>	<b>Maintenance Classification</b>
Aerate	T	T	ROUTINE
Fertilize	T	T	ROUTINE
Field renovation / rework	T	T	MAJOR
Goals, portable	T	T	ROUTINE
Herbicide - Spot	T	T	ROUTINE
Herbicide-Pre-emergent	T	T	ROUTINE
Irrigation Clean, repair, replace heads/valves	T	T	ROUTINE
Irrigation winterization (annually)	T	T	ROUTINE
Landscaping Ex. Edging, Lawn maintenance, Mulch, Trini shrubs, trees, etc.	T	T	ROUTINE / MAJOR
Lining of fields	T	T	ROUTINE
Mowing Including: Trim / Edge / Blow	T	T	ROUTINE
Replace irrigation controller	T	T	MAJOR
Repair/replace pump assembly	T	T	MAJOR
Test Soil	T	T	ROUTINE
Top-dressing - (as needed)	T	T	MAJOR
Trash collection	User responsible for the immediate collection and disposal of trash after their events	B/T	ROUTINE
Trash removal	T	T	ROUTINE
Repair drainage issues and concerns	T	T	MAJOR
Seed, over-seed - Bermuda - Winter Rye	T	T	ROUTINE
Other routine maintenance items not mentioned above	T	T	ROUTINE
Other major maintenance items not mentioned above	T	T	MAJOR

**NOTE:**

B = Board

T = Town

TBD = To Be Determined

1. Responsible Party has the financial responsibility for personnel, equipment, travel, and supplies to provide the services to maintain the standards.
2. Charts provide a general reference for maintenance requirements and are not intended as an inclusive list of responsibilities. Additional maintenance issues shall be discussed and scheduled during the site's scheduling meetings conducted three times a school calendar year.

<b>Parking Areas and Drive Accesses</b>			
<b>Maintenance Item</b>	<b>Responsible Party for Funding</b>	<b>Responsible Party for Performing Task</b>	<b>Maintenance Classification</b>
Lights - bulbs, poles, etc.	T	T	ROUTINE / MAJOR
Paint parking spaces and directional arrows	B	B	ROUTINE
Repair asphalt	B	B	ROUTINE
Replacement / Re-surfacing asphalt	B – 60% / T – 40%	B	MAJOR
Trash removal	T	T	ROUTINE
Other routine maintenance items not mentioned above	B - 60% / T - 40%	B	ROUTINE
Other major maintenance items not mentioned above	B – 60% / T - 40%	B	MAJOR

NOTE:

B = Board

T = Town

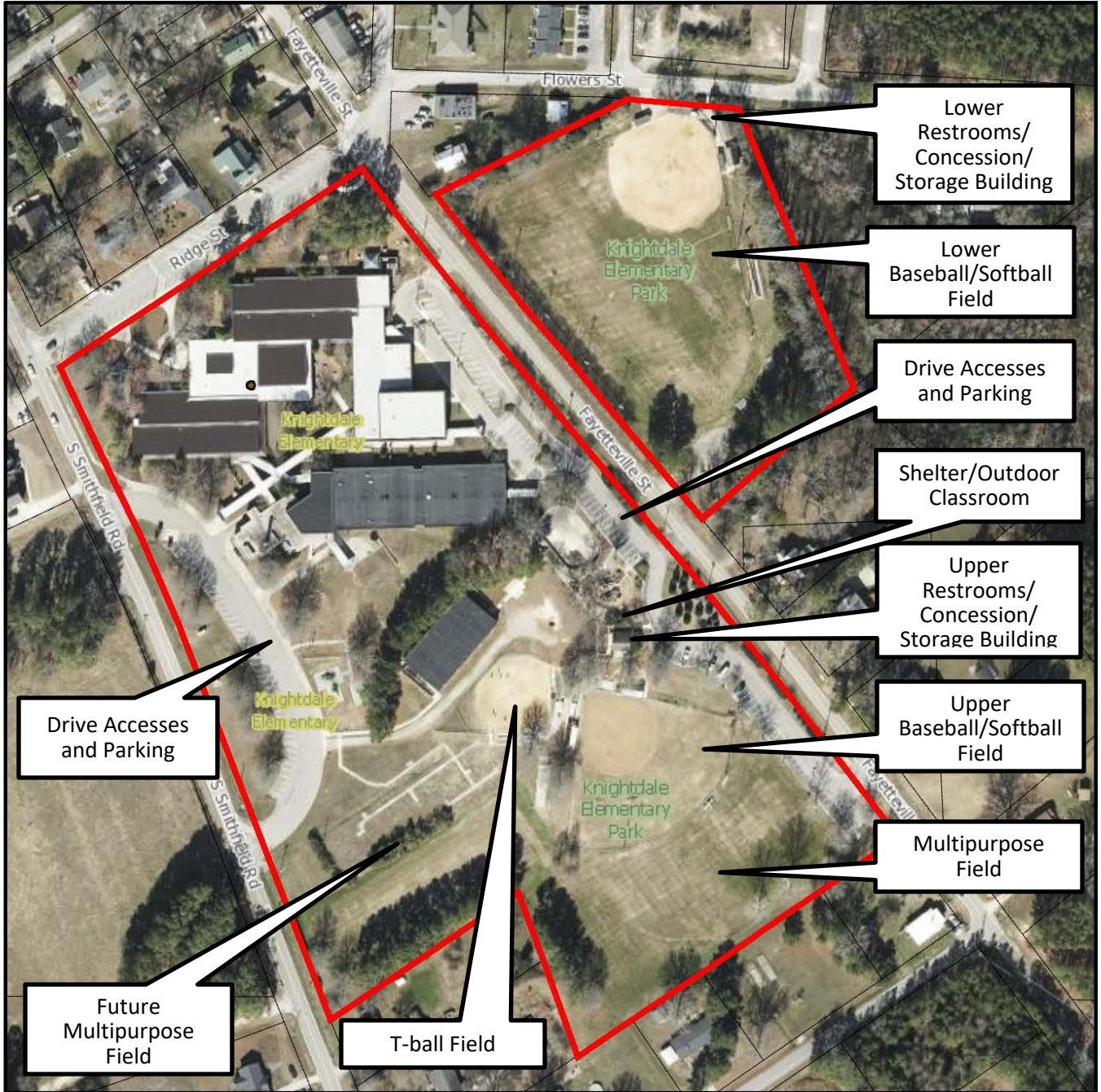
TBD = To Be Determined

1. Responsible Party has the financial responsibility for personnel, equipment, travel, and supplies to provide the services to maintain the standards.
2. Charts provide a general reference for maintenance requirements and are not intended as an inclusive list of responsibilities. Additional maintenance issues shall be discussed and scheduled during the site's scheduling meetings conducted three times a school calendar year.

Attachment A.2. Landscape Standards

*(To be inserted)*

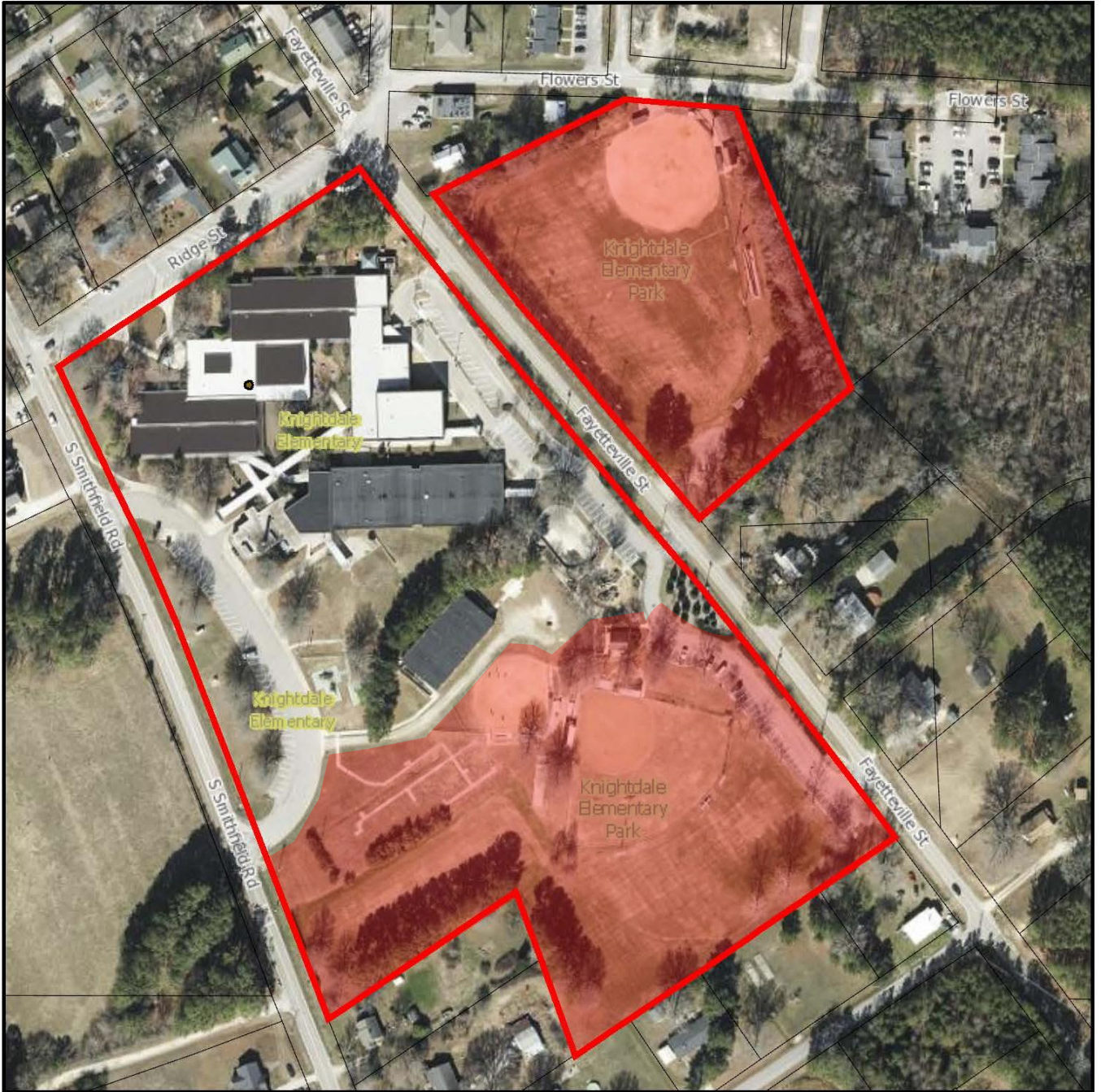
Attachment B: Licensed Areas



**Knightdale ES**



Attachment C: Town Maintenance Areas (Shaded)



**Knightdale ES**

