

RESOLUTION No. 6058
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, “Hollywood 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.



MEMORANDUM

DATE January 8, 2020
TO Laura Krueger, Stephen Weeks, and Abe Cambier, Bora Architects
FROM Cathy Corliss & Clinton “CJ” Doxsee, APG
RE Grant Bowl Preliminary Zoning Summary
CC File

The purpose of this memorandum is to provide preliminary information about the zoning and land use review procedures associated with proposed improvement to Grant Bowl. Included in this memorandum is preliminary information about the City of Portland review procedures and development standards that could apply to the site. All assumptions related to the City of Portland’s development regulations should be confirmed with City staff in a pre-application meeting.

SUMMARY OF EXISTING CONDITIONS

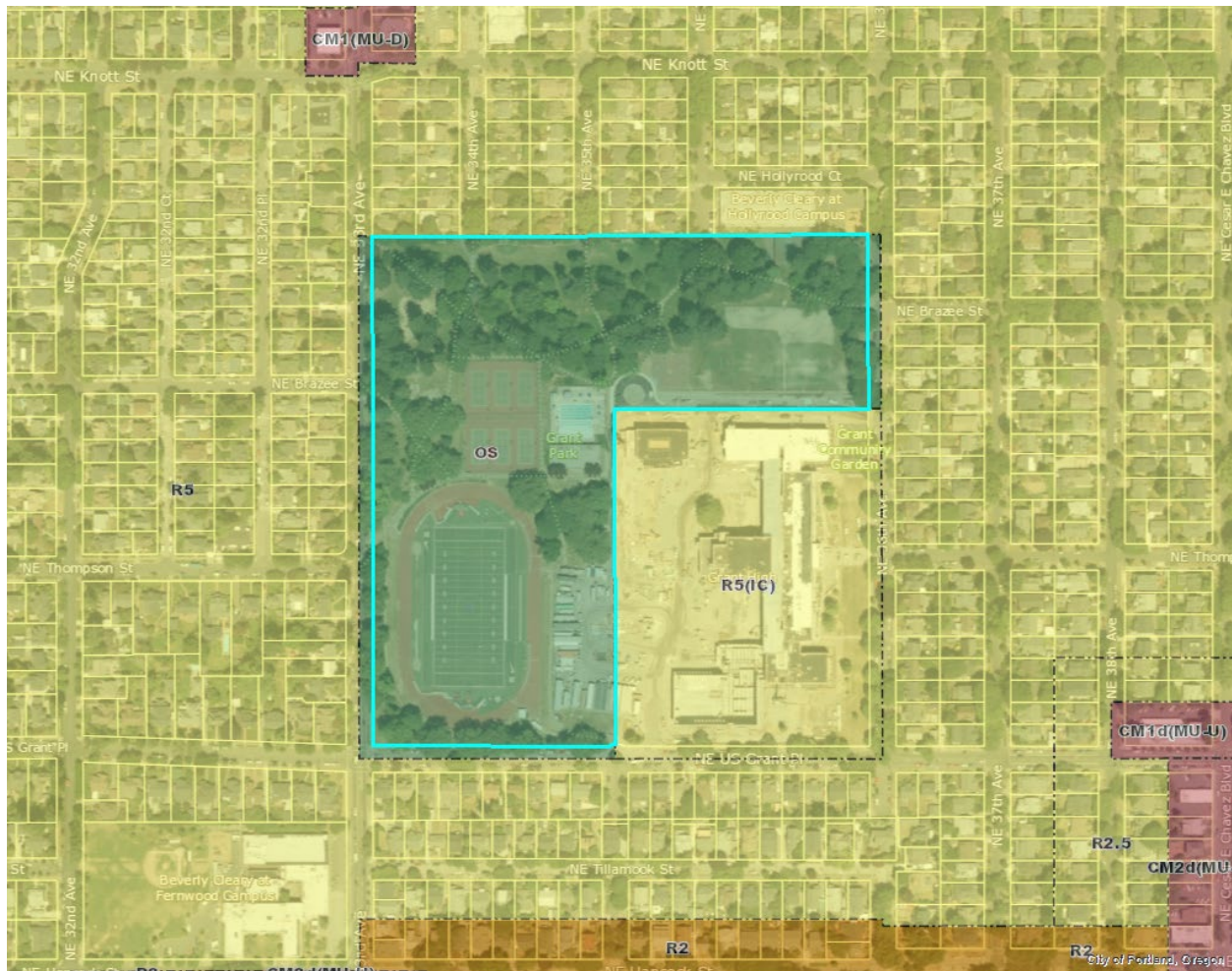
Grant Bowl is located within Grant Park near the intersection of NE 33rd Avenue and NE US Grant Place. The park is contiguous with the grounds of Grant High School to the southeast. Amenities within Grant Park include a large playground, dog park, athletic fields (track, football, baseball, softball and soccer), walking paths, picnic facilities, tennis courts, and a swimming pool inside.

Table 1: Grant Park/Bowl Site Summary

Address:	NEC/33 rd 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
Historic District:	N/A
Conservation District:	N/A
Plan District:	N/A
Natural Resource Management District:	N/A
Historic Resource Classification	N/A

The south field (baseball, which was under construction in the aerial below) and the north parking lot are partially located on the Grant High School site. Pursuant to an existing intergovernmental agreement, the school shares recreational fields and parking facilities with Grant Park. The “base design” study area is entirely within the Open Space (OS) zone. However, the “alternate design” includes improvements to portions of the Grant High School site, which is within the Residential (R5) zone. Thus, under the alternate design, the site would be considered “split zoned” (R5 and OS) and subject to the conditional use approval criteria of both zones. That said, including the Grant High School site as part of the “development site” may also provide some benefits with regard to the application of certain standards (e.g., setbacks from abutting properties) and conditional use triggers as noted later in this memo.

Figure 1: Zoning Map



Recent Land Use Permits

NOTE: The development site for the recent Grant High School modernization project included Grant Park.

- 2017-136965-000-00-PR. Land Use Compatibility Statement. Land use compatibility statement for demolition of existing buildings and construction of new building additions, parking lots, ped plazas and walkways, utility improvements, and synthetic turf playing field.
- 2016-269579-000-00-LU. Type 3 Conditional Use. Conditional use review and adjustments for Grant high school remodel and expansion.

POTENTIAL IMPROVEMENTS

For the purposes of this memo we have assumed the following potential improvements to Grant Bowl as a part of the “base design” (Option A2):

- New bleachers with capacity for 1,500 to 1,700 spectators or approximately 2,835 lineal feet to replace current on-turf seating. Bleacher seating was previously available on the site but was demolished as part of the Grant High School modernization project.
- Four new buildings totaling approximately 3,360 square feet in area.
 - Building A: 700 sf total (concessions 175 sf, restrooms and storage)
 - Building B: 300 sf of storage
 - Building C: 1500 sf total (concessions 175 sf, restrooms and storage)
 - Building D: 860 sf Press box
- Improvements to the softball field including larger backstop and fencing and covered dugout.
- New field lighting.
- Upgraded amplification.
- New 320 square foot scoreboard.
- Security and crowd control improvements including new fencing.

The “alternate design” (Option B) includes the following improvements on a portion of the Grant High School site in and around the current baseball field (aka “upper field”):

- New dugout for softball field located at upper field.
- New fencing along the southern edge of the upper field.
- Additional lighting for upper field.
- Some revisions to paths to the south of the upper field.
- Scoreboard for the upper field would be relocated to the south side and replaced with new 320 square foot scoreboard.

USE AND REVIEW TYPE

Within the OS zone (Table 100-1) identifies Parks and Open Space as a “Limited/Conditional Use” subject to note [2]. Note [2] in Section 33.100.100.B.2 2 states that:

Uses in the Park And Open Areas category are allowed by right. However, certain accessory uses and facilities which are part of a Park And Open Areas use require a conditional use review. These facilities are listed below.

- a. Swimming pools.
- b. Cemeteries, including mausoleums, chapels, and similar accessory structures associated with funerals or burial.
- c. Golf courses including club houses, restaurants and driving ranges.
- d. Boat ramps.
- e. Parking areas.
- f. Recreational fields for organized sports. Recreational fields used for organized sports are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.

The thresholds for review are described in 33.279. Table 2, below, identifies which of the potential improvements described under the “base design” above might trigger either Type II or Type III conditional use review (see attached Type II and III approval timelines). **If multiple thresholds are met, then the highest level of review applies to the entire application.**

Table 2: Potential CU Triggers

Thresholds in 33.279.035	Comments
A. Type II review	
<p>1. When a voice amplification system is being added to a recreational field that does not currently have an approved voice amplification system;</p>	<p>The fields currently have portable voice amplification systems. These systems may be upgraded with permanent equipment. Upgraded systems must comply with Title 18. If the current portable system is an “approved voice amplification system” then presumably the replacement of such a system would not trigger CU since the impacts from a portable system are comparable to those of a permanent system.</p> <p>Type II CU may be triggered.</p>
<p>2. When there will be a net loss in site area that will not take the site out of conformance, or further out of conformance, with a site development standard;</p>	<p>There will be no loss in site area.</p>
<p>3. When there will be an increase or decrease in the net number of parking spaces by up to 2 spaces or up to 10</p>	<p>There will be no increase or decrease in parking.</p>

Thresholds in 33.279.035	Comments
<i>percent of the total number of parking spaces, whichever is greater;</i>	
<p>4. <i>When the alterations will not increase the net building area on the site by more than 10 percent, up to a maximum of 25,000 square feet;</i></p>	<p>The only structure on the park property is the pool building which is approximately 6,000 square feet. The net increase in building area is 3,360 square feet which is more than 10% of the total building area on the site. However, if the site includes the school, which it would in the alternate design, the increase would be <10%.</p> <p>Type III CU may be triggered.</p>
<p>5. <i>When the alterations will not increase the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by 33.279.030.F are exempt from this limitation;</i></p>	<p>There is approximately 140,000 square feet of existing exterior improvement area within the park. The net increase in exterior improvement area is expected to be approximately 16,000 square feet which is more than 10% of the total exterior improvement area on the site. However, if the site includes the school, which it would in the alternate design, the increase would be <10%.</p> <p>Type III CU may be triggered.</p>
<p>6. <i>When the alterations will not increase the net building area and the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by 33.279.030.F are exempt from this limitation;</i></p>	<p>The net increase in building area is 3,360 square feet. The net increase in exterior improvement area is 16,000 square feet. The total is 19,360 square feet which is more than 10% of the combined total of 146,000 square feet.</p> <p>Type III CU may be triggered.</p>
<p>7. <i>When the alterations will not increase the linear footage of spectator seating per field by more than 10 percent; or</i></p>	<p>The proposal would replace current on-turf seating with grandstand seating with capacity for 1,500 to 1,700 spectators or approximately 2,835 lineal feet.</p> <p>Type III CU may be triggered.</p>
<p>8. <i>When the proposal will reestablish use of a recreational field that has not been used for organized sports for more than 5 years, but less than 10 years.</i></p>	<p>The fields have been consistently used for organized sports since they were established.</p>
B. Type III review	
<p>1. <i>New recreational fields, except as allowed by 33.279.030.H above;</i></p>	<p>No new recreational fields are proposed.</p>

Thresholds in 33.279.035	Comments
<i>2. Lighting for recreational fields that currently do not have approved lighting;</i>	New lighting is proposed. Type III CU may be triggered.
<i>3. All other alterations to development related to recreational fields used for organized sports on the site, that are not otherwise allowed or reviewed through a Type II procedure, as described above; or</i>	See notes under Subsection A, above, where Type II thresholds have been exceeded.
<i>4. Resuming use of a recreational field that has not been used for organized sports for 10 years or more.</i>	The fields have been consistently used for organized sports since they were established.

DEVELOPMENT STANDARDS

33.100 Open Space Zone

33.100.200 Development Standards

B.1. Conditional uses are subject to the development standards of Table 110-5, in Chapter 33.110, Single-Dwelling Zones, apply except as modified by paragraph B.2 and B.3.

Minimum Site Area for New Uses	10,000 sq. ft.
Maximum Floor Area Ratio [2]	0.5 to 1
Maximum Height [3]	50 ft.
Minimum Building Setbacks [2]	1 ft. back for every 2 ft. of bldg. height, but in no case less than 15 ft.
Maximum Building Setback Transit Street or Pedestrian District [7]	20 ft. or per CU/IMP review
Maximum Building Coverage [2]	50% of site area
Minimum Landscaped Area [2,4]	25% of site area to the L1 standard
Buffering from Abutting Residential Zone [5]	15 ft. to L3 standard
Buffering Across a Street from a Residential Zone [5]	15 ft. to L1 standard
Setbacks for All Detached Accessory Structures Except Fences [6]	10 ft.
Parking and Loading	See Chapter 33.266, Parking And Loading
Signs	See Title 32, Signs and Related Regulations

B.2. Minimum setbacks. Buildings must be set back from all property lines a minimum of 1 foot for each foot of building height. Setbacks for structures that are accessory to recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.

B.3. Parking. *Conditional uses must meet the parking standards for that use in the CE zone, as stated in Chapter 33.266, Parking and Loading.*

How the requirements for setbacks and buffering will be applied to the interior lot line abutting the Grant High School site needs to be resolved. Footnote [2] to Table 110-5 provides an exception to the setbacks for “campus type” development.

[2] For campus-type developments, the entire campus is treated as one site. Setbacks are only measured from the perimeter of the site. The setbacks in this table only supersede the setbacks required in Table 110-3. The normal regulations for projections into setbacks and for detached accessory structures still apply.

There is also an exception to the setbacks in 33.100.200.A.2 that applies to Allowed or Limited uses:

Where the outdoor activity facility abuts R-zoned properties in School uses, the required setback is reduced to zero.

However, it may be necessary to consider the school as part of the “development site” in order to take advantage of the exception to the setback in footnote [2] and it’s not clear whether/how the exception is intended to apply to conditional uses. Additionally, the standards in 33.100.204 related to fence heights in the setbacks may apply necessitate an Adjustment depending on the location of perimeter netting. For the recent Madison High School modernization project an adjustment to a similar code requirement was required to allow a fence taller than 8 feet in the required setback area (in the case of the MHS project the perimeter netting for the baseball/softball fields was 30 feet tall).

33.100.205 Fences. *Fences may be eight-feet tall at the property line. Fences taller than eight feet must be set back from the property line one additional foot for each additional foot of fence height over eight feet. A fence within 30 feet of a street lot line may not be more than 10 percent sight obscuring.*

33.262 Off-Site Impacts

33.262.050 Noise. The City noise standards are stated in Title 18, Noise Control. For the recent Madison High School Conditional Use application, the application had to include a description of how the proposed speakers would meet 33.262.050 and therefore Title 18 of the City Code, as well as 33.815.105.C.1. Staff also requested information about the proposed hours of operation for amplified audio including the dBA reading at the property line for all surrounding properties. See Title 18 (18.10.010 and 18.12.020.B) for reference. If Grant High School is not part of the “development site” for the application, it’s unclear whether that property line would also be subject to this measurement.

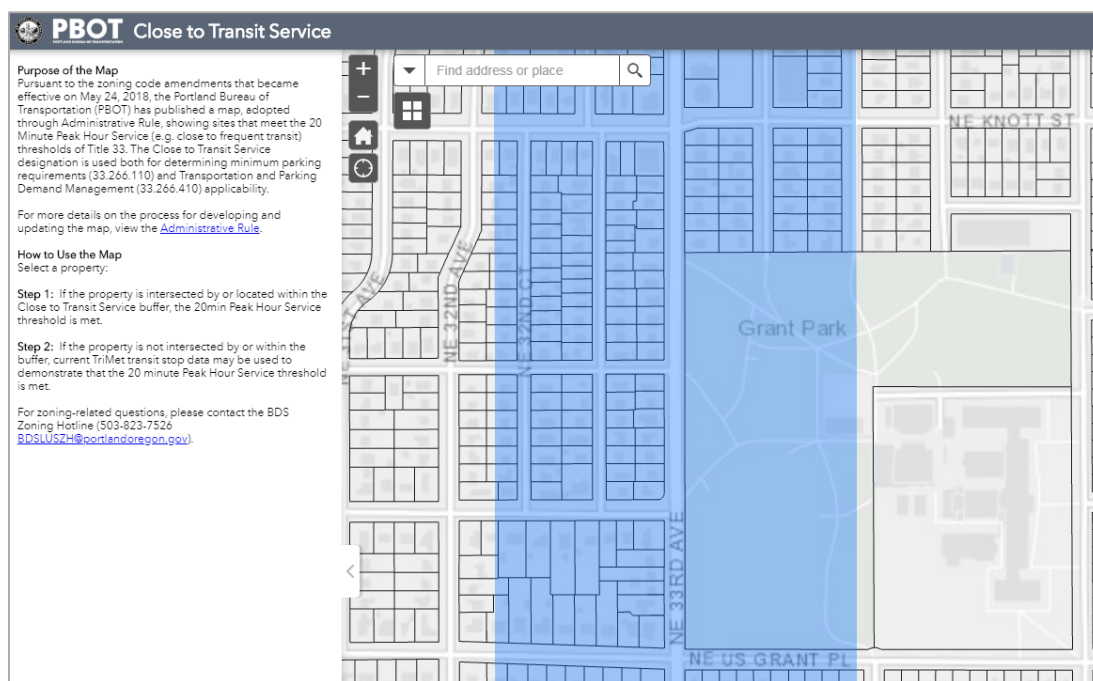
33.262.080 Glare. The standard states that glare may not directly, or indirectly from reflection, cause illumination on other properties in excess of a measurement of 0.5-foot candles of light. For the recent Madison High School Conditional Use application, plans were required to be submitted showing that the 0.5-foot candle requirement in Chapter 33.262.080 was met on all surrounding properties and the applicant was required to propose hours of operation for stadium lights in order

to show compliance with 33.815.105.C.1. The application included an Adjustment request for light spill in excess of 0.5-foot candles onto the abutting Rose City Golf Course. If Grant High School is not part of the application, approval of an Adjustment may be required to allow light spill on to the Grant High School site.

33.266 Parking

As shown on Figure 2, Grant Park is located close to transit. In accordance with 33.266.100.B.1.a.(4), no parking is required. However, per the vehicle parking requirements in Tables 266-1 and 266-2, minimum and maximum vehicle parking and minimum bicycle parking are determined “per CU review for active areas.”

Figure 2: PBOT Map showing locations “close to transit service”



33.279 Recreational Fields for Organized Sports

The standards in Section 33.279.040 (Development Standards) subsection B apply to new fields, alterations to existing fields, and accessory structures. For the recent Madison High School modernization project an adjustment to a 33.279.040.B.2 (Accessory Structures) was required to allow perimeter netting for the baseball/softball fields within the required setback.

B. Standards.

1. Recreational fields. Recreational fields must be set back at least 50 feet from adjacent R or IR zoned sites. Setbacks are measured from property lines to foul line for baseball and softball fields, and to the field end or side lines for all other sports.

2. Accessory structures. Spectator seating such as bleachers or benches must be set back at least 30 feet from adjacent R or IR zoned sites and at least 15 feet from all other lot lines. All other accessory structures including dugouts, concession stands, and restrooms must be set back at least 15 feet from all lot lines.

The Grant School site is zoned R5. As noted previously, if the school is not part of the “development site,” an Adjustment to the setback standards for the shared interior property line may be required.

Section 33.279.060, Additional Regulations, notes that other City regulations in Title 20, Parks and Recreation, may apply to recreational fields used for organized sports. See information about Title 20 in this memorandum (page 13).

CONDITIONAL USE REVIEW

As noted previously, the proposed improvements will likely trigger conditional use review. The approval criteria (below) and submittal requirements (see attached example of list of submittal requirements) are generally the same for Type II and Type III reviews. If the alternate design is proposed, the approval criteria in Section 33.815.105 (Institutional and Other Uses in Residential and Campus Institutional Zones) will also apply; however, they are similar to those in Section 33.815.100.

Approval Criteria for Uses in the Open Space Zone (33.815.100)

These approval criteria apply to all conditional uses in the OS zone except those specifically listed in other sections below. The approval criteria allow for a range of uses and development that are not contrary to the purpose of the Open Space zone. The approval criteria are:

A. Character and impacts.

- 1. The proposed use is consistent with the intended character of the specific OS zoned area and with the purpose of the OS zone;*
- 2. Adequate open space is being maintained so that the purpose of the OS zone in that area and the open or natural character of the area is retained; and*
- 3. Impacts on mature trees and tree groves are minimized and City-designated environmental resources, such as views, landmarks, or habitat areas, are protected or enhanced.*

B. Public services.

- 1. The proposed use is in conformance with the street designations of the Transportation Element of the Comprehensive Plan;*
- 2. Transportation system:*

a. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;

b. Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements;

c. Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed;

3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

C. Livability. The proposal will not have significant adverse impacts on the livability of nearby residential-zoned lands due to:

- 1. Noise, glare from lights, late-night operations, odors, and litter; and*
- 2. Privacy and safety issues.*

D. Area plans. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.

ADJUSTMENTS

One or more Adjustments will likely be necessitated by the proposed improvements. Each Adjustment must be addressed individually in the narrative and each requires a separate application fee.

33.805.040 Approval Criteria

The approval criteria for signs are stated in Title 32. All other adjustment requests will be approved if the review body finds that the applicant has shown that either approval criteria A. through F. or approval criteria G. through I., below, have been met.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and*
- B. If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and*
- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and*
- D. City-designated scenic resources and historic resources are preserved; and*
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and*
- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; or*
- G. Application of the regulation in question would preclude all reasonable economic use of the site; and*
- H. Granting the adjustment is the minimum necessary to allow the use of the site; and*
- I. Any impacts resulting from the adjustment are mitigated to the extent practical.*

33.258 NONCONFORMING SITUATIONS

If existing improvements at Grant Park are non-conforming, the proposed project may be subject to the standards in 33.258.070.D.2 (Nonconforming development with an existing nonconforming use, allowed use, limited use, or conditional use). If the threshold in subsection (a) is met, then the standards in subsection (b) must be met. Per subsection (c), required improvements must be made for the entire site. However, under subsection (d), the applicant can choose Option 1 which limits spending on compliance to “10 percent of the value of the proposed alterations.”

NEIGHBORHOOD CONTACT

The new Neighborhood Contact requirements, which went effect on December 2, 2019, must be met for building permits and land use reviews in all zones, except the EG and I zones (unless required by a Land Use review). Additions or new construction of 10,000 to 25,000 square feet of

net *building area* are subject to Neighborhood Contact I requirements, which include notification, signage, and online access. Those with over 25,000 square feet are subject to Neighborhood Contact II requirements, which also require that the applicant hold a public meeting. There are additional requirements within the Design and Environmental overlays and for land divisions, but these are not applicable to the Grant Bowl project. It appears that the proposed building area for the Grant Bowl project will fall below the 10,000 square foot neighborhood contact requirement threshold; however, if improvements exceed the thresholds the neighborhood contact requirements must be met prior to application submittal. In that case, additional time should be included in the land use application and building permit preparation timelines.

TITLE 32 SIGNS

The proposed improvements would potentially include a new scoreboard. Permanent signs in the OS zone for Parks and Open Areas are limited to one monument sign per street frontage with maximum size of 10 square feet and a maximum height of 10 feet, plus lawn signs and directional signs (32.32.010 and Table 1). However, within the OS zone signs in, or adjacent to and facing, a sports fields associated with Parks and Open Areas (e.g., scoreboards) are subject to the standards of the RX zone (32.32.020.A and Table 2). These signs are permitted as follows:

- Maximum Number - 1 per site or 1 per 300 feet of arterial street frontage and 1 for each additional 300 feet or fraction thereof. Where a site has no arterial street frontage, one freestanding sign is allowed. [NOTE: NE 33rd is a District Collector and US Grant Place is a Local Service Traffic Street, so only one sign is allowed. If under the alternate design the upper field is included within the site, then the existing baseball scoreboard may count as that one sign.]
- Size Allocation For All Freestanding Signs - 1 square foot per 1 foot of arterial street frontage. Local street frontage can be used if there are not arterial site frontages.
- Size Limit - 50 square feet
- Maximum Height - 15 feet

Most modern scoreboards incorporate changing image features. Section 32.32.030.D limits changing image sign features to a total combined area of 20 square feet per site and no single sign may have more than 10 square feet of changing image sign features unless those features cover less than 60 percent of the face of the sign. If the sign is in, or adjacent to and facing, a sports field, an adjustment or a modification through design review to allow more than 20 square feet of changing image sign features on a site, or more than 10 square feet of changing image sign features on a sign, may be requested.

The new scoreboard would be approximately 320 square feet in area and up to 25 feet in height, with approximately 50 to 100 square feet of changing image sign area. Under the alternate design a new 320 square foot scoreboard would be installed on the upper field as well. Signs of this size and type could require Adjustments to the standards to:

- Increase the number of signs allowed on the site (Adjustment to 32.32.020A)
- Increase the maximum size limit and height for a freestanding sign (Adjustment to 32.32.020.A and Table 2)
- Increase the maximum changing image sign size area and the maximum changing image sign size for a site (Adjustment to 32.32.030.D.1)

TITLE 17 PUBLIC IMPROVEMENTS

The conditional use approval criteria include a requirement of adequacy of transportation services. It may be possible to argue that the proposed improvements to Grant Bowl are intended to better serve the existing levels of use at the fields and will not generate any vehicle new trips. However, it's not clear whether the Portland Bureau of Transportation concurs with this position. The need for a Transportation Impact Study will depend on how the proposed changes relate to the current approved use and any identified safety or operational concerns.

17.88.050 Transportation Impact Study

A transportation impact study (TIS) may be required under the following situations:

A. Where approval criteria for a land use review include a requirement of adequacy of transportation services and the development proposed through the review meets or exceeds the following thresholds:

- 1. Trip generation threshold. More than 100 new vehicle trips will be generated in the peak direction (inbound or outbound) during the site's peak traffic hour; or*
- 2. Neighborhood traffic threshold. More than 250 new trips will be generated per day that are likely to use predominately residential Local Service Traffic Streets.*

B. Safety or operational impacts. Where the City Engineer has identified potential safety or operational concerns that may be impacted by the layout of a site or the location or size of driveways for a proposed development.

TITLE 20 PARKS AND RECREATION

The Title 20 requirements for recreational fields in Section 20.040.050 and .060 do not appear to apply to recreational uses that require a conditional use approval; thus, they may not be applicable to Grant Bowl project. Section 20.080.010 requires a permit for activities involving 150 or more participants and/or spectators; however, these permit requirements apply to the use of the fields rather than their development and (presumably) school use of Grant Bowl is covered by an intergovernmental agreement rather than individual permits.

20.04.050 Public Notification - Recreational Fields.

A. Field permitting organizations (FPOs) are responsible for mailing a public notice to owners of residentially-zoned property within a radius of 400 feet of the site property lines, recognized neighborhood organizations within a radius of 1,000 feet of the site property lines, and existing organized sports user groups (permit holders) of the site for any of the following proposed improvements on schools, school sites or park sites that are adjacent to residential property and that do not require a (Title 33) conditional use:...

20.04.060 Good Neighbor Agreements - Recreational Fields.

A. The Director or the Director's designee is authorized to negotiate, execute and administer Good Neighbor Agreements (GNAs) under Section 20.04.050 on behalf of the City, when the City is the Field Permitting Organization (FPO).

B. When the City is not the FPO, the FPO may negotiate, execute and administer GNAs under Section 20.04.050 according to its own internal processes.

C. All GNAs, whether entered into by the City or by any other FPO, must comply with the Good Neighbor Agreement Policy adopted by Portland Parks & Recreation, including the process.

20.08.010 Permits Required for Park Uses.

It is unlawful for any person to conduct or participate in any activity in a Park, for which a permit is required, unless the Parks Reservation Center has issued a permit for the activity. A permit is required for any activity in a Park under any one or more of the following circumstances:

A. The activity is intended to involve, is reasonably likely to involve, or actually involves, as participants and/or spectators, at any one time, 150 or more persons;

B. The activity includes the placement of any temporary or permanent structure, including but not limited to any table, bench, stage, fence, tent or other facility in a Park. No permit is required under this Subsection for the placement of any temporary facility in an area of a Park which the Director has designated for such use without a permit;

C. The activity requires, or is reasonably likely to require, City services additional to those already provided to the public as a matter of course in the Park, including but not limited to: increased police or fire protection; the turning on or off of water; provision of utilities, such as gas, electricity or sewer; placing, removing, opening or closing bollards, gates or fences; or the special preparation of fields or other facilities;

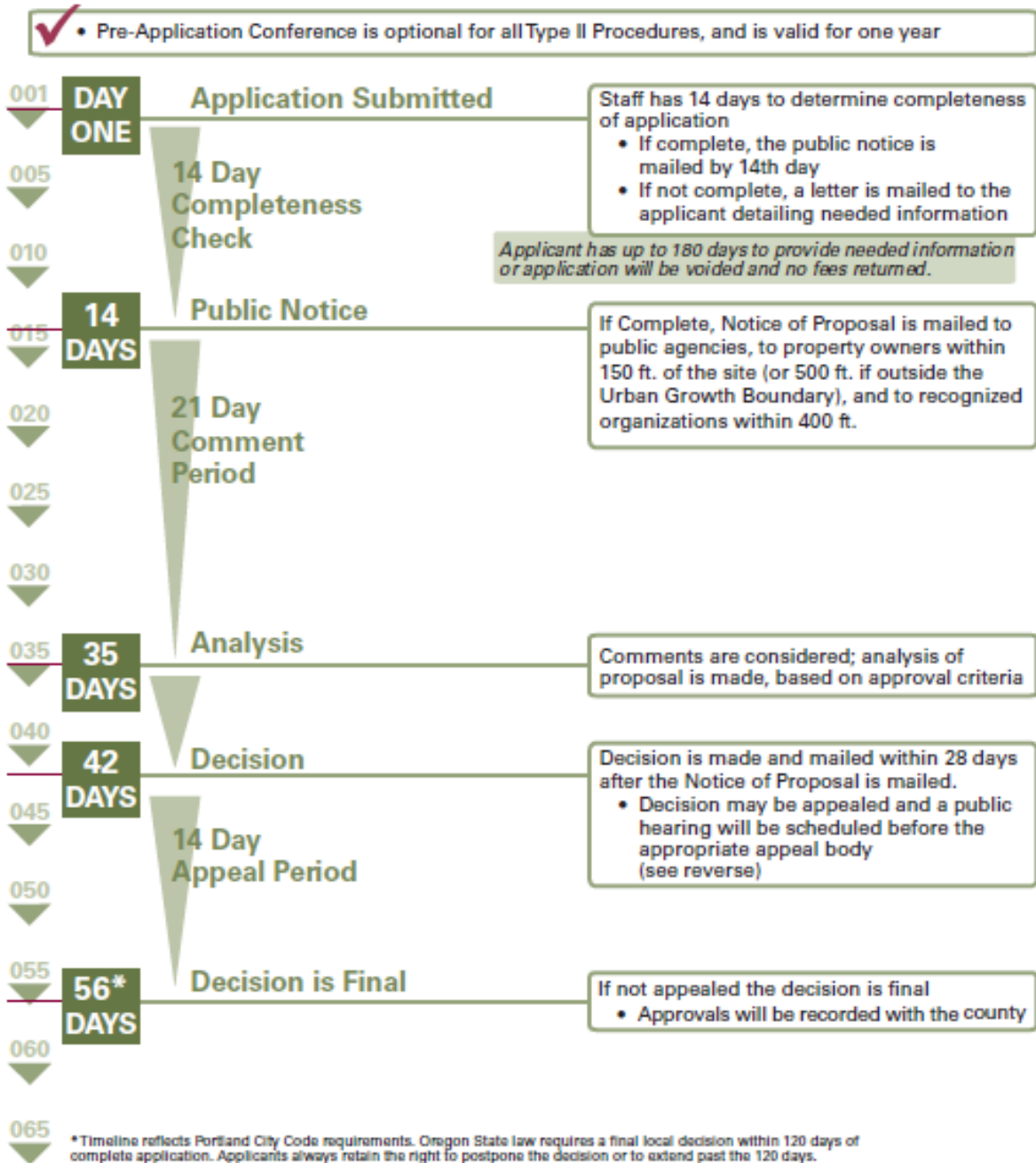
D. The person or persons engaged in the activity seek to exclude, or to have the right to exclude, any member of the public from the activity or from any Park or from any area of any Park;

E. The activity is conducted in any building in any Park, except for personal use of public restrooms; or

F. The activity includes using the Park or Park area in a manner inconsistent with uses designated by the Director for that Park or Park area, or includes conduct that otherwise is prohibited in a Park, including, but not limited to, conducting business, charging admission or otherwise receiving payment for goods or services related to the activity, or possessing, serving or consuming alcoholic beverages.

ATTACHMENTS

Type II Land Use Review Procedure

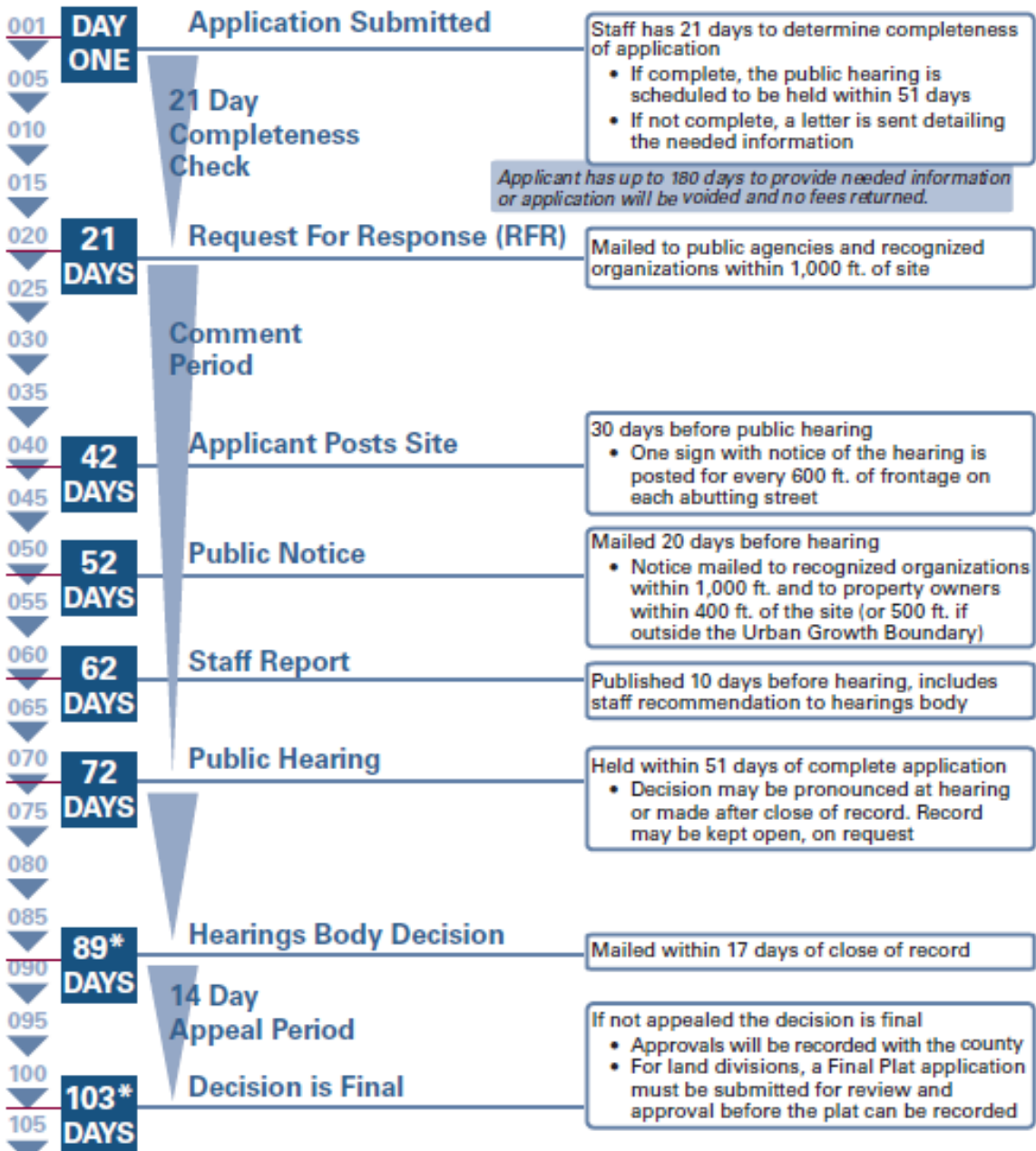


Source: City of Portland Type II Procedure Handout

<https://www.portlandoregon.gov/bds/index.cfm?a=71806>

Type III Land Use Review Procedure

✓ Pre-Application Conference is required for all Type III Procedures, valid for one year • Neighborhood contact and contact documentation is required for Type III Land Divisions and some other Type III Reviews



*Timeline reflects Portland City Code requirements in 33.730.030. Oregon State law requires a final local decision within 120 days of complete application. Applicants always retain the right to postpone the decision. As noted above, requests to keep the record open may cause the timing of the decision to vary. Comprehensive Plan Map Amendments and Goal exceptions require a second hearing before City Council and are not subject to the 120 Day Rule.

Source: City of Portland Type III Procedure Handout

<https://www.portlandoregon.gov/bds/index.cfm?a=71828>

Typical City of Portland Conditional Use Submittal Requirements

Typically, both Type II and III conditional use applications submitted to the City of Portland include the application form, a narrative, plan sets, and any required additional information (see the list below). The additional information required varies depending on the specifics of the development proposal. The additional items are generally identified during the pre-application conference. A pre-application conference is required for Type III applications and optional for Type II applications.

- **Application form**
- **Narrative** describing the proposed project, the land use reviews requested, and a description of how all approval criteria for the land use review(s) are met
- **Plan Set**
 - GENERAL INFORMATION
 - Existing Conditions Plan
 - Site Plan
 - CIVIL DRAWINGS
 - Materials Plan
 - Grading Plan
 - Site Sanitary Sewer, Water, & Gas Plans
 - Storm Drain Plan
 - LANDSCAPE DRAWINGS
 - Tree Removal and Protection Plan
 - Site and Layout Plan – Fencing
 - Planting Plan - Trees
 - Planting Plan – Ground Plane
 - LIGHTING DRAWINGS
 - Photometric Plan
 - ARCHITECTURAL DRAWINGS
 - Floor Plans
 - Building Elevations
- **Additional Information (NOTE: not all of these items may be required for the Grant Bowl project)**
 - Construction Staging Plan
 - Arborist Report and Tree Preservation Plan
 - Transportation Impact Study
 - Stormwater Management Report
 - Geotechnical Report
 - Lighting Cut Sheets
 - Athletic Field PA System Analysis
 - Evidence of Neighborhood Contact Requirements being met (if thresholds are met)

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
Portland, OR 97205
503-226-1575

December 13, 2019

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 do 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

GRANT HIGH SCHOOL FIELD IMPROVEMENTS
PORTLAND PUBLIC SCHOOLS

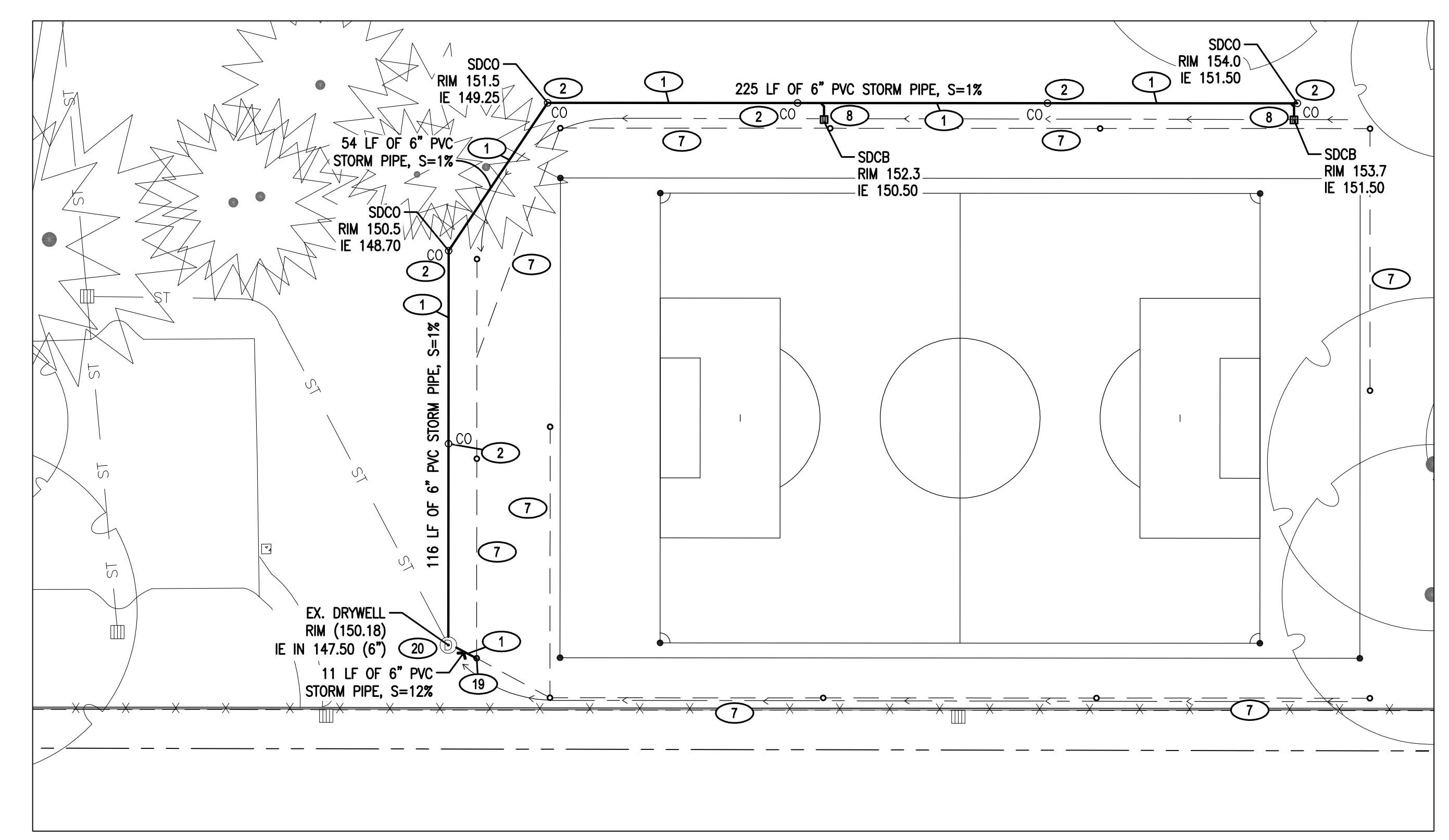
 501 North Dixon Street, Portland, Oregon 97227-1807
 (503) 916-2000

 GHD Inc.
 15575 SW Sequoia Parkway, Suite 140
 Portland, Oregon 97224 USA
 T: 503.226.3021 F: 1.503.226.3926
 W: www.ghd.com


key plan

phase	Bid Documents
date	March 7, 2012
revisions	
project #	10038

UTILITY PLAN

C2.1

2 UTILITY PLAN - HOLLYWOOD FIELD
 C2.1/C2.1 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.
- 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.
- 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.
- 7 INSTALL SEASONAL OUTDOOR DRINKING FOUNTAIN WITH WATER SPOUT 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.

STORM CONSTRUCTION NOTES

(NOTE: NOT ALL NOTES USED ON THIS PLAN)

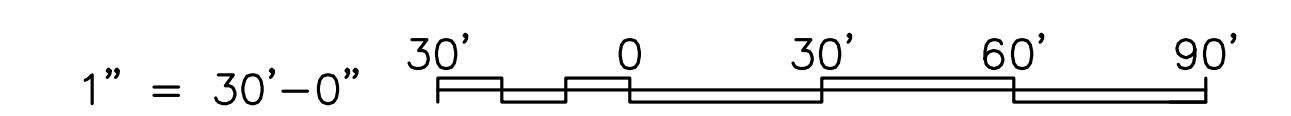
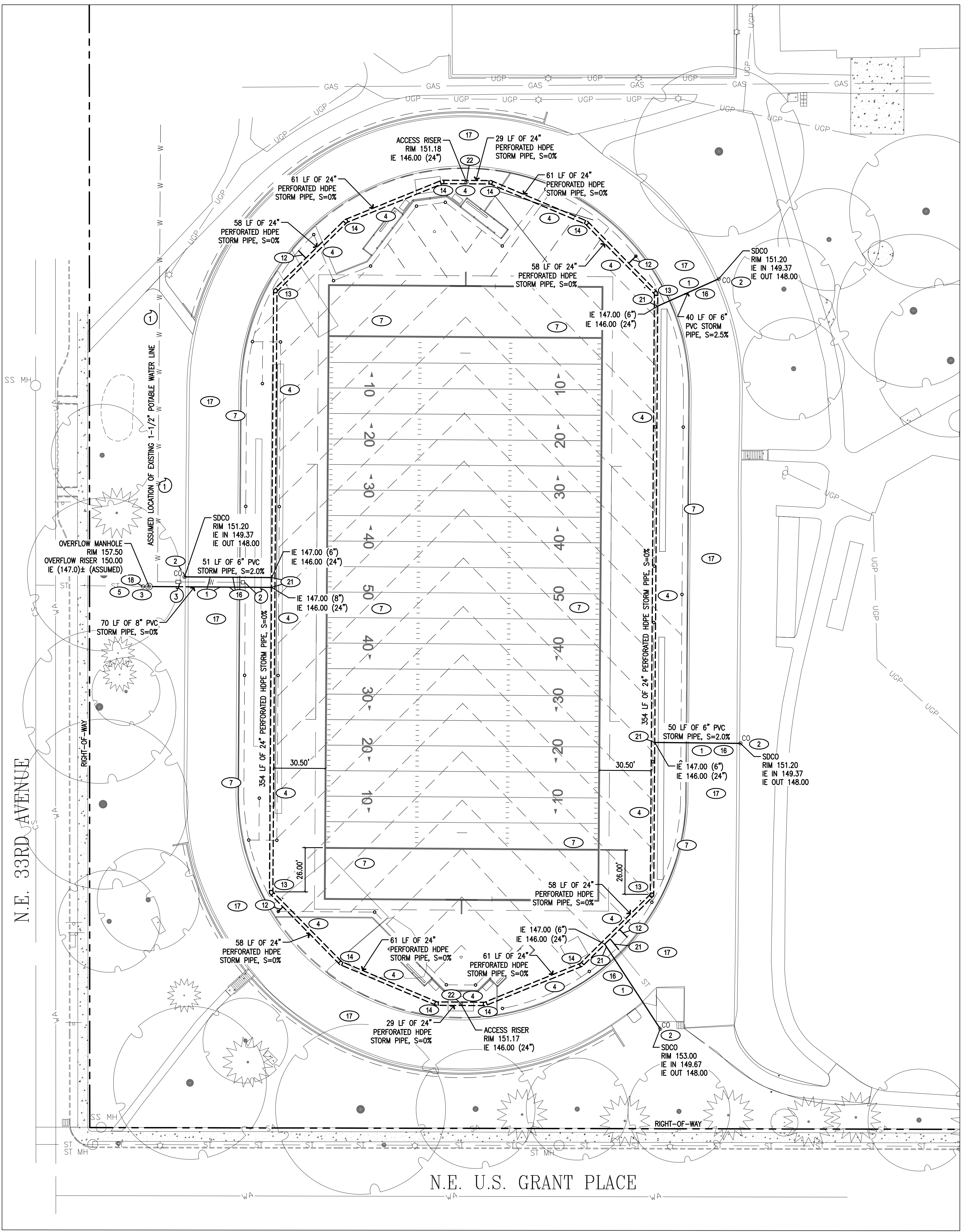
- 1 INSTALL PVC STORM DRAIN PIPE - SIZE PER PLAN.
- 2 INSTALL STANDARD CLEANOUT.
- 3 INSTALL 48" PRECAST CONCRETE OVERFLOW MANHOLE.
- 4 INSTALL 24" PERFORATED HDPE STORM DETENTION PIPE.
- 5 CONNECT TO EXISTING STORM SYSTEM. CONTRACTOR TO CONFIRM EXACT TIE-IN LOCATION AND ELEVATION OF EXISTING SYSTEM 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.
- 7 FIELD SUBDRAIN SYSTEM - SEE LANDSCAPE DRAWINGS.
- 8 INSTALL 12" METAL LANDSCAPE AREA DRAIN - CONNECT TO STORM DRAIN SYSTEM.
- 9 INSTALL FRENCH DRAIN.
- 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.
- 16 CONTRACTOR TO BORE UNDER TRACK FOR INSTALLATION OF STORM LINE.
- 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.
- 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.
- 23 CONNECT FRENCH DRAIN TO STORM SYSTEM.

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.

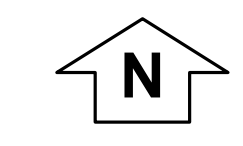
GENERAL SITE NOTES

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.


PRELIMINARY - NOT FOR CONSTRUCTION

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

N.E. 33RD AVENUE

N.E. U.S. GRANT PLACE

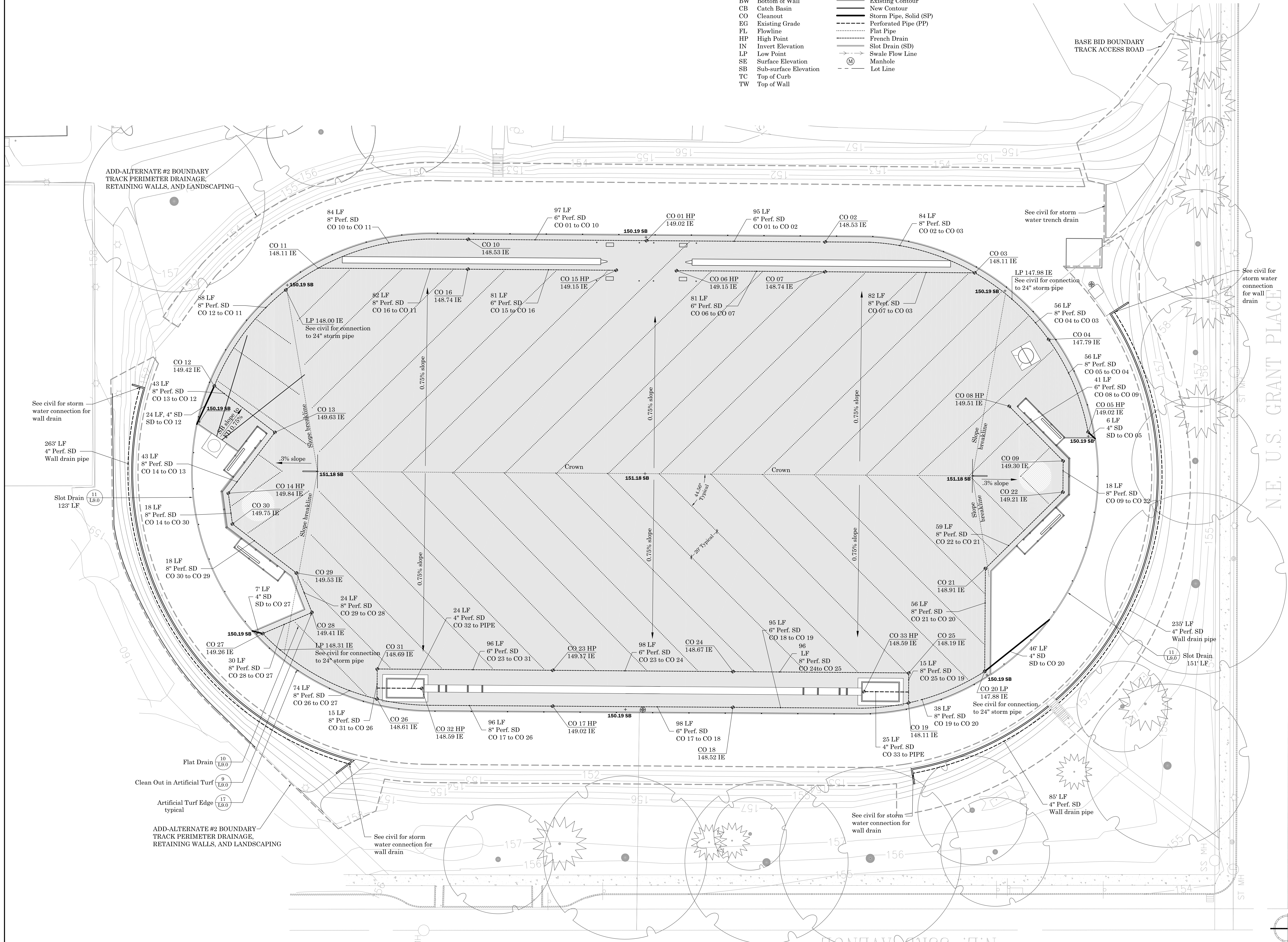


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Mark Cotton Field

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	---	Manhole
SB	Sub-surface Elevation	---	Lot Line
TC	Top of Curb	---	
TW	Top of Wall	---	



GRANT H. S. FIELD IMPROVEMENTS - PHASE 1

PORTLAND PUBLIC SCHOOLS

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


LANDSCAPE ARCHITECTURE

320 S.W. 5th Avenue, Suite No. 300

PORTLAND, Oregon U.S.A. 97204

TELEPHONE 503.294.5238

FACSIMILE 503.294.5239

phase | BID DOCUMENTS

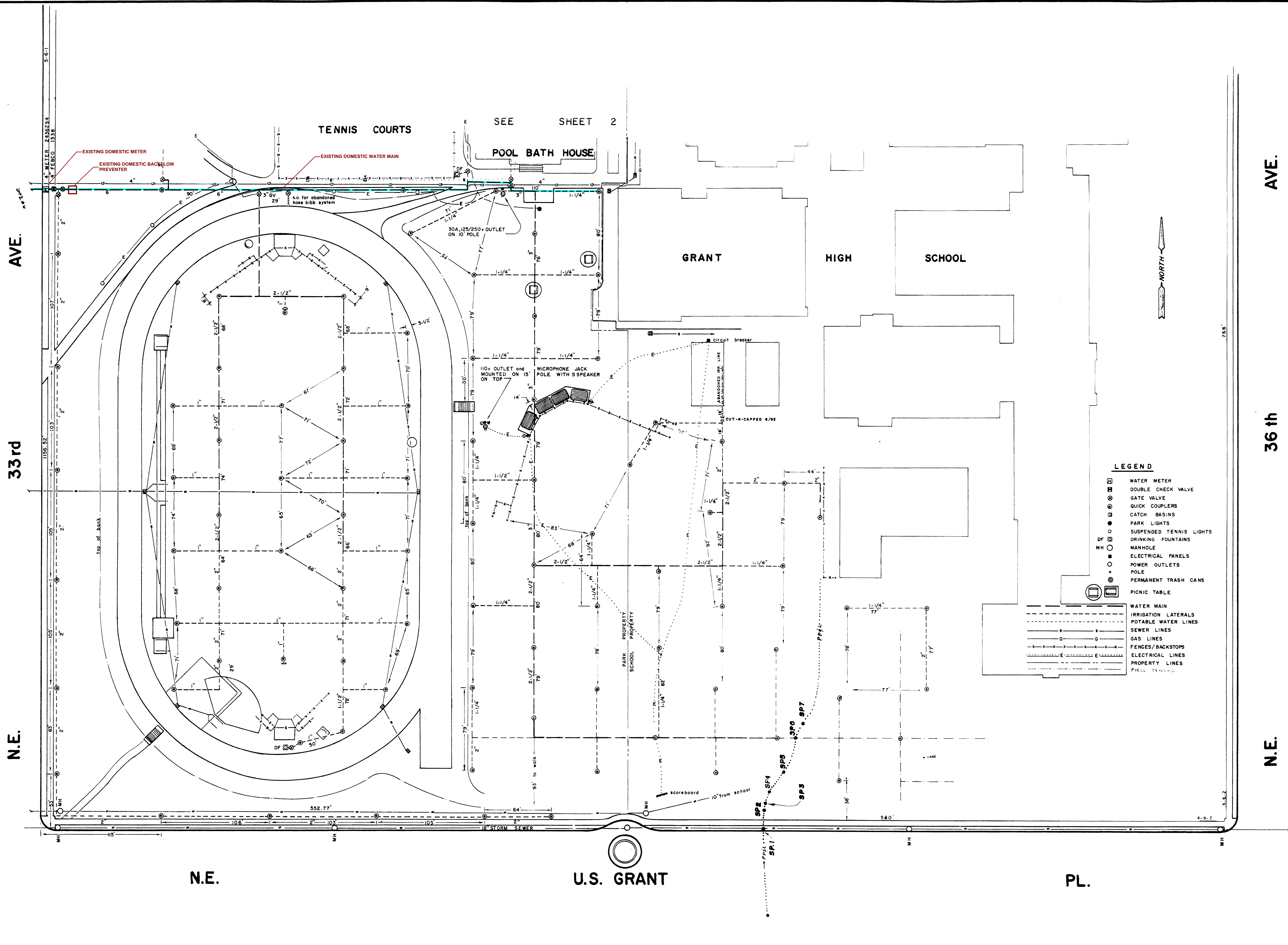
date | Mar 7, 2012

revisions |

project # | 10038

SUB-SURFACE GRADE & DRAINAGE PLAN

L4.1



N.E. 33rd AVE. SEE SHEET 2

N.E. 36th AVE. N.E. 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
 - FIELD TRACKS

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												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/02/92</td> <td>NEW PARK LIGHTING - INSTALLED 2/92</td> <td>PEW</td> </tr> <tr> <td>2</td> <td>5/4/93</td> <td>SURVEY OF ELECTRICAL SVC - NOTES IN MISC. SURVEY BOOK - PG 13-15</td> <td>PEW</td> </tr> </tbody> </table>			NO.	DATE	REVISIONS	BY	1	11/02/92	NEW PARK LIGHTING - INSTALLED 2/92	PEW	2	5/4/93	SURVEY OF ELECTRICAL SVC - NOTES IN MISC. SURVEY BOOK - PG 13-15	PEW			
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Grant Bowl MP Portland, Or. BORA Portland, Or. Master Plan Design Probable Cost Estimate 1.7	ACC Cost Consultants, LLC Seth J. Psczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 05-Feb-20 Document Date: 17-Dec-19 Print Date: 05-Feb-20 Print Time: 10:12 AM Constr. Start: July 2022
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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

Grant Bowl MP Portland, Or. BORA Portland, Or. Master Plan Design Probable Cost Estimate 1.7	ACC Cost Consultants, LLC	Estimate Date: 05-Feb-20
	Seth J. Pszczolkowski	Document Date: 17-Dec-19
	8060 SW Pfaffle Street, Suite 110	Print Date: 05-Feb-20
	Tigard, Oregon 97223-8489	Print Time: 10:12 AM
	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
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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"						
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		

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			Constr. Start: July 2022

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						
dvw 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		
gfcı 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		

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Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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		

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Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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		
gfcı 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		

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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		

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Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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						
dvw 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		

Grant Bowl MP Portland, Or. BORA Portland, Or. Master Plan Design Probable Cost Estimate 1.7	ACC Cost Consultants, LLC		Estimate Date: 05-Feb-20
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Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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		
gfcj 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						
Index To Construction Start	July 2022		15.00%	77,556		
General Conditions / Insurance / Bond			17.50%	104,054		@ ± 7% per year
General Contractor OH & Profit			12.00%	83,838		
			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		

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Support Buildings	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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		

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

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 heat	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 Portland, Or. BORA Portland, Or. Master Plan Design Probable Cost Estimate 1.7	ACC Cost Consultants, LLC		Estimate Date: 05-Feb-20
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Base Master Plan - Softball in Grant Bowl	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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	

Grant Bowl MP Portland, Or. BORA Portland, Or. Master Plan Design Probable Cost Estimate 1.7	ACC Cost Consultants, LLC		Estimate Date: 05-Feb-20
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Base Master Plan - Softball in Grant Bowl	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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	

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Base Master Plan - Softball in Grant Bowl	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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32 EXTERIOR IMPROVEMENTS - Continued						
Planting						
imported topsoil, planting bed	127	cy	25.00	3,164		2,187 sf
soil amendmets 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	

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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	

Grant Bowl MP Portland, Or. BORA Portland, Or. Master Plan Design Probable Cost Estimate 1.7	ACC Cost Consultants, LLC		Estimate Date: 05-Feb-20
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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		
concrete footing	2	cy	600.00	1,200		
backstop	1	sum	10,000.00	10,000		
Sub-total					93,021	includes freight
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					\$1,283,106	
01 Phase One - Softball at Upper Field						

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Alternate Master Plan - Phase 2	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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	

Grant Bowl MP Portland, Or. BORA Portland, Or. Master Plan Design Probable Cost Estimate 1.7	ACC Cost Consultants, LLC		Estimate Date: 05-Feb-20
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Alternate Master Plan - Phase 2	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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	

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

Alternate Master Plan - Phase 2	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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32 EXTERIOR IMPROVEMENTS - Continued						
Planting						
imported topsoil, planting bed	127	cy	25.00	3,164		2,187 sf
soil amendmets 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	

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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					\$6,033,181	
Alternate Master Plan - Phase 2						