

Grant High School Modernization

SOFTBALL FIELD OPTIONS

Updated: September 26, 2018



This document is intended to capture the options to provide softball facilities at Grant High School and provide information on the benefits and impact of each option.

Background Summary

The project had included a dedicated field for softball in an area referred to as the “Hollywood Field” in the early phases of master planning. However, due to a combination of operational and budget concerns, it was removed from the project budget in the Fall of 2017. After that time, we have continued work through all the challenges that are faced including site area constraints, operations and community safety concerns, and funding allocations to find a solution to provide a new softball facility.

A few key points about the decision on the softball field were:

- In the Fall of 2017, PPS was in final negotiations with the general contractor on the construction contract. Decisions had to be made at the time on scope items to include in the contract that were feasible to be completed by the opening of school in August 2019.
- During these negotiations with the general contractor additional information surfaced identifying complex risks that we were not able to resolve by the required deadline in order to execute the construction contract.
- These key issues related to Portland Parks & Recreation property involve community safety, operations, and the overlay zone of the Dog Off Leash Area (DOLA) in the extremely dense and compact North Field.
- The softball field was identified as a program element that could be added back later with minimal impact to Grant students and staff. Coming back to complete field work is much easier than attempting to add or modify program space within the existing building where it is either occupied, or there are very limited construction periods available during the summer.

Current Status

PPS considered 4 options to provide upgraded facilities for softball. The following are the options identified:

Option 1 – Grant Bowl (RECOMMENDED)

Option 2 – North Field

Option 3 – South Field

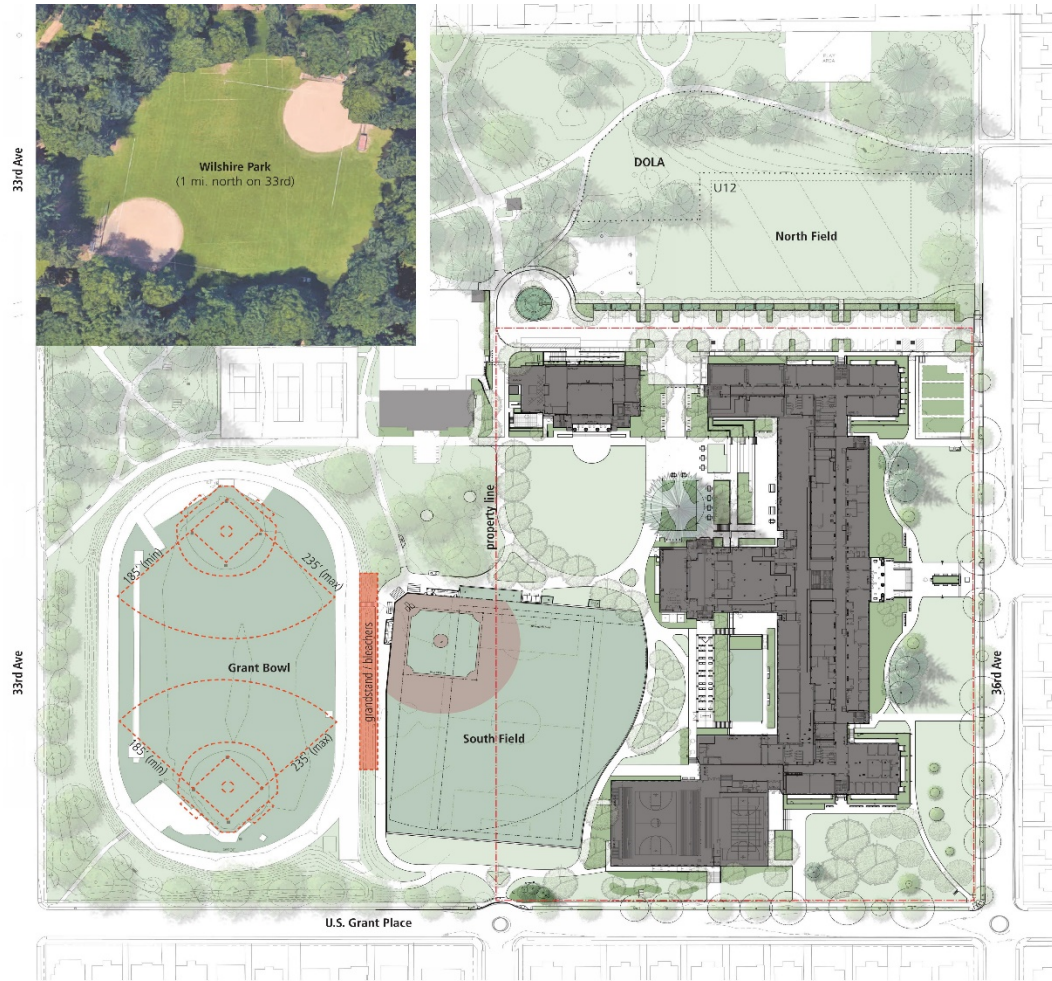
Option 4 – Wilshire Park

Options 1, 2, and 3 include locations adjacent to Grant High School, and one option includes improvements to Wilshire Park. Efforts were made to identify the best option that works for the whole of the Grant High School community and PPS. All options have both significant community benefits and challenges that will carry risk for the project. Based on the information available, and the selection criteria reviewed, Option 2 that will make improvements in the Grant Bowl is the most favorable and is being recommended to move forward.

It is important to note that all options are located on property owned by PP&R, and they will be a key partner in the planning and administration of the project. PP&R has many other public interests to maintain, which include, but are in no way limited to Grant High School.

OPTION 1- Grant Bowl (RECOMMENDED)

Develop Grant Bowl to allow for (2) softball fields to share use of the field with track/field and football. This will include the installation of lights to allow for evening play.



Scope Elements

- New field lighting
- New bleachers with press box
- New concession stand and restrooms
- Upgrade softball amenities and field elements
- Security and crowd control improvements

Pros / Cons

Pros

- Multiple sports and leagues benefit from installation of the lighting and grandstands including track, football, and softball.
- JV and Varsity Softball both remain on GHS campus.
- Donor funding available for portions of the construction.
- Option to use Wilshire Park remains in place
- Minimizes rain outs
- Increases exposure for all GHS sports teams with the extended use of fields on campus

Cons

- Compromised field dimensions. Minimal run off areas and minimal backstop area
- Softball field is played on artificial turf
- Daily maintenance of temporary fences
- Option has high amount of risk for future road blocks including:
 - Land use issues
 - Funding sources for full project
 - Community resistance to field lighting
 - Negotiation of use with Portland Parks & Recreation

RANKING (1 thru 4)

GHS BB&SB.....	1
PP&R	2
Initial Build Cost Impact.....	4
Construction Schedule Impact....	4

Open Items to Research:

- Confirm that this option cannot support appropriate dimensions for a softball field?
 - Answer: This option will support dimensions for softball.
- Can the Grant Bowl continue to be used an option for softball practice if another location is built?
 - Answer: Yes.
- How is the youth track & field program affected with this option?
 - Answer: This option gives the most flexibility to schedule various sports due to the number of playing fields and the lights that extent playing hours. Details of how the programs utilize and schedule each field will be defined during the master planning process.

OPTION 1 – Grant Bowl

Feedback from Portland Parks & Recreation:

- This is ranked #2 out of the 4 options
- Improvement of the bowl will benefit school sports, youth sports and community use. PP&R supports this effort.
- Grant bowl is currently set up for two softball fields. Backstops and dugouts are in place. Current field layout on Bowl is a min. of 180'. Has issues but has been used for games and practices since installed. Look at options to reduce issues, such as providing covers for track elements.

Feedback from GHS Administration, Baseball & Softball (BB&SB):

- This is ranked #1 out of the 4 options.
- This provides the largest benefit to the GHS community as a whole.
- This option will require the installation of the lighting to extend hours of use to accommodate the multiple sports.
- The softball team currently practices and play some games in the Grant Bowl. Mitigation of safety issues would allow full time play.
- Will promote the best student engagement opportunities as overlaps occur with multiple uses of the Grant Bowl.
- Scheduling multiple uses for fields is not uncommon the GHS or PIL. This option gives the most amount of playing fields available to the GHS teams.

Wilshire Park Use

:: Fall

No PPS use

:: Spring

Softball (W) JV

North Field Use

:: Fall

U12 Soccer (PP&R), Multi-Use (PP&R)

:: Spring

U12 Soccer (PP&R), Multi-Use (PP&R)

Grant Bowl Use

:: Fall

Football (M) Varsity, JV;

Soccer (M) Varsity, JV, JV2; Soccer (W) Varsity, JV, JV2

:: Spring

Track & Field (M, W) Varsity, JV;

Lacrosse (M) Varsity, JV; Lacrosse (W) Varsity;

Little League "Farm Teams" (PP&R);

Softball (W) Varsity

South Field Use

:: Fall

Soccer (M) Varsity, JV, JV2;

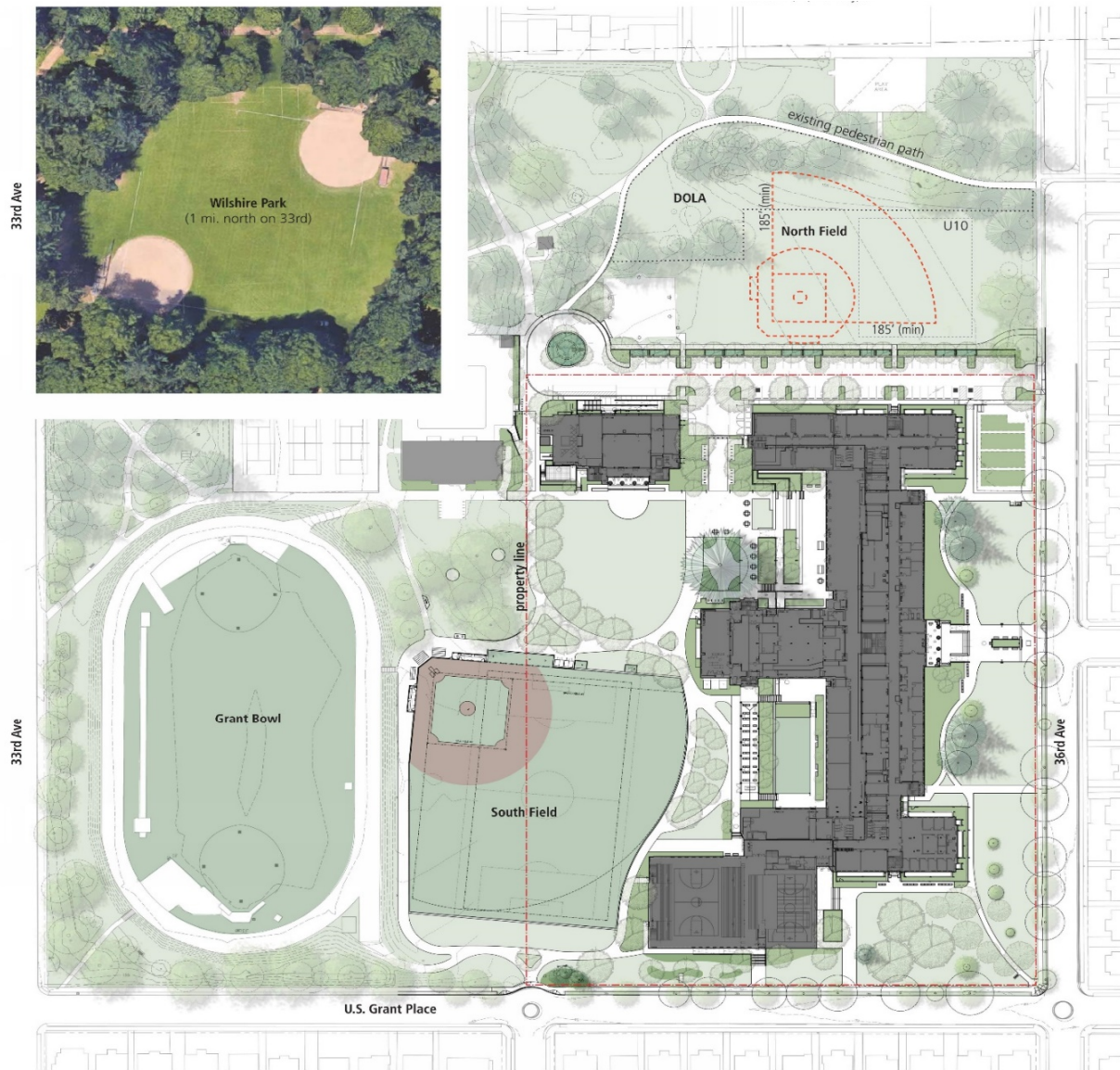
Soccer (W) Varsity, JV, JV2

:: Spring

Baseball (M) Varsity, JV, JV2

OPTION 2 – North Field

Develop the Hollyrood field for construction of (1) softball field. This location was shown in the Master Planning process and would use this as the basis of design.



Scope Elements

- New natural turf field. Include subgrade, drain tile, irrigation system
- New field elements, backstop, bleachers, etc.
- ADA water fountain
- 30' Protective fencing for parking lot
- Temporary outfield fencing
- ADA upgrades to the footpaths in Hollyrood field area

Pros / Cons

Pros

- Location here is the same as shown in Master Plan.
- Location has Land Use Approval
- Dedicated softball field available on GHS campus
- Permanent softball field, backstop, and seating
- Retains (1) U-10 soccer field for community use

Cons

- The left field line
- JV and Varsity will not have fields to play at the same time.
- Due to use requirements by PP&R, Wilshire Park will no longer be open for use by GHS Softball. Only one dedicated softball field will be available. Use of shared field at Grant Bowl will remain necessary to play multiple games/practices at same time.
- Wilshire Park would not be available during the construction of the North Field. An alternate field would have to be located for 1-2 seasons of softball.
- Outfield area overlaps with DOLA. Will be extremely challenging to move
- Adult leagues can hit long enough to reach the community use
- Daily maintenance (installation and removal) of temporary outfield fences
- PPS Custodial services needed to service additional area for the field
- 30' high protection netting and poles that would affect site lines/aesthetics
- Natural turf subject to rain outs
- Due to constraints of the location outfield will be built to minimum dimensions

RANKING (1 thru 4)

GHS (BB&SB).....	2
PP&R	4
Initial Build Cost Impact.....	2
Construction Schedule Impact....	2

Open Items to Research:

- Is there a Title IX issue for providing natural turf for the softball field and artificial turf for the baseball field?
 - Answer: There is a potential risk in providing a different playing surface for softball and baseball.
- What other parks have similar safety issues with the short outfield dimensions?
 - Answer: PP&R has not provided a list at this time.
- Verify with PP&R the inability to use Wilshire Park if the North Field is built. Is there another solution to scheduling the activities displaced by softball?
 - Answer: There is not alternate solutions known at this time. PP&R has confirmed that Wilshire Park will not be available for use by GHS softball if the North Field is built.

OPTION 2 – North Field

Feedback from Portland Parks & Recreation:

Option 1: PP&R not in favor of this option reasons in memo.

Pros: *correction* North field would continue to be a shared use field in spring - not dedicated to softball only

Cons: Distance from field of play to obstructions below NFHS recommended minimums.

PPS will lose use of two natural turf field at Wilshire for one below standard field at Grant.

Extent and height of netting still to be determined.

Open items:

Wilshire is better set up for softball and north field is better suited to youth field sports.

Would probably look to PPS to take on risk/liability for adding a ballfield in this area.

Note: maintenance responsibilities still to be determined – as this would be an additional field that needs to be set up for high school games.

Feedback from GHS Baseball & Softball (BB&SB):

This options presents potential issues with Title IX due to different playing surfaces provided between baseball and softball.

The softball program can run an excellent program with use of one field on campus plus the auxiliary gym and the main gym as practicespaces. Softball and baseball have successfully navigated sharing gym space on rainy days.

Donot permitto adult leagues, instead permitto youth softball. Use netting during these season to extend the height of the fence.

Minimum fence distance is 200 feet for 18U softball, however...NSA Rules Section 3 Ground Rules and Special Rules-Ground rules or special rules establishing the limits of the playing field may be agreed upon by leagues or opposing teams whenever backstops, fences, stands, vehicles, spectators, or other obstructions are within the prescribed area. Does the P&R already use fields that are 185 due to space limitations? Other OSAA fields?

Grant Modernization Project -- North Softball Field

Obstacles		Lead Agency	Questions	
1	Budget	Eliminated from scope to stay within project budget as part of value engineering process?	PPS Bond Project	What \$ amount was saved? What is the budget for the softball field and what is included in that? Has the money saved from removing softball already been allocated to other project elements? Is there any project contingency remaining? How much is the funding gap for the north field? What other funding sources have been investigated outside of GMP? What softball field-related work is advancing? Are any improvements or commitments happening now that would preclude the north field from proceeding?
2	DOLA	"Extremely challenging to move"	PP&R	Are there options to adjust rather than move? What is the background on this DOLA and what makes it extremely challenging?
3	Safety / Liability	Concerns for adult league balls to be hit into community use area from non-permitted pick-up games.	PP&R	How could Grant Bowl be acceptable to PP&R but not the north field? PPS staff investigating similar "short" outfields in other parks Would an extended left field fence address this concern?
4	Schedule	Will delay project/can't fit into current schedule	PPS Bond Project	What decisions need to be made by when in order to include in Grant Mod Project/open in first spring after school opens? How long would it take to design, permit and construct the field? What is contracting process to add the north field back into the contractor's scope of work at this time?
5	Dirt infield	Dirt infield is preferred softball surface - potential Title 9 issue if baseball has turf and softball has dirt. Infield becomes problematic as shared use	PPS Bond Project	PPS staff is researching
6	Tree limb impacts	Impacts to existing trees	PP&R	is it possible to fit a youth soccer field in outfield after fences are removed at end of season? Is this issue eliminated by moving field to east per the plan?
7	Parking lot	Potential property damage from foul balls	PPS	Was fence not assumed in the plan?
8	Land use permit	Location and use is approved; unclear whether new scope elements would require review/new process	PPS Bond Project	Would modifications to land use permit be needed? What is process to do that?
9	Field programming	Current programming of north field would need to accommodate youth soccer	PP&R	Is this a fencing/infield issue or a programming issue? Are younger teams/smaller fields also an option?
10	PPS Custodial Impacts	Added work for PPS staff to service additional area for the field	PPS/PP&R?	What are the additional PPS functions? Team currently sets up fence and cleans field after games. Would PP&R allow outfield fence to remain up during season and remove when done each year (e.g. baseball)?
11	Wilshire Park	PP&R will not allow PPS access to Wilshire Park	PP&R	What currently-permitted activities are displaced by Grant softball on north field?
12	Compromised operation	Outfield fence at 185'; can't have simultaneous co-located Varsity/JV games		These compromises can be accommodated by softball program
13	Fence aesthetics	30' high protection netting and poles would affect site lines/aesthetics	PP&R?	

7/15/2018

Wilshire Park Use

:: Fall

No PPS use

:: Spring

No PPS use

(PP&R will turn into youth soccer field)

North Field Use

:: Fall

No PPS use; U10 Soccer (PP&R)

:: Spring

Softball (W) Varsity, JV

Grant Bowl Use

:: Fall

Football (M) Varsity, JV;
Soccer (M) Varsity, JV, JV2; Soccer (W) Varsity, JV, JV2

:: Spring

Track & Field (M, W) Varsity, JV;
Lacrosse (M) Varsity, JV; Lacrosse (W) Varsity;

Little League "Farm Teams" (PP&R)

South Field Use

:: Fall

Soccer (M) Varsity, JV, JV2;

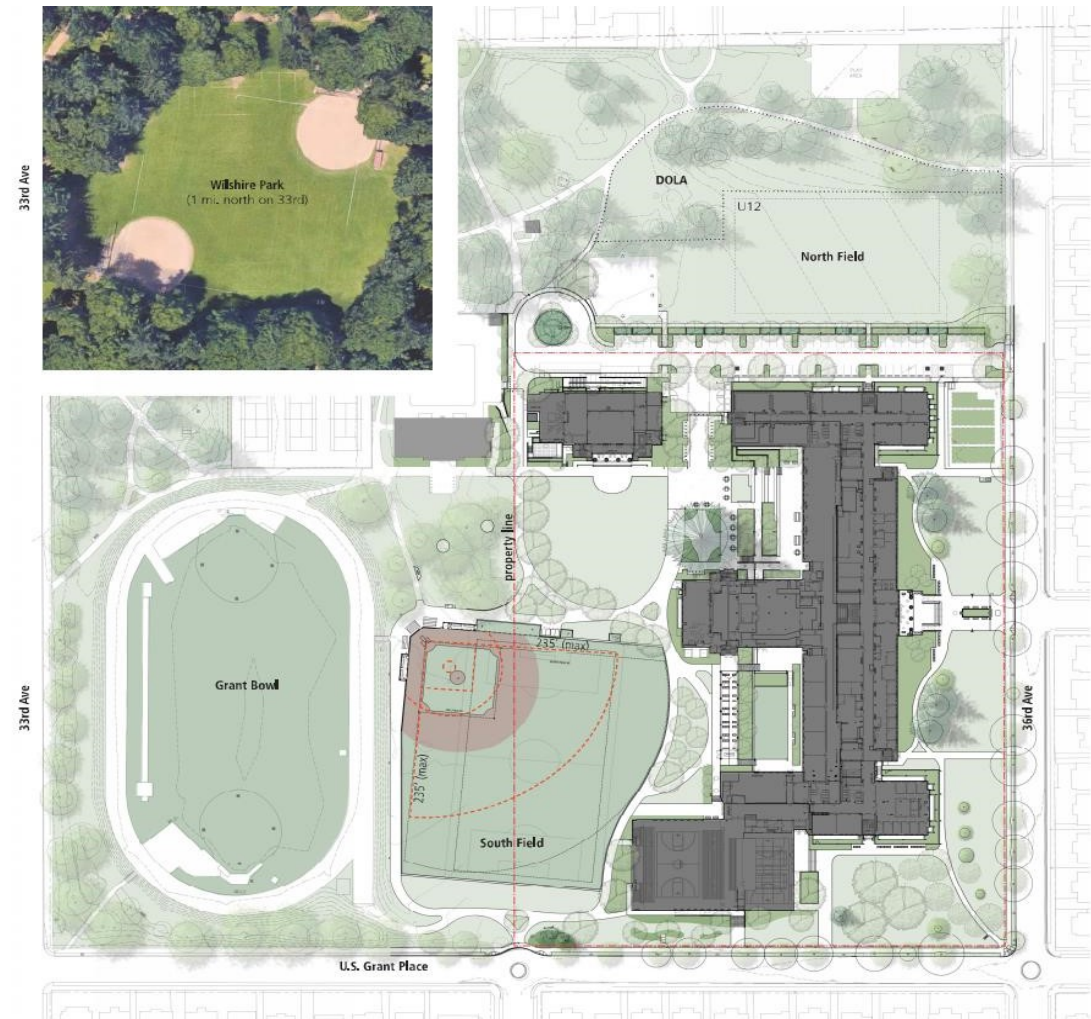
Soccer (W) Varsity, JV, JV2

:: Spring

Baseball (M) Varsity, JV, JV2

OPTION 3 – South Field

Re-design the shared field for softball, baseball and soccer. This option includes sharing the same infield location for softball and baseball. A removable pitching mound will be used so that the field could either be shared in-season, or baseball and softball would alternate seasons on campus.



Scope Elements

- Shared field with baseball including bleachers, dugouts, backstop
- Removable pitching mound for baseball
- New outfield fencing specific to softball

Pros / Cons

Pros

- Softball field available on the GHS campus
- Options for softball to use Wilshire Park and the Grant Bowl remain
- Equalized time and facilities between baseball and softball on GHS campus
- Can be completed within timeline of the current project
- No additional funding required outside of the currently GHS project budget
- Minimizes rain outs
- Outfield fencing would stay up through the season. Daily maintenance would not be required (if alternate seasons are implemented)

Cons

- Difficult logistics to alternate seasons. Location for baseball would be at Fern Hill Park
- Softball will play on artificial turf
- Pitcher's mound is heavy and difficult to move, and a risk to its durability.
- Cost and maintenance impact of moving pitcher mound

RANKING (1 thru 4)

GHS BB&SB.....	4
PP&R	1
Initial Build Cost.....	1
Construction Schedule Impact....	1

Open Items to Research:

- What are the operational cost impacts of alternating seasons between softball and baseball?
 - Answer: No exact amount has been defined. It is estimated that the impact will be high due to alternate transportation, staffing, etc.
- Fern Hill Park has been identified as an alternate location for baseball. If baseball plays at Fern Hill Park, what improvements are needed for it to be an adequate facility?

OPTION 3 – South Field

Feedback from Portland Parks & Recreation:

Preferred option: Would be available when school reopens. Field improvements at other sites could provide good options for both softball and baseball.

Pros: Boy and Girls sharing upgraded field (in keeping with title IX) Roosevelt high school are share a field. Understand Frandklin HS will have a have a shared field for baseball and softball (diagonally).

Maximizes synthetic turf investment.

Pitcher mound is movable. This option is used on other fields in Portland; Concordia – others?

Recommendations from PP&R (previously sent to PPS project team).

- Recommending base pegs at 60', 70', 80' and 90'.
- Request no dirt at mound area.
- Should have discussion about areas that may need frequent replacement of turf so they can be maintained adequately (turf replacement and settlement).

Feedback from GHS Baseball & Softball (BB&SB):

This is ranked #4 out of the 4 options.

It was voiced strongly that sharing the field is not a viable option.

Was also voiced strongly that rotation of use between Softball and Baseball would have significant negative impact to the critical Grant Youth Baseball program.

Wilshire Park Use

:: Fall

No PPS use

:: Spring

Softball (W) JV

North Field Use

:: Fall

U12 Soccer (PP&R), Multi-Use (PP&R)

:: Spring

U12 Soccer (PP&R), Multi-Use (PP&R)

Grant Bowl Use

:: Fall

Football (M) Varsity, JV;

Soccer (M) Varsity, JV, JV2; Soccer (W) Varsity, JV, JV2

:: Spring

Track & Field (M, W) Varsity, JV;

Lacrosse (M) Varsity, JV; Lacrosse (W) Varsity;

Little League "Farm Teams" (PP&R)

South Field Use

:: Fall

Soccer (M) Varsity, JV, JV2;

Soccer (W) Varsity, JV, JV2

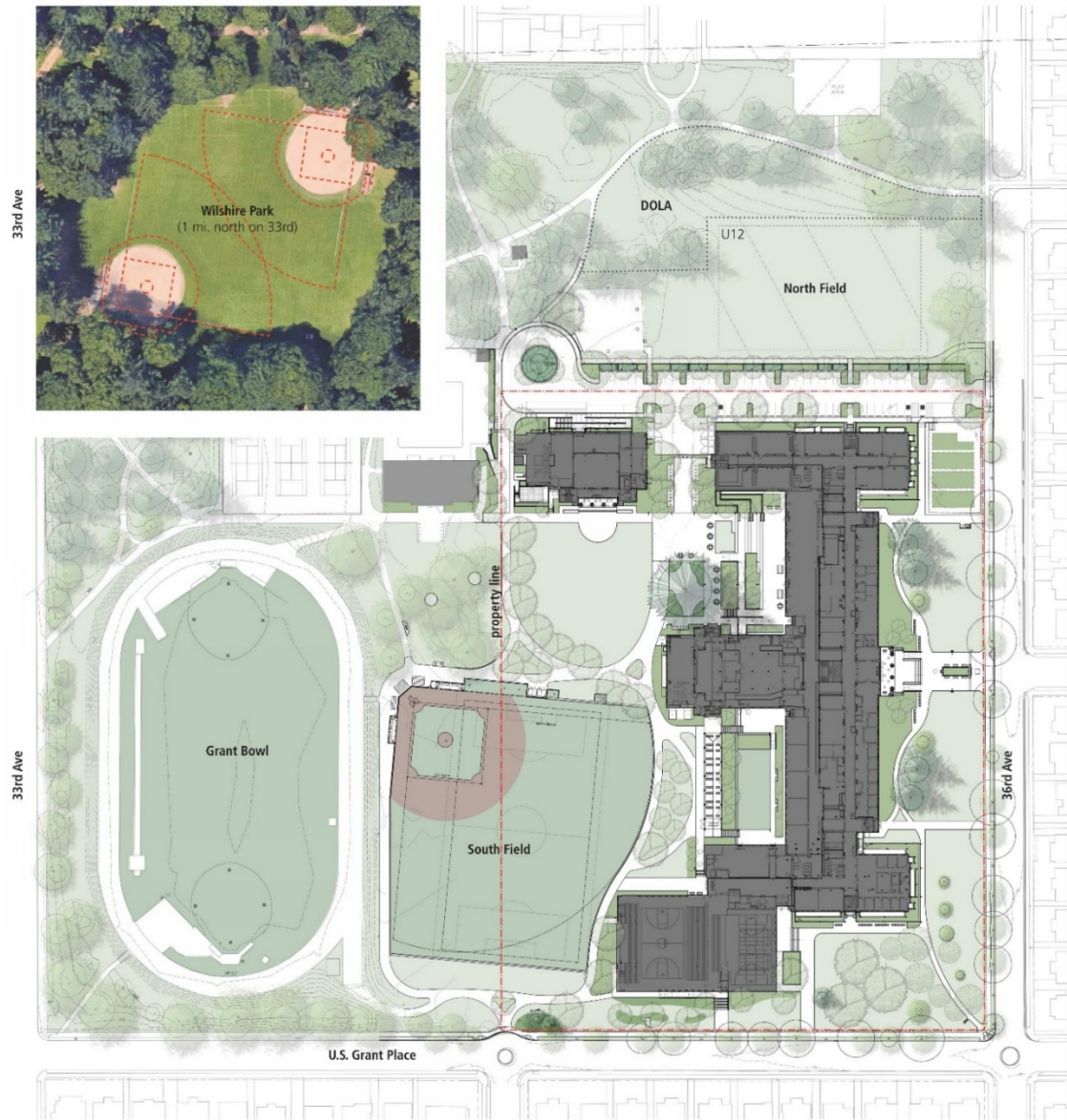
:: Spring

*Shared field or alternating seasons

Baseball (M) Varsity, JV, JV2; Softball (W) Varsity, JV

OPTION 4 – Wilshire Park

Design would include enhancements to the (2) existing softball fields at Wilshire Park.



- Scope Elements
- Upgrade existing natural turf
 - New bleachers at both fields
 - New Concession Stand and Restrooms
 - New field lighting

- Pros / Cons
- Pros
- Updated permanent field, seating
 - JV and Varsity in same location
 - Natural turf
- Cons
- Softball facilities are not on the GHS campus
 - Long schedule for planning and design.
 - Risk that project will not be completed due to support by Parks, community, etc.
 - Potential Land use approval will have to be completed
 - Risk of rain outs

RANKING (1 thru 4)

GHS BB&SB.....	3
PP&R	3
Initial Build Cost Impact.....	3
Construction Schedule Impact....	3

- Open Items to Research:
- Field dimensions appear to have overlapped outfields. Will fencing be required? Temporary or permanent?
 - Answer: Currently teams play
 - Are there corporate partnerships available to support the improvements?
 - Answer: There are no partnerships identified at this time. It is anticipated that an extensive due diligence effort would be required to secure commitments.

OPTION 4 – Wilshire Park

Feedback from Portland Parks & Recreation:

3rd preference – in conjunction with Option 3.

Open items:

Parks is open to discussion concerning improvements at Wilshire – possible other partners could contribute.

Lighting would be preferred to extend schedule of use.

Other Field option: Look at feasibility of using Erv Lind Field for more softball

Pros: Centrally located for Franklin, Grant, Madison, Cleveland and Benson campuses.

Currently available to PPS Monday – Friday 3-6 pm with Franklin currently utilizing this location.

Feedback from GHS Baseball & Softball (BB&SB):

This is ranked #2 out of the 4 options.

Wilshire Park Use

:: Fall

No PPS use

:: Spring

Softball (W) Varsity, JV

North Field Use

:: Fall

U12 Soccer (PP&R), Multi-Use (PP&R)

:: Spring

U12 Soccer (PP&R), Multi-Use (PP&R)

Grant Bowl Use

:: Fall

Football (M) Varsity, JV

Soccer (M) Varsity, JV, JV2

Soccer (W) Varsity, JV, JV2

:: Spring

Track & Field (M, W) Varsity, JV;

Lacrosse (M) Varsity, JV

Lacrosse (W) Varsity;

Little League “Farm Teams” (PP&R)

South Field Use

:: Fall

Soccer (M) Varsity, JV, JV2;

Soccer (W) Varsity, JV, JV2

:: Spring

Baseball (M) Varsity, JV, JV2