



## PORTLAND PUBLIC SCHOOLS

### OFFICE OF OPERATIONS

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## STAFF MEMO

**Date:** February 20, 2024  
**To:** Board of Education  
**From:** Dan Jung, Chief Operating Officer  
**Subject:** Grant High School Track and Field

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### **BACKGROUND**

The track and field adjacent to and used by Grant High School for physical education classes, athletics and other school activities is owned and managed by Portland Parks and Recreation (Parks). PPS has use of the track and field (commonly known as the “Grant Bowl”) via an agreement between PPS and Parks signed in May of 2022.

As the result of multiple failed shock attenuation tests (Gmax test) Parks closed the Grant field in August 2023 to all permitted uses with no identified plan to reopen. This impacted PPS’s ability to hold sport practices and games.

In September 2023 the Board passed resolution 6755 directing the Superintendent to identify financial and other resources to replace the Grant field and track, and called on the City of Portland to provide PPS with a long-term lease of the Grant Bowl.

The Grant synthetic turf replacement is nearing completion, and the track is scheduled for replacement in summer 2024. A lease agreement is provided herein for the Board’s review and approval.<sup>1</sup>

### **ANALYSIS OF SITUATION**

As Grant High School does not have a dedicated field for sports, such as soccer and football, the teams often must travel significant distances for practices and games. While PPS has an agreement with Parks for scheduled use, casual team use is not generally available. With the field failing the GMAX test and Parks having no funding for a field replacement, PPS has agreed to step in and replace both the field and the surrounding track.

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<sup>1</sup> Resolution 6755 also directs the Superintendent to replace the Buckman track (adjacent to Benson Polytechnic High School); the Buckman track is scheduled for replacement in summer 2024 and staff are currently working on a similar use agreement

## **LEASE AGREEMENT**

PPS and Parks staff have negotiated a lease agreement that would transfer control of the Grant Bowl to PPS for operational and scheduling purposes. The Lease attached hereto is the culmination of this work the highlights of which are below:

- **Control of Property** - PPS would obtain control of the Grant track and field while PPR would continue to own the property. The Grant Bowl would be available during the school day for school use and after school for athletics and other school activities. PPS would oversee permitting of the asset for third-party use (and receive all fees of use) and be responsible for maintenance and upkeep of the fields, landscaping, repairs etc. PPS has agreed to honor long standing community users as well as dedicate at least 1200 hours a year combined for both the upper and lower fields for unscheduled, unpermitted, non-school public use.
- **Track and Field Replacement** - PPS will replace the track and the field at a cost of approximately \$1.8 million. And continue replacements as needed over the course of the lease
- **Length of Agreement** - The initial term of the lease agreement is twenty (20) years with two ten (10) year extension options.
- **Premises** - will encompass both the bowl as well as the upper field and surrounding area (as depicted on Exhibit "A" of the Lease attached hereto).

## **FISCAL IMPACT**

As indicated, the initial capital investment is estimated to be approximately \$1.8 million. Parks understands PPS will need to engage additional labor for this new area so Parks has agreed to continue their current work at a cost of \$60,500 per year while staff is assessing the resources in grounds, maintenance and security which may require external contracts. As the irrigation is co-mingled with Parks, we will continue to receive invoices for maintenance and utilities until such time as these can be separated. According to Parks there is a significant amount of trash and vandalism in this area so additional resources will need to be added to both custodian and security services as we assess the extent of the need. Additionally, Parks has recommended additional staff in the CUB area to process the additional permitting. Staff will evaluate the additional burden on the department over the course of the next several months.

## **COMMUNITY ENGAGEMENT**

The Grant School community has been very vocal in their support of this project and have attended special on site meetings, Facilities & Operations Committees as well as Board meetings.

## **STAFF RECOMMENDATION**

Staff believes that parties have reached a Lease Agreement for the Grant Bowl, the Upper Field and the surrounding areas and recommends that the Board approve the Lease Agreement with a commencement date of March 1, 2024.

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## **ATTACHMENTS**

- A. *Lease Agreement*