

**LINCOLN HIGH SCHOOL**  
STAKEHOLDER ENGAGEMENT PLAN

DECREASING LEVEL OF STAKEHOLDER IMPACT

Month	2017				2018				2019				2020				2021				2022				2023																																				
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
PPS Dept	PPS Sub-Department				Sub-Group/Building System				Staff Lead(s)																																																				
Office of School Modernization	Design Advisory Group (DAG)				Erik Gerding																																																								
Steering Committee Meetings	Decision Making Group: Peyton Chapman, Jerry Vincent, Jere High, Dan Jung, Scott Perala, Joe LaFontaine, Jen Sohm, Stephanie Soden, Yvonne Curtis, Antonye Harris,																																																												
Quarterly Executive Leadership Meetings	Deputy Superintendent				Yvonne Curtis				Steering Committee and Quarterly Executive Leadership Meetings																																																				
Superintendent	Chief of Staff				Stefanie Soden				Steering Committee and Quarterly Executive Leadership Meetings																																																				
Bond Accountability Committee	Quarterly Update																																																												
CIPA	Bi-Weekly OSM Comms Meeting				Cameron Vaughan-Tyler				Bi-Weekly Meetings																																																				
Finance	Monthly OSM Meeting				CFO, Darwin Dittmer, Dan Jung																																																								
Equity					Jeanine Fukuda				See Quarterly Meetings																																																				
Operations	Maintenance & Operations	Director	Jere High																																																										
	Maintenance	Mechanical	Steve Nitsch																																																										
	Maintenance	DDC Controls	Chuck Morgan																																																										
	Maintenance	Electrical	Brian Taylor																																																										
	Maintenance	Low Voltage/Alarms	Stacy Milnes																																																										
	Maintenance	Kilns	Adam Maurer																																																										
	Maintenance	Plumbing	Steve Nitsch/Jerry Turney																																																										
	Maintenance	Grounds	Mark Franklin																																																										
	Maintenance	Multi-Craft	Mike Smithy/Patrick McMenomy																																																										
	Maintenance	Door Hardware	Jayme Olson																																																										
	Maintenance	Elevators	Kerry Young																																																										
	Operations	Facilities Operations Manager	Antonye Harris																																																										
	Operations	Nutrition Services	Whitney Ellersick, Ben Dandeneau																																																										
	Operations	Security	John Payne, Allen Carpenter, Molly Emmons																																																										
	Operations	Student Transportation	Teri Brady/Sandi Van Baggen																																																										
Planning and Asset Management	Director	Sara King																																																											
Planning and Asset Management	Planning	Paul Cathcart																																																											
Planning and Asset Management	Sustainability/Site	Nancy Bond																																																											
Planning and Asset Management	FFE	Julie Roeder																																																											
Planning and Asset Management	Lease Mngmt/Joint Use Agreements	Kirsten Cowden																																																											
Planning and Asset Management	Energy Management	Aaron Presberg																																																											
Strategic Office	Strategic Office	Director	Laura Parker																																																										
	Information Technology	Network Operations	Mark Lancaster																																																										
	Information Technology	Classroom Technology	Seth Kreiss																																																										
	Information Technology	Access Control	Jonathan Gilbert																																																										
	Information Technology	Bell System	Devin Bolt																																																										
	Information Technology	Systems Development and Integrati	Marita Ingalsbe																																																										
	Information Technology	Client Services and Partnerships	Travis Paakki																																																										
Office of Teaching and Learning	Office of Teaching and Learning	Sr. Director of Instruction	Brenda Fox																																																										
	Office of Teaching and Learning	TOSA Oversight	Sara Davis/Andrew Johnson																																																										
	Teachers on Special Assignment	Science	Kristin Moon																																																										
	Teachers on Special Assignment	Math	Jaclyn Herzog/Ernest Yago																																																										
	Teachers on Special Assignment	Visual Arts	Kristen Brayson																																																										
	Teachers on Special Assignment	Performing Arts	Kristen Brayson																																																										
	Teachers on Special Assignment	Music	Kristen Brayson																																																										
	Teachers on Special Assignment	Media/Library	Susan Stone																																																										
	Teachers on Special Assignment	Health/PE	Jenny Withycombe																																																										
	Teachers on Special Assignment	Social Studies	Robi Osborn																																																										
	Teachers on Special Assignment	English Language Arts	Beverly Daggett/Duncan Carranza																																																										
	Teachers on Special Assignment	STEAM/STEM/Maker Spaces	Jennifer Mayo/Glennon Stratton																																																										
	Special Education	Special Education	Mary Pearson, Robert Cantwell, Chrystal Grey-Watros																																																										
	Special Education/TOSA	Special Education	Rina Shriki																																																										
	Special Education	Occupational Therapist	Pete Carpenter																																																										
	Special Education	Physical Therapist	Marlien Gregory																																																										
	Special Education	Physical Therapist	Katherine Stribling																																																										
	Counseling	Counselor	Laurie Vandenburg																																																										
Special Education	SPED Parent Advisory Group	Noelle Sisk																																																											
Dual Language Immersion	Dual Language Immersion	Michael Bacon																																																											
English Language Learners	English Language Learners	Veronica Magallanes																																																											
AVID		Tina Acker, Jenifer Bird, Tara Harding																																																											
Office of School Performance	Office of School Performance	Assistant Superintendent	Antonio Lopez, Joe LaFontaine																																																										
	Teen-Parent	Senior Director	Cheryl James																																																										
	Multiple Pathways	Senior Director	Korinna Wolfe																																																										
	Athletics	Athletics	Sascha Perrins, Marshall Haskins																																																										
	SUN Program	SUN Program	Dunya Minoo, Sarah Delaney																																																										
	College & Career Readiness	Director, Post-Secondary Transitions	Yeng Dhabolt																																																										
	Migrant Ed	Migrant Ed TOSA	Elena Collazo-Santiago																																																										
	Title I	Director	Leslie O'Dell, Kathy Gaitan																																																										
Career & Technical Education	Career & Technical Education	Jeanne Yerkovich																																																											
Lincoln High School	Lincoln High School Admin/Staff	Principal	Peyton Chapman																																																										
	School Admin	Assistant Principal/Counseling	Ginger Taylor																																																										
	School Admin	Business Manager	Jill Ross																																																										
	School Admin	Athletic Director	Jessica Russell																																																										
	School Staff	IB Program	Jo Ann Wadkins																																																										
	School Staff	SPED																																																											
	School Staff	Performing Arts	David Kays, Lisa Riffel,																																																										
	School Staff	Culinary Arts																																																											
	School Staff	Science																																																											
	School Staff	CTE																																																											
	School Staff	Custodial																																																											
	School Staff	Health & Wellness	Jim Hanson, School Nurse,																																																										

SW - Monthly site walks and updates with Maintenance & Operations with increased involvement the last 6 months of construction and move-in.

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Building IT Setup

KEY

DR Design Review

- AC Access Control
- LS Lunch Service
- FG Focus Group
- RU Regular Update
- QU Quarterly Update
- SW Construction Phase Site Walk
- CO Close Out Coordination



AERIAL VIEW FROM NE LOOKING TOWARDS SW



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# Executive Summary

# EXECUTIVE SUMMARY

## LINCOLN HIGH SCHOOL MODERNIZATION

Lincoln high school (LHS) serves over 1,700 students in the Central City and Western portions of Portland, Oregon.

The current building was built in 1952. It sits on an 11-acre site in the Goose Hollow neighborhood that is bordered by SW Salmon to the north, SW 14th and I-405 to the east, several private properties including KGW to the south and by SW 18th and the MAX train tracks on the west. At approximately 180,000 SF, the physical space currently provided at LHS is more than 100,000 SF below the PPS Educational Specifications, making it the smallest high school building with the highest enrollment of all PPS high schools. The resulting severe overcrowding is a significant operational challenge and negatively impacts student engagement.

In March 2017, an exhaustive Pre-Design / Due Diligence Study firmly established that full replacement of LHS is the most cost-effective option for providing modern and efficient facilities that meet PPS Design Standards, Guidelines and Educational Specifications. Utilizing these guidelines and standards, the new LHS will provide facilities that compare equitably to the modernized high school facilities at Roosevelt, Franklin, Grant and Madison.

Other options that have been studied include the following:

**Renovate Existing + Additions + Modularity:** This option keeps students on site in modular temporary structures for 2 years during construction. This option costs \$40.9 Million more than the full replacement option.

**Renovate Existing + Additions + Relocate to Marshall:** This option utilizes Marshall as a swing site for 2 years during construction. However, it delays the Lincoln project schedule by one year because Marshall will serve as the Madison swing site until 2021. This delay and the associated escalation results in this option costing \$11.9 Million more than the full replacement option.

### **DISTINCT CHALLENGES**

The LHS site poses some distinct design and construction challenges:

The site has unique and challenging zoning requirements. The campus is the only PPS school facility located within the boundary of the City of Portland's Central City Plan 2035. This designation requires a formal Design Review Process (Type III Land Use Review) administered by the Design Commission. The Design Commission will require the project to comply with the City Of Portland Design Guidelines ([www.portlandoregon.gov/bps/34250](http://www.portlandoregon.gov/bps/34250)). Those guidelines outline numerous mandatory design features that will exceed the PPS Design Standards. Some of those features are:

60% of the roof must be a planted Eco-Roof

Glazing within certain zones must be designed to be bird-friendly.

The ground floor must contain prescribed amounts of glass and must contain "active uses".

Numerous "pedestrian friendly" design features.

Emphasis on design coherence and permanence that will prohibit certain cost-effective materials and details.

Poor soils conditions will require the use of deep foundations under the buildings as well as cement treatment under the athletic fields. Despite the poor soils, the project will meet all applicable requirements for seismic safety and will be able to meet expectations for additional seismic resiliency.

Two major utility easements run through the site in the vacated SW 16th and SW 17th right-of-ways. The City Of Portland Bureau Of Environmental Services will require PPS to upgrade certain utilities within these areas.

With only 11-acres of site area and a lack of adjacent park space, LHS will not be able to provide the wider array of sports facilities found at Franklin, Roosevelt, Grant and Madison High Schools.

The site is situated in a constrained urban environment with limited access for construction and staging.

The potential cost impact of these mandatory City Of Portland requirements, as well as the cost impacts of other unique circumstances, is outlined in the Cost Summary.

### **PROGRAM STANDARDS - INTERIOR**

LHS will be built generally in accordance with the PPS Educational Specifications. The Ed Specs are intended to serve as a programming guideline and to ensure equitable space allocations for District facilities. There is a degree of flexibility in the Ed Specs that allows for deviations and modifications that better accommodate the unique programs of individual schools. The modernizations of Roosevelt, Franklin, Grant And Madison High Schools all contain Ed Spec deviations and modifications that were approved by the PPS Board Of Education on a case by case basis.

For Lincoln High School, the design team conducted a thorough review of current curricular offerings and class schedules. In addition to this, the design team has met with a variety of stakeholders including the Steering Committee, the Design Advisory Group, LHS Administrative Staff including Principal and Vice Principals, students, teachers

# EXECUTIVE SUMMARY

## LINCOLN HIGH SCHOOL MODERNIZATION

and department leaders and numerous Teachers On Special Assignment (TOSAs).

The result of these reviews and meetings is a deeper understanding of the facilities required to deliver the academic program while providing flexibility for future changes. The Ed Spec modifications and deviations proposed in the program have been proposed with overall project cost management in mind. In cases where additional program square footage has been proposed, that has been offset by a program decrease in another area. In all instances, these program adjustments have been reviewed and vetted by the Steering Committee, the DAG and other impacted stakeholders. A summary of the proposed adjustments can be found on page 27 of this report.

### PROGRAM STANDARDS - EXTERIOR

Due to the constrained site area, the exterior program will be limited to the following:

- One Running Track
- One turf sports field
- One 1/3 size turf practice field
- Supporting structure for tickets, concessions, restrooms, hitting facility and field storage
- One 1,500 seat grand stand
- 100 Surface parking places
- Covered bike parking as required by the City Of Portland.

Tennis, baseball, and softball will not be able to be accommodated on this site.

### BUILDING STANDARDS - INTERIOR

LHS will be built in accordance with the PPS Design Standards & Guidelines. There are no deviations proposed at this time. Some interior elements of the existing building may be salvaged for reuse in the new building to reflect the history and culture of LHS. These elements may include the Lincoln statues, the wooden bleacher fronts, the old gym floor and other items of memorabilia.

### BUILDING STANDARDS - EXTERIOR

LHS will be built in accordance with the PPS Design Standards & Guidelines. The exterior design will address the project's architectural and programmatic requirements. The visual expression of the building will be respectful of its context while providing a civic identity. The main exterior wall materials of the building will meet the design goals set forth in the City Of Portland Design Guidelines. In general, these guidelines require a more enhanced level of finish and detail than described in the PPS Design Standards. The

Project will seek the most economical path towards meeting both the City's and PPS's objectives.

The desire for transparency will be balanced with the thermal performance of the enclosure to ensure that the Project meets its energy reduction goals. The building envelope will respond to the local climate to optimize energy performance.

### SUSTAINABILITY

Per PPS guidelines, this Project will be designed to meet a minimum of LEED for New Construction In Schools (V4) Gold Certification.

### SCHEDULE

The project will begin construction in late Spring of 2020. Students will remain in the existing facility while the new one is constructed. Upon completion of the new facility in Fall 2022, the existing building will be demolished and the new track and field will begin construction. The track and field will be completed no later than Fall 2023.

### PATHWAYS TO BUDGET

Upon receipt of the first draft of the project cost estimate in March 2018, it became clear that the costs for Madison, Lincoln And Benson High Schools were all over the budgets established in the Bond. On March 15, 2018 the Lincoln High School team developed three pathways to budget. These options were as follows:

Option A: Build the program per the Ed Spec and achieve equity and parity with other High School projects.

Option B: Reduce program by 10% to 254,000 GSF. This includes the deletion of 5 classrooms, one art room, the Teen Parent Center, the Health Center and other size reductions to many other parts of the program. The result would be a facility that would not accommodate 1700 students as desired. Parity and equity would be compromised.

Option C: Reduce program by 17% to 234,000 GSF. In addition to the reductions in Option B, the grandstands, auxiliary gym, library classroom and other CTE spaces would be deleted. The result would be a facility that would not accommodate 1700 students as desired. Parity and equity would be highly compromised.

The PPS Board Of Education stated in numerous meetings focused on Madison High School that they desired equity and parity between all High School programs, and that programs should meet the Ed Specs and not be eliminated or reduced. The pathway to budget options were reviewed with the LHS Steering Committee and with OSM. The recommendation and direction from both groups was that Option A should be pursued and that no programs should be cut.



# EXECUTIVE SUMMARY

## LINCOLN HIGH SCHOOL MODERNIZATION

### **COST**

#### COST

Hard Costs:	\$182,046,856
<u>1.5% Green Energy Technology Requirement:</u>	<u>\$2,730,703</u>
<b>Subtotal Hard Costs:</b>	<b>\$184,777,559</b>
<u>Potential Off Site and ROW Improvements:</u>	<u>\$2,000,000</u>
<b>TOTAL HARD COSTS:</b>	<b>\$186,777,559</b>
Soft Costs @+/- 13%:	\$25,615,000
FFE:	\$6,000,000
Swing / Temp Facilities and/or Fields:	\$2,000,000
Project Contingency @ 10%:	\$22,000,000
<u>Escalation:</u>	<u>Included in hard costs above</u>
<b>TOTAL SOFT COSTS:</b>	<b>\$55,615,000</b>
<b>TOTAL PROJECT COSTS:</b>	<b>\$242,392,559</b>

The following items are costs incurred by the project due to geotechnical conditions and City of Portland jurisdictional requirements. These costs are included in the hard cost estimate above:

- Deep Foundations required due to undocumented fill: \$5.9 Million
- Cement Treatment under Track and Field due to soft soils: \$1.5 Million
- City of Portland Central City Design Guidelines: \$4.4 Million (Green Roof Requirements, Bird Friendly Design, Exterior Materials and Detailing Quality, Covered Bicycle Parking, Utility Upgrades and Relocations, Sidewalk Improvements)

### **ADDITIONS / ALTERNATES**

The following items are potential additions to the project that are not included in the total project costs described above:

Elevator stop to the roof: \$131K

Ground Source Heat Pump @ Tanner Creek: \$313K

Fly Tower with Gridiron at Stage: \$1.5 Million

Additional Programs: \$3-4 Million (CTE Shop, Up-size ½ size wrestling to full size wrestling)



# Current Proposal

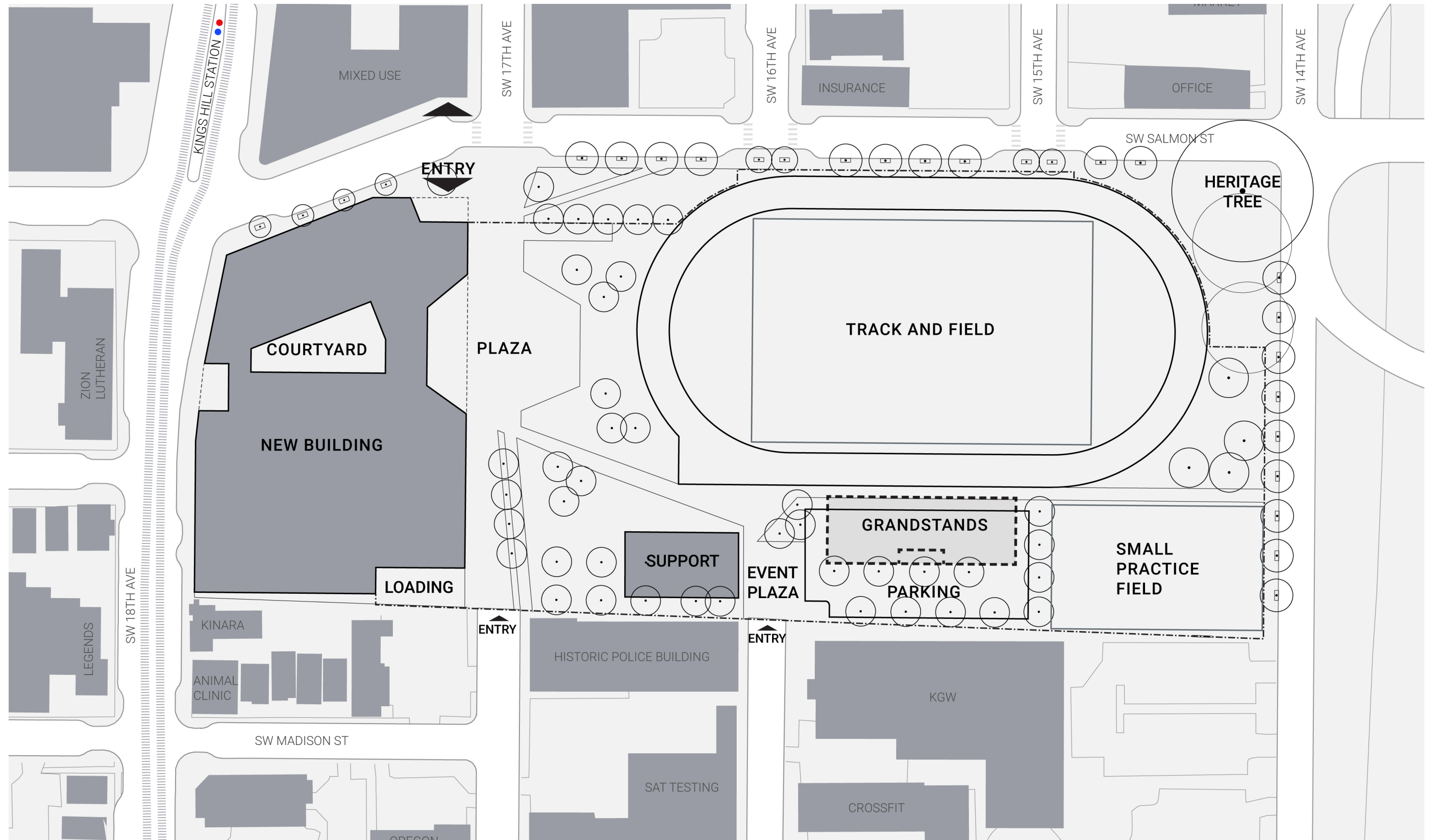
CURRENT PROPOSAL

LINCOLN HIGH SCHOOL MODERNIZATION



SITE PLAN

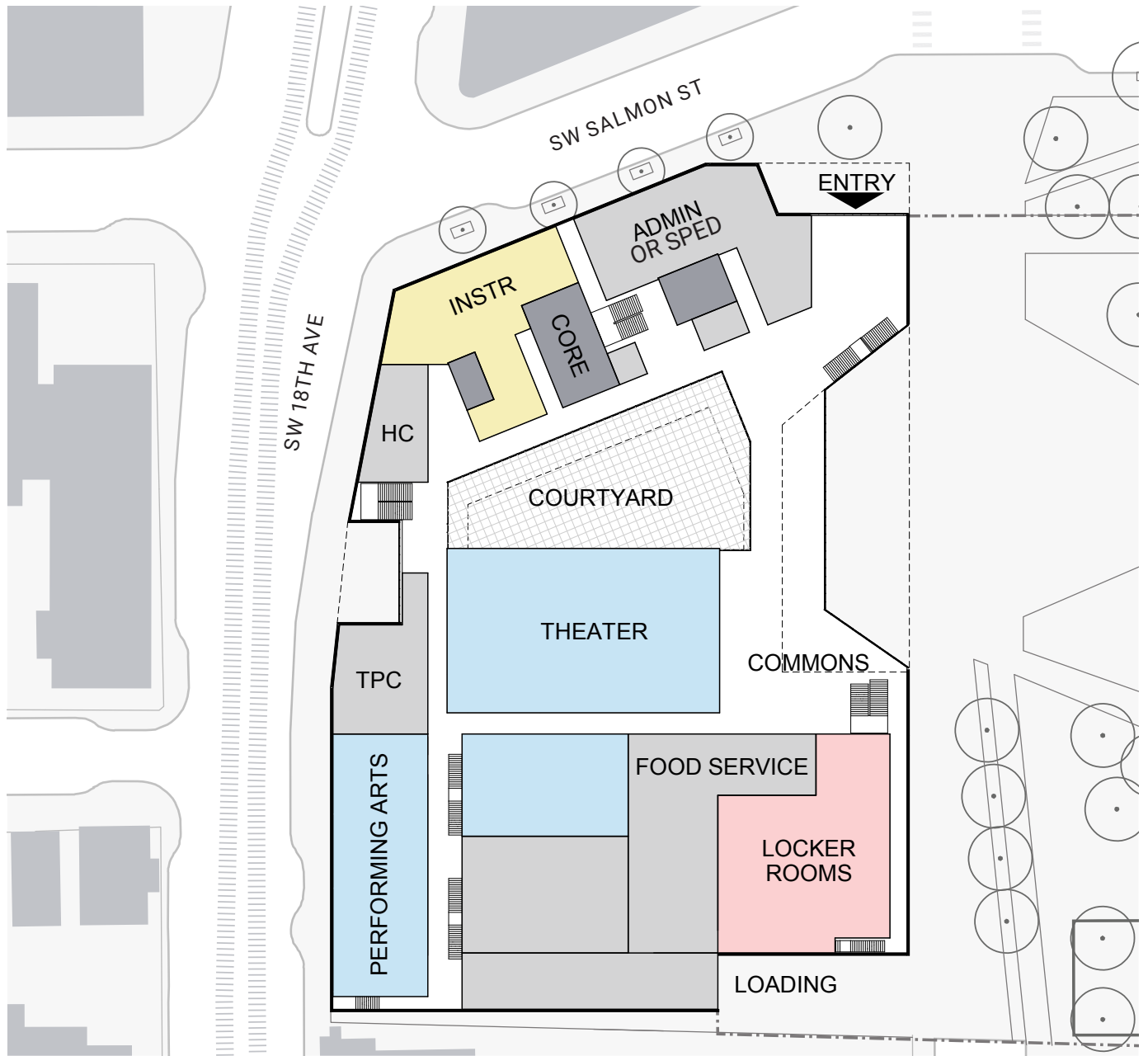
LINCOLN HIGH SCHOOL MODERNIZATION





# FIRST FLOOR

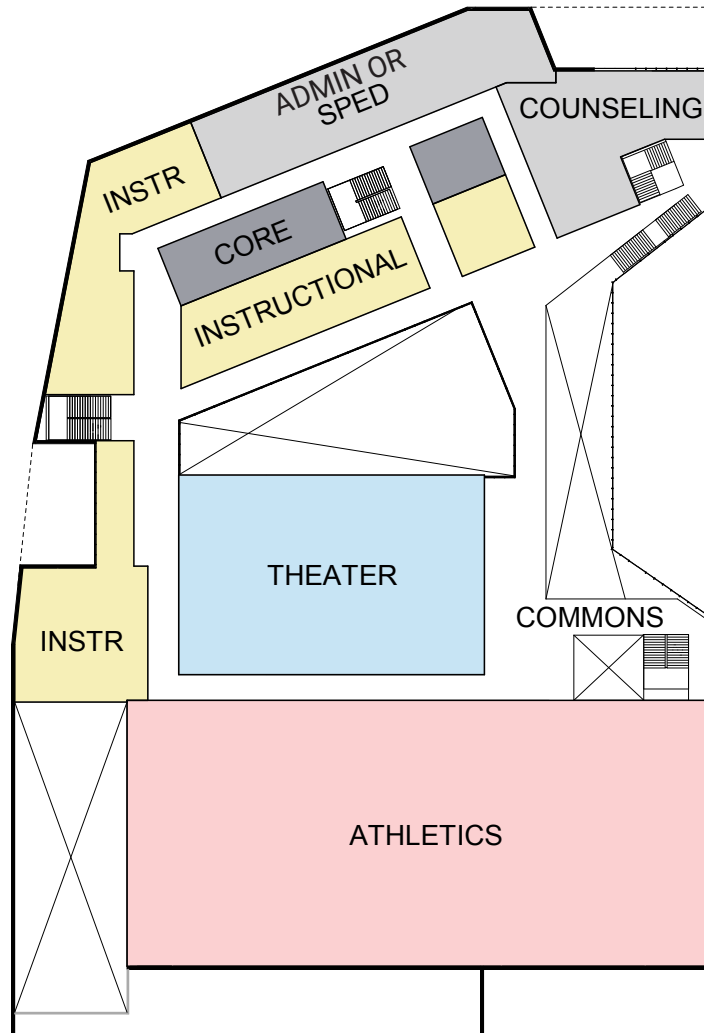
## LINCOLN HIGH SCHOOL MODERNIZATION





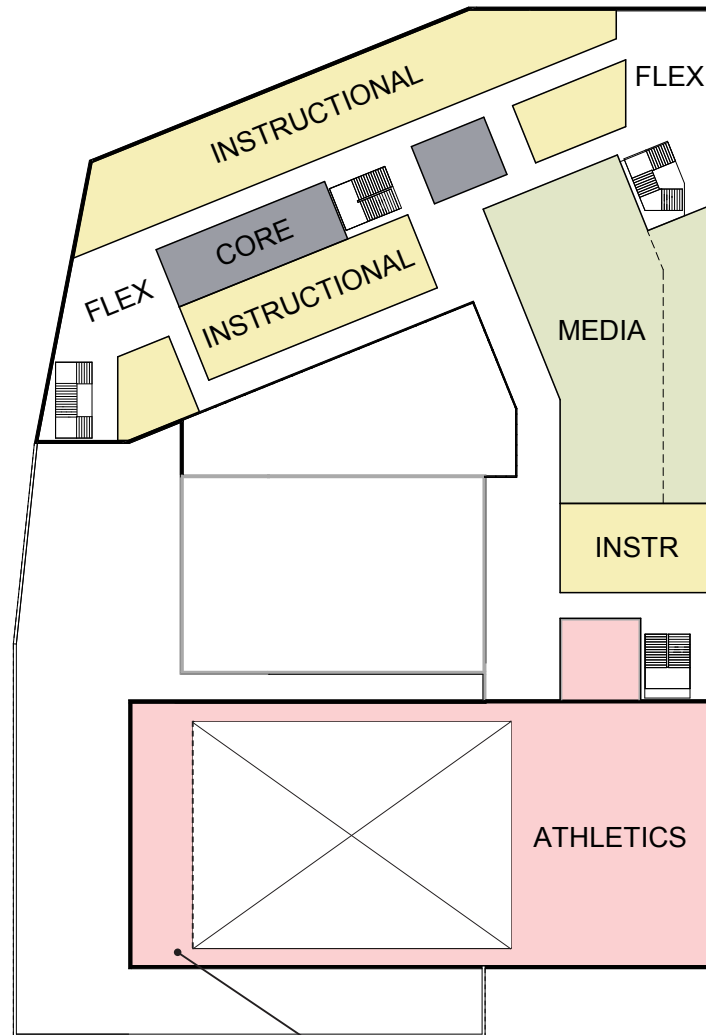
# SECOND FLOOR

## LINCOLN HIGH SCHOOL MODERNIZATION



# THIRD FLOOR

## LINCOLN HIGH SCHOOL MODERNIZATION

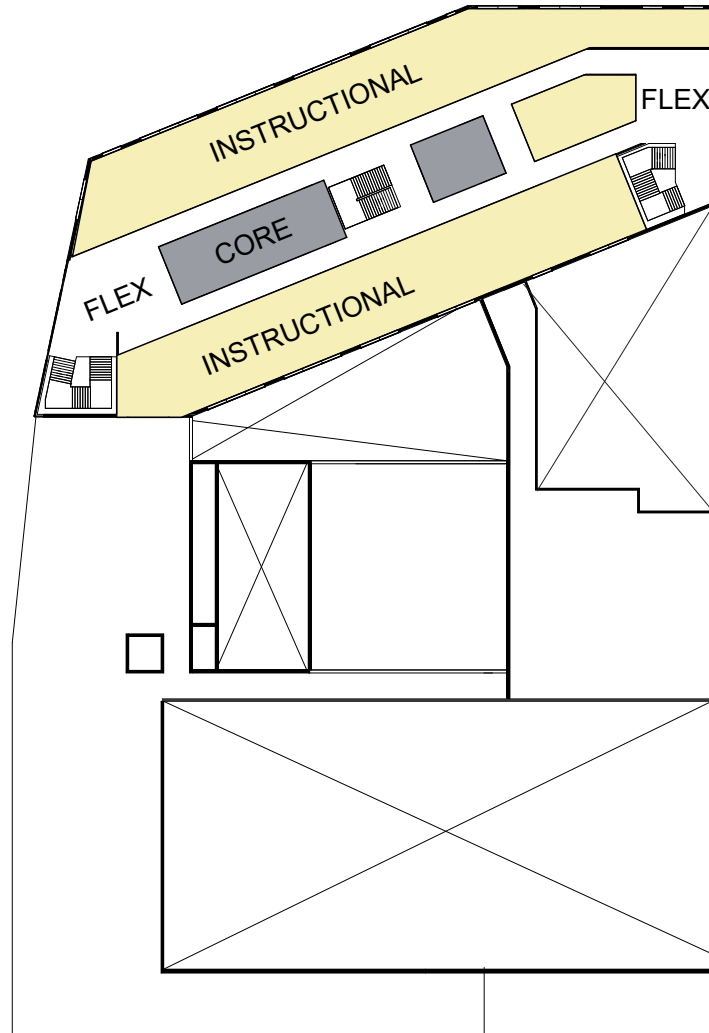


OPTIONAL RUNNING TRACK ALSO SERVES AS EMERGENCY EXIT PATH

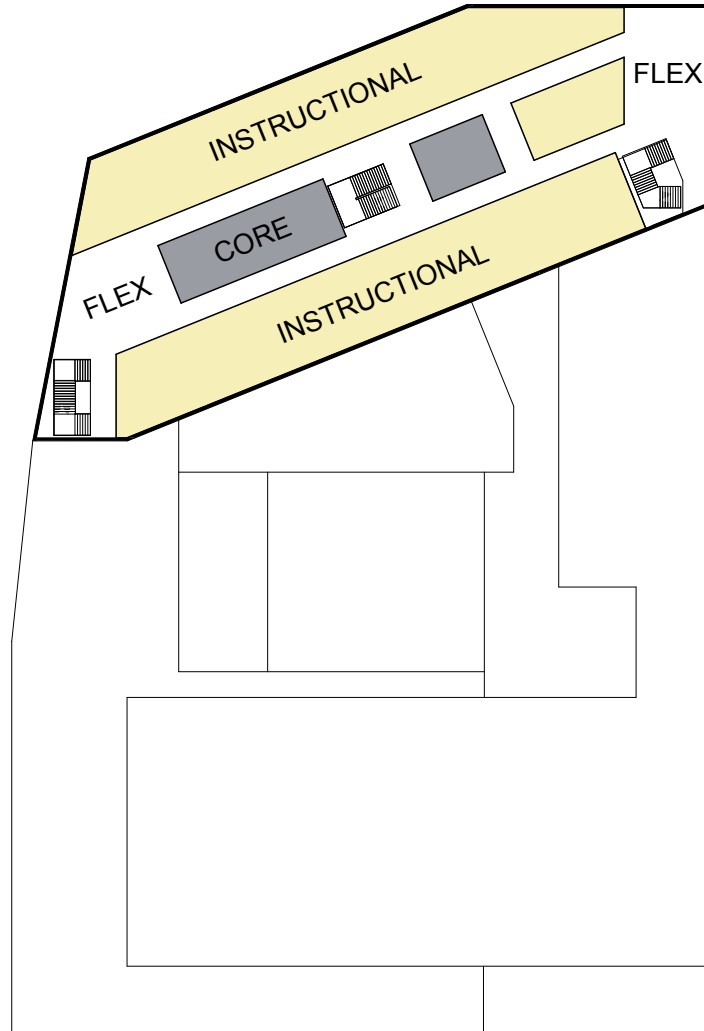


# FOURTH FLOOR

## LINCOLN HIGH SCHOOL MODERNIZATION

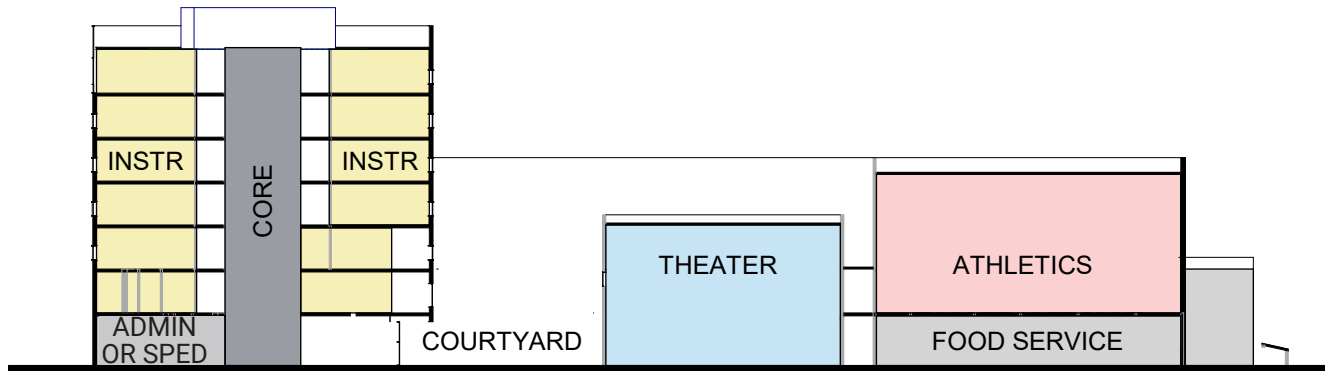


FIFTH - SEVENTH FLOORS  
LINCOLN HIGH SCHOOL MODERNIZATION

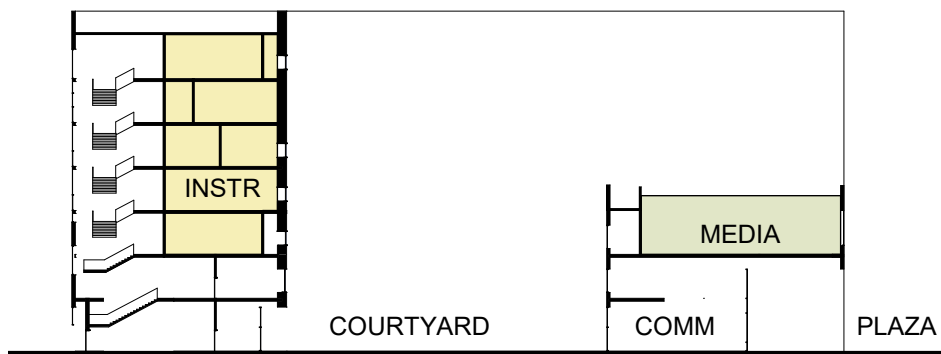


# BUILDING SECTIONS

## LINCOLN HIGH SCHOOL MODERNIZATION

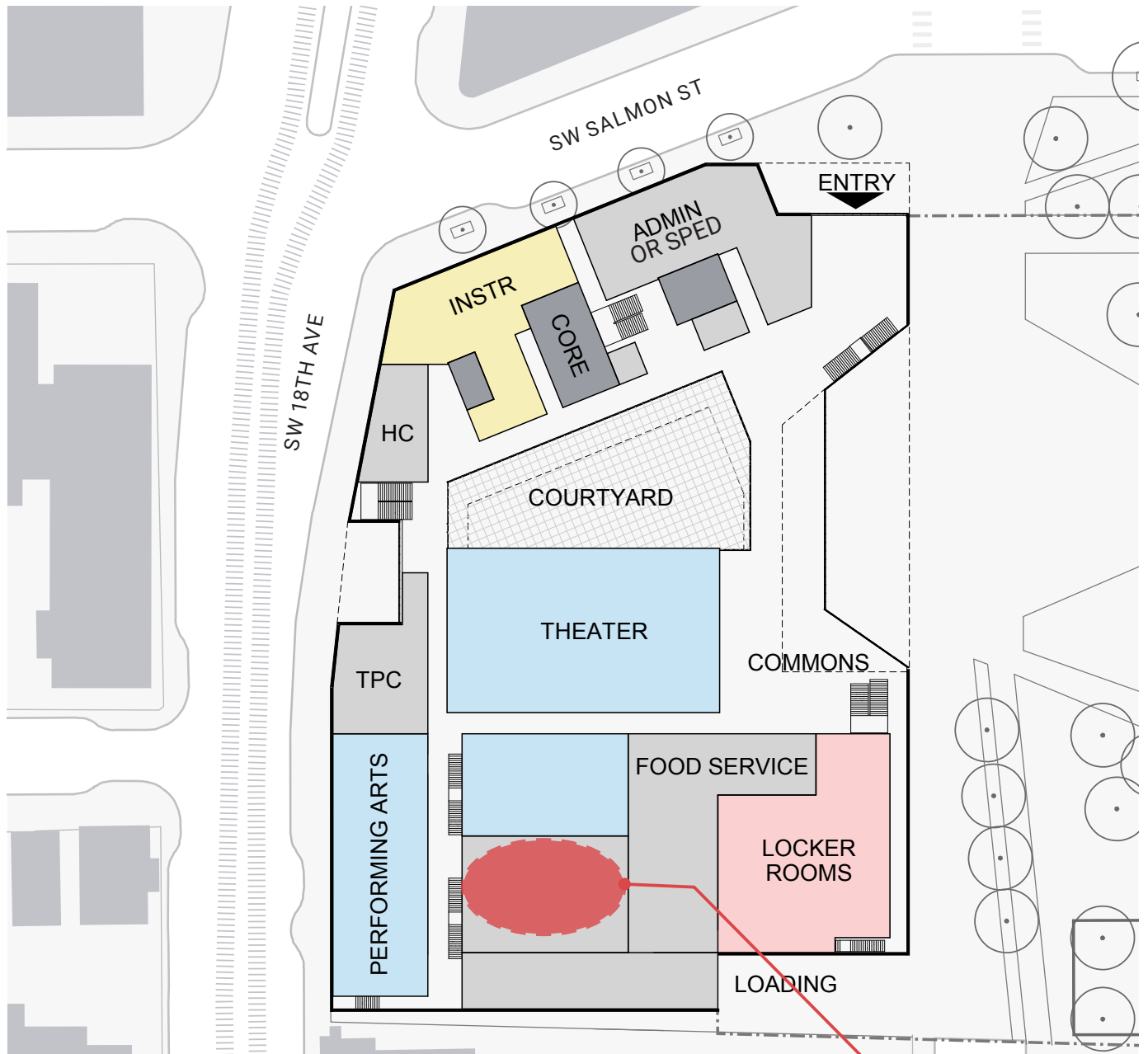


NS SECTION LOOKING EAST



EW SECTION LOOKING NORTH

ADDITIONAL PROGRAM NEEDS / REQUESTS [NOT INCLUDED IN PROPOSED PROGRAM]  
AUGUST 13 BOARD WORK SESSION LINCOLN HIGH SCHOOL MODERNIZATION

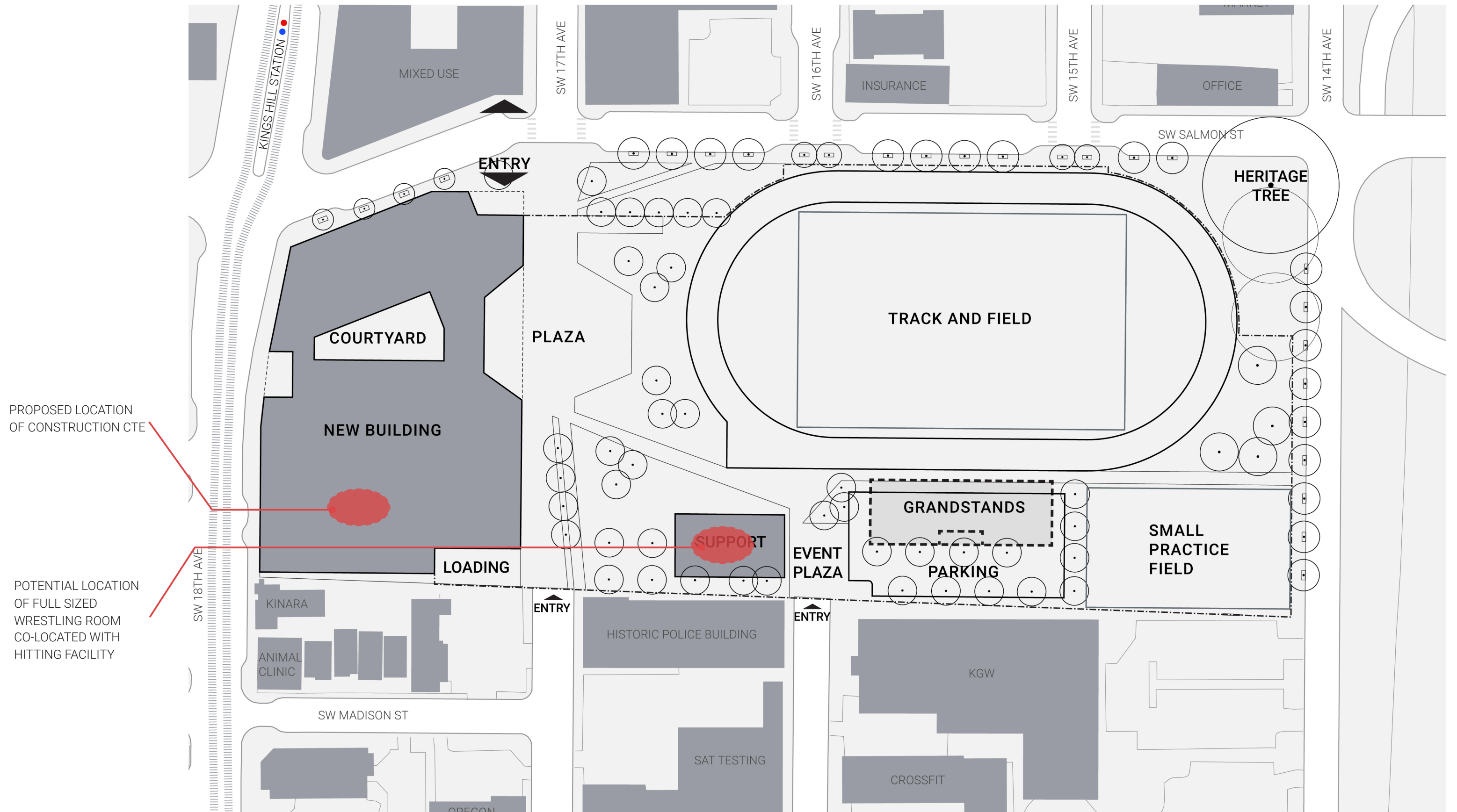


POTENTIAL LOCATION  
OF CONSTRUCTION CTE

FIRST FLOOR PLAN

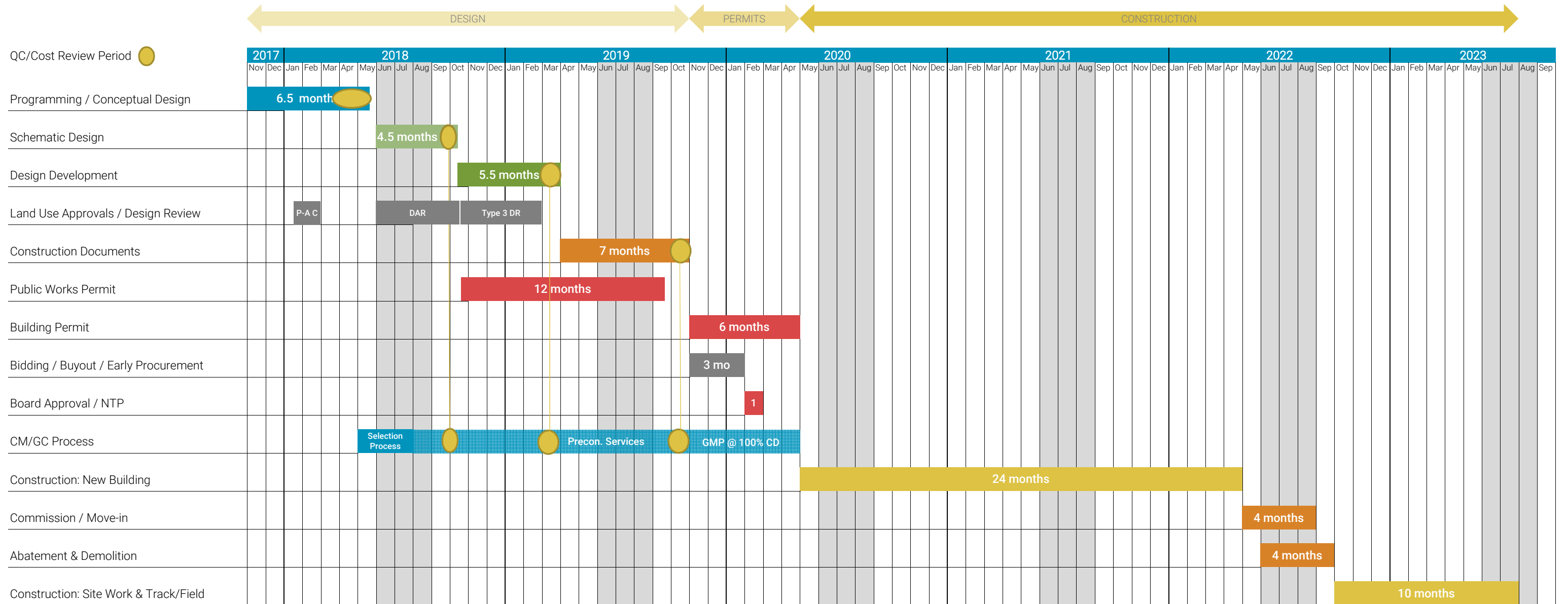
REQUIRES PARTIAL BASEMENT FOR MECHANICAL AND CUSTODIAL SPACES





# SCHEDULE

## LINCOLN HIGH SCHOOL MODERNIZATION





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## KEY MILESTONES

Master Plan	January - July 2016
Pre-Design / Due Diligence Study	October 2016 - March 2017
Programming / Concepts	November 2017 - March 2018
Schematic Design	June - October 2018
Design Development	October 2018 - April 2019
Construction Documents	April 2019 - November 2019
Construction Phase 1 (building)	Spring 2020 - Spring 2022
Move-in	Summer 2022
Construction Phase 2 (fields)	Fall 2022 - Summer 2023
Project Completion	Summer 2023



# Program

# LHS PROGRAM SUMMARY

## LINCOLN HIGH SCHOOL MODERNIZATION

	Program Area	
General Education Classrooms	47,700	SF
Science Labs	18,775	SF
<b>Fine &amp; Performing Arts</b>		
<i>Fine &amp; Visual Arts</i>	3,590	SF
<i>Band/Orchestra</i>	3,830	SF
<i>Choir</i>	1,820	SF
<i>Theater Arts</i>	15,295	SF
Career Preparation/CTE	7,090	SF
Athletics (includes area for P.E. instruction)	37,180	SF
<b>Education Support</b>		
<i>Administration</i>	10,110	SF
<i>Counseling/Career</i>	2,855	SF
<i>Student Activities</i>	270	SF
<i>Technology Access</i>	4,900	SF
<i>Special Education (SPED)</i>	6,160	SF
<i>Emerging Language Learning (ELL)</i>	930	SF
<i>Student Center</i>	12,820	SF
<i>Media Center/Library</i>	8,720	SF
<i>Student Space</i>	200	SF
<i>Custodial</i>	3,850	SF
<i>Miscellaneous</i>	10,945	SF
Smaller Instructional Spaces	3,000	SF
Community Partners	2,130	SF
Wrap-Around Service Providers	4,630	SF
<b><i>Sub-Total Net Program Area</i></b>	<b>206,800</b>	<b>Net SF</b>
<b><i>Net to Gross Area Adjustment (40% multiplier)</i></b>	<b>82,461</b>	<b>SF</b>
<b><i>TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA</i></b>	<b><u>289,261</u></b>	<b><i>GSF</i></b>

SUMMARY OF INCREASES AND DECREASES TO ED SPEC  
LINCOLN HIGH SCHOOL MODERNIZATION

Ed Spec Range	281,098 SF - 329,338 SF
Proposed LHS Ed Spec Increases	+ 21,098 SF
Proposed LHS Ed Spec Decreases To offset Increases above	(22,890 SF)
<b>Proposed LHS Master Plan Program</b>	<b>289,261 SF</b>

# PROPOSED ED SPEC INCREASES

REQUIRED/DESIRED TO MEET CURRENT ACADEMIC NEEDS

## Career Preparation / CTE

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### Miscellaneous Size Increases

+1,090 SF

- To accommodate existing successful CTE programs including Product Design, Culinary Arts, and Business.

## Classrooms

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### +1 General Education Classroom

+930 SF

- Increases total of general education classrooms from 41 to 42. Ideally Lincoln would have 46 classrooms to support scheduling needs based on current capacity and curriculum offerings

### +1 Science Lab Classroom

+1,375 SF

- Increases total of science classrooms from 11 to 12. Ideally Lincoln would have 13 science labs to support scheduling needs based on current capacity and curriculum offerings which include a high number of advanced classes

### +2 Science Prep Rooms / Larger Prep Rooms

+1,300 SF

- Increases total of science prep rooms from 4 to 6 and increase size. Larger prep rooms are required to support current curriculum offerings which include a high number of advanced classes; added rooms support efficient sharing of prep rooms by pairs of Lab Classrooms

### +5 Enclosed Project Rooms

+1,100 SF

- Reallocated from "Open Flex Area" space allowance in Ed Spec Extended Learning Areas category to Optional Ed Spec usage within same category. Enclosed project rooms support focused team project work without distraction

### +8 Small Student Collaboration Rooms

+640 SF

- Accommodates student collaboration, testing (including required IB protocols), and individual study

## PROPOSED ED SPEC INCREASES

REQUIRED/DESIRED TO MEET CURRENT ACADEMIC NEEDS

### Fine & Visual Arts

---

- +1 Photography Lab / Dark Room** **+350 SF**
  - Required to support existing curriculum
  
- +1 Kiln Room** **+100 SF**
  - Required to support existing curriculum and maintain safe working environment
  
- +1 Supply / Storage Closet** **+160 SF**
  - To provide adequate storage capacity for materials, equipment and student projects to support existing curriculum needs

### Band / Orchestra

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- +4 Additional Practice Rooms** **+360 SF**
  - Education Specification is not sufficient to support existing demonstrated need

### Choir

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- +1 Choir Room , +1 Choir Office & +1 Equipment & Robe Storage** **+1,820 SF**
  - Required to support existing curriculum and choir program

### Theater Arts

---

- Theater size increase to match Franklin & Roosevelt High Schools** **+825 SF**
  - Required to accommodate 500 seats (Ed Spec quantity - standards are too low) and to improve Universal Access
  
- Control Room size increase** **+50 SF**
  - Proposed to allow small class opportunity; per new Theater Design Standards this room is to be used for instruction
  
- +1 Gender Inclusive Dressing Room** **+120 SF**
  - Proposed to provide equity of use and Universal Access

## PROPOSED ED SPEC INCREASES

REQUIRED/DESIRED TO MEET CURRENT ACADEMIC NEEDS

### Physical Education

---

**+1 Dedicated Wrestling Room** **+1,600 SF**

- To accommodate current needs that are housed in off-site facilities and reduce associated travel time; to increase student access to classes in a separate, dedicated Movement/Yoga Room, and to reduce conflicts between mirrors required for movement classes and pads/mats required for wrestling - a significant safety issue.

### Counseling / Career

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**+1 IB Coordinator Office** **+120 SF**

- Accommodates current curriculum requirement

### Technology Access

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**+1 Audio Recording Room** **+300 SF**

- Provides acoustically isolated recording room for students to create content to support digital media classes. Video capture to be achieved in classroom.

**+5 Equipment Storage** **+200 SF**

- Secure storage for specialized photography and digital videography equipment

### Special Education (SPED)

---

**Space Adjustments** **+260 SF**

- Adjusted based on feedback from PPS SPED specialists. Various room sizes modified. Learning Resource Center office and meeting space added.

### Emerging Language Learning (ELL)

---

**Room Size Increase** **+130 SF**

- Align with typical classroom size to allow future flexibility / use as general education classroom if needed



# PROPOSED ED SPEC INCREASES

REQUIRED/DESIRED TO MEET CURRENT ACADEMIC NEEDS

## Student Center

---

**+1 Student Store** **+200 SF**  
- To meet current need and support Business CTE program

## Media Center

---

**Increase size of Library Classroom** **+1,020 SF**  
- Room increased to double - classroom size to support existing programs (including all-staff meetings, study hall, debate, Model UN, and Constitution team) and provide future flexibility for instructional requirements. Partially offsets reduced overall size of Media Center.

**+1 Small Conference Room / Flexible Use Room** **+120 SF**  
- Exchanged in lieu of dedicated Library Office

## Miscellaneous

---

**+11 Gender Neutral Toilets** **+660 SF**  
- Education Specification includes one single stall gender neutral restroom. Universal Design guidelines and building codes require additional provision. Current proposal places at least one room on each floor of the building.

**+ 3 Elevator Machine Rooms** **+240 SF**  
- Multi-story building will require additional elevators beyond the single one required by the Education Specification.

**Total Proposed Net Area Increase** **+15,070 SF**

**Net/Gross Adjustment (40% multiplier)** **+6,028 SF**

**TOTAL GROSS AREA INCREASE** **+21,098 SF**

## PROPOSED ED SPEC **DECREASES**

IDENTIFIED TO OFFSET AREA INCREASE AND CONTROL COSTS

### Classrooms

---

#### **General Education Classrooms**

**(-2,050 SF)**

- Standard classroom size decreased from Education Specification size of 980 SF to smaller 930 SF standard

#### **Science Lab Classrooms**

**(-1,650 SF)**

- Standard Lab Classroom size decreased from Education Specification size of 1,500 SF to smaller 1,350 SF standard

#### **-2 Open Flex Areas**

**(-1,100 SF)**

- Decreases total space count and increases size of each remaining flex area, to offset provision of optional Enclosed Project Rooms

### Theater Arts

---

#### **Stage Size Adjustment**

**(-300 SF)**

- Decreases stage sized based on technical feedback from Theater consultant. Education Specification stage is oversized.

### Administration

---

#### **-5 Teacher Offices**

**(-5,150 SF)**

- Reduces total number of teacher offices from 10 to 5; offices to be located one per floor in vertical academic bar. Contemporary work standards such as "hot desks" and smaller space allocations per user allow overall reduction in area.

### Technology Access

---

#### **-1 Computer Lab**

**(-600 SF)**

- Reduces total number of computer labs by one. Technology is more distributed throughout general classrooms; 5 computer labs are not required to support Lincoln's curriculum needs

## PROPOSED ED SPEC DECREASES

IDENTIFIED TO OFFSET AREA INCREASE AND CONTROL COSTS

### Media Center

---

**Reduce overall size of Media Center** (-3,500 SF)

- Takes Education Specification option for smaller Media Center - larger option is better suited to renovation projects. Meets current curriculum needs.

### Smaller Instructional Spaces

---

**-5 Small Instruction Spaces** (-2,000 SF)

- Eliminates 5 of 10 total small instruction spaces; provides one per floor. Meets current curriculum needs.

**Total Proposed Net Area Decrease** (-16,350 SF)

**Net/Gross Adjustment (40% multiplier)** (-6,640 SF)

**TOTAL GROSS AREA DECREASE** (-22,890 SF)

PPS EDUCATION SPECIFICATIONS

CAPACITY

**ED SPECS**

Ed Spec (1,700 Students)												
	Total SF	÷	SF/TS	=	TS	*	Util	*	Students per			
									Classroom Range	=	Stud - low	Stud - high
General Classroom	34,300		980		35		95%		20	30	665	998
Science	16,500		1,500		11		95%		20	30	209	314
Specialized Instruction			<i>varies</i>		18		90%		20	30	324	486
PE/Athletics			<i>varies</i>		4		75%		20	30	60	90
Special Education			<i>varies</i>		2		70%		20	30	28	42
Small Instructional	5,000		500		10		70%		20	30	140	210
<b>Total</b>	<b>281,370</b>				<b>80</b>						<b>1,426</b>	<b>2,139</b>

Proposed Program at 85% (1,700 Students)												
	Total SF	÷	SF/TS	=	TS	*	Util	*	Students per			
									Classroom Range	=	Stud - low	Stud - high
General Classroom	33,750		850		40		85%		20	30	675	1,013
Science	16,800		1,500		11		85%		20	30	190	286
Specialized Instruction			<i>varies</i>		20		75%		20	30	300	450
PE/Athletics			<i>varies</i>		5		50%		20	30	50	75
Special Education			<i>varies</i>		3		70%		20	30	42	63
Small Instructional	5,000		500		10		0%		20	30	0	0
<b>Total</b>	<b>281,370</b>				<b>89</b>						<b>1,257</b>	<b>1,886</b>

Proposed Program at 75% (1,700 Students)												
	Total SF	÷	SF/TS	=	TS	*	Util	*	Students per			
									Classroom Range	=	Stud - low	Stud - high
General Classroom	33,750		850		40		75%		20	30	596	893
Science	16,800		1,500		11		75%		20	30	168	252
Specialized Instruction			<i>varies</i>		20		75%		20	30	300	450
PE/Athletics			<i>varies</i>		5		50%		20	30	50	75
Special Education			<i>varies</i>		3		70%		20	30	42	63
Small Instructional	5,000		500		10		0%		20	30	0	0
<b>Total</b>	<b>281,370</b>				<b>89</b>						<b>1,156</b>	<b>1,733</b>

Yellow cells denotes variables

LINCOLN HIGH SCHOOL MODERNIZATION

CAPACITY

LINCOLN HIGH SCHOOL

	Ed Spec (1,700 Students)											
	Total SF	÷	SF/TS	=	TS	*	Util	Students Per Classroom Range		=	Stud - Low	Stud - High
General Classroom	39,060		930		42		95%	20	30		798	1,197
Science	15,125		1375		11		95%	20	30		209	314
Specialized Instruction (inc. ELL)			<i>varies</i>		17		90%	20	30		306	459
PE/Athletics			<i>varies</i>		4		75%	20	30		60	90
Special Education			<i>varies</i>		5		70%	20	30		70	105
Small Instructional	3,000		600		5		70%	20	30		70	105
<b>Total</b>	<b>281,248</b>				<b>84</b>						<b>1,513</b>	<b>2,270</b>

	Proposed Program at 85% (1,700 Students)											
	Total SF	÷	SF/TS	=	TS	*	Util	Students Per Classroom Range		=	Stud - Low	Stud - High
General Classroom	39,060		930		42		85%	20	30		714	1,071
Science	15,125		1375		11		85%	20	30		187	281
Specialized Instruction (inc. ELL)			<i>varies</i>		17		75%	20	30		255	383
PE/Athletics			<i>varies</i>		4		50%	20	30		40	60
Special Education			<i>varies</i>		5		70%	20	30		70	105
Small Instructional	3,000		600		5		0%	20	30		0	0
<b>Total</b>	<b>281,248</b>				<b>84</b>						<b>1,266</b>	<b>1,899</b>

	Proposed Program at 75% (1,700 Students)											
	Total SF	÷	SF/TS	=	TS	*	Util	Students Per Classroom Range		=	Stud - Low	Stud - High
General Classroom	39,060		930		42		75%	20	30		630	945
Science	15,125		1375		11		75%	20	30		165	248
Specialized Instruction (inc. ELL)			<i>varies</i>		17		75%	20	30		255	383
PE/Athletics			<i>varies</i>		4		50%	20	30		40	60
Special Education			<i>varies</i>		5		70%	20	30		70	105
Small Instructional	3,000		600		5		0%	20	30		0	0
<b>Total</b>	<b>281,248</b>				<b>84</b>						<b>1,160</b>	<b>1,740</b>



# Cost Estimate

# ACC COST ESTIMATE

## LINCOLN HIGH SCHOOL MODERNIZATION

<b>PPS Lincoln High School</b> Portland, OR Bora Architects Portland, OR Concept Design Estimate 1.2	<b>ACC Cost Consultants, LLC</b> Stanley 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: 24-Jul-18 Document Date: 14-Feb-18 Print Date: 24-Jul-18 Print Time: 9:39 AM Constr. Midpoint: July '21
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SUMMARY	Base Building	Site Work	Total
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DIRECT CONSTRUCTION COSTS	\$ / sf	Cost	Cost	
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Area	289,261 sf			
01   GENERAL REQUIREMENTS	8.85	2,559,960		\$2,559,960
02   EXISTING CONDITIONS	0.00	0	1,285,400	\$1,285,400
03   CONCRETE	16.67	4,821,865		4,821,865
04   MASONRY	10.34	2,992,300		2,992,300
05   METALS	44.15	12,771,182		12,771,182
06   WOOD, PLASTICS & COMPOSITES	6.76	1,954,176		1,954,176
07   THERMAL & MOISTURE PROTECTION	56.45	16,329,386		16,329,386
08   OPENINGS	21.32	6,166,666		6,166,666
09   FINISHES	32.55	9,415,671		9,415,671
10   SPECIALTIES	3.29	950,256		950,256
11   EQUIPMENT	17.07	4,938,939		4,938,939
12   FURNISHINGS	2.14	619,500		619,500
13   SPECIAL CONSTRUCTION	0.00	0		0
14   CONVEYING EQUIPMENT	3.25	940,000		940,000
21   FIRE SUPPRESSION	5.60	1,620,075		1,620,075
22   PLUMBING	10.00	2,891,675		2,891,675
23   HVAC	35.81	10,357,903		10,357,903
26   ELECTRICAL	39.81	11,516,925		11,516,925
31   EARTHWORK			6,858,493	6,858,493
32   EXTERIOR IMPROVEMENTS			9,823,129	9,823,129
33   UTILITIES			3,971,313	3,971,313
<b>SUB-TOTAL</b>		<b>\$314.06</b>	<b>\$90,846,479</b>	<b>\$21,938,335</b>
Pre-Construction Services	0.50%	1.57	454,232	109,692
General Conditions	8.00%	25.25	7,304,057	1,763,842
Bonds/Insurance	2.85%	9.72	2,810,236	678,638
CMGC Fee	3.00%	10.52	3,042,450	734,715
Design Contingency	10.00%	36.11	10,445,745	2,522,522
CMGC Contingency	3.00%	11.92	3,447,096	832,432
Market Volatility Contingency	5.00%	20.46	5,917,515	1,429,009
Escalation	18.00%	77.33	22,368,206	5,401,653
<b>TOTAL DIRECT CONSTRUCTION COST</b>		<b>\$506.93</b>	<b>\$146,636,016</b>	<b>\$35,410,839</b>



LHS TOTAL PROJECT BUDGET  
LINCOLN HIGH SCHOOL MODERNIZATION

COMPONENT	COMMENTS	TOTAL
Hard Cost	New Building and Site work Estimate provided by professional cost estimator Estimate based on current Master Plan Design	\$182,046,856
1.5% Green Energy Tech	Required by State of Oregon	\$2,730,703
<b>Subtotal</b>		<b>\$184,777,559</b>
Off Site and Public Works Improvements	Potential Required Improvements (Not included above)	\$2,000,000
<b>TOTAL HARD COSTS</b>		<b>\$186,777,559</b>
Soft Cost	~ 13% of Hard Costs	\$25,615,000
Fixtures, Furniture & Equipment	~\$21/SF Based on Current PPS Project Data	\$6,000,000
Swing Space / Temp Facilities	Temporary Facilities, transportation, etc.	\$2,000,000
Contingency	10% of Total Costs	\$22,039,256
Escalation	Included in Hard Cost Estimate	
<b>TOTAL*</b>		<b>\$242,431,815</b>

\*Excludes the following add alternates:

Add Elevator Stop to the Roof	\$131,000
Add Ground Source Heat Exchange System / Tanner Creek	\$313,000
Add Fly Tower and Orchestra Pit	\$1,500,000
Additional Program Areas	\$3-4 Million

Reduction of building height from 9 to 7 stories

Did not implement numerous stakeholder requests, including:

- Tennis Courts (on roof and/or on site)
- Larger and/or covered bleachers
- City request for underground parking  
(Resulted in modification to City of Portland design standards.)
- City request for Superblock requirements  
(Resulted in modification to City of Portland design standards.)

Implemented shared and multi-use spaces, including:

- Arts
- Library Classroom / Model UN room
- Hitting / Wrestling

Implemented innovative Theater Design:

- Tension Grid in lieu of Fly Tower  
(Proposed deviation from Ed Spec. Further discussion required.)

Raised level of Track & Field

(Reduced earthwork & retaining walls.)

SCOPE REDUCTION OPTIONS  
LINCOLN HIGH SCHOOL MODERNIZATION

SCOPE REDUCTION OPTIONS

	Scope	SF	Project Cost	Impacts
<b>A</b>	<b>Current Master Plan</b>	289,261	\$242.4 M	
		<b>SF Reductions</b>	<b>Cost Savings</b>	
<b>B</b>	<b>Delete Spaces / Programs Above Minimum Recommended Ed Specs</b> Choir and One Practice Room  Dedicated Wrestling Room  IB Conference Rooms  Model UN (requires adding back Library Classroom)	(6,192)	(\$2.8 M - \$3.1M)	Eliminates curriculum & reduces capacity  If off-site, increases student travel. If on-site, possible safety issue (mirrors)  Required testing moves off-site  Doesn't support existing successful program
<b>C</b>	<b>Delete Spaces that do not Impact Academic Curriculum or Capacity</b>  Teen Parent Center  Health Center (Nurse and Sick Room Remains)  Clothes Closet / Food Pantry  Partner Health Classroom  Indoor Running Track (Maintain Code Required Exit)  Hitting Facility  Grandstands  Small Practice Field  Ticket and Concessions	(6,996)	(\$8.8 - \$9.1)	Eliminates potential partner opportunity  Increases student travel  Does not support league competition  Increases student travel  Reduces ability to collect revenue
<b>D</b>	<b>Reduce PPS Technical &amp; Construction Standards</b>  Delete LEED Requirement  Negotiate GET exemption  Reduce Technical Standards  Change Turf to Grass	N/A	(3-5M)	Results in higher operating costs  Results in higher energy costs  Results in higher maintenance costs  Results in higher maintenance costs

Note: In the event that scope reduction options are selected, design team will evaluate possible schedule impacts.



# Appendix

APPENDIX

LINCOLN HIGH SCHOOL MODERNIZATION PROGRAM

**PPS Comprehensive High School Area Program - 1700 Students**

**COMPREHENSIVE HIGH SCHOOL PROGRAM - TEACHING STATIONS**

	Ed Specs Min. Requirements		LHS Master Plan Update	
	Area	T.S	Area	T.S
General Education (Gen-Ed) Classrooms	48,180	41	47,700	42
Science Labs	17,480	11	18,775	12
Fine & Performing Arts (Drama, Theater)	21,150	4	24,535	4
Career Preparation/CTE	6,000	3	7,090	5
<b>Athletics (includes area for P.E. instruction)</b>	<b>35,580</b>	<b>3</b>	<b>37,180</b>	<b>4</b>
Education Support	67,400	2	61,760	
Technology Access				5
SPED				5
ELL	0	0		1
Smaller Instructional Spaces	5,000	10	3,000	5
<b>Sub-Total Required Teaching Stations</b>	<b>200,790</b>	<b>74</b>	<b>200,040</b>	<b>83</b>
Community Partners	1,200		2,130	
Wrap-Around Service Providers	4,700		4,630	
<b>Sub-Total</b>	<b>5,900</b>		<b>6,760</b>	
<b>SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA</b>	<b>206,690</b> GSF		<b>206,800</b> GSF	
<b>Net to Gross Ratio of 36%</b>	<b>74,408</b>	Net to Gross 40%	<b>82,461</b>	
<b>TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED</b>	<b>281,098</b> GSF		<b>289,261</b> GSF	

**CORE PROGRAM**

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
	Rm #	Area	Total Area	Rm #	Area	Total Area	TS	
<i>Career Preparation   CTE</i>								
Product Design	1	1,500	1,500				1	
Culinary Arts					Total CA	2,530		
CA General Classroom	1	930						
CA Level 1 Kitchen Classroom		TBD		1	1,200		1	
CA Level 2 Kitchen Classroom				1	400		1	
Business				2	930	1,860	2	
Maker Space	1	1,200	1,200	1	1,200	1,200	0	
<b>Sub-Total Career Prep   CTE</b>			<b>6,000</b>			<b>7,090</b>		<b>1,090</b>

# APPENDIX

## LINCOLN HIGH SCHOOL MODERNIZATION PROGRAM

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
				Rm #	Area	Total Area	TS	
<b>General Education Classrooms</b>								
Large	41	980	40,180				42	
Language Arts				10	930	9,300		
Math				10	930	9,300		
World Languages				10	930	9,300		
Social Studies / Electives				10	930	9,300		
Health				2	930	1,860		
<b>Sub-Total Gen Ed Classrooms</b>			<b>40,180</b>	<b>42</b>		<b>39,060</b>		<b>-1,120</b>
<b>Specialized Classrooms</b>								
Science Lab	11	1,500	16,500	11	1,375	15,125	11	-1,375
Chemical Storage	1	180	180	1	150	150		-30
Prep Rooms	4	200	800	6	350	2,100		1,300
Electives	0	980	0	0	980	0		
Robotics / Computer Science								
Robotics Lab				1	1,200	1,200	1	1,200
Robotics Lab Storage				1	200	200		200
<b>Sub-Total Specialized Classrooms</b>			<b>17,480</b>			<b>18,775</b>		<b>1,295</b>
<b>Extended Learning Areas</b>								
Open Flex Area	8	1,000	8,000	6	1,150	6,900		-1,100
Small Student Collaboration Rooms				8	80	640		640
Enclosed Project Room				5	220	1,100		1,100
<b>Sub-Total Extended Learning Areas</b>			<b>8,000</b>			<b>8,640</b>		<b>640</b>
<b>SUBTOTAL CORE PROGRAM AREAS</b>			<b>71,660</b>			<b>73,565</b>		<b>1,905</b>
<b>FINE &amp; PERFORMING ARTS</b>								
<i>Fine &amp; Visual Arts</i>								
Art Room (2D)	1	1,200	1,200	1	1,200	1,200	1	
Art Room (3D)	1	1,500	1,500	1	1,500	1,500	1	
Kiln Room	1	100	100	1	100	100		
Photo Lab / Dark Room				1	350	350		350
Supply /Storage	1	160	160	2	160	320		160
Art Office(s)	1	120	120	1	120	120		
Gallery				0	0	0		
<b>Sub-Total Fine &amp; Visual Arts</b>			<b>3,080</b>			<b>3,590</b>		<b>510</b>
<i>Band/Orchestra</i>								
Band Room	1	2,200	2,200	1	2,200	2,200	1	
Large Instrument Storage Room	1	250	250	1	250	250		
Music Library & Uniform Storage	1	200	200	1	200	200		
Small Equipment Storage	1	200	200	1	200	200		
Large Practice Rooms/Music Lab	1	300	300	1	300	300		
Medium Practice Rooms				2	120	240		240
Small Practice Rooms	2	100	200	4	80	320		120
Band/Choir Office	1	120	120	1	120	120		
<b>Sub-Total Band/Orchestra</b>			<b>3,470</b>			<b>3,830</b>		<b>360</b>
<i>Choir</i>								
Choir Room	0	1,500	0	1	1,500	1,500	1	1,500
Choir Office				1	120	120		120
Practice Room				0	300	0		
Equipment & Robe Storage	0	200	0	1	200	200		200
<b>Sub-Total Choir</b>			<b>0</b>			<b>1,820</b>		<b>1,820</b>

# APPENDIX

## LINCOLN HIGH SCHOOL MODERNIZATION PROGRAM

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
	Rm #	Area	Total Area	TS	Rm #	Area	Total Area	
<b>Theater Arts</b>								
Theater (500 seat)	1	5,000	5,000	1	5,825	5,825		825
Orchestra Pit	1	500	500	1	500	500		
Stage	1	3,500	3,500	1	3,200	3,200		-300
Drama Classroom/Black Box	1	1,600	1,600	1	1,600	1,600	1	
Multi-Purpose Production Area	0	1,500	0	0	1,500	0		
Laundry	1	150	150	1	150	150		
Control Room	1	200	200	1	250	250		50
Sound Room	1	100	100	1	100	100		
Office	1	70	70	1	70	70		
Box Office/Tickets	1	100	100	1	100	100		
Concession Stand	1	100	100	1	100	100		
Scenery Construction/Production Storage	1	1,500	1,500	1	1,500	1,500		
Equipment Storage	1	120	120	1	120	120		
Lighting Storage	1	100	100	1	100	100		
Costume Storage	1	400	400	1	400	400		
Make-up Room	1	400	400	1	400	400		
Boy's Dressing	1	250	250	1	250	250		
Girl's Dressing	1	250	250	1	250	250		
Gender Neutral Toilet / Dressing				1	120	120		120
Girl's Toilet	1	130	130	1	130	130		
Boy's Toilet	1	130	130	1	130	130		
Green Room	0	0	0	0	0	0		
<b>Sub-Total Theater</b>			<b>14,600</b>			<b>15,295</b>		<b>695</b>
<b>SUB-TOTAL REQUIRED VISUAL, FINE &amp; PERFORMING ARTS</b>			<b>21,150</b>			<b>24,535</b>		<b>3,385</b>
<b>PHYSICAL EDUCATION/ATHLETICS</b>								
Gym (large; two teaching stations)	1	13,000	13,000	1	13,000	13,000	2	
Movement / Yoga	1	2,750	2,750	1	2,750	2,750	1	
Weight Room/Aerobics/Spinning	1	2,500	2,500	1	2,500	2,500	1	
Wrestling / Mat Room				1	1,600	1,600		1,600
Boy's PE Coaches	1	300	300	1	300	300		
Girl's PE Coaches	1	300	300	1	300	300		
Boy's Locker Room/Shower	1	1,900	1,900	1	1,900	1,900		
Girl's Locker Room/Shower	1	1,900	1,900	1	1,900	1,900		
Multi-purpose Toilet/Shower	1	150	150	1	150	150		
Training Room	1	580	580	1	580	580		
School Team Room	1	800	800	2	400	800		
PE Storage	2	200	400	2	200	400		
Athletic Storage - Large	1	1,000	1,000	1	1,000	1,000		
Athletic Storage - Small	1	500	500	1	500	500		
Uniform/Equipment Storage	1	1,000	1,000	1	1,000	1,000		
Field Equipment Storage	1	1,000	1,000	1	1,000	1,000		
Concessions	1	100	100	1	100	100		
Laundry Room	1	200	200	1	200	200		
Gym (auxiliary - practice)	1	5,700	5,700	1	5,700	5,700		
Auxiliary gym bleachers	1	1,000	1,000	1	1,000	1,000		
Auxiliary gym storage	1	500	500	1	500	500		
<b>SUB-TOTAL PHYSICAL EDUCATION/ATHLETICS</b>			<b>35,580</b>			<b>37,180</b>		<b>1,600</b>



# APPENDIX

## LINCOLN HIGH SCHOOL MODERNIZATION PROGRAM

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
				Rm #	Area	Total Area	TS	
<b>EDUCATION SUPPORT</b>								
<i>Administration</i>								
Reception/Lobby	1	400	400	1	400	400		
Waiting Areas	1	100	100	1	100	100		
Principal's Office	1	200	200	1	200	200		
Principal's Secretary	1	125	125	1	125	125		
Vice Principal's Office	2	150	300	2	150	300		
Vice Principal's Secretary	2	120	240	2	120	240		
Dean of Students	1	120	120	1	120	120		
Teacher Offices (10 staff/office)	10	980	9,800	5	930	4,650		-5,150
Attendance	1	120	120	1	120	120		
Bookkeeper	1	120	120	1	120	120		
Resource Officer/Campus Monitor	1	200	200	1	200	200		
Camera Monitors	1	100	100	1	100	100		
Restrooms	2	60	120	2	60	120		
Records Storage	1	200	200	1	200	200		
Office Storage	1	125	125	1	125	125		
Business Manager	1	120	120	1	120	120		
Health Office	1	120	120	1	120	120		
Sick Room	1	150	150	1	150	150		
Sick Toilet	1	100	100	1	100	100		
Student Support/Mediation Office	1	700	700	1	700	700		
Student Support/Mediation Support	1	300	300	1	300	300		
Workroom/Mail/Delivery Process Center	1	300	300	1	300	300		
Staff Room	1	400	400	1	400	400		
Conference Rooms	2	150	300	2	150	300		
Parent Volunteers/Family	1	500	500	1	500	500		
<b>Sub-Total Administration</b>			<b>15,260</b>			<b>10,110</b>		<b>-5,150</b>
<i>Counseling/Career</i>								
Counseling Offices	5	120	600	5	120	600		
Counseling Secretary/Waiting	1	400	400	1	400	400		
Drug/Alcohol Counselor Office	1	125	125	1	125	125		
IB Coorinator's Office				1	120	120		120
Conference Room (large)	1	240	240	1	240	240		
Conference Room (medium)	1	150	150	1	150	150		
Conference Room (small)	0	100	0	0	80	0		
Career Center	1	700	700	1	700	700		
Career Center Office	1	120	120	1	120	120		
Career Counselor	1	100	100	1	100	100		
Secure Records Storage	1	180	180	1	180	180		
Restroom	2	60	120	2	60	120		
<b>Sub-Total Counseling/Career</b>			<b>2,735</b>			<b>2,855</b>		<b>120</b>
<i>Student Activities</i>								
Athletic Director	1	150	150	1	150	150		
AD Support Staff	1	120	120	1	120	120		
<b>Sub-Total Student Activities</b>			<b>270</b>			<b>270</b>		<b>0</b>

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	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
	Rm #	Area	Total Area	Rm #	Area	Total Area	TS	
<i>Technology Access</i>								
Computer Lab (dedicated)	4	1,100	4,400					
Computer Science Computer Lab				1	1,100	1,100	1	
Communications Computer Lab				1	1,100	1,100	1	
Graphic Arts / Graphic Design				1	1,100	1,100	1	
Digital and Film Photography and Audio Recording				1	300	300		
Equipment storage				1	200	200		
Computer Lab (non-specialized)	1	1,100	1,100	0	1,100	0		
<b>Sub-Total Technology Access</b>			<b>5,500</b>			<b>4,900</b>		<b>-600</b>
<i>Special Education (SPED)</i>								
Sensory Support Room	1	900	900	1	250	250		
Learning Resource Center	3	900	2,700				3	
LRC Classroom				3	930	2,790		
LRC Office				2	120	240		
LRC Meeting Room				1	120	120		
<i>Life Skills</i>								
Low Intensity Classroom (includes Storage)	2	600	1,200	2	930	1,860	2	
Reception	1	100	100	1	100	100		
Conference	1	120	120	0	120	0		
Office(s)	1	100	100	1	120	120		
Special Needs Toilet	1	200	200	1	200	200		
<i>Itinerants</i>								
Speech Pathologist offices	2	120	240	2	120	240		
Psychologist Offices	2	120	240	2	120	240		
<b>Sub-Total SPED</b>			<b>5,900</b>			<b>6,160</b>		<b>260</b>
<i>Emerging Language Learning (ELL)</i>								
Emergent Bi-Lingual Classroom	1	800	800	1	930	930	1	130
<b>Sub-Total ELL</b>			<b>800</b>			<b>930</b>		<b>130</b>
<i>Student Center</i>								
Student Center/Commons: One lunch @	1	7,800	7,800	1	7,800	7,800		
Student Store				1	200	200		200
Main Servery	1	1,700	1,700	1	1,700	1,700		
Food Prep/Kitchen	1	1,500	1,500	1	1,500	1,500		
Dish Washing	1	200	200	1	200	200		
Dry Storage/Cart Storage	1	500	500	1	500	500		
Cooler	1	200	200	1	200	200		
Freezer	1	200	200	1	200	200		
Office	1	120	120	1	120	120		
Staff Lockers/Dressing Rooms	1	150	150	1	150	150		
Table Storage	1	250	250	1	250	250		
<b>Sub-Total Student Center</b>			<b>12,620</b>			<b>12,820</b>		<b>200</b>

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## LINCOLN HIGH SCHOOL MODERNIZATION PROGRAM

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
				Rm #	Area	Total Area	TS	
<i>Media Center/Library</i>								
Library	1	8,000	8,000	1	4,500	4,500		-3,500
Office	2	120	240	1	120	120		-120
Flexible Use Room	0	0	0	1	120	120		120
Workroom	1	200	200	1	200	200		
Text Storage	1	750	750	1	750	750		
Collaboration Space	1	400	400	1	400	400		
Multi-use Rooms	3	150	450	3	150	450		
IT Repair/Tech Coordinator	1	180	180	1	180	180		
Library Classroom	0	980	0	1	2,000	2,000		2,000
<b>Sub-Total Media Center</b>			<b>10,220</b>			<b>8,720</b>		<b>-1,500</b>
<i>Student Space</i>								
Student Government Room/Office	1	200	200	1	200	200		
<b>Sub-Total Student Space</b>			<b>200</b>			<b>200</b>		<b>0</b>
<i>Custodial</i>								
Custodial Office	1	250	250	1	250	250		
Custodial Rooms	10	100	1,000	10	100	1,000		
Building Storage	1	2,000	2,000	1	2,000	2,000		
Material Storage	1	500	500	1	500	500		
Flammable Storage	1	100	100	1	100	100		
<b>Sub-Total Custodial</b>			<b>3,850</b>			<b>3,850</b>		<b>0</b>
<i>Miscellaneous</i>								
Lobby	1	2,000	2,000	1	2,000	2,000		
Student Lockers	850	1	850	850	1	850		
Student Toilets	12	250	3,000	12	250	3,000		
Gender Neutral Toilet	1	60	60	12	60	720		660
Gender Neutral Shower	1	100	100	1	100	100		
Boiler Room	1	2,000	2,000	1	2,000	2,000		
MDF	1	180	180	1	180	180		
IDF	5	80	400	5	80	400		
Main Electrical Room	1	240	240	1	240	240		
Sub Electrical Room	5	75	375	5	75	375		
Restroom (teacher offices)	10	70	700	10	70	700		
Riser Room	1	60	60	1	60	60		
Elevator Room	1	80	80	4	80	320		240
Mechanical Fan Rooms								
General Storage								
Corridors		variable						
<b>Sub-Total Miscellaneous</b>			<b>10,045</b>			<b>10,945</b>		<b>900</b>
<b>SUB-TOTAL REQUIRED EDUCATIONAL SUPPORT</b>			<b>67,400</b>			<b>61,760</b>		
<b>SMALLER INSTRUCTIONAL SPACES</b>								
One per 375 students	10	500	5,000	5	600	3,000	5	-2,000
<b>SUB-TOTAL SMALLER INSTRUCTIONAL SPACES</b>			<b>5,000</b>			<b>3,000</b>		<b>-2,000</b>

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## LINCOLN HIGH SCHOOL MODERNIZATION PROGRAM

	Ed Specs Min. Requirements			LHS Master Plan Update				Delta to Ed Specs
				Rm #	Area	Total Area	TS	
<b>PARTNER &amp; COMMUNITY USES</b>								
Partner Program Office				0	200	0		
Pantry			0			0		
Clothing/Food Closet	1	1,200	1,200	1	1,200	1,200		
Partner Health Classroom				1	930	930		930
After School Instruction								
<b>SUB-TOTAL COMMUNITY &amp; PARTNER USES</b>			<b>1,200</b>			<b>2,130</b>		<b>930</b>
<b>WRAP AROUND SERVICE PROVIDERS</b>								
Health Clinic	1	1,600	1,600	1	1,600	1,600		
<i>Teen Parent Services</i>								
Infant Room	1	500	500					-500
Breastfeeding Room	0	50	0					
Toddler Room	1	500	500					-500
Crawler Room	1	500	500					-500
Toilet	1	50	50					-50
Changing Area	1	50	50					-50
Nap Area	1	200	200					-200
Storage/Kitchen	1	300	300					-300
Outdoor Play Area								0
<b>Sub-Total Teen Parent Services</b>			<b>2,100</b>			<b>2,100</b>		<b>0</b>
Office Space Social Service Providers (Includes SUN, STEP UP and ESL)			0			0		0
Classroom(s)	2	500	1,000	1	930	930		-70
<b>SUB-TOTAL WRAP AROUND SERVICE PROVIDERS</b>			<b>4,700</b>			<b>4,630</b>		<b>-70</b>
<b>SUB-TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA</b>			<b>206,690</b>			<b>206,800</b>	<b>83</b>	<b>110</b>
<b>Net to gross ratio of 36%</b>			<b>281,098</b>		<b>Net to Gross 40%</b>	<b>289,261</b>		<b>8,163</b>



# BORA

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## Grant High School Modernization

### SOFTBALL FIELD OPTIONS

Updated: August 1, 2018



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

#### **Background Summary**

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

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

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

#### **Current Status**

PPS is currently considering 4 options to provide upgraded facilities for softball. Three of the options include locations adjacent to Grant High School, and one option includes improvements to Wilshire Park. Efforts are being made to identify the best option that works for the whole of the Grant High School community and PPS. Once the best option has been identified, funding sources will be sought to carry the project forward. The following are the options identified:

Option 1 – North Field

Option 2 – Grant Bowl

Option 3 – South Field

Option 4 – Wilshire Park

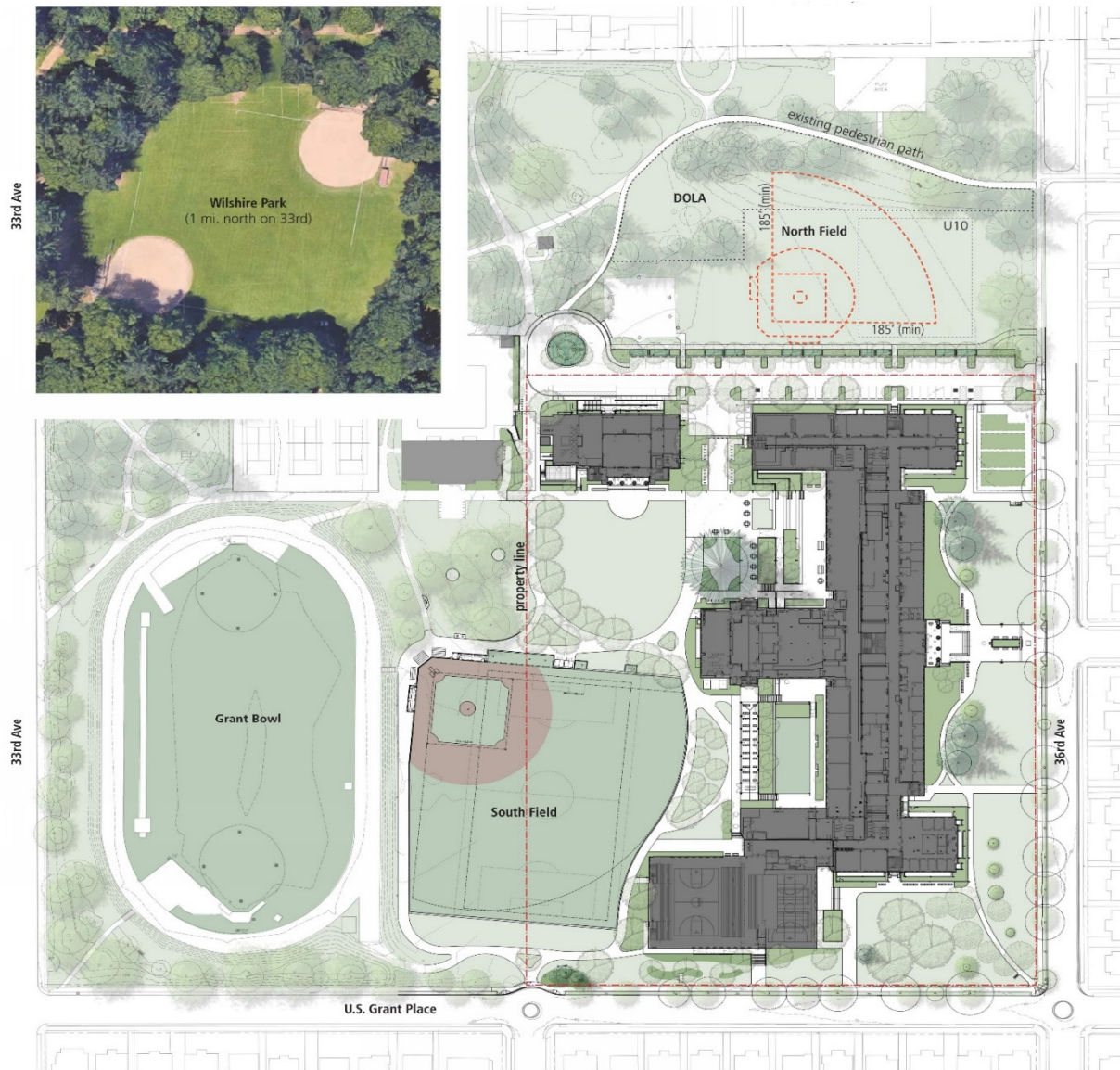
It is important to note that all options are located on property owned by PP&R, and they will be a key partner in the planning and administration of the final option that is chosen. PP&R has many other public interests to maintain, which include, but are in no way limited to Grant High School.

While all options have significant challenges, and potentially negative impacts, we are pursuing research into follow up information needed on all 4 options. Based on the feedback there were 2 options that were more favorable.

- Option 3. Implementation of this option will not require any additional funding and can be achieved within the current schedule for opening in August 2019. This will provide PPS, and GHS administration flexibility to use a shared field scenario at any time or keep it in a configuration for baseball.
- Option 1. Continue to look at solutions to mitigate the challenges of a softball facility in the North Field.

**OPTION 1 – North Field**

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



**Scope Elements**

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

**Wilshire Park Use**

**:: Fall**  
No PPS use

**:: Spring**  
No PPS use  
(PP&R will turn into youth soccer field)

**North Field Use**

**:: Fall**  
No PPS use; U10 Soccer (PP&R)

**:: Spring**  
Softball (W) Varsity, JV

**Grant Bowl Use**

**:: Fall**  
Football (M) Varsity, JV;  
Soccer (M) Varsity, JV, JV2; Soccer (W) Varsity, JV, JV2

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

Little League "Farm Teams" (PP&R)

**South Field Use**

**:: Fall**  
Soccer (M) Varsity, JV, JV2;

Soccer (W) Varsity, JV, JV2

**:: Spring**  
Baseball (M) Varsity, JV, JV2

**Pros / Cons**

**Pros**

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

**Cons**

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

**Open Items to Research:**

- Is there a Title IX issue for providing natural turf for the softball field and artificial turf for the baseball field?
- What other parks have similar safety issues with the short outfield dimensions?
- Verify with PP&R the inability to use Wilshire Park if the North Field is built. Is there another solution to scheduling the activities displaced by softball?



**OPTION 1 – North Field**

**Feedback from Portland Parks & Recreation:**

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

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

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

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

Extent and height of netting still to be determined.

Open items:

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

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

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

**RANKING (1 thru 4)**

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

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

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

Do not permit to adult leagues, instead permit to youth softball. Use netting during the season to extend the height of the fence.

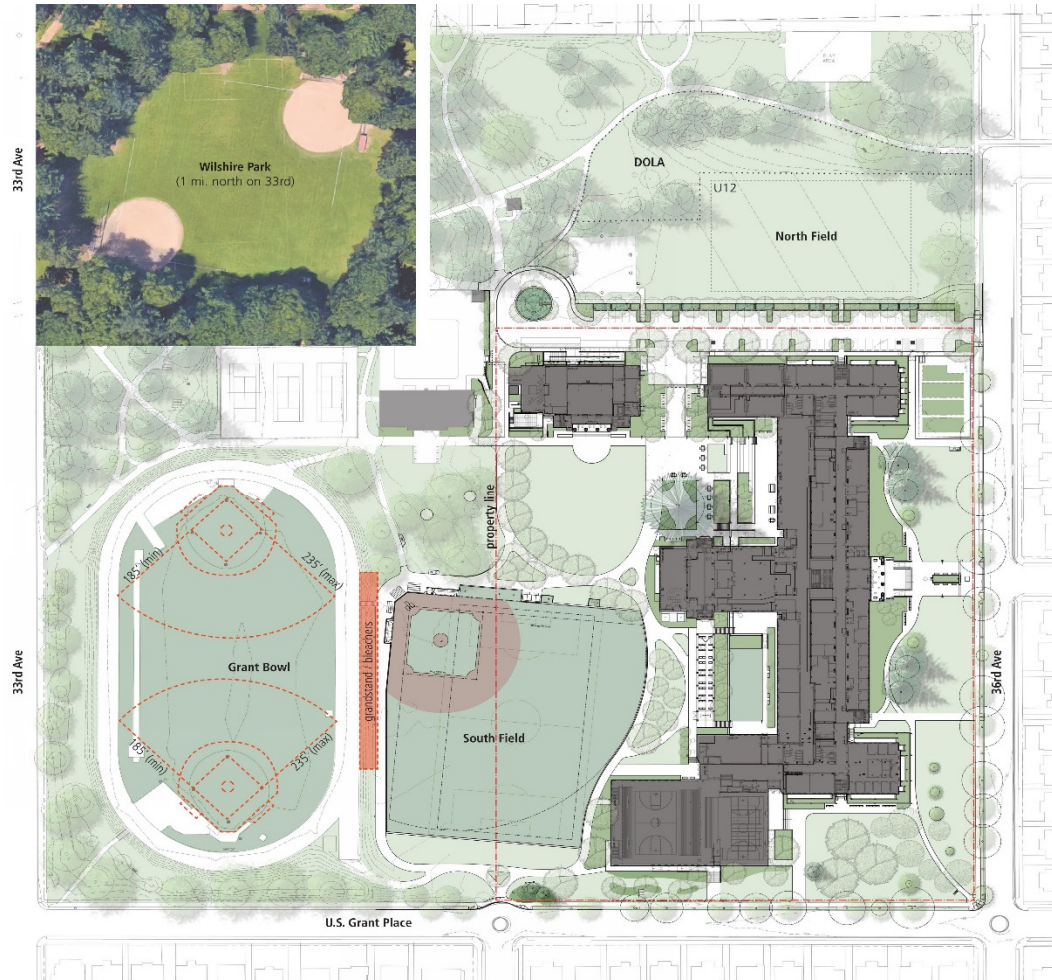
Minimum fence distance is 200 feet for 18U softball, however...NSA Rules Section 3 Ground Rules and Special Rules-Ground rules or special rules establishing the limits of the playing field may be agreed upon by leagues or opposing teams whenever backstops, fences, stands, vehicles, spectators, or other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

**Grant Modernization Project -- North Softball Field**

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

**OPTION 2- Grant Bowl**

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



- Scope Elements**
- New bleachers on both sides of the bowl
  - New Concession Stand and Restrooms
  - New field lighting

**Wilshire Park Use**

:: Fall  
No PPS use

:: Spring  
Softball (W) JV

**North Field Use**

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

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

**Grant Bowl Use**

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

:: Spring  
Track & Field (M, W) Varsity, JV;  
Lacrosse (M) Varsity, JV; Lacrosse (W) Varsity;  
Little League "Farm Teams" (PP&R);  
Softball (W) Varsity

**South Field Use**

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

:: Spring  
Baseball (M) Varsity, JV, JV2

- Pros / Cons**
- Pros**
- Multiple sports and leagues benefit from installation of the lighting and grandstands including track, football, and softball.
  - JV and Varsity Softball both remain on GHS campus.
  - Donor funding available for significant portion of the construction.
  - Option to use Wilshire Park remains in place
  - Minimizes rain outs
- Cons**
- Compromised field dimensions. Not full size, no run off areas and minimal backstop area
  - No permanent structures for softball field elements except for seating
  - Softball field is played on artificial turf
  - Daily maintenance of temporary fences and backstop
  - Shared field with other sports such as track and field
  - High risk that project doesn't move forward due to land use issues, funding, and community input.

- Open Items to Research:**
- Confirm that this option cannot support appropriate dimensions for a softball field?
  - Can the Grant Bowl continue to be used an option for softball practice if another location is built?

**OPTION 2 – Grant Bowl**

**Feedback from Portland Parks & Recreation:**

Second preference.

Improvement of the bowl will benefit school sports, youth sports and community use. PP&R would support but not lead this effort.

Cons: correction: Grant bowl is currently set up for two softball fields. Backstops and dugouts are in place. Current field layout on Bowl is a min. of 180'. Has issues but has been used for games and practices since installed. Look at options to reduce issues.

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

This is ranked #3 out of 4 of all the options.

**RANKING (1 thru 4)**

GHS BB&SB.....3

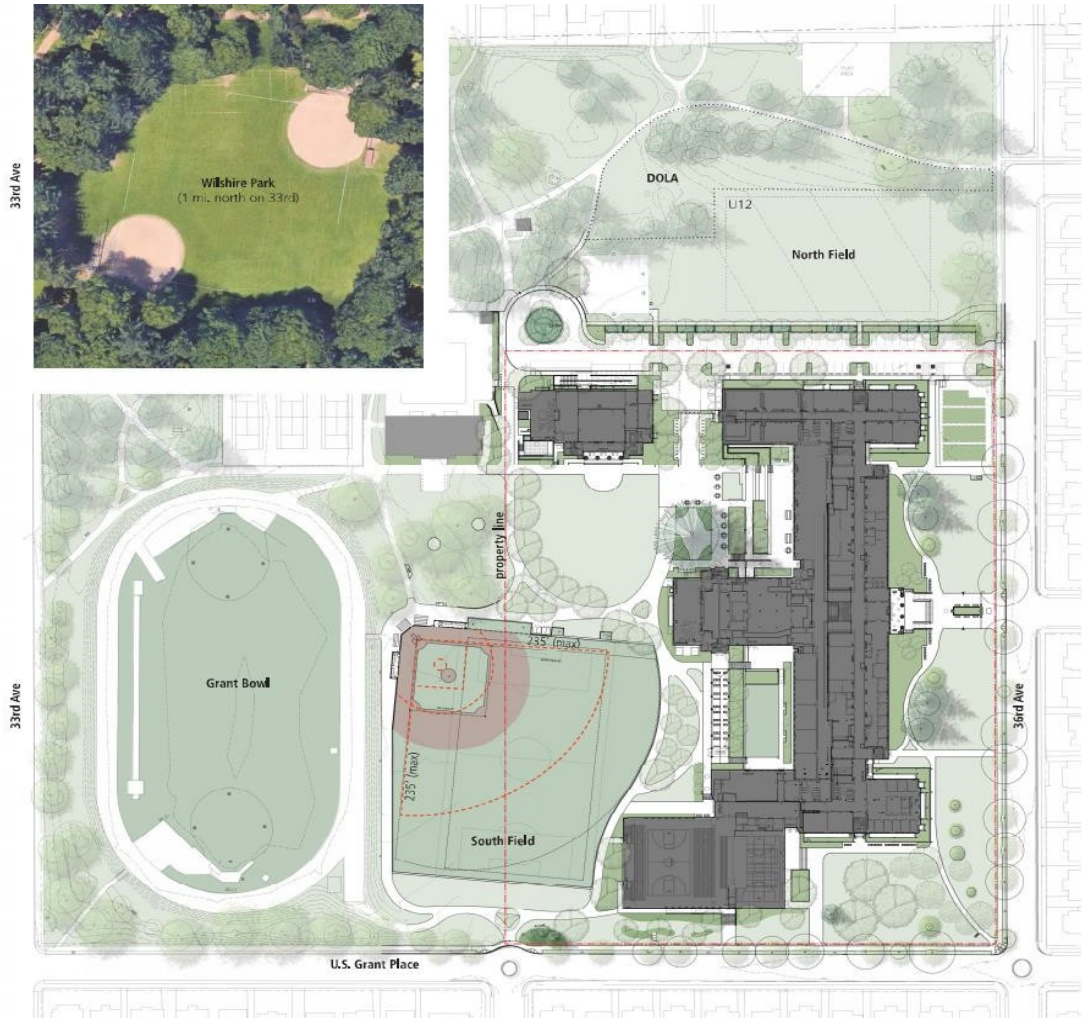
PP&R .....2

Initial Build Cost Impact.....4

Construction Schedule Impact...4

**OPTION 3 – South Field**

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



**Scope Elements**

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

**Wilshire Park Use**

**:: Fall**

No PPS use

**:: Spring**

Softball (W) JV

**North Field Use**

**:: Fall**

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

**:: Spring**

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

**Grant Bowl Use**

**:: Fall**

Football (M) Varsity, JV;

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

**:: Spring**

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

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

Little League “Farm Teams” (PP&R)

**South Field Use**

**:: Fall**

Soccer (M) Varsity, JV, JV2;

Soccer (W) Varsity, JV, JV2

**:: Spring**

\*Shared field or alternating seasons

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

**Pros / Cons**

**Pros**

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

**Cons**

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

**Open Items to Research:**

- What are the operational cost impacts of alternating seasons between softball and baseball?
- Fern Hill Park has been identified as an alternate location for baseball. If baseball plays at Fern Hill Park, what improvements are needed for it to be an adequate facility?

**OPTION 3 – South Field**

**Feedback from Portland Parks & Recreation:**

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

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

Maximizes synthetic turf investment.

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

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

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

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

This is ranked #4 out of the 4 options.

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

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

**RANKING (1 thru 4)**

GHS BB&SB.....4

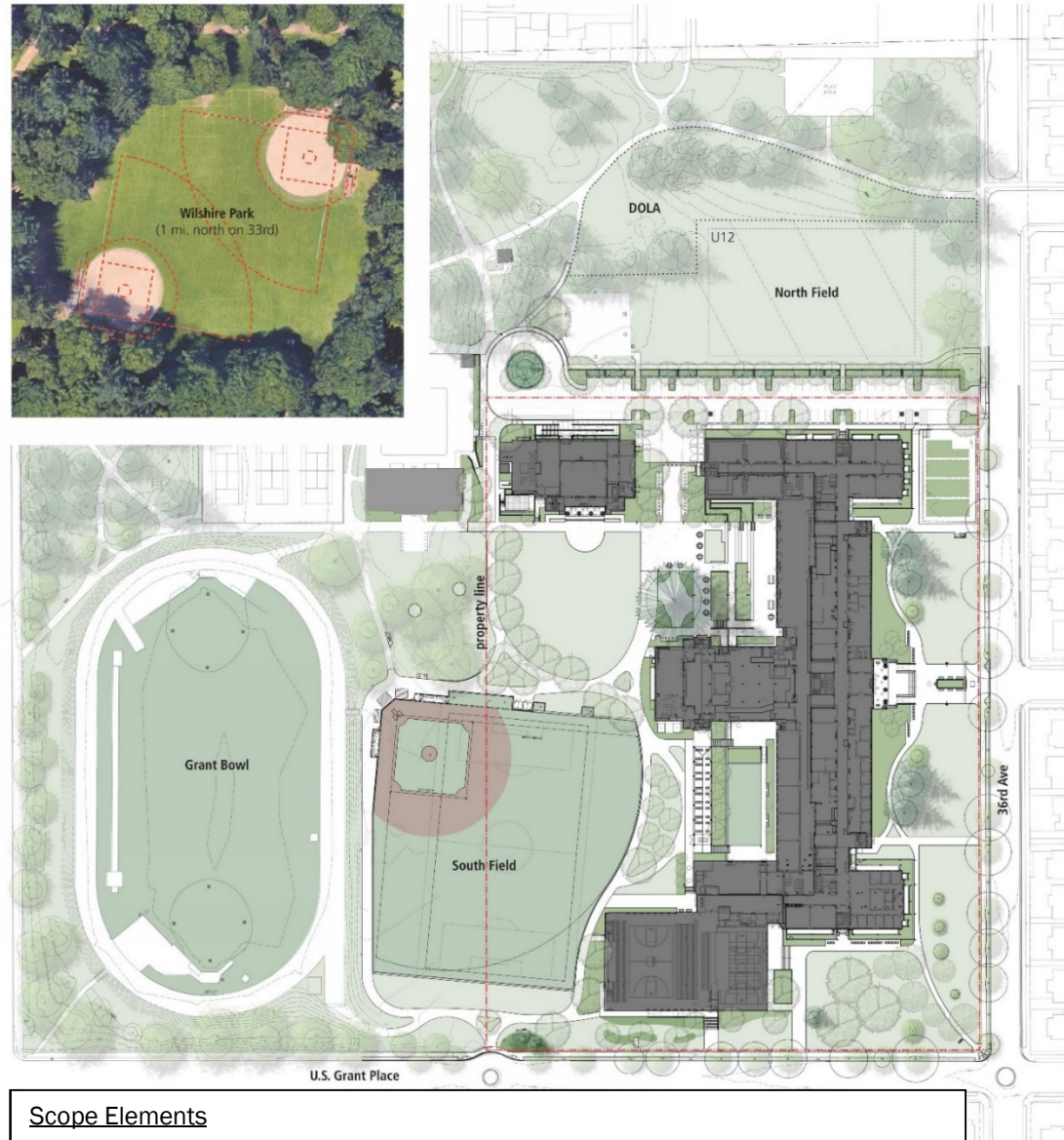
PP&R .....1

Initial Build Cost Impact.....1

Construction Schedule Impact....1

**OPTION 4 – Wilshire Park**

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



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

**Wilshire Park Use**

**:: Fall**  
No PPS use

**:: Spring**  
Softball (W) Varsity, JV

**North Field Use**

**:: Fall**  
U12 Soccer (PP&R), Multi-Use (PP&R)

**:: Spring**  
U12 Soccer (PP&R), Multi-Use (PP&R)

**Grant Bowl Use**

**:: Fall**  
Football (M) Varsity, JV  
Soccer (M) Varsity, JV, JV2  
Soccer (W) Varsity, JV, JV2

**:: Spring**  
Track & Field (M, W) Varsity, JV;  
Lacrosse (M) Varsity, JV  
Lacrosse (W) Varsity;  
Little League “Farm Teams” (PP&R)

**South Field Use**

**:: Fall**  
Soccer (M) Varsity, JV, JV2;  
Soccer (W) Varsity, JV, JV2

**:: Spring**  
Baseball (M) Varsity, JV, JV2

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

- Open Items to Research:**
- What field improvement will be required to make this an adequate location?
  - Will field lighting be required or preferred? Will the community support field lighting?
  - Field dimensions appear to have overlapping outfields. Will fencing be required? Temporary or permanent?
  - Are there corporate partnerships available to support the improvements?

**OPTION 4 – Wilshire Park**

**Feedback from Portland Parks & Recreation:**

3<sup>rd</sup> preference – in conjunction with Option 3.

Open items:

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

Lighting would be preferred to extend schedule of use.

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

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

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

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

This is ranked #2 out of the 4 options.

**RANKING (1 thru 4)**

GHS BB&SB.....2

PP&R .....3

Initial Build Cost Impact.....3

Construction Schedule Impact...3



# PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

## MEMORANDUM

To: Jaime Hurd, Portland Public Schools

From: Brett Horner, City of Portland Parks & Recreation Planning Manager

RE: **July 2018 Grant High School Field Options**

As requested, this memo summarizes Portland Parks & Recreation's (PP&R) perspective on the proposed options for field design and use in Grant Park and at Grant High School. We understand that PPS has already narrowed the choices to two options based on the input to date.

Portland Parks & Recreation recommends PPS proceed with Option 3. This recommendation is based on the following findings:

1. Fields that accommodate soccer, lacrosse, and rugby sports are in higher demand citywide than are baseball/softball fields. The conversion of the Hollyrood field in Grant Park, which primarily now serves non-school soccer and lacrosse use, to softball, is not favorable from PP&R's needs standpoint. We do understand the high school has a desire and need for adequate facilities, including an adequate softball field, directly adjacent to or on the school property, however, Grant High School's property footprint simply does not allow for this.
2. The softball field previously designed with the remodernization project in Grant Park (Hollyrood field), is inadequate due to space constraints, compounded by the northerly movement of the parking lot at the south edge of the Park, and north of the high school. The field's deficiencies were not immediately apparent in the land use plans, and were only discovered later as detailed construction documents were reviewed. The main concern with a softball field in Grant Park is that there is simply not adequate outfield and behind home plate space for the field, especially since we know community use will occur when the high school is not using the field, with use by adults who can likely hit softballs farther than the field would accommodate, creating safety concerns along the park path to the north of the proposed field. We note that bat construction over the past two decades, with advanced composite materials, has increased batted ball velocity (BBV) and hit distance.

### Administration

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Amanda Fritz, Commissioner  
Kia Selley, Interim Director





3. The inadequate field distances are noted as follows:

Metric	National Federation of State High Schools Association (NFHS) Recommendations	Proposed Softball Field in Grant Park (Hollywood Field)
Distance from home plate to backstop	25 feet (note this is for <i>safety</i> purposes)	15 feet
Distance from foul lines to any obstructions (fences, trees, slopes, etc.)	25 feet	8-10 feet (trees in left field) 16 feet (to dugout fence)
Outfield distance from home plate to home run fence – high school fast pitch	185-235 feet	Varies; in left field, less than 180 feet to trees, less than 175 if backstop is properly sited from home plate Less than 200 feet to toe of slope
Outfield distance from home plate to home run fence – high school slow pitch (male)	275-300 feet	Same as above

4. Foul balls will likely impact the adjacent parking area and damage vehicles or create safety hazards for pedestrians in the parking lot. It is our understanding that PPS is not proposing high enough fencing along the right field foul line to address this issue.
5. Finally, there is a slope up in what would be the outfield area that is also undesirable from an outfield player's standpoint.

**OPTION 3**

6. PP&R fully supports meeting Title IX and this was the primary reason we supported the earlier softball field as part of the land use approval for the school modernization project, with the understanding that Grant HS softball would use the new field in Grant Park, and cease use of the two Wilshire Park softball fields, in order that displaced field use (soccer and lacrosse) from Grant Park could be relocated up at Wilshire Park. We support option 3 because that option appears to meet Title IX requirements on a field directly adjacent to the high school that can better meet minimum softball field design standards. It also has fewer impacts to Grant Park, and gives both the boys baseball program and girls softball program the same high quality field experience, with synthetic turf, proper fencing, and potentially, future night lighting.

PP&R appreciates the opportunity to work closely with PPS on this important modernization project that provides multiple benefits to park users, students, the immediate neighborhood and the larger Portland community.

cc:

Lisa Tyler, Shawn Rogers, Karen Aker, Shawn Lindsey, Mike Grosso, Maximo Behrens, Andre Ashley