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Date: February 6, 2020

To: School Board

From: Brian Oylear, Senior Project Director
Jamie Hurd, Project Manager

Subject: Grant Bowl and Grant High School Softball

BACKGROUND

In 2010, the Friends of Grant Athletics (FOGA), Portland Public Schools (PPS) and Portland Parks and Recreation (PP&R) came together to launch an initiative to improve the playing conditions at the Grant Bowl. Grant Bowl is an area within Grant Park, which is owned by PP&R and adjacent to Grant High School (GHS). Under an Intergovernmental Agreement with PP&R, PPS utilizes Grant Park for certain athletic activities.

The group hired Dull Olson Weeks Architects (DOWA) and Atlas Landscape Design to undertake a design process that concluded in 2011. Their design included new artificial turf fields, a resurfaced track and other park improvements. Those track and field improvements were completed in 2013, but the project budget did not include lights, bleachers or a competition softball field. While the improved Grant Bowl is used by GHS athletics for track and field, cross country, lacrosse, soccer, football and some softball practices, all home games for soccer and football are played at other facilities due to the lack of lights and bleachers. GHS softball games are played at Wilshire Park.

During the modernization of Grant High School, the Hollyrood Field was originally identified as the site for a competition softball field. The Hollyrood Field is a field located north of the school in Grant Park. It was later determined this area would not adequately support the needs of Grant softball and the softball field was removed from the Grant High School Modernization project.

On August 13, 2018, PPS Board of Education held a work session to review a number of available options to provide a softball field adjacent to Grant High School. The options included:

1. Softball located in Grant Bowl.
2. Softball in the North Field (original location)
3. Softball in the Upper Field (this did not include lights or expanding the field)
4. Softball at Wilshire Park (PPS would upgrade the fields).

Additional information on these options is available in the Grant field options summary on the PPS website. Two Board Directors were assigned to work with staff and PP&R to develop a recommendation.

On October 9, 2018, staff brought back to a Board work session a recommendation that had been developed in partnership with Grant High School's administration, Portland Interscholastic League, GHS softball and baseball coaches, and Portland Parks & Recreation. The recommendation was to make improvements to the existing Grant Bowl, creating a multi-use field that would accommodate softball in addition to the currently supported programs such as football, soccer and track & field. The Board supported the recommendation and staff was directed to move forward with master planning.

In October 2019, OSM convened a Master Planning Advisory Group (MPAG) comprised of representatives from PP&R, Portland Interscholastic League (PIL), PPS and Grant High School administration and coaches. BORA Architects was hired to lead the Master Planning process. Between October and December 2019, the Master Planning team held three Advisory Group meetings and two Community Workshops. The process yielded two options, described below.

In addition, in October 2019, PPS was notified that a Title IX complaint had been filed with the Office of Civil Rights (OCR) alleging discrimination on the basis of sex in its provision of better practice and competitive facilities to Grant High School's baseball team than to its softball team. PPS engaged in numerous conversations with the OCR investigator and has recently agreed to engage in a Voluntary Resolution Agreement in which PPS is committing to providing to OCR an action plan and timeline.

ANALYSIS OF SITUATION

During the Fall 2019 Master Planning process with PP&R, PIL, and the GHS community, the project team took a new look at options for location of a competition softball field. While they developed the Grant Bowl design that had been previously recommended ("Base Master Plan"), they also saw opportunities for an alternate option that would place the competition softball field in the Upper Field ("Alternate Master Plan").

The original review of the Upper Field location assumed that softball would have to share the same location on the field as the existing baseball field. This would have made it impossible for the two teams to do any practices at the same time. The new review determined that a competition softball field could be placed diagonally across from baseball by extending the overall turf field. While lights would be necessary to extend use times, due to some overlap of the outfields, the two teams could still do infield practices at the same time.

As the recommended Base Master Plan design had included adding lights and bleachers, accommodating spectator events with restrooms and fencing, and improving conditions for existing athletic activities, the Alternate Master Plan also included this scope for the Grant Bowl, in addition to moving the competition softball field to the Upper Field.
The Master Planning Advisory Group was actively involved in reviewing both options, and both options were presented at the Community Workshops for community feedback. The MPAG recommended the Alternate Master Plan as the preferred option. It was noted that the Base Master Plan would create physical impacts to existing football, soccer, and lacrosse activities: in order to create space for competition softball in the Grant Bowl, the football, lacrosse and soccer fields would all need to be re-positioned off-center in the field, and the width of the soccer field would be reduced by 15 feet. The Alternate Master Plan was noted as being safer (by reducing the number of conflicting activities in the Grant Bowl), though it would require baseball and softball to coordinate practice and game schedules. It also brought competition

softball closer to locker rooms, indoor facilities, and spectator seating. Additional pros and cons are listed in the attached Grant Bowl Master Plan Report.

Professional cost estimates were completed for both estimates. Cost estimates are noted below in the Board Options With Analysis section, as well as in the Grant

FISCAL IMPACT

The 2012 bond program currently estimates completing all other 2012 bond projects such that enough funding will remain available to implement Phase 1 of the Alternate Master Plan. Not enough funding will be available from the 2012 bond program to implement the Base Master Plan or both Phases 1 and 2 of the Alternate Master Plan. Staff recommends allocating $1,651,600 from the 2012 Bond funds to fund Phase 1 of the Alternate Master Plan.

COMMUNITY ENGAGEMENT (IF APPLICABLE)

A Master Planning Advisory Group was convened with members from Portland Parks and Recreation, Portland Interscholastic League, Grant High School Administration and Coaches, Portland Public School District representatives. This group met as a focus group three times in the fall of 2019. Additionally, two Community Workshops were held with over 60 community members in attendance at both meetings. The Advisory Group was also part of the Community Workshops.

TIMELINE FOR IMPLEMENTATION / EVALUATION

If the Board approves moving forward with the staff recommendation, staff anticipates starting construction in Summer 2021. This timeline, however, is susceptible to impacts caused by land use reviews, operations agreements with Portland Parks & Recreation, and construction permitting.

BOARD OPTIONS WITH ANALYSIS

There are two design options: the Base Master Plan and the Alternate Master Plan, with the potential to phase the Alternate Master Plan.

The Base Master Plan locates a competition softball field in the Grant Bowl. The location of the softball field requires that changes be made to the layout of the soccer, football and lacrosse fields, as well as the location and layout of track and field activities. The scope of the Base Master Plan includes the following in the Grant Bowl: all new synthetic turf; new softball field with new backstop fencing and dugouts; two new long jump pits with runways and take-off boards; new pole vault runway and two new boxes; new shot put area with concrete surround and cinder landing area; new discus ring and cage; new track surfacing in impacted areas; extended javelin runway; new aluminum bleacher seating for softball; new concrete grandstands; new lighting; new concessions, restroom, pressbox and storage buildings; and new fencing. No improvements will be made to the Upper Field in the Base Master Plan. The total project cost of this option is estimated at $11,565,500. Staff have not been able to identify a source of funding for this amount.

The Alternate Master Plan locates a competition softball field in the Upper Field, with additional improvements in the Grant Bowl. The scope of the Alternate Master Plan includes the following in the Upper Field: expansion of the synthetic turf field by 20 feet; enlargement of the soccer

field; new softball field with new backstop fencing and dugouts; and new aluminum bleacher seating. The scope of the Alternate Master Plan includes the following in the Grant Bowl: expanded long jump pits; new shot put area with concrete surround and cinder landing area; new track surfacing in impacted areas; extended javelin runway; new concrete grandstands; new lighting; new concessions, restroom, pressbox and storage buildings; and new fencing. The total project cost of this option is estimated at $12,823,300. Staff have not been able to identify a source of funding for this amount.

The Alternate Master Plan provides the opportunity for phasing. Phase 1 would include only the scope of work at the Upper Field. Phase 2 would include the remaining work at the Grant Bowl. The total project cost of Phase 1 is estimated at $1,651,600. The total project cost of Phase 2 is estimated at $11,171,700. Staff has confirmed that the 2012 Bond has enough funding available to fund Phase 1, but not Phase 2. Completing the work of Phase 1 would address the Title IX complaint and provide a competition softball field next to Grant High School by utilizing existing funds within a reasonable timeframe. Alternate funding sources, possibly including a 2020 Bond, would need to be determined in order to complete Phase 2.

CONNECTION TO BOARD GOALS

N/A.

STAFF RECOMMENDATION

Staff recommends design and construction of Phase 1 of the Alternate Master Plan. By phasing the project, this provides an opportunity to address the Title IX complaint and bring softball to Grant High School utilizing existing funds within a reasonable time frame. The Phase 2 work in the Grant Bowl could then be considered for alternate funding sources, possibly including a 2020 Bond.

As a member of the PPS Executive Leadership Team, I have reviewed this staff report.

_____ *(Initials)*

ATTACHMENTS

A. Grant Bowl Master Plan (BORA)
B. Grant Bowl Preliminary Zoning Summary
C. Grant Bowl - Civil Master Plan Report
D. Grant Bowl Master Plan - Direct Construction Cost Summary

RESOLUTION No. TBD

Resolution Authorizing Grant Bowl Master Plan

RECITALS

A. In the original plans for the modernization of Grant High School, the project team identified a location in the field north of the school, “Hollyrood Field,” to be developed as a competition softball field to be used by the High School teams. During the design process it was determined that this location was not a good selection for softball and the field was removed from the project.

B. On October 9, 2018, the Board held a work session to review four options to locate softball near to or adjacent to Grant High School. All options located the field on Portland Parks and Recreation property. The options included:

    1. Softball located in Grant Bowl.

    2. Softball in the North Field (original location)

    3. Softball in the upper field (this did not include lights or expanding the field)

    4. Softball at Wilshire Park (PPS would upgrade the fields).

C. Staff recommended Option 1, placing the softball field within Grant Bowl and adding lights and bleachers to extend practice time and allow for home games for all sports. A Board Subcommittee appointed by the Board Chair to review options supported this recommendation. The Office of School Modernization was directed to complete a Master Planning process using Option 1.

D. As part of the Master Planning process, a Master Planning Advisory Group (MPAG) was convened in September 2019; it was comprised of representatives from Portland Parks and Recreation, Portland Public Schools, Grant High School and Portland Interscholastic League. The group held three advisory meetings and two community workshops between October and December 2019.

E. The project team has developed a base proposal (“Base Master Plan”) with competition and practice softball fields located in Grant Bowl. This option reflects the option recommended by staff and the Board subcommittee in October 2018. This option would perform improvements only on the Grant Bowl site and would not make any changes to the Upper Field.

F. The project team has also developed an alternative proposal (“Alternate Master Plan”), based on new considerations about how softball could be placed in the Upper Field. This option places competition softball in the Upper Field, while keeping a practice softball field in the Grant Bowl. This option would perform improvements on both the Grant Bowl and the Upper Field.

G. The MPAG recommended the Alternate Master Plan as the preferred option.

H. PPS also received a complaint in 2019 under Title IX about the location and condition of the softball field. Pursuing the Alternate Master Plan as a phased approach will also allow PPS to address the Title IX complaint in a timely manner, utilizing existing funding resources.

RESOLUTION

1) The Board of Education approves the Grant Bowl Alternate Master Plan.

2) The Board of Education directs the Superintendent to utilize the Grant Bowl Alternate Master Plan to guide the design and construction of Phase 1 of the Alternate Master Plan.

3) The Board of Education authorizes the use of 2012 Capital Bond funds for Phase 1 of the Alternate Master Plan.

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BORA

PORTLAND PUBLIC SCHOOLS | PORTLAND PARKS AND RECREATION

Grant Bowl Master Plan

FEBRUARY 7, 2020

PPS

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

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EXECUTIVE SUMMARY

Grant Bowl

Grant Bowl is a multi-use recreation facility in NE Portland's Grant Park shared by Grant High School (GHS) and the community. Although the property is owned by Portland Parks & Recreation (PPR), an existing inter-governmental agreement permits its use by GHS.

The Bowl was reconstructed in 2013 with a new track surface and new artifical turf field. It is currently used by GHS athletics for track and field, cross country, lacrosse, soccer and football. As a community resource, it is also used by various youth and adult recreation leagues in the sports listed above as well as frisbee, rugby, baseball and softball.

The modernization of Grant High School, completed in 2019, included the reconstruction of the shared baseball and soccer field immediately east of the Bowl. Plans for a comparable new field for softball were were unrealized. GHS softball currently uses the fields at Wilshire Park. Based on a 2018 study of softball field location options, adding a new competition softball field to the Bowl is the primary objective of this master plan.

The Bowl has no lights or spectator seating. GHS is the only high school in the PPS district and the only 6A school in Oregon without lights for evening use. This forces GHS athletics teams to use other facilities across the city for practice and games during fall, winter and a portion of the spring season. Without the ability to host games for most of the year, Grant lacks the community-building impact that athletics contribute to the high school experience.

Grant Bowl sits in the southwest corner of Grant Park and includes a track and synthetic turf field used by Grant High School and community athletes

Process

Comprised of members of Grant High School, Portland Interscholastic League, PPS and PPR employees, the Master Planning Advisory Group (MPAG) advised the Grant Bowl project team in achieving project goals with a comprehensive, equitable and integrated design.

Between the three MPAG worksessions, two community engagement events were held to gather input from community stakeholders who offered their perspective and preferences on design options and registered their overall hopes and concerns for the project.

Goals

The MPAG articulated four high-level goals for the project:

- Provide equitable facilities for Grant High School and community athletes
- Build community through athletics
- Expand the usability of the Bowl
- Increase safety of athletes, spectators and community

Program

The scope of this master plan includes a competition softball field and a practice softball field, stadium seating for 1500, field lighting and support buildings containing restrooms, concessions, press box and storage.

The project also includes the scheduled replacement of the artificial turf in the Bowl and a variety of changes to the layout of the track's field events. While neccessitated by the addition of softball, layout changes will increase functionality and safety.

Site

Grant Bowl occupies the southwest corner of Grant Park near the intersection of NE 33rd Avenue and NE US Grant Place. It is sunken about six feet into the grade and is ringed by mature trees along 70 percent of its perimeter. These trees are a vital resource of the park and any new development should minimize impact to them.

Access to the Bowl is provided by the adjacent grid of neighborhood streets including convenient transit service and a designated bikeway. Parking is available in the shared parking lot north of the school and on nearby streets. Some neighbors are concerned about parking and traffic congestion. However, a 2017 Traffic Impact Analysis indicates parking demand is greater during the typical school day than it is for evening events. Currently, there are approximately 29 events per year at GHS that draw 1000 or more people. The proposed improvements to Grant Bowl would add just five new GHS events of that scale per year. Other than dedicating some on-street parking for accessibility and upgrading a few non-compliant curb ramps, no major site access and parking upgrades are planned.

In general, the site is amply served by utilities. The stormwater management system at the Bowl can be extended to handle the new development, the combined public sewer is available by gravity, water and electrical service is available to the park.

This project will require a Type III Land Use Procedure to demonstrate that the planned improvements for this conditional use are compliant with the City of Portland's approval criteria.

EXECUTIVE SUMMARY

Master Plan

The project team, along with the MPAG, worked through multiple approaches to the master plan design. These included options for locations of support buildings and locations for the softball field. Subtle differences in the approach to fencing, lighting and seating were also explored. All of these considerations were shared with the public at a community open house and via the project website.

It should be noted that discussion about the pros and cons of various locations for the softball field dominated MPAG meetings. The final master plan presented here reflects the charge given to the project team by the Superintendent to develop a master plan for the inclusion of softball in Grant Bowl. However, during the course of the work, an alternate location for softball at the upper field, shared with baseball and soccer, became the strong preference of the MPAG. This group, of course, includes the coaches of all the sports invloved in the shared-use of athletic facilities at Grant.

Therefore this master plan includes two approaches to the softball field. The other elements of the project (seating, support buildings and fencing) are the same in both approaches. The alternate approach, softball at the upper field, requires the addition of lighting to that field to accommodate practice and game schedules. The cost estimate quantifies the recommended budget for each approach.

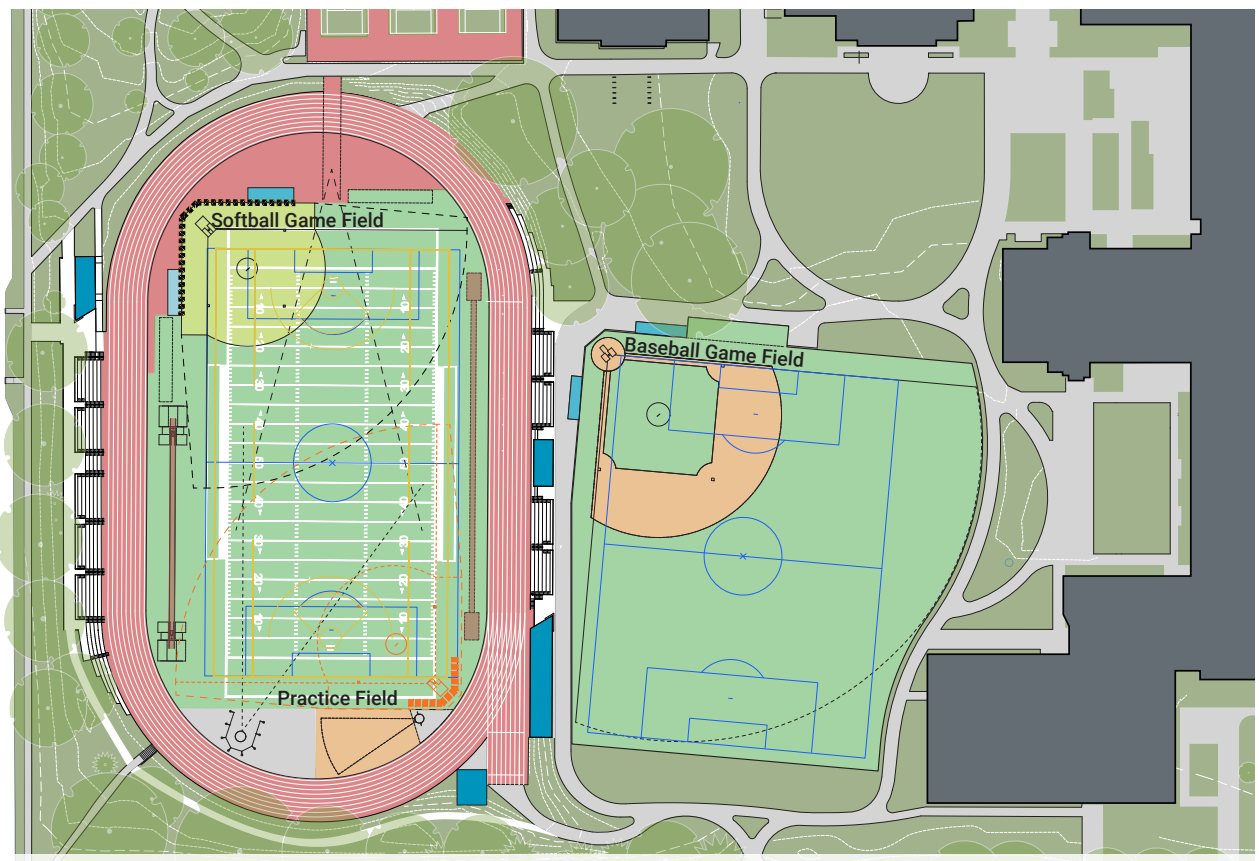
A summary of the design elements of the master plan follows.

Athletic Fields

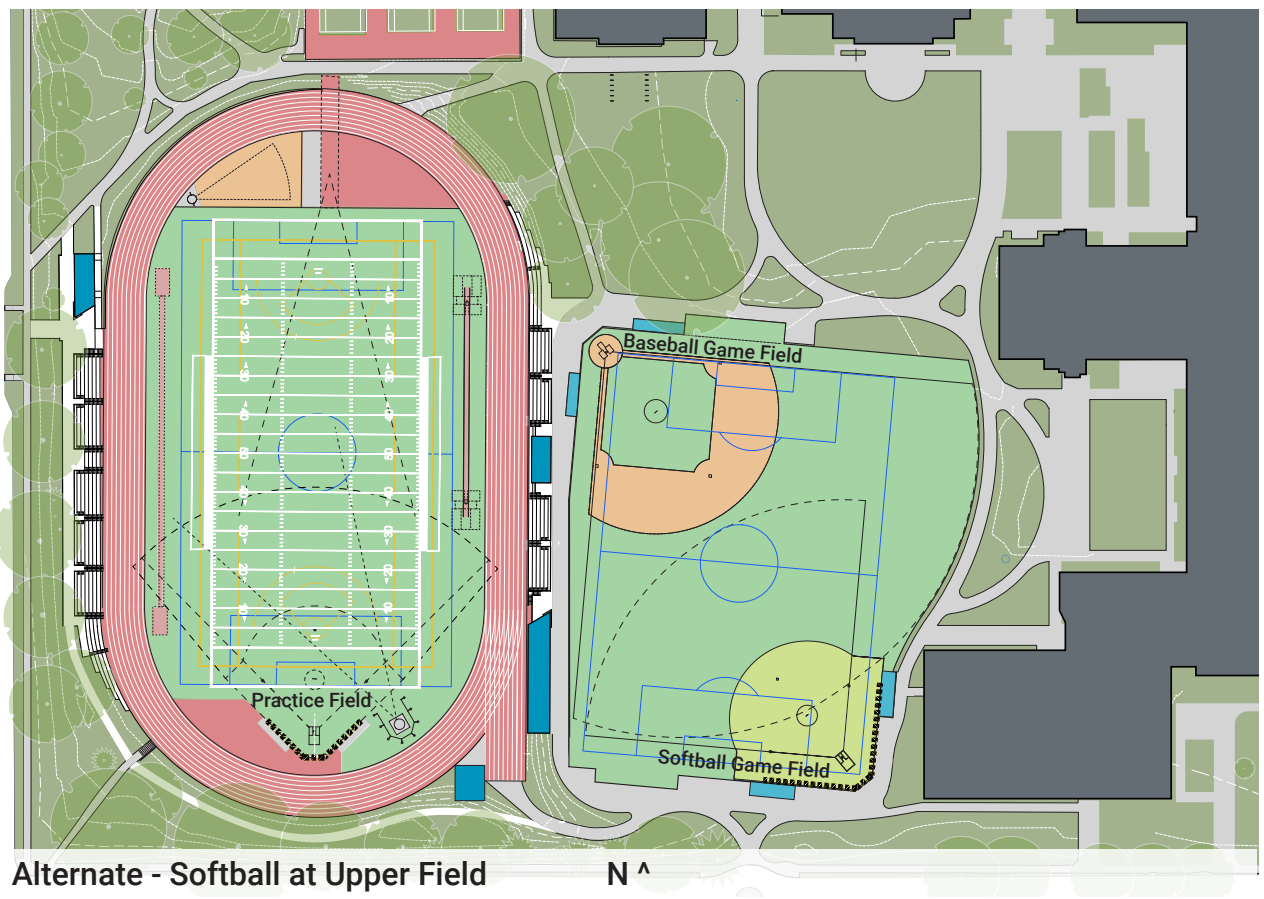
The base plan proposes a competition softball field that meets NFHS regulations with home plate in the northwest corner of the field, an orientation nearly identical to the adjacent baseball field. Both existing little league backstops are removed. New permanent fencing forms the softball backstop behind which are located covered dugouts and spectator bleachers. The “D” zones within the curved ends of the track are reconfigured to accommodate softball and improve safety, efficiency and performance of the throwing events. All three jumping events are also relocated to allow a safe, full-size softball field. The football, soccer and lacrosse fields are all repositioned to the southeast to allow adequate safe zones between the field of play and the softball backstop fence. Significantly, this requires the reduction of the size of the soccer field from 210’ x 360’ to 195’ x 330’. The use of a portable backstop in the southeast corner would acommodate a practice field during the spring season.

The alternate approach provides a NFHS compliant softball field with the same dimensions in the southeast corner of the existing shared-use upper field. This approach requires expansion of the existing field south by appoximately 20’ and the addition of field lighting. Although constrained, space remains for covered dugouts and spectator bleachers. Baseball and softball infield practices could occur simultaneously, but full field practices would be scheduled to avoid conflicts in the shared outfield. With competition softball at the upper field, the safety conflicts and schedule impacts from conflicting spring sports (lacrosse and especially track) are eliminated. Physical impacts and changes to the Bowl are also reduced. Soccer, football and lacrosse fields remain unchanged; as do long jump and pole vault. The existing backstop at the south end can be permanently retained as a practice and little league field while removing the north backstop allows for a reconfigured, safer “D” zone for shot put, javelin and high jump.

The master plan accommodates a regulation softball field for competition in Grant Bowl (top) and presents an alternate to locate the softball field at the Upper Field (below)



Master Plan - Softball at Grant Bowl N ^



Alternate - Softball at Upper Field N ^

EXECUTIVE SUMMARY

Grandstands

Improvements to the Bowl include grandstand seating for approximately 1500 people. The design capitalizes on the natural slope of the bowl by using concrete terraces built directly on the natural grade. The design attempts to minimize the vertical impact of the grandstands in the park while still offering adequate sightlines to the activities in the Bowl. With more space available, the west side can accommodate approximately 900 and, as the home side, enjoys the benefits of afternoon shade.

Support Buildings

The master plan includes several small buildings typical of high school stadiums to support the various activities of the Bowl and meet PPS education specifications. The future building design should minimize their impacts on the park and utilize materials and design character that is sensitive to the setting. Each side of the grandstands are served by convenient and accessible restrooms as required by the building code as well as concessions. A press box with an upper level video recording area is located midfield on the east side. Storage space for equipment is distributed for efficiency and convenience among three buildings and is accessible from track level.

Access, Security and Noise

Hosting events for 1500 spectators requires access control to provide a safe environment for public assembly. The design intent is to balance that need with a desire for a park that remains open and inviting, as voiced strongly by the community. Through a combination of new and existing fencing, a secure perimeter can be established around the Bowl while still allowing accessible circulation from one side to the other within it. New fencing is planned as 7' high, black ornamental fencing. Any gates required for controlling entry to ticketed events would be left open and unlocked during all other times for community access.

If an amplified audio system is included, it should take into consideration the concerns from the community about noise. Beyond meeting city zoning regulations, the system can utilize state of the art loudspeakers, facing east from the west grandstands, that have more precise control over the soundfield to avoid excessive sound reaching beyond the park.

Lighting and Scoreboards

The master plan includes a preliminary design for field lighting prepared by Musco Sports Lighting. The proposed LED athletic field lighting is a controlled lighting system with low energy use and precise cut off angles that control light spill into the surrounding areas. The alternate softball field location would require lighting of the upper field.

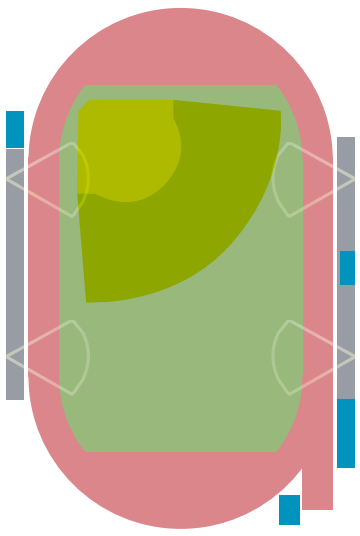
The master plan includes a new electronic scoreboard placed at the south end to support events in the Bowl. The existing scoreboard at the upper field could be relocated to serve the alternate softball location, but the cost estimate includes an allowance for a new one.

Improvements include concrete terrace seating built into the slopes of the Bowl (top) and a few modest support buildings for concessions and restrooms like this one that frames a new west side gateway to the Bowl (bottom)

EXECUTIVE SUMMARY

Scope and Cost Summary

The total project costs listed below are an estimate of the probable cost of the scope of work in this master plan. These costs include a 15% design contingency, 18% allowance for inflation (based on an assumed construction start of July 1, 2022) and a 30% allowance for project soft costs. For more details about the cost estimates, please refer to the Cost Summary section of this report.

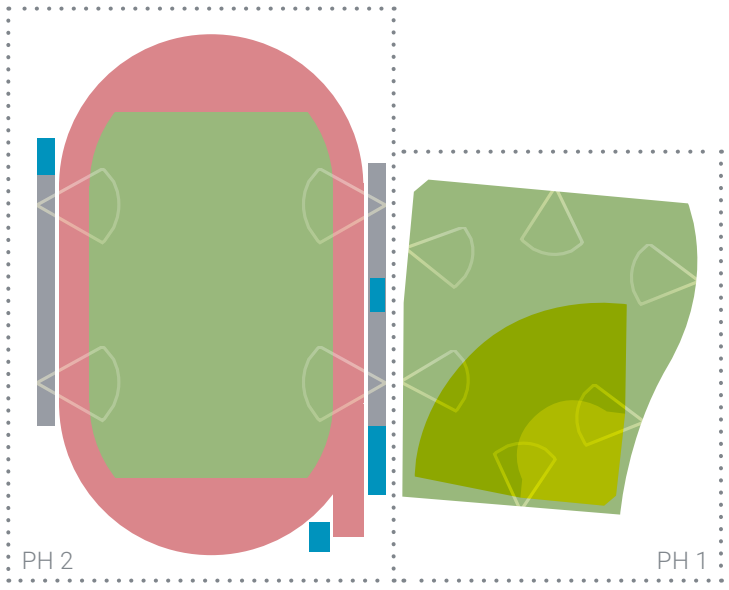


BASE MASTER PLAN

Softball in Grant Bowl

- OSAA compliant softball field in Bowl
- Grant Bowl synthetic turf replacement
- Reconfiguration of long jump, pole vault, high jump, discuss, shot put and javelin to accommodate softball and improve safety and functionality
- Grant Bowl field lighting to support softball, football, soccer and lacrosse
- Grandstand seating for 1500 per PPS Ed Specs with code required restrooms
- Concessions, press box and athletic equipment storage per PPS Ed Specs
- Fencing as needed to create secure perimeter for ticketed events at Grant Bowl
- No work to the upper field

Total Project Cost: $ 11,564,989



ALTERNATE MASTER PLAN

Phase Two: Bowl Improvements

- Grant Bowl synthetic turf replacement
- Reconfiguration of high jump, shot put and javelin to improve safety and functionality
- Grant Bowl field lighting to support football, soccer and lacrosse
- Grandstand seating for 1500 per PPS Ed Specs with code required restrooms
- Concessions, press box and athletic equipment storage per PPS Ed Specs
- Fencing as needed to create secure perimeter for ticketed events at Grant Bowl

Total Project Cost: $ 11,171,269

Phase One: Softball at Upper Field

- OSAA compliant softball field at upper field (shared outfield w/ baseball)
- Upper field lighting to support softball, baseball and soccer
- No work at Grant Bowl

Total Project Cost: $ 1,650,629

MASTER PLANNING PROCESS

Project History

The initiative to improve outdoor playing facilities at Grant Bowl began in 2005. The Friends of Grant Athletics (FGA) formed a community group to solicit public dialogue about potential upgrades, including field improvements, seating and lighting. Although Grant High School (GHS) athletics is a primary user of Grant Bowl, the property is owned in full by Portland Parks and Recreation (PPR).

Ultimately, PPR and Portland Public Schools (PPS) decided to proceed with a new synthetic turf field and new track facilities only. With the support of FGA and Nike, the project was finished in fall 2013.

Although the new track and turf are significant improvements to the Bowl, the lack of lights remains a major hindrance to GHS athletics ability to use the facility during much of the school year. The onset of darkness during fall, winter and a portion of spring forces GHS teams to practice and host games at other schools and facilities that have lighted fields. This hardship imposes schedule pressures due to travel time, financial burdens from transportation rentals and limits community support of GHS athletes.

The passage of the 2012 PPS School Building Improvement Bond, set in motion the modernization of Grant High School. The reopening of GHS in fall 2019 marked the successful completion of this project. However, the scope of improvements never included upgrades to Grant Bowl. A new shared-use, synthetic turf field for baseball and soccer was planned along with a new natural grass field for softball. Although the baseball/soccer field was ultimately built, the improvements for softball were eliminated from the project scope in 2017.

2013 Grant Bowl improvements include new track surface (top) and a multi-use synthetic turf field (middle) but did not address the need for spectator seating or lights (bottom).

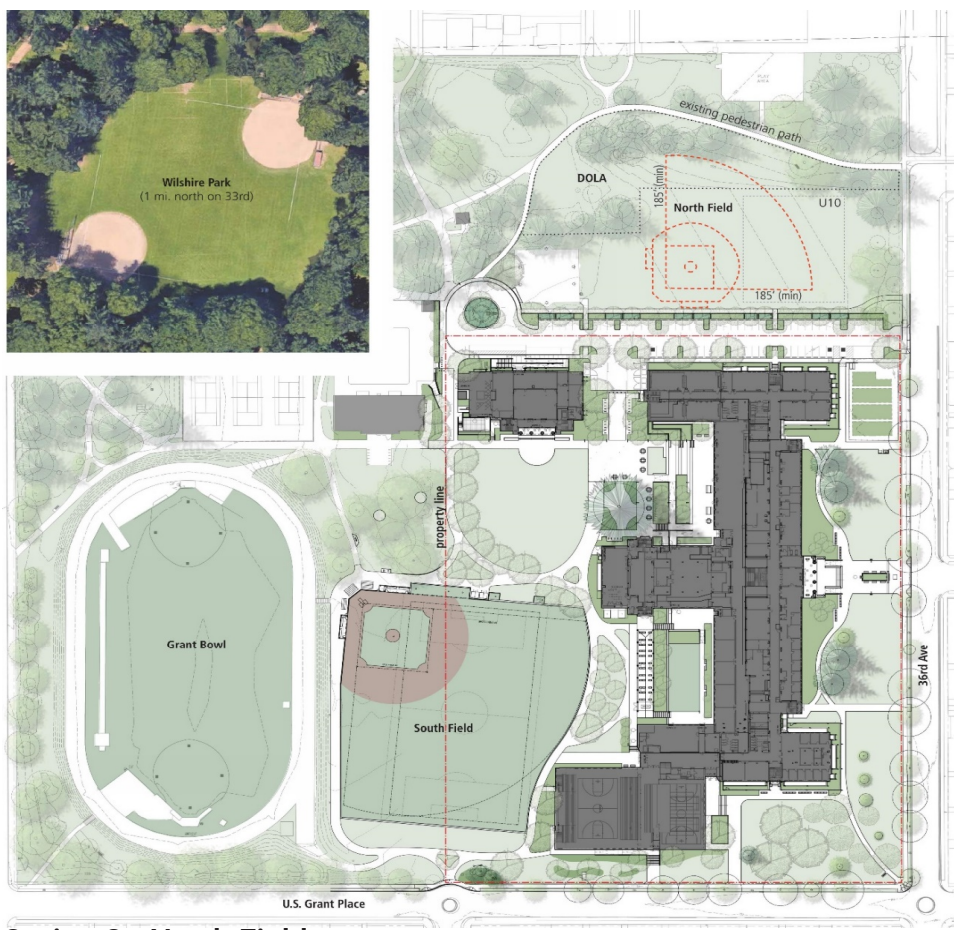
MASTER PLANNING PROCESS

The next year, PPS and Grant High School, along with PPR, studied four options for softball facilities. These included the following locations: at Grant Bowl, the Hollyrood Field (North), the new shared-use field (South) and the fields at Wilshire Park.

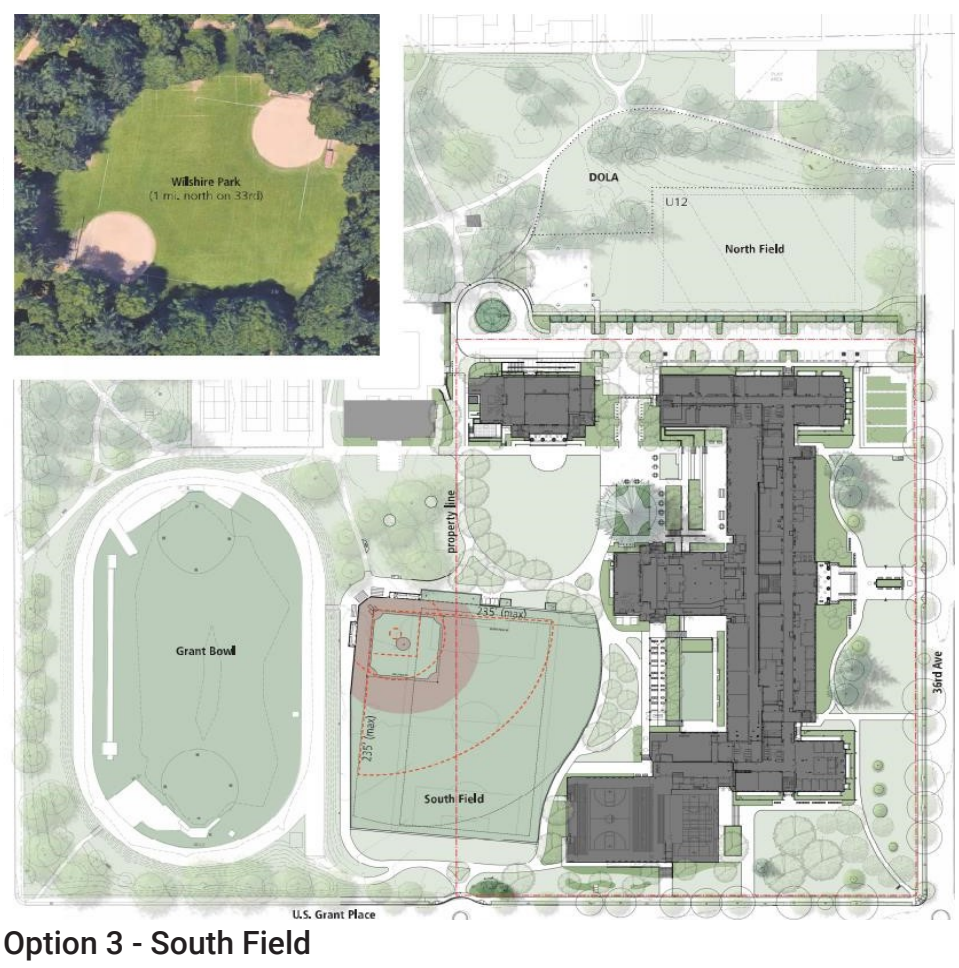
After consideration of the myriad complex factors, Option One - Grant Bowl was recommended to the PPS Board as the preferred approach. Subsequently, the Superintendent directed the Office of School Modernization (OSM) to conduct a master planning process for improvements to Grant Bowl that would accommodate softball including lights for evening play. This report is the culmination of that master planning process.

The 2018 Softball Options Study concluded with a recommendation for Option 1 - Grant Bowl because it best accommodates the needs and goals of GHS Athletics, PPS and PPR.

Option 1 - Grant Bowl



Option 2 - North Field



Option 3 - South Field

Option 4 - Wilshire Park

MASTER PLANNING PROCESS

Master Planning Advisory Group

The Master Planning Advisory Group (MPAG) advised the Grant Bowl project team in developing a comprehensive, equitable and integrated field design. The process included authentic community engagement with robust participation from neighbors and other community stakeholders.

The MPAG was comprised of members of Grant High School, Portland Interscholastic League, PPS employees, and Portland Parks and Recreation. The project team worked directly with the MPAG to ensure their concerns and aspirations were understood and considered.

Three working meetings of the MPAG were convened to review progress and provide feedback to the project team. The first work session focused on articulating the needs and aspirations for the project along with the regulations and criteria that will govern its realization. The second meeting considered alternate approaches to the master plan design, including options for fields, seating and support buildings. The third session included review of the final master plan.

Community Forums

In the intervals between MPAG meetings, two community engagement events were held at Grant High School. These forums provided an opportunity for additional teachers and staff, students, parents, alumni, existing program partners, neighbors and other community members to review progress and provide feedback.

At the first event, more than 100 community members joined the MPAG and the project team to discuss the scope of the master planning effort. The workshop gave participants the opportunity to learn about various aspects of the project including softball field options, grandstand seating, access and security issues, support facilities such as concessions and restrooms, and field lighting. The community offered their perspective and preferences on design options and registered their overall hopes and concerns for the project.

This input and feedback played a vital role in the development of the two master plan approaches shared at the second community meeting. Approximately 80 participants reviewed the design progress and provided feedback on the final options that form the basis for this report.

Meeting notes and comments from the MPAG work sessions and the community engagement events are included in the appendix of this report.

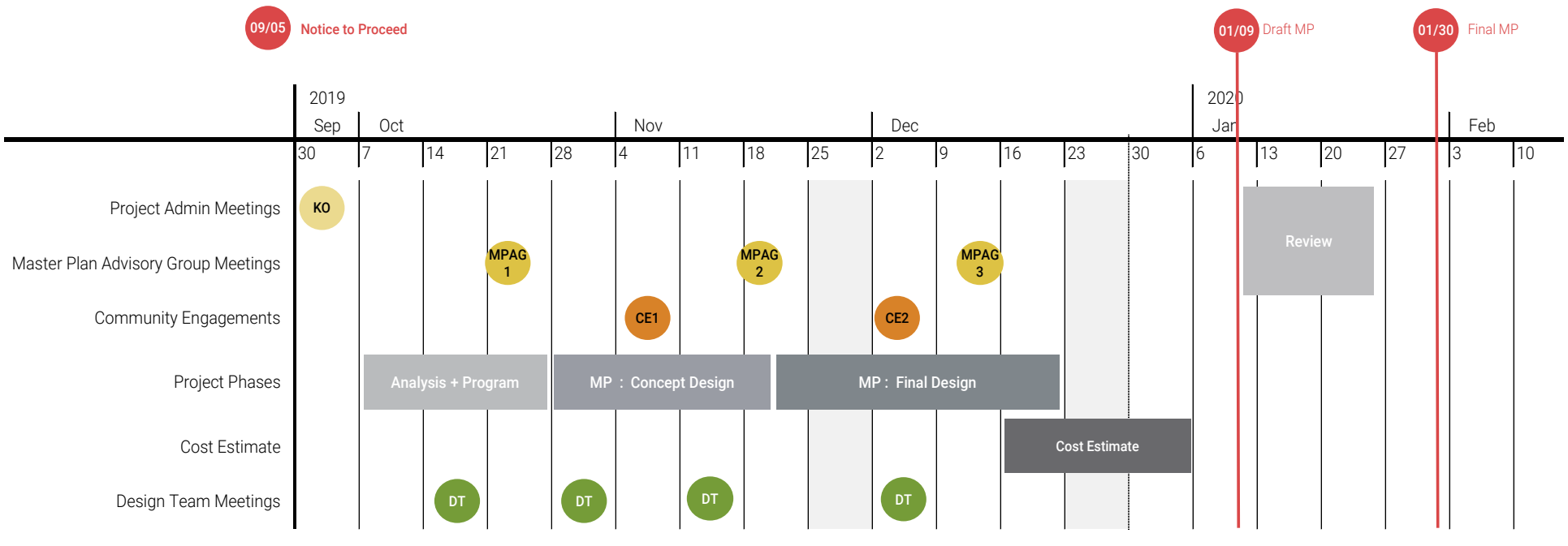
Robust participation from the community revealed the strong interest in this project and provided the project team with critical feedback on design options

MASTER PLANNING PROCESS

Project Schedule

The schedule below describes the sequence and duration of this master planning process. It is important to consider how this step fits into the larger process of a capital development. Master planning is an early, but critical, phase for any construction improvement project. It focuses on articulating the scope of a project in broad strokes, analyzing conditions that will affect the project going forward and setting the path for the design phases ahead. It also provides the critical first estimate of what the project will likely cost.

The information contained in this master plan will be considered by the PPS Bond Subcommittee who are charged with evaluating it for possible inclusion in a future public bond request. As such, funding for this project is uncertain at this time. Therefore no timetable exists for its potential realization.



Project Admin Team Kick Off

- Establish work plan
- Set meeting dates
- Collect existing information
- Review past efforts

Master Plan Advisory Group Meeting 1
October 21

- Set project goals
- Establish PPS program needs
- Confirm design criteria
-Preview CE 1 agenda

Master Plan Advisory Group Meeting 2
November 18

- Share concept design options
- Discuss pros + cons
- Establish preferred concept
- Preview CE 2 agenda

Master Plan Advisory Group Meeting 3
December 12

- Share master plan design
- Discuss design refinements

Community Engagement 1
November 6

- Community listening session
- Gather desires + concerns

Community Engagement 2
December 3

- Open house format
- Share concept design options
- Gather community feedback

Project Goals

The Master Planning Advisory Group articulated the goals listed at right at the outset of the project. The most important requirement for the project is to provide a softball field for Grant High School that meets the Oregon State Activities Association (OSAA) regulations. Another critical objective is to add functionality to the athletic facilities at Grant that commonly exist at other high schools in Portland and the state. These include spectator seating and field lighting. Together, these improvements will help student athletes thrive while strenghtening the culture of support in the Grant community.

1. **Provide equitable facilities for Grant High School and community athletes**
   A. Create a high school softball field that meets OSAA regulations and is equitable to the new baseball field
   B. Bring athletic facilities at GHS into closer alignment with comparable high schools in Portland and the state
2. **Build community through athletics**
   A. Create an atmosphere of support for athletes by hosting games and events on site
   B. Schedule games and events in evening to allow more opportunity for community participation
   C. Minimize dispersion of athletic events to remote facilities
3. **Expand the usability of the Bowl**
   A. Add field and track lighting to extend hours of use into evening
   B. Build upon the 2013 investment in Bowl improvements
   C. Add spectator seating and related amenity facilities to better support games and community events
4. **Increase safety of athletes, spectators and community**
   A. Include crowd management features that control access to the Bowl during ticketed events
   B. Provide low-level lighting of track for community use in early morning and evening
   C. Reduce vandalism by adding more activity to the Bowl
   D. Improve accessibility to track and field level and reduce safety hazard of grass slopes
   E. Minimize conflicts between different uses, especially during simultaneous activities

Community Thoughts

During the Community Forums, stakeholders had the opportunity to voice their hopes and concerns about the project. The list at right reflects topics the project team heard during these events. This is not a comprehensive enumeration of all comments, but rather an edited list that attempts to capture the most important topics that received multiple mentions. Wherever possible the project team has incorporated these issues into the master plan design. Please refer to the meeting notes in the appendix for a complete record of comments received during this process. Potential future development of any improvement project will need to continue to take these issues into account.

Hopes

- Maximize use of the Bowl by adding lights that allow evening activities
- Move the process along as fast as possible
- Make a true community hub with broad appeal
- Host a wide variety of events with safe accessible seating
- Attract private donors to help fund the project
- Increase in property values will result from this community investment

Concerns

- Traffic congestion and parking scarcity due to events that draw large crowds
- Maintaining community access to shared-use park facilities including the Bowl
- Increase in noise from events, especially during evening hours
- Loss of trees and open space in the park
- Overuse of the park and field
- Lack of agreement between PPS & PPR about shared use
- Process takes too long
- Uncertainty about hours of operation
- Loss of property values

Functional Program Needs

The list of functional needs at right comprises the scope of improvements included in this master plan. The PPS Education Specifications informed this program along with the specific needs articulated by the MPAG and the community.

Competition Softball Field

- Softball field for Grant High School athletics that meets OSAA regulations and mitigates safety issues created by shared-use facilities
- 200’ dimension along the foul lines from home plate to outfield
- Backstop fencing as needed for safety
- Covered dugouts for home and visitor teams
- Bullpen facilities for home and visitor pitcher warmup
- Spectator seating for approximately 140

Practice Softball Field

- Secondary softball field for practice and potential JV game use
- Ideally equal to dimensions of the competition field, but could have portable backstop
- No spectator seating, bullpens or dugouts
- Could be multi-use field shared with baseball and little league

Grant Bowl Stadium

- Spectator seating for 1500
- Accessible pathways to the Bowl
- Fencing for crowd management and access control during ticketed events
- Electronic scoreboard
- Synthetic turf replacement (assumes scheduled replacement coincides with project)

Lighting

- LED lighting of the Bowl multi-use field
- LED lighting of the existing upper field shared by baseball and soccer is highly desired to maximize usability
- Any shared use field that requires scheduling of games or practices during hours of darkness needs lighting

Support Buildings

- Pressbox with upper level video recording platform to support events in the Bowl
- Gender-inclusive restrooms, including code minimum of 27 water closets, with single occupant, all-user stalls and full height partitions and doors
- Concessions to support game-day spectators
- Athletic equipment storage totalling 1200 square feet

Although softball games have been played in Grant Bowl, the current field conditions do not meet standards for safe and equitable play.

SITE ANALYSIS

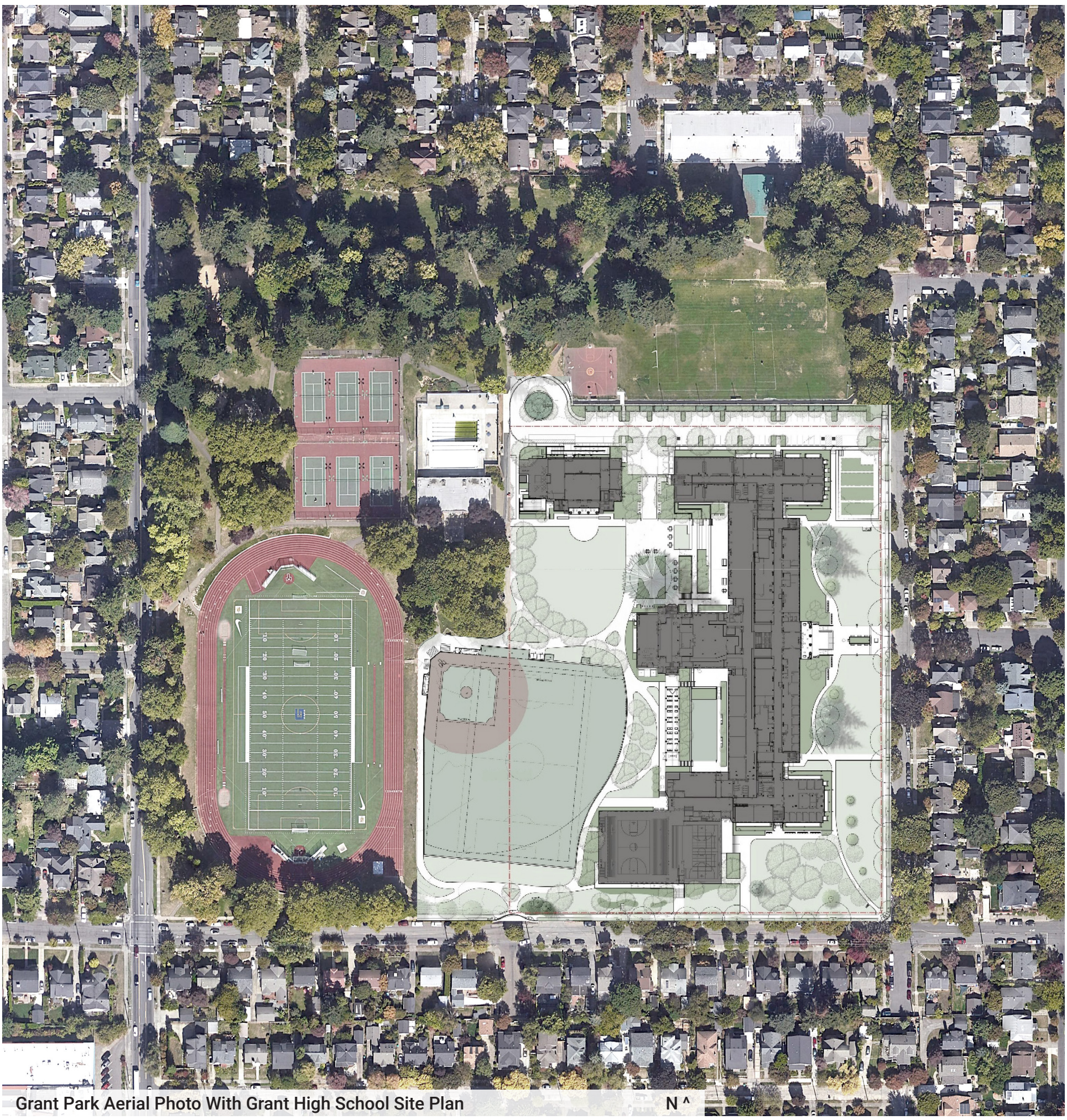
Grant Park

Grant High School and Grant Park share about 30 acres of land in NE Portland. Although a property line officially separates the 10 acres that belong to PPS from the 20 acres of PPR land, the site feels like a continuous open space that includes a school, a pool, a playground and various play fields. The shared name of Grant further reinforces the intertwined relationship between school and park. The 2019 GHS modernization project successfully restored the fluid nature of the campus by removing ill-placed school additions and opening new pathways to improve the flow across the site.

Grant Bowl occupies the southwest corner of the park near the intersection of NE 33rd Avenue and US Grant Place. Directly north are the tennis courts flanked by an outdoor pool with its support building and a children's playground set among the trees. Grant High School sits to the east facing NE 36th Avenue. The space between the Bowl and GHS includes the new shared-use field used primarily for baseball and soccer.

As the name implies, Grant Bowl is a space that is sunken into the grade. Although the overall site is relatively flat, the track and field are set approximately six feet below the level of the surrounding park. Natural grass covers the side slopes while ground-cover plantings set above retaining walls form the steeper north and south ends of the Bowl.

Aerial photo of Grant Park with a superimposed site plan of the modernized Grant High School showing the intertwined relationship between park and school



Grant Park Aerial Photo With Grant High School Site Plan N ^

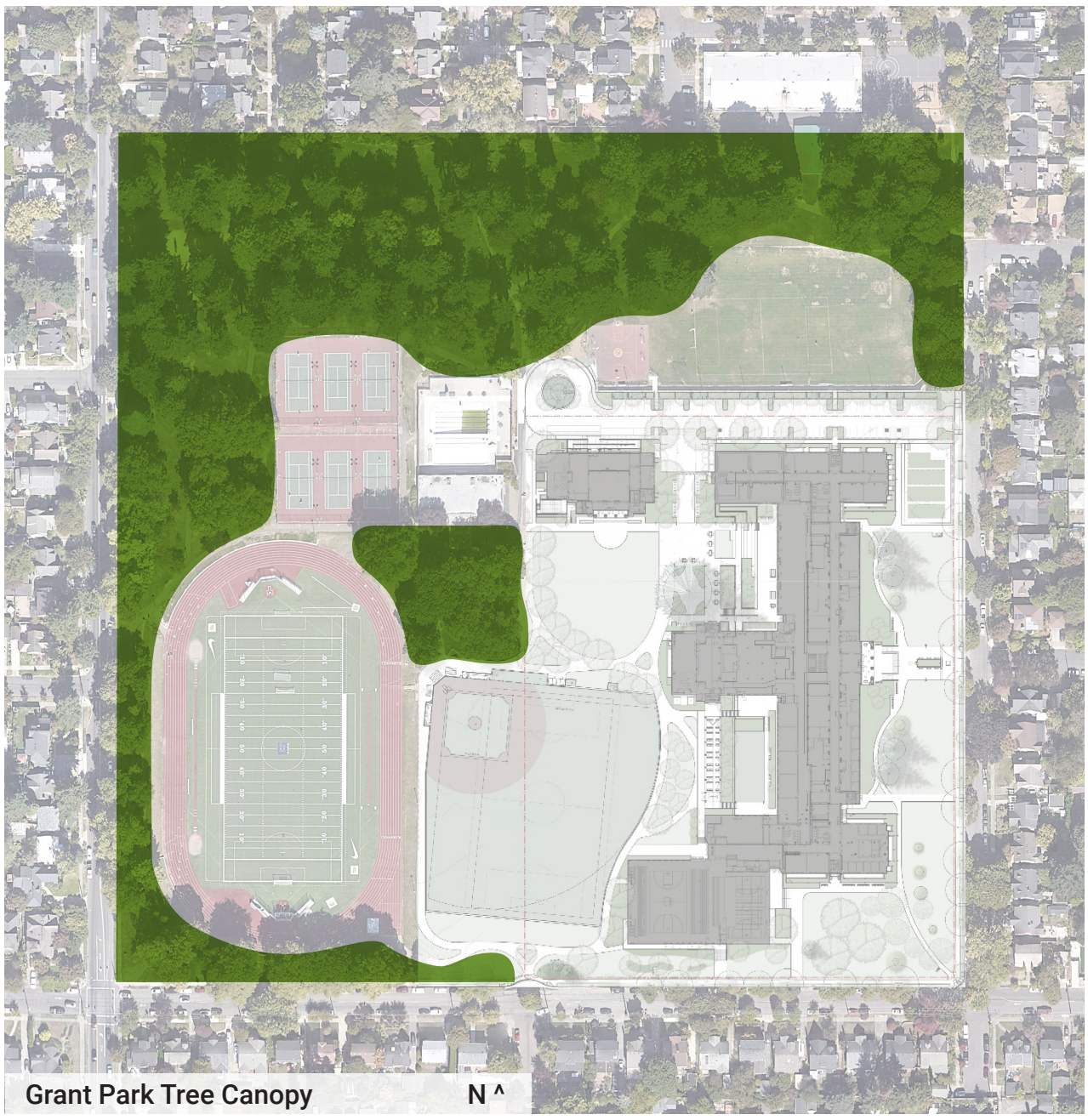
SITE ANALYSIS

Park Character

The character of Grant Park is provided by the mature tree canopy. A mix of evergreen and deciduous trees lend the park it's arboretum-like feel. While this is most evident in the park's northern section, a continuous line of trees extends along the west edge and wraps the southern end of the Bowl. These trees provide the identity of the park at the critical southwest corner where NE 33rd and US Grant intersect. Another stand of large trees between the pool and the baseball field help further define the Bowl as a three-dimensional space.

The bucolic atmosphere is also provided by vistas across the landscape. Whether along curving pathways through the trees or across the open space of the Bowl, views are an important aspect of one's experience of the park.

These character-defining and experiential qualities of Grant Park must not be compromised by the addition of new functionality. Improvements to Grant Bowl, including stadium seating, fencing and any support buildings, should be sensitively added to the site with as little impact as possible. This is an important issue voiced by the community who understandably values the natural character of this neighborhood park.



Aerial view diagram and photos of the Grant Park tree canopy, which gives the park its arboretum quality and reinforces the spatial definition of the Bowl

SITE ANALYSIS

Grant Bowl Access

Grant Park and Grant High School sit at the center of the community in a well-established residential neighborhood. The site is served by a grid of neighborhood streets and sidewalks that provide ample pedestrian, bicycle, transit and automobile access. NE 33rd Avenue is a district collector and transit street that runs north-south and provides high capacity access to the site. Local connections to the park are provided by NE 36th Avenue and NE US Grant Place, a designated city bikeway.

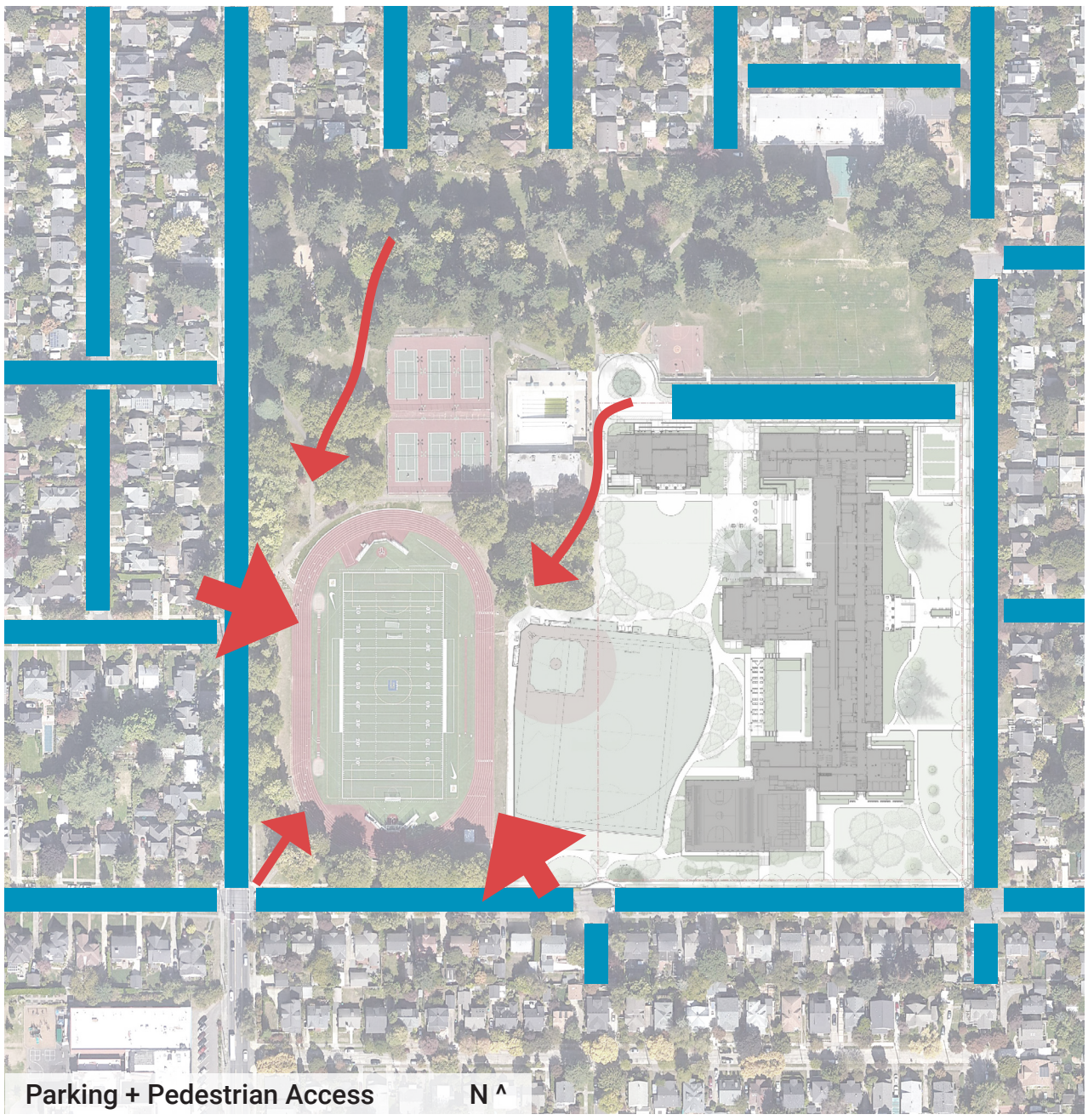
People approach Grant Bowl from all directions and via all modes of transport. Patterns are well established and unlikely to change with the planned improvements to the Bowl. On-street parking is provided on the west, south and east edges of the park and throughout the grid of neighborhood streets including those that terminate at the northern edge. A parking lot with 67 spaces is available immediately north of the school during off hours.

While continuing to support access from all directions, including from within the park, it would be beneficial to plan primary gateways to the stadium seating areas to aid the security and access control needs presented by ticketed events. It makes practical sense to locate these along the streets with the closest proximity to the Bowl, NE 33rd and US Grant. Creating two gateways provides flexibility for different events with different size audiences and distributes larger crowds to opposite sides easing the flow during bigger events. It also deliberately avoids creating a primary entrance at the southwest corner. This supports the goal of preventing bottlenecks at the intersection of NE 33rd and US Grant and preserving the character of the park at this important corner.

Traffic and Parking

Traffic and parking remain issues of concern to the community. The increase in activity at the Bowl, including events such as Grant High School football games that could draw 1500 spectators, will create some moments of congestion in the vicinity. However, GHS currently hosts approximately 29 events per year that draw 1000 or more people. The proposed improvements to the Bowl would add five new events of that scale per year.

A parking and traffic analysis, in coordination with PBOT, will be conducted in accordance with the land use review application process.



Aerial view diagram of primary and secondary pedestrian access flows (red) and parking resources (blue) along with photos of typical on-street parking and park pathways

Site Utilities and Public Improvements

The following is a brief summary of the site utilities systems currently in place at Grant Bowl. A description of the related civil engineering improvements likely to accompany the project is also included here. For more in depth coverage of this topic, including as built drawings, please refer to the Civil Master Plan Report prepared by Mazetti | BHE Group in the appendix of this report.

Stormwater

The 2013 reconstruction of the track and field at Grant Bowl included a stormwater management system that is expected to meet current stormwater management standards for the existing track and synthetic turf field. New or replaced impervious surfaces, such as building roofs and grandstand seating areas, are subject to the current stormwater standards, which will require flow control standards to be satisfied along with a new detention system. Stormwater quality treatment is not anticipated.

Sanitary Sewer

There are no private sanitary sewer lines in the vicinity of the proposed improvements. New connections to the existing public combined sewer mains in NE 33rd Avenue and US Grant Place will be required for any new buildings with restrooms, concessions or solid waste/recycling facilities. Both mains are expected to be sufficiently deep to accept gravity-fed sanitary drainage from the buildings.

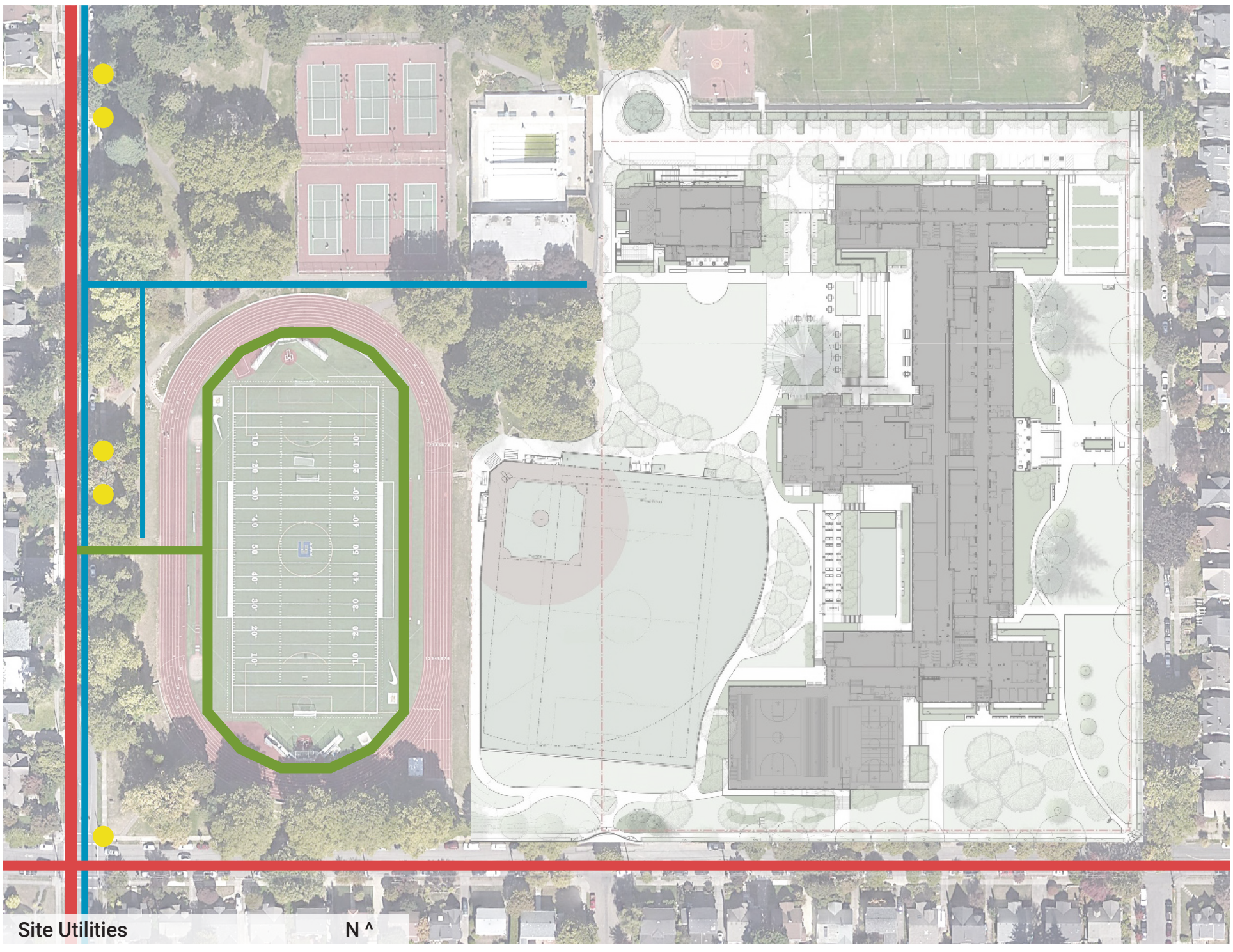
Domestic and Fire Protection Water

Water service to the site is provided by a 4" domestic service line that extends from the main in NE 33rd Avenue to the pool building between the track and the tennis courts. A new backflow preventer is likely required, triggering the potential need for an irrigation booster pump. No fire sprinklers are anticipated in the project. However, two new public fire hydrants may be required to improve coverage area for new support buildings.

Public Improvements

The Portland Bureau of Transportation (PBOT) has the authority to require frontage improvements for projects involving significant alterations or increasing the number of occupants. Known deficiencies include non-compliant curb ramps along NE 33rd Avenue at US Grant Place, Thompson and Brazee. Further improvements to improve pedestrian safety at these crossings could also be requested.

Site utilities diagram showing existing stormwater, domestic water, combined sewer and electrical instructure as well as locations for potential improvements to the public right of way along NE 33rd Avenue



SITE ANALYSIS

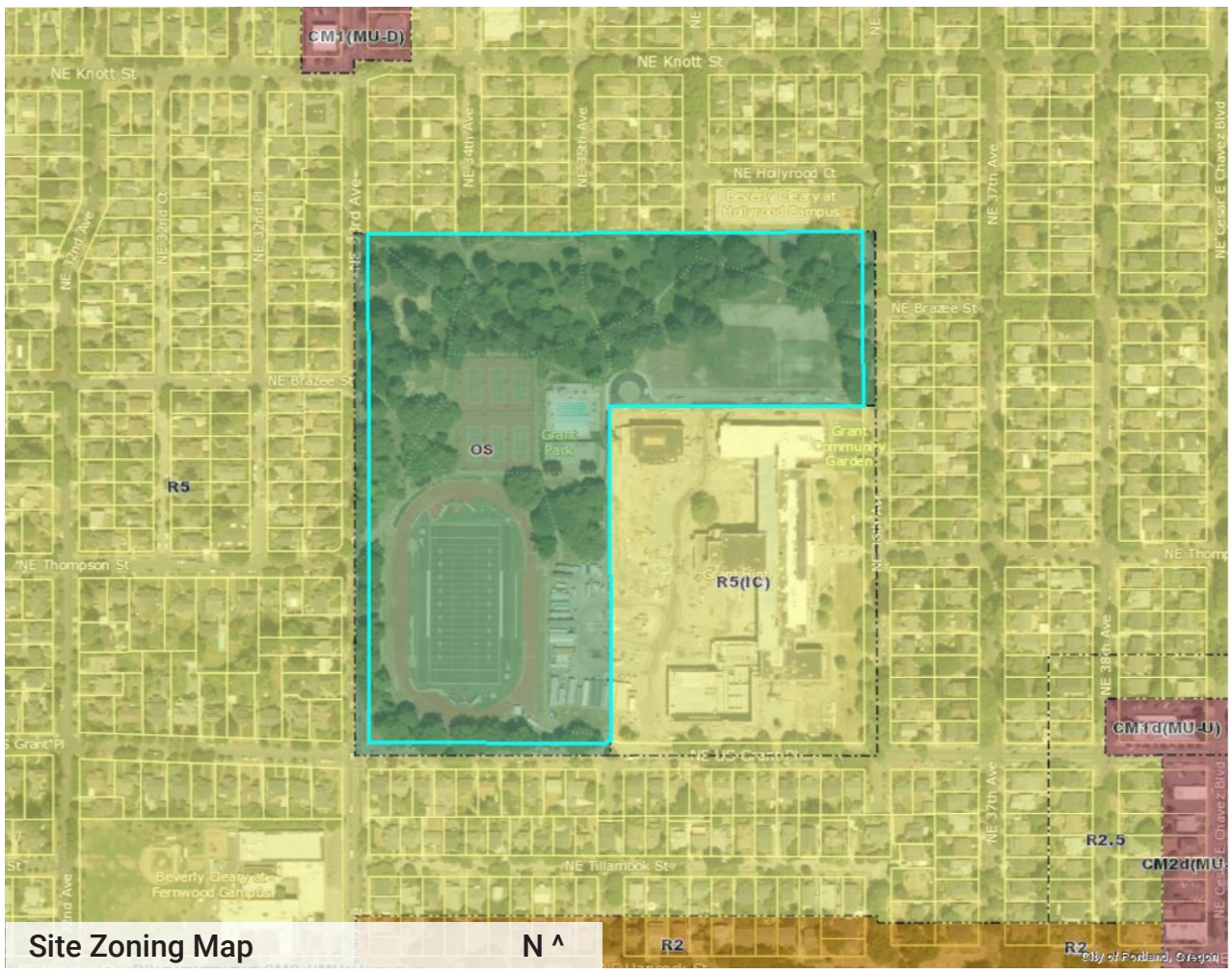
Zoning Summary

The following is a brief summary of the zoning regulations and land use review procedures associated with the proposed improvements to Grant Bowl. For a more detailed analysis of these issues please refer to the Land Use Memorandum prepared by Angelo Planning Group in the appendix.

Grant Bowl is located within Grant Park, property that belongs to Portland Parks & Recreation and is within the Open Space (OS) zone.

Within the OS zone, certain accessory uses and facilities are considered a conditional use. These facilities include recreational fields for organized sports. The scope of the planned improvements will require a Type III conditional use review, triggered by grandstand seating and field lighting.

The Grant High School property is contiguous to the park but is within the R5 residential zone. Pursuant to an existing intergovernmental agreement, the school shares recreational fields and parking facilities with Grant Park. If the development site for this improvement project includes a portion of the Grant High School site, it may be considered a split zoned site (OS and R5) and thus subject to the conditional use approval criteria of both zones.



Site Zoning Map N ^

Glare: Project will need to demonstrate compliance with the glare standard which sets a maximum of 0.5 foot candles of light on any adjacent property.

Parking: Per zoning regulations, the minimum parking requirement will be determined by the conditional use application process. For more information on this topic, please refer to the Parking and Transportation heading of the Master Plan chapter of this report.

Conditional Use Review

The land use review process requires the project to demonstrate compliance with the approval criteria. These include consistency with the character and purpose of Open Space while minimizing impact to mature trees., and conformance with the transportation element of the Comprehensive Plan. The proposed development must also meet the city's standards for livability concerning noise, glare, late-night operations, odors, litter and safety. Approval of a new scoreboard will also require an adjustment to the standards governing signs to allow a suitable size and feature set typical of athletic field scoreboards.

The Type III Land Use Review Procedure requires 82 days from the time of a complete application.

Development Standards

Maximum FAR
0.5 to 1

Maximum Height
50'

Fences
8' height allowed at property line
Any fence within 30' of street lot line may not be more than 10% sight obscuring

Accessory Structure Setbacks
15'

Spectator Grandstand Setbacks
30' from adjacent R zones
15' otherwise

How setbacks apply to the interior lot line abutting GHS propoerty in the R5 zone remains to be resolved. However, the proposed plan does not appear to present challenges to compliance with these regulations.

Off-Site Impacts

Noise: Conditional use application will require evidence of any amplified audio systems will not exceed the maximum allowable sound level of 55 dBA at any nearby property during "day hours" (7am - 10pm). During "night hours" (10pm - 7am) the maximum is reduced to 50 dBA.

Address
NE 33rd Avenue & NE US Grant Place

Founded
1925

Tax Lot
R316213

Site Size
19.90 acres

Zoning
Open Space (OS)

Overlay Zone
N/A

Comprehensive Plan Designation
Open Space

Softball in Grant Bowl

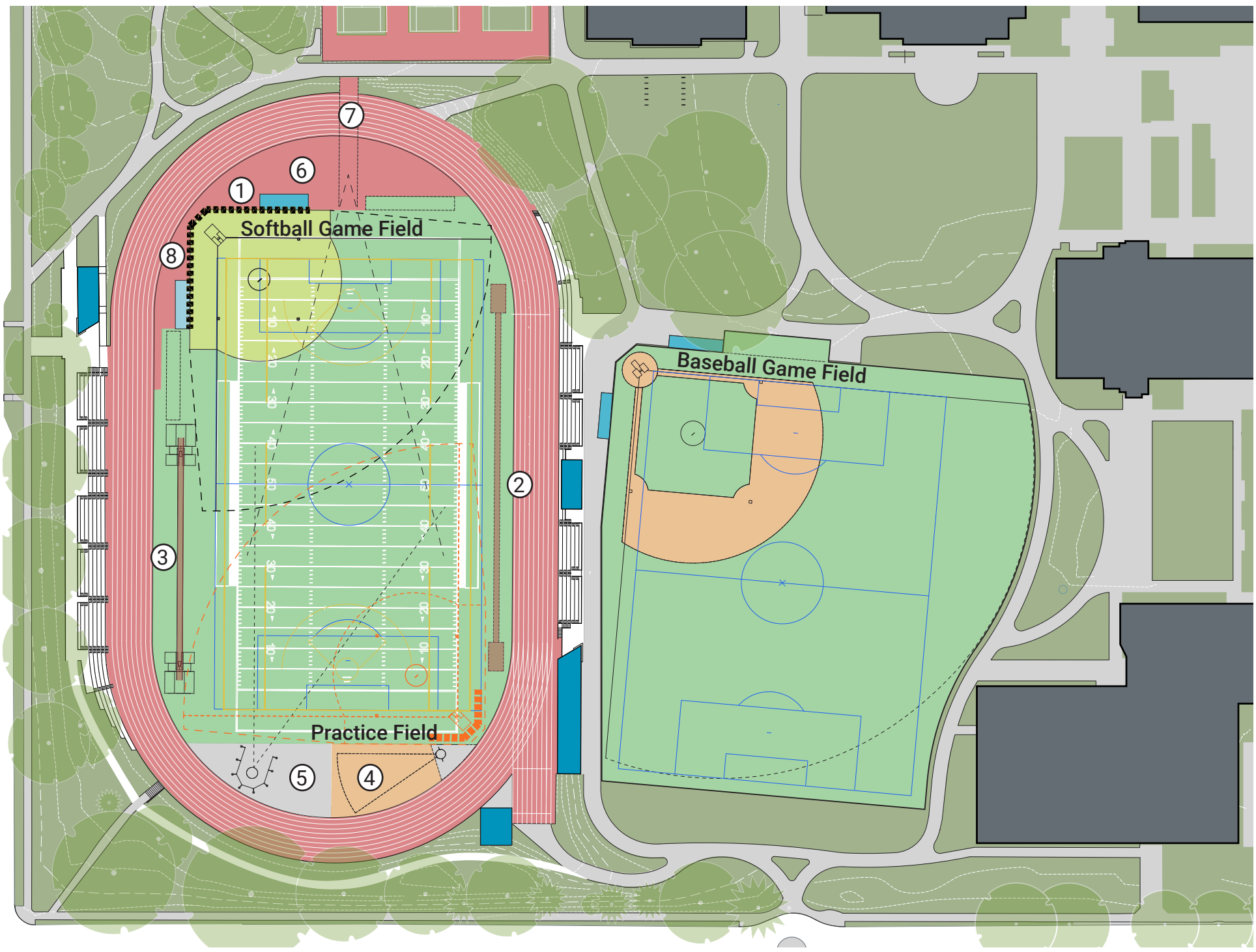
The base option is being proposed to locate a softball field with dimensions that meet NFHS requirements, inside the bowl. In addition, more backstop fencing, spectator seating, covered dugouts and bullpen area are required for title IX compliance. In conjunction with the field renovation; the synthetic turf replacement in the bowl will also provide an opportunity to evaluate field play lines. Too many lines can cause confusion and this process will allow the best combination of permanent and semi-permanent lines needed for safe play by all athletic programs.

The proposed softball field location (and removal of existing t-ball backstops) offers opportunities to improve the North and South 'D' Zones so that track and field events can be managed more safely and efficiently. The Javelin runway in its current condition is only 65' in length which is well short of the recommended length for high school athletics. The proposed layout increases this runway length to 95 feet, which is the most that can be achieved within the current grading of the bowl. Another consideration for improvement is the shot put area which currently only has one throwing ring and the landing area is on synthetic turf. An upgrade of this area is proposed and will add 3 practice throwing rings in addition to the 1 competition ring. The landing surface will be renovated with softer cinder surface to ensure that the initial fall of the implement (shot put) can be clearly established by the judges. Based on the softball field layout, the pole vault and long jump runways/pits will need to be relocated and reconstructed in order to stay out of softball field of play.

The existing synthetic turf will be removed and replaced in its entirety for this project. The base plan highlights the following features for renovation within the bowl:

1. Add new backstop fencing
2. Install 2 new long jump pits and associated runways and take-off boards
3. Install new pole vault runway and two new boxes
4. New shot put area with concrete surround and cinder landing area.
5. New discus ring and cage
6. New track surfacing in all 'D' zone and runway locations.
7. Extend javelin runway
8. Aluminum bleacher seating for softball field (capacity ~145)

Athletic Field (Turf)
Softball Infield (Turf)
Track Surfacing
Existing Paved Walkways
Proposed Building
Permanent Backstop
Temporary Backstop



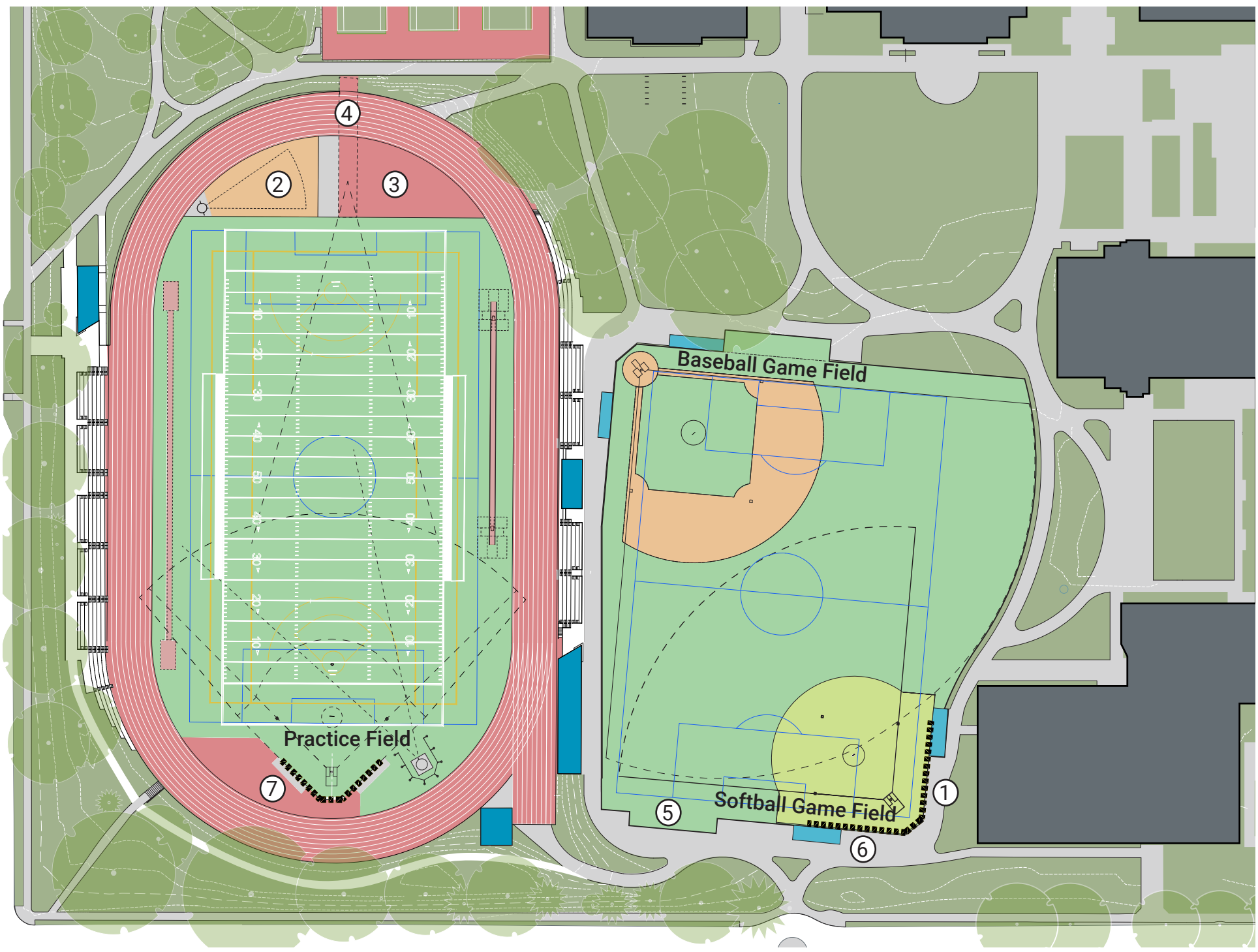
Alternate Master Plan:
Softball in the Upper Field

The alternative option is being proposed on the upper field to reduce scheduling conflicts and safety issues that arise from the current location. In addition, the softball field will be designed to be compliant with NFHS and title IX requirements. This option requires expansion of the existing synthetic field south by about 20'. New backstop fencing, spectator seating areas, covered dugouts and bullpen areas will be provided. This option also provides the opportunity to enlarge the soccer field.

With the new improvements to the upper field, one of the existing t-ball backstops can be removed from the bowl to allow for improvements to track and field. The track and field improvements proposed include a renovated north 'D' zone to include a longer javelin runway, enlarged high jump area, and improved shot put area (improvements are similar and described in more detail with base option). The alternative option reduces the work area within the bowl and reduces schedule and safety concerns.

1. Add new backstop fencing
2. New shot put area with concrete surround and cinder landing area.
3. New track surfacing at north 'D' zone. Other areas of Bowl to remain.
4. Extend javelin runway
5. South end of upper field extended 20' south
6. Aluminum bleacher seating for softball field (capacity ~145)
7. Existing backstop to remain

Athletic Field (Turf)
Softball Infield (Turf)
Track Surfacing
Existing Paved Walkways
Proposed Building
Permanent Backstop



Base Master Plan: Softball in Grant Bowl

PROS

1. General: Seating and lights extend capabilities of the Bowl including hosting football and soccer games
2. Softball: Sufficient backstop and fencing design for safe facility (20', Homeplate to fence)
3. Track: Increased javelin runway 68' to 95'
4. Track: Added shot put cinder landing area and more practice throwing rings.
5. Track: Added more track surfacing in 'D' Zones
6. Track: North & South 'D' zones improved for efficiency and safety.
7. Backstop fencing is 20' from football/soccer field play lines.

CONS

1. Softball: Home plate to fencing is 20' (NFHS is 25')
2. Softball: Outfield (200') overlap if both Bowl fields utilized.
3. Little League: Removes one permanent backstop in Bowl
4. Soccer: Field in the Bowl reduced in width from 210' to 195' and length from 360' to 330'.
5. Track: Requires renovation/reconstruction of long jump and pole vault runways/pits

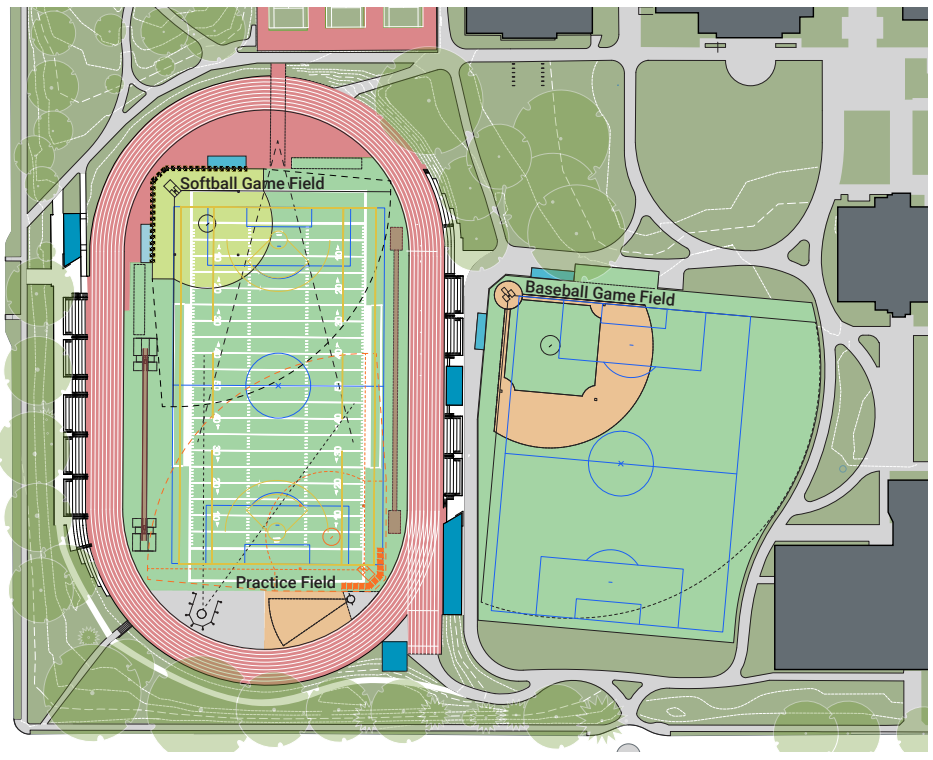
Alternate Master Plan: Softball at Upper Field

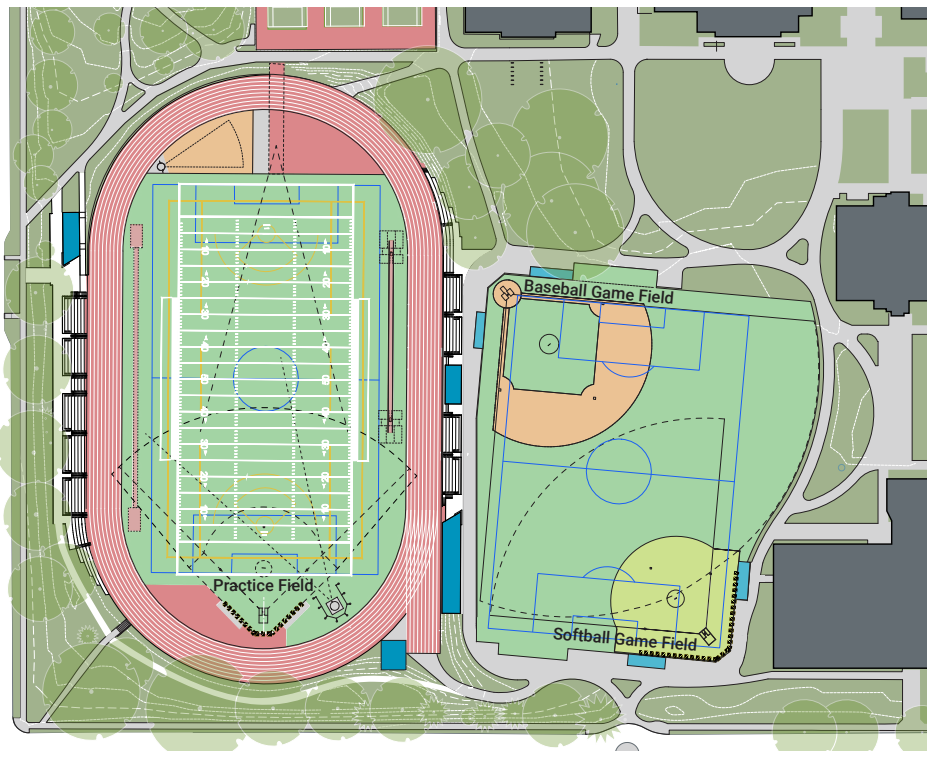
PROS

1. General: Seating and lights extend capabilities of the Bowl including hosting football and soccer games
2. General: Adds lights to upper field to extend use of facility
3. Softball: Sufficient backstop and fencing design for safe facility (25', homeplate to fence) on upper field
4. Softball: Upper field linework less distracting (no football lines)
5. Softball: More easily accessible seating for spectators
6. Softball: Closer to locker room and indoor facilities
7. Soccer: Adds length to upper field by extending turf south
8. Track: Increased javelin runway 68' to 95'
9. Track: Added shot put cinder landing area and more practice throwing rings.
10. Track: Enlarged high jump area provided in 'D' Zone

CONS

1. General: Expansion of multi-use upper field reduces landscape area.
2. General: Requires additional investment for lights on upper field.
3. Little League: Removes one Grant Bowl backstop (permanent chainlink).
4. Baseball and softball: Will need to coordinate as fields overlap on upper field.
5. Allows fields to remain the same size in the Bowl.





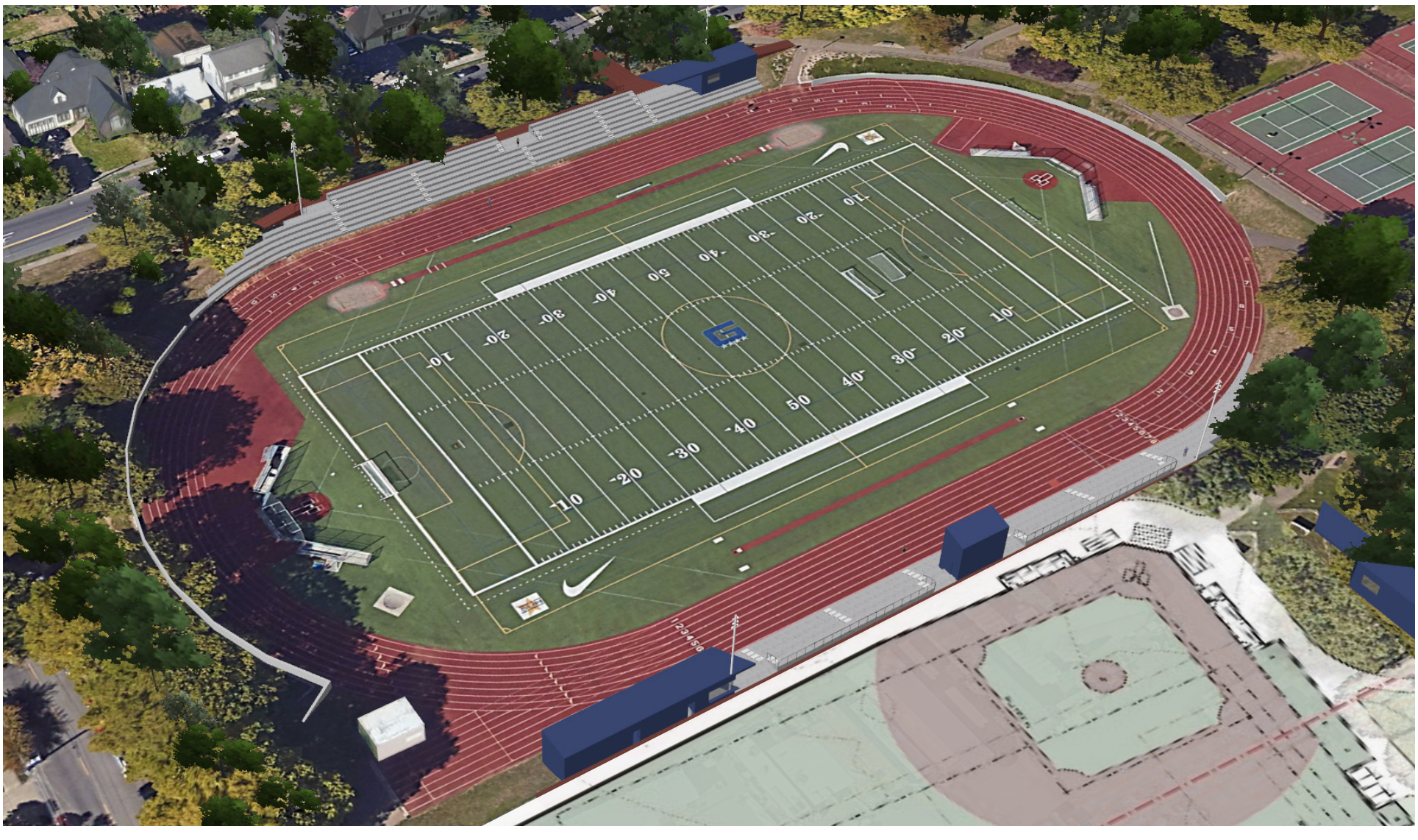
Terraced Seating

Improvements to the Bowl include grandstand seating for approximately 1500 people. The design capitalizes on the natural slope of the bowl by using concrete terraces built directly on the natural grade. No aluminum bleachers are planned for the Bowl grandstands.

The seating terraces extend partially around the curved portions of the track to afford additional vantage points, especially for track and field events. New ground-cover landscaping is imagined for the sloped areas of the bowl that remain.

The Grant Bowl presents unique challenges and opportunities to incorporating seating. The slope of the bowl provides a natural place for spectators, but the site is constrained on either side by established trees on the west and the Upper Field on the east. The bowl depression necessitates circulation and access points from the rear or top of the bowl, unlike the typical circulation at a grandstand front.

These factors, in addition to the goals of preserving sight-lines and the character of Grant Park persuaded the Advisory Group and public meeting participants in favor of this lower, integrated appoach.

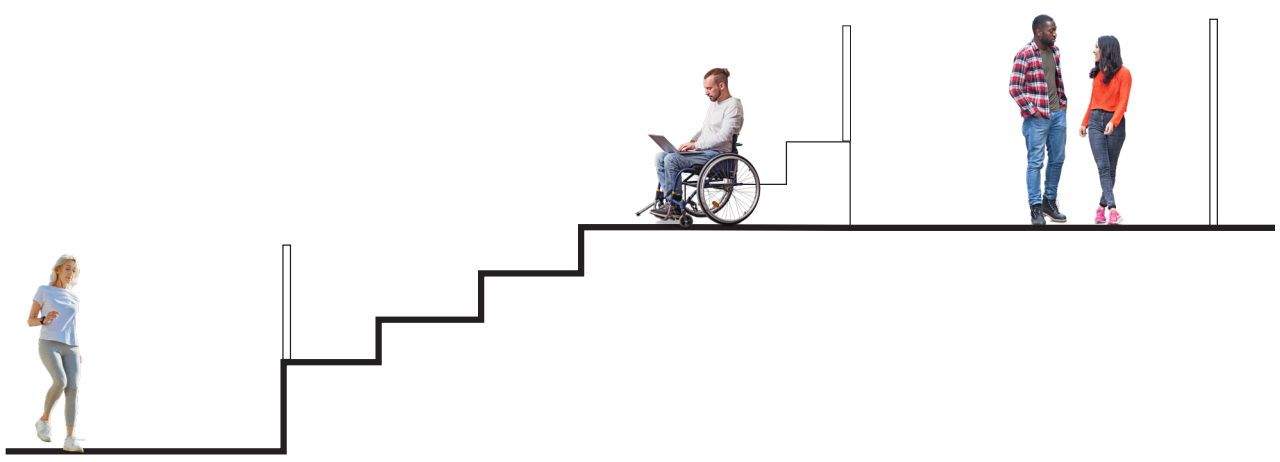


MASTER PLAN Grandstands

The design attempts to minimize the vertical impact of the grandstands in the park while still offering adequate sightlines to the activities in the Bowl. The 600-seat east side is planned as the visitor side. It has fewer rows and includes the press box. The west side is planned as the home side as it benefits from afternoon shade and space for 900 spectators. The two additional rows also allow the grandstands to extend directly down to the track level.

Each terrace is 36” deep to accommodate spectators sitting directly on the concrete surface with enough space to allow people to pass by within the row. Each terrace is 16” high to create a comfortable seating position. Stepped access aisles occur at intervals of approximately 30’ and include three risers per row. The accessible positions for spectators with disabilities are distributed along both sides at the top of the Bowl’s existing grade.

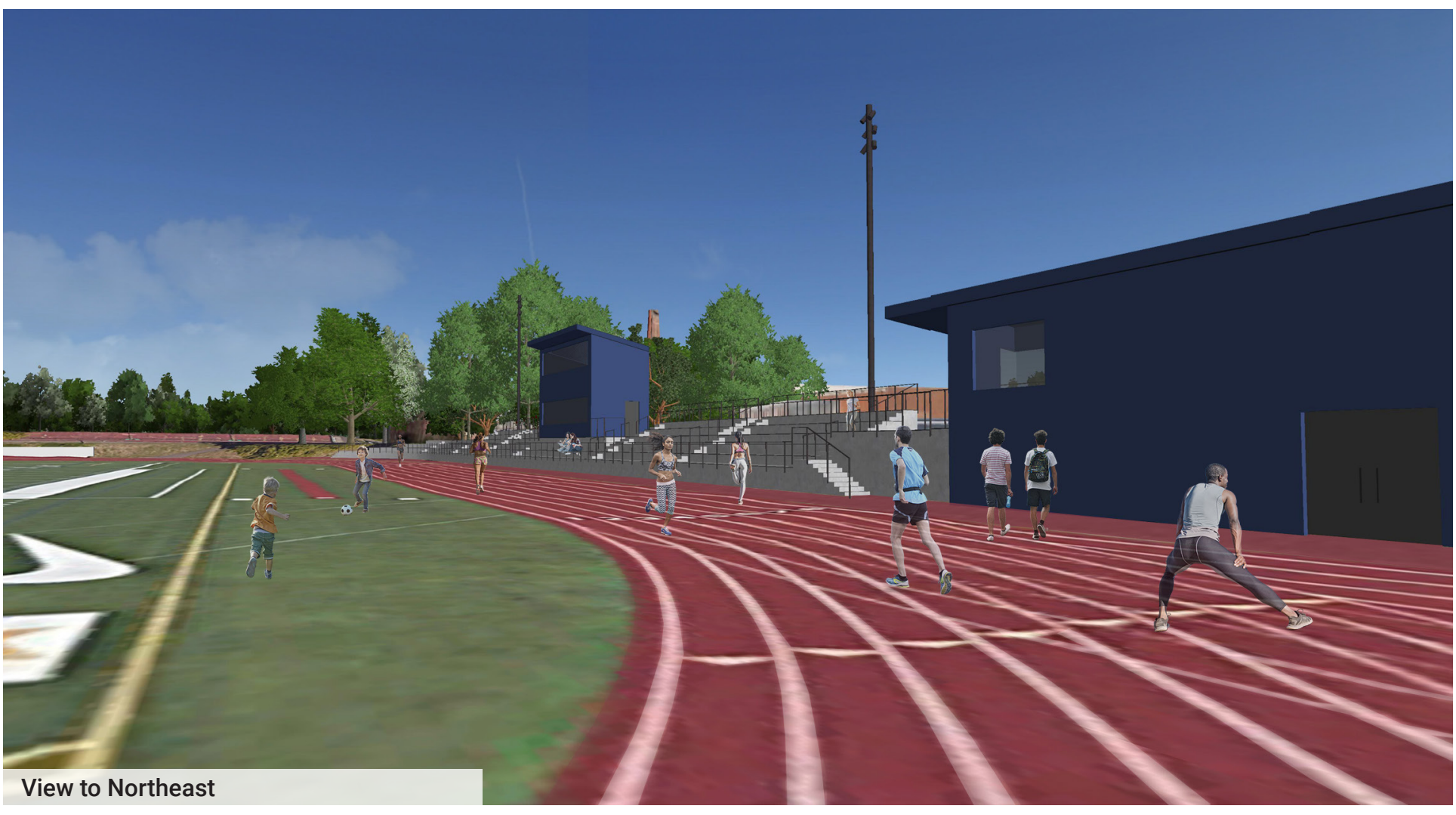
EAST



EAST AT ACCESSIBLE POSITION

WEST

View to Northwest



View to Northeast

Approach

New structures will be required to support the addition of softball in the Bowl, current storage needs and events with large attendance such as home football games. The buildings are intended to to be limited in visual impact from the surrounding streets, meet PPS durability standards while integrating with the character of Grant Park.

The Master Planning Group studied two approaches to locating buildings on the site. The first distributed the buildings in the park and located a central concessions/restroom building just north of the baseball diamond. This appoach was considered flexible because it centralized services, but it required the removal of significant trees.

The second approach, which was preferred by the Advisory Group, integrated the buildings with the grandstands and located them at the anticipated primary access points to the Bowl. The distribution of services on both sides would be needed to meet accessibility standards in either case.

Concessions

The design includes two modest concessions spaces at 175sf each on either side of the bowl. By distributing concessions, the spaces can serve double duty for ticketing while distributing crowds. For more lightly attended events, a single facility could be used on either side.

Restrooms

The addition of spectator seating for approximately 1500 will require 27 restroom water closets. The requirement will be met with a mixture of new and existing resources on the site. Per GHS standards, new restrooms will be gender-inclusive,single occupant stalls with full height partitions and doors.

The design includes 11 new restrooms while utilizing existing facilities at the Grant High School gym and/or the PPR pool to meet the need at large events. A total of 27 water closets are required by code. This master plan assumes the 16 water closets near the gym will be available.

Pressbox

A two-level pressbox structure will include couching observation offices and an upper level video recording platform to support events in the Bowl.

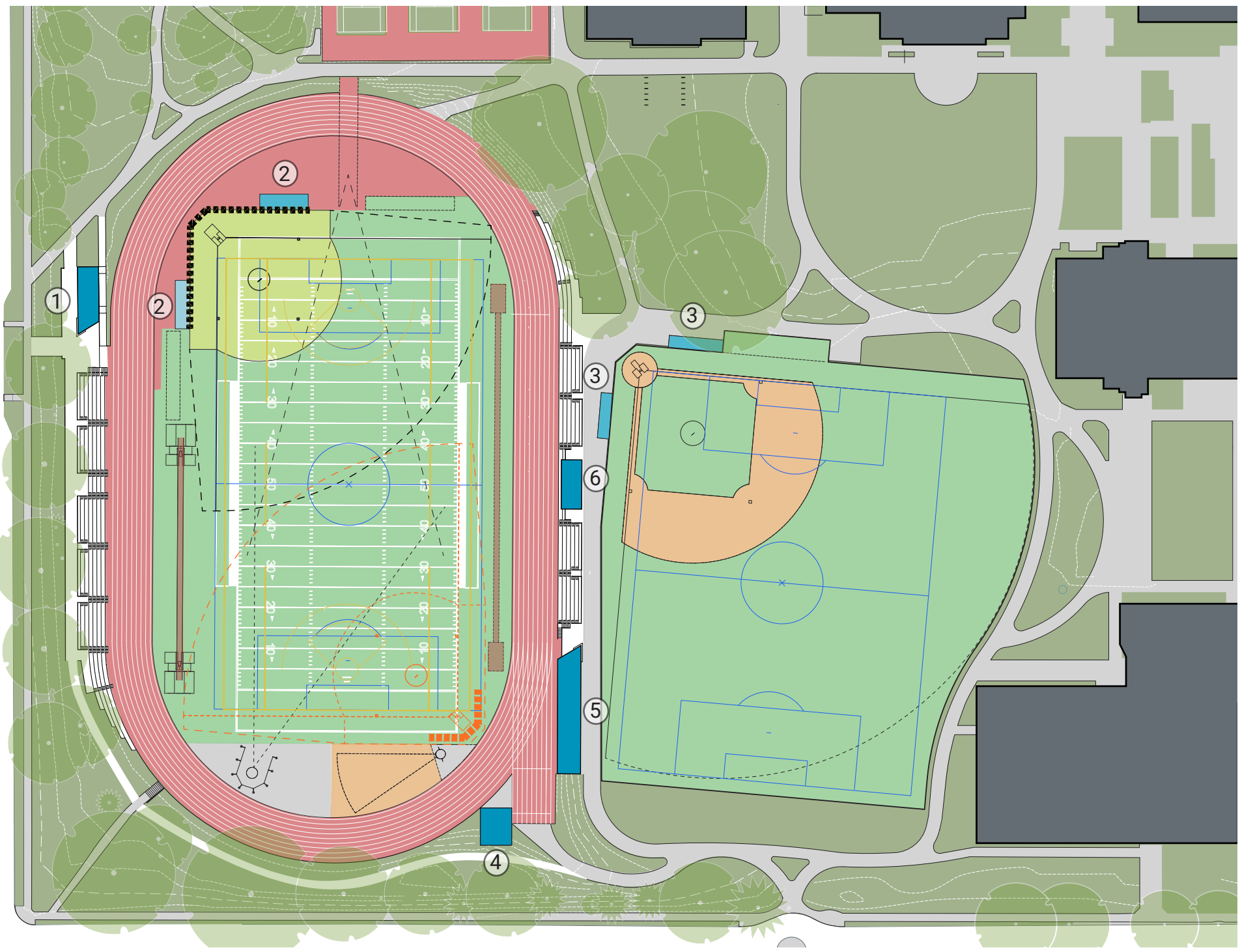
Storage

The planned structures will include approximately 1200sf of athletic storage that is currently accomodated by aging containers on site and spaces within Grant High School.

Softball Dugouts

The new dugouts will match the existing ones at the baseball game field. In the alternate design, the dugouts will not be located in the Bowl, but at the SE corner of the upper field with the softball game field.

1. NW Concessions/Restrooms & Storage (700sf, (6) unisex restrooms)
2. Softball Dugouts
3. Existing Baseball Dugouts
4. Storage (300sf)
5. SE Concessions/Restrooms & Storage (1500sf, (5) unisex restrooms)
6. Pressbox (860sf)



Site Fencing and Security

Improvements to the Grant Bowl are intended to facilitate events with attendances up to 1500. Such events will require a control perimeter and access points where tickets could be sold and bags checked. A combination of existing and new fencing will create a temporary perimeter with at least 4 openings that would require staff. The perimeter will allow movement around the Bowl between the east and west sides, and allow access to concessions and restrooms without leaving.

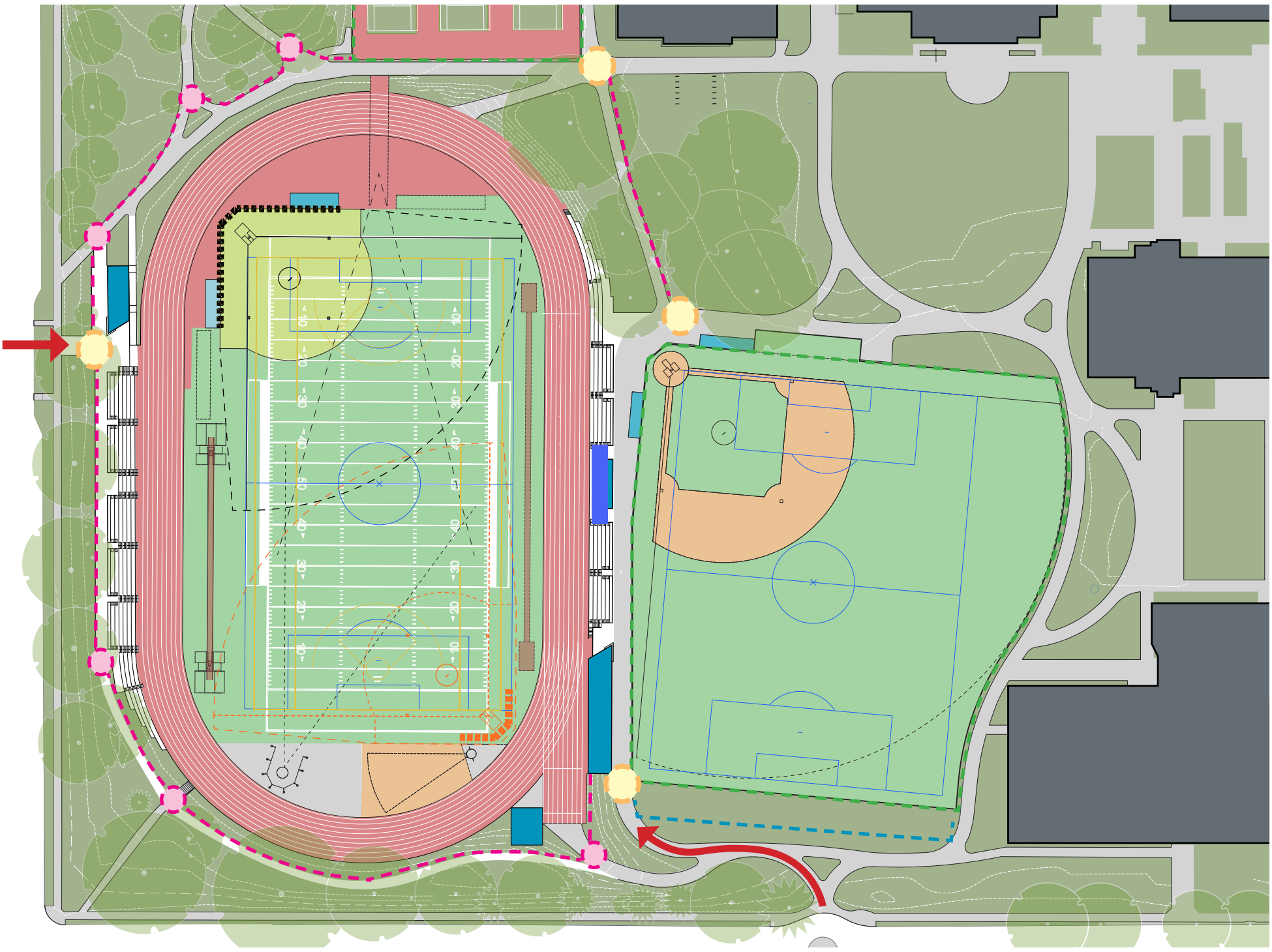
To the greatest extent possible, free movement through the site will be maintained for visitors to the Park and the Bowl. The gates are intended to be unsecured when there is not a controlled event, with the possible exception of the vehicular access at the SE corner of the Bowl.

The site fencing will consist of a 6' high ornamental fence. Gates will be located as shown on the plan below. Primary access points will require staffing during events and will not be supplied with gates.

In addition to the perimeter fence and gates for use during larger events, site security will be enhanced by the addition of lights and security cameras at key locations around the Bowl.

Noise

The design endevours to minimize the impact large events and extended hours will have on the neighborhood. By locating the home side seating on the west side, facing east will project sound toward Grant High rather than east across 33rd Avenue. The project will employ smaller, distributed speakers, lower to the ground in an effort to minimize unnecessary sound travel.



View East from 33rd Ave. Entry

View West

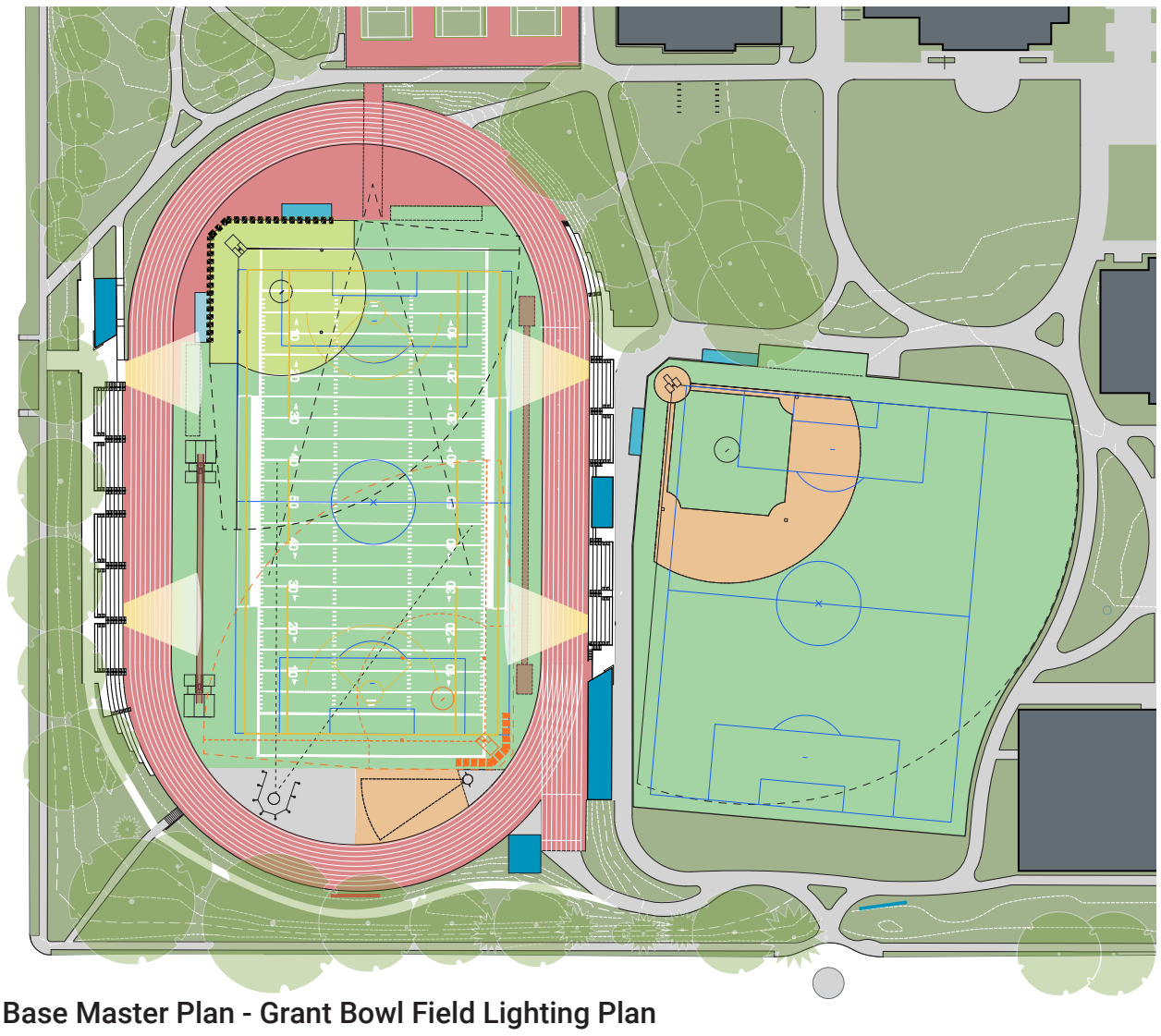
View South Along 33rd Avenue

View East Along NE Thompson Street

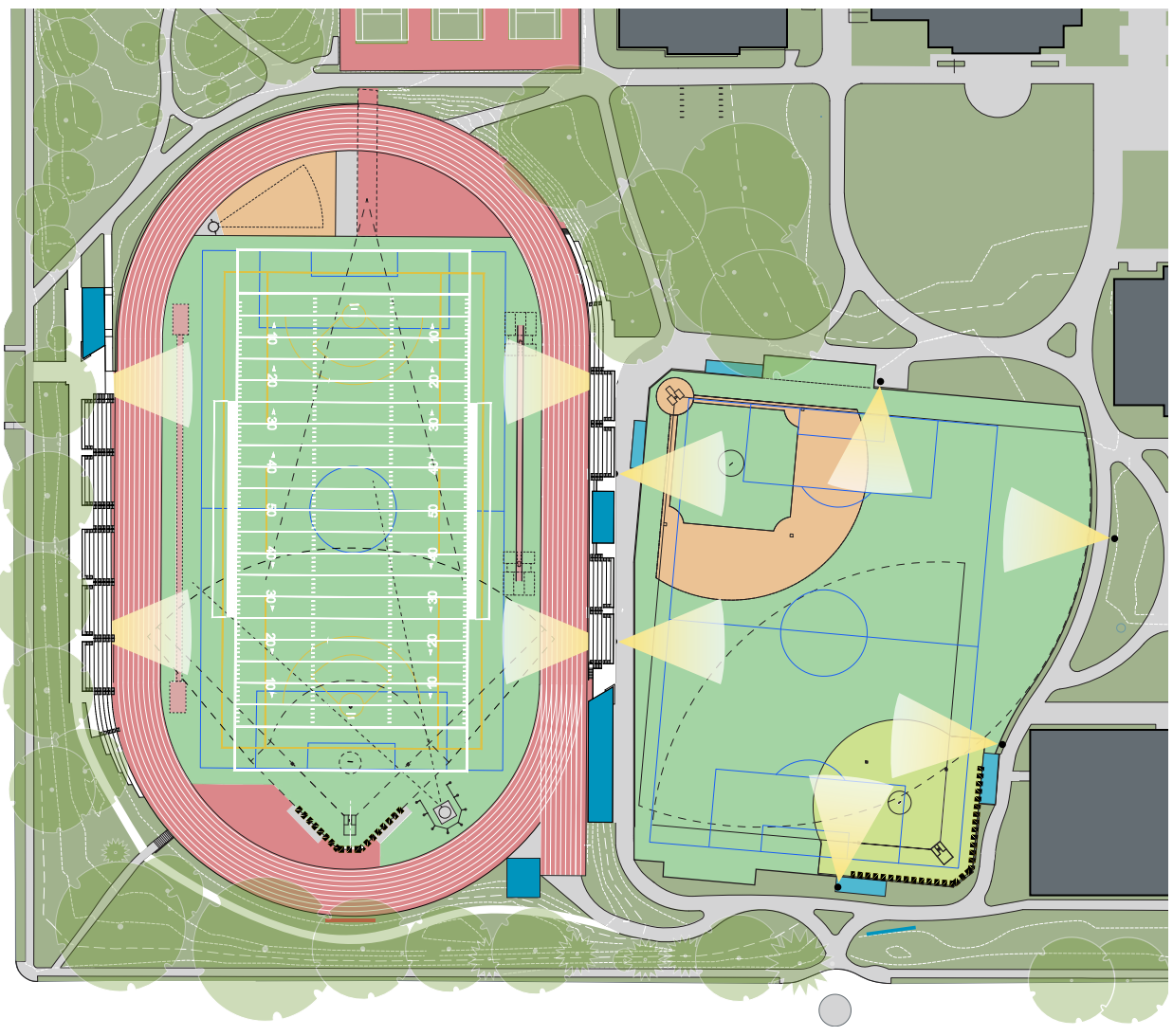
Field Lighting

Musco Sports Lighting is developing both a base and an alternate field lighting design.

The proposed LED athletic field lighting is a controlled lighting system and not flood lights. LED Technologies have drastically reduced the carbon footprint, cutting energy consumption by up to 80 percent. And with the virtual elimination of glare and wasteful light spill into the surrounding area, the neighborhood surrounding the fields will enjoy a welcomed curtain of darkness.



Base Master Plan - Grant Bowl Field Lighting Plan



Alternate Master Plan - Grant Bowl and Upper Field Lighting Plan

Modern LED lighting systems offer much more precise control of field lighting with sharper cut-off angles (below) compared to older floodlights that result in uncontrolled light spill (bottom)

COST SUMMARY

Project Cost Estimates

The cost estimate summaries below include hard cost estimates from Architectural Cost Consultants plus an allowance for potential off-site improvements required by land use review process. Soft costs include professional fees and other owner costs for FF&E and project contingency.

		BASE MASTER PLAN	ALTERNATE MASTER PLAN	
		Softball in Grant Bowl	**Phase 1 - Softball at Upper Field**	**Phase 2 - Bowl Improvements**
Hard Construction Cost	From prof. estimator	8,524,892	1,283,106	8,235,390
1.5% Green Energy Tech	Not required	0	0	0
Off Site Public Improvements	Allowance	400,000	0	400,000
Total Hard Costs		**8,924,892**	**1,283,106**	**8,635,390**
Soft Cost	15% of hard costs	1,338,734	192,466	1,295,309
Fixtures, Furn. & Equip.	Allowance	250,000	25,000	225,000
Temp / Swing Space	Not required	0	0	0
Contingency	10% of total	1,051,363	150,057	1,015,570
Escalation	incl. in hard cost	0	0	0
Total Project Cost		**$ 11,564,989**	**$ 1,650,629**	**$ 11,171,269**

BORA

GRANT BOWL MASTER PLAN

Appendix

FEBRUARY 7, 2020

PPS

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

APPENDIX Cost Estimate

APPENDIX Civil Design Narrative

APPENDIX Transportation Impact Narrative

APPENDIX Zoning / Land Use Narrative

APPENDIX Master Planning Advisory Group Minutes

APPENDIX Community Engagement Feedback

PORTLAND PUBLIC SCHOOLS
GRANT BOWL MASTER PLAN
Project Address:
2300 NE 33rd Ave
Portland, OR 97212

Civil Master Plan Report

Prepared for:
Bora Architects
720 SW Washington St #800
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December 13, 2019

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INTRODUCTION

The following is a concept-level report for Civil Engineering design elements needed to support the proposed PPS Grant Bowl improvements. This report addresses the following scope:

- Site Stormwater Systems
- Site Sanitary Sewer Systems
- Site Domestic Water and Fire Protection Water Systems
- Public Improvements

STORMWATER SYSTEMS

Existing Conditions

In 2012-2013, the track and field facilities at Grant Bowl were reconstructed. The 2012 project included a new track and new synthetic turf field to replace the previous natural turf field. The stormwater management system for the track and field facilities consist of the following:

- Synthetic Turf Field: 9.75" field cross section (1.75" infill, 2" leveling course, 6" drainage aggregate) with slotted flat drains at the base of the drainage rock layer. The slotted flat drains are arranged in a herringbone pattern and lead to 8" perforated "header" pipes around the perimeter of the field. The perforated header pipes discharge to the detention pipe noted below. The synthetic turf field drainage system is depicted on Drawing L4.1 of the 2012 construction drawings.
- Impervious Surface Drainage: The existing track sheet drains to the inner edge of the track and drains directly into the synthetic turf field. Slot drains are located at the D-areas to collect drainage and route to the stormwater collection system.
- Detention / Infiltration System: Drainage from the track and field is discharged to a 24" detention pipe extending around the inside perimeter of the track. The detention pipe is encased in a 48" wide x 40" deep rock trench. The detention system is regulated by an "overflow manhole" at the west side of the track. The overflow manhole was designed without an orifice flow control system but includes an overflow riser allowing storage of stormwater within the detention pipe to a level approximately 1' below the lowest point of the track/field surface. Overflows from the system are routed through a 6" pipe to the receiving 66" public combined sewer located in NE 33rd Avenue. Since the overflow manhole does not include an orifice, it is understood that the detention system relies on infiltration in the synthetic turf field and at the base of the detention system to control flows. The elevation of the existing field surface is approximately 6' lower than the elevation of the road in NE 33rd Avenue and the existing storm drain system is equipped with a backwater valve to prevent inundation of the field in the event the receiving downstream system surcharges. The storm drain system is depicted on Drawing C2.1 of the 2012 construction Drawings.

Regulatory Requirements

The 2012 track and field improvement project was subject to similar stormwater management standards to those currently in place. The detention / infiltration system, is expected to meet current stormwater management standards for the existing track and synthetic turf field. New or replaced impervious surfaces are subject to the current stormwater standards, which will require flow control standards to be satisfied. The flow control standards require the post-development runoff from the 25-year storm to be reduced to match the pre-development (1800's era) condition for the 10-year storm.

Stormwater treatment (quality control) is not expected to be required given the nature of the proposed improvements (pedestrian and building roof).

Proposed Improvements

- Track and Field Improvements: The design concept includes replacement of the existing synthetic turf surface but will avoid impacts to the existing field subdrainage system to the maximum extent possible. Modifications to the D-areas of the track will likely require reconstruction of the perforated "header" pipe that collects the existing field subdrainage system. Modification of the jump facilities and runways may also require modifications to the subdrainage system. Added impervious surface within the D-areas may require additional detention pipe beneath the D-areas, but it may also be possible to utilize the existing detention system as-is, depending on the added surface area. New slot drains, area drains, and stormwater collections systems will be required for the D-area improvements.
- New Grandstands and Buildings: The new grandstands and concessions buildings will trigger stormwater flow control requirements and a new detention system should be anticipated for preliminary pricing purposes. It may be possible to modify or augment the existing detention system to accommodate the additional runoff from the grandstands and new buildings. For example, a new connection to the existing main in NE 33rd could be constructed at a lower elevation to allow a retrofit installation of a flow control structure. This could improve efficiency of the existing detention system by allowing it to function as an orifice-controlled detention system.

  The new grandstands will generally sheet drain towards the track. A new trench drain around the perimeter of the track will be needed to intercept runoff. A new underground storm drainage system will be required to collect runoff from the grandstands and buildings and convey stormwater to the detention systems. It should be assumed that runoff from the east grandstands area will be conveyed to the existing detention pipe within the field by boring several new storm drain pipes under the existing track. For preliminary pricing purposes, it should be assumed that the new detention systems will consist of 24" perforated pipes encased in drain rock trenches located within the D-areas or located under the lower edge of the grandstands.

  For budgetary purposes, it should be noted that typical costs for stormwater collection and detention systems are typically in the range of $7-$10 per square foot of new or replaced impervious surface area.

DOMESTIC AND FIRE PROTECTION WATER SYSTEMS

Existing Conditions

Domestic water for the project site is currently fed from an existing 4" service from the public water main in NE 33rd Avenue. Based on available record drawings and mapping, the existing domestic water service extends from NE 33rd Avenue between the tennis courts and the track and leads into the pool building. Domestic water and irrigation water lines branch off the 4" domestic main at several locations. A 1.5" domestic line extends along the west side of the track to the midpoint of the track. The existing backflow prevention (BFP) system for the 4" mainline is located north of the track near NE 33rd Avenue.

The system water pressure at the site is known to be inadequate for certain types of sprinkler systems. A booster pump was installed for the irrigation system as part of the recent Grant High School Modernization project.

Proposed Improvements

- Water Distribution System: New water supply lines will need to be extended from the existing 4" domestic main to the concessions and restroom buildings. The existing 1.5" domestic line located west of the track will be displaced by the restroom/concessions building and grandstands and will need to be reconstructed to serve the existing infield uses (quick couplers etc.). Water supply will also need to extend to serve trap primers for floor drains within the trash collection area.
- Site Backflow Prevention: The existing 4" BFP for the site has been previously determined to be non-compliant by the Portland Water Bureau (PWB). PWB classifies the pool building as a high hazard use and would therefore require a reduced pressure (RP) backflow preventer. A retrofit installation of a new backflow preventer would include a new RP device in an above-grade heated enclosure. The new RP BFP device would reduce the operating pressure in the system and may have adverse impacts on the existing irrigation system and the existing domestic system in the pool building. Further investigation is needed to verify, but for budgetary purposes, it should be assumed that a new irrigation booster pump will be required for the existing irrigation system on parks property.
- Fire Protection Water: The proposed concessions/restroom buildings and the press box are not expected to require fire sprinklers. Portland fire code requires fire hydrants to be within 400' of all points around the perimeter of these buildings (referred to as hydrant "coverage"). There are several existing fire hydrants on NE 33rd Avenue and US Grant Place but the existing hydrants are not expected to provide sufficient "coverage", particularly for the buildings east of the track. Given the nature of the structures, Portland Fire Bureau may grant an appeal to waive this requirement. However, for preliminary pricing purposes two new public fire hydrants should be anticipated, one on NE 33rd and on US Grant Place.

SANITARY SEWER SYSTEMS

Existing Conditions

There is no existing private sanitary sewer infrastructure within the project area. The sanitary sewer systems for the Grant Pool and Grant High School buildings drain to the north to an existing 42" combined sewer north of the Pool building. There are no private sanitary sewer lines in the vicinity of the proposed improvements. Existing public combined sewer infrastructure is available in NE 33rd Avenue (66" main) and US Grant Place (10" main).

Proposed Improvements

- Sanitary Sewer Systems: New connections to the existing public mains in NE 33rd Avenue and US Grant Place will be required for the new concessions / restroom buildings. Both public combined sewer mains are expected to be sufficiently deep to accept gravity-fed sanitary drainage from the buildings. Do to the depressed elevation of the track, backwater valves will be required each sanitary sewer system.
- Fats, Oils, and Grease: It is anticipated that point-of-use grease interceptors will be utilized inside the concessions buildings and external grease interceptors will not be required.
- Source Control: If solid waste / recycle containers are stored onsite, they will need to be stored within an enclosure with a roof and a sanitary sewer drain.

PUBLIC IMPROVEMENTS

The Portland Bureau of Transportation (PBOT) has the authority to require frontage improvements for projects involving significant alterations or increasing the number of occupants (Portland Code Section 17.88.020). Significant alterations are defined as being 35% or greater of the assessed property value. If the project site is defined as the combined PPS Grant High School and PPR Grant Pool site, it is likely that the proposed improvements doe not represent 35% of the combined assessed value. However, the project may be viewed as increasing occupancy.

If frontage improvements are triggered, the following is a summary of the known deficiencies on the project site that may require upgrades:

- Curb Ramps at NE 33rd Avenue and US Grant Place Intersection: Existing curb ramps are non-compliant and would require replacement.
- Curb Ramps at NE 33rd Avenue and NE Thompson: Existing curb ramps lack detectable warnings and may not comply with ADA grading requirements. Include allowance for replacement of both ramps.
- Curb Ramps at NE 33rd Avenue and NE Brazee Street: Existing curb ramps lack detectable warnings and may not comply with ADA grading requirements. Include allowance for replacement of two ramps.
- Curb Ramps at NE 36th and NE Brazee Street: Existing curb ramps lack detectable warnings and may not comply with ADA grading requirements. Include allowance for replacement of two ramps.

- NE 33rd Sidewalk Corridor: The City's standard sidewalk corridor for NE 33rd Avenue (City Walkway Classification) is a 12' overall corridor width (curb to property line), with 4.35' wide furnishing zone, 6' pedestrian zone, and 1.5' wide frontage zone. The existing sidewalk corridor is 12' wide, but the frontage zone is 0.5' shy of the standard. It is not anticipated that PBOT will require upgrades to the corridor since the furnishing zone is wider than the standard and the frontage zone bleeds into a wider park-like property.

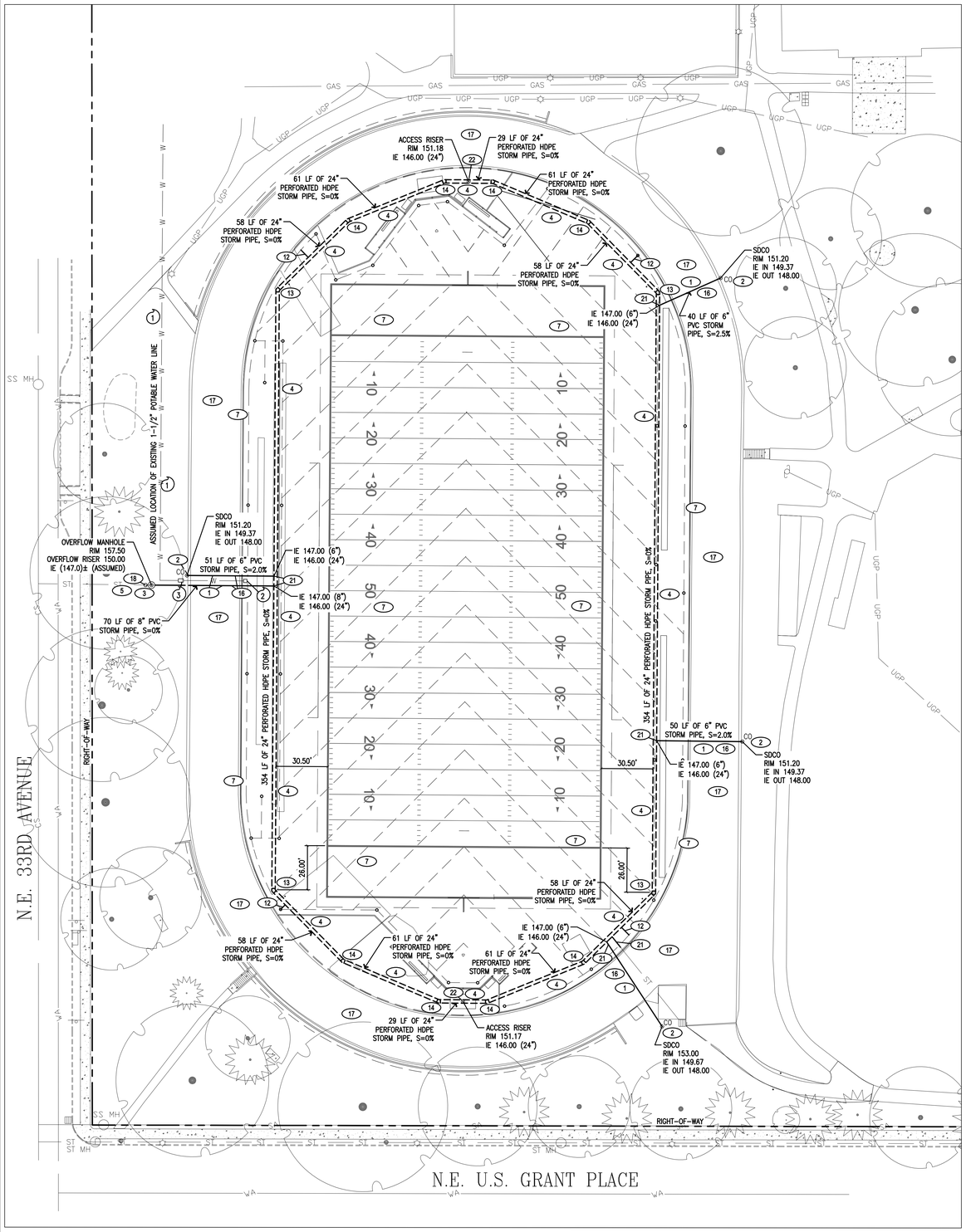
APPENDICES

Appendix A: Record Drawings

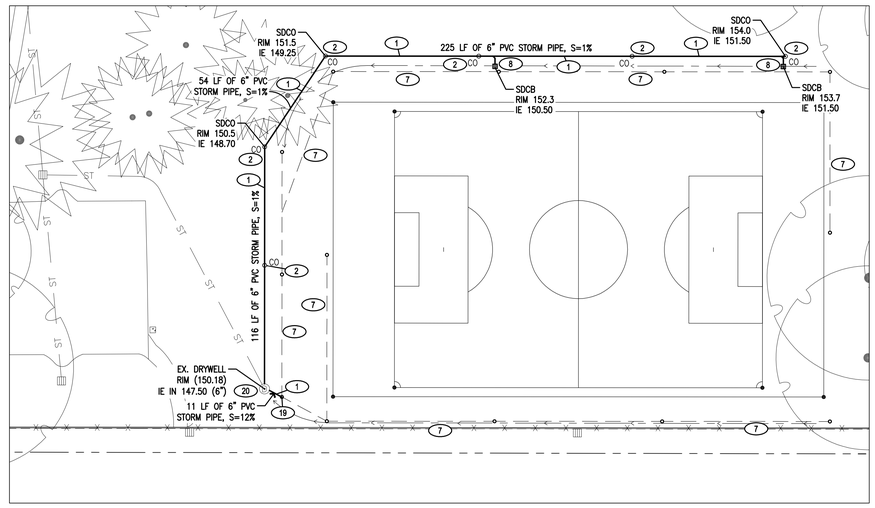
- C2.1 – Utility Plan / 2013 Grant High School Field Improvements
- L4.1 – Sub-Surface Grade & Drainage Plan / 2313 Grant High School Field Improvements
- Sheet 1 – Bureau of Parks and Recreation Grant Park Utility Map (1989)

APPENDIX A:

Record Drawings



1 C2.1|C2.1 UTILITY PLAN - MARK COTTON FIELD
SCALE: 1"=30'-0"



2 C2.1|C2.1 UTILITY PLAN - HOLLYROOD FIELD
SCALE: 1"=30'-0"

WATER CONSTRUCTION NOTES

(NOTE: NOT ALL NOTES USED ON THIS PLAN)

1. ASSUMED LOCATION OF EXISTING POTABLE WATER LINE – CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THESE PLANS AND WHAT IS OBSERVED IN THE FIELD.
2. CONNECT TO EXISTING WATER LINE AND INSTALL QUICK CONNECT COUPLING IN UNDERGROUND VAULT PER LANDSCAPE DRAWINGS. ASSUMED LOCATION OF EXISTING POTABLE WATER LINE – CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION.
3. INSTALL BALL VALVE, DOUBLE CHECK VALVE (SIZE TO MATCH LINE), AND MANUAL DRAIN VALVE IN UNDERGROUND VAULT. → 8 C2.1|C4.1
4. CONNECT TO EXISTING POTABLE WATER LINE AND INSTALL PVC WATER LINE TO NEW DRINKING FOUNTAIN – SIZE PER PLAN. PRIOR TO START OF WATER LINE CONSTRUCTION, CONTRACTOR TO SUBMIT TO DESIGN ENGINEER THE PRESSURE READING OF EXISTING WATER LINE AT POINT OF CONNECTION. → 2 C2.2|C4.1
5. BACKFILL TRENCH WITH CONTROLLED DENSITY FILL (CDF) AT WALL CROSSING AND 2' BEYOND IN EACH DIRECTION.
6. CONTRACTOR TO BORE UNDER EXISTING STAIRS FOR INSTALLATION OF WATER LINE. → 3 C2.2|C4.1
7. INSTALL SEASONAL OUTDOOR DRINKING FOUNTAIN WITH WATER SPIGOT AND DRAIN & DRYWELL. POUR CONCRETE SLAB AROUND DRINKING FOUNTAIN (6'-6" x 6'-0") – SLAB TO BE FLUSH WITH ADJACENT TRACK. DRINKING FOUNTAIN TO BE SET 3'-6" CLEAR DISTANCE AWAY FROM TRACK. → 7 C2.2|C4.1

UTILITY NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM RECORD DRAWINGS AND INTERPOLATION OF PHYSICAL EVIDENCE ON THE SITE AND ARE SUBJECT TO FIELD VERIFICATION BY THE CONTRACTOR.
2. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION UNDER THIS SECTION OR ANY OTHER SECTION.
3. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, OR FITTING REQUIRED TO COMPLETE THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND WORKING SYSTEM.
4. CONTRACTOR SHALL COORDINATE A UTILITY LOCATE 48 HOURS PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION FOR LOCATION MARK-UP OF ALL EXISTING UTILITIES BOTH IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY. CONTRACTOR SHALL COORDINATE THE UTILITY LOCAL WITH MUNICIPALITY HAVING JURISDICTION FOR ALL UTILITY WORK WITHIN A PUBLIC RIGHT-OF-WAY. INFORM ENGINEER IMMEDIATELY IF LOCATE INDICATES THAT EXISTING UTILITIES ARE DIFFERENT THAN SHOWN ON DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES, FEATURES, AND STRUCTURES LOCATED ON THE SITE. LOCATE, PROTECT, AND AVOID DISRUPTION OF ALL ABOVE AND BELOW GRADE UTILITIES DURING CONSTRUCTION.
6. ALL UTILITY CONSTRUCTION ON PRIVATE PROPERTY SHALL CONFORM TO THE LATEST EDITION OF THE OREGON PLUMBING SPECIALTY CODE. ALL UTILITY CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION.
7. ALL BURIED LINES TO HAVE 2 FEET MINIMUM COVER, UNLESS NOTED OTHERWISE.
8. DOWNSPOUT AND BUILDING UTILITY CONNECTIONS TO BE SHOWN ON BUILDING PLUMBING DRAWINGS. REFER TO PLUMBING DRAWINGS FOR CONTINUATION OF UTILITY LINES INTO BUILDING
9. THRUST BLOCKING REQUIRED ON ALL PRESSURE LINES BENDS AND FITTINGS. SEE STANDARD THRUST BLOCKING DETAIL.
10. SEE LANDSCAPE DRAWINGS FOR IRRIGATION LINES.
11. ALL EXISTING UTILITIES AND TIE-IN POINTS SHOULD BE CONSIDERED ACTIVE UTILITIES UNLESS OTHERWISE INDICATED.
12. CONFIRM FIRE HYDRANT TYPE, NOZZLE SIZES, AND THREAD CONFIGURATIONS WITH LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
13. CONFIRM ALL UTILITY VALVE VAULTS, VALVES, METERS, BACKFLOW PREVENTION ASSEMBLIES, AND OTHER PUBLIC UTILITY APPURTENANCES IN THE RIGHT-OF-WAY WITH THE MUNICIPALITY HAVING JURISDICTION.

STORM CONSTRUCTION NOTES

(NOTE: NOT ALL NOTES USED ON THIS PLAN)

1. INSTALL PVC STORM DRAIN PIPE – SIZE PER PLAN. → 2 C2.1|C4.1
2. INSTALL STANDARD CLEANOUT. → 6 C2.1|C4.1
3. INSTALL 48" PRECAST CONCRETE OVERFLOW MANHOLE. → 7 C2.1|C4.2
4. INSTALL 24" PERFORATED HDPE STORM DETENTION PIPE. → 1 C2.1|C4.1
5. CONNECT TO EXISTING STORM SYSTEM. CONTRACTOR TO CONFIRM EXACT TIE-IN LOCATION AND ELEVATION OF EXISTING SYSTEM PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THESE PLANS AND WHAT IS OBSERVED IN THE FIELD.
6. INSTALL NEW 30' TRENCH DRAIN WITH TRAFFIC RATED AND ADA COMPLIANT GRATE. CONNECT TO STORM SYSTEM WITH 4" PVC PIPE. → 9 C2.2|C4.1
7. FIELD SUBDRAIN SYSTEM – SEE LANDSCAPE DRAWINGS.
8. INSTALL 12" METAL LANDSCAPE AREA DRAIN – CONNECT TO STORM DRAIN SYSTEM. → 4 C2.1|C4.1
9. INSTALL FRENCH DRAIN. → 10 C2.2|C4.2
10. INSTALL WALL DRAIN PER LANDSCAPE DRAWINGS.
11. CONNECT WALL DRAIN TO FRENCH DRAIN WITH 4" PVC STORM PIPE.
12. CONNECT FIELD SUBDRAIN SYSTEM TO 24" HDPE WITH 6" PVC STORM PIPE USING INSERTA TEE OR APPROVED EQUAL.
13. INSTALL 45° BEND IN 24" HDPE PIPE.
14. INSTALL 22.5° BEND IN 24" HDPE PIPE.
15. INSTALL 20' TRENCH DRAIN – CONNECT TO FRENCH DRAIN. → 13 C2.2|C4.2
16. CONTRACTOR TO BORE UNDER TRACK FOR INSTALLATION OF STORM LINE. → 3 C2.1|C4.1
17. EXISTING ASPHALT PORTION OF TRACK TO REMAIN – CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO TRACK CAUSED BY CONSTRUCTION ACTIVITIES.
18. INSTALL BACKWATER VALVE. → 11 C2.1|C4.2
19. CONNECT FIELD SUBDRAIN TO STORM DRAIN WITH 6" PVC STORM PIPE.
20. CONNECT TO EXISTING DRYWELL BY CORE DRILLING. FORM WATER-TIGHT CONNECTION.
21. CONNECT STORM PIPE TO 24" HDPE USING INSERTA TEE OR APPROVED EQUAL.
22. INSTALL 24" ACCESS RISER. → 5 C2.1|C4.1
23. CONNECT FRENCH DRAIN TO STORM SYSTEM.

GENERAL SITE NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND BECOMING FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING.
2. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT NEW FEATURES TIE INTO EXISTING SITE DEVELOPMENT, PAVEMENT JOINTS MATCH CORRECTLY, AND THAT GENERAL DESIGN ELEVATIONS FOR NEW CONSTRUCTION PROVIDE PROPER PAVEMENT AND DRAINAGE SLOPES FROM EXISTING TIE IN POINTS. REPORT DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. IN AREAS WHERE ASPHALT PAVING IS BEING REWORKED, PROVIDE NEW PAINT STRIPING FOR ALL REVISED PAVING WORK AND PARKING STALLS. EXISTING STRIPING TO BE BLACKENED OUT IN RECONFIGURED AREAS AS REQUIRED.
4. ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH CITY INSPECTOR(S). CONTRACTOR SHALL NOTIFY CITY INSPECTOR(S) 48 HOURS PRIOR TO START OF CONSTRUCTION.
5. DURING CONSTRUCTION, THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL HAVE A MINIMUM OF ONE (1) SET OF PERMIT APPROVED PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
6. UPON COMPLETION OF THE CONSTRUCTION PROJECT, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL. ALL DAMAGE CAUSED BY THE CONTRACTOR SHALL BE RESTORED TO AN "AS GOOD OR BETTER" CONDITION.
7. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF PORTLAND STANDARDS AND SPECIFICATIONS.

N

1" = 30'-0" 30' 0 30' 60' 90'

PRELIMINARY - NOT FOR CONSTRUCTION

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GRANT HIGH SCHOOL FIELD IMPROVEMENTS
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REGISTERED PROFESSIONAL ENGINEER
80,476
OREGON
JAN. 5, 2005
SETH T. STEVENS
EXPIRES 6/30/12

key plan

phase | Bid Documents
date | March 7, 2012
revisions |

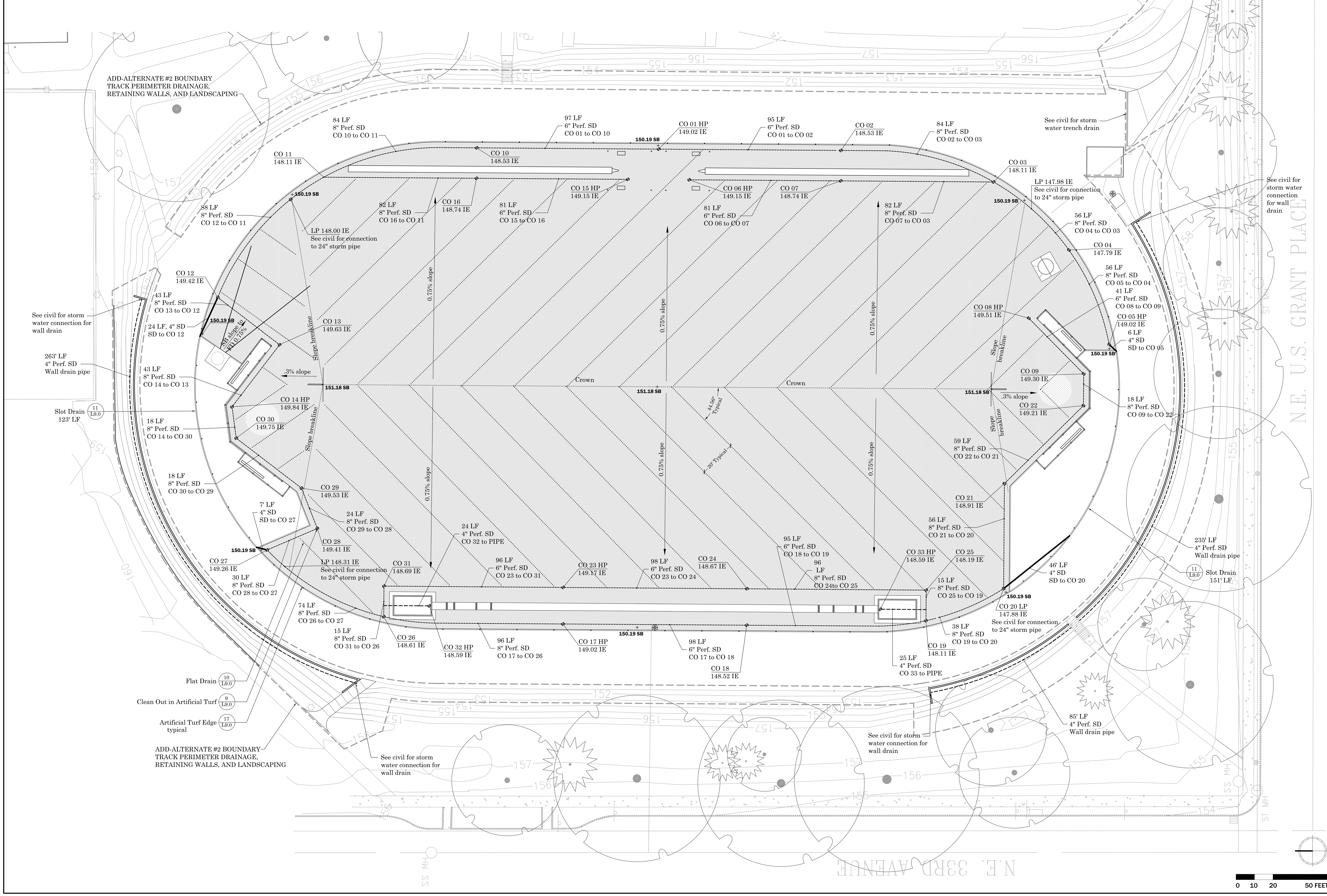
project # | 10038

UTILITY PLAN
C2.1

Mark Cotton Field

GRADING LEGEND

AD	Area Drain	+ 100.00	Existing Spot Elevation
BC	Bottom of Curb	+ 100.00	New Spot Elevation
BW	Bottom of Wall		Existing Contour
CB	Catch Basin		New Contour
CO	Cleanout		Storm Pipe, Solid (SP)
EG	Existing Grade		Perforated Pipe (PP)
FL	Flowline		Flat Pipe
HP	High Point		French Drain
IN	Invert Elevation		Slot Drain (SD)
LP	Low Point		Swale Flow Line
SE	Surface Elevation	(M)	Manhole
SB	Sub-surface Elevation		Lot Line
TC	Top of Curb		
TW	Top of Wall		



BASE BID BOUNDARY
TRACK ACCESS ROAD
ADD-ALTERNATE #2 BOUNDARY
TRACK PERIMETER DRAINAGE,
RETAINING WALLS, AND LANDSCAPING
See civil for storm water trench drain
84 LF 8" Perf. SD CO 10 to CO 11
97 LF 6" Perf. SD CO 01 to CO 10
CO 01 HP 149.02 IE
95 LF 6" Perf. SD CO 01 to CO 02
CO 02 148.53 IE
84 LF 8" Perf. SD CO 02 to CO 03
CO 11 148.11 IE
CO 10 148.53 IE
CO 03 148.11 IE
LP 147.98 IE See civil for connection to 24" storm pipe
CO 15 HP 149.15 IE
CO 06 HP 149.15 IE
CO 07 148.74 IE
CO 16 148.74 IE
88 LF 8" Perf. SD CO 12 to CO 11
82 LF 8" Perf. SD CO 16 to CO 11
81 LF 6" Perf. SD CO 15 to CO 16
81 LF 6" Perf. SD CO 06 to CO 07
82 LF 8" Perf. SD CO 07 to CO 03
56 LF 8" Perf. SD CO 04 to CO 03
CO 04 147.79 IE
LP 148.00 IE See civil for connection to 24" storm pipe
See civil for storm water connection for wall drain
CO 12 149.42 IE
43 LF 8" Perf. SD CO 13 to CO 12
24 LF, 4" SD SD to CO 12
CO 13 149.63 IE
56 LF 8" Perf. SD CO 05 to CO 04
41 LF 6" Perf. SD CO 08 to CO 09
CO 08 HP 149.51 IE
CO 05 HP 149.02 IE
6 LF 4" SD SD to CO 05
263' LF 4" Perf. SD Wall drain pipe
43 LF 8" Perf. SD CO 14 to CO 13
.3% slope
Crown
0.75% slope
Slope breakline
CO 09 149.30 IE
.3% slope
CO 22 149.21 IE
18 LF 8" Perf. SD CO 09 to CO 22
Slot Drain 123' LF
CO 14 HP 149.84 IE
CO 30 149.75 IE
18 LF 8" Perf. SD CO 14 to CO 30
44.56° Typical
30° Typical
59 LF 8" Perf. SD CO 22 to CO 21
18 LF 8" Perf. SD CO 30 to CO 29
CO 29 149.53 IE
7' LF 4" SD SD to CO 27
24 LF 8" Perf. SD CO 29 to CO 28
CO 21 148.91 IE
56 LF 8" Perf. SD CO 21 to CO 20
24 LF 4" SD CO 32 to PIPE
CO 28 149.41 IE
LP 148.31 IE See civil for connection to 24" storm pipe
CO 27 149.26 IE
30 LF 8" Perf. SD CO 28 to CO 27
CO 31 148.69 IE
96 LF 6" Perf. SD CO 23 to CO 31
CO 23 HP 149.17 IE
98 LF 6" Perf. SD CO 23 to CO 24
CO 24 148.67 IE
95 LF 6" Perf. SD CO 18 to CO 19
96 LF 8" Perf. SD CO 24to CO 25
CO 33 HP 148.59 IE
CO 25 148.19 IE
15 LF 8" Perf. SD CO 25 to CO 19
46' LF 4" SD SD to CO 20
235' LF 4" Perf. SD Wall drain pipe
Slot Drain 151' LF
74 LF 8" Perf. SD CO 26 to CO 27
15 LF 8" Perf. SD CO 31 to CO 26
CO 26 148.61 IE
CO 32 HP 148.59 IE
96 LF 8" Perf. SD CO 17 to CO 26
CO 17 HP 149.02 IE
98 LF 6" Perf. SD CO 17 to CO 18
CO 18 148.52 IE
25 LF 4" SD CO 33 to PIPE
CO 19 148.11 IE
38 LF 8" Perf. SD CO 19 to CO 20
CO 20 LP 147.88 IE See civil for connection to 24" storm pipe
150.19 SB
151.18 SB
Flat Drain
Clean Out in Artificial Turf
Artificial Turf Edge typical
See civil for storm water connection for wall drain
85' LF 4" Perf. SD Wall drain pipe
N.E. U.S. GRANT PLACE
N.E. 33RD AVENUE

0 10 20 50 FEET

dowa
ARCHITECTURE • INTERIORS • PLANNING

DULL OLSON WEEKES architects inc.
907 SW STARK STREET | PORTLAND, OREGON 97205
t: 503 226 6950 f: 503 273 9192 www.dowa.com

GRANT H. S. FIELD IMPROVEMENTS - PHASE 1

PORTLAND PUBLIC SCHOOLS
501 North Dixon Street, Portland, Oregon 97227-1807
t: (503) 916 2000

ATLAS LANDSCAPE ARCHITECTURE
320 S.W. Sixth Avenue Suite No. 300
PORTLAND, Oregon U.S.A. 97204
TELEPHONE 503 .224. 5238
FACSIMILE 503 .224. 5239

phase BID DOCUMENTS

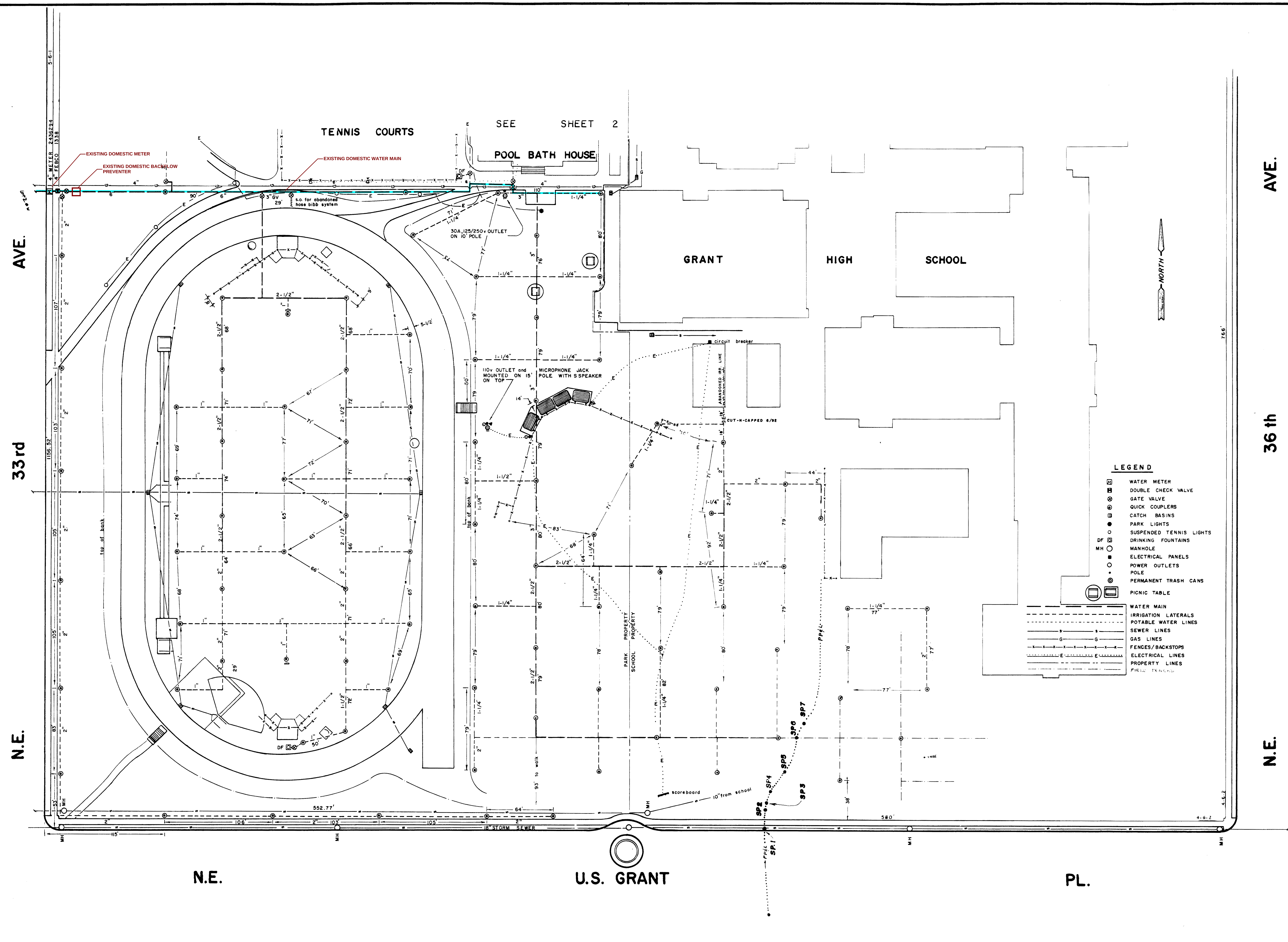
date Mar 7, 2012

revisions

project # 10038

SUB-SURFACE GRADE & DRAINAGE PLAN

L4.1



TENNIS COURTS
SEE SHEET 2
POOL BATH HOUSE
EXISTING DOMESTIC METER
EXISTING DOMESTIC BACKFLOW PREVENTER
EXISTING DOMESTIC WATER MAIN
4" METER 2436294
4" FEBCO 1338
s.o. for abandoned hose bibb system
30A, 125/250v OUTLET ON 10' POLE
110v OUTLET and MOUNTED ON 15' POLE WITH SPEAKER ON TOP
MICROPHONE JACK
circuit breaker
CUT-N-CAPPED 6/92
GRANT HIGH SCHOOL
NORTH
top of bank
PARK PROPERTY
SCHOOL PROPERTY
93' to walk
scoreboard
10' from school
552.77'
18" STORM SEWER
580'
SP1
SP2
SP3
SP4
SP5
SP6
SP7
N.E. 33rd AVE.
N.E. 36th AVE.
N.E. U.S. GRANT PL.
LEGEND
WATER METER
DOUBLE CHECK VALVE
GATE VALVE
QUICK COUPLERS
CATCH BASINS
PARK LIGHTS
SUSPENDED TENNIS LIGHTS
DF DRINKING FOUNTAINS
MH MANHOLE
ELECTRICAL PANELS
POWER OUTLETS
POLE
PERMANENT TRASH CANS
PICNIC TABLE
WATER MAIN
IRRIGATION LATERALS
POTABLE WATER LINES
SEWER LINES
GAS LINES
FENCES/BACKSTOPS
ELECTRICAL LINES
PROPERTY LINES

NO.	DATE	REVISIONS	BY
1	11/02/92	NEW PARK LIGHTING INSTALLED 2/92	PEM
2	5/4/95	SURVEY OF ELECTRICAL SVC - NOTES IN MISC. SURVEY BOOK - PGs 13-15	PEM

PORTLAND OREGON

BUREAU OF PARKS AND RECREATION
COMMISSIONER

GRANT PARK

DRAWN BY: P. MORRIS
1/4 SEC: 2834
DATE: OCT. 1989
SCALE: 1" = 40'

SHEET 1 OF 2

Grant Bowl MP	*ACC Cost Consultants, LLC*	Estimate Date:	05-Feb-20
Portland, Or.	Seth J. Pszczolkowski	Document Date:	17-Dec-19
BORA	8060 SW Pfaffle Street, Suite 110	Print Date:	05-Feb-20
Portland, Or.	Tigard, Oregon 97223-8489	Print Time:	10:12 AM
Master Plan Design Probable Cost Estimate 1.7	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Constr. Start:	July 2022

DIRECT CONSTRUCTION COST SUMMARY

		Base Master Plan	Alternate Master Plan	
		Softball in Grant Bowl	Phase 1 - Softball at Upper Field	Phase 2 - Bowl Improvements
Site Work		$3,488,362	$228,364	$3,306,179
Buildings		$1,385,848	$0	$1,385,848
Field Lighting		$490,495	$579,093	$490,495
Subtotal		**$5,364,705**	**$807,457**	**$5,182,522**
Estimating/Design Contingency	15.00%	$804,706	$121,119	$777,378
Index To Construction Start	17.50%	$1,079,647	$162,501	$1,042,983
General Conditions / Insurance / Bond	12.00%	$869,887	$130,929	$840,346
General Contractor OH & Profit	5.00%	$405,947	$61,100	$392,161
Total Construction Cost		**$8,524,892**	**$1,283,106**	**$8,235,390**

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: July 2022. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 5% to 7% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the Architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, and contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

Support Buildings

Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 | Building 1						
NW Concession, Restrooms, & Storage						
poured-in-place concrete						
forming						
continuous wall footing	320	sf	8.50	$2,720		
slab on grade	700	sf	0.65	455		
walls	640	sf	13.00	8,320		
reinforcing steel						
continuous wall footing	622	lbs	1.10	684		
slab on grade	842	lbs	1.10	926		
walls	800	lbs	1.10	880		
redi-mix concrete, 3,000 psi	27.7	cy	135.00	3,745		
placing						
continuous wall footing	12.4	cy	32.00	398		
slab on grade	9.1	cy	28.00	254		
walls	6.2	cy	120.00	747		
pump / transport concrete	27.7	cy	40.00	1,110		
finishing						
set screeds	700	sf	0.45	315		
cure slabs	700	sf	0.50	350		
trowel slabs	700	sf	0.95	665		
sealer	320	sf	0.85	272		
excavation & fill - building related						
footing excavation	31	cy	30.00	933		
footing backfill	19	cy	35.00	653		
level & grade	700	sf	0.60	420		
6" gravel under slab	16	cy	45.00	720		
vapor barrier	700	sf	0.50	350		
concrete masonry units (cmu)						
8" cmu	2,560	sf	25.00	64,000		
scaffold / hoisting	2,560	sf	3.50	8,960		
metal deck, roof, 1 1/2"	900	sf	3.50	3,150		
miscellaneous bracing, baseplates, etc.	20%	of	3,150.00	630		
rigid insulation roof, r-30	900	sf	5.50	4,950		
prefin 2" standing seam metal roofing	900	sf	25.00	22,500		
slip sheet	990	sf	0.30	297		
fibercement siding systems						
panel w/trim, rainscreen	1,420	sf	33.00	46,860		
flashing & sheet metal						
gutters	80	lf	12.00	960		
downspouts	20	lf	12.00	240		
flashing						
parapet cap + nailer	160	lf	28.00	4,480		
miscellaneous	700	sf	0.55	385		
caulking & sealants						
caulking / firestopping	700	sf	0.45	315		
doors, frames & hardware (includes installation)						
exterior						
hm door, flush	8	ea	1,850.00	14,800		
card reader	1	ea	690.00	690		
oh counter door, 8x4	1	ea	2,400.00	2,400		
windows						
aluminum frame	100	sf	50.00	5,000		
porcelain/ceramic tile						
wall tile	1,920	sf	12.00	23,040		

Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 | Building 1 - Continued						
NW Concession, Restrooms, & Storage - continued						
resilient						
protect floor	700	sf	1.75	1,225		
polished concrete	580	sf	6.15	3,567		
sealed concrete	120	sf	2.50	300		
paint & wallcoverings						
exterior painting	1,420	sf	1.25	1,775		
paint / finish door & frame	8	lvs	135.00	1,080		
paint interior walls	1,420	sf	0.90	1,278		
paint exposed structure	900	sf	1.50	1,350		
miscellaneous specialty painting	700	sf	0.25	175		
toilet accessories (includes installation)						
grab bars, 3 piece	1	sets	140.00	140		
mirrors, 24" x 36"	3	ea	155.00	465		
paper towel dispenser / receptacle	2	ea	425.00	850		
janitor tool holder	1	ea	80.00	80		
sanitary napkin dispenser	1	ea	475.00	475		
sanitary napkin disposal	6	ea	55.00	330		
hooks	6	ea	15.00	90		
toilet paper dispenser	6	ea	45.00	270		
seat cover dispenser	6	ea	65.00	390		
soap dispenser	3	ea	115.00	345		
fire extinguisher & cabinets						
fec	1	ea	300.00	300		
plumbing						
water closet	6	ea	930.00	5,580		
lavatory	3	ea	1,125.00	3,375		allowance
concession sinks	1	ea	1,470.00	1,470		
floor drains	8	ea	310.00	2,480		allowance
floor sink	1	ea	785.00	785		allowance
janitor service sink	1	ea	1,370.00	1,370		
concession grease interceptor	1	ea	495.00	495		
trap primers	2	ea	345.00	690		
instahot water heaters	2	ea	1,085.00	2,170		
drain/waste/vent piping						
dwv piping	17	ea	1,085.00	18,445		allowance
copper water piping (insulated),	11	ea	1,210.00	13,310		
contractor indirects and profits						
contractor gcs and indirects	15%	of	50,170.00	7,526		
contractor profits	10%	of	57,696.00	5,770		
hvac						
space heating with electric heat	700	sf	8.00	5,600		
concession area exhaust	175	sf	6.00	1,050		
toilet area exhaust	300	sf	3.00	900		
contractor indirects and profits						
contractor gcs and indirects	15%	of	7,550.00	1,133		
contractor profits	10%	of	8,683.00	868		
electrical						
duplex outlets	4	ea	317.25	1,269		
gfci duplex outlets	8	ea	330.75	2,646		
120 v hardwired connection	1	ea	256.50	257		
100 amp electrical panel	1	ea	2,889.00	2,889		
feeder conductors to concession	400	lf	28.01	11,205		
trenching/boring	80	lf	40.50	3,240		
circuits/home runs	1	sum	5,535.00	5,535		
circuit coiling gate/controls	1	ea	1,269.00	1,269		

Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 | Building 1 - Continued						
NW Concession, Restrooms, & Storage - continued						
circuit wall heater	8	ea	1,053.00	8,424		
circuit wh	1	ea	985.50	986		
circuit ef	2	ea	1,120.50	2,241		
concession light fixtures	3	ea	303.75	911		
restroom light fixtures	8	ea	607.50	4,860		
storage light fixtures	2	ea	283.50	567		
exterior light fixtures	2	ea	823.50	1,647		
switch	10	ea	189.00	1,890		
switch-os	1	ea	263.25	263		
ceiling - os	7	ea	384.75	2,693		
low voltage conduit 2-2"	400	lf	16.20	6,480		
low voltage rough in	3	ea	135.00	405		
cat 6 cables	6	ea	351.00	2,106		
wall data rack/patch panels	1	sum	1,782.00	1,782		
ground	1	sum	418.50	419		
fo backbone	420	lf	15.39	6,464		
new strobe	7	ea	506.25	3,544		
fa connection to main facp	1	sum	1,984.50	1,985		
fa design/programming	1	sum	3,375.00	3,375		
Sub-total	700	sf	564.90	/sf	395,428	
SUB-TOTAL 01 | Building 1				395,428	**$395,428**	
Estimating/Design Contingency			15.00%	59,314		
Index To Construction Start	July 2022		17.50%	79,580		@ ± 7% per year
General Conditions / Insurance / Bond			12.00%	64,119		
General Contractor OH & Profit			5.00%	29,922	232,935	58.91%
TOTAL DIRECT CONSTRUCTION COST 01 | Building 1	**700**	**sf**	**$897.66**	**/sf**	**$628,363**	
02 | Building 4						
Storage						
poured-in-place concrete						
forming						
continuous wall footing	160	sf	8.50	$1,360		
slab on grade	300	sf	0.65	195		
walls	320	sf	13.00	4,160		
reinforcing steel						
continuous wall footing	311	lbs	1.10	342		
slab on grade	361	lbs	1.10	397		
walls	400	lbs	1.10	440		
redi-mix concrete, 3,000 psi	13.2	cy	135.00	1,785		
placing						
continuous wall footing	6.2	cy	32.00	199		
slab on grade	3.9	cy	28.00	109		
walls	3.1	cy	120.00	373		
pump / transport concrete	13.2	cy	40.00	529		
finishing						
set screeds	300	sf	0.45	135		
cure slabs	300	sf	0.50	150		
trowel slabs	300	sf	0.95	285		
sealer	160	sf	0.85	136		

Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
02 | Building 4 - Continued						
Storage - continued						
excavation & fill - building related						
footing excavation	16	cy	30.00	467		
footing backfill	9	cy	35.00	327		
level & grade	300	sf	0.60	180		
6" gravel under slab	7	cy	45.00	315		
vapor barrier	300	sf	0.50	150		
concrete masonry units (cmu)						
8" cmu	800	sf	25.00	20,000		
scaffold / hoisting	800	sf	3.50	2,800		
metal deck, roof, 1 1/2"	400	sf	3.50	1,400		
miscellaneous bracing, baseplates, etc.	20%	of	1,400.00	280		
rigid insulation roof, r-30	400	sf	5.50	2,200		
prefin 2" standing seam metal roofing	400	sf	25.00	10,000		
slip sheet	440	sf	0.30	132		
fibercement siding systems						
panel w/trim, rainscreen	620	sf	33.00	20,460		
flashing & sheet metal						
gutters	40	lf	12.00	480		
downspouts	20	lf	12.00	240		
flashing						
parapet cap + nailer	80	lf	28.00	2,240		
miscellaneous	300	sf	0.55	165		
caulking & sealants						
caulking / firestopping	300	sf	0.45	135		
doors, frames & hardware (includes installation)						
exterior						
hm door, flush	2	ea	1,850.00	3,700		
card reader	2	ea	690.00	1,380		verify
oh coiling door, 8x10	1	ea	10,000.00	10,000		
resilient						
protect floor	300	sf	1.75	525		
sealed concrete	300	sf	2.50	750		
paint & wallcoverings						
exterior painting	620	sf	1.25	775		
paint / finish door & frame	2	lvs	135.00	270		
paint interior walls	620	sf	0.90	558		
paint exposed structure	400	sf	1.50	600		
miscellaneous specialty painting	300	sf	0.25	75		
fire extinguisher & cabinets						
fec	1	ea	300.00	300		
electrical						
duplex outlets	2	ea	317.25	635		
gfci duplex outlets	4	ea	330.75	1,323		
120 v hardwired connection	1	ea	256.50	257		
100 amp electrical panel	1	ea	2,889.00	2,889		
feeder conductors to concession	80	lf	28.01	2,241		
trenching/boring	80	lf	40.50	3,240		
circuits/home runs	1	sum	5,535.00	5,535		
storage light fixtures	3	ea	283.50	851		
exterior light fixtures	2	ea	823.50	1,647		

Grant Bowl MP	*ACC Cost Consultants, LLC*	Estimate Date:	05-Feb-20
Portland, Or.	Seth J. Pszczolkowski	Document Date:	17-Dec-19
BORA	8060 SW Pfaffle Street, Suite 110	Print Date:	05-Feb-20
Portland, Or.	Tigard, Oregon 97223-8489	Print Time:	10:12 AM
Master Plan Design Probable Cost Estimate 1.7	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Constr. Start:	July 2022

Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
02 | Building 4 - Continued						
Storage - continued						
switch	1	ea	189.00	189		
switch-os	1	ea	263.25	263		
ceiling - os	1	ea	384.75	385		
Sub-total	300	sf	369.85	/sf	$110,954	
SUB-TOTAL 02 | Building 4				110,954	**$110,954**	
Estimating/Design Contingency			15.00%	16,643		
Index To Construction Start	July 2022		17.50%	22,329		@ ± 7% per year
General Conditions / Insurance / Bond			12.00%	17,991		
General Contractor OH & Profit			5.00%	8,396	65,360	58.91%
TOTAL DIRECT CONSTRUCTION COST 02 | Building 4	**300**	**sf**	**$587.71**	**/sf**	**$176,314**	
03 | Building 5						
SE Concessions, Restroom, & Storage						
poured-in-place concrete						
forming						
continuous wall footing	212	sf	8.50	$1,802		
slab on grade	430	sf	0.65	280		
walls	1,280	sf	13.00	8,320		
reinforcing steel						
continuous wall footing	412	lbs	1.10	453		
slab on grade	517	lbs	1.10	569		
walls	1,600	lbs	1.10	880		
redi-mix concrete, 3,000 psi	26.3	cy	135.00	3,546		
placing						
continuous wall footing	8.2	cy	32.00	264		
slab on grade	5.6	cy	28.00	156		
walls	12.4	cy	120.00	747		
pump / transport concrete	26.3	cy	40.00	1,051		
finishing						
set screeds	430	sf	0.45	194		
cure slabs	430	sf	0.50	215		
trowel slabs	430	sf	0.95	409		
sealer	640	sf	0.85	544		
excavation & fill - building related						
footing excavation	21	cy	30.00	618		
footing backfill	12	cy	35.00	433		
level & grade	430	sf	0.60	258		
6" gravel under slab	10	cy	45.00	450		
vapor barrier	430	sf	0.50	215		
concrete masonry units (cmu)						
8" cmu	4,160	sf	25.00	104,000		
scaffold / hoisting	4,160	sf	3.50	14,560		
metal deck, roof, 1 1/2"	1,800	sf	3.50	6,300		
miscellaneous bracing, baseplates, etc.	20%	of	6,300.00	1,260		
rigid insulation roof, r-30	1,800	sf	5.50	9,900		
prefin 2" standing seam metal roofing	1,800	sf	25.00	45,000		
slip sheet	1,980	sf	0.30	594		
fibercement siding systems						
panel w/trim, rainscreen	3,020	sf	33.00	99,660		

Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
03 | Building 5 - Continued						
SE Concessions, Restroom, & Storage - continued						
flashing & sheet metal						
gutters	160	lf	12.00	1,920		
downspouts	20	lf	12.00	240		
flashing						
parapet cap + nailer	320	lf	28.00	8,960		
miscellaneous	1,500	sf	0.55	825		
caulking & sealants						
caulking / firestopping	1,500	sf	0.45	675		
doors, frames & hardware (includes installation)						
exterior						
hm door, flush	7	ea	1,850.00	12,950		
card reader	1	ea	690.00	690		verify
oh counter door, 8x4	1	ea	2,400.00	2,400		
windows						
aluminum frame	100	sf	50.00	5,000		
porcelain/ceramic tile						
wall tile	1,920	sf	12.00	23,040		
resilient						
protect floor	430	sf	1.75	753		
polished concrete	430	sf	6.15	2,645		
sealed concrete	430	sf	2.50	1,075		
paint & wallcoverings						
exterior painting	3,020	sf	1.25	3,775		
paint / finish door & frame	7	lvs	135.00	945		
paint interior walls	3,020	sf	0.90	2,718		
paint exposed structure	1,800	sf	1.50	2,700		
miscellaneous specialty painting	1,500	sf	0.25	375		
toilet accessories (includes installation)						
grab bars, 3 piece	1	sets	140.00	140		
mirrors, 24" x 36"	3	ea	155.00	465		
paper towel dispenser / receptacle	2	ea	425.00	850		
janitor tool holder	1	ea	80.00	80		
sanitary napkin dispenser	1	ea	475.00	475		
sanitary napkin disposal	5	ea	55.00	275		
hooks	5	ea	15.00	75		
toilet paper dispenser	5	ea	45.00	225		
seat cover dispenser	5	ea	65.00	325		
soap dispenser	3	ea	115.00	345		
fire extinguisher & cabinets						
fec	1	ea	300.00	300		
plumbing						
water closet	5	ea	930.00	4,650		
lavatory	3	ea	1,125.00	3,375		allowance
concession sinks	1	ea	1,470.00	1,470		
floor drains	6	ea	310.00	1,860		allowance
floor sink	1	ea	785.00	785		allowance
janitor service sink	1	ea	1,370.00	1,370		
concession grease interceptor	1	ea	495.00	495		
trap primers	2	ea	345.00	690		
instahot water heaters	2	ea	1,085.00	2,170		
drain/waste/vent piping						
dwv piping	16	ea	1,085.00	17,360		allowance
copper water piping (insulated),	10	ea	1,210.00	12,100		
contractor indirects and profits						
contractor gcs and indirects	15%	of	46,325.00	6,949		
contractor profits	10%	of	53,274.00	5,327		

Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
03 | Building 5 - Continued						
SE Concessions, Restroom, & Storage - continued						
hvac						
space heating with electric heat	1,500	sf	5.00	7,500		
concession area exhaust	175	sf	6.00	1,050		
toilet area exhaust	300	sf	3.00	900		
contractor indirects and profits						
contractor gcs and indirects	15%	of	9,450.00	1,418		
contractor profits	10%	of	10,868.00	1,087		
electrical						
duplex outlets	8	ea	317.25	2,538		
gfci duplex outlets	8	ea	330.75	2,646		
120 v hardwired connection	1	ea	256.50	257		
100 amp electrical panel	1	ea	2,889.00	2,889		
feeder conductors to concession	150	lf	27.00	4,050		
trenching/boring	130	lf	40.50	5,265		
circuits/home runs	1	ls	6,534.00	6,534		
circuit coiling gate/controls	1	ea	1,269.00	1,269		
circuit wall heater	7	ea	1,053.00	7,371		
circuit wh	1	ea	985.50	986		
circuit ef	2	ea	1,120.50	2,241		
concession light fixtures	3	ea	303.75	911		
restroom light fixtures	6	ea	607.50	3,645		
storage light fixtures	8	ea	283.50	2,268		
exterior light fixtures	4	ea	823.50	3,294		
switch	9	ea	189.00	1,701		
ceiling - os	6	ea	384.75	2,309		
low voltage conduit 2-2"	150	lf	16.20	2,430		
low voltage rough in	3	ea	135.00	405		
cat 6 cables	6	ea	418.50	2,511		
wall data rack/patch panels	1	ls	1,782.00	1,782		
ground	1	ls	418.50	419		
fo backbone	200	lf	15.39	3,078		
new strobe	6	ea	506.25	3,038		
fa connection to main facp	1	ls	1,350.00	1,350		
fa design/programming	1	ls	3,375.00	3,375		
Sub-total	1,500	sf	344.69	/sf	$517,037	
SUB-TOTAL 03 | Building 5				517,037	**$517,037**	
Estimating/Design Contingency			15.00%	77,556		
Index To Construction Start	July 2022		17.50%	104,054		@ ± 7% per year
General Conditions / Insurance / Bond			12.00%	83,838		
General Contractor OH & Profit			5.00%	39,124	304,571	58.91%
TOTAL DIRECT CONSTRUCTION COST 03 | Building 5	**1,500**	**sf**	**$547.74**	**/sf**	**$821,608**	
04 | Building 6						
Press Box						
poured-in-place concrete						
forming						
continuous wall footing	212	sf	8.50	$1,802		
slab on grade	430	sf	0.65	280		
walls	424	sf	13.00	5,512		
topping slab on metal deck	430	sf	0.65	280		

Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
04 | Building 6 - Continued						
Press Box - continued						
reinforcing steel						
continuous wall footing	412	lbs	1.10	453		
slab on grade	517	lbs	1.10	569		
walls	530	lbs	1.10	583		
topping slab on metal deck	430	sf	1.10	473		
redi-mix concrete, 3,000 psi	23.9	cy	135.00	3,232		
placing						
continuous wall footing	8.2	cy	32.00	264		
slab on grade	5.6	cy	28.00	156		
topping slab on metal deck	6.0	cy	27.00	162		
walls	4.1	cy	120.00	495		
pump / transport concrete	23.9	cy	40.00	958		
finishing						
set screeds	860	sf	0.45	387		
cure slabs	860	sf	0.50	430		
trowel slabs	860	sf	0.95	817		
sealer	212	sf	0.85	180		
excavation & fill - building related						
footing excavation	21	cy	30.00	618		
footing backfill	12	cy	35.00	433		
level & grade	430	sf	0.60	258		
6" gravel under slab	10	cy	45.00	450		
vapor barrier	430	sf	0.50	215		
concrete masonry units (cmu)						
8" cmu	2,120	sf	25.00	53,000		
scaffold / hoisting	2,120	sf	3.50	7,420		
metal deck, floor, 3"	430	sf	3.75	1,613		
metal deck, roof, 1 1/2"	500	sf	3.50	1,750		
miscellaneous bracing, baseplates, etc.	20%	of	3,363.00	673		
ships ladder	1	ea	1,500.00	1,500		
rigid insulation roof, r-30	500	sf	5.50	2,750		
batt insulation under floor	430	sf	1.75	753		
prefin 2" standing seam metal roofing	500	sf	25.00	12,500		
slip sheet	550	sf	0.30	165		
fibercement siding systems						
panel w/trim, rainscreen	1,740	sf	33.00	57,420		
flashing & sheet metal						
gutters	53	lf	12.00	636		
downspouts	40	lf	12.00	480		
flashing						
parapet cap + nailer	106	lf	28.00	2,968		
miscellaneous	860	sf	0.55	473		
caulking & sealants						
caulking / firestopping	860	sf	0.45	387		
doors, frames & hardware (includes installation)						
exterior						
hm door, flush	3	ea	1,850.00	5,550		
card reader	3	ea	690.00	2,070		verify
oh coiling door, 8x10	2	ea	10,000.00	20,000		
windows						
aluminum frame	400	sf	50.00	20,000		
resilient						
protect floor	860	sf	1.75	1,505		
sealed concrete	860	sf	2.50	2,150		

Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
04 | Building 6 - Continued						
Press Box - continued						
paint & wallcoverings						
exterior painting	1,740	sf	1.25	2,175		
paint / finish door & frame	3	lvs	135.00	405		
paint interior walls	1,740	sf	0.90	1,566		
paint exposed structure	500	sf	1.50	750		
miscellaneous specialty painting	860	sf	0.25	215		
fire extinguisher & cabinets						
fec	1	ea	300.00	300		
hvac						
space heating/ventilation with electric hea	860	sf	8.00	6,880		
contractor indirects and profits						
contractor gcs and indirects	15%	of	6,880.00	1,032		
contractor profits	10%	of	7,912.00	791		
building 6 electrical, press box/offices						
duplex outlets	8	ea	317.25	2,538		
quad outlets	2	ea	330.75	662		
400 amp 480v electrical panel	1	ea	4,455.00	4,455		
transformer	1	ea	6,696.00	6,696		
100 amp electrical panel	1	ea	2,214.00	2,214		
400 amp feeder from electrical service	600	lf	76.95	46,170		
trenching/boring	550	lf	40.50	22,275		
circuits/home runs	1	ls	5,670.00	5,670		
circuit wall heater	4	ea	1,053.00	4,212		
light fixtures	8	ea	303.75	2,430		
exterior light fixtures	2	ea	823.50	1,647		
switch	2	ea	189.00	378		
switch-os	2	ea	263.25	527		
ceiling - os	2	ea	384.75	770		
low voltage conduit 2-2"	600	lf	16.20	9,720		
low voltage rough in	6	ea	135.00	810		
cat 6 cables	12	ea	418.50	5,022		
wall data rack/patch panels	1	ls	2,214.00	2,214		
ground	1	ls	418.50	419		
fo backbone	650	lf	15.39	10,004		
new strobe	2	ea	506.25	1,013		
fa connection to main facp	1	ls	999.00	999		
fa design/programming	1	ls	2,700.00	2,700		
Sub-total	860	sf	421.43	/sf	$362,429	
SUB-TOTAL 04 | Building 6				362,429	**$362,429**	
Estimating/Design Contingency			15.00%	54,364		
Index To Construction Start	July 2022		17.50%	72,939		@ ± 7% per year
General Conditions / Insurance / Bond			12.00%	58,768		
General Contractor OH & Profit			5.00%	27,425	213,496	58.91%
TOTAL DIRECT CONSTRUCTION COST 04 | Building 6	**860**	**sf**	**$669.68**	**/sf**	**$575,925**	

Base Master Plan - Softball In Grant Bowl

Grant Bowl MP	*ACC Cost Consultants, LLC*	Estimate Date: 05-Feb-20
Portland, Or.	Seth J. Pszczolkowski	Document Date: 17-Dec-19
BORA	8060 SW Pfaffle Street, Suite 110	Print Date: 05-Feb-20
Portland, Or.	Tigard, Oregon 97223-8489	Print Time: 10:12 AM
Master Plan Design Probable Cost Estimate 1.7	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Constr. Start: July 2022

Base Master Plan - Softball in Grant Bowl	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
02 | EXISTING CONDITIONS						
Site Demolition						
remove ac paving	3,001	sf	0.75	2,251		verify demo for resurfacing
sawcut concrete retaining wall	26	lf	15.00	390		
remove concrete retaining wall	84	sf	1.75	147		
demo track surface	6,095	sf	5.00	30,475		
demo turf	110,874	sf	0.75	83,156		
protect existing track surface	1	sum	10,000.00	10,000		allowance
haul & disposal	1	sum	25,280.00	25,280		
temp barricades, flagging, etc.	1	sum	2,500.00	2,500		allowance
Sub-total					$154,199	
SUB-TOTAL 02 | EXISTING CONDITIONS					**$154,199**	
31 | EARTHWORK						
Clearing & Grubbing						
clear & grub	11,827	sf	0.15	1,774		
haul & disposal	1	sum	350.00	350		
Sub-total					2,124	
Stripping & Stockpiling						
striping & stockpile on-site	274	cy	8.00	2,190		
plastic sheet cover	1	sum	500.00	500		
Sub-total					2,690	
Grading / Site Excavation & Fill						
mobilization / demobilization	1	sum	0.00	0		NIC, verify
construction staking/surveying	1	sum	0.00	0		NIC, verify
cut		cy	10.00	0		NIC, verify
fill		cy	12.00	0		NIC, verify
haul & disposal off-site		cy	15.00	0		NIC, verify
rough grading	9,227	sf	0.20	1,845		
proof rolling	19,246	sf	0.15	2,887		
Sub-total					4,732	
Erosion & Sedimentation Controls						
allowance for work not shown	1	allow	5,000.00	5,000		
Sub-total					5,000	
SUB-TOTAL 31 | EARTHWORK					**$14,546**	
32 | EXTERIOR IMPROVEMENTS						
Base Courses						
6" base course at 3" ac pavement	0	ton	40.00	0		verify asphalt paving
2" leveling course at 3" ac pavement	0	ton	45.00	0		verify asphalt paving
4" base course at 4" conc. pavement	121	ton	40.00	4,832		at grandstand
geotextile fabric at ac pavement	0	sy	1.85	0		verify asphalt paving
Sub-total					7,383	
Asphalt Paving						
3" ac pavement, regrade and resurface	3,001	sf	1.70	5,102		
3" ac pavement, repair and replace	6,679	sf	1.25	8,349		
Sub-total					13,451	

Base Master Plan - Softball in Grant Bowl	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
32 | EXTERIOR IMPROVEMENTS - Continued						
Concrete Pavement						
4" concrete pavement, broom finish	5,042	sf	6.00	30,252		at grandstand
4" concrete pavement, broom finish	4,474	sf	6.00	26,844		
concrete steps-on-grade	455	lf	90.00	40,950		at grandstand
concrete steps-on-grade	13	lf	90.00	1,170		
concrete ramp	464	sf	40.00	18,560		at grandstand
concrete ramp	1,331	sf	40.00	53,240		at street improvements
detectable warning surface	168	sf	40.00	6,720		
terraced seating	9,227	sf	104.00	959,608		at grandstand
Sub-total					1,137,344	
Athletic & Recreational Surfacing						
synthetic turf	88,097	sf	4.75	418,461		
synthetic turf, softball field	11,620	sf	5.25	61,005		
shock pad underlayment	99,717	sf	1.25	124,646		
synthetic track surface	9,434	sf	15.00	141,510		
cinder, shot put	3,534	sf	7.00	24,738		
Sub-total					770,360	
Play Field Equipment & Structures						
long jump pit w/ cover & take-off board	2	ea	21,814.00	43,628		
fill sand	20	cy	35.00	714		
synthetic track surface, runway	964	sf	15.00	14,460		
pole vault box	2	ea	2,565.00	5,130		
synthetic track surface, runway	707	sf	15.00	10,605		
shot put ring w/ toeboard	1	ea	1,167.00	1,167		
4" concrete pavement	36	sf	6.00	216		
discus ring	1	ea	723.00	723		
4" concrete pavement	36	sf	6.00	216		
discus cage	1	ea	4,070.25	4,070		
aluminum bleacher	2	ea	8,750.00	17,500		
daktronics, fb-2026, 32' x 10'	2	ea	20,694.25	41,389		
footings	2	ea	1,500.00	3,000		
steel structure	1	ea	3,000.00	3,000		
installation	1	ea	1,000.00	1,000		
portable wheeled fence, 6' ht.	1	sum	34,086.00	34,086		
forklift to off load fence	1	sum	500.00	500		
softball dugouts	1	sum	29,735.00	29,735		includes freight
concrete footing	2	cy	600.00	1,200		
backstop	1	sum	10,000.00	10,000		
Sub-total					222,339	
Fences & Gates						
ornamental steel fence, 7' ht.	1,300	lf	190.00	247,000		
mangate, 4'w	1	ea	673.00	673		
doublegate, 8'w	4	ea	1,346.00	5,384		
rolling gate, 12'w	1	ea	3,196.00	3,196		
Sub-total					256,253	
Retaining & Site Walls						
6" concrete retaining wall, 4' ht.	1,284	lf	190.00	243,960		at grandstand
6" concrete retaining wall, 4' ht.	40	lf	190.00	7,600		
Sub-total					251,560	
Landscape Irrigation						
planting beds	36,640	sf	2.00	73,280		
Sub-total					73,280	

Base Master Plan - Softball in Grant Bowl	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
32 | EXTERIOR IMPROVEMENTS - Continued						
Planting						
imported topsoil, planting bed	127	cy	25.00	3,164		2,187 sf
soil amendments at areas around building						
shrub & ground cover areas	36,640	sf	0.55	20,152		
seeding						
rough seed, swales & buffer areas	36,640	sf	0.15	5,496		
Sub-total					28,812	
SUB-TOTAL 32 | EXTERIOR IMPROVEMENTS					**$2,760,782**	
33 | UTILITIES						
Water Utilities						
4" di pipe	1,050	lf	50.00	52,500		
backflow preventer assembly replacement	1	sum	25,000.00	25,000		
fire dept. connection	2	sum	1,800.00	3,600		
hydrant assemblies	2	ea	2,200.00	4,400		
tie-in	2	sum	2,000.00	4,000		
bottle filling station	1	ea	10,000.00	10,000		
irrigation booster pump	1	sum	36,000.00	36,000		
Sub-total					135,500	
Sanitary Sewerage Utilities						
8" pvc pipe	300	lf	80.00	24,000		
precast manholes	2	ea	3,000.00	6,000		
connection to existing	2	sum	5,000.00	10,000		
backwater assembly	2	ea	4,500.00	9,000		
catchbasin w/ treatment control	2	ea	7,000.00	14,000		at trash enclosure
Sub-total					63,000	
Storm Drainage Utilities						
site drainage						
site drainage	17,478	sf	11.00	192,258		at D-areas
site drainage systems						
precast trench drains	720	lf	175.00	126,000		
Sub-total					318,258	
Natural Gas Distribution						
item	1	sum	0.00	0		NIC, by gas company
Sub-total					0	
Electrical Utilities						
200 amp 480v electrical panel	1	ea	4,050.00	4,050		assumed MUSCO to provide
feeder to musco controller	50	lf	52.65	2,633		turnkey material and installation for
lighting circuits	1,250	lf	33.75	42,188		field lighting
trenching/boring	1,200	lf	40.50	48,600		
handholes	4	ea	756.00	3,024		
4 light poles	1	sum	390,000.00	390,000		
Sub-total					490,495	

Grant Bowl MP	*ACC Cost Consultants, LLC*	Estimate Date: 05-Feb-20
Portland, Or.	Seth J. Pszczolkowski	Document Date: 17-Dec-19
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Portland, Or.	Tigard, Oregon 97223-8489	Print Time: 10:12 AM
Master Plan Design Probable Cost Estimate 1.7	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Constr. Start: July 2022

Base Master Plan - Softball in Grant Bowl	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
33 | UTILITIES - Continued						
Scoreboard Connections						
circuits	720	lf	27.00	19,440		
lv conduit 1-2"	720	lf	11.34	8,165		
trenching/boring	320	lf	40.50	12,960		
handholes	2	ea	756.00	1,512		
Sub-total					42,077	
SUB-TOTAL 33 | UTILITIES					**$1,049,330**	
SUB-TOTAL				3,978,857	**$3,978,857**	
Estimating/Design Contingency			15.00%	596,829		
Index To Construction Start	July 2022		17.50%	800,745		@ ± 7% per year
General Conditions / Insurance / Bond			12.00%	645,172		
General Contractor OH & Profit			5.00%	301,080	2,343,825	58.91%
TOTAL DIRECT CONSTRUCTION COST Base Master Plan - Softball in Grant Bowl					**$6,322,682**	

Alternate Master Plan - Phase 1

Grant Bowl MP	*ACC Cost Consultants, LLC*	Estimate Date:	05-Feb-20
Portland, Or.	Seth J. Pszczolkowski	Document Date:	17-Dec-19
BORA	8060 SW Pfaffle Street, Suite 110	Print Date:	05-Feb-20
Portland, Or.	Tigard, Oregon 97223-8489	Print Time:	10:12 AM
Master Plan Design Probable Cost Estimate 1.7	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Constr. Start:	July 2022

Alternate Master Plan - Phase 1	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 | Phase One - Softball at Upper Field						
Site Demolition						
remove ac paving	10,766	sf	0.75	8,075		verify demo for resurfacing
demo track surface	2,342	sf	5.00	11,710		
Sub-total					19,785	
Base Courses						
4" base course at 4" conc. pavement	30	ton	40.00	1,203		
Sub-total					1,203	
Asphalt Paving						
3" ac pavement, regrade and resurface	10,766	sf	1.70	18,302		
3" ac pavement, repair and replace	6,337	sf	1.25	7,921		
Sub-total					26,223	
Concrete Pavement						
4" concrete pavement, broom finish	1,255	sf	6.00	7,530		
Sub-total					7,530	
Athletic & Recreational Surfacing						
synthetic turf	3,266	sf	4.75	15,514		
synthetic turf, softball field	11,620	sf	5.25	61,005		
shock pad underlayment	3,266	sf	1.25	4,083		
Sub-total					80,602	
Play Field Equipment & Structures						
aluminum bleacher	2	ea	8,750.00	17,500		
portable wheeled fence, 6' ht.	1	sum	34,086.00	34,086		
forklift to off load fence	1	sum	500.00	500		
softball dugouts	1	sum	29,735.00	29,735		includes freight
concrete footing	2	cy	600.00	1,200		
backstop	1	sum	10,000.00	10,000		
Sub-total					93,021	
Electrical Utilities						
lighting circuits	1,200	lf	33.75	40,500		
trenching/boring	650	lf	40.50	26,325		
handholes	3	ea	756.00	2,268		
7 light poles	1	sum	510,000.00	510,000		
Sub-total					579,093	
SUB-TOTAL 01 | Phase One - Softball at Upper Field				807,457	**$807,457**	
Index To Construction Start			15.00%	121,119		
General Conditions / Insurance / Bond	July 2022		17.50%	162,501		@ ± 7% per year
General Contractor OH & Profit			12.00%	130,929		
			5.00%	61,100	475,649	58.91%
TOTAL DIRECT CONSTRUCTION COST 01 | Phase One - Softball at Upper Field					**$1,283,106**	

Alternate Master Plan - Phase 2

Grant Bowl MP	*ACC Cost Consultants, LLC*	Estimate Date:	05-Feb-20
Portland, Or.	Seth J. Pszczolkowski	Document Date:	17-Dec-19
BORA	8060 SW Pfaffle Street, Suite 110	Print Date:	05-Feb-20
Portland, Or.	Tigard, Oregon 97223-8489	Print Time:	10:12 AM
Master Plan Design Probable Cost Estimate 1.7	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Constr. Start:	July 2022

Alternate Master Plan - Phase 2	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
02 | EXISTING CONDITIONS						
Site Demolition						
remove ac paving	3,001	sf	0.75	2,251		verify demo for resurfacing
sawcut concrete retaining wall	26	lf	15.00	390		
remove concrete retaining wall	84	sf	1.75	147		
demo track surface	2,342	sf	5.00	11,710		
demo turf	103,499	sf	0.75	77,624		
protect existing track surface	1	sum	10,000.00	10,000		allowance
haul & disposal	1	sum	20,420.00	20,420		
temp barricades, flagging, etc.	1	sum	2,500.00	2,500		allowance
Sub-total					$125,042	
SUB-TOTAL 02 | EXISTING CONDITIONS					**$125,042**	
31 | EARTHWORK						
Clearing & Grubbing						
clear & grub	11,827	sf	0.15	1,774		
haul & disposal	1	sum	350.00	350		
Sub-total					2,124	
Stripping & Stockpiling						
striping & stockpile on-site	274	cy	8.00	2,190		
plastic sheet cover	1	sum	500.00	500		
Sub-total					2,690	
Grading / Site Excavation & Fill						
mobilization / demobilization	1	sum	0.00	0		NIC, verify
construction staking/surveying	1	sum	0.00	0		NIC, verify
cut		cy	10.00	0		NIC, verify
fill		cy	12.00	0		NIC, verify
haul & disposal off-site		cy	15.00	0		NIC, verify
rough grading	9,227	sf	0.20	1,845		
proof rolling	16,027	sf	0.15	2,404		
Sub-total					4,249	
Erosion & Sedimentation Controls						
allowance for work not shown	1	allow	5,000.00	5,000		
Sub-total					5,000	
SUB-TOTAL 31 | EARTHWORK					**$14,063**	
32 | EXTERIOR IMPROVEMENTS						
Base Courses						
6" base course at 3" ac pavement	0	ton	40.00	0		verify asphalt paving
2" leveling course at 3" ac pavement	0	ton	45.00	0		verify asphalt paving
4" base course at 4" conc. pavement	121	ton	40.00	4,832		at grandstand
geotextile fabric at ac pavement	0	sy	1.85	0		verify asphalt paving
Sub-total					7,383	
Asphalt Paving						
3" ac pavement, regrade and resurface	3,001	sf	1.70	5,102		
3" ac pavement, repair and replace	6,679	sf	1.25	8,349		
Sub-total					13,451	

Alternate Master Plan - Phase 2	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
32 | EXTERIOR IMPROVEMENTS - Continued						
Concrete Pavement						
4" concrete pavement, broom finish	5,042	sf	6.00	30,252		at grandstand
4" concrete pavement, broom finish	1,255	sf	6.00	7,530		
concrete steps-on-grade	455	lf	90.00	40,950		at grandstand
concrete steps-on-grade	13	lf	90.00	1,170		
concrete ramp	464	sf	40.00	18,560		at grandstand
concrete ramp	1,331	sf	40.00	53,240		at street improvements
detectable warning surface	168	sf	40.00	6,720		
terraced seating	9,227	sf	104.00	959,608		at grandstand
Sub-total					1,118,030	
Athletic & Recreational Surfacing						
synthetic turf	103,355	sf	4.75	490,936		
shock pad underlayment	103,355	sf	1.25	129,194		
synthetic track surface	4,403	sf	15.00	66,045		
cinder, shot put	3,776	sf	7.00	26,432		
Sub-total					712,607	
Play Field Equipment & Structures						
shot put ring w/ toeboard	1	ea	1,167.00	1,167		
4" concrete pavement	36	sf	6.00	216		
discus cage	1	ea	4,070.25	4,070		
aluminum bleacher	2	ea	8,750.00	17,500		
daktronics, fb-2026, 32' x 10'	2	ea	20,694.25	41,389		
footings	2	ea	1,500.00	3,000		
steel structure	1	ea	3,000.00	3,000		
installation	1	ea	1,000.00	1,000		
portable wheeled fence, 6' ht.	1	sum	34,086.00	34,086		
forklift to off load fence	1	sum	500.00	500		
softball dugouts	1	sum	29,735.00	29,735		includes freight
concrete footing	2	cy	600.00	1,200		
backstop	1	sum	10,000.00	10,000		
Sub-total					146,863	
Fences & Gates						
ornamental steel fence, 7' ht.	1,300	lf	190.00	247,000		
mangate, 4'w	1	ea	673.00	673		
doublegate, 8'w	4	ea	1,346.00	5,384		
rolling gate, 12'w	1	ea	3,196.00	3,196		
Sub-total					256,253	
Retaining & Site Walls						
6" concrete retaining wall, 4' ht.	1,284	lf	190.00	243,960		at grandstand
6" concrete retaining wall, 4' ht.	40	lf	190.00	7,600		
Sub-total					251,560	
Landscape Irrigation						
planting beds	36,640	sf	2.00	73,280		
Sub-total					73,280	

Alternate Master Plan - Phase 2	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
32 | EXTERIOR IMPROVEMENTS - Continued						
Planting						
imported topsoil, planting bed	127	cy	25.00	3,164		2,187 sf
soil amendments at areas around building						
shrub & ground cover areas	36,640	sf	0.55	20,152		
seeding						
rough seed, swales & buffer areas	36,640	sf	0.15	5,496		
Sub-total					28,812	
SUB-TOTAL 32 | EXTERIOR IMPROVEMENTS					**$2,608,239**	
33 | UTILITIES						
Water Utilities						
4" di pipe	1,050	lf	50.00	52,500		
backflow preventer assembly replacement	1	sum	25,000.00	25,000		
fire dept. connection	2	sum	1,800.00	3,600		
hydrant assemblies	2	ea	2,200.00	4,400		
tie-in	2	sum	2,000.00	4,000		
bottle filling station	1	ea	10,000.00	10,000		
irrigation booster pump	1	sum	36,000.00	36,000		
Sub-total					135,500	
Sanitary Sewerage Utilities						
8" pvc pipe	300	lf	80.00	24,000		
precast manholes	2	ea	3,000.00	6,000		
connection to existing	2	sum	5,000.00	10,000		
backwater assembly	2	ea	4,500.00	9,000		
catchbasin w/ treatment control	2	ea	7,000.00	14,000		at trash enclosure
Sub-total					63,000	
Storm Drainage Utilities						
site drainage						
site drainage	17,478	sf	11.00	192,258		at D-areas
site drainage systems						
precast trench drains	720	lf	175.00	126,000		
Sub-total					318,258	
Natural Gas Distribution						
item	1	sum	0.00	0		NIC, by gas company
Sub-total					0	
Electrical Utilities						
200 amp 480v electrical panel	1	ea	4,050.00	4,050		assumed MUSCO to provide
feeder to musco controller	50	lf	52.65	2,633		turnkey material and installation for
lighting circuits	1,250	lf	33.75	42,188		field lighting
trenching/boring	1,200	lf	40.50	48,600		
handholes	4	ea	756.00	3,024		
4 light poles	1	sum	390,000.00	390,000		
Sub-total					490,495	

Grant Bowl MP	*ACC Cost Consultants, LLC*	Estimate Date: 05-Feb-20
Portland, Or.	Seth J. Pszczolkowski	Document Date: 17-Dec-19
BORA	8060 SW Pfaffle Street, Suite 110	Print Date: 05-Feb-20
Portland, Or.	Tigard, Oregon 97223-8489	Print Time: 10:12 AM
Master Plan Design Probable Cost Estimate 1.7	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Constr. Start: July 2022

Alternate Master Plan - Phase 2	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
33 | UTILITIES - Continued						
Scoreboard Connections						
circuits	720	lf	27.00	19,440		
lv conduit 1-2"	720	lf	11.34	8,165		
trenching/boring	320	lf	40.50	12,960		
handholes	2	ea	756.00	1,512		
Sub-total					42,077	
SUB-TOTAL 33 | UTILITIES					**$1,049,330**	
SUB-TOTAL				3,796,674	**$3,796,674**	
Estimating/Design Contingency			15.00%	569,501		
Index To Construction Start	July 2022		17.50%	764,081		@ ± 7% per year
General Conditions / Insurance / Bond			12.00%	615,631		
General Contractor OH & Profit			5.00%	287,294	2,236,507	58.91%
TOTAL DIRECT CONSTRUCTION COST Alternate Master Plan - Phase 2					**$6,033,181**	

PORTLAND PARKS & RECREATION℠
Healthy Parks, Healthy Portland

January 2, 2020

Jamie Hurd
Project Manager
Portland Public Schools
schoolmodernization@pps.net

Dear Jamie:
Portland Parks & Recreation (PP&R) wishes to thank you for the work that you and the Portland Public Schools (PPS) project team are doing for the Grant Bowl Master Planning Project. PP&R supports PPS's efforts to improve the Bowl and feels that the proposed improvements will enhance Grant Park for students and the community.

PP&R would like to provide the following feedback regarding the proposed field improvements presented at Master Plan Advisory Group Meeting #3 on Dec. 12, 2019:

PP&R supports the proposal for all gates to remain open for public use except during ticketed events. We request and will likely require that there be multiple gates and entry points so that the public can access the park, track, and fields at all times when the park is open and there is not a ticketed event. These areas should appear open and fully accessible when ticketed events are not occurring.

PP&R does not generally support the proposed restroom/concession/storage buildings along NE 33rd Ave on the west side of the park as depicted in Options A1, A2, and B. These types of structures create visibility and security issues for parks, and the proposed structures would greatly impact the park. PP&R recommends PPS conduct a Crime Prevention Through Environmental Design (CPTED) analysis of the impact that all structures would have on safety and security at the park. As an alternative, PP&R suggests using existing restrooms in the park located near the playground, or the addition of one central building on the east side of the track near the baseball and multi-use sports field between the track and the high school buildings. At this time, PP&R is unable to offer any operation or maintenance of any new buildings on the park footprint. PPS should fully consider the cost to operate and maintain any new structures proposed within the park footprint.

PP&R requests PPS inform us of the date, time and location that the proposed Bowl improvements will go before the PPS Board of Education, as PP&R would like to attend the meeting.

Kind regards,

Brett Horner
Planning Manager
Portland Parks & Recreation

Administration
1120 SW 5th Avenue, Suite 1302
Portland, Oregon 97204
503-823-7529 | Fax 503-823-6007

PORTLANDPARKS.ORG
Nick Fish, Commissioner
Adena Long, Director