



SPORTS FIELD
MANAGEMENT ASSOCIATION

Starting from Scratch: Complete MiLB Field Renovation

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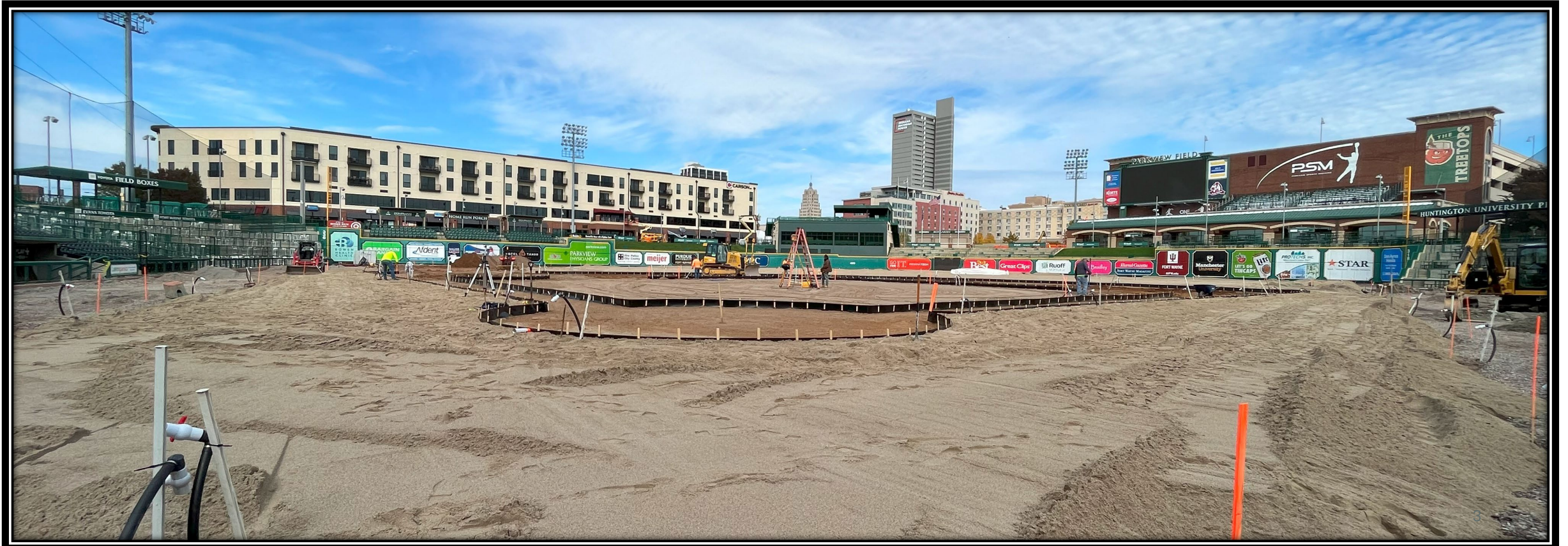


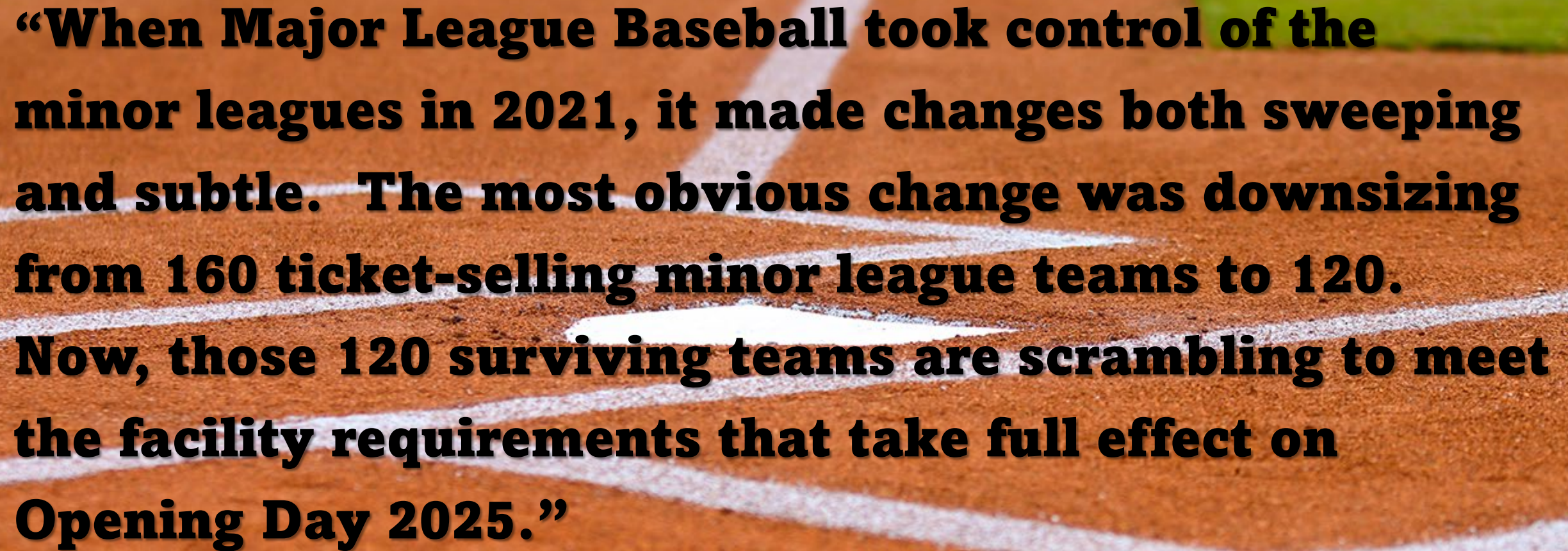
Starting From Scratch: Complete MiLB Field Renovation

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TINCAPS

Presentation Outcomes

- Why a comprehensive study, which involved testing and analysis of field grading, drainage, and materials, preceded recommendations to fix the problems.
- Public bids and contractor selection with detailed specifications paved the way for the best possible outcome, which is a state-of-the-art field for the long-term benefit of MiLB baseball at Parkview Field.
- What do quality control protocols and due diligence look like in a hands-on approach as a sports field manager.



A close-up, high-angle view of a baseball field's infield, showing the reddish-brown dirt and white chalk lines. The perspective is from the pitcher's mound area, looking towards the bases. The text is overlaid on this background.

“When Major League Baseball took control of the minor leagues in 2021, it made changes both sweeping and subtle. The most obvious change was downsizing from 160 ticket-selling minor league teams to 120. Now, those 120 surviving teams are scrambling to meet the facility requirements that take full effect on Opening Day 2025.”

BASEBALL AMERICA- DECEMBER 2023



MAJOR LEAGUE BASEBALL

Professional Development License (PDL)



Coordinating A Major Renovation Project

Define Your Role

As the Head Groundskeeper, what does your owner/front office expect from you and what is your experience, training, and background in overseeing a major field renovation project?



Your Responsibilities

- Write them into the bid/contract.
- Know the guidelines, but don't sweat the PDL.
- JUST FIX IT!!
- Plan ahead, plan ahead, plan ahead!
- Establish a timetable with ownership/front office, planning at least a year in advance.
- Transition your current field with intelligence.



Getting Started

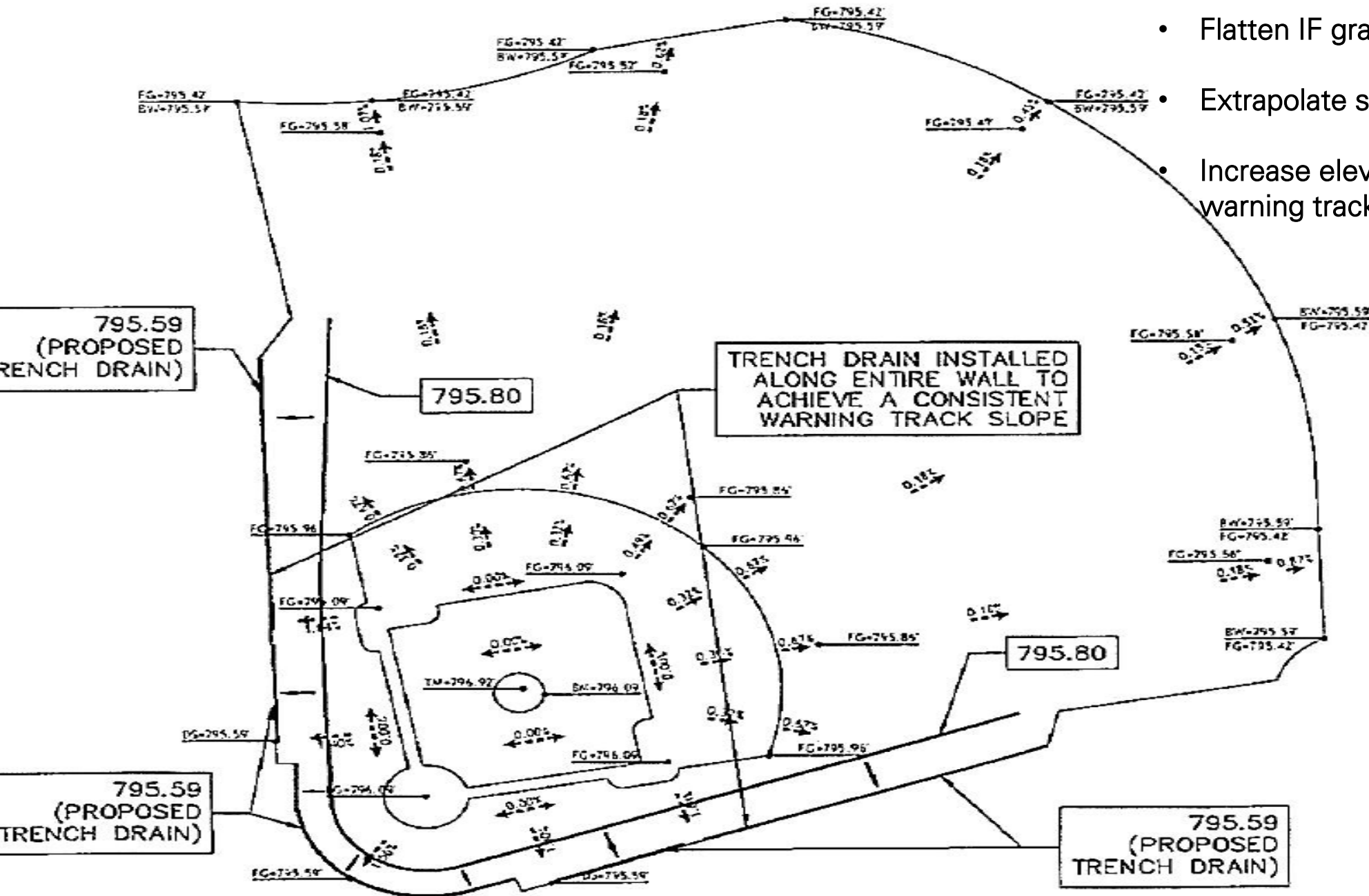
- July 2022- PDL Field Audit
- Fall 2022- Comprehensive Study & Evaluation
 - *Sightline Field Evaluation (meeting PDL Guidelines)
 - *Data Collection (core samples, precise grade shots)
 - *Outcomes (root zone, infield mix, warning track)
 - *38-page Report



Recommendations

- Flatten infield within base paths
- Reduce fall in foul areas to less than 8"
- Widen warning track to 15' behind plate and RF & LF foul areas
- Remove all turfgrass and top 3" of root zone and replace to PDL compliant grades with new root zone. Sod with 365SS bluegrass
- Remove top 4" of infield skin surface and replace with new 4" column
- Replace irrigation mainline & valves
- Install perimeter drainage
- Pitch existing warning track towards wall





- Flatten IF grass to 0% slope
- Extrapolate steep drop-off behind IF arc
- Increase elevation of field around edge of warning track to reverse water runoff

A large tractor is visible on the left side of the frame, partially obscured. In the background, a red and white car with a smiley face logo is parked in a field. The sky is blue with scattered white clouds. The foreground is a lush green field.

“If your turf is important to you, I suggest that you work at least a year in advance to select and reserve it.”



Renovation Timetable

Owner's Rep/Architect Selected (December 2022)

Stormwater Analysis (February 2023)

Sod Research (March 2023)

Project Budget Estimate (March 2023)

Present to Redevelopment Commission (April 2023)

Requests For Proposal (June 5, 2023)

Out For Bid (June 10, 2023)

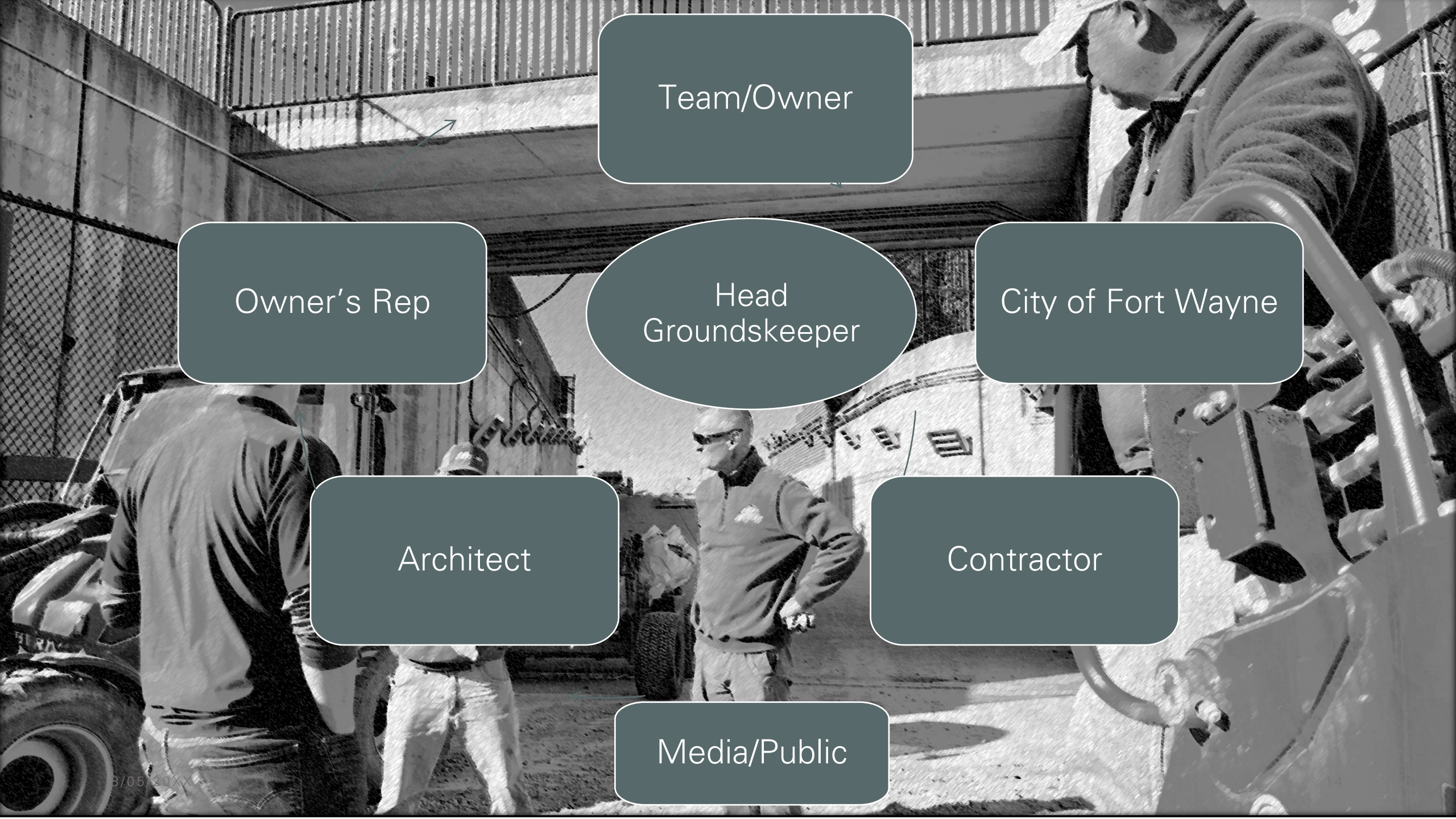
Pre-Bid Meeting (June 21, 2023)

Sod Plot Selected (June 30, 2023)

Final Funding Approval/City Council (July 10, 2023)

Bid Awarded (August 1, 2023)

Construction Begins (October 1, 2023)



Team/Owner

Owner's Rep

Head
Groundskeeper

City of Fort Wayne

Architect

Contractor

Media/Public

My Role

- Deducts-Grounds Crew
 - Saved \$30,000
- Front Office Conduit
- On-Site Host/Guide
- Sod Research & Selection



Deducts

Remove All Heads/Couplers



Deducts

Replace Heads/Couplers



Deducts

Final Edging & Trimming



Deducts

Replace Home Plate



Deducts

Replace Game Mound



Deducts

Replace Bullpens





Sod Selection- 6/29/23



Pre-Harvest Fertilization- 9/19/23

Renovation: Flatten Infield



Renovation: Reduce Fall In Foul Territory



Renovation:

Widen Warning Track To 15'
Behind Plate, Left Field,
Right Field Foul Lines



Renovation: Remove Turf & Top 3" of Root Zone



Renovation: Replace Root Zone to PDL Compliant Grade



Renovation: Sod With 365SS Bluegrass



Renovation: Remove Top 4" of Infield Skin



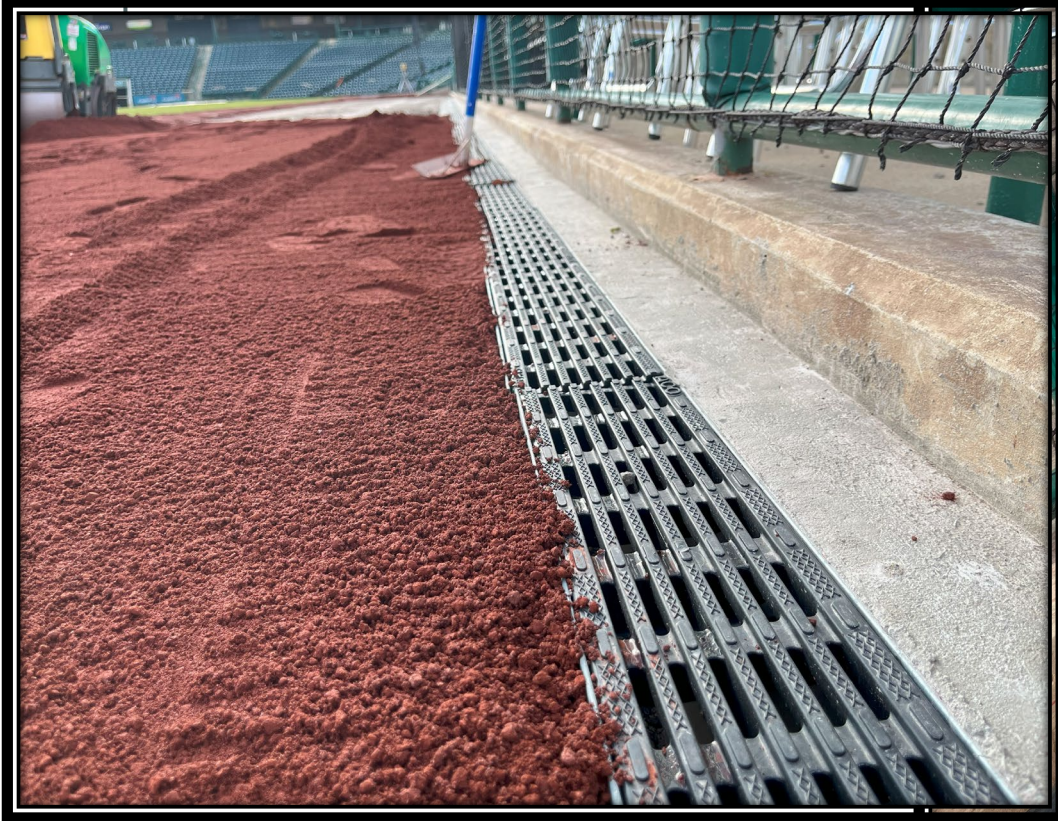
Renovation: Replace IF With New 4" Column



Renovation: Replace Irrigation Mainline & Valves



Renovation: Install Perimeter Drainage

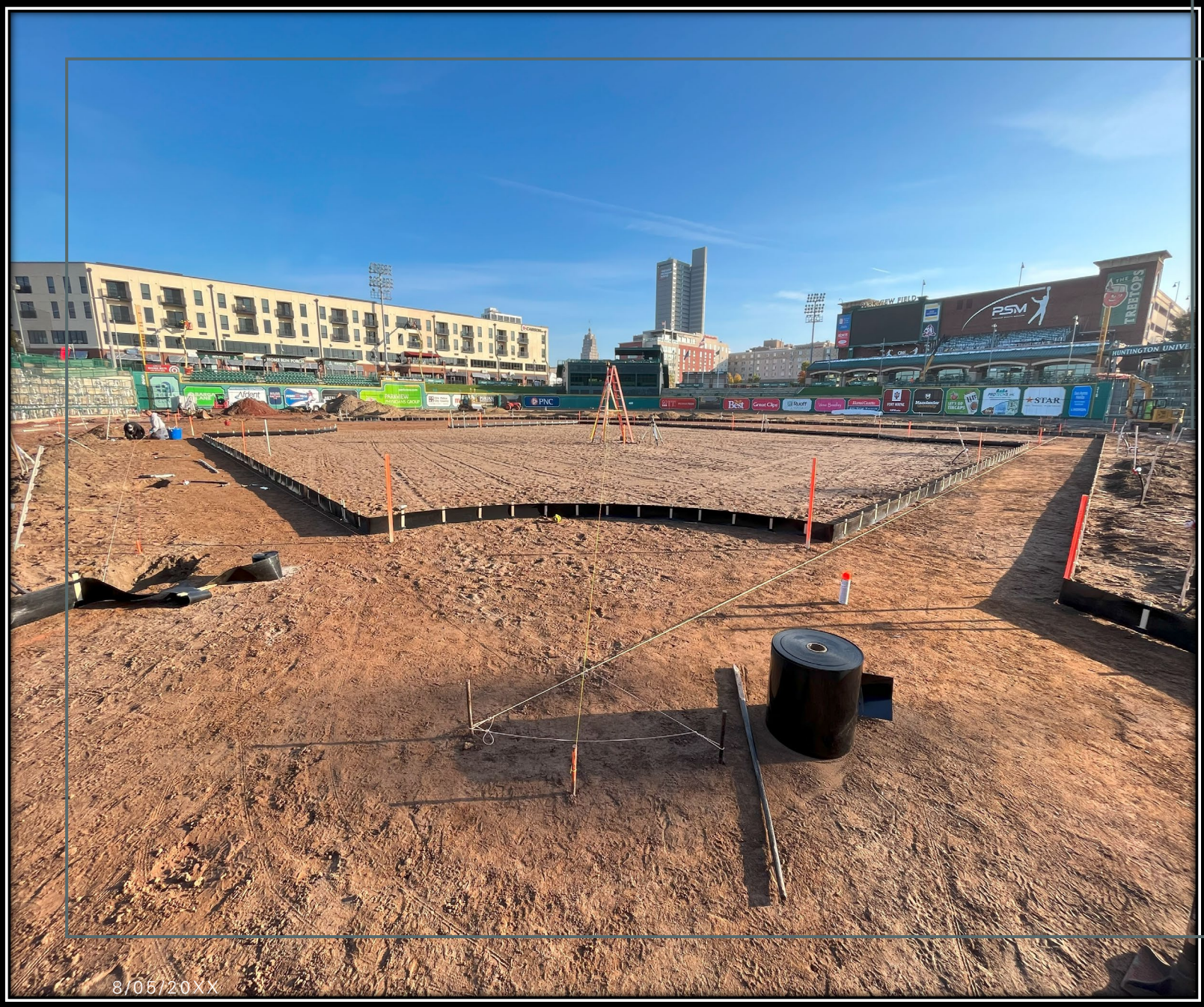


Renovation: Pitch Warning Track Toward Wall



Renovation Costs

- Sod Removal- \$76,500
- Off-Haul Spoils- \$45,000
- New Drain Layout/New Mainline- \$56,000
- Root Zone (1900CY-2850 tons)- \$99,750
- Installation/Grading- \$230,000
- Sod w/ Freight- \$73,095
- Sod Installation- \$29,988
- IF Skin (250 tons)-\$33,813
- Warning Track Lava Rock- (580 tons)- \$120,400
- Packing Clay/Bricks- \$11,040



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