

SOFTBALL FIELD BOARD PRESENTATION

JANUARY 10, 2024

OPTIONS:

- **EXISTING LOCATION**
- **ON-SITE**
- **OFF-SITE**

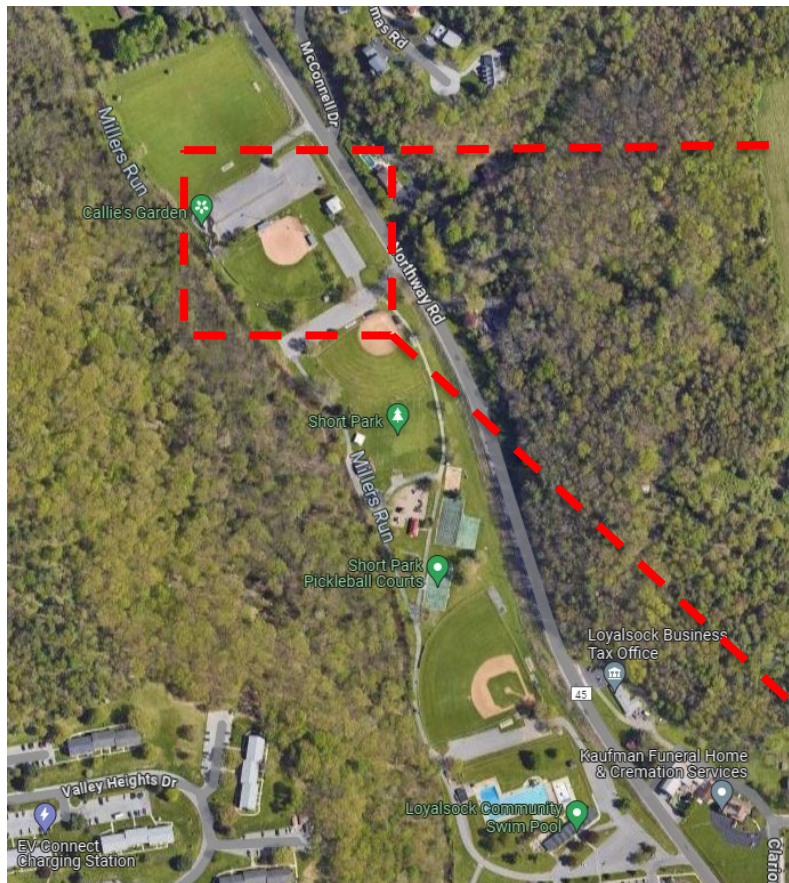
EXISTING LOCATION – SHORT PARK

DESCRIPTION: Currently, students use the off-campus field at Short Park. The District has funded recent upgrades at the park, including corrections to drainage concerns.

COST ESTIMATE:

EX-1: Maintenance & Upgrades – approximately \$25,000 per year

EX-2: Infield Turf + Other Upgrades = \$570,000 // Full Turf Field + Other Upgrades = \$1,100,000



EXISTING LOCATION – SHORT PARK

PROS / CONS:

Pros:

- Does not take up on-campus space
- Less expensive (maintenance option)
- Existing lights, batting cages, and dug-outs
- Township to construct new concessions and restrooms

Cons:

- Softball remains off-campus (similar to track, cross-country, and tennis)
- No bullpens and team rooms
- Drainage problems recently addressed by District.

ON-SITE FIELD

DESCRIPTION: Locate new soft-ball field in current football practice field adjacent to the stadium.



ON-SITE FIELD

COST ESTIMATE: OPT-A: \$1,627,000 // OPT-B: \$1,674,000 (both costs are for grass not turf)

PROS / CONS:

Pros:

- Located on campus and easily accessible to the students, training, & maintenance staff.
- Existing infrastructure (utilities) are relatively close, compared to the new off-campus property.
- Field can be properly oriented for solar impact.
- Able to fit the programming needs in the area provided.
- Cost of this site is less than the Alternate site, which must be purchased.
- Permitted use (by right and as a conditional use.)

Cons:

- Installation of field eliminates the existing multi-purpose field. This creates the following issues:
 - Township concerns relative to parking requirements.
 - Conflict with scheduling practices for extracurricular activities (soccer, band, and football)
 - Overflow parking will be impacted for activities such as football, soccer, and graduation.
 - Potential inability to host playoff games due to inadequate parking.
- Site has elevational changes that will require earthwork to provide appropriate grading.
- Site falls from the outfield to the infield which is not desirable - will require more grading and /or sand slit field drainage.
- Require ADA ramp to access the seating areas due to grade issues.
- The left field is 195' which is within the ranges permitted by PIAA / NFHS. 200' is preferred where possible. To compensate for the slightly shorter distance a 10' high fence is proposed in left field.

ADJACENT PROPERTY

DESCRIPTION: Locate new softball field on nearby land available for purchase.



ADJACENT PROPERTY

COST ESTIMATE: OPT-C: \$1,836,000 + \$1,500,000 (purchase) = \$3,336,000 (grass not turf)

PROS / CONS:

Pros:

- Softball Field can be properly oriented for solar impact.
- Additional space available for a small multi-purpose field.
- Existing parking lot on site is centered on the property allowing easier pedestrian access to the softball field.
- Grading is not as severe as the campus site requiring less bulk earthwork.

Cons:

- Additional lot purchase price.
- Close to existing residential which may cause issues (ball barrier netting added to catch foul balls / noise)
- Unknown extent of infrastructure (water / electric) which likely will require upgrades.
- Although relatively close to campus, it is not as convenient as on-site location.

CONCLUSION AND RECOMMENDATION

CONCLUSION:

The on-site location creates a major set of challenges. These include the relocation of a practice field (most likely off-site to Short Park), the loss of overflow parking for major events, and the difficulty of obtaining Township approval due to the lack of on-campus parking.

Both the on-campus and off-site locations are barely large enough to house the softball field with the associated amenities. These options start at \$1.6 million, with about double that cost for the purchase price of the new property. The park location is the cost for the yearly maintenance and upgrades, unless the District installs a turf field in this location.

RECOMMENDATION:

The current location at the park is a viable long-term solution. With proper maintenance and ongoing upgrades by both the Township and the District, this can be continually improved.

Locating a new softball field on the current campus - so the team does not have to travel off-site - will most likely require other teams (potentially girls and boys soccer) to travel off-site for practice. This, combined with significant parking concerns, makes the on-campus location a challenge.

The Administration and School Board will need to decide if the property that is up for sale is a good long-term decision for the District. Locating the softball field in this location will offer its own set of challenges, but the property for parking and practice fields may be desirable regardless.